

ESR Starts Construction of Itami Distribution Centre

ESR Itami DC is accessible to Osaka City, Kobe, Kyoto, and western Japan, serving the growing investor demand for modern Japanese logistics facilities that are suitable for last-mile deliveries.



Artist impression of ESR Itami Distribution Centre

TOKYO/HONG KONG, 20 November 2023 – 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 begun construction of ESR Itami Distribution Centre (“ESR Itami DC”), which is ESR’s 37th logistics facility in Japan and its seventh in the Kansai area. The project is expected to be completed in September 2024, with a total development cost of approximately JPY 11 billion.

ESR Itami DC is a four-storey multi-tenant facility with a total Gross Floor Area (GFA) of 29,999.61 sqm (9,075 tsubo). Sited just five kilometres away from the Osaka International Airport (Itami Airport) and well-connected to Ikeda interchange and Chugoku-Ikeda interchange, ESR Itami DC is strategically located within the Greater Osaka area and Osaka Central Business Districts. The national Route 171, which is in front of the facility, allows for efficient transportation to and from Kyoto and Kobe. The facility is close to key stations such as JR Itami, Hankyu Itami and JR Kita-Itami. In addition, the facility is within reach to many headquarters and factories of major automobile manufacturing, precision instrument related companies in Itami city, making it a wide area delivery base for the Greater Osaka area as well as all across Japan.

Stuart Gibson, ESR Group Co-founder and Co-CEO, said, “As a leading developer of modern and sustainable logistics facilities, we are delighted to announce the launch of ESR Itami DC, our fourth distribution centre in Hyogo Prefecture, after ESR Amagasaki DC and ESR Kawanishi DC 1 and 2, and the seventh in the Kansai area. Given the facility’s strategic location and flexible design, ESR Itami DC will be able to serve the growing investor demand for modern Japanese logistics facilities that are suitable for last-mile deliveries not only within the Kansai area, but also all across Japan. At ESR Group, we strive for co-existence and co-prosperity with the local community, and we will continue to develop best-in-class developments to bring long-term benefits to the communities where we operate.”

Designed with occupants in mind, ESR Itami DC will be built with human-centric features to support tenants in attracting and keeping the talent they need as well as improving the well-being of on-site employees and workforce productivity.

On the environmental front, ESR Itami DC will be built according to the most stringent green building standards, with the objective of attaining CASBEE A Rank certification. The facility will feature LED lighting throughout the facility, efficient heat pump air conditioners, water saving sanitary appliances, rooftop solar panels with a total capacity of approximately 700kW, and other green features, such as rooftop greenery for ecological benefits and aesthetic improvements.

ESR Itami DC will also include various disaster contingency measures, such as an emergency power system, which will allow it to function as a disaster prevention centre with cargo elevators, electric shutters, and restrooms remaining operational even during power outages. Our human-centric design features ensure a safe and resilient environment for tenants, workers, and the surrounding community.

As of 30 June 2023, ESR has a development work-in-progress of US\$13.0 billion, the largest development workbook in APAC, providing clear visibility on future fee income. In 1H 2023, the Group achieved a record US\$3.8 billion of development starts as well as accelerated US\$2.2 billion in completions demonstrating its ability to deliver at scale. In Japan, ESR has a total AUM of US\$29.9 billion and GFA of 4.7 million sqm 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

Media Relations

Kathleen Goh
Senior Director, Group Corporate Affairs
Tel: +65 6972 2192
kathleen.goh@esr.com

Investor Relations

Marilyn Tan
Group Head, Investor Relations
+65 6601 9361
marilyn.tan@esr.com