



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

NEWS RELEASE

For immediate release

ESR-LOGOS REIT to Divest 3 Sanitarium Drive in Australia

Singapore, 25 May 2022 – ESR-LOGOS Funds Management (S) Limited, the manager of ESR-LOGOS REIT (the “**Manager**”), is pleased to announce that Berkeley Trust (an indirect wholly-owned entity of ESR-LOGOS REIT) has entered into an agreement to divest 3 Sanitarium Drive, Berkeley Vale, New South Wales, Australia (the “**Property**”) to Australasian Conference Association Limited for a sale consideration of S\$53.4 million¹ (A\$55.0 million) (excluding divestment costs and applicable goods and services tax) (the “**Sale Consideration**”).

The Sale Consideration represents a 18.5% premium to the fair value of the Property of S\$45.1 million¹ (A\$46.4 million²) and is 61.8% above its purchase price of S\$33.0 million¹ (A\$34.0 million³). The divestment of the Property (the “**Divestment**”) is not expected to have a material impact on ESR-LOGOS REIT’s net asset value and distribution per unit for the financial year ending 31 December 2022. The net proceeds from the Divestment will be deployed to repay outstanding borrowings, finance upcoming asset enhancements and/or fund general working capital requirements.

Mr. Adrian Chui, Chief Executive Officer and Executive Director of the Manager, said, “In line with our capital recycling efforts to focus on modern and in-demand New Economy assets, this Divestment dovetails with our commitment to pursue value opportunities with potentially higher total returns. Divesting this Property at a premium to fair value is illustrative of our portfolio recalibration strategy to unlock value from non-core properties. We will continue to actively review our portfolio to identify attractive opportunities for growth and deliver greater income stability to optimise Unitholders’ returns.”

Following the Divestment, ESR-LOGOS REIT’s diversified portfolio will consist of 83 properties located across Singapore and Australia with a total gross floor area of approximately 2.4 million square metres. The Divestment is expected to be completed in 3Q2022.

¹ Using an illustrative exchange rate of A\$1.000 : S\$0.9713.

² Based on independent valuation conducted by Colliers International Valuation & Advisory Services as at 19 May 2022.

³ Excluding acquisition-related costs.

About the Property

3 Sanitarium Drive is a freehold property comprising three inter-connected general industrial buildings located within the Berkeley Vale industrial area. The Property has a gross floor area of 27,762 square metres.

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About ESR-LOGOS REIT

ESR-LOGOS Real Estate Investment Trust (“**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 28 April 2022, 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 84 properties located across the developed markets of Singapore (63 assets) and Australia (21 assets), with a total gross floor area of approximately 2.4 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 the ESR Group (“**ESR**”). The Manager is owned by ESR (67.3%), Shanghai Summit Pte. Ltd. (25.0%), and Mitsui & Co., Ltd (7.7%), 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 US\$140.2 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. With 14 listed REITs managed by ESR and its associates, ESR is the largest sponsor and manager of REITs in APAC with a total AUM of 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. More information is available at 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**”), RBC Investor Services Trust Singapore 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 material 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.