

**ENTRY INTO SGD 225,000,000 UNSECURED SUSTAINABILITY-LINKED TERM LOAN FACILITY
AND JPY 15,500,000,000 UNSECURED TERM LOAN FACILITY**

1. ENTRY INTO SGD 225,000,000 UNSECURED SUSTAINABILITY-LINKED TERM LOAN FACILITY

ESR-LOGOS Funds Management (S) Limited, as manager of ESR-LOGOS REIT (the "**Manager**"), wishes to announce that Perpetual (Asia) Limited, in its capacity as trustee of ESR-LOGOS REIT (in such capacity, the "**Trustee**"), has entered into a SGD 225,000,000 unsecured sustainability-linked term loan facility agreement (the "**S\$225M SL Facility Agreement**") with (i) CIMB Bank Berhad, Singapore Branch, Malayan Banking Berhad, Singapore Branch, RHB Bank Berhad, Sumitomo Mitsui Banking Corporation Singapore Branch and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch, as mandated lead arrangers and bookrunners, (ii) CIMB Bank Berhad, Singapore Branch, Malayan Banking Berhad, Singapore Branch, RHB Bank Berhad, Sumitomo Mitsui Banking Corporation Singapore Branch and The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch, as original lenders, (iii) The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch, as facility agent (the "**SGD Facility Agent**"), and (iv) The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch, as sustainability coordinator.

The unsecured loan facility consists of a SGD 225,000,000 sustainability-linked term loan facility (the "**SGD Facility**"). The proceeds of the SGD Facility will be applied towards general corporate funding purposes, including but not limited to:

- (a) refinancing of existing indebtedness;
- (b) funding asset acquisitions, enhancements and improvement of assets owned by any member of the group (comprising of ESR-LOGOS REIT and its subsidiaries);
- (c) general working capital purposes; and
- (d) payment of fees in relation to the SGD Facility and other transaction related costs.

2. KEY TERMS OF THE SGD 225,000,000 SUSTAINABILITY-LINKED FACILITY AGREEMENT

Key terms of the S\$225M SL Facility Agreement are as follows:

Original Lenders	<ul style="list-style-type: none"> (a) CIMB Bank Berhad, Singapore Branch; (b) Malayan Banking Berhad, Singapore Branch; (c) RHB Bank Berhad; (d) Sumitomo Mitsui Banking Corporation Singapore Branch; and
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	(e) The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch.
Loan Commitment	SGD 225,000,000
Termination Date	48 months after the first Utilisation Date (as defined in the S\$225M SL Facility Agreement)
Security	None
Details of the conditions that refer to the shareholding interest of the Manager's controlling shareholder or which place restrictions on any change in control of the Manager	<p>The SGD Facility Agent (acting on the instructions of the Majority Lenders (as defined in the S\$225M SL Facility Agreement) in their absolute discretion) has the right to require the Trustee (as borrower) to enter into discussions in good faith for a stipulated time with the Finance Parties (as defined in the S\$225M SL Facility Agreement) to review the terms of the S\$225M SL Facility Agreement, upon the occurrence of the following:</p> <p>(a) the Manager resigns or is removed as the manager of ESR-LOGOS REIT without the prior consent in writing of the Majority Lenders and a replacement manager which is acceptable to the Majority Lenders is not appointed in accordance with the terms of the trust deed of ESR-LOGOS REIT by the effective date of the resignation or removal of the Manager; and/or</p> <p>(b) ESR Group Limited ceases to hold, whether directly or indirectly, at least 50.1% of the issued share capital of the Manager without the prior consent in writing of the Majority Lenders.</p> <p>If (i) the SGD Facility Agent (acting on the instructions of the Majority Lenders) notifies the Trustee that the proposal submitted by the Trustee to the SGD Facility Agent further to the discussions is not acceptable to the Majority Lenders (in their absolute discretion) or (ii) the Trustee has not submitted any proposal within the stipulated time for the discussions, the SGD Facility Agent may, and shall if so directed by the Majority Lenders, by notice to the Trustee, cancel the Loan Commitment and/or require the Trustee to immediately repay or prepay all amounts owing under or in connection with the Finance Documents (as defined in the S\$225M SL Facility Agreement).</p> <p>If the Majority Lenders (in their absolute discretion) have accepted the proposal submitted by the Trustee and the Trustee fails to carry out the steps and/or proposed alternative arrangement set out in such proposal by the time period within which such proposed alternative arrangement is to be carried out to the satisfaction of the Majority Lenders, the SGD Facility Agent may, and shall if so directed by the Majority Lenders, by notice to the Trustee, cancel</p>

	<p>the Loan Commitment and/or require the Trustee to repay or prepay all amounts owing under or in connection with the Finance Documents within 15 days from the date that the SGD Facility Agent notifies the Trustee of the cancellation of the Loan Commitment.</p> <p>The aggregate principal amount of loan facility under the S\$225M SL Facility Agreement that may be affected in the event of a breach of the conditions set out above is up to SGD 225,000,000.¹</p>
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3. ENTRY INTO JPY 15,500,000,000 UNSECURED TERM LOAN FACILITY

