

ESR completes construction of ESR Kawasaki Ukishima Distribution Centre in greater Tokyo Bay Area

ESR Kawasaki Ukishima Distribution Centre has strategic proximity to both the Tokyo and Yokohama Central Business Districts, major port of entries of Yokohama and Kawasaki Port and Haneda Airport.



The completed Kawasaki Ukishima Distribution Centre

TOKYO / SINGAPORE, 14 October 2022 – ESR Group Limited (“ESR” or the “Company”, together with its subsidiaries as the “Group”; SEHK Stock Code: 1821), APAC’s largest real asset manager powered by the New Economy, has completed construction of ESR Kawasaki Ukishima Distribution Centre in the greater Tokyo Bay area.

ESR Kawasaki Ukishima Distribution Centre is strategically located in Ukishimacho, Kawasaki city, bordering Tokyo and Kanagawa prefectures at the mouth of Tamagawa river. It is a mere 10-minute drive away from Haneda International Airport, and less than 30 minutes away from Tokyo central business district and 25 minutes away from Yokohama central business district. The recently completed Tamagawa Sky Bridge greatly improves ESR Kawasaki Ukishima Distribution Centre’s accessibility to Haneda Airport and central Tokyo, which is crucial for industries that deal with medical equipment-related and precision equipment such as semiconductors and semiconductor equipment.

The newly completed 4-storey facility has a total GFA of 69,550 sqm and was built with the best-in-class specifications and design. These include a sloped truck access to the 3rd floor, high floor tonnage and ceiling clearances as well as wide truck yards. ESR Kawasaki Ukishima Distribution Centre also includes a steel structure seismic base isolation, which would protect the facility's structural integrity in the event of an earthquake, raising the facility's seismic performance and sustainability.

Stuart Gibson, co-founder and co-CEO of ESR, said: "ESR Kawasaki Ukishima Distribution Centre is yet another great example of our resolve to provide world class logistics space solutions. Besides its excellent location, we have adopted a unique design approach for this facility with the inclusion of human centric features that further distinguishes ESR Kawasaki Ukishima Distribution Centre as a great place to do business and work. From a barrier-free design to a staff lounge for tenants to rest and unwind, we are excited for what ESR Kawasaki Ukishima Distribution Centre has to offer and look forward to seeing tenants utilising the facilities to the fullest."

With an emphasis on sustainability, ESR Kawasaki Ukishima Distribution Centre will also feature self-generated solar energy of 2MW for tenants; and has also attained a CASBEE award rating of A and has also been awarded the highest 5-star rating for BELS.

In Japan, ESR has a total AUM of US\$32.3 billion¹ and approximately 4.3 million sqm of GFA² as of 30 June 2022.

About ESR

ESR is APAC's largest real asset manager powered by the New Economy and the third largest listed real estate investment manager globally. With over US\$140 billion in total assets under management (AUM), our fully integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand, and Southeast Asia, representing over 95% of GDP in APAC, and also includes an expanding presence in Europe and the U.S. We provide a diverse range of real asset investment solutions and New Economy real estate development opportunities across our private funds business, which allow capital partners and customers to capitalise on the most significant secular trends in APAC. ESR is the largest sponsor and manager of REITs in APAC with a total AUM of US\$45 billion. Our purpose – Space and Investment Solutions for a Sustainable Future – drives us to manage sustainably and impactfully and we consider the environment and the communities in which we operate as key stakeholders of our business. Listed on the Main Board of The Stock Exchange of Hong Kong, ESR is a constituent of the FTSE Global Equity Index Series (Large Cap), Hang Seng Composite Index and MSCI Hong Kong Index.

For more information on ESR, please visit www.esr.com.

¹ Includes Associates with assets in Japan and based on forex translation as of 12/31/21.

² Excludes area of assets under Associates.

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