



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

NEWS RELEASE

For immediate release

ESR-REIT Unlocks Value with the Divestment of 11 Serangoon North Avenue 5 and 3C Toh Guan Road East for S\$53.0 million

7.1% and 5.0% above acquisition price and valuation respectively

Singapore, 28 April 2021 – ESR Funds Management (S) Limited, the manager of ESR-REIT (the “**Manager**”), is pleased to announce that RBC Investor Services Trust Singapore Limited (in its capacity as trustee of ESR-REIT) has entered into put and call option agreements to divest 11 Serangoon North Avenue 5 and 3C Toh Guan Road East (collectively, the “**Properties**”) for approximately S\$53.0 million (excluding divestment costs and applicable goods and services tax) (the “**Sale Consideration**”) (the “**Divestment**”).

The Sale Consideration of S\$53.0 million represents a 5.0% premium to the total fair value of the Properties at S\$50.5 million¹ as at 31 December 2020 and a 7.1% premium to their total acquisition price. The Divestment will increase the Manager’s financial flexibility, with the net proceeds to be deployed towards repaying outstanding borrowings and/or funding upcoming asset enhancements, potential acquisitions, unit buy-back and/or general working capital requirements. If the net proceeds from the Divestment are fully utilised to repay outstanding borrowings, the pro forma gearing of ESR-REIT would be reduced to 40.9% from 42.0% as at 31 March 2021 post completion of the Divestment. The Divestment is not expected to have a material impact on ESR-REIT’s net asset value and net property income for the financial year ending 31 December 2021.

Mr. Adrian Chui, Chief Executive Officer and Executive Director of the Manager said, “This Divestment is in line with our ongoing portfolio optimisation strategy to monetise non-core assets which can be channelled towards value creation opportunities. The Divestment will allow us to improve the quality of ESR-REIT’s portfolio and optimise returns for Unitholders. We will continue to actively review our portfolio to deliver greater income stability and opportunities for growth.”

Following the Divestment, ESR-REIT’s diversified portfolio will consist of 55 properties located across Singapore with a total gross floor area of approximately 14.8 million square feet. The Divestment is expected to be completed in 2H2021 or as soon as JTC Corporation grants the necessary approval for the proposed sale.

¹ Based on independent valuations conducted as at 31 December 2020. Please refer to ESR-REIT’s announcement titled “Notice of Valuation of Real Assets” dated 20 January 2021 for more information.

About the Properties

11 Serangoon North Avenue 5 is a 6-storey multi-tenanted general industrial building located within the Ang Mo Kio Industrial Estate. The property has a remaining land lease tenure of approximately 36.3 years and a gross floor area of approximately 146,619 square feet.

3C Toh Guan Road East is a 5-storey multi-tenanted warehouse located within the Toh Guan Logistics Park. Housing ancillary office space, the property has a remaining land lease tenure of approximately 30.1 years and a gross floor area of approximately 192,864 square feet.

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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 31 December 2020 holds interest in a diversified portfolio of 57 properties located across Singapore, with a total gross floor area of approximately 15.1 million square feet and an aggregate property value of S\$3.1 billion². 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;
- Proactive 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.

About the Sponsor, ESR

ESR is the largest APAC 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. 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, CPP Investments, Oxford Properties and PGGM. The ESR platform spans across the People's Republic of China, Japan, South Korea, Singapore, Australia and India. As of 31 December 2020, 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\$30 billion, and GFA of properties completed and under development as well as GFA to be built on land held for future development comprised over 20 million sqm in total. Listed on the Main Board of The Stock Exchange of Hong Kong Limited in November 2019, ESR is a constituent of the Hang Seng Composite Index and MSCI Hong Kong Index.

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

² Includes 100% of the valuation of 7000 Ang Mo Kio Avenue 5 and 48 Pandan Road, in which ESR-REIT holds 80% interest in 7000 Ang Mo Kio Avenue 5 and 49% interest in 48 Pandan Road, but excludes the effects arising from the adoption of Financial Reporting Standard (FRS) 116 Leases which became effective on 1 January 2019.

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 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-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-REIT or any investment or product of or to subscribe to any services offered by the Manager, the Trustee or any of the Affiliates.