



(Constituted in the Republic of Singapore pursuant to a trust deed dated 31 March 2006 (as amended))

NEWS RELEASE

For immediate release

ESR-REIT Begins Trading as ESR-LOGOS REIT on SGX-ST Today

- *Transformational merger has created ESR-LOGOS REIT (“E-LOG”) – a flagship New Economy S-REIT with total assets of S\$5.5 billion across Singapore and Australia¹*
- *One of the top 10 largest S-REITs by free float market capitalisation²*
- *Backed by ESR Cayman Limited (the “Sponsor”), Asia Pacific’s (“APAC”) largest real asset manager and powered by the leading New Economy platform across ESR and LOGOS’ logistics and data centre portfolios*
- *E-LOG to actively leverage initial Sponsor pipeline of approximately US\$2 billion of visible and executable pipeline across key gateway markets in APAC*

SINGAPORE, 5 May 2022 – Following the completion of the merger between ESR-REIT and ARA LOGOS Logistics Trust, ESR-REIT has been renamed as ESR-LOGOS REIT and will begin trading on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) today as ESR-LOGOS REIT (“**E-LOG**”) while its stock code will remain unchanged as “J91U.SI”. E-LOG will continue to be managed by ESR-LOGOS Funds Management (S) Limited (formerly known as ESR Funds Management (S) Limited) (the “**E-LOG Manager**”). Mr. Adrian Chui is the Chief Executive Officer and Executive Director of the E-LOG Manager while Ms. Karen Lee joins the E-LOG Manager as Deputy Chief Executive Officer. ARA LOGOS Logistics Trust will be delisted from the SGX-ST today with effect from 9.00 a.m.

The new name reflects E-LOG’s status as a flagship S-REIT of the Sponsor, following its completion of the ARA Acquisition on 20 January 2022. E-LOG will benefit from the combined strength and expertise of ESR Cayman Limited and the LOGOS Group, in which ESR Cayman Limited now holds an indirect majority controlling interest.

E-LOG now has access to the Sponsor’s New Economy Portfolio of assets of over US\$59 billion³. The Sponsor has also assembled a strong development work-in-progress (“**WIP**”) pipeline of US\$10.5 billion⁴, which is the largest in APAC. An initial pipeline of approximately

¹ Based on reported total assets as of 31 December 2021.

² Free float excludes the E-LOG units held by the Sponsor and its related entities, Summit Group, the E-LOG Manager and its directors, and other substantial E-LOG unitholders and their respective associates. The free float of E-LOG also excludes the E-LOG units held by ARA LOGOS Logistics Trust Management Limited and its directors, and their respective associates. E-LOG’s free float of S\$2.5 billion is computed based on 5,035 million free float E-LOG units multiplied by the Scheme Consideration Units issue price of S\$0.4924 per E-LOG unit.

³ Includes ARA LOGOS Logistics Trust, ESR-REIT and ESR Kendall Square REIT as of 31 December 2021.

⁴ Based on assets on balance sheet and portfolio assets held in the funds and investment vehicles as of 31 December 2021. The total development cost of Moorebank is estimated to be ~US\$2 billion. To be conservative, only the first phase (US\$1.1 billion) is included in the development starts and WIP.

US\$2 billion of visible and executable APAC New Economy assets available from the Sponsor will accelerate E-LOG's growth as a leading Future-Ready APAC S-REIT. E-LOG will also leverage the Sponsor's global tenant network and operational platform to further enhance its core focus on the New Economy sector, gaining outsized exposure to the largest secular growth opportunity in APAC.

Mr. Adrian Chui, Chief Executive Officer of the E-LOG Manager, said, "We are excited to embark on the next phase of this journey with our unitholders, as Karen and I work towards advancing our growth initiatives for E-LOG to create long-term sustainable value for our unitholders. Together with our committed Sponsor, as well as the strong capabilities and experience of our management team, we will strive to deliver our commitment to establish E-LOG as the leading Future-Ready New Economy APAC S-REIT."

E-LOG now holds a diversified portfolio of logistics/warehouse, high-specifications industrial properties, business parks and general industrial properties with total assets of approximately S\$5.5 billion⁵ across Singapore and Australia.

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⁵ Based on reported total assets as of 31 December 2021.

About ESR-LOGOS REIT

ESR-LOGOS Real Estate Investment Trust (“**ESR-LOGOS REIT**”) is a leading New Economy and future-ready Asia Pacific S-REIT. Listed on the Singapore Exchange Securities Trading Limited since 25 July 2006, ESR-LOGOS REIT invests in quality income-producing industrial properties in key gateway markets.

As at 28 April 2022, ESR-LOGOS REIT holds interests in a diversified portfolio of logistics/warehouse, high-specifications industrial properties, business parks and general industrial properties with total assets of approximately S\$5.5 billion. Its portfolio comprises 84 properties located across the developed markets of Singapore (63 assets) and Australia (21 assets), with a total gross floor area of approximately 2.4 million sqm, as well as investments in three property funds in Australia. ESR-LOGOS REIT is also a constituent of the FTSE EPRA Nareit Global Real Estate Index.

ESR-LOGOS REIT is managed by ESR-LOGOS Funds Management (S) Limited (the “**Manager**”) and sponsored by the ESR Group (“**ESR**”). The Manager is owned by ESR (67.3%), Shanghai Summit Pte. Ltd. (25.0%), and Mitsui & Co., Ltd (7.7%), respectively.

For further information on ESR-LOGOS REIT, please visit www.esr-logosreit.com.sg.

About the Sponsor, 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 US\$140.2 billion in total assets under management (AUM), its 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. ESR provides a diverse range of real asset investment solutions and New Economy real estate development opportunities across its private funds business, which allow capital partners and customers to capitalise on the most significant secular trends in APAC. With 14 listed REITs managed by ESR and its associates, ESR is the largest sponsor and manager of REITs in APAC with a total AUM of US\$45 billion. ESR’s purpose – *Space and Investment Solutions for a Sustainable Future* – drives it to manage its business sustainably and impactfully, and ESR considers the environment and the communities in which it operates as key stakeholders of its 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. More information is available at www.esr.com.

Important Notice

The value of units in ESR-LOGOS REIT (“**Units**”) and the income derived from them may fall as well as rise. Units are not investments or deposits in, or liabilities or obligations, of ESR-LOGOS Funds Management (S) Limited (“**Manager**”), RBC Investor Services Trust Singapore Limited (in its capacity as trustee of ESR-LOGOS REIT) (“**Trustee**”), or any of their respective related corporations and affiliates (individually and collectively “**Affiliates**”). An investment in Units is subject to equity investment risk, including the possible delays in repayment and loss of income or the principal amount invested. Neither ESR-LOGOS REIT, the Manager, the Trustee nor any of the Affiliates guarantees the repayment of any principal amount invested, the performance of ESR-LOGOS REIT, any particular rate of return from investing in ESR-LOGOS REIT, or any taxation consequences of an investment in ESR-LOGOS REIT. Any indication of ESR-LOGOS REIT performance returns is historical and cannot be relied on as an indicator of future performance.

Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that investors may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. This news release may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of occupancy or property rental income, changes in operating expenses, governmental and public policy changes and the continued availability of financing in amounts and on terms necessary to support ESR-LOGOS REIT’s future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

This news release is for information purposes only and does not have regard to your specific investment objectives, financial situation or your particular needs. Any information contained in this material is not to be construed as investment or financial advice and does not constitute an offer or an invitation to invest in ESR-LOGOS REIT or any investment or product of or to subscribe to any services offered by the Manager, the Trustee or any of the Affiliates.