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**FINANCIAL STATEMENTS ANNOUNCEMENT FOR THE HALF YEAR ENDED 30 JUNE 2023**

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The Directors of ESR-LOGOS Funds Management (S) Limited (“E-LOG FM”), as manager of ESR-LOGOS REIT (the “Manager”), are pleased to announce the unaudited financial results of ESR-LOGOS REIT and its subsidiaries (the “Group”) for the half year ended 30 June 2023 (“1H2023”).

ESR-LOGOS REIT (the “Trust”) is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 31 March 2006 (as amended, modified, supplemented or restated from time to time) entered into between E-LOG FM as the Manager and Perpetual (Asia) Limited as the trustee (the “Trustee”), and is governed by the laws of the Republic of Singapore (“Trust Deed”). On 31 March 2006, ESR-LOGOS REIT was declared as an authorised unit trust scheme under the Trustees Act, Chapter 337. The Trustee is under a duty to take into custody and hold the assets of the Group in trust for the holders (“Unitholders”) of units in the Trust (“Units”).

On 25 July 2006, ESR-LOGOS REIT was admitted to the Official List of Singapore Exchange Securities Trading Limited (“SGX-ST”). On 3 April 2006, ESR-LOGOS REIT was included under the Central Provident Fund Investment Scheme.

The principal activity of ESR-LOGOS REIT is to invest in a diversified portfolio of industrial properties with the primary objective of achieving an attractive level of return from rental income and long-term capital growth.

ESR-LOGOS REIT’s distribution policy is to distribute at least 90% of its annual distributable income comprising income from letting of its properties after deduction of allowable expenses. The actual level of distribution will be determined at the Manager’s discretion.

On 1 February 2023, ALOG Trust redeemed the S\$100.0 million perpetual securities (the “ALOG Perps”) under the S\$1.0 billion Multicurrency Debt Issuance Programme (the “ALOG Debt Issuance Programme”). Upon the redemption, the ALOG Perps were cancelled and delisted from the SGX-ST. The ALOG Debt Issuance Programme was terminated on 6 February 2023.

On 16 February 2023, ESR-LOGOS REIT launched an equity fund raising comprising a private placement and a non-renounceable preferential offering to raise gross proceeds of not less than approximately S\$300.0 million. The private placement of approximately 454.5 million new Units to raise gross proceeds of approximately S\$150.0 million and the issuance of 460.8 million new Units for the preferential offering to raise gross proceeds of approximately S\$149.8 million were completed on 27 February 2023 and 28 April 2023, respectively.

On 21 February 2023, ESR-LOGOS REIT completed the divestment of Pandan Logistics Hub for a sale consideration of S\$43.5 million. On 23 June 2023, the Manager announced the divestment of a further seven non-core assets aggregating S\$337.0 million as part of its capital recycling and asset rejuvenation strategy for ESR-LOGOS REIT. The divestments of these seven properties are expected to be completed in the second half of 2023.

The Group entered into new property management agreements (the “New Singapore Property Management Agreements”) in respect of its Singapore properties as approved by the Unitholders during the extraordinary general meeting on 26 April 2023, upon the expiry of the previous property management agreements. The duration of the New Singapore Property Management Agreements is 10 years commencing from 5 May 2023.

As at 30 June 2023, the Group holds interest in a diversified portfolio of 81 properties (excluding 48 Pandan Road, which is held through a joint venture) located across Singapore, Australia and Japan with a diversified tenant base of approximately 435 tenants across the following sub sectors: business park, high-specs industrial, logistics and general industrial.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Summary of the Group's Results**

	1H2023 S\$'000	1H2022 S\$'000	Fav/(Unfav) %
<b>Gross revenue</b>	<b>196,845</b>	<b>147,668</b>	<b>33.3</b>
<b>Net property income</b>	<b>140,829</b>	<b>102,762</b>	<b>37.0</b>
<b>Amount available for distribution</b>	<b>101,474</b>	<b>73,605</b>	<b>37.9</b>
- Taxable income	79,080	61,098	29.4
- Tax exempt income	4,084	6,348	(35.7)
- Capital distribution	18,310	6,159	197.3
<b>Distributable amount available per unit (cents)</b>	<b>1.378</b>	<b>1.460</b>	<b>(5.6)</b>
- Taxable income	1.073	1.231	(12.8)
- Tax exempt income	0.056	0.134	(58.2)
- Capital distribution	0.249	0.095	162.1

**Total Distribution for 1H2023**

	Advanced Distribution <sup>(1)</sup>	Remaining Distribution	Total Distribution
Distribution Period	1 January 2023 to 26 February 2023	27 February 2023 to 30 June 2023	1H2023
	S\$'000	S\$'000	S\$'000
<b>Total amount available for distribution</b>	<b>30,151</b>	<b>71,323</b>	<b>101,474</b>
Applicable number of units ('000)	6,730,104	7,669,140	7,363,861
<b>DPU (cents)</b>	<b>0.448</b>	<b>0.930</b>	<b>1.378</b>

(1) An Advanced Distribution of 0.448 cents per Unit for the period from 1 January 2023 to 26 February 2023 has been paid on 14 April 2023 pursuant to the private placement which was completed on 27 February 2023.

**Details of the Remaining Distribution for 1H2023**

<b>Distribution period</b>	<b>27 February 2023 to 30 June 2023</b>
<b>Distribution rate</b>	<b>0.930 cents per unit comprising:</b>
	(a) taxable income <b>0.732 cents per unit</b>
	(b) tax-exempt income <b>0.037 cents per unit</b>
	(c) capital distribution <b>0.161 cents per unit</b>
<b>Record date</b>	<b>3 August 2023</b>
<b>Payment date</b>	<b>27 September 2023</b>

The Manager has determined that the distribution reinvestment plan ("DRP") **will not apply** to the distribution for the period from 27 February 2023 to 30 June 2023.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**1(a) Statement of Total Return, together with comparative statement for the corresponding period of the immediately preceding financial year**

	Note	1H2023 S\$'000	Group 1H2022 S\$'000	Fav/(Unfav) %
<b>Gross revenue</b>	7	<b>196,845</b>	<b>147,668</b>	<b>33.3</b>
Property expenses	8	(56,016)	(44,906)	(24.7)
<b>Net property income</b>		<b>140,829</b>	<b>102,762</b>	<b>37.0</b>
Income from investments at fair value through profit or loss		4,944	5,228	(5.4)
Management fees	9	(11,366)	(9,101)	(24.9)
Trust expenses	10	(3,607)	(2,952)	(22.2)
Borrowing costs, net	11	(40,286)	(25,181)	(60.0)
Finance costs on lease liabilities for leasehold land		(14,267)	(8,708)	(63.8)
<b>Net income</b>		<b>76,247</b>	<b>62,048</b>	<b>22.9</b>
Foreign exchange loss		(182)	(1,615)	88.7
Change in fair value of investments at fair value through profit or loss	4	(632)	15,294	n.m.
Change in fair value of financial derivatives		(4,084)	24,389	n.m.
Change in fair value of investment properties	3	(95,351)	27,138	n.m.
Fair value adjustments relating to the Merger		-	(463,854)	100.0
Change in fair value of right-of-use of leasehold land	3	2,439	1,752	39.2
Share of results of joint venture		1,956	3,126	(37.4)
<b>Total loss for the period before income tax</b>		<b>(19,607)</b>	<b>(331,722)</b>	<b>94.1</b>
Income tax		(210)	(11,864)	98.2
<b>Total loss for the period after income tax</b>		<b>(19,817)</b>	<b>(343,586)</b>	<b>94.2</b>
<b>Attributable to:</b>				
Unitholders of the Trust and perpetual securities holders		(22,253)	(346,111)	93.6
Non-controlling interest - perpetual securities holders		467	1,055	(55.7)
Non-controlling interest - others		1,969	1,470	33.9
<b>Total loss for the period</b>		<b>(19,817)</b>	<b>(343,586)</b>	<b>94.2</b>
<b>Earnings per Unit (cents)</b>				
Basic and diluted		<b>(0.434)</b>	<b>(7.047)</b>	<b>93.8</b>
<b>Distribution per Unit (cents)</b>		<b>1.378</b>	<b>1.460</b>	<b>(5.6)</b>
<b><u>Distribution Statement</u></b>				
<b>Total loss after income tax, before distribution for the period</b>		<b>(22,253)</b>	<b>(346,111)</b>	<b>93.6</b>
Distribution adjustments (Note A)		110,357	411,105	(73.2)
		<b>88,104</b>	<b>64,994</b>	<b>35.6</b>
Amount reserved for distribution to perpetual securities holders		(9,024)	(3,896)	(131.6)
<b>Net income available for distribution for the period</b>		<b>79,080</b>	<b>61,098</b>	<b>29.4</b>
<b>Total amount available for distribution comprising:</b>				
- Taxable income		79,080	61,098	29.4
- Tax-exempt income		4,084	6,348	(35.7)
- Capital distribution		18,310	6,159	197.3
<b>Amount available for distribution to Unitholders for the period</b>		<b>101,474</b>	<b>73,605</b>	<b>37.9</b>

*n.m. – not meaningful*

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Note A - Distribution adjustments**

	1H2023 S\$'000	Group 1H2022 S\$'000	Fav/(Unfav) %
<b>Non-tax deductible/(chargeable) items and other adjustments:</b>			
Management fees paid/payable in Units	6,528	4,261	53.2
Property Manager's fees paid/payable in Units	1,680	1,553	8.2
Trustee's fees	528	442	19.5
Financing related costs, including amortisation of debt related costs	6,496	4,829	34.5
Realised foreign exchange gain	-	(2,031)	100.0
Unrealised foreign exchange loss	155	3,899	(96.0)
Change in fair value of investments at fair value through profit or loss	632	(15,294)	n.m.
Fair value adjustments relating to the Merger	-	463,854	(100.0)
Change in fair value of investment properties	95,351	(27,138)	n.m.
Change in fair value of financial derivatives	4,084	(24,389)	n.m.
Legal and professional fees	511	168	204.2
Adjustment for straight line rent and lease incentives	(1,861)	(1,072)	(73.6)
Miscellaneous expenses	1,791	829	116.0
Share of results of joint venture	(1,956)	(3,126)	37.4
Distributable income from joint venture	1,956	2,976	(34.3)
Deferred tax expense	134	11,647	(98.8)
Non-controlling interest share of non-tax deductible items	24	133	(82.0)
Interest income from subsidiary that was capitalised	315	58	443.1
Rollover adjustment from prior years	-	(2,224)	100.0
Net tax adjustments for income from subsidiaries and investments at fair value through profit or loss	(6,011)	(8,270)	27.3
<b>Net effect of distribution adjustments</b>	<b>110,357</b>	<b>411,105</b>	<b>(73.2)</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Financial Review of the Statement of Total Return**

*Gross revenue*

The Group recorded gross revenue of S\$196.8 million in 1H2023, 33.3% higher than 1H2022, mainly attributed to the full half-year contributions from the merger with ARA LOGOS Logistics Trust (“ALOG”), now known as ALOG Trust, by way of a trust scheme of arrangement (the “Merger”) in April 2022 and the acquisition of ESR Sakura Distribution Centre (“ESR Sakura DC”) in October 2022.

*Net property income*

Net property income increased by 37.0% to S\$140.8 million in 1H2023, mainly attributed to the full half-year contributions from the Merger in April 2022 and the acquisition of ESR Sakura DC in October 2022.

*Income from investments at fair value through profit or loss*

Income from investments at fair value through profit or loss comprises distribution income from the Group’s interests in 3 Australian property funds that are classified as investments at fair value through profit or loss.

Please refer to Note 4 of the *Notes to the Financial Statements Announcement* for more details on the Group’s investments at fair value through profit or loss.

*Trust expenses*

Trust expenses comprised statutory expenses, professional fees, compliance costs, listing fees and other non-property related expenses. Increase in trust expenses in 1H2023 were mainly due to the enlarged group after the Merger in April 2022.

*Borrowing costs, net*

Borrowing costs comprised interest expenses on loans and interest rate swaps, as well as the amortisation of debt related transaction costs, net of interest income. Borrowing costs were 60.0% higher in 1H2023 mainly due to (i) increase in borrowings to partially fund the Merger and the acquisition of ESR Sakura DC and (ii) higher base rates.

Please refer to Note 5 of the *Notes to the Financial Statements Announcement* for more details on borrowings.

*Lease liabilities and right-of-use of leasehold land*

Following the adoption of FRS 116 *Leases*, lease payments made for land rent are reflected as finance cost on lease liabilities for leasehold land and fair value change of the right-of-use of leasehold land on the Statement of Total Return and as payments for lease liabilities under financing cash flows on the Statement of Cash Flows.

The amount of finance costs on lease liabilities for leasehold land net of the change in fair value of right-of-use of leasehold land for 1H2023 increased to S\$11.8 million (1H2022: S\$7.0 million) mainly due to the enlarged portfolio post-Merger where some of ALOG Trust’s properties in Singapore and Australia are leasehold properties.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

*Change in fair value of investments at fair value through profit or loss*

The change in fair value of investments at fair value through profit or loss relates to the fair value changes in the Group's interests in 3 Australian property funds that are classified as investments at fair value through profit or loss. The change in fair value of investments at fair value through profit or loss was mainly due to the change in value on the investment properties held by the property funds. The change in fair value of investments at fair value through profit or loss is recognised on the Statement of Total Return but are not taxable and therefore, have no impact on distributable income.

Please refer to Note 4 of the *Notes to the Financial Statements Announcement* for more details on the Group's investments at fair value through profit or loss.

*Change in fair value of financial derivatives*

The change in fair value of financial derivatives represented the change in fair values of (a) interest rate swaps entered into to hedge against interest rate fluctuations on the floating rate borrowings of the Group; and (b) forward foreign currency exchange contracts entered into to hedge against foreign currency movements on net income denominated in Australian dollars ("A\$") from its investments in Australia. Such fair value changes are recognised on the Statement of Total Return but are not taxable / tax deductible and therefore, have no impact on distributable income.

*Change in fair value of investment properties*

The change in fair value of investment properties of approximately S\$95.4 million in 1H2023 comprised fair value loss of S\$94.1 million based on the valuations of the investment properties as at 30 June 2023 and adjustments for straight-line rent and marketing commission for 1H2023 of S\$1.3 million. Such fair value changes are recognised on the Statement of Total Return but are not taxable / tax deductible and therefore, have no impact on distributable income.

*Fair value adjustment relating to Merger*

The fair value adjustment relating to the Merger in 1H2022 of S\$463.9 million represents the write-off of acquisition-related costs and premium over the fair value of net assets of ALOG upon completion of the Merger on 22 April 2022. Such fair value changes are recognised on the Statement of Total Return but are not taxable / tax deductible and therefore, have no impact on distributable income.

*Share of results of joint venture*

Share of results of joint venture relates to the Group's 49.0% share of the net income of PTC Logistics Hub LLP, which owns 48 Pandan Road.

