



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

NEWS RELEASE

For immediate release

Leasing Update:

ESR-LOGOS REIT Signs New 20-Year Master Lease with PharmaGend Global Medical Services Pte. Ltd. at 3 Tuas South Ave 4

Singapore, 25 January 2024 – ESR-LOGOS Funds Management (S) Limited, the manager of ESR-LOGOS REIT (“**E-LOG**”) (the “**Manager**”), is pleased to announce the signing of a new 20-year master lease with PharmaGend Global Medical Services Pte. Ltd. (“**PharmaGend**”) at 3 Tuas South Ave 4 (the “**Property**”) with built-in rental escalations.

The newly signed master lease represents a contribution of approximately 1.0% of E-LOG’s portfolio rental income as at 30 September 2023, extends E-LOG’s weighted average lease expiry from 3.4 years to 3.5 years and represents a positive rental growth of over 35% over the previous lease. In addition, the site has unutilised plot ratio which could yield additional c.19,000 square metres (“**sqm**”) of space for potential future expansion.

Mr. Adrian Chui, Chief Executive Officer and Executive Director of the Manager, said, “We would like to extend a warm welcome to PharmaGend into E-LOG’s growing network of partners. This landmark agreement is a testament to E-LOG’s commitment to fostering enduring partnerships and underscores our dedication to provide best-in-class facilities with high-specifications tailored to the evolving needs of the pharmaceutical and life sciences industry. The agreement not only signifies the longevity of our commitment but also highlights the confidence our valued tenants have in our ability to provide an environment which is conducive to their innovation and business growth. We look forward to cultivating a fruitful and collaborative relationship and are confident that this partnership will contribute to our mutual success.”

Mr. Danian Zhu, President of PharmaGend, said, “We are proud to announce our recent partnership with E-LOG, a leading industrial REIT in Singapore. Thanks to the invaluable support and expertise provided by E-LOG, our establishment in this strategically significant location has been remarkably smooth and efficient. Our partnership with E-LOG’s extends beyond a simple lease agreement as it serves as a vital platform for our global expansion plans. We are determined to grow our business in Singapore and aspire to position PharmaGend as a leading provider of pharmaceutical development and formulation services, a key technique to develop innovative and complex drug products. Leveraging E-LOG’s support and our shareholders’ extensive network, we aim to extend our reach to new

customers across different continents and regions, such as Europe, the United States, Southeast Asia and Greater China. We see ourselves as a bridgehead connecting these markets, fostering mutual benefits and facilitating innovation in the development of complex drugs. With confidence in our capabilities and a shared commitment to success, we look forward to achieving new heights of excellence in collaboration with E-LOG.”

About the Property

3 Tuas South Ave 4 is a general industrial property located in the western region of Singapore. It is located at the entrance of Tuas Biomedical Park, a world-class manufacturing hub that hosts process development and manufacturing operations of major pharmaceutical, biotechnology and medical technology companies. The property is a 3-storey pharmaceutical manufacturing facility comprising of production, laboratory, warehousing spaces, canteen with ancillary office. With a gross floor area of 29,449 sqm, the property sits on a land area of 59,708 sqm, with unutilised plot ratio providing an additional c.19,000 sqm of potential gross floor area for future expansion and has a remaining land tenure of 35.3 years¹.

About PharmaGend

PharmaGend is a Singapore-based integrated drug products manufacturing platform, focused on the development and manufacturing of high-quality drug products. PharmaGend is committed to providing safe and effective pharmaceutical solutions to meet the needs of patients worldwide.

As a pharmaceutical servicing company, PharmaGend has advanced equipment and high-quality systems in place to ensure it meets global standards. PharmaGend boasts experienced teams with extensive knowledge in formulation, engineering, manufacturing, quality control, quality assurance, and IT, etc. PharmaGend’s drug products cover a wide range of formulations, including oral dosage forms, injectables, creams, inhalations, and eye drops.

PharmaGend's shareholders include well-known companies such as Rxilient Health, Pharmaron, CMS, and Legend Investment.

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¹ 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.

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

Important Notice

The value of units in ESR-LOGOS 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-LOGOS Funds Management (S) Limited (“**Manager**”), Perpetual (Asia) Limited (in its capacity as trustee of ESR-LOGOS 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-LOGOS REIT, the Manager, the Trustee nor any of the Affiliates guarantees the repayment of any principal amount invested, the performance of ESR-LOGOS REIT, any particular rate of return from investing in ESR-LOGOS REIT, or any taxation consequences of an investment in ESR-LOGOS REIT. Any indication of ESR-LOGOS 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-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.