

## ESR Starts Developing Karawang Logistics Park 1

*The first Grade A facility in Karawang, an underserved industrial area near Jakarta and major transportation networks, to meet the storage and distribution needs of businesses*



*ESR Karawang Logistics Park 1 is well positioned to serve the massive Indonesian automotive industry, especially with the advent and growth of electric vehicle manufacturing*



*Jeffrey Shen and Stuart Gibson, ESR Group Co-founders and Co-CEOs, (second from right and fourth from left, respectively) celebrated the start of construction at the ESR Karawang Logistics Park 1 groundbreaking ceremony*

**INDONESIA, 8 September 2023** – ESR Group Limited (“ESR” or the “Company”, together with its subsidiaries, the “Group”; SEHK Stock Code: 1821), APAC’s largest real asset manager powered by the New Economy, has begun the construction of ESR Karawang Logistics Park 1, which is the first Grade A facility in the regency where many industrial firms, particularly automotive manufacturers, operate.

ESR Karawang Logistics Park 1 will offer tenants, predominantly those in the automotive, fast-moving consumer goods and food sectors, a combined gross floor area (GFA) of 97,902 sqm across five single-story warehouse buildings for their storage and distribution needs. Other than the logistics market, the sizeable land area of the Park spanning 157,887 sqm also allows for data centre developments, in line with ESR's New Economy focus on logistics and e-commerce, data centres, life sciences and high-tech industrial.

Located in the Surya Cipta Industrial Estate, ESR Karawang Logistics Park 1 is the only facility with both North and South entrances in an expanding industrial area in Jakarta's Eastern Corridor. Sited just an hour away from Jakarta, the Park can be accessed via multiple highways, including the Jakarta-Cikampek elevated toll road, as well as the upcoming Jakarta-Cikampek II (South Side) toll road, Cibitung-Cilincing toll road, and the Jakarta-Bandung high-speed railway. The Park also sits in a mature industrial estate that is closest to the Patimban Deep Sea Port, which is expected to be the country's primary export port.

Construction of the first building has commenced, following the finalisation of the layout and design with one built-to-suit tenant from the Industrials Manufacturing sector. Discussions with other potential tenants are underway. The logistics park is projected to contain a total of five facilities, all of which will have provisions for solar panel installation to reduce environmental impact.

Jeffrey Shen and Stuart Gibson, ESR Group Co-founders and Co-CEOs, said, "Indonesia is a key market in our Southeast Asian expansion as we leverage our best-in-class fund management and development expertise to build value for tenants, partners and the community. With our new and upcoming assets, including ESR Karawang Logistics Park 1, we are in it for the long haul, fully committed to supporting the country's economic growth, unlocking a myriad of investment opportunities, and creating valuable jobs. Amid accelerating GDP growth and surging demand in the country's storage and distribution needs, we want to play our part to help strengthen the national supply chain, driving unparalleled efficiency gains for tenants and their customers through our modern strategically-located logistics hubs."

The start of construction follows a strategic partnership forged between ESR, Indonesia Investment Authority and MC Urban Development Indonesia, a subsidiary of Mitsubishi Corporation, to unlock the potential of Indonesia's modern warehouse investment opportunities. ESR Karawang Logistics Park 1 is one of three ESR-developed and managed assets under this venture. The partners are exploring committing to additional joint investments in the sector.

As of 30 June 2023, ESR has a development work-in-progress of US\$13.0 billion, the largest development workbook in APAC. In 1H 2023, the Group achieved a record US\$3.8 billion of development starts as well as delivered US\$2.2 billion in completions demonstrating its ability to deliver at scale. In Indonesia, ESR has a total assets under management (AUM) of US\$942 million and 886,000 sqm of GFA as of 30 June 2023.

## **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 approximately US\$150 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 approximately 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](http://www.esr.com)

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