*Income tax*

Income tax consists of corporate income tax, deferred tax and withholding tax. The decrease was mainly attributable to lower deferred tax expense, as included in 1H2022 was a net appreciation in the value of the Group's Australia investment properties and investments in the Australia property funds. The deferred tax expense is not tax deductible and therefore, has no impact on distributable income.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**1(b) Statements of Financial Position, together with comparatives as at the end of the immediately preceding financial year**

	Note	Group		Trust	
		30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 S\$'000	31-12-22 S\$'000
<b><u>Assets</u></b>					
<b>Non-current assets</b>					
Investment properties	3	4,703,978	5,103,400	1,351,558	1,570,449
Investments in subsidiaries		-	-	2,129,326	2,104,974
Investment in joint venture		41,233	41,233	41,233	41,233
Investments at fair value through profit or loss	4	341,020	342,665	76,803	77,320
Loans to subsidiaries		-	-	728,859	725,755
Derivative financial instruments		16,080	19,617	7,932	10,419
		<b>5,102,311</b>	<b>5,506,915</b>	<b>4,335,711</b>	<b>4,530,150</b>
<b>Current assets</b>					
Trade and other receivables		23,573	40,684	14,215	52,177
Derivative financial instruments		2,820	4,385	2,091	4,385
Cash and cash equivalents		49,570	45,579	8,071	9,539
		<b>75,963</b>	<b>90,648</b>	<b>24,377</b>	<b>66,101</b>
Investment properties held for divestment	3	361,410	56,595	234,213	8,141
		<b>437,373</b>	<b>147,243</b>	<b>258,590</b>	<b>74,242</b>
<b>Total assets</b>		<b>5,539,684</b>	<b>5,654,158</b>	<b>4,594,301</b>	<b>4,604,392</b>
<b><u>Liabilities</u></b>					
<b>Current liabilities</b>					
Trade and other payables		96,768	91,560	43,457	42,796
Lease liabilities for leasehold land		16,383	16,180	2,649	2,895
Interest-bearing borrowings	5	519,478	229,349	503,867	229,349
Derivative financial instruments		28	-	28	-
Amount due to non-controlling interest		66,638	63,316	-	-
		<b>699,295</b>	<b>400,405</b>	<b>550,001</b>	<b>275,040</b>
Liabilities directly attributable to investment properties held for divestment	6	31,979	6,328	28,758	1,076
		<b>731,274</b>	<b>406,733</b>	<b>578,759</b>	<b>276,116</b>
<b>Non-current liabilities</b>					
Trade and other payables		23,639	20,530	10,612	5,537
Lease liabilities for leasehold land		495,228	521,440	129,346	155,154
Interest-bearing borrowings	5	1,394,157	1,846,707	983,697	1,410,387
Derivative financial instruments		896	1,907	896	1,907
Deferred tax liabilities		7,741	7,754	4,299	4,208
		<b>1,921,661</b>	<b>2,398,338</b>	<b>1,128,850</b>	<b>1,577,193</b>
<b>Total liabilities</b>		<b>2,652,935</b>	<b>2,805,071</b>	<b>1,707,609</b>	<b>1,853,309</b>
<b>Net assets</b>		<b>2,886,749</b>	<b>2,849,087</b>	<b>2,886,692</b>	<b>2,751,083</b>
<b>Represented by:</b>					
Unitholders' funds		2,584,644	2,444,653	2,584,587	2,448,955
Perpetual securities holders' funds		302,105	302,128	302,105	302,128
Non-controlling interest - perpetual securities		-	102,306	-	-
		<b>2,886,749</b>	<b>2,849,087</b>	<b>2,886,692</b>	<b>2,751,083</b>
Units in issue ('000)		<b>7,672,835</b>	<b>6,719,188</b>	<b>7,672,835</b>	<b>6,719,188</b>
<b>Net asset value per Unit (cents)</b>		<b>33.7</b>	<b>36.4</b>	<b>33.7</b>	<b>36.4</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Financial Review of the Statement of Financial Position**

*Investment properties*

As at 30 June 2023, the total carrying value of investment properties was S\$4.7 billion. The decrease from 31 December 2022 was mainly due to the reclassification of 7 properties as investment properties held for divestment as further elaborated below. This was partially offset by the capital expenditure and asset enhancement costs incurred for certain properties.

*Lease liabilities and right-of-use of leasehold land*

The Group is required to pay land rent, whether annually or on an upfront land premium basis, for properties in its portfolio. Following the adoption of FRS 116 *Leases*, the Group recognised right-of-use assets and lease liabilities for these land leases previously classified as operating leases. The right-of-use assets were recognised based on the amount equal to the lease liabilities. Lease liabilities were recognised based on the present value of the remaining lease payments, discounted using the incremental borrowing rate at the date of initial application or the lease commencement date.

*Investment in joint venture*

Investment in joint venture relates to ESR-LOGOS REIT's 49.0% share of the net assets of PTC Logistics Hub LLP, which owns 48 Pandan Road. The Group applies the equity method to account for its interest in the joint venture.

*Investments at fair value through profit or loss*

Investments at fair value through profit or loss relates to ESR-LOGOS REIT's investments in 3 Australian property funds, namely a 10.0% interest in EALP, a 49.5% interest in NEW LAIVS Trust and a 40.0% interest in Oxford Property Fund.

*Investment properties held for divestment*

Investment properties held for divestment as at 30 June 2023 comprise 8 properties, namely (i) 70 Seletar Aerospace View located in Singapore, for which an agreement has been entered into on 19 December 2022 to divest the property for approximately S\$7.1 million; and (ii) 22 Chin Bee Drive, 3 Pioneer Sector 3, 4 & 6 Clementi Loop, 6 Chin Bee Avenue, 21 Changi North Way and 30 Toh Guan Road located in Singapore, as well as 51 Musgrave Road located in Australia for which agreements have been entered into in June 2023 to divest them for approximately S\$337.0 million. The amount as at 31 December 2022 relates to 70 Seletar Aerospace View and 49 Pandan Road, the latter has since been divested in 1Q2023.

*Trade and other receivables*

Trade and other receivables decreased by S\$17.1 million mainly due to the receipt of the Japan Consumption Tax refund in relation to the acquisition of ESR Sakura DC.

*Trade and other payables*

Trade and other payables increased by S\$8.3 million mainly due to the provision for progressive claims in relation to properties undergoing redevelopment and asset enhancement.

*Amount due to non-controlling interest*

The amount due to non-controlling interest represents 20.0% interest in 7000 AMK LLP that is not owned by the Group.



**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

*Derivative financial instruments*

Derivative financial instruments represent the fair value of (a) interest rate swaps entered into to hedge against interest rate fluctuations on the Group's floating rate borrowings; and (b) forward foreign currency exchange contracts entered into to manage its foreign currency risk. The aggregate notional amount of interest rate swaps as at 30 June 2023 was S\$1,317.7 million (31 December 2022: S\$1,299.5 million), of which S\$100.0 million (31 December 2022: S\$75.0 million) relates to forward start interest rate swaps. The aggregate notional amount of AUD and JPY forward foreign currency exchange contracts as at 30 June 2023 was A\$15.0 million and JPY48.0 million respectively (31 December 2022: A\$18.0 million).

*Aggregate leverage and interest coverage ratios*

	Note	Group	
		30-06-23	31-12-22
Aggregate leverage ratio	(1)	39.4%	41.8%
Interest coverage ratio	(2)	3.2x	3.5x
Adjusted Interest coverage ratio	(3)	2.5x	2.8x

- (1) The aggregate leverage ratio includes ESR-LOGOS REIT's 49.0% share of the borrowings and total assets of PTC Logistics Hub LLP, but excludes the effects arising from the adoption of FRS 116 *Leases*.
- (2) The interest coverage ratio is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding the effects arising from the adoption of FRS 116 *Leases* and the effects of any fair value changes in financial instruments and investment properties, and foreign exchange translation), by the trailing 12 months interest expense (excluding the effects arising from the adoption of FRS 116 *Leases*) and borrowing-related fees (including amortisation of debt-related transaction costs).
- (3) The adjusted interest coverage ratio is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding the effects arising from the adoption of FRS 116 *Leases* and the effects of any fair value changes in financial instruments and investment properties, and foreign exchange translation), by the trailing 12 months interest expense (excluding the effects arising from the adoption of FRS 116 *Leases*), borrowing-related fees (including amortisation of debt-related transaction costs) and distributions on perpetual securities.

For details of the Group's interest-bearing borrowings, please refer to Note 5 of the *Notes to the Financial Statements Announcement*.

*Liabilities directly attributable to investment properties held for divestment*

Liabilities directly attributable to investment properties held for divestment are mainly the lease liabilities for the leasehold land of the properties.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

*Perpetual securities*

ESR-LOGOS REIT has issued S\$150.0 million of subordinated perpetual securities (“Perps”) under Series 006 (“Series 006 PS”) and S\$150.0 million under Series 008 (“Series 008 PS”) as part of its S\$750 million Multicurrency Debt Issuance Programme.

Series 006 PS confer a right to receive distribution at a rate of 4.60% per annum, with the first distribution rate reset falling on 3 November 2022 and subsequent resets occurring every 5 years thereafter. The distribution rate applicable to Series 006 PS in respect of the period from (and including) the first reset date (being 3 November 2022) to (but excluding) the next reset date (being a date falling 5 calendar years after the first reset date) was reset at 6.632% per annum. The distribution will be payable semi-annually in arrears on a discretionary basis and will be non-cumulative in accordance with the terms and conditions of the Perps. Distribution to Unitholders can only be made if distribution to Perps holders has been made.

The Series 006 PS may be redeemed at the option of ESR-LOGOS REIT in whole, but not in part, on any future distribution payment date and otherwise upon the occurrence of certain redemption events specified in the conditions of the issuance. The Series 006 PS is classified as equity instruments and recorded as equity in the financial statements.

Series 008 PS confer a right to receive distribution at a rate of 5.50% per annum, with the first distribution rate reset falling on 9 June 2027 and subsequent resets occurring every 5 years thereafter. The distribution will be payable semi-annually in arrears on a discretionary basis and will be non-cumulative in accordance with the terms and conditions of the Perps. Distribution to Unitholders can only be made if distribution to Perps holders has been made.

The Series 008 PS may be redeemed at the option of ESR-LOGOS REIT in whole, but not in part, on 9 June 2027 or on any distribution payment date thereafter and otherwise upon the occurrence of certain redemption events specified in the conditions of the issuance. The Series 008 PS is classified as equity instruments and recorded as equity in the financial statements.

*Non-controlling interest – Perpetual securities*

On 1 February 2018, ALOG Trust issued S\$100.0 million of perpetual securities (the “ALOG Perps”) under a S\$1.0 billion Multicurrency Debt Issuance Programme (the “ALOG Debt Issuance Programme”) established by ALOG Trust. The ALOG Perps confer a right to receive distribution payments at a rate of 5.50% per annum with the first distribution rate reset falling on 1 February 2023 and subsequent resets occurring every 5 years thereafter. The distributions are payable semi-annually in arrears on a discretionary basis and are noncumulative; will constitute direct, unsecured and subordinated obligations of ALOG Trust and rank *pari passu* and without any preference among themselves and with any Parity Obligations (as defined in the terms and conditions of the ALOG Debt Issuance Programme).

The ALOG Perps may be redeemed at the option of ALOG Trust and are classified as non-controlling interest in ESR-LOGOS REIT’s consolidated statement of financial position.

On 1 February 2023, ALOG Trust redeemed the S\$100.0 million ALOG Perps. Upon the redemption, the ALOG Perps were cancelled and delisted from the SGX-ST. The ALOG Debt Issuance Programme has since been terminated.

The Group is in net current liabilities position as at 30 June 2023. Notwithstanding the net current liabilities position, based on the Group’s available financial resources and sources of funding, the Manager is of the view that the Group will be able to refinance its borrowings and meet its current financial obligations as and when they fall due.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**1(c) Statement of Cash Flows**

	Group	
	1H2023 S\$'000	1H2022 S\$'000
<b>Cash flows from operating activities</b>		
Total loss before income tax for the period	(19,607)	(331,722)
<b>Adjustments for:</b>		
Unrealised foreign exchange loss	149	3,701
Borrowing costs, net	40,286	25,181
Management fees paid/payable in Units	6,528	4,261
Property Manager's fees paid/payable in Units	1,680	1,553
Share of results of joint venture	(1,956)	(3,126)
Finance costs on lease liabilities for leasehold land	14,267	8,708
Income from investments at fair value through profit or loss	(4,944)	(5,228)
Fair value adjustments relating to the Merger	-	463,854
Change in fair value of financial derivatives	4,084	(24,389)
Change in fair value of investment properties	95,351	(27,138)
Change in fair value of right-of-use of leasehold land	(2,439)	(1,752)
Change in fair value of investments at fair value through profit or loss	632	(15,294)
<b>Operating income before working capital changes</b>	<b>134,031</b>	<b>98,609</b>
<b>Changes in working capital</b>		
Trade and other receivables	18,251	6,625
Trade and other payables	(1,294)	(25,112)
<b>Cash generated from operating activities</b>	<b>150,988</b>	<b>80,122</b>
Income tax paid	(2,942)	(194)
<b>Net cash generated from operating activities</b>	<b>148,046</b>	<b>79,928</b>
<b>Cash flows from investing activities</b>		
Capital expenditure on investment properties	(49,636)	(52,527)
Deposits received for investment properties held for divestment	253	225
Proceeds from disposal of investment properties	43,500	23,100
Dividend received from joint venture	1,956	2,567
Income from investments at fair value through profit or loss	3,152	5,228
Acquisition of subsidiaries, net of cash acquired (Note A)	-	(106,857)
Payment for Merger related transaction costs	-	(15,306)
Interest received	504	43
<b>Net cash used in investing activities</b>	<b>(271)</b>	<b>(143,527)</b>
<b>Cash flows from financing activities</b>		
Proceeds from issuance of new Units	299,749	-
Proceeds from issuance of perpetual securities	-	150,000
Redemption of perpetual securities	(100,000)	-
Issue costs for perpetual securities paid	(15)	(1,508)
Equity issue costs paid	(4,522)	(235)
Finance costs paid	(36,409)	(38,696)
Proceeds from borrowings	224,000	1,045,074
Repayment of borrowings	(373,000)	(1,004,222)
Loan from non-controlling interest	-	1,000
Distributions paid to Unitholders (Note B)	(128,413)	(56,639)
Distributions paid to perpetual securities holders	(9,047)	(3,421)
Distributions paid to non-controlling interest - perpetual securities holders	(2,773)	-
Distributions paid to non-controlling interest	-	(394)
Payment of interest portion of lease liabilities for leasehold land	(4,054)	(5,026)
Payment of principal portion of lease liabilities for leasehold land	(7,774)	(1,929)
Movement in restricted cash	(2,958)	-
<b>Net cash (used in)/generated from financing activities</b>	<b>(145,216)</b>	<b>84,004</b>
<b>Net increase in cash and cash equivalents</b>	<b>2,559</b>	<b>20,405</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>45,579</b>	<b>24,150</b>
<b>Effect of exchange rate fluctuations on cash held</b>	<b>(1,526)</b>	<b>(361)</b>
<b>Cash and cash equivalents at end of the period (Note C)</b>	<b>46,612</b>	<b>44,194</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Note:**

**(A) Acquisition of subsidiaries**

The Merger was completed by way of a trust scheme of arrangement on 22 April 2022. The consideration for the Merger comprised 90% in Units issued by ESR-LOGOS REIT and 10% in cash.

