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ESR CAYMAN LIMITED

(Incorporated in the Cayman Islands with limited liability)

(Stock Code: 1821)

ANNOUNCEMENT OF INTERIM RESULTS FOR THE SIX MONTHS ENDED 30 JUNE 2020

The board of directors (the “**Board**” and the “**Directors**” respectively) of ESR Cayman Limited (the “**Company**” or “**ESR**”) is pleased to announce the unaudited interim condensed consolidated results of the Company and its subsidiaries (collectively the “**Group**”) for the six months ended 30 June 2020 (the “**Period**”, or “**1H2020**”) together with the comparative figures for the six months ended 30 June 2019 (“**1H2019**”), as follows:

FINANCIAL HIGHLIGHTS

	1H2020 (Unaudited) US\$'000	1H2019 (Audited) US\$'000	Year-on-Year Change* %
Key financial performance			
Revenue	197,641	155,763	26.9
Profit for the period	144,656	84,077	72.1
EBITDA ⁽ⁱ⁾	269,426	211,604	27.3
Adjusted EBITDA ⁽ⁱ⁾	151,007	125,167	20.6
PATMI	132,993	75,950	75.1
Core PATMI ⁽ⁱ⁾	121,204	70,497	71.9
Revenue by country			
China	43,727	44,897	(2.6)
Japan	35,146	31,740	10.7
South Korea	18,667	15,581	19.8
Singapore	11,252	8,614	30.6
Australia	84,915	53,915	57.5
India	3,934	1,016	287.2
	197,641	155,763	26.9

* Year-on-Year (“**YoY**”) Change% represents a comparison between the first half of current year and the first half of last year.

(i) EBITDA, Adjusted EBITDA and Core PATMI are non-IFRS measures. EBITDA is calculated as profit before tax, adding back depreciation and amortisation and finance costs (net). Refer to Non-IFRS measures in page 11 for calculations of Adjusted EBITDA and Core PATMI.

OPERATIONAL HIGHLIGHTS

The following table summarises Asset Under Management (“**AUM**”) and Gross Floor Area (“**GFA**”) held on Group’s balance sheet and in the funds and investment vehicles that the Group managed as of 30 June 2020, 31 December 2019 and 30 June 2019:

Country	AUM			GFA		
	31			31		
	30 June 2020 (US\$’millions)	December 2019	30 June 2019	30 June 2020 (sqm in thousands)	December 2019	30 June 2019
China	6,073	4,844	4,388	7,636	6,907	6,619
Japan	7,982	7,735	7,557	3,350	3,012	3,109
South Korea	7,198	4,553	3,623	3,315	2,899	2,154
Singapore	2,841	2,983	2,872	1,786	1,786	1,687
Australia	1,993	1,511	1,303	1,116	1,184	830
India	451	511	492	1,461	1,453	855
	26,538	22,137	20,235	18,664	17,241	15,254

MANAGEMENT DISCUSSION AND ANALYSIS

BUSINESS REVIEW

During 1H2020, the Group's three pillars of business – investments, fund management and development – remained robust, experiencing impressive growth on the back of several key achievements.

Throughout the COVID-19 outbreak, ESR has demonstrated the strength of its resilient business model with solid operating results, disciplined capital management and robust fundraising for our third party vehicles. We are proud that our teams have remained dedicated to supporting our stakeholders and contributing to the Group's accelerating momentum and performance across each of our business segments and geographies. In fact, the Group is especially proud that it achieved record leasing, fund raising and development completions in 1H2020.

Net profit attributable to the owners of the Company (“**PATMI**”) grew 75.1% from US\$76.0 million in 1H2019 to US\$133.0 million in 1H2020; and EBITDA increased by 27.3% from US\$211.6 million in 1H2019 to US\$269.4 million in 1H2020. We have a robust well-capitalised balance sheet and ended June 2020 with US\$946.6 million in cash, and a gearing ratio of net debt over total assets of 28.6%.

The Group's asset under management (“**AUM**”) recorded a strong growth of US\$6.3 billion or 31.1% from US\$20.2 billion as at June 2019 to US\$26.5 billion as at June 2020, underpinned by new funds raised across China, South Korea and Australia in 1H2020. In China, we entered into a US\$500 million joint venture with GIC¹ and a core fund joint venture with Manulife to invest in China logistics real estate. This was followed by establishment of ESR Australia Logistics Partnership (“**EALP**”) with GIC, a new core-plus fund in Australia with equity commitment up to A\$1.0 billion. In April 2020, together with APG and CPP Investments, ESR launched its second development fund in South Korea, with equity commitments of up to US\$1.0 billion. In Japan, we entered into US\$257 million joint venture with AXA.

In terms of Gross Floor Area (“**GFA**”), this grew by 22.4% from 15.3 million square meters (“**sqm**”) as at June 2019 to 18.7 million sqm as at June 2020, across our six markets. As at 30 June 2020, the Group has further approximately 7.2 million sqm GFA of development pipeline with MOUs signed across our markets with high quality tenant base. Development demand continued to grow and the Group has achieved US\$0.8 billion of development starts and US\$2.2 billion development completions for 1H2020. Many of these developments are landmark projects of the largest scale and most advanced specifications in the industry. The Group remains asset-light as we continue to leverage on third-party capital to fund developments under our funds investment vehicles. As at 30 June 2020, 89% of AUM was under third-party funds and REITs.

In 1H2020, the Group leased 0.9 million sqm (representing over 100 leases) as it experienced increased demand for prime logistics space from both new and repeat customers in the e-commerce, cold chain and manufacturing sectors across our markets. The Group maintained a high occupancy of 91% across its entire portfolio despite challenging market conditions brought on by the onset of Covid-19. E-commerce and third-party logistics (“**3PLs**”) (which largely support e-commerce) remain a key driver of demand representing over 60% of ESR's tenant portfolio (based on rental income).

(1) GIC is a global investment firm established in 1981 to manage Singapore's foreign reserves

OUTLOOK

The logistics sector in Asia Pacific is poised to be a top-performing real estate sector, propelled by the continued surge in e-commerce adoption and usage. Additionally, the market is witnessing a growing demand for more logistics space from supply chains that are evolving from a pre-covid “just in time” inventory model to a “just in case” inventory model. E-commerce penetration rates across Asia Pacific are expected to continue their steep growth trajectories with greater gains expected from markets that already have relatively high levels of e-commerce sales. Leasing activity remains robust with a resilient performance across ESR’s six markets. Despite the impact of the pandemic, ESR leased 0.9 million sqm in 1H2020. The pandemic has accelerated the shift in consumer purchasing habits to online shopping and the corresponding demand for logistics space remains intense. The pandemic has served as a catalyst for a greater need for modern warehouses from e-commerce related platforms and 3PLs as well as increased demand for cold and/or mixed storage space². There is also a shift by manufacturers and retailers to build greater levels of local inventory and to prepare for the increasing demands generated during periods of lockdown and supply chain disruption. As such, there is an overall net positive impact of the pandemic on the logistics sector as consumer patterns and supply chain activities have changed.

Investment Segment

Competition for prime industrial and logistics space remains strong with growing interest from occupiers across the e-commerce supply chain spectrum. ESR’s diversified geographic presence across the Asia Pacific region in key gateway cities and quality tenant base focused on e-commerce and third-party logistics players, continue to provide a resilient performance for the Group with healthy occupancies and rental growth. The Group has experienced increased demand for space from customers in the cold chain, manufacturing and e-commerce sectors. The Group continues to extend its tenant relationships across its markets which has led to meaningful expansion by repeat tenants. This has allowed the Group to fund incremental acquisitions of land and assets to further reinforce its strategic network. ESR actively deployed capital from our balance sheet and third-party funds, acquiring assets across various markets. In June 2020, ESR acquired 100% stake in three prime assets in East China’s Jiangsu Province.

Fund Management Segment

The impact of COVID-19 has underscored the importance of investing in resilient and durable assets. As a result, we are seeing investors adjust their weighting towards structural and defensive plays, with recent examples include institutional investors forming partnerships with logistics developers or committing capital to logistics funds². The pandemic has also triggered a second wave of structural change in the logistics sector, with e-commerce distribution centres, cold storage, last mile facilities and the redevelopment of outdated warehouses all attracting a considerable amount of interest from investors. Capitalization rates are expected to continue to trend downwards with continued strong long-term investor and tenant interest. The Group sees opportunities to grow its fund management business which in turn will continue to contribute to its growth in recurring fee income.

(2) CBRE Research, Asia Pacific, Real Estate Market Outlook 2020 Mid-Year Review

Investors are increasingly looking to boost their exposure into logistics assets on the back of the growing importance of e-commerce. During 1H2020, ESR has raised US\$2.4 billion through new vehicles across its platform, demonstrating the strong support of its top-tier capital partners. These include a US\$500 million development joint venture with GIC and a core fund joint venture with Manulife in China; US\$416 million core-plus partnership in Australia; a US\$1 billion development joint venture with APG and CPP Investments in South Korea; and a separate account of US\$257 million with AXA in Japan.

The Group also actively deployed capital from its balance sheet and third-party funds, acquiring assets and deploying over US\$700 million across various markets to fuel its platform expansion. Based on the latest fundraising initiatives, there was also over US\$3.6 billion of committed but uncalled capital in ESR's third-party funds as of 30 June 2020.

Development Segment

The Group will continue to strengthen its leadership position in its six markets. As at 30 June 2020, the Group has a development pipeline of over 15.3 million sqm across its portfolio and landbank of over 3.8 million sqm. Development demand continues to increase, and the Group has achieved US\$0.8 billion of development starts for 1H2020. In June 2020, the Group completed the development of ESR Amagasaki Distribution Centre in Greater Osaka, the largest logistics warehousing project in Asia Pacific³ at 388,570 sqm. Several key projects in South Korea held in the development funds are also expected to be completed by 2020 including two modern logistics facilities in Greater Seoul. In China, the Group expects to complete the development of Qingpu Yurun Phase I into high standard warehouse logistics facilities which includes cold storage with a total planned GFA of over 340,000 sqm as well as the Dushangang project in Jiaxing which is expected to be completed in 2022 with total planned GFA over 235,000 sqm. We also divested US\$601.3 million worth of assets from our balance sheet with cash/receivable recycled of US\$221 million to help fund future developments on balance sheet. The Group will continue to leverage on third party capital to fund development starts and exercise a disciplined approach to deliver its targeted development completions slated for 2020 and beyond.

(3) The largest single-phase, single-asset warehousing project in terms of GFA, as of July 2020. Sources: CBRE data and ESR research.

Sustainable growth beyond expansion

Committed to delivering the 21st century logistics infrastructure that APAC needs to succeed in the new economy, ESR looks beyond space to build a sustainable business.

With Environment, Sustainability and Governance (“ESG”) as an integral part of its operations that forms the forefront of ESR’s strategic priorities, the Group has set forth a comprehensive ESG framework encompassing clear objectives, policies and procedures led by the Group ESG Committee. This framework guides the Group in evaluating opportunities and advancing industry standards in its operations and governance, ensuring ESR to ever improve its ability to generate long-term shareholder value, and improve the well-being for all in the communities that it operates in.

In the second half of 2020, the Group will formally announce its five-year ESG vision as part of its ESG - 2025 plan.

Looking ahead, despite a challenging near-term economic environment, the Group remains confident in the strong fundamentals of the logistics sector and the positive long-term demographic and economic trends within APAC.

The pandemic has triggered a second wave of structural change in the logistics sector, with e-commerce distribution centres, cold storage, last mile facilities and the redevelopment of outdated warehouses all attracting a considerable amount of interest from investors. Capital flows are already starting to pivot towards APAC, which remains under-penetrated. Superior growth prospects coupled with strong demographic and urbanisation trends are fuelling demand for investments in the region.

Notwithstanding the challenges of the prolonged pandemic and geopolitical tensions which may further weigh on business confidence, the Group remains grounded to take advantage of current macroeconomic trends and the structural shift in consumer behaviour. The Group remains mindful of the evolving environment and continues to monitor current global events and potential further market disruptions.

With Asia spearheading new economy development, innovation as well as consumption and supply chain transformation, APAC logistics real estate is poised to be a robust growth leader for the long term. To continuously stay ahead in this