



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

NEWS RELEASE

For immediate release

AMS-OSRAM Renews Lease at 7000 Ang Mo Kio Avenue 5, Continuing Long Term Partnership with ESR-LOGOS REIT

Singapore, 1 September 2022 – ESR-LOGOS Funds Management (S) Limited, the manager of ESR-LOGOS REIT (the “**Manager**”), is pleased to announce that 7000 AMK LLP (a subsidiary of ESR-LOGOS REIT) has renewed its tenancy (the “**Lease**”) with AMS-OSRAM Asia Pacific Pte. Ltd. (the “**Tenant**” or “**AMS-OSRAM**”), a top ten tenant of ESR-LOGOS REIT¹, at 7000 Ang Mo Kio Avenue 5 (“**7000 AMK**” or the “**Property**”).

The largest anchor tenant at the Property, AMS-OSRAM occupies about 46,220 square metres² (“**sqm**”) or 60.7% of the Property by net lettable area (“**NLA**”). The Property remains the largest site office of AMS-OSRAM in Singapore and is also the headquarters for its manufacturing and business operations.

AMS-OSRAM has renewed its Lease for the production area and the office units for a five-year and two-year term, respectively. This renewal achieved a positive rental reversion of 12.9% and AMS-OSRAM will remain as one of the top ten tenants by effective gross rent in ESR-LOGOS REIT’s portfolio.

Mr. Adrian Chui, Chief Executive Officer and Executive Director of the Manager, said, “AMS-OSRAM’s lease renewal with us is a testament to the quality of the Property and relationship with E-LOG. We are pleased to continue our partnership with AMS-OSRAM and provide them a conducive environment in support of their growing business to innovate and nurture their manufacturing and business operations. With the ongoing development of a new modernised building at the Property, we envisage 7000 AMK becoming an iconic high-specs property of choice for industrialists in the advanced manufacturing and data centre sectors.”

About the Tenant

Headquartered in Austria and Germany, AMS-OSRAM is a global leader in optical technologies. A market leader in optical high-tech solutions, the Tenant designs and manufactures high performance

¹ As at 30 June 2022.

² Excludes ancillary space of 7,135.8 sqm which is not part of the Property’s NLA.

sensor solutions for applications and its products include sensor solutions, sensor ICs, interfaces and related software for mobile consumer, communications, industrial, medical, and automotive markets.

About the Property

7000 Ang Mo Kio Avenue 5 is a high-specs property located within the Ang Mo Kio industrial cluster. With a gross floor area of 99,706.7 sqm, the Property is currently 96.9% occupied with seven tenants. A new standalone block (“7002 AMK”), to create approximately 24,600 sqm of additional GFA, is currently under construction and is expected to be completed in 3Q2023.

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For media and analyst enquiries, please contact:

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About ESR-LOGOS REIT

ESR-LOGOS REIT is a leading New Economy and future-ready Asia Pacific S-REIT. Listed on the Singapore Exchange Securities Trading Limited since 25 July 2006, ESR-LOGOS REIT invests in quality income-producing industrial properties in key gateway markets.

As at 30 June 2022, ESR-LOGOS REIT holds interests in a diversified portfolio of logistics properties, high-specifications industrial properties, business parks and general industrial properties with total assets of approximately S\$5.5 billion. Its portfolio comprises 83 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (62 assets) and Australia (21 assets), with a total gross floor area of approximately 2.3 million sqm, as well as investments in three property funds in Australia. ESR-LOGOS REIT is also a constituent of the FTSE EPRA Nareit Global Real Estate Index.

ESR-LOGOS REIT is managed by ESR-LOGOS Funds Management (S) Limited (the “**Manager**”) and sponsored by ESR Group Limited (“**ESR**”). The Manager is owned by ESR (91.3%), Mitsui & Co., Ltd (7.7%), and Shanghai Summit Pte. Ltd. (1.0%), respectively.

For further information on ESR-LOGOS REIT, please visit www.esr-logosreit.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\$140.2 billion in total assets under management (AUM), its 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 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 US\$45 billion. ESR’s purpose – *Space and Investment Solutions for a Sustainable Future* – drives it to manage its business 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.

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