



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

## ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, ESR Funds Management (S) Limited, as Manager of ESR-REIT, wishes to announce that it has obtained new independent valuations as at 31 December 2021 for ESR-REIT's properties.

The below independent valuations conducted by Knight Frank Pte Ltd ("**Knight Frank**"), Jones Lang LaSalle Property Consultants Pte Ltd ("**JLL**") and Cushman & Wakefield VHS Pte Ltd ("**C&W**") are reported on the basis of material valuation uncertainty due to COVID-19.

No.	Address	Valuation as at 31 December 2021
<b>Logistics/Warehousing</b>		
1	1 Third Lok Yang Road and 4 Fourth Lok Yang Road <sup>(a)</sup>	\$10,300,000
2	25 Changi South Avenue 2 <sup>(a)</sup>	\$12,000,000
3	160 Kallang Way <sup>(b)</sup>	\$24,400,000
4	6 Chin Bee Avenue <sup>(b)</sup>	\$96,400,000
5	30 Pioneer Road <sup>(b)</sup>	\$41,400,000
6	4/6 Clementi Loop <sup>(a)</sup>	\$39,200,000
7	24 Jurong Port Road <sup>(b)</sup>	\$85,700,000
8	3 Pioneer Sector 3 <sup>(b)</sup>	\$98,100,000
9	15 Greenwich Drive <sup>(c)</sup>	\$93,500,000
10	48 Pandan Road <sup>(b) (d)</sup>	\$227,700,000
11	46A Tanjong Penjuru <sup>(a)</sup>	\$119,600,000
<b>General Industrial</b>		
12	70 Seletar Aerospace View <sup>(a)</sup>	\$7,000,000
13	30 Teban Gardens Crescent <sup>(b)</sup>	\$30,500,000
14	11 Ubi Road 1 <sup>(b)</sup>	\$87,500,000
15	29 Tai Seng Street <sup>(b)</sup>	\$35,500,000
16	30 Toh Guan Road <sup>(a)</sup>	\$60,800,000
17	128 Joo Seng Road <sup>(a)</sup>	\$11,700,000
18	130 Joo Seng Road <sup>(a)</sup>	\$15,300,000

No.	Address	Valuation as at 31 December 2021
19	136 Joo Seng Road <sup>(a)</sup>	\$12,600,000
20	11 Lorong 3 Toa Payoh <sup>(c)</sup>	\$48,700,000
21	81 Tuas Bay Drive <sup>(b)</sup>	\$28,000,000
22	79 Tuas South Street 5 <sup>(a)</sup>	\$10,700,000
23	31 Tuas Avenue 11 <sup>(a)</sup>	\$12,100,000
24	1/2 Changi North Street 2 <sup>(b)</sup>	\$22,400,000
25	9 Tuas View Crescent <sup>(a)</sup>	\$10,000,000
26	28 Senoko Drive <sup>(a) (f)</sup>	\$13,100,000
27	31 Changi South Avenue 2 <sup>(b)</sup>	\$13,300,000
28	22 Chin Bee Drive <sup>(a)</sup>	\$13,900,000
29	54 Serangoon North Avenue 4 <sup>(a)</sup>	\$22,900,000
30	2 Tuas South Avenue 2 <sup>(b)</sup>	\$36,700,000
31	21B Senoko Loop <sup>(b)</sup>	\$22,800,000
32	60 Tuas South Street 1 <sup>(b)</sup>	\$4,100,000
33	5/7 Gul Street 1 <sup>(a)</sup>	\$13,900,000
34	28 Woodlands Loop <sup>(a)</sup>	\$17,300,000
35	25 Pioneer Crescent <sup>(a)</sup>	\$16,400,000
36	11 Woodlands Walk <sup>(a)</sup>	\$17,600,000
37	43 Tuas View Circuit <sup>(b)</sup>	\$17,400,000
38	13 Jalan Terusan <sup>(b)</sup>	\$25,000,000
39	160A Gul Circle <sup>(b)</sup>	\$13,700,000
40	3 Tuas South Avenue 4 <sup>(a)</sup>	\$43,200,000
41	8 Tuas South Lane <sup>(a)</sup>	\$103,700,000
42	120 Pioneer Road <sup>(b)</sup>	\$36,500,000
43	45 Changi South Avenue 2 <sup>(b) (g)</sup>	\$10,700,000
44	511 & 513 Yishun Industrial Park A <sup>(b)</sup>	\$25,900,000
45	86/88 International Road <sup>(a)</sup>	\$40,500,000
<b>High-Specs Industrial</b>		
46	21/23 Ubi Road 1 <sup>(a)</sup>	\$36,500,000
47	19 Tai Seng Avenue <sup>(b)</sup>	\$49,300,000
48	2 Jalan Kilang Barat <sup>(b)</sup>	\$28,800,000
49	11 Chang Charn Road <sup>(b)</sup>	\$28,100,000

No.	Address	Valuation as at 31 December 2021
50	12 Ang Mo Kio Street 65 <sup>(c)</sup>	\$37,000,000
51	16 Tai Seng Street <sup>(a)</sup>	\$58,500,000
52	7000 Ang Mo Kio Avenue 5 <sup>(a) (e)</sup>	\$306,200,000
53	30 Marsiling Industrial Estate Road 8 <sup>(c)</sup>	\$46,000,000
<b>Business Park</b>		
54	16 International Business Park <sup>(b)</sup>	\$32,500,000
55	750 to 750E Chai Chee Road <sup>(c)</sup>	\$257,600,000
56(i)	6 & 8 Changi Business Park Avenue 1 – Business Park <sup>(b)</sup>	\$381,000,000
56(ii)	2 & 4 Changi Business Park Avenue 1 – Hotel <sup>(b)</sup>	\$165,000,000
<b>Total</b>		<b>\$3,176,200,000</b>

**Notes:**

- (a) Valuation conducted by JLL.
- (b) Valuation conducted by Knight Frank.
- (c) Valuation conducted by C&W.
- (d) 100% of the valuation of 48 Pandan Road in which ESR-REIT holds 49% interest.
- (e) 100% of the valuation of 7000 Ang Mo Kio Avenue 5 in which ESR-REIT holds 80% interest.
- (f) Divested for a sale consideration of S\$12.0 million on 14 January 2022.
- (g) Pending completion of divestment for a sale consideration of S\$11.1 million.

Copies of the valuation reports and valuation certificates for the above properties are available for inspection by prior appointment at the Manager's registered office at 8 Changi Business Park Avenue 1, #05-51, ESR BizPark @ Changi (South Tower), Singapore 486018 during normal business hours for three months from the date of this announcement.

**BY ORDER OF THE BOARD**

**ESR Funds Management (S) Limited**

As Manager of ESR-REIT

(Company Registration No. 200512804G, Capital Markets Services Licence No.100132)

**Adrian Chui**

Chief Executive Officer and Executive Director

27 January 2022

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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 2021 holds interest in a diversified portfolio of 56 properties located across Singapore, with a total gross floor area of approximately 15.3 million square feet and an aggregate property value of S\$3.2 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. ESR-REIT also holds a 10.0% interest in ESR Australia Logistics Partnership, a private fund comprising 36 predominantly freehold logistics properties all located in Australia.

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](http://www.esr-reit.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 billion in gross assets under management (AUM), ESR's 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 allows 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 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](http://www.esr.com).

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<sup>1</sup> 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 announcement 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 announcement 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 announcement 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.