The fair value of the assets acquired and liabilities assumed as at the acquisition date were as follows:

	<b>S\$'000</b>
Investment properties	1,837,609
Investment at fair value through profit or loss	300,467
Trade and other receivables	6,953
Cash and cash equivalents	34,071
Other assets	9,083
Interest-bearing borrowings	(776,222)
Trade and other payables	(82,936)
Non-controlling interest - perpetual securities	(101,205)
Other liabilities	(242,324)
Fair value of net assets acquired	<u>985,496</u>
Premium over the fair value of net assets acquired	<u>423,750</u>
Total consideration paid in cash and units	<u>1,409,246</u>
Less:	
Cash and cash equivalents acquired	(34,071)
Consideration paid in units	<u>(1,268,318)</u>
Cashflow on acquisition net of cash acquired	<u>106,857</u>

**(B) Distributions paid to Unitholders**

Distributions for the half year ended 30 June 2023 were partially paid by issuing an aggregate of 14.8 million new Units (1H2022: 22.2 million new Units) amounting to S\$5.2 million (1H2022: S\$9.3 million) pursuant to the Distribution Reinvestment Plan.

	<b>Group</b>	
	<b>1H2023</b>	<b>1H2022</b>
	<b>S\$'000</b>	<b>S\$'000</b>
Distributions paid to Unitholders	(133,626)	(65,944)
Distributions paid in Units pursuant to Distribution Reinvestment Plan	5,213	9,305
	<u>(128,413)</u>	<u>(56,639)</u>

**(C) Cash and cash equivalents**

For purpose of the Statement of Cash Flows, the Group's cash and cash equivalents comprise the following:

	<b>Group</b>	
	<b>1H2023</b>	<b>1H2022</b>
	<b>S\$'000</b>	<b>S\$'000</b>
Bank and cash balances	49,570	44,194
Less: Restricted cash	(2,958)	-
Cash and cash equivalents	<u>46,612</u>	<u>44,194</u>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**1(d)(i) Statements of Movements in Unitholders' funds**

	Group		Trust	
	1H2023 S\$'000	1H2022 S\$'000	1H2023 S\$'000	1H2022 S\$'000
<b><u>Unitholders' Funds</u></b>				
<b>Balance at beginning of the period</b>	<b>2,444,653</b>	<b>1,597,968</b>	<b>2,448,955</b>	<b>1,598,024</b>
<b><u>Operations</u></b>				
Total loss for the period attributable to Unitholders and perpetual securities holders	(22,253)	(346,111)	(29,139)	(384,286)
Amount reserved for distribution to perpetual securities holders	(9,024)	(3,896)	(9,024)	(3,896)
<b>Net decrease in net assets resulting from operations</b>	<b>(31,277)</b>	<b>(350,007)</b>	<b>(38,163)</b>	<b>(388,182)</b>
<b>Movement in foreign currency translation reserve</b>	<b>(2,527)</b>	<b>(39,089)</b>	<b>-</b>	<b>-</b>
<b><u>Unitholders' transactions</u></b>				
Issuance of new Units pursuant to:				
- Management fees paid in Units	8,192	4,464	8,192	4,464
- Distribution Reinvestment Plan	5,213	9,305	5,213	9,305
- Private Placement	150,000	-	150,000	-
- Preferential Offering	149,749	-	149,749	-
- Acquisition fees paid in units	-	15,953	-	15,953
- Partial consideration paid in units pursuant to the Merger	-	1,268,318	-	1,268,318
Equity costs pursuant to:				
- Distribution Reinvestment Plan	(195)	(279)	(195)	(279)
- Private Placement	(3,731)	-	(3,731)	-
- Preferential Offering	(1,807)	(6)	(1,807)	(6)
- Perpetual Securities	-	(1,655)	-	(1,655)
Distributions paid to Unitholders	(133,626)	(65,944)	(133,626)	(65,944)
<b>Net increase in net assets resulting from Unitholders' transactions</b>	<b>173,795</b>	<b>1,230,156</b>	<b>173,795</b>	<b>1,230,156</b>
<b>Balance at end of the period</b>	<b>2,584,644</b>	<b>2,439,028</b>	<b>2,584,587</b>	<b>2,439,998</b>
<b><u>Perpetual Securities Holders' Funds</u></b>				
<b>Balance at beginning of the period</b>	<b>302,128</b>	<b>151,115</b>	<b>302,128</b>	<b>151,115</b>
Issue of perpetual securities	-	150,000	-	150,000
Amount reserved for distribution to perpetual securities holders	9,024	3,896	9,024	3,896
Distribution to perpetual securities holders	(9,047)	(3,421)	(9,047)	(3,421)
<b>Balance at end of the period</b>	<b>302,105</b>	<b>301,590</b>	<b>302,105</b>	<b>301,590</b>
<b><u>Non-controlling interest</u></b>				
<b><u>- ALOG Trust's Perpetual Securities Holders</u></b>				
<b>Balance at beginning of the period</b>	<b>102,306</b>	<b>-</b>	<b>-</b>	<b>-</b>
Non-controlling interest acquired pursuant to the Merger	-	101,205	-	-
Amount reserved for distribution to perpetual securities holders	467	1,055	-	-
Distribution to non-controlling interest - perpetual securities holders	(2,773)	-	-	-
Redemption of non-controlling interest - perpetual securities	(100,000)	-	-	-
<b>Balance at end of the period</b>	<b>-</b>	<b>102,260</b>	<b>-</b>	<b>-</b>
<b>Total</b>	<b>2,886,749</b>	<b>2,842,878</b>	<b>2,886,692</b>	<b>2,741,588</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**1(d)(ii) Details of any changes in the number of issued units**

	Note	Trust	
		1H2023 Units	1H2022 Units
<b>Issued units at beginning of the period</b>		<b>6,719,187,987</b>	<b>4,030,257,149</b>
Issuance of new Units pursuant to:			
- Management fees paid in units		23,507,244	9,836,652
- Distribution Reinvestment Plan		14,827,791	22,165,439
- Private Placement	(1)	454,545,000	-
- Preferential Offering	(2)	460,766,519	-
- Partial consideration paid in units pursuant to the Merger		-	2,575,788,303
- Acquisition fees paid in units		-	38,255,683
<b>Issued units at end of the period</b>		<b>7,672,834,541</b>	<b>6,676,303,226</b>

**Notes:**

- (1) The new units were issued on 27 February 2023 at an issue price of S\$0.3300 per unit.  
(2) The new units were issued on 28 April 2023 at an issue price of S\$0.3250 per unit.

**1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period, and as at the end of the immediately preceding year.**

The total number of issued units, excluding treasury units, as at the end of the current and the comparative financial period are disclosed in Section 1(d)(ii). There were no treasury units acquired since the date of listing of ESR-LOGOS REIT on 25 July 2006.

**1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

**2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by the auditors.

**3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).**

Not applicable.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**4 Whether the same accounting policies and methods of computation as in the issuer’s most recently audited annual financial statements have been applied.**

The accounting policies and methods of computation applied by the Group in the preparation of these financial statements for the current financial period are the same as those applied by the Group in its audited annual financial statements for the financial year ended 31 December 2022, except that in the current financial period, the Group has adopted all the new and revised standards that are effective for annual period beginning on 1 January 2023. The adoption of these standards did not have any effect on the financial performance or position of the Group.

**5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Please refer to item 4 above.

**6 Earnings per unit (“EPU”) and distributable amount available per unit for the period**

			Group	
		Note	1H2023	1H2022
<b><u>EPU</u></b>				
Total loss after income tax before distribution for the period	(S\$'000)		(31,277)	(350,007)
Weighted average number of units	('000)		7,213,106	4,966,676
Basic and diluted EPU	(cents)	(a)	(0.434)	(7.047)
<b><u>Distributable amount available per unit</u></b>				
Total amount available for distribution for the period	(S\$'000)		101,474	73,605
Applicable number of units	('000)		7,363,861	5,041,500
Distributable amount available per unit	(cents)	(b)	1.378	1.460

**Notes:**

- (a) The basic EPU was calculated using total return after income tax before distribution for the period and the weighted average number of units in issue during the period. The basic and diluted EPU were the same as there were no dilutive instruments in issue during the period.
- (b) Distributable amount available per unit was calculated using the total amount available for distribution and the number of units entitled to such distributable amount for the period.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**7 Net asset value (“NAV”) / Net tangible asset (“NTA”) per unit based on units issued at the end of the period**

	Note	Group		Trust	
		30-06-23	31-12-22	30-06-23	31-12-22
NAV / NTA per unit (cents)	(a)	33.7	36.4	33.7	36.4

**Note:**

(a) NAV / NTA per unit was calculated based on the number of units issued as at the end of the respective periods.

**8 Review of the performance**

The review of the performance is set out in Section 1(a) – Statement of Total Return and Distribution Statements and Section 1(b) – Statements of Financial Position.

**9 Review of the performance against Forecast/Prospect Statement**

The Group has not disclosed any forecast to the market.



**10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

**(a) Market Outlook**

The International Monetary Fund has reviewed the scenario of global growth and is forecasting a deceleration in growth from 3.4% in 2022 to 2.8% in 2023. The high interest rate environment and tepid demand growth from China's reopening continues to weigh down on the recovery of the global macro economies and real estate transactions. Continual interest rate hikes are expected despite easing inflation as underlying price pressures are proving sticky with the tight labour market conditions in many global economies.

**Singapore**

Based on advance estimates released by the Ministry of Trade and Industry ("MTI") on 25 May 2023, Singapore's economy grew by 0.4% year-on-year ("y-o-y") in 1Q2023, a moderated growth as compared to the 2.1% growth in 4Q2022<sup>1</sup>. On a quarter-on-quarter seasonally adjusted basis, the economy contracted by 0.4%, a pullback from the 0.1% growth in the previous quarter.

The first-quarter slowdown was mainly due to a 5.6% y-o-y contraction of the key manufacturing sector, a further decline from the previous quarter's contraction of 2.6%. However, the transport engineering and the biomedical manufacturing sectors are thriving, with a 28.4% and a 4.4% y-o-y increase in output in May 2023 respectively<sup>2</sup>.

According to JTC Corporation's market report for 1Q2023, the occupancy rate of the overall industrial property market dipped slightly to 88.8% in 1Q2023 from the 89.4% recorded in the previous quarter<sup>3</sup>. The drop was mainly due to a fall in occupancy of the warehouse and business park segments. Notwithstanding the slight fall in occupancy, price and rental indices of all industrial spaces continue to trend higher, rising by 1.5% and 2.8% respectively.

As at 1Q2023, approximately 1.0 and 1.7 million sqm of new industrial space could be completed in 2023 and 2024 respectively. Of the upcoming 2.7 million sqm of industrial space to be completed between 2023 and 2024, single-user factories will make up 1.6 million sqm, warehouse and business parks will make up 0.4 million sqm each and multiple-user factories will make up for the remaining 0.3 million sqm. Supply is expected to outpace the demand for most industrial segments, slowing down the rental growth of these segments, except for the warehouse segment where demand remains strong and pre-commitment to existing pipeline is high. MTI has launched 9.81 ha of industrial land supply across eight sites under its Industrial Government Land Sales ("IGLS") programme for 2H2023, which is higher than the 7.16 ha in the 1H2023 IGLS programme.

During 1H2023, the Manager secured leases of approximately 119,600 sqm of space comprising approximately 32,800 sqm of new leases and 86,800 sqm of lease renewals. Global macro events continue to pose uncertainties for the major economies with selected technology and R&D industries giving up space in 2Q2023. Prime logistics rental continued to clock growth by 8.6% in 1H2023 due to the limited supply and expansion requirements seen by third-party logistics providers and wholesale trade in the logistics and warehouse segment<sup>4</sup>.

Rental growth will primarily be driven by the logistics and high-specs segments due to continued deep economic structural trends towards New Economy assets although the overall industrial rental growth is expected to moderate in 2H2023 with weakening demand growth from continued inflationary pressures and high interest rates.

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<sup>1</sup> Based on Advance GDP Estimates for First Quarter 2023 released by Ministry of Trade and Industry (MTI) on 25 May 2023

<sup>2</sup> Based on Monthly Manufacturing Performance released by Economic Development Board (EDB) on May 2023

<sup>3</sup> Based on JTC 1Q2023 Industrial Property Market Statistics

<sup>4</sup> Based on In the Shadows Q2 2023, by CBRE

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Australia**

The Reserve Bank of Australia (“**RBA**”) shared in a recent statement that inflation is likely to have peaked in 2022 but will remain high in 2023. Inflation for consumer goods has steadily declined; but this was offset by an increase in service inflation due to demand for services returning to pre-pandemic levels<sup>5</sup>. Inflation is expected to moderate in 2023 due to the easing of supply chain challenges, recent declines in commodity prices and slower growth in demand. As continued high inflation is detrimental to the economy and the people, the RBA’s priority is to re-establish low inflation and return inflation to the 2% to 3% range over time. The cash rate target has been increased by 25 basis points each in the December 2022 and February 2023 bringing the official rate to 4.10%.

New supply is expected to reach a record high of 3.1 million sqm, of which 13% has been completed in 1Q2023. This is 90% higher than the long-term average and is owed to the disruptions in supply chains and construction delays, resulting in a push back in completion of buildings from 2022 to 2023. Approximately 690,000 sqm of new warehouse space was completed nationally in 2Q2023, with Sydney and Melbourne capturing 71% of the supply<sup>6</sup>. The new supply for 2024 is expected to surpass 2023 and reach 3.6 million sqm as some projects were pushed to 2024.

Industrial & logistics leasing demand remained robust, underpinned by the lack of available industrial floorspace nationally. Much of the demand comes from the manufacturing and food and beverage sectors, which have remained resilient in the face of slowing economic conditions. 939,000 sqm of take up was recorded in 2Q2023, dominated by tenant expansion and additional new space requirements instead of relocating firms. The national vacancy rates increased slightly to 0.8% in 2Q2023, up from 0.5% in 1Q2023, but Sydney remains the tightest market nationally and globally at a very low vacancy rate of 0.2%.

The persistent tight leasing market in the industrial sector due to the ongoing mismatch in supply and demand continues to put an upward pressure on rents. Despite the increase in supply, tenants’ appetites remain unsatiated, leading to record high yearly growths ranging from 21.5% to 26.5% on national level for super prime, prime and secondary rent. This was led by Sydney clocking the highest super prime y-o-y rental growth of 38.1%, followed by Perth and Melbourne at 30.0% and 23.4% respectively. The land values peaked in 2022 after a strong run and subsequently slowed down to a 5.5% annual growth in 2023, however they could come under pressure from cap rate expansion in the year ahead<sup>7</sup>. The leasing activity in 2023 is likely to slow given that approximately 80% of the 2023 pipeline has already been pre-committed.

