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

DESPATCH OF INSTRUCTION BOOKLET AND ARE¹ TO ENTITLED UNITHOLDERS² PURSUANT TO THE PREFERENTIAL OFFERING

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of ESR-LOGOS REIT dated 10 October 2024 titled "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" (the "Launch Announcement") and "Notice of: (I) Preferential Offering Record Date; and (II) Advanced Distribution Record Date" (the "Notice of Record Date Announcement").

1. INTRODUCTION

Further to the Launch Announcement and the Notice of Record Date Announcement in relation to the non-renounceable preferential offering (the "**Preferential Offering**"), 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 that the Preferential Offering of up to 308,196,721 new Units in E-LOG (the "**Preferential Offering Units**") to Unitholders on a *pro rata* basis at an issue price of S\$0.305 per Preferential Offering Unit will open today, **Wednesday, 23 October 2024 at 9.00 a.m.. Please refer to the Instruction Booklet (as defined herein) for more details on the timetable for the Preferential Offering.**

2. DESPATCH OF INSTRUCTION BOOKLET AND ARE

The instruction booklet of E-LOG in relation to the Preferential Offering (the "**Instruction Booklet**") and the ARE will be despatched to Entitled Unitholders today. The Instruction Booklet and ARE require the immediate attention of Entitled Unitholders.

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

1 "ARE" refers to the application form for acceptance of the Preferential Offering Units (as defined herein) provisionally allotted to Entitled Unitholders (as defined herein) under the Preferential Offering and application for Excess Preferential Offering Units (as defined herein).

2 "**Entitled Unitholders**" means the entitled depositors (as defined in the Instruction Booklet (as defined herein)).

Offering Units³, will need to do so in the manner set out in the Instruction Booklet and the ARE by **Friday, 1 November 2024**.

The mode and manner of acceptance include, among others, the following:

- (i) Acceptance/application by way of Electronic Application through an ATM of a Participating Bank⁴

Instructions for Electronic Applications through ATMs of Participating Banks to accept the Preferential Offering Units provisionally allotted or (if applicable) to apply for Excess Preferential Offering Units will appear on the ATM screens of the respective Participating Banks.

- (ii) Acceptance/application through Accepted Electronic Services

Entitled Unitholders may accept their provisional allotment of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units via the SGX Investor Portal at investors.sgx.com and make payment using PayNow.

- (iii) Acceptance/application through the ARE submitted to CDP

Entitled Unitholders may accept their provisional allotment of Preferential Offering Units and (if applicable) apply for Excess Preferential Offering Units by completing the ARE and submitting it to the CDP.

IMPORTANT NOTICE TO (A) CENTRAL PROVIDENT FUND INVESTMENT SCHEME (“CPFIS”) INVESTORS, (B) SUPPLEMENTARY RETIREMENT SCHEME (“SRS”) INVESTORS AND (C) INVESTORS WHO HOLD UNITS THROUGH A FINANCE COMPANY AND/OR DEPOSITORY AGENT (AS DEFINED HEREIN)

For CPFIS investors, SRS investors and investors who hold Units through finance companies or depository agents, acceptances of their provisional allotments of the Preferential Offering Units and (if applicable) applications for Excess Preferential Offering Units must be done through the relevant approved banks in which they hold their CPFIS accounts or SRS accounts, the relevant finance companies or the relevant depository agents, respectively.

Such investors are advised to provide their respective approved banks in which they hold their CPFIS accounts or SRS accounts, finance companies or depository agents (as the case may be) with the appropriate instructions no later than the deadlines set by them in order for such intermediaries to make the relevant acceptance and (if applicable) application on their behalf by the last date and time for acceptance, application (if applicable) and payment for the provisional allotments of the Preferential Offering Units and Excess Preferential Offering Units. **Any acceptance and/or application made by such investors directly through The Central Depository (Pte) Limited, Boardroom Corporate & Advisory Services Pte. Ltd. and/or the Manager, as well as any Electronic Application (as defined in the Instruction Booklet), will be rejected.**

3 “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.

4 “Participating Bank” means DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

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

23 October 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 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

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).