



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

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## **PAYMENT OF ACQUISITION FEES BY WAY OF ISSUE OF NEW UNITS IN ESR-REIT**

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ESR-REIT Management (S) Limited (formerly known as ESR Funds Management (S) Limited), the manager of ESR-REIT (the “**Manager**”), is pleased to announce that 28,565,627 new units in ESR-REIT (“**Units**”) have been issued to the Manager today.

12,189,481 new Units were issued as payment for the acquisition fee in relation to the acquisition of ESR Yatomi Kisosaki Distribution Centre (the “**Japan Acquisition**”) which was completed on 15 November 2024 (the “**Japan Acquisition Fee Units**”) and 16,376,146 new Units were issued as payment for the acquisition fee in relation to the acquisition of 20 Tuas South Avenue 14 (the “**Singapore Acquisition**”) which was completed on 29 November 2024 (the “**Singapore Acquisition Fee Units**”).

As both acquisitions constitute an “interested party transaction” under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore, the acquisition fees have been paid to the Manager in the form of Units and such Units shall not be sold within one year from the date of issuance.

The Japan Acquisition Fee Units were allotted at an issue price of S\$0.2681 per Unit, which was determined based on the volume weighted average price per Unit for all trades on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) in the ordinary course of trading for the ten (10) business days prior to the date of completion of the Japan Acquisition on 15 November 2024.

The Singapore Acquisition Fee Units were allotted at an issue price of S\$0.2616 per Unit, which was determined based on the volume weighted average price per Unit for all trades on the SGX-ST in the ordinary course of trading for the ten (10) business days prior to the date of completion of the Singapore Acquisition on 29 November 2024.

Following the above issuance of new Units, the total number of Units in issue is 8,049,164,215 of which the Manager’s holding is 208,573,435 Units, representing 2.59% of the total number of Units in issue.

### **BY ORDER OF THE BOARD**

#### **ESR-REIT Management (S) Limited**

As Manager of ESR-REIT

(Company Registration No. 200512804G, Capital Markets Services Licence No. 100132)

#### **Adrian Chui**

Chief Executive Officer and Executive Director

23 December 2024

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## About ESR-REIT

ESR-REIT is a leading New Economy and future-ready Asia Pacific S-REIT. Listed on the Singapore Exchange Securities Trading Limited since 25 July 2006, ESR-REIT invests in quality income-producing industrial properties in key gateway markets.

As at 30 June 2024, ESR-REIT holds interests in a diversified portfolio of logistics properties, high-specifications industrial properties, business parks and general industrial properties with total assets of approximately S\$5.0 billion. Its portfolio comprises 71 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (52 assets), Australia (18 assets) and Japan (1 asset), with a total gross floor area of approximately 2.1 million sqm, as well as investments in three property funds in Australia. ESR-REIT is also a constituent of the FTSE EPRA Nareit Global Real Estate Index.

ESR-REIT is managed by ESR-REIT Management (S) Limited (the “**Manager**”) and sponsored by ESR Group Limited (“**ESR**”). The Manager is owned by ESR (99.0%) and Shanghai Summit Pte. Ltd. (1.0%), respectively.

For further information on ESR-REIT, please visit [www.esr-reit.com.sg](http://www.esr-reit.com.sg).

## About the Sponsor, ESR Group

ESR Group is Asia-Pacific's leading New Economy real asset manager and one of the largest listed real estate investment managers globally. Our fully integrated fund management and development platform extends across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. We provide investors with a diverse range of real asset investment and development solutions across private and public investment vehicles. Our focus on New Economy real assets offers customers modern solutions for logistics, data centres, and infrastructure and renewables. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities where we operate and the spaces we develop to thrive for generations to come. ESR Group is listed on The Stock Exchange of Hong Kong (HKSE: 1821.HK). Visit [www.esr.com](http://www.esr.com) for more information.

## Important Notice

The value of units in ESR-REIT (“**Units**”) and the income derived from them may fall as well as rise. Units are not investments or deposits in, or liabilities or obligations, of ESR-REIT Management (S) Limited (“**Manager**”), Perpetual (Asia) Limited (in its capacity as trustee of ESR-REIT) (“**Trustee**”), or any of their respective related corporations and affiliates (individually and collectively “**Affiliates**”). An investment in Units is subject to equity investment risk, including the possible delays in repayment and loss of income or the principal amount invested. Neither ESR-REIT, the Manager, the Trustee nor any of the Affiliates guarantees the repayment of any principal amount invested, the performance of ESR-REIT, any particular rate of return from investing in ESR-REIT, or any taxation consequences of an investment in ESR-REIT. Any indication of ESR-REIT performance returns is historical and cannot be relied on as an indicator of future performance.

Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that investors may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of occupancy or property rental income, changes in operating expenses, governmental and public policy changes and the continued availability of financing in amounts and on terms necessary to support ESR-REIT’s future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

This announcement is for information purposes only and does not have regard to your specific investment objectives, financial situation or your particular needs. Any information contained in this announcement is not to be construed as investment or financial advice and does not constitute an offer or an invitation to invest in ESR-REIT or any investment or product of or to subscribe to any services offered by the Manager, the Trustee or any of the Affiliates.