**Japan**

Despite high commodity prices, the Bank of Japan is of the view that the Japan economy has picked up and may possibly recover moderately around the middle of 2023. The second half of 2023 should see Japan’s economy projected to grow as income and spending intensifies for the overall economy. Pace of growth is expected to decelerate towards the end of the projection period, where contribution from the pent-up demand and effects from the Japan government’s economic measures will wane<sup>8</sup>.

Due to the booming logistics and supply chain demand during COVID-19, a large supply of new logistics facilities became available in the Greater Tokyo market in 2022 and completion will continue in 2023. Demand is outpaced by the influx and absorption of the new supply. Vacancy rates remain a continuing concern<sup>9</sup>.

New Large Multi-Tenant (LMT) logistics facility supply for Greater Tokyo rose by 324,000 tsubo in 1Q2023, above the record 260,000 tsubo. The increased supply has led to a 2.5% vacancy rate in

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<sup>5</sup> Based on by Reserve Bank of Australia’s statement on May 2023

<sup>6</sup> Based on Australian Industrial & Logistics Snapshot Q2 2023 by Colliers

<sup>7</sup> Based on JLL Australia Logistics & Industrial Q1 2023

<sup>8</sup> Based on Bank of Japan Outlook for Economic Activity and Prices released on 1 May 2023

<sup>9</sup> Based on Savills Japan Logistics Japan March 2023

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

Greater Tokyo, surpassing 2% for the first time since 1Q2019. The large supply is in response to the lack of supply seen during the pandemic, and logistics facilities were prioritised to meet the demand.

Logistics operators are facing higher operating costs due to labour shortage and high energy prices. This has resulted in landlords experiencing challenges in increasing rents as tenants are operating on increasingly thin margins.

In Greater Tokyo, the effective rents remained the same quarter-on-quarter in 1Q2023 for areas further from the city centre and with abundant new supply in the pipeline. Forecasted rents are expected to be flattish moving into 2023 and 2024 for most of Greater Tokyo, apart for Tokyo Bay Area due to lack of supply and its location being closest to Tokyo City.

**Conclusion**

With varied monetary policy decisions and changes in interest rates by central banks around the world and tepid demand growth from China's reopening, the continued interest rate hikes will influence borrowing costs, dampen demand, and alter investors' risk appetite. The outlook is cautious in second half of 2023 although the logistics sector is expected to continue displaying positive rent reversions and demand growth, albeit at a slower rate. The key risk in 2H2023 is the impact of continued rising interest rates on the property valuation as capitalization and discount rates are expected to increase, thereby impacting DPU, NAV and gearing.

On a positive note, the focus on New Economy assets for E-LOG is expected to bring about opportunities for growth where e-commerce continues to boom and supply chains remain resilient around the world. Companies rely on well-connected logistics hubs in Singapore, Australia and Japan to manage imports, exports, and global supply chains. With companies reevaluating their supply chain strategies, demand for real estate will be driven by the establishment of regional distribution networks, expansion of last mile delivery capabilities, inventory management optimization and the availability and quality of modern logistics assets.

These demand drivers provide E-LOG the opportunity to continuously review and undertake investment and asset management strategies to reposition identified properties to remain relevant to the needs of industrialists and emerging segments, growing in tandem with our tenants while divesting non-core assets and recycling the proceeds to rejuvenate E-LOG's portfolio towards in-demand and modern New Economy assets via AEs and redevelopments. The likelihood of asset repricing due to expansion of capitalization and discount rates presents E-LOG with acquisition opportunities to augment our rejuvenation strategy.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**11 Distributions**

**(a) Current financial period**

Any distributions declared for the current financial period:

Yes

**Name of distribution:** **71st distribution for the period from 27 February 2023 to 30 June 2023**

(Distribution for the period from 1 January 2023 to 26 February 2023 of 0.448 cents per unit has been paid on 14 April 2023.)

Distribution Type: Taxable income / Tax-exempt income / Capital distribution

Distribution Rate: 0.930 cents per unit comprising:  
 (a) Taxable income distribution 0.732 cents per unit  
 (b) Tax-exempt income distribution 0.037 cents per unit  
 (c) Capital distribution 0.161 cents per unit

Par value of units: Not meaningful

Tax Rate: Taxable income distribution  
 The distribution is made out of ESR-LOGOS REIT's taxable income. Unitholders receiving distributions will be subject to Singapore income tax on the distributions received except for individuals where the distribution is exempt from tax (unless they hold their units through partnership or as trading assets).

Tax-exempt income distribution  
 Tax-exempt income distribution is exempt from tax in the hands of all Unitholders.

Capital distribution  
 The distribution out of capital is not a taxable distribution to the Unitholders.

Record date: 3 August 2023

Date payable: 27 September 2023

The Manager has determined that the DRP **will not apply** to the distribution for the period from 27 February 2023 to 30 June 2023.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**(b) Corresponding period of the immediately preceding year**

Any distributions declared for the previous corresponding financial period:

Yes

**Name of distribution:** **68th distribution for the period from 22 April 2022 to 30 June 2022**

(Distribution for the period from 1 January 2022 to 21 April 2022 of 0.910 cents per unit was paid on 23 June 2022.)

Distribution Type: Taxable income / Tax-exempt income / Capital distribution

Distribution Rate: 0.550 cents per unit comprising:

(a) Taxable income distribution	0.426 cents per unit
(b) Tax-exempt income distribution	0.035 cents per unit
(c) Capital distribution	0.089 cents per unit

Par value of units: Not meaningful

Tax Rate: Taxable income distribution  
The distribution is made out of ESR-LOGOS REIT's taxable income. Unitholders receiving distributions will be subject to Singapore income tax on the distributions received except for individuals where the distribution is exempt from tax (unless they hold their units through partnership or as trading assets).

Tax-exempt income distribution  
Tax-exempt income distribution is exempt from tax in the hands of all Unitholders.

Capital distribution  
The distribution out of capital is not a taxable distribution to the Unitholders.

**12 If no distribution has been declared/recommended, a statement to that effect**

Not applicable.

**13 If the Group has obtained a general mandate from unitholders for IPTs, the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.**

The Group has not obtained any IPT general mandate from the Unitholders.

**14 Confirmation pursuant to Rule 705(5) of the Listing Manual**

The Board of Directors of the Manager has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material respect.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**15 Confirmation pursuant to Rule 720(1) of the Listing Manual**

The Manager confirms that it has procured undertakings from all Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the Listing Manual.

**16 Use of proceeds raised from offerings pursuant to Chapter 8 of the Listing Manual**

- a) Gross proceeds of S\$150.0 million raised pursuant to the private placement of 194,174,000 new units completed on 26 June 2019 and the pro rata and non-renounceable preferential offering of 98,117,183 new units completed on 14 October 2019 (together, the “2019 Equity Fund Raising”) has been fully utilised in the following manner:

<b>Intended Use of Proceeds</b>	<b>Amount Allocated (S\$ million)</b>	<b>Aggregate Amount Utilised To Date (S\$ million)</b>	<b>Remaining Proceeds Pending Utilisation (S\$ million)</b>
To fully finance the total acquisition costs for 48 Pandan Road	44.4	44.4	-
To fully finance the proposed asset enhancements at 7000 Ang Mo Kio Avenue 5 and ESR BizPark @ Changi (formerly known as UE BizHub East)	45.7	45.7	-
To repay existing indebtedness	56.8	56.8	-
To pay for the transaction related expenses including the underwriting and selling commission and expenses related to the 2019 Equity Fund Raising	3.1	3.1	-
<b>Total</b>	<b>150.0</b>	<b>150.0</b>	<b>-</b>

The use of proceeds from the 2019 Equity Fund Raising set out above is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the 2019 Equity Fund Raising allocated to such use as set out in the announcement dated 17 June 2019 titled “Launch of Equity Fund Raising to raise Gross Proceeds of up to approximately S\$150.0 million”.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

- b) Gross proceeds of S\$149.6 million raised pursuant to the private placement of 268,818,000 new units completed on 18 May 2021 and the pro rata and non-renounceable preferential offering of 124,071,569 new units completed on 26 August 2021 (together, the “2021 Equity Fund Raising”) has been used in the following manner:

<b>Intended Use of Proceeds</b>	<b>Amount Allocated (S\$ million)</b>	<b>Aggregate Amount Utilised To Date (S\$ million)</b>	<b>Remaining Proceeds Pending Utilisation (S\$ million)</b>
To partially finance the total acquisition costs for 46A Tanjong Penjur	71.8	71.8	-
To partially finance the proposed asset enhancements at 16 Tai Seng Street and 7000 Ang Mo Kio Avenue 5	43.3	16.1	27.2
To repay existing indebtedness	31.0	31.0	-
To pay for the transaction related expenses including the underwriting and selling commission and expenses related to the 2021 equity fund raising	3.5	3.5	-
<b>Total</b>	<b>149.6</b>	<b>122.4</b>	<b>27.2</b>

The use of proceeds from the 2021 Equity Fund Raising set out above is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the 2021 Equity Fund Raising allocated to such use as set out in the announcement dated 6 May 2021 titled “Launch of Equity Fund Raising to raise Gross Proceeds of up to approximately S\$150.0 million”.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

- c) Gross proceeds of S\$299.7 million raised pursuant to the private placement of 454,545,000 new units completed on 27 February 2023 and the pro rata and non-renounceable preferential offering of 460,766,519 new units completed on 28 April 2023 (together, the “2023 Equity Fund Raising”) has been used in the following manner:

<b>Intended Use of Proceeds</b>	<b>Amount Allocated (S\$ million)</b>	<b>Aggregate Amount Utilised To Date (S\$ million)</b>	<b>Remaining Proceeds Pending Utilisation (S\$ million)</b>
To fund any future potential acquisitions and finance any redevelopment or asset enhancement initiatives of the properties owned by ESR-LOGOS REIT	293.0	-	293.0
To pay for fees and expenses, including professional fees and expenses, incurred or to be incurred by ESR-LOGOS REIT in connection with the 2023 Equity Fund Raising	6.7	4.8	1.9
<b>Total</b>	<b>299.7</b>	<b>4.8</b>	<b>294.9</b>

The use of proceeds from the 2023 Equity Fund Raising set out above is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the 2023 Equity Fund Raising allocated to such use as set out in the announcement dated 16 February 2023 titled “Launch of Equity Fund Raising to raise Gross Proceeds of not less than approximately S\$300.0 million”.



