



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

NEWS RELEASE

For immediate release

ESR-LOGOS REIT's Inaugural Sustainability-Linked Loan Receives 'Good' Second-Party Opinion from Sustainable Fitch

Singapore, 4 September 2024 – ESR-LOGOS Funds Management (S) Limited, the manager of ESR-LOGOS REIT (the "**Manager**"), is pleased to announce that Sustainable Fitch has provided a Second-Party Opinion ("**SPO**") on ESR-LOGOS REIT's ("**E-LOG**") inaugural S\$200 million sustainability-linked unsecured revolving credit facility announced in March 2024, as well as the S\$225 million sustainability-linked unsecured term loan announced as part of the acquisitions in July 2024. Sustainable Fitch has rated the transaction's alignment with relevant industry standards as "Good".

Sustainable Fitch's SPO affirms that the transaction aligns with the Sustainability-Linked Loan Principles set forth by the Loan Market Association, the Loan Syndicates and Trading Association, and the Asia Pacific Loan Market Association. The SPO highlights that the transaction is supported by three key performance indicators ("**KPIs**"): electricity intensity, water intensity, and solar power capacity. These KPIs are considered by Sustainable Fitch to be both measurable and material to E-LOG's business operations.

The sustainability performance targets ("**SPTs**") associated with these KPIs are closely aligned with E-LOG's overall sustainability strategy. The achievement of these SPTs is expected to contribute to the United Nations Sustainable Development Goals ("**SDGs**"), particularly SDGs 6 (clean water and sanitation) and SDGs 7 (affordable and clean energy).

Commenting on the SPO, Mr. Adrian Chui, Chief Executive Officer and Executive Director of the Manager said, "We are proud to receive a 'Good' rating from Sustainable Fitch for our inaugural sustainability-linked loan. This recognition underscores our commitment to integrating sustainability into our business, operations and financing plans. By aligning our financial strategies with measurable and material sustainability goals, we are not only enhancing value for our Unitholders but also contributing meaningfully to global sustainability efforts. We will continue to pursue initiatives that advance our sustainability goals while balancing financial returns and delivering long-term benefits to our stakeholders.

This SPO reinforces E-LOG's dedication to maintaining high standards of sustainability in its operations and financing activities. E-LOG remains committed to executing its sustainability strategy with a focus on reducing its environmental impact, with a particular focus on clean water and clean energy."

General Information About Sustainable Fitch Ratings and Other Products

Sustainable Fitch's ESG Ratings offer a global solution to assess Environmental, Social and Governance performance of all asset classes at an entity, framework and instrument level, helping the ESG financial community make better, informed decisions. It has developed a modular analysis framework, enabling it to provide a Second-Party Opinion (SPO) and a monitored suite of ESG Ratings including Entity Rating, Framework Rating and Instrument Rating.

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For media and analyst enquiries, please contact:

ESR-LOGOS Funds Management (S) Limited

Lyn Ong

Senior Manager,
Capital Markets and Investor Relations
Tel: +65 6222 3339
Email: lyn.ong@esr-logosreit.com.sg

Sua Xiu Kai

Manager,
Corporate Communications
Tel: +65 6222 3339
Email: xiukai.sua@esr-logosreit.com.sg

About ESR-LOGOS REIT

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

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

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

For further information on ESR-LOGOS REIT, please visit www.esr-logosreit.com.sg.

About the Sponsor, ESR Group

ESR Group is Asia-Pacific's leading New Economy real asset manager and one of the largest listed real estate investment managers globally. Our fully integrated fund management and development platform extends across Australia/New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe and the United States. 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, life sciences, infrastructure, and renewables. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities where we operate and the spaces we develop to thrive for generations to come. ESR Group is listed on The Stock Exchange of Hong Kong (HKSE: 1821.HK). Visit www.esr.com for more information.

Important Notice

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

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

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