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

**LAUNCH OF PREFERENTIAL OFFERING ON THE BASIS OF 4 PREFERENTIAL OFFERING UNITS FOR EVERY 100 EXISTING UNITS TO RAISE GROSS PROCEEDS OF UP TO APPROXIMATELY S\$94.0 MILLION**

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of ESR-LOGOS REIT ("**E-LOG**") 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" dated 31 July 2024 (the "**Acquisition Announcement**") and/or the circular to unitholders of E-LOG dated 24 September 2024 (the "**Circular**").*

Principal Terms of the Issue	Description
<b>Issue Price</b>	S\$0.305 for each Preferential Offering Unit (as defined herein).
<b>Premium</b>	The Issue Price (as defined herein) for each Preferential Offering Unit is S\$0.305, which is: <ul style="list-style-type: none"> <li>(i) at a premium to the closing market price per unit in E-LOG ("<b>Unit</b>") of S\$0.275 as at the day prior to the Acquisition Announcement;</li> <li>(ii) at a premium to the closing market price per Unit of S\$0.290 as at 19 September 2024, being the latest practicable date prior to the issuance of the Circular; and</li> <li>(iii) at a premium to the volume weighted average price ("<b>VWAP</b>") of S\$0.2882 per Unit of all trades in the Units on Singapore Exchange Securities Trading Limited (the "<b>SGX-ST</b>") for the full market day<sup>1</sup> on 9 October 2024, being the date prior to the date of this announcement (collectively, the "<b>Issue Price Premium</b>").</li> </ul> <p>The Issue Price has been determined after taking into account the net asset value per Unit of S\$0.305 as at 30 June 2024.</p>
<b>Allotment Ratio</b>	The Preferential Offering (as defined herein) shall be made on the basis of 4 Preferential Offering Units for every 100 existing Units (fractions of a Preferential Offering Unit to be disregarded) held as at the Preferential Offering Record Date (as defined herein).
<b>Use of Proceeds</b>	Please refer to paragraph 3 below for further details.
<b>Purpose of Issue</b>	Please refer to paragraph 4 of the Letter to Unitholders in the Circular for the rationale for the Preferential Offering.

<sup>1</sup> "**Market Day**" refers to a day (other than a Saturday, Sunday or gazetted public holiday) on which commercial banks are open for business in Singapore and the SGX-ST is open for trading in securities.

## 1. INTRODUCTION

ESR-LOGOS Funds Management (S) Limited, in its capacity as manager of ESR-LOGOS REIT (“**E-LOG**”, and the manager of E-LOG, the “**Manager**”), wishes to announce a non-renounceable preferential offering (“**Preferential Offering**”) of up to 308,196,721 new Units (the “**Preferential Offering Units**”) to the holders of Units (the “**Unitholders**”) on a *pro rata* basis at an issue price of S\$0.305 per Preferential Offering Unit (the “**Issue Price**”) on the basis of 4 Preferential Offering Units for every 100 existing Units held as at the Preferential Offering Record Date to the Entitled Unitholders (as described below) to raise gross proceeds of up to approximately S\$94.0 million.

## 2. DETAILS OF THE PREFERENTIAL OFFERING

### 2.1 Preferential Offering

The Issue Price is:

- (i) at a premium to the closing market price per Unit of S\$0.275 as at the day prior to the Acquisition Announcement;
- (ii) at a premium to the closing market price per Unit of S\$0.290 as at 19 September 2024, being the latest practicable date prior to the issuance of the Circular;
- (iii) at a premium to the VWAP of S\$0.2882 per Unit of all trades in the Units done on the SGX-ST for the full Market Day on 9 October 2024, being the date prior to the date of this announcement; and
- (iv) at the net asset value per Unit of S\$0.305 as at 30 June 2024.

The Manager has issued the Circular on 24 September 2024 setting out the details of, and other relevant information in relation to, amongst others, the Preferential Offering. In light of the Perpetual Securities Proceeds<sup>2</sup> of S\$100.0 million, the size of the Preferential Offering has been reduced to S\$94.0 million. Unitholders passed the resolution approving the Preferential Offering at the Extraordinary General Meeting of Unitholders on 9 October 2024 (the “**EGM**”).

Please refer to paragraph 10 below for the indicative timeline for the Preferential Offering.