ESR-LOGOS Funds Management (S) Limited, as manager of ESR-LOGOS REIT (the "**Manager**"), wishes to announce that Perpetual (Asia) Limited, in its capacity as trustee of ESR-LOGOS REIT (in such capacity, the "**Trustee**"), has entered into a JPY 15,500,000,000 unsecured term loan facility agreement (the "**JPY 15.5B Facility Agreement**") with (i) Malayan Banking Berhad, Singapore Branch and Mizuho Bank, Ltd., as mandated lead arrangers and bookrunners, (ii) Malayan Banking Berhad, Singapore Branch and Mizuho Bank, Ltd., Singapore Branch, as original lenders, and (iii) Mizuho Bank, Ltd., as facility agent (the "**JPY Facility Agent**").

The unsecured loan facility consists of a JPY 15,500,000,000 term loan facility (the "**JPY Facility**"). The proceeds of the JPY Facility will be applied towards general corporate funding purposes, including but not limited to:

- (a) partially financing the acquisition of the ESR Yatomi Kisosaki Distribution Centre located in Nagoya, Japan;
- (b) financing other acquisition and/or transaction related costs;
- (c) general working capital purposes of the Borrower; and
- (d) payment of fees in relation to the JPY Facility.

4. KEY TERMS OF THE JPY15.5B FACILITY AGREEMENT

Key terms of the JPY15.5B Facility Agreement are as follows:

Original Lenders	(a) Malayan Banking Berhad, Singapore Branch; and (b) Mizuho Bank, Ltd., Singapore Branch.
Loan Commitment	JPY 15,500,000,000

¹ It should be noted that the terms and conditions of typical facility agreements may contain cross default clauses, pursuant to which a default of obligations by the Trustee in the S\$225M SL Facility Agreement may trigger an event of default in other facility agreements. The aggregate level of facilities affected in the event of a breach of conditions in the above table does not take into account facilities which may be affected due to the triggering of such cross default provisions in such other facility agreements.

Termination Date	48 months from the first Utilisation Date (as defined in the JPY15.5B Facility Agreement)
Security	None
Details of the conditions that refer to the shareholding interest of the Manager's controlling shareholder or which place restrictions on any change in control of the Manager	<p>The JPY Facility Agent (acting on the instructions of the Majority Lenders (as defined in the JPY15.5B Facility Agreement) in their absolute discretion) has the right to require the Trustee (as borrower) to enter into discussions in good faith for a stipulated time with the Finance Parties (as defined in the JPY15.5B Facility Agreement) to review the terms of the JPY15.5B Facility Agreement, upon the occurrence of the following:</p> <p>(a) the Manager resigns or is removed as the manager of ESR-LOGOS REIT without the prior consent in writing of the Majority Lenders and a replacement manager which is acceptable to the Majority Lenders is not appointed in accordance with the terms of the trust deed of ESR-LOGOS REIT by the effective date of the resignation or removal of the Manager; and/or</p> <p>(b) ESR Group Limited ceases to hold, whether directly or indirectly, at least 50.1% of the issued share capital of the Manager without the prior consent in writing of the Majority Lenders.</p> <p>If (i) the JPY Facility Agent (acting on the instructions of the Majority Lenders) notifies the Trustee that the proposal submitted by the Trustee to the JPY Facility Agent further to the discussions is not acceptable to the Majority Lenders (in their absolute discretion) or (ii) the Trustee has not submitted any proposal within the stipulated time for the discussions, the JPY Facility Agent may, and shall if so directed by the Majority Lenders, by notice to the Trustee, cancel the Loan Commitment and/or require the Trustee to immediately repay or prepay all amounts owing under or in connection with the Finance Documents (as defined in the JPY15.5B Facility Agreement).</p> <p>If the Majority Lenders (in their absolute discretion) have accepted the proposal submitted by the Trustee and the Trustee fails to carry out the steps and/or proposed alternative arrangement set out in such proposal by the time period within which such proposed alternative arrangement is to be carried out to the satisfaction of the Majority Lenders, the JPY Facility Agent may, and shall if so directed by the Majority Lenders, by notice to the Trustee, cancel the Loan Commitment and/or require the Trustee to repay or prepay all amounts owing under or in connection with the Finance Documents within 15 days from the date that the JPY Facility Agent notifies the Trustee of the cancellation of the Loan Commitment.</p>

	The aggregate principal amount of loan facility under the JPY15.5B Facility Agreement that may be affected in the event of a breach of the conditions set out above is up to JPY 15,500,000,000. ²
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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

17 October 2024

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² It should be noted that the terms and conditions of typical facility agreements may contain cross default clauses, pursuant to which a default of obligations by the Trustee in the JPY15.5B Facility Agreement may trigger an event of default in other facility agreements. The aggregate level of facilities affected in the event of a breach of conditions in the above table does not take into account facilities which may be affected due to the triggering of such cross default provisions in such other facility agreements.

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 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 for more information.

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 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. 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.