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

RECEIPT OF APPROVAL IN-PRINCIPLE FOR LISTING OF:

- (I) CONSIDERATION UNITS IN RELATION TO THE SINGAPORE ACQUISITION; AND**
 - (II) NEW UNITS IN ESR-LOGOS REIT PURSUANT TO THE PREFERENTIAL OFFERING**
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*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of ESR-LOGOS REIT ("**E-LOG**") dated 31 July 2024 titled "The Proposed Acquisition of: (I) 100% Trust Beneficiary Interest In ESR Yatomi Kisosaki Distribution Centre In Japan; and (II) 51.0% Interest In 20 Tuas South Avenue 14 In Singapore" (the "**Acquisition Announcement**").*

Further to the Acquisition Announcement, ESR-LOGOS Funds Management (S) Limited, in its capacity as the manager of E-LOG (the "**Manager**"), is pleased to announce that approval in-principle has been obtained today from Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing of, and dealing in and quotation on the Main Board of the SGX-ST of:

- (i) the Consideration Units which are proposed to be issued pursuant to the Singapore Acquisition; and
- (ii) new Units which are proposed to be issued pursuant to the Preferential Offering.

The SGX-ST's approval in-principle is not to be taken as an indication of the merits of the Consideration Units, the Preferential Offering, the Preferential Offering Units, E-LOG and/or its subsidiaries.

The SGX-ST's approval in-principle is subject to:

- (i) compliance with the SGX-ST's listing requirements;
- (ii) independent Unitholder's approval for the Japan Acquisition, the Singapore Acquisition and issuance of the Consideration Units and the Preferential Offering; and

- (iii) submission of:
- (a) a written undertaking from the Manager that it will comply with Rule 803 of the listing manual of the SGX-ST (the “**Listing Manual**”);
 - (b) a written confirmation from the Manager that it will not issue Consideration Units to persons prohibited under Rule 812(2) of the Listing Manual;
 - (c) a written undertaking from the Manager that it will comply with Rule 704(30) and Rule 1207(20) of the Listing Manual in relation to the use of proceeds from the Preferential Offering and where proceeds are to be used for working capital purposes, the Manager will disclose a breakdown with specific details on the use of proceeds for working capital in E-LOG’s announcements on use of proceeds and in its annual report;
 - (d) a written undertaking from the Manager that it will comply with Rule 877(10) of the Listing Manual with regard to the allotment of any excess new Units; and
 - (e) a written confirmation from the financial institution(s) as required under Rule 877(9) of the Listing Manual that e-Shang Infinity Cayman Limited, which has given the ESR IU, has sufficient financial resources to fulfil its obligations under the ESR IU.

BY ORDER OF THE BOARD

ESR-LOGOS Funds Management (S) Limited

As Manager of ESR-LOGOS REIT

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

Adrian Chui

Chief Executive Officer and Executive Director

18 September 2024

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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 2024, 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\$5.0 billion. Its portfolio comprises 71 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (52 assets), Australia (18 assets) and Japan (1 asset), with a total gross floor area of approximately 2.1 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 Group

ESR Group is Asia-Pacific's leading New Economy real asset manager and one of the largest listed real estate investment managers globally. Our fully integrated fund management and development platform extends across Australia/New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe and the United States. We provide investors with a diverse range of real asset investment and development solutions across private and public investment vehicles. Our focus on New Economy real assets offers customers modern solutions for logistics, data centres, life sciences, infrastructure, and renewables. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities where we operate and the spaces we develop to thrive for generations to come. ESR Group is listed on The Stock Exchange of Hong Kong (HKSE: 1821.HK). Visit www.esr.com for more information.

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The past performance of ESR-LOGOS REIT is not necessarily indicative of the future performance of ESR-LOGOS REIT.

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 property rental income and occupancy, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem or purchase their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions), European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities in E-LOG have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and may not be offered or sold in the United States except pursuant to an exemption from the registration requirements of the U.S. Securities Act and in compliance with any applicable state laws. There will be no public offering of the securities referred to herein in the United States.

This announcement has not been reviewed by the Monetary Authority of Singapore.