RHB Bank Berhad, Maybank Securities Pte. Ltd. and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch has been appointed as the joint coordinators (the “**Joint Coordinators**”) in relation to the Preferential Offering.

### 2.2 ESR IU

2.2.1 In connection with the Preferential Offering, ESR Group Limited (the “**Sponsor**”) has provided an irrevocable undertaking to procure the subscription by its wholly-owned subsidiary, e-Shang Infinity Cayman Limited (“**e-Shang Infinity**”), of up to S\$140.0 million. In light of the Perpetual Securities Proceeds of S\$100.0 million, the size of the Preferential Offering has been reduced to S\$94.0 million and this will in

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2 Please refer to the Manager’s announcement dated 13 August 2024 titled “*Pricing of Additional S\$100,000,000 6.00% Subordinated Perpetual Securities (the “Additional New Securities”) to be Consolidated with New Securities Issued Pursuant to Exchange Offer Comprised in Series 009*” for further details.

turn cause the maximum number of Consideration Units to be issued to Ivanhoe Cambridge Asia Inc. to be S\$5.8 million and the maximum subscription amount by e-Shang Infinity to be S\$88.2 million.

2.2.2 For the avoidance of doubt, e-Shang Infinity will rank last in the allocation of ESR Excess Units (as defined in the Circular) under the Preferential Offering Unit applications. To the extent that there remains any Preferential Offering Units unsubscribed after satisfaction of all applications by Entitled Unitholders (as defined herein) of Preferential Offering Units, e-Shang Infinity will be allocated the ESR Excess Units in such proportion corresponding to the proportion of the total amount of ESR Excess Units it has undertaken to subscribe for.

2.2.3 The ESR IU will result in the subscription of up to S\$88.2 million of Preferential Offering Units and with up to S\$5.8 million of Consideration Units to be issued Ivanhoe Cambridge Asia Inc., and accordingly, the Preferential Offering will not be underwritten by a financial institution. The Preferential Offering will raise between S\$88.2 million and S\$94.0 million. (See paragraph 5.1 of the Letter to Unitholders in the Circular for further details regarding whether the full S\$94.0 million will be raised via the Preferential Offering alone or from a combination of the Preferential Offering and Consideration Units issued to Ivanhoe Cambridge Asia Inc..)

### 2.3 APPROVAL IN-PRINCIPLE OF THE SGX-ST

As stated in the Manager's announcement dated 18 September 2024<sup>3</sup>, approval in-principle has been obtained from the SGX-ST for the listing of, and dealing in and quotation on the Main Board of the SGX-ST of the Preferential Offering Units:

- (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 in-principle approval 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**");

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<sup>3</sup> Please refer to the Manager's announcement dated 18 September 2024 titled "*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*" for further details.

- (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.

### **3. USE OF PROCEEDS**

Subject to relevant laws and regulations, the Manager intends to use the gross proceeds of up to approximately S\$94.0 million from the Preferential Offering in the following manner:

- (i) approximately S\$92.5 million (which is equivalent to approximately 98.4% of the gross proceeds of the Preferential Offering) to partially fund the Acquisitions; and
- (ii) approximately S\$1.5 million (which is equivalent to approximately 1.60% of the gross proceeds of the Preferential Offering) to pay for the estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by E-LOG in connection with the Preferential Offering.

Notwithstanding its current intentions, the Manager may, subject to relevant laws and regulations, utilise the net proceeds from the Preferential Offering at its absolute discretion for other purposes, including, without limitation, to repay existing indebtedness.

Pending the deployment of the net proceeds from the Preferential Offering, the net proceeds may, subject to relevant laws and regulations, be deposited with banks and/or financial institutions or used to repay outstanding borrowings or for any other purpose on a short-term basis as the Manager may, in its absolute discretion, deem fit.

The Manager will make periodic announcements on the utilisation of the net proceeds of the Preferential Offering via SGXNET as and when such funds are materially disbursed and whether such a use is in accordance with the stated use and in accordance with the percentage allocated. The Manager will also provide a status report in relation to the foregoing in the annual reports of E-LOG. 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 the use of proceeds and in E-LOG's annual reports and where there is any material deviation from the stated use of proceeds, the Manager will announce the reasons for such deviation.

#### 4. **AUTHORITY TO ISSUE NEW UNITS**

The Manager has obtained the approval of Unitholders at the EGM for the issue of the Preferential Offering Units at the issue price of S\$0.305 per Preferential Offering Unit, pursuant to Rule 805(1) and Rule 816(2) of the Listing Manual of the SGX-ST (the “**Listing Manual**”).

#### 5. **ELIGIBILITY TO PARTICIPATE IN THE PREFERENTIAL OFFERING**

**Entitled Unitholders.** Only Entitled Depositors (as defined below) are eligible to participate in the Preferential Offering. Entitled Unitholders may accept or decline, in full or in part, their provisional allotments of the Preferential Offering Units and are entitled to apply for Excess Preferential Offering Units (as defined below).

**Entitled Depositors.** “Entitled Depositors” are Unitholders with Units standing to the credit of their respective securities accounts with The Central Depository (Pte) Limited (“**CDP**”) as at the Preferential Offering Record Date and (a) whose registered addresses with CDP are in Singapore as at the Preferential Offering Record Date; or (b) who have at least three Market Days prior to the Preferential Offering Record Date provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore. Entitled Depositors will be provisionally allotted with Preferential Offering Units on the basis of 4 Preferential Offering Units for every 100 Existing Units then standing to the credit of their securities accounts with CDP (fractions of a Preferential Offering Unit to be disregarded).

**Foreign Unitholders.** The making of the Preferential Offering may be prohibited or restricted in certain jurisdictions under their relevant securities laws. Thus, for practical reasons and in order to avoid any violation of the securities legislation in jurisdictions outside of Singapore, the Preferential Offering will not be extended to Unitholders whose registered addresses with CDP are outside Singapore as at the Preferential Offering Record Date, and who have not, at least three Market Days prior to the Preferential Offering Record Date, provided CDP with addresses in Singapore for the service of notices and documents. Unitholders whose registered addresses with CDP are outside Singapore and who wish to participate in the Preferential Offering will have to provide CDP with addresses in Singapore for the service of notices and documents at least three Market Days prior to the Preferential Offering Record Date.

Details of the Preferential Offering and procedures for acceptance of and payment of provisional allotment of Preferential Offering Units by Unitholders and Excess Preferential Offering Units (as defined below) by Entitled Unitholders whose registered addresses with CDP are in Singapore will be set out in an instruction booklet to be despatched to Entitled Unitholders on 23 October 2024 (the “**Instruction Booklet**”). A further announcement on the despatch will be made by the Manager at the appropriate time.

For the avoidance of doubt, even if a Unitholder has provided a Singapore address as aforesaid, the distribution of the Preferential Offering Units to him or her will be subject to

compliance with applicable securities laws outside Singapore to the extent reasonably practicable. The Manager, along with the Joint Coordinators, reserves the absolute discretion whether to allow such participation as well as the persons who may be allowed to do so.

Notwithstanding the foregoing, the Manager may in its sole discretion determine whether to allow the participation in the Preferential Offering by Unitholders who are located, resident or with a registered address outside of Singapore, subject to and in compliance with the applicable securities and other laws of the relevant jurisdiction.

The Preferential Offering Units have not been and will not be registered under the U.S. Securities Act or under the securities laws of any state or jurisdiction of the United States and, accordingly, they may not be offered, sold, resold, granted, delivered, allotted, taken up or transferred, directly or indirectly, in the United States except pursuant to an exemption from the registration requirements of the Securities Act and in compliance with any applicable state laws.

## **6. STATUS OF THE PREFERENTIAL OFFERING UNITS**

### **6.1 Entitlement to Advanced Distribution**

E-LOG's distribution policy is to distribute at least 90.0% of its annual distributable income, comprising substantially its income from the letting of the properties owned by it after deduction of allowable expenses, on a half-yearly basis to Unitholders.

The Manager intends to declare, in respect of the existing Units (the "**Existing Units**"), an advanced distribution for the period from 1 July 2024 to the day immediately prior to the date on which the Preferential Offering Units are issued pursuant to the Preferential Offering (the "**Advanced Distribution**"). The Advanced Distribution per Unit is estimated to be between 0.686 Singapore cents to 0.758 Singapore cents. A further announcement on the actual quantum of the Advanced Distribution per Unit (which may differ from the estimate above) will be made by the Manager in due course.

The Preferential Offering Units are expected to be issued on or around Monday, 11 November 2024 at 9.00 a.m.. The Advanced Distribution is intended to ensure that the distributable income accrued by E-LOG up to the day immediately preceding the date for issue of the Preferential Offering Units (which, at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to the holders of the Existing Units. The next distribution following the Advanced Distribution will comprise E-LOG's distributable income for the period from the day the Preferential Offering Units are issued to 31 December 2024. Half-yearly distributions will resume thereafter.

### **6.2 Status of the Preferential Offering Units**

The Preferential Offering Units will, upon issue and delivery, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued, including the right to distributions out of E-LOG's distributable income from the day of issuance of the Preferential Offering Units as well as all distributions thereafter, other than in respect of the Advanced Distribution.

**For the avoidance of doubt, the holders of the Preferential Offering Units to be issued pursuant to the Preferential Offering will not be entitled to the Advanced Distribution.**

**7. STATEMENT BY THE BOARD**

As at the date of this announcement, the directors of the Manager (“**Directors**”) are of the opinion that, after taking into consideration E-LOG’s internal resources and its available loan facilities, the working capital available to E-LOG is sufficient to meet its present requirements. However, given the current economic situation, the Directors are of the view that it would be more prudent to partially fund the Acquisitions with proceeds raised from the Preferential Offering and Consideration Units to keep E-LOG’s aggregate leverage well within the desired range.

After taking into consideration, *inter alia*, the rationale for the Preferential Offering as set out in paragraph 4 of the Letter to Unitholders in the Circular, the Manager believes that the Preferential Offering is an efficient and overall beneficial method of raising funds for the Acquisitions. Further, the Preferential Offering allows existing Unitholders the opportunity to participate through subscription of their *pro rata* Preferential Offering Units entitlements under the Preferential Offering. Having considered the reasons set out in this paragraph, including the factors taken into account in arriving at the Issue Price Premium, the Directors are of the view that the Preferential Offering is in the interest of E-LOG.

**8. PREVIOUS EQUITY FUND RAISING**

E-LOG has not undertaken any other equity fund raising exercise in the last 12 months prior to the date of this announcement.

**9. DESPATCH OF INSTRUCTION BOOKLET AND ARE<sup>4</sup>**

The Instruction Booklet and the ARE will be despatched to Entitled Unitholders on 23 October 2024.

Entitled Unitholders who wish to accept their provisional allotment of Preferential Offering Units under the Preferential Offering and if applicable, apply for the Excess Preferential Offering Units<sup>5</sup>, will need to do so in the manner set out in the Instruction Booklet and the ARE.

A further announcement in relation to the despatch of the Instruction Booklet and the ARE will be made by the Manager at the appropriate time. Unitholders are advised to refer to the Instruction Booklet and the ARE for further information.

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4 “**ARE**” refers to the application form for acceptance of the Preferential Offering Units provisionally allotted to entitled Unitholders under the Preferential Offering and application for Excess Preferential Offering Units.

5 “**Excess Preferential Offering Units**” refers to the Preferential Offering Units representing the provisional allotments of (i) Entitled Unitholders who decline or do not accept in full or in part, their provisional allotment of Preferential Offering Units and (ii) Unitholders which are not Entitled Unitholders.

## 10. INDICATIVE TIMELINE

The Manager may, and with the approval of the SGX-ST, modify the below indicative timetable of the key events relating to the Preferential Offering, subject to any limitation under any applicable laws. In such an event, the Manager will announce the same via SGXNET. However, as at the date of this announcement, the Manager does not expect the below indicative timetable to be modified and Entitled Unitholders should note the dates and times of the following key events in relation to the Preferential Offering set out below.

<b>Event</b>	<b>Indicative Date and Time</b>
Last date that the Units are quoted on a “cum” Preferential Offering basis	Wednesday, 16 October 2024
Units trade ex-Preferential Offering	Thursday, 17 October 2024
Preferential Offering Record Date for eligibility to participate in the Preferential Offering	Friday, 18 October 2024 at 5.00 p.m.
Despatch of Instruction Booklet and ARE to Entitled Unitholders	Wednesday, 23 October 2024
Commencement of Preferential Offering	Wednesday, 23 October 2024 at 9.00 a.m.
Close of Preferential Offering (Last date and time for acceptance, excess application (if applicable) and payment for the provisional allotments of the Preferential Offering Units and the Excess Preferential Offering Units)	Friday, 1 November 2024 at 5.30 p.m. (9.30 p.m. for electronic applications via automated teller machines of Participating Banks)
Last date that the Units are quoted on a “cum” Advanced Distribution basis	Wednesday, 6 November 2024
Units trade ex-Advanced Distribution	Thursday, 7 November 2024 at 9.00 a.m.
Record date for entitlement to the Advanced Distribution	Friday, 8 November 2024 at 5.00 p.m.
Expected date for crediting of the Preferential Offering Units	Monday, 11 November 2024
Expected date and time for commencement of trading of Preferential Offering Units	Monday, 11 November 2024 at 9.00 a.m.
Unitholders and depository agents must have completed and returned Form A or Form B (and its annexes), as applicable, to E-LOG’s unit registrar (Boardroom Corporate & Advisory Services Pte. Ltd.)	Friday, 29 November 2024 by 5.00 p.m.
Payment of the Advanced Distribution	Wednesday, 8 January 2025



## 11. DIRECTORS' SUBSCRIPTION IN THE PREFERENTIAL OFFERING

As at the date of this announcement, the Directors collectively hold an aggregate direct and indirect interest in 8,801,574 Units.

Based on the Register of Directors' Unitholdings maintained by the Manager and save as disclosed below, the following Directors currently hold a direct or deemed interest in the Units as at the date of this announcement:

Name of Directors	Direct Interest		Deemed Interest		Total No. of Units held	% <sup>(1)</sup>
	No. of Units	% <sup>(1)</sup>	No. of Units	% <sup>(1)</sup>		
Stefanie Yuen Thio	265,934	0.003	37,951 <sup>(2)</sup>	0.000	303,885	0.004
Nagaraj Sivaram	1,064,000	0.014	-	-	1,064,000	0.014
Julie Lo Lai Wan	-	-	-	-	-	-
Ronald Lim	184,715	0.002	-	-	184,715	0.002
Loi Pok Yen	7,110,654	0.092	138,320 <sup>(3)</sup>	0.002	7,248,974	0.094
Stuart Gibson	-	-	-	-	-	-
Shen Jinchu, Jeffrey	-	-	-	-	-	-
George Agethen	-	-	-	-	-	-
Adrian Chui	-	-	-	-	-	-

**Notes:**

- (1) The percentage interest is based on total issued Units of 7,698,421,761 as at the date of this announcement.
- (2) As 37,951 Units are held by Ms Stefanie Yuen Thio's husband, Ms Stefanie Yuen Thio is deemed to be interested in these Units.
- (3) As 138,320 Units are held by Mr Loi Pok Yen's wife, Mr Loi Pok Yen is deemed to be interested in these Units.

The Directors will not be subscribing for their provisional allotment of Preferential Offering Units under the Preferential Offering.

### 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

10 October 2024

For further enquiries, please contact:

**ESR-LOGOS Funds Management (S) Limited**

**Lyn Ong**

Senior Manager,  
Capital Markets and Investor Relations  
Tel: +65 6222 3339  
Email: [lyn.ong@esr-logosreit.com.sg](mailto:lyn.ong@esr-logosreit.com.sg)

**Sua Xiu Kai**

Manager,  
Corporate Communications  
Tel: +65 6222 3339  
Email: [xiukai.sua@esr-logosreit.com.sg](mailto:xiukai.sua@esr-logosreit.com.sg)

## **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](http://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 and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. 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, and 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](http://www.esr.com) for more information.

## Important Notice

**This announcement is not for distribution, directly or indirectly, in or into the United States or the United Kingdom (other than to professional investors) and is not an offer of securities for sale in the United States or any other jurisdictions.**

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 ESRLOGOS 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 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-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 announcement is for information purposes only and does not have regard to your specific investment objectives, financial situation or your particular needs. This announcement does not constitute or form part of an offer, invitation or solicitation of any securities of E-LOG in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. 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-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.

The past performance of E-LOG is not necessarily indicative of the future performance of E-LOG.

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.

**Notification under Section 309B of the Securities and Futures Act 2001:** The Preferential Offering Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).