



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

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## NEWS RELEASE

For immediate release

### **Build-to-Suit Redevelopment at 21B Senoko Loop for NTS Singapore Pte Ltd Attains TOP Status**

**Singapore, 22 January 2024** – ESR-LOGOS Funds Management (S) Limited, the manager of ESR-LOGOS REIT (“**E-LOG**”) (the “**Manager**”), is pleased to announce the attainment of Temporary Occupation Permit (TOP) status for the Built-to-Suit redevelopment project (the “**Redevelopment**”) at 21B Senoko Loop (the “**Property**”) for NTS Singapore Pte Ltd (“**NTS**”).

Mr. Adrian Chui, Chief Executive Officer and Executive Director of the Manager, said, “We are pleased to announce the completion of our latest Redevelopment on budget and on time. This new development has also achieved Green Mark Gold Certification which is a testament to E-LOG’s commitment towards building a green and sustainable portfolio for our stakeholders. The Redevelopment signifies not only the transformation of physical infrastructure but also underscores our broader efforts of Portfolio Rejuvenation, which is a part of our “4R Strategy” to Rejuvenate, Recapitalise, Recycle, and Reinforce Sponsor commitment. By converting buildings with relatively older and dated specifications into modern, quality high-specifications assets, we aim to offer spaces that are relevant and sought after in today’s dynamic business landscape.

The new development is leased to NTS for a period of 15 years. Our long-term partnership with NTS also exemplifies our dedication to facilitating seamless business expansion and operational efficiency for our valued tenants. We look forward to continued collaboration and a successful partnership with NTS as their industrial space solutions provider.”

Under the terms of the Redevelopment agreement, the Property will be leased to NTS on a triple net basis for 15 years and will have built-in annual rental escalations. NTS will take full responsibility for the payment of utilities, maintenance expenses, property tax and land rent.

Mr. Rogier Niessen, Managing Director of NTS Singapore stated, “Our goal is to become a preferred first tier contract manufacturer of choice for high-mix low-volume business in Singapore. To meet this requirement, we need a state-of-the-art facility that is highly customised to our ever-evolving business needs. We have redeveloped the facility at 21B Senoko Loop, together with our esteemed property partner ESR-LOGOS REIT, in line with our long-term strategy. Planning and execution of this building development was an exciting two-year journey which now has come to a successful close, bringing into

view the next step which is transitioning to the new site in 2Q2024. This move will allow us to vertically integrate our assembly and manufacturing process on one location and combine all capabilities and key competencies we have. At the same time, we will be able to draw on more production space and technical expertise, allowing us to scale our business.”

### **About the Property**

21B Senoko Loop is a high-specifications property located in the northern region of Singapore within the Woodlands Industrial Estate, an area with limited supply of high-specifications properties. It is easily accessible via the Seletar Expressway and Bukit Timah Expressway. Post-redevelopment, the Property now comprises two interconnected high-specifications manufacturing blocks with high ceiling clearance and ancillary offices, of four and five storeys respectively, and partially equipped with air-conditioning with a combined gross floor area of 18,623 square metres (“sqm”). The Property sits on a land area of 7,455 sqm and has a remaining land tenure of 29.1 years<sup>1</sup>.

### **About the Master Tenant**

NTS is a one-stop supplier of complex and qualified mechanics and mechatronics (cleanroom) assemblies based on vertical integration of sheet metal and frames, serving high-tech OEMs in the analytical and semiconductor sectors.

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<sup>1</sup> As at 31 December 2023

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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 2023, 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 81 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (60 assets), Australia (20 assets) and Japan (1 asset), 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 (99.0%) and Shanghai Summit Pte. Ltd. (1.0%), respectively.

For further information on ESR-LOGOS REIT, please visit [www.esr-logosreit.com.sg](http://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 approximately US\$150 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 approximately 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.

For more information on ESR, please visit [www.esr.com](http://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 news release 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.