



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

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**COMPLETION OF ACQUISITION OF 48 PANDAN ROAD, SINGAPORE 609289 AND  
USE OF PROCEEDS FROM THE PRIVATE PLACEMENT**

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*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of ESR-REIT dated 17 June 2019 titled "Entry into Joint Venture and Acquisition of 48 Pandan Road, Singapore 609289" and "Launch of Equity Fund Raising to Raise Gross Proceeds of Up To Approximately S\$150.0 Million".*

**1. COMPLETION OF ACQUISITION OF 48 PANDAN ROAD, SINGAPORE 609289**

Further to the announcement dated 17 June 2019 titled "Entry into Joint Venture and Acquisition of 48 Pandan Road, Singapore 609289", ESR Funds Management (S) Limited, as manager of ESR-REIT (the "**Manager**"), is pleased to announce that the conditions precedent under the Option Agreement between PTC Logistics Hub LLP (the "**LLP**") (a joint venture between ESR-REIT and Poh Tiong Choon Logistics Limited) and Poh Tiong Choon Logistics Limited dated 17 June 2019 have been fulfilled or waived, and the LLP has completed the acquisition of 48 Pandan Road, Singapore 609289 (the "**Property**") for a purchase price of S\$225.0 million today ("**Completion**").

Following Completion, the LLP has entered into a lease agreement with Poh Tiong Choon Logistics Limited to lease the Property to Poh Tiong Choon Logistics Limited for a term of ten years with a fixed rental escalation per annum.

ESR-REIT currently holds interests in 57 properties.

**2. USE OF PROCEEDS FROM THE PRIVATE PLACEMENT**

Further to the announcements dated 17 June 2019, 18 June 2019, 21 June 2019 and 26 June 2019 in relation to the private placement of 194,174,000 new units in ESR-REIT (the "**New Units**") at an issue price of S\$0.515 per New Unit (the "**Private Placement**"), the Manager wishes to announce that out of the gross proceeds of approximately S\$100.0 million from the Private Placement, approximately S\$72.6 million (which is equivalent to approximately 72.6% of the gross proceeds of the Private Placement) has been used in the following manner:

<b>Intended Use of Proceeds</b>	<b>Amount Allocated (S\$ million)</b>	<b>Amount Utilised per Current Announcement (S\$ million)</b>	<b>Aggregate Amount Utilised to Date (S\$ million)</b>
To fully finance the Total Acquisition Costs	44.4	44.4	44.4
To partially finance the Proposed Asset Enhancement Initiatives	26.2	0.0	0.0
To partially finance the Debt Repayment	26.3	26.3	26.3
To pay for the transaction related expenses including the estimated underwriting and selling commission and expenses related to the Equity Fund Raising	3.1	1.9	1.9

The use of proceeds from the Private Placement set out above is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the Private Placement allocated to such use as set out in the announcement of ESR-REIT dated 18 June 2019 titled "Results of the Private Placement and Pricing of New Units under the Private Placement".

To date, approximately S\$72.6 million of the gross proceeds from the Private Placement has been materially disbursed.

The Manager will make further announcements on the utilisation of the balance of the gross proceeds from the Private Placement via SGXNET as and when such funds are materially disbursed.

#### **BY ORDER OF THE BOARD**

#### **ESR Funds Management (S) Limited**

As Manager of ESR-REIT

(Company Registration No. 200512804G, Capital Markets Services Licence No. 1001312-5)

#### **Adrian Chui**

Chief Executive Officer and Executive Director

7 August 2019

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## About ESR-REIT

ESR-REIT has been listed on the Singapore Exchange Securities Trading Limited since 25 July 2006.

ESR-REIT invests in quality income-producing industrial properties and as at 30 June 2019 has a diversified portfolio of 56 properties located across Singapore, with a total gross floor area of approximately 14.0 million square feet and an aggregate property value of S\$3.02 billion<sup>1</sup>. The properties are in the following business sectors: Business Park, High-Specs Industrial, Logistics/Warehouse and General Industrial, and are located close to major transportation hubs and key industrial zones island-wide.

The Manager's objective is to provide Unitholders with a stable income stream through the successful implementation of the following strategies:

- Acquisition of value-enhancing properties;
- Pro-active asset management;
- Divestment of non-core properties; and
- Prudent capital and risk management.

ESR Funds Management (S) Limited, the Manager of ESR-REIT, is owned by namely, ESR Cayman Limited (“**ESR**”) (67.3%), Shanghai Summit Pte. Ltd. (25.0%), and Mitsui & Co., Ltd (7.7%).

For further information on ESR-REIT, please visit [www.esr-reit.com.sg](http://www.esr-reit.com.sg).

## About the Sponsor, ESR

ESR is the largest Asia-Pacific focused logistics real estate platform by gross floor area (GFA) and by value of the assets owned directly and by the funds and investment vehicles it manages<sup>2</sup>. Co-founded by its senior management team and Warburg Pincus, ESR and the funds and investment vehicles it manages are backed by some of the world's preeminent investors including APG, SK Holdings, JD.com, Goldman Sachs, CPPIB, Ping An, Allianz Real Estate and CSOBOR Fund. The ESR platform spans across the People's Republic of China, Japan, South Korea, Singapore, Australia and India. As of 31 December 2018, the fair value of the properties directly held by ESR and the assets under management with respect to the funds and investment vehicles managed by ESR recorded approximately US\$16 billion, and GFA of properties completed and under development as well as GFA to be built on land held for future development stood at over 12 million square metres in total.

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<sup>1</sup> Includes the valuation of 7000 Ang Mo Kio Avenue 5 on a 100% basis of which ESR-REIT has 80% economic interest, and excludes the effects arising from the adoption of Financial Reporting Standard (FRS) 116 Leases which became effective on 1 January 2019.

<sup>2</sup> Source: JLL market report.

## Important Notice

The value of units in ESR-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 Funds Management (S) Limited ("**Manager**"), RBC Investor Services Trust Singapore Limited (in its capacity as trustee of ESR-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-REIT, the Manager, the Trustee nor any of the Affiliates guarantees the repayment of any principal amount invested, the performance of ESR-REIT, any particular rate of return from investing in ESR-REIT, or any taxation consequences of an investment in ESR-REIT. Any indication of ESR-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 material 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-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 material is for informational 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-REIT or any investment or product of or to subscribe to any services offered by the Manager, the Trustee or any of the Affiliates.

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The securities referred to herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws.