



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

**ANNOUNCEMENT IN CONNECTION WITH
THE EXCHANGE OFFER IN RELATION TO THE S\$150,000,000 SUBORDINATED PERPETUAL
SECURITIES COMPRISED IN SERIES 006 (ISIN: SG7IC6000006) (THE "EXISTING
SECURITIES") ISSUED BY PERPETUAL (ASIA) LIMITED (IN ITS CAPACITY AS TRUSTEE OF
ESR-LOGOS REIT) (THE "ISSUER")
AND
THE ISSUE OF S\$174,750,000 6.00% SUBORDINATED PERPETUAL SECURITIES
COMPRISED IN SERIES 009 (ISIN: SGXF95951723)
BY THE ISSUER PURSUANT TO ITS
S\$750,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME (THE "PROGRAMME")**

Reference is made to the announcements made by the ESR-LOGOS Funds Management (S) Limited, the manager of ESR-LOGOS REIT (the "**Manager**"), via SGXNet on 1 August 2024, 12 August 2024 and 13 August 2024 in relation to the Offer, the preliminary results and the final results of the Offer, and the pricing of the Additional New Securities respectively (collectively, the "**Announcements**").

The Manager is pleased to announce that the Issuer has today issued S\$174,750,000 in aggregate principal amount of 6.00% subordinated perpetual securities under the Programme comprised in Series 009 (the "**Series 009 Securities**"). The Series 009 Securities comprise S\$74,750,000 in aggregate principal amount of New Securities issued as part of the Exchange Consideration and S\$100,000,000 in aggregate principal amount of Additional New Securities issued pursuant to the additional new issue.

Oversea-Chinese Banking Corporation Limited acted as the sole dealer manager in relation to the Offer and as the sole lead manager in relation to the Additional New Securities.

Approval in-principle has been received from the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the listing and quotation of the Series 009 Securities on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made, opinions expressed or reports contained herein or in the information memorandum relating to the Programme, as supplemented by the supplemental information memorandum dated 12 August 2024 (the "**Information Memorandum**"). Approval in-principle of the SGX-ST for the listing and quotation of the Series 009 Securities and admission to the Official List of the SGX-ST are not to be taken as an indication of the merits of the Issuer, ESR-LOGOS REIT, their respective subsidiaries, their respective associated and/or joint venture companies (if any), the Programme or the Series 009 Securities. The Series 009 Securities are expected to be listed on the SGX-ST on or about 21 August 2024.

S\$74,750,000 in aggregate principal amount of the Existing Securities which have been offered and accepted for exchange pursuant to the Offer have been cancelled today in accordance with their terms and conditions. Following such cancellation, the aggregate principal amount of the Existing Securities outstanding will be S\$75,250,000. Securityholders of such Existing Securities will continue to hold the Existing Securities subject to their terms and conditions.

Capitalised or other terms used but not defined herein shall, unless the context otherwise requires, have the meanings as set out in the Announcements and the Information Memorandum.

For and on behalf of
the Board of Directors

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

20 August 2024

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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

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 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.

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-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.

This announcement has not been examined or approved by the SGX-ST and the SGX-ST assumes no responsibility for the contents of this announcement, including the correctness of any of the statements or opinions made or reports contained in this announcement.