**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

Investment Properties Portfolio Statement

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

Group	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b><u>Singapore</u></b>										
<b>Business Park Properties <sup>(1)</sup></b>										
16 INTERNATIONAL BUSINESS PARK	Leasehold	30+30	33.5 <sup>(5)</sup>	16 International Business Park Singapore 609929	100	100	32,500	32,500	1.26	1.33
750 - 750E CHAI CHEE ROAD	Leasehold	60/43	7.5/7.5 <sup>(6)</sup>	750 to 750E Chai Chee Road Singapore 469000	80	80	216,825	232,000	8.39	9.49
6/8 CHANGI BUSINESS PARK AVENUE 1	Leasehold	30+30	44.5 <sup>(7)</sup>	6/8 Changi Business Park Avenue 1 Singapore 486017	59	59	384,098	384,000	14.86	15.71
2/4 CHANGI BUSINESS PARK AVENUE 1	Leasehold	30+30	44.5 <sup>(7)</sup>	2/4 Changi Business Park Avenue 1 Singapore 486015	100	100	173,168	189,000	6.70	7.73
<b>Total Business Park Properties</b>							<b>806,591</b>	<b>837,500</b>	<b>31.21</b>	<b>34.26</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b><u>Singapore</u></b>										
<b>High-Specs Industrial Properties <sup>(2)</sup></b>										
21/23 UBI ROAD 1	Leasehold	30+30	33.5 <sup>(6)</sup>	21/23 Ubi Road 1 Singapore 408724/408725	94	94	37,200	37,100	1.44	1.52
11 CHANG CHARN ROAD	Leasehold	99	33.5 <sup>(9)</sup>	11 Chang Charn Road Singapore 159640	62	62	28,203	28,200	1.09	1.15
12 ANG MO KIO STREET 65	Leasehold	30+30	27.5 <sup>(10)</sup>	12 Ang Mo Kio Street 65 Singapore 569060	92	92	37,214	37,200	1.44	1.52
16 TAI SENG STREET	Leasehold	30+30	44.5 <sup>(11)</sup>	16 Tai Seng Street Singapore 534138	82	81	92,905	87,100	3.59	3.56
30 MARSILING INDUSTRIAL ESTATE ROAD 8	Leasehold	30+30	26.5 <sup>(12)</sup>	30 Marsiling Industrial Estate Road 8 Singapore 739193	100	100	45,237	46,500	1.75	1.90
19 TAI SENG AVENUE	Leasehold	30+30	44.5 <sup>(13)</sup>	19 Tai Seng Avenue Singapore 534054	100	76	51,556	51,500	1.99	2.11
# 7000 ANG MO KIO AVENUE 5	Leasehold	32+30	33.5 <sup>(14)</sup>	7000 Ang Mo Kio Avenue 5 Singapore 569877	88	88	354,958	328,300	13.73	13.43
<b>Total High-Specs Industrial Properties</b>							<b>647,273</b>	<b>615,900</b>	<b>25.03</b>	<b>25.19</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Singapore</b>										
<b>Logistics Properties <sup>(3)</sup></b>										
1 THIRD LOK YANG ROAD AND 4 FOURTH LOK YANG ROAD	Leasehold	30	8.5 <sup>(15)</sup>	1 Third Lok Yang Road Singapore 627996 and 4 Fourth Lok Yang Road Singapore 629701	100	100	7,242	8,000	0.28	0.33
25 CHANGI SOUTH AVENUE 2	Leasehold	30+30	31.5 <sup>(16)</sup>	25 Changi South Ave 2 Singapore 486594	100	100	13,003	13,000	0.50	0.53
160 KALLANG WAY	Leasehold	30+30	9.5 <sup>(17)</sup>	160 Kallang Way Singapore 349246	7	8	20,953	22,200	0.81	0.91
<sup>^</sup> 4/6 CLEMENTI LOOP	Leasehold	30+30	30.5 <sup>(18)</sup>	4/6 Clementi Loop Singapore 129810 and 129814	75	86	36,486	39,600	1.41	1.62
24 JURONG PORT ROAD	Leasehold	30+12	13.5 <sup>(19)</sup>	24 Jurong Port Road Singapore 619097	98	98	82,623	84,000	3.20	3.44
<sup>^</sup> 3 PIONEER SECTOR 3	Leasehold	30+30	27.5 <sup>(20)</sup>	3 Pioneer Sector 3 Singapore 628342	100	100	92,137	100,000	3.56	4.09
15 GREENWICH DRIVE	Leasehold	30	18.5 <sup>(21)</sup>	15 Greenwich Drive Singapore 534022	100	100	89,893	90,000	3.48	3.68
46A TANJONG PENJURU	Leasehold	30+14	26.5 <sup>(22)</sup>	46A Tanjong Penjuru Singapore 609040	94	80	118,000	118,000	4.57	4.83
<sup>^</sup> 6 CHIN BEE AVENUE	Leasehold	30	20.5 <sup>(23)</sup>	6 Chin Bee Avenue Singapore 619930	100	100	85,355	97,900	3.30	4.00
<b>Balance carried forward</b>							<b>545,692</b>	<b>572,700</b>	<b>21.11</b>	<b>23.43</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Singapore</b>										
<b>Logistics Properties <sup>(3)</sup> (cont'd)</b>										
<b>Balance brought forward</b>							<b>545,692</b>	<b>572,700</b>	<b>21.11</b>	<b>23.43</b>
30 PIONEER ROAD	Leasehold	30	13.5 <sup>(24)</sup>	30 Pioneer Road Singapore 628502	100	100	39,810	39,800	1.54	1.63
ALOG COMMODITY HUB	Leasehold	29	12.5 <sup>(25)</sup>	24 Penjuru Road, Singapore 609128	100	100	244,168	251,500	9.45	10.29
ALOG COLD CENTRE	Leasehold	30+30	42.5 <sup>(26)</sup>	2 Fishery Port Road, Singapore 619746	61	63	106,366	110,000	4.12	4.50
SCHENKER MEGAHUB	Leasehold	30	41.5 <sup>(27)</sup>	51 Alps Avenue, Singapore 498783	100	100	94,811	94,500	3.67	3.86
ALOG CHANGI DISTRICTCENTRE 1	Leasehold	30+30	42.5 <sup>(28)</sup>	5 Changi South Lane, Singapore 486045	92	93	96,333	96,200	3.73	3.93
AIR MARKET LOGISTICS CENTRE	Leasehold	30+16	29.5 <sup>(29)</sup>	22 Loyang Lane, Singapore 508931	100	100	13,433	13,400	0.52	0.55
<sup>^</sup> PAN ASIA LOGISTICS CENTRE	Leasehold	30	16.5 <sup>(30)</sup>	21 Changi North Way, Singapore 498774	100	100	29,237	31,700	1.13	1.29
ALOG GUL LOGISCENTRE	Leasehold	30	10.5 <sup>(31)</sup>	15 Gul Way, Singapore 629193	100	100	25,648	28,300	0.99	1.16
DHL SUPPLY CHAIN ADVANCED REGIONAL CENTRE	Leasehold	30	20.5 <sup>(32)</sup>	1 Greenwich Drive, Tampines LogisPark, Singapore 533565	100	100	165,051	165,000	6.39	6.75
<b>Balance carried forward</b>							<b>1,360,549</b>	<b>1,403,100</b>	<b>52.65</b>	<b>57.39</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Singapore</b>										
<b>Logistics Properties <sup>(3)</sup> (cont'd)</b>										
<b>Balance brought forward</b>							<b>1,360,549</b>	<b>1,403,100</b>	<b>52.65</b>	<b>57.39</b>
+ PANDAN LOGISTICS HUB	Leasehold	30	16.5	49 Pandan Road, Singapore 609290	-	92	-	43,201	-	1.77
<b>Total Logistics Properties</b>							<b>1,360,549</b>	<b>1,446,301</b>	<b>52.65</b>	<b>59.16</b>
<b>General Industrial Properties <sup>(4)</sup></b>										
^ 70 SELETAR AEROSPACE VIEW	Leasehold	30	18.5 <sup>(33)</sup>	70 Seletar Aerospace View Singapore 797564	-	-	7,065	7,065	0.27	0.29
30 TeBAN GARDENS CRESCENT	Leasehold	10+22	15.5 <sup>(34)</sup>	30 Teban Gardens Crescent Singapore 608927	79	63	29,300	29,300	1.13	1.20
^ 30 TOH GUAN ROAD	Leasehold	30+30	32.5 <sup>(35)</sup>	30 Toh Guan Road Singapore 608840	97	97	56,076	60,800	2.17	2.49
128 JOO SENG ROAD	Leasehold	30+30	28.5 <sup>(36)</sup>	128 Joo Seng Road Singapore 368356	96	97	12,309	12,300	0.48	0.50
130 JOO SENG ROAD	Leasehold	30+30	28.5 <sup>(37)</sup>	130 Joo Seng Road Singapore 368357	100	100	16,003	16,000	0.62	0.65
136 JOO SENG ROAD	Leasehold	30+30	27.5 <sup>(38)</sup>	136 Joo Seng Road Singapore 368360	98	100	12,900	12,900	0.50	0.53
<b>Balance carried forward</b>							<b>133,653</b>	<b>138,365</b>	<b>5.17</b>	<b>5.66</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Singapore</b>										
<b>General Industrial Properties <sup>(4)</sup> (cont'd)</b>										
<b>Balance brought forward</b>							<b>133,653</b>	<b>138,365</b>	<b>5.17</b>	<b>5.66</b>
79 TUAS SOUTH STREET 5	Leasehold	30+30	36.5 <sup>(39)</sup>	79 Tuas South Street 5 Singapore 637604	100	100	9,774	9,600	0.38	0.39
31 TUAS AVENUE 11	Leasehold	30+30	30.5 <sup>(40)</sup>	31 Tuas Avenue 11 Singapore 639105	100	100	12,200	12,200	0.47	0.50
1/2 CHANGI NORTH STREET 2	Leasehold	30+30/ 30+30	37.5/42.5 <sup>(41)</sup>	1/2 Changi North Street 2 Singapore 498808/498775	100	100	23,000	23,000	0.89	0.94
9 TUAS VIEW CRESCENT	Leasehold	30+30	35.5 <sup>(42)</sup>	9 Tuas View Crescent Singapore 637612	-	100	10,300	10,300	0.40	0.42
31 CHANGI SOUTH AVENUE 2	Leasehold	30+30	30.5 <sup>(43)</sup>	31 Changi South Avenue 2 Singapore 486478	100	100	13,534	13,500	0.52	0.55
<sup>^</sup> 22 CHIN BEE DRIVE	Leasehold	30	12.5 <sup>(44)</sup>	22 Chin Bee Drive Singapore 619870	100	-	13,691	13,000	0.53	0.53
54 SERANGOON NORTH AVENUE 4	Leasehold	30+30	30.5 <sup>(45)</sup>	54 Serangoon North Avenue 4 Singapore 555854	79	91	23,400	23,400	0.91	0.96
2 TUAS SOUTH AVENUE 2	Leasehold	60	35.5 <sup>(46)</sup>	2 Tuas South Ave 2 Singapore 637601	100	100	39,200	39,200	1.52	1.60
21B SENOKO LOOP	Leasehold	30+30	29.5 <sup>(47)</sup>	21B Senoko Loop Singapore 758171	-	-	42,759	23,800	1.65	0.97
<b>Balance carried forward</b>							<b>321,511</b>	<b>306,365</b>	<b>12.44</b>	<b>12.52</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Singapore</b>										
<b>General Industrial Properties <sup>(4)</sup> (cont'd)</b>										
<b>Balance brought forward</b>							<b>321,511</b>	<b>306,365</b>	<b>12.44</b>	<b>12.52</b>
60 TUAS SOUTH STREET 1	Leasehold	30	11.5 <sup>(48)</sup>	60 Tuas South Street 1 Singapore 639925	100	100	3,799	4,000	0.15	0.16
5/7 GUL STREET 1	Leasehold	29.5	14.5 <sup>(49)</sup>	5/7 Gul Street 1 Singapore 629318/629320	63	63	11,400	11,400	0.44	0.47
28 WOODLANDS LOOP	Leasehold	30+30	32.5 <sup>(50)</sup>	28 Woodlands Loop Singapore 738308	100	100	18,002	18,000	0.70	0.74
25 PIONEER CRESCENT	Leasehold	30+28	43.5 <sup>(51)</sup>	25 Pioneer Crescent Singapore 628554	100	100	16,800	16,800	0.65	0.69
11 WOODLANDS WALK	Leasehold	30+30	32.5 <sup>(52)</sup>	11 Woodlands Walk Singapore 738265	100	100	18,000	18,000	0.70	0.74
43 TUAS VIEW CIRCUIT	Leasehold	30	14.5 <sup>(53)</sup>	43 Tuas View Circuit Singapore 637360	100	100	16,700	16,700	0.65	0.68
13 JALAN TERUSAN	Leasehold	28	11.5 <sup>(54)</sup>	13 Jalan Terusan Singapore 619293	100	100	23,500	23,500	0.91	0.96
160A GUL CIRCLE	Leasehold	27	17.5 <sup>(55)</sup>	160A Gul Circle Singapore 629618	100	35	13,900	13,900	0.54	0.57
3 TUAS SOUTH AVENUE 4	Leasehold	30+30	35.5 <sup>(56)</sup>	3 Tuas South Avenue 4 Singapore 637610	100	100	45,000	45,000	1.74	1.84
8 TUAS SOUTH LANE	Leasehold	30+16	30.5 <sup>(57)</sup>	8 Tuas South Lane Singapore 637302	100	100	101,463	101,100	3.93	4.14
120 PIONEER ROAD	Leasehold	30+28	31.5 <sup>(58)</sup>	120 Pioneer Road Singapore 639597	75	82	33,924	33,900	1.31	1.39
<b>Balance carried forward</b>							<b>623,999</b>	<b>608,665</b>	<b>24.16</b>	<b>24.90</b>



**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Singapore</b>										
<b>General Industrial Properties <sup>(4)</sup> (cont'd)</b>										
<b>Balance brought forward</b>							<b>623,999</b>	<b>608,665</b>	<b>24.16</b>	<b>24.90</b>
511/513 YISHUN INDUSTRIAL PARK A	Leasehold	29+30/ 30+30	30.5/30.5 <sup>(59)</sup>	511/513 Yishun Industrial Park A Singapore 768768/768736	84	100	25,903	25,900	1.00	1.06
86/88 INTERNATIONAL ROAD	Leasehold	30+30	31.5 <sup>(60)</sup>	86/88 International Road Singapore 629176/629177	100	100	41,520	41,500	1.61	1.70
11 UBI ROAD 1	Leasehold	30+30/ 21+30	32.5 <sup>(61)</sup>	11 Ubi Road 1 Singapore 408723	100	100	87,900	87,900	3.40	3.60
29 TAI SENG STREET	Leasehold	30+30	43.5 <sup>(62)</sup>	29 Tai Seng Street Singapore 534120	100	100	37,000	37,000	1.43	1.51
11 LORONG 3 TOA PAYOH	Leasehold	60	5.5 <sup>(63)</sup>	11 Lorong 3 Toa Payoh Singapore 319579	56	74	33,193	42,800	1.28	1.75
81 TUAS BAY DRIVE	Leasehold	60	43.5 <sup>(64)</sup>	81 Tuas Bay Drive Singapore 637308	100	100	28,500	28,500	1.10	1.17
<b>Total General Industrial Properties</b>							<b>878,015</b>	<b>872,265</b>	<b>33.98</b>	<b>35.69</b>
<b>Total Singapore investment properties</b>							<b>3,692,428</b>	<b>3,771,966</b>	<b>142.87</b>	<b>154.30</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Australia</b>										
<b>Logistics Properties <sup>(3)</sup></b>										
127 ORCHARD ROAD, CHESTER HILL, NEW SOUTH WALES, AUSTRALIA	Freehold	Freehold	-	127 Orchard Road, Chester Hill, New South Wales, Australia	100	100	71,403	71,616	2.76	2.93
16 – 28 TRANSPORT DRIVE, SOMERTON, VICTORIA, AUSTRALIA	Freehold	Freehold	-	16 – 28 Transport Drive, Somerton, Victoria, Australia	100	100	37,059	37,168	1.43	1.52
<sup>^</sup> 51 MUSGRAVE ROAD, COOPERS PLAINS, QUEENSLAND, AUSTRALIA	Freehold	Freehold	-	51 Musgrave Road, Coopers Plains, Queensland, Australia	65	86	9,383	9,519	0.36	0.39
203 VIKING DRIVE, WACOL, QUEENSLAND, AUSTRALIA	Freehold	Freehold	-	203 Viking Drive, Wacol, Queensland, Australia	100	100	32,420	32,544	1.25	1.33
223 VIKING DRIVE, WACOL, QUEENSLAND, AUSTRALIA	Freehold	Freehold	-	223 Viking Drive, Wacol, Queensland, Australia	100	100	11,469	11,513	0.44	0.47
76-90 LINK DRIVE, CAMPBELLFIELD, VICTORIA	Freehold	Freehold	-	76-90 Link Drive, Campbellfield, Victoria, Australia	100	100	15,583	15,638	0.60	0.64
67-93 NATIONAL BOULEVARD, CAMPBELLFIELD, VICTORIA	Freehold	Freehold	-	67-93 National Boulevard, Campbellfield, Victoria, Australia	100	100	40,201	40,341	1.56	1.65
41-51 MILLS ROAD, BRAESIDE, VICTORIA	Freehold	Freehold	-	41-51 Mills Road, Braeside, Victoria, Australia	100	97	48,280	47,819	1.87	1.96
<b>Balance carried forward</b>							<b>265,798</b>	<b>266,158</b>	<b>10.27</b>	<b>10.89</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Australia</b>										
<b>Logistics Properties <sup>(3)</sup> (cont'd)</b>										
<b>Balance brought forward</b>							<b>265,798</b>	<b>266,158</b>	<b>10.27</b>	<b>10.89</b>
151-155 WOODLANDS DRIVE, BRAESIDE, VICTORIA	Freehold	Freehold	-	151-155 Woodlands Drive, Braeside, Victoria, Australia	100	100	20,784	20,623	0.80	0.84
41-45 HYDRIVE CLOSE, DANDENONG, VICTORIA	Freehold	Freehold	-	41-45 Hydrive Close, Dandenong, Victoria, Australia	100	100	15,368	15,411	0.59	0.63
16-24 WILLIAM ANGLISS DRIVE, LAVERTON NORTH, VICTORIA	Freehold	Freehold	-	16-24 William Angliss Drive, Laverton, North Victoria, Australia	100	100	25,743	25,836	1.00	1.06
217-225 BOUNDARY ROAD, LAVERTON NORTH, VICTORIA	Freehold	Freehold	-	217-225 Boundary Road, Laverton North, Victoria, Australia	100	100	35,227	35,355	1.36	1.45
182-198 MAIDSTONE STREET, ALTONA, VICTORIA	Freehold	Freehold	-	182-198 Maidstone Street, Altona, Victoria, Australia	100	100	55,351	55,298	2.14	2.26
196 VIKING DRIVE, WACOL, QUEENSLAND	Freehold	Freehold	-	196 Viking Drive, Wacol, Queensland, Australia	100	100	18,806	18,901	0.73	0.77
11-19 KELLAR STREET, BERRINBA, QUEENSLAND	Freehold	Freehold	-	11-19 Kellar Street, Berrinba, Queensland, Australia	100	100	16,406	16,408	0.63	0.67
47 LOGISTICS PLACE, LARAPINTA, QUEENSLAND	Freehold	Freehold	-	47 Logistics Place, Larapinta, Queensland, Australia	100	100	17,780	17,859	0.69	0.73
<b>Balance carried forward</b>							<b>471,263</b>	<b>471,849</b>	<b>18.21</b>	<b>19.30</b>

ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023

Investment Properties Portfolio Statement

	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Occupancy rate		Fair value		Percentage of net assets attributable to Unitholders	
					30-06-23 %	31-12-22 %	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Australia</b>										
<b>Logistics Properties <sup>(3)</sup> (cont'd)</b>										
<b>Balance brought forward</b>							<b>471,263</b>	<b>471,849</b>	<b>18.21</b>	<b>19.30</b>
21 CURLEW STREET (HERON), PORT OF BRISBANE, QUEENSLAND	Leasehold	43	39.5 <sup>(65)</sup>	21 Curlew Street (Heron), Port of Brisbane, Queensland, Australia	100	100	56,713	56,930	2.19	2.33
8 CURLEW STREET, PORT OF BRISBANE, QUEENSLAND	Leasehold	46	36.5 <sup>(66)</sup>	8 Curlew Street, Port of Brisbane, Queensland, Australia	100	100	36,745	36,896	1.42	1.51
53 PEREGRINE DRIVE, PORT OF BRISBANE, QUEENSLAND	Leasehold	40	36.5 <sup>(67)</sup>	53 Peregrine Drive, Port of Brisbane, Queensland, Australia	100	100	24,932	24,114	0.97	0.99
1-5 BISHOP AND 2-6 BISHOP DRIVE, PORT OF BRISBANE, QUEENSLAND	Leasehold	55	36.5 <sup>(68)</sup>	1-5 Bishop and 2-6 Bishop Drive, Port of Brisbane, Queensland	100	100	71,791	72,069	2.79	2.95
<b>Total Logistics Properties</b>							<b>661,444</b>	<b>661,858</b>	<b>25.58</b>	<b>27.08</b>
<b>Total Australia investment properties</b>							<b>661,444</b>	<b>661,858</b>	<b>25.58</b>	<b>27.08</b>
<b>Japan</b>										
<b>Logistics Property</b>										
ESR SAKURA DISTRIBUTION CENTRE	Freehold	Freehold	-	2464-11 and others, Ota, Sakura-shi, Chiba-ken	86	75	167,926	182,223	6.50	7.45
<b>Total Japan investment property</b>							<b>167,926</b>	<b>182,223</b>	<b>6.50</b>	<b>7.45</b>
<b>Total Group's investment properties</b>							<b>4,521,798</b>	<b>4,616,047</b>	<b>174.95</b>	<b>188.83</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

			Percentage of net assets attributable to Unitholders	
	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 %	31-12-22 %
<b>Trust</b>				
Investment properties (Note 3)	1,425,018	1,419,465	55.14	57.96
Other assets and liabilities (net)	1,461,674	1,331,618	56.55	54.38
Net assets of the Trust	2,886,692	2,751,083	111.69	112.34
Perpetual securities holders' funds	(302,105)	(302,128)	(11.69)	(12.34)
Net assets attributable to Unitholders	2,584,587	2,448,955	100.00	100.00
<b>Group</b>				
Investment properties (Note 3)	4,521,798	4,616,047	174.95	188.83
Other assets and liabilities (net)	(1,635,049)	(1,766,960)	(63.26)	(72.29)
Net assets of the Group	2,886,749	2,849,087	111.69	116.54
Perpetual securities holders' funds	(302,105)	(302,128)	(11.69)	(12.36)
Non-controlling interest - perpetual securities holders' funds	-	(102,306)	-	(4.18)
Net assets attributable to Unitholders	2,584,644	2,444,653	100.00	100.00

	Fair value	
	30-06-23 S\$'000	31-12-22 S\$'000
As disclosed in the Statement of Financial Position:		
<b>Trust</b>		
Investment properties – non-current	1,351,558	1,570,449
Investment properties held for divestment	234,213	8,141
Less: Right-of-use assets (Note 3)	(160,753)	(159,125)
<b>Total investment properties</b>	<b>1,425,018</b>	<b>1,419,465</b>
<b>Group</b>		
Investment properties – non-current	4,703,978	5,103,400
Investment properties held for divestment	361,410	56,595
Less: Right-of-use assets (Note 3)	(543,590)	(543,948)
<b>Total investment properties</b>	<b>4,521,798</b>	<b>4,616,047</b>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

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**Notes:**

- (1) Business Parks are clusters of buildings and offices typically dedicated to business activities relating to high-technology, research and development (R&D) value-added and knowledge-intensive sectors. Companies that take up space in Business Parks can engage in a range of light and clean uses such as technical support, information-communications, healthcare devices, product design, development and testing, service centres and back-end office functions.
- (2) High-Specs Industrial properties are mixed-use industrial buildings with a high proportion of space that can be allocated for office use. These buildings typically have facilities such as air-conditioned units and sufficient floorboard, ceiling height and electrical power capacities to enable both office and manufacturing functions to be carried out concurrently.
- (3) Logistics properties are typically equipped with high floor loading and also have a high floor-to-ceiling height. Such buildings can be either single-storey or multi-storey properties with vehicular ramp access and/or heavy-duty cargo lift access.
- (4) General Industrial properties can be single or multi-storey facilities dedicated to general industrial, manufacturing or factory activities. Such spaces also have a low percentage of the usable space which can be set aside for office use.
- (5) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 August 1996.
- (6) Viva Trust holds the remainder of a 60 year lease commencing from 1 April 1971 for Plot 1: Lot 8134N Mukim 27 and 43 year lease commencing from 1 March 1988 for Plot 2: Lot 7837V Mukim 27.
- (7) Viva Trust holds the remainder of a 30+30 year lease commencing from 1 February 2008.
- (8) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 February 1997.
- (9) ESR-LOGOS REIT holds the remainder of a 99 year lease commencing from 1 January 1958.
- (10) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 October 1990.
- (11) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 4 July 2007.
- (12) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 December 1989.
- (13) Viva Trust holds the remainder of a 30+30 year lease commencing from 11 September 2007.
- (14) 7000 AMK LLP holds the remainder of a 32+30 year lease commencing from 30 January 1995.
- (15) ESR-LOGOS REIT holds the remainder of a 30 year lease commencing from 16 December 2001.
- (16) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 October 1994.
- (17) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 February 1973.
- (18) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 October 1993.
- (19) ESR-LOGOS REIT holds the remainder of a 30+12 year lease commencing from 1 March 1995.
- (20) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 December 1990.
- (21) ESR-LOGOS REIT holds the remainder of a 30 year lease commencing from 16 December 2011.
- (22) ESR-LOGOS REIT holds the remainder of a 30+14 year lease commencing from 1 May 2006.
- (23) Viva Trust holds the remainder of a 30 year lease commencing from 16 October 2013.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

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**Notes:**

- (24) Viva Trust holds the remainder of a 30 year lease commencing from 16 February 2007.
- (25) ALOG Trust holds the remainder of a 29 year lease commencing from 19 August 2006.
- (26) ALOG Trust holds the remainder of a 30+30 year lease commencing from 20 December 2005.
- (27) ALOG Trust holds the remainder of a 30 year lease commencing from 1 June 2005.
- (28) ALOG Trust holds the remainder of a 30+30 year lease commencing from 16 August 2005.
- (29) ALOG Trust holds the remainder of a 30+16 year lease commencing from 1 February 2007.
- (30) ALOG Trust holds the remainder of a 30 year lease commencing from 1 June 2010.
- (31) ALOG Trust holds the remainder of a 30 year lease commencing from 1 October 2003.
- (32) ALOG Trust holds the remainder of a 30 year lease commencing from 16 June 2014.
- (33) ESR-LOGOS REIT holds the remainder of a 30 year lease commencing from 16 October 2011.
- (34) ESR-LOGOS REIT holds the remainder of a 10+22 year lease commencing from 1 June 2007.
- (35) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 August 1995.
- (36) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 May 1992.
- (37) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 December 1991.
- (38) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 October 1990.
- (39) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 February 2000.
- (40) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 April 1994.
- (41) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 March 2001 for 1 Changi North Street 2 and 30+30 year lease commencing from 23 November 2005 for 2 Changi North Street 2.
- (42) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 July 1998.
- (43) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 March 1995.
- (44) ESR-LOGOS REIT holds the remainder of a 30 year lease commencing from 16 September 2005.
- (45) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 June 1996.
- (46) ESR-LOGOS REIT holds the remainder of a 60 year lease commencing from 4 January 1999.
- (47) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 February 1993.
- (48) ESR-LOGOS REIT holds the remainder of a 30 year lease commencing from 16 March 2005.
- (49) ESR-LOGOS REIT holds the remainder of a 29.5 year lease commencing from 1 April 2008.
- (50) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 October 1995.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**Investment Properties Portfolio Statement**

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**Notes:**

- (51) ESR-LOGOS REIT holds the remainder of a 30+28 year lease commencing from 1 February 2009.
- (52) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 October 1995.
- (53) ESR-LOGOS REIT holds the remainder of a 30 year lease commencing from 1 February 2008.
- (54) ESR-LOGOS REIT holds the remainder of a 28 year lease commencing from 25 March 2007.
- (55) ESR-LOGOS REIT holds the remainder of a 27 year lease commencing from 30 September 2013.
- (56) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 1 May 1999.
- (57) ESR-LOGOS REIT holds the remainder of a 30+16 year lease commencing from 1 April 2008.
- (58) ESR-LOGOS REIT holds the remainder of a 30+28 year lease commencing from 16 February 1997.
- (59) ESR-LOGOS REIT holds the remainder of a 29+30 year lease commencing from 1 June 1995 for 511 Yishun and 30+30 year lease commencing from 1 December 1993 for 513 Yishun.
- (60) ESR-LOGOS REIT holds the remainder of a 30+30 year lease commencing from 16 December 1994.
- (61) Viva Trust holds the remainder of a 30+30 year lease commencing from 1 September 1995 for Plot 1 and 21+30 year lease commencing from 1 September 2004 for Plot 2.
- (62) Viva Trust holds the remainder of a 30+30 year lease commencing from 1 May 2007.
- (63) Viva Trust holds the remainder of a 60 year lease commencing from 16 May 1969.
- (64) Viva Trust holds the remainder of a 60 year lease commencing from 19 July 2006.
- (65) Heron (QLD) Trust holds the remainder of a 43 year lease commencing from 21 November 2019.
- (66) LP Curlew Asset Trust holds the remainder of a 46 year lease commencing from 1 July 2013.
- (67) Peregrine (QLD) Trust holds the remainder of a 40 year lease commencing from 1 July 2019.
- (68) LP Bishop Asset Trust holds the remainder of a 55 year lease commencing from 1 November 2004.

+ Property divested during the financial period.

# Property is on 100% basis which includes a 20% non-controlling interest.

^ Property classified as held for divestment as at reporting date.

Investment properties comprise a diversified portfolio of industrial properties that are leased to external tenants. All of the leases are structured under single-tenancy or multi-tenancy and the tenancies range from 0.7 year to 25 years for single tenancy and from 0.2 year to 12 years for multi-tenancy.



**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

Notes to the Financial Statements Announcement

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**1. Summary of significant accounting policies**

**1.1 Basis of preparation**

The condensed financial statements for the half year ended 30 June 2023 have been prepared in accordance with FRS 34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore, the recommendations of Statement of Recommended Accounting Practice (“RAP”) 7 *Reporting Framework for Investment Funds* applicable to annual and interim financial statements issued by the Institute of Singapore Chartered Accountants, the applicable requirements of the Code on Collective Investment Schemes (the “CIS Code”) issued by the Monetary Authority of Singapore (“MAS”) and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards (“FRS”).

The condensed financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to an understanding of the changes in the Group’s financial position and performance of the Group since its last annual financial statements for the financial year ended 31 December 2022.

**1.2 Basis of measurement**

The condensed financial statements are prepared on the historical cost basis, except for investment properties, investments at fair value through profit or loss, and derivative financial instruments, which are measured at fair value.

As at 30 June 2023, the current liabilities of the Group and the Trust exceeded their current assets by S\$293.9 million and S\$320.2 million, respectively. This is primarily due to the classification of revolving credit facilities of S\$255.0 million and term loans of S\$250.0 million as current liabilities as they are maturing within the next 12 months from 30 June 2023. Notwithstanding the net current liabilities position, based on the Group’s available financial resources and sources of funding, the Manager is of the view that the Group will be able to refinance its borrowings and meet its current financial obligations as and when they fall due.

**1.3 Functional and presentation currency**

The condensed financial statements are presented in Singapore dollars (“S\$”), which is the Trust’s functional currency. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

**1.4 Changes in accounting policies**

The accounting policies adopted are consistent with those of the previous financial year except that in the current financial period, the Group has adopted all the new and revised standards that are effective for annual financial period beginning on 1 January 2023. The adoption of these standards did not have any significant effect on the financial performance or position of the Group and the Trust.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**2. Significant accounting judgements and estimates**

The preparation of condensed financial statements in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, revenue, expenses and the disclosure of contingent liabilities at the end of each reporting period. Uncertainty about these assumptions and estimates could result in outcomes that require a material adjustment to the carrying amount of the asset or liability affected in the future periods.

The significant judgements made by the Manager in applying the Group's accounting policies and the key sources of estimation uncertainty were the same as those applied to the Group's annual financial statements for the financial year ended 31 December 2022.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods effected.

Information about critical judgements, assumptions and estimation uncertainties that have the most significant effect on the amounts recognised in the condensed financial statements are included in Note 13.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**3. Investment properties**

	Group		Trust	
	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 S\$'000	31-12-22 S\$'000
<u>Investment properties</u>				
At beginning of the period/year	4,616,047	2,947,591	1,419,465	1,450,991
Additions through acquisition of subsidiaries	-	1,595,262	-	-
Acquisition of investment property	-	169,887	-	-
Capital expenditure incurred	59,990	108,411	27,313	21,230
Disposal of investment properties	(43,202)	(109,570)	-	(57,954)
Change in fair value during the period/year*	(94,073)	(24,328)	(21,760)	5,198
Effect of movement in exchange rates	(16,964)	(71,206)	-	-
At end of the period/year	4,521,798	4,616,047	1,425,018	1,419,465
Investment properties (non-current)	4,192,367	4,565,780	1,219,563	1,412,400
Investment properties held for divestment (current)**	329,431	50,267	205,455	7,065
	4,521,798	4,616,047	1,425,018	1,419,465
<u>Right-of-use assets</u>				
At beginning of the period/year	543,948	227,683	159,125	164,187
Re-measurement due to change in lease rates	2,974	22,903	2,510	2,865
Recognition due to additions through acquisition of subsidiaries	-	320,340	-	-
Decognition due to disposal of investment properties	(4,523)	(6,365)	-	(6,365)
Change in fair value due to accretion of interest	14,267	23,743	4,249	8,470
Change in fair value due to lease payment	(11,828)	(18,150)	(4,989)	(9,488)
Change in fair value due to interest and payment borne by tenants***	(210)	(801)	(142)	(544)
Effect of movement in exchange rates	(1,038)	(25,405)	-	-
At end of the period/year	543,590	543,948	160,753	159,125
Right-of-use assets (non-current)	511,611	537,620	131,995	158,049
Right-of-use assets attributable to investment properties held for divestment (current)	31,979	6,328	28,758	1,076
	543,590	543,948	160,753	159,125
Investment properties (including right-of-use assets) (non-current)	4,703,978	5,103,400	1,351,558	1,570,449
Investment properties held for divestment (including right-of-use assets) (current)	361,410	56,595	234,213	8,141
	5,065,388	5,159,995	1,585,771	1,578,590

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**3. Investment properties (cont'd)**

- \* The fair value loss of S\$94.1 million (2022: S\$24.3 million), together with an adjustment for the effect of lease incentives and marketing fee amortisation of S\$1.3 million (2022: -\$1.8 million), aggregate to S\$95.4 million (2022: S\$22.5 million) as disclosed in the Statement of Total Return.
- \*\* The investment properties held for divestment as at 30 June 2023 comprise (i) 70 Seletar Aerospace View, for which an agreement has been entered into to divest the property for approximately S\$7.1 million; (ii) 22 Chin Bee Drive, 3 Pioneer Sector 3, 4 & 6 Clementi Loop, 6 Chin Bee Avenue, 21 Changi North Way, 30 Toh Guan Road and 51 Musgrave Road for which agreements have been entered into to divest them for approximately S\$337.0 million; and (iii) less cost to sell (2022: comprise 49 Pandan Road and 70 Seletar Aerospace View, for which agreements have been entered into to divest them for approximately S\$50.6 million, less cost to sell).
- \*\*\* The change in fair value of right-of-use of leasehold land has been adjusted for the effect of interest and payments borne by tenants of S\$0.2 million (2022: S\$0.8 million).

