

RESULTS OF ANNUAL GENERAL MEETING HELD ON 24 APRIL 2026

ESR-REIT Management (S) Limited, the manager of ESR-REIT (the “Manager”), is pleased to announce that at the Annual General Meeting (“AGM”) of unitholders of ESR-REIT (“Unitholders”) convened on **24 April 2026 (Friday) at 10.00 a.m. (Singapore time)**, all the resolutions set out in the Notice of AGM dated 2 April 2026 were put to vote by poll and were duly passed by the Unitholders.

The information as required under Rule 704(16) of the Listing Manual of Singapore Exchange Securities Trading Limited (the “SGX-ST”) is set out below:

(a) Breakdown of all valid votes cast at the AGM

Resolution number and details	Total number of units represented by votes for and against the relevant resolution	For		Against	
		Number of units	As a percentage of total number of votes for and against the relevant resolution (%) ¹	Number of units	As a percentage of total number of votes for and against the relevant resolution (%) ¹
<u>Ordinary Resolution 1</u> To receive and adopt the report issued by Perpetual (Asia) Limited, as trustee of ESR-REIT, the statement issued by the Manager, and the audited financial statements of ESR-REIT for the financial year ended 31 December 2025.	271,120,273	270,591,107	99.80	529,166	0.20
<u>Ordinary Resolution 2</u> To re-appoint Ernst & Young LLP as Auditor of ESR-REIT to hold office until the conclusion of the next AGM and to authorise the Manager to fix their remuneration.	270,938,613	269,537,081	99.48	1,401,532	0.52
<u>Ordinary Resolution 3</u> To authorise the Manager to issue units in ESR-REIT (“Units”) and to make or grant convertible instruments.	271,285,277	237,351,023	87.49	33,934,254	12.51

¹ The percentages are rounded up to the nearest 0.01%.

Resolution number and details	Total number of units represented by votes for and against the relevant resolution	For		Against	
		Number of units	As a percentage of total number of votes for and against the relevant resolution (%) ¹	Number of units	As a percentage of total number of votes for and against the relevant resolution (%) ¹
Ordinary Resolution 4 To authorise the Manager to repurchase or otherwise acquire Units for and on behalf of ESR-REIT pursuant to the Unit Buy-Back Mandate.	271,308,416	260,084,894	95.86	11,223,522	4.14

Please refer to the Notice of AGM dated 2 April 2026 for the full version of the resolutions. As more than 50% of votes were cast in favour of Ordinary Resolutions 1, 2, 3 and 4, the resolutions were duly passed at the AGM.

(b) Details of parties who are required to abstain from voting on any resolution(s), including the number of Units held and the individual resolution(s) on which they are required to abstain from voting

No persons were required to abstain from voting on the abovementioned resolutions put to the AGM.

(c) Appointed scrutineer

DrewCorp Services Pte Ltd was appointed as the independent scrutineer for the AGM.

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

24 April 2026

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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 31 December 2025, 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\$5.9 billion. Its portfolio comprises 70 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (50 assets), Australia (18 assets) and Japan (2 assets), with a total gross floor area of approximately 2.4 million sqm, as well as investments in three property funds in Australia.

ESR-REIT has been assigned a 'BBB' rating with a 'Stable' outlook by Fitch Ratings, and is a constituent of the FTSE EPRA Nareit Global Real Estate Index, iEdge Singapore Next 50 Index, and iEdge Singapore Next 50 Liquidity Weighted Index.

ESR-REIT is managed by ESR-REIT Management (S) Limited (the "Manager") and sponsored by 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.

About the Sponsor, ESR

ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure that power the digital economy and supply chain for investors, customers, and communities. Through our fully integrated real asset fund management and development platform, we strive to create value and growth opportunities for our global portfolio of investors. We offer our customers modern space solutions to realise their ambitions across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities we serve to thrive for generations to come. Visit 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.