Information on the fair value assessment of investment properties and investment properties held for divestment are disclosed in Note 13.

As at 30 June 2023, S\$94.5 million (2022: S\$23.8 million) of investment properties are under redevelopment.

**Security**

As at 30 June 2023, an investment property with a carrying value of S\$167.9 million (2022: S\$182.2 million) is pledged as security to secure bank loans (see Note 5).

**4. Investments at fair value through profit or loss**

	Group		Trust	
	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 S\$'000	31-12-22 S\$'000
At the beginning of the period/year	342,665	66,542	77,320	66,542
Additions through acquisition of subsidiaries	-	300,467	-	-
Reversal of acquisition cost	-	(7)	-	(7)
Changes in fair values during the period/year	(632)	8,360	(517)	10,785
Effect of movement in exchange rate	(1,013)	(32,697)	-	-
At the end of the period/year	341,020	342,665	76,803	77,320

The Group's investments in property funds comprise a 10.0% interest in EALP, a 49.5% interest in NEW LAIVS Trust and a 40.0% interest in Oxford Property Fund.

The Group has determined that it neither has significant influence in nor control over the property funds as it does not have the ability to direct the relevant activities nor participate in the property funds' financial and operating policy decisions. These investments are classified as financial assets measured at fair value through profit or loss.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**5. Interest-bearing borrowings**

	Group		Trust	
	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 S\$'000	31-12-22 S\$'000
<b>Current liabilities</b>				
Unsecured SGD loans	505,000	180,000	505,000	180,000
Unsecured SGD fixed rate notes	-	50,000	-	50,000
Secured JPY loans	15,668	-	-	-
Unamortised debt transaction costs	(1,190)	(651)	(1,133)	(651)
	<b>519,478</b>	<b>229,349</b>	<b>503,867</b>	<b>229,349</b>
<b>Non-current liabilities</b>				
Unsecured SGD loans	745,000	1,169,000	745,000	1,169,000
Unsecured AUD loans	370,710	372,131	54,636	54,845
Secured JPY loans	98,805	124,326	-	-
Unsecured JPY loans	66,811	72,562	66,811	72,562
Unsecured SGD fixed rate notes	125,000	125,000	125,000	125,000
Unamortised debt transaction costs	(12,169)	(16,312)	(7,750)	(11,020)
	<b>1,394,157</b>	<b>1,846,707</b>	<b>983,697</b>	<b>1,410,387</b>
<b>Total interest-bearing borrowings</b>	<b>1,913,635</b>	<b>2,076,056</b>	<b>1,487,564</b>	<b>1,639,736</b>

As at 30 June 2023, the Group has in place unsecured borrowings comprising:

- (i) the following unsecured notes issued under its S\$750 million Multicurrency Debt Issuance Programme (the "MTN Programme"):
  - S\$50 million 7-year fixed rate notes (the "Series 005 Notes") issued in May 2016, bearing a fixed interest rate of 3.95% per annum payable semi-annually in arrears which has been redeemed and cancelled upon its maturity in May 2023; and
  - S\$125 million 5-year fixed rate notes (the "Series 007 Notes") issued in August 2021, bearing a fixed interest rate of 2.60% per annum payable semi-annually in arrears which will mature in August 2026.
- (ii) unsecured term loan facility of S\$100 million from CIMB Bank Berhad, Singapore Branch maturing in May 2024 at an interest margin plus Singapore Overnight Rate Average ("SORA").
- (iii) unsecured club loan facility of S\$200 million from MUFG Bank, Ltd. ("MUFG") and Sumitomo Mitsui Banking Corporation, Singapore Branch ("SMBC Singapore") consisting of:
  - Facility A: S\$150 million term loan facility maturing in February 2024 at an interest margin plus SORA; and
  - Facility B: S\$50 million revolving credit facility maturing in February 2024 at an interest margin plus SORA.
- (iv) unsecured club loan facility of S\$320 million from UOB, Maybank, RHB and HSBC consisting of:
  - Facility A: S\$160 million term loan facility maturing in March 2026 at an interest margin plus SORA; and
  - Facility B: S\$160 million revolving credit facility maturing in March 2025 at an interest margin plus SORA.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**5. Interest-bearing borrowings (cont'd)**

- (v) unsecured loan facility of A\$68.5 million from RHB consisting of:
- Facility A: A\$60.5 million term loan facility maturing in May 2027 at an interest margin plus Bank Bill Swap Bid Rate (“BBSY Bid”); and
  - Facility B: A\$8.0 million revolving credit facility maturing in May 2027 at an interest margin plus BBSY Bid.
- (vi) unsecured loan facility of A\$15 million from Australia and New Zealand Banking Group Limited (“ANZ”) maturing in April 2027 at an interest margin plus BBSY Bid.
- (vii) unsecured loan facility of S\$835 million and A\$365 million from a syndicate of six banks comprising DBS Bank Ltd. and its Australia Branch, Maybank, SMBC Singapore, HSBC, Oversea-Chinese Banking Corporation Limited and ANZ consisting of:
- Facility A: S\$185 million term loan facility maturing in April 2025 at an interest margin plus SORA;
  - Facility B: S\$200 million term loan facility maturing in April 2026 at an interest margin plus SORA;
  - Facility C: S\$200 million term loan facility maturing in April 2027 at an interest margin plus SORA;
  - Facility D: S\$250 million revolving credit facility maturing in April 2024 at an interest margin plus SORA;
  - Facility E: A\$350 million term loan facility maturing in April 2027 at an interest margin plus BBSY Bid; and
  - Facility F: A\$15 million revolving credit facility maturing in April 2027 at an interest margin plus BBSY Bid.
- (x) unsecured club loan facility of JPY7.1 billion from MUFG and SMBC Singapore maturing in October 2026 at an interest margin plus Tokyo Interbank Offered Rate (“TIBOR”).
- (xi) secured club loan facility of JPY12.2 billion from MUFG and Sumitomo Mitsui Banking Corporation consisting of:
- Term loan facility of JPY9.5 billion maturing in October 2026 at a fixed interest rate;
  - Consumption tax bridging loan facility of JPY1.7 billion at an interest margin plus TIBOR; and
  - Specified bond of JPY1.0 billion maturing in October 2026 at a fixed interest rate.

The secured loan facility of JPY12.2 billion is secured on the following:

- Investment property with carrying amount of S\$167.9 million (2022: S\$182.2 million);
- A pledge over the trust beneficial interest in the above investment property;
- A conditional pledge over the insurance claims relating to the above investment property; and
- A pledge over the specified shares of certain subsidiaries.

As at 30 June 2023, the total amounts outstanding under the MTN Programme, the term loan and the revolving credit facilities were S\$125.0 million, S\$1,547.0 million and S\$255.0 million, respectively.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**6. Liabilities directly attributable to investment properties held for divestment**

	Group		Trust	
	30-06-23 S\$'000	31-12-22 S\$'000	30-06-23 S\$'000	31-12-22 S\$'000
Lease liabilities	31,979	6,328	28,758	1,076

**7. Gross revenue**

	Group	
	1H2023 S\$'000	1H2022 S\$'000
Property rental income	182,324	136,937
Other income	14,521	10,731
	<u>196,845</u>	<u>147,668</u>

**8. Property expenses**

	Group	
	1H2023 S\$'000	1H2022 S\$'000
Property Manager's fees paid and payable in:		
- cash	6,832	4,848
- Units	1,680	1,553
	8,512	6,401
Property tax	16,226	12,294
Repair and maintenance expenses	11,860	10,465
Other property operating expenses	19,418	15,746
	<u>56,016</u>	<u>44,906</u>

**9. Management fees**

	Group	
	1H2023 S\$'000	1H2022 S\$'000
Base fees paid and payable in:		
- cash	4,838	4,750
- Units	6,528	4,261
Performance fees <sup>(1)</sup>	-	90
	<u>11,366</u>	<u>9,101</u>

<sup>(1)</sup> Paid to the former manager of ALOG Trust.



**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**10. Trust expenses**

	<b>Group</b>	
	<b>1H2023</b>	<b>1H2022</b>
	S\$'000	S\$'000
Auditor's remuneration		
- audit fees	344	263
- non-audit fees	156	80
Trustee's fees	646	487
Valuation fees	204	132
Professional fees	1,156	504
Other expenses <sup>(1)</sup>	1,101	1,486
	3,607	2,952
	3,607	2,952

(1) Other expenses comprise investor relations costs, compliance costs, listing fees and other non-property related expenses.

**11. Borrowing costs, net**

	<b>Group</b>	
	<b>1H2023</b>	<b>1H2022</b>
	S\$'000	S\$'000
Finance income:		
- interest income	504	43
- financial derivatives	7,294	-
Finance costs paid and payable:		
- bank loans	(42,129)	(13,882)
- financial derivatives	-	(5,897)
- fixed rate notes	(2,304)	(2,591)
- amortisation of transaction costs relating to debt facilities	(3,651)	(2,854)
	(40,286)	(25,181)
	(40,286)	(25,181)

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**12. Related parties**

For the purposes of these condensed financial statements, parties are considered to be related to the Group if the Manager or the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Manager and the party are subject to common significant influence. Related parties may be individuals or other entities. The Manager and the Property Manager are indirect subsidiaries of a substantial Unitholder of the Trust.

Other than as disclosed elsewhere in the condensed financial statements, there were the following significant related party transactions carried out in the normal course of business on terms agreed between the parties:

	<b>Group</b>	
	<b>1H2023</b>	<b>1H2022</b>
	S\$'000	S\$'000
<b>ESR-LOGOS Funds Management (S) Limited (the "Manager")</b>		
Management fees paid and payable		
- in cash	4,106	4,464
- in units	6,528	4,261
Acquisition fees paid and payable in units	-	15,953
Development management fees paid and payable	1,340	441
Divestment fees paid in cash	218	116
<b>ESR-LOGOS Property Management (S) Pte Ltd (Subsidiary of immediate holding company of the Manager)</b>		
Property and lease management fees paid and payable		
- in cash	3,193	2,386
- in units	1,680	1,553
Lease marketing services commission paid and payable	1,977	1,061
Project management fees paid and payable	606	181
Site staff cost recovery	552	473
Rental income received and receivable <sup>(1)</sup>	-	336
Utilities income received and receivable	-	7
<b>RBC Investor Services Trust Singapore Limited <sup>(2)</sup></b>		
Trustee fees paid	-	238
<b>Perpetual (Asia) Limited (the "Trustee") <sup>(3)</sup></b>		
Trustee fees paid and payable	217	-
<b>ESR Group Limited and its subsidiaries <sup>(4)</sup></b>		
Base and performance fees paid	-	439
Investment management fees paid and payable	374	154
Asset management fees paid and payable	736	195
Property management fees paid and payable	806	432
Rental support received and receivable <sup>(5)</sup>	1,149	-

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**12. Related parties (cont'd)**

- (1) Relates to rental income received and receivable from ESR-LOGOS Property Management (S) Pte Ltd ("E-LOG PM") pursuant to a 3-year tenancy agreement entered into between the Group and E-LOG PM during FY2021. The lease has since been pre-terminated on 3 January 2023.
- (2) On 24 November 2022, RBC Investor Services Trust Singapore Limited retired as the trustee of ESR-LOGOS REIT.
- (3) Perpetual (Asia) Limited was appointed as the trustee of ESR-LOGOS REIT effective from 25 November 2022.
- (4) Excluding the Manager and ESR-LOGOS Property Management (S) Pte Ltd.
- (5) Pertains to rental support received and receivable from ESR 34 GK in relation to the acquisition of ESR Sakura DC.

**13. Fair value measurement**

***Valuation processes applied by the Group***

The Group has an established control framework with respect to the measurement of fair values. This framework includes a real estate team that reports directly to the Chief Executive Officer of the Manager, and has an overall responsibility for all significant fair value measurements, including Level 3 fair values.

The valuation team regularly reviews significant unobservable input and valuation adjustments. If third party information is used to measure fair value, then the valuation team assesses and documents the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of FRS, including the level in the fair value hierarchy the resulting fair value estimate should be classified.

Significant valuation issues are reported to the Manager's Board of Directors.

**(a) Fair value hierarchy**

The Group categorises fair value measurements using a fair value hierarchy that is dependent on the valuation input used as follows:

Level 1: Quoted prices (unadjusted) in active markets for identical assets or liabilities that the Group can access at the measurement date;

Level 2: Input other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and

Level 3: Unobservable input for the asset or liability.

If the input used to measure the fair value of an asset or a liability are categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to entire measurement (with Level 3 being the lowest).

The Group recognises any transfers between levels of the fair value hierarchy as of the end of the reporting period during which the transfer has occurred. During the current financial period, investment properties which have been reclassified as held for divestment were measured in accordance with Level 2 fair value hierarchy.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**13. Fair value measurement (cont'd)**

**(b) Assets and liabilities measured at fair value**

The table below shows an analysis of each class of assets and liabilities of the Group and the Trust measured at fair value as at the end of the reporting period:

	<b>Level 1</b> S\$'000	<b>Level 2</b> S\$'000	<b>Level 3</b> S\$'000	<b>Total</b> S\$'000
<b>Group</b>				
<b>As at 30 June 2023</b>				
<b>Non financial assets</b>				
Investment properties (including right-of-use assets and investment property held for divestment)	–	361,410	4,703,978	5,065,388
<b>Financial assets</b>				
Investments at fair value through profit or loss	–	–	341,020	341,020
Derivative financial instruments	–	18,900	–	18,900
	–	380,310	5,044,998	5,425,308
<b>Financial Liabilities</b>				
Derivative financial instruments	–	(924)	–	(924)
Amount due to non-controlling interest	–	–	(66,638)	(66,638)
	–	(924)	(66,638)	(67,562)
<b>As at 31 December 2022</b>				
<b>Non financial assets</b>				
Investment properties (including right-of-use assets and investment property held for divestment)	–	56,595	5,103,400	5,159,995
<b>Financial assets</b>				
Investments at fair value through profit or loss	–	–	342,665	342,665
Derivative financial instruments	–	24,002	–	24,002
	–	80,597	5,446,065	5,526,662
<b>Financial Liabilities</b>				
Derivative financial instruments	–	(1,907)	–	(1,907)
Amount due to non-controlling interest	–	–	(63,316)	(63,316)
	–	(1,907)	(63,316)	(65,223)

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**13. Fair value measurement (cont'd)**

**(b) Assets and liabilities measured at fair value (cont'd)**

	Level 1 S\$'000	Level 2 S\$'000	Level 3 S\$'000	Total S\$'000
<b>Trust</b>				
<b>As at 30 June 2023</b>				
<b>Non financial assets</b>				
Investment properties (including right-of-use assets and investment property held for divestment)	–	234,213	1,351,558	1,585,771
<b>Financial assets</b>				
Investments at fair value through profit or loss	–	–	76,803	76,803
Derivative financial instruments	–	10,023	–	10,023
	–	244,236	1,428,361	1,672,597
<b>Financial Liabilities</b>				
Derivative financial instruments	–	(924)	–	(924)
<b>As at 31 December 2022</b>				
<b>Non financial assets</b>				
Investment properties (including right-of-use assets and investment property held for divestment)	–	8,141	1,570,449	1,578,590
<b>Financial assets</b>				
Investments at fair value through profit or loss	–	–	77,320	77,320
Derivative financial instruments	–	14,804	–	14,804
	–	22,945	1,647,769	1,670,714
<b>Financial Liabilities</b>				
Derivative financial instruments	–	(1,907)	–	(1,907)

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**13. Fair value measurement (cont'd)**

**(c) Level 2 fair value measurements**

The following is a description of the valuation techniques and input used in the fair value measurement for assets and liabilities that are categorised within Level 2 of the fair value hierarchy:

***Investment properties held for divestment***

The fair values of investment properties held for divestment are based on contracted selling price of the subject properties with unrelated third parties in arm's length transactions.

***Financial derivatives***

The fair values of derivative financial instruments such as interest rate swaps and forward foreign currency exchange contracts are based on valuation statements from financial institutions that are the counterparties of the transactions. The fair value of interest rate swaps are calculated by discounting estimated future cashflows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date. The fair values of forward foreign currency exchange contracts are determined using actively quoted forward foreign currency exchange rates at the reporting date.

**(d) Level 3 fair value measurements**

The following is a description of the valuation techniques and input used in the fair value measurement for assets and liabilities that are categorised within Level 3 of the fair value hierarchy:

***Amount due to non-controlling interest***

The fair value of the amount due to non-controlling interest is determined based on the non-controlling interest's 20% share of the net assets of 7000 AMK LLP with reference to the fair value of its underlying investment property. The fair value of the investment property is determined based on significant unobservable inputs which have been included in the disclosures for investment properties held directly or through joint venture in this Note 13(d).

***Investment properties held directly or through joint venture***

Investment properties are stated at fair value based on valuations as at the reporting date. Any change in the fair value is recorded in profit or loss.

The fair values are based on open market values, being the estimated amount for which a property could be exchanged on the date of valuation between a willing seller and a willing buyer in an arm's length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion.

The fair value of the Group's investment properties is determined based on significant unobservable input and is categorised under Level 3 of the fair value hierarchy. Level 3 fair value has been derived using the income capitalisation approach where it capitalises an income stream into a present value reflecting the present and potential income growth over the unexpired lease term. The most significant input used in the income capitalisation approach is the capitalisation rate of 4.20% to 7.50% (31 December 2022: 4.20% to 7.50%) per annum.

An increase/(decrease) in capitalisation rate will result in a (decrease)/increase in the fair value of the investment property.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**13. Fair value measurement (cont'd)**

**(d) Level 3 fair value measurements (cont'd)**

***Investments at fair value through profit or loss***

The fair value of the investments at fair value through profit or loss, which are unquoted equity investments in property funds, is determined based on the Group's share of the net assets of the property funds with reference to the fair value of the underlying investment properties of the funds. The fair value of these underlying investment properties is determined based on significant unobservable inputs. Accordingly, the fair value of the investments is categorised under Level 3 of the fair value hierarchy.

An increase/(decrease) in the net asset value of the property fund will result in an increase/(decrease) in the fair value of the investment at fair value through profit or loss.

**(e) Classification of financial instruments**

The fair values of financial assets and liabilities, together with their carrying amounts shown in the Statement of Financial Position, are as follows:

	Note	Financial assets at amortised cost S\$'000	Fair value through profit or loss S\$'000	Financial liabilities at amortised cost S\$'000	Total carrying amount S\$'000	Fair value S\$'000
<b>Group</b>						
<b>As at 30 June 2023</b>						
Investments at fair value through profit or loss	4	–	341,020	–	341,020	341,020
Trade and other receivables*		20,384	–	–	20,384	20,384
Cash and cash equivalents		49,570	–	–	49,570	49,570
Derivative financial instruments (net)		–	17,976	–	17,976	17,976
Loans and borrowings	5	–	–	(1,913,635)	(1,913,635)	(1,899,375)
Trade and other payables^		–	–	(113,985)	(113,985)	(113,985)
Amount due to non-controlling interest		–	(66,638)	–	(66,638)	(66,638)
		69,954	292,358	(2,027,620)	(1,665,308)	(1,651,048)
<b>As at 31 December 2022</b>						
Investments at fair value through profit or loss	4	–	342,665	–	342,665	342,665
Trade and other receivables*		20,713	–	–	20,713	20,713
Cash and cash equivalents		45,579	–	–	45,579	45,579
Derivative financial instruments (net)		–	22,095	–	22,095	22,095
Loans and borrowings	5	–	–	(2,076,056)	(2,076,056)	(2,064,557)
Trade and other payables^		–	–	(103,466)	(103,466)	(103,466)
Amount due to non-controlling interest		–	(63,316)	–	(63,316)	(63,316)
		66,292	301,444	(2,179,522)	(1,811,786)	(1,800,287)

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**13. Fair value measurement (cont'd)**

**(e) Classification of financial instruments (cont'd)**

	Note	Financial assets at amortised cost S\$'000	Fair value through profit or loss S\$'000	Financial liabilities at amortised cost S\$'000	Total carrying amount S\$'000	Fair value S\$'000
<b>Trust</b>						
<b>As at 30 June 2023</b>						
Loans to subsidiaries		728,859	–	–	728,859	728,859
Investment at fair value through profit or loss	4	–	76,803	–	76,803	76,803
Trade and other receivables*		13,975	–	–	13,975	13,975
Cash and cash equivalents		8,071	–	–	8,071	8,071
Derivative financial instruments (net)		–	9,099	–	9,099	9,099
Loans and borrowings	5	–	–	(1,487,564)	(1,487,564)	(1,473,304)
Trade and other payables^		–	–	(53,293)	(53,293)	(53,293)
		<b>750,905</b>	<b>85,902</b>	<b>(1,540,857)</b>	<b>(704,050)</b>	<b>(689,790)</b>
<b>As at 31 December 2022</b>						
Loans to subsidiaries		725,755	–	–	725,755	725,755
Investment at fair value through profit or loss	4	–	77,320	–	77,320	77,320
Trade and other receivables*		52,059	–	–	52,059	52,059
Cash and cash equivalents		9,539	–	–	9,539	9,539
Derivative financial instruments (net)		–	12,897	–	12,897	12,897
Loans and borrowings	5	–	–	(1,639,736)	(1,639,736)	(1,628,237)
Trade and other payables^		–	–	(44,563)	(44,563)	(44,563)
		<b>787,353</b>	<b>90,217</b>	<b>(1,684,299)</b>	<b>(806,729)</b>	<b>(795,230)</b>

\* Excludes prepayments, GST receivable and capitalised cost.

^ Excludes rent received in advance, deposits received for properties held for divestment and GST payable.



**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**14. Segment reporting**

The Manager considers the business from a geographical segment perspective. Geographically, the Manager manages and monitors the business by 3 countries: Singapore, Australia and Japan. All geographical locations are in the business of investing in industrial properties, which is the only business segment of the Group.

The Manager assesses the performance of the geographical segments based on a measure of Net Property Income (“NPI”). Interest income and finance expenses are not allocated to the segments as treasury activities are centrally managed by the Group.

The segment information provided to the Manager for the reportable segments are as follows:

	Singapore S\$'000	Australia S\$'000	Japan S\$'000	Total S\$'000
<b>Segment Results</b>				
<b>For the half year ended 30 June 2023</b>				
Gross revenue	164,676	28,456	3,713	196,845
Property expenses	(49,782)	(5,536)	(698)	(56,016)
<b>Net property income</b>	<b>114,894</b>	<b>22,920</b>	<b>3,015</b>	<b>140,829</b>
Share of results of joint venture	1,956	–	–	1,956
Income from investments at fair value through profit or loss	–	4,944	–	4,944
Change in fair value of investments at fair value through profit or loss	–	(632)	–	(632)
Change in fair value of financial derivatives	(3,125)	(959)	–	(4,084)
Change in fair value of investment properties	(92,467)	(2,613)	(271)	(95,351)
Change in fair value of right-of-use of leasehold land	286	2,153	–	2,439
Finance costs on lease liabilities for leasehold land	(6,585)	(7,682)	–	(14,267)
Unallocated amounts:				
- Interest income				504
- Borrowing costs				(40,790)
- Foreign exchange loss				(182)
- Management fees				(11,366)
- Trust expenses				(3,607)
<b>Total loss for the year before tax</b>				<b>(19,607)</b>
Tax expense				(210)
<b>Total loss for the year after tax</b>				<b>(19,817)</b>
<b>Segment Assets and Liabilities</b>				
<b>As at 30 June 2023</b>				
<u>Segment assets</u>				
Investment properties (including right-of-use assets and investment properties held for divestment)	3,961,351	936,111	167,926	5,065,388
Investment in joint venture	41,233	–	–	41,233
Investments at fair value through profit or loss	–	341,020	–	341,020
Derivative financial assets	10,752	8,148	–	18,900
Others	35,745	12,572	24,826	73,143
Consolidated total assets	<u>4,049,081</u>	<u>1,297,851</u>	<u>192,752</u>	<u>5,539,684</u>
<u>Segment liabilities</u>				
Derivative financial liabilities	924	–	–	924
Others	454,749	280,104	3,523	738,376
Unallocated liabilities <sup>(1)</sup>				1,913,635
Consolidated total liabilities				<u>2,652,935</u>

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**14. Segment reporting (cont'd)**

	Singapore S\$'000	Australia S\$'000	Japan S\$'000	Total S\$'000
<b>Segment Results</b>				
<b>For the half year ended 30 June 2022</b>				
Gross revenue	136,672	10,996	–	147,668
Property expenses	(42,488)	(2,418)	–	(44,906)
<b>Net property income</b>	<b>94,184</b>	<b>8,578</b>	<b>–</b>	<b>102,762</b>
Share of results of joint venture	3,126	–	–	3,126
Income from investment at fair value through profit or loss	–	5,228	–	5,228
Change in fair value of investment at fair value through profit or loss	–	15,294	–	15,294
Change in fair value of financial derivatives	22,286	2,103	–	24,389
Change in fair value of investment properties	(38,363)	65,501	–	27,138
Change in fair value of right-of-use of leasehold land	719	1,033	–	1,752
Finance costs on lease liabilities for leasehold land	(6,029)	(2,679)	–	(8,708)
Unallocated amounts:				
- Interest income				43
- Borrowing costs				(25,224)
- Fair value adjustment relating to the Merger				(463,854)
- Foreign exchange loss				(1,615)
- Management fees				(9,101)
- Trust expenses				(2,952)
<b>Total loss for the year before tax</b>				<b>(331,722)</b>
Tax expense				(11,864)
<b>Total loss for the year after tax</b>				<b>(343,586)</b>
<b>Segment Assets and Liabilities</b>				
<b>As at 31 December 2022</b>				
<u>Segment assets</u>				
Investment properties (including right-of-use assets and investment properties held for divestment)	4,042,825	934,947	182,223	5,159,995
Investment in joint venture	41,233	–	–	41,233
Investment at fair value through profit of loss	–	342,665	–	342,665
Derivative financial assets	14,858	9,144	–	24,002
Others	45,398	16,125	24,740	86,263
Consolidated total assets	<u>4,144,314</u>	<u>1,302,881</u>	<u>206,963</u>	<u>5,654,158</u>
<u>Segment liabilities</u>				
Derivative financial liabilities	1,907	–	–	1,907
Others	449,160	274,647	3,301	727,108
Unallocated liabilities <sup>(1)</sup>				2,076,056
Consolidated total liabilities				<u>2,805,071</u>

<sup>(1)</sup> Unallocated liabilities consist of interest-bearing borrowings.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

**15. Financial ratios**

	<b>30.06.2023</b>	<b>30.06.2022</b>
	%	%
Expenses to weighted average net assets <sup>(1)</sup>		
- including performance component of management fees	0.52	0.54
- excluding performance component of management fees	0.52	0.54
Portfolio turnover rate <sup>(2)</sup>	1.51	1.04

<sup>(1)</sup> The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group, excluding property related expenses, borrowing costs and income tax expense.

<sup>(2)</sup> The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value.

**16. Commitments**

(a) Capital commitments

As at the reporting date, the Group has the following capital commitments:

- S\$72.2 million (31 December 2022: S\$104.2 million) of capital commitments in respect of redevelopment works, asset enhancement initiatives and capital expenditure for investment properties that had been authorised and contracted for but not provided for in the financial statements. These projects are targeted to be completed by 2024.
- A\$7.05 million (31 December 2022: A\$7.05 million) of capital commitments in respect of the 10.0% interest in EALP, which may be called upon by EALP to finance its activities.

(b) Guarantees

- The Trust has provided unsecured corporate guarantees to banks in respect of interest rate swap contracts entered into by certain subsidiaries with total notional amount of S\$270.9 million (31 December 2022: S\$272.0 million).
- The Trust has provided unsecured corporate guarantees of S\$7.0 million (31 December 2022: S\$6.9 million) to a bank in respect of bank guarantees issued on behalf of a subsidiary.

**17. Contingent liability**

On 20 February 2023, the Trustee was served with a claim from the tenant of a property in Singapore for damages amounting to approximately S\$1.9 million in respect of areas at the property which it alleged were unusable. Based on the Manager's assessment of the claim, the Manager has determined that as at the date of these financial statements, no provision for the claim is required as the Manager does not consider it probable that there will be any significant outflow of resources arising from the claim.

**ESR-LOGOS REIT  
FINANCIAL STATEMENTS ANNOUNCEMENT  
FOR THE HALF YEAR ENDED 30 JUNE 2023**

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.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

**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

26 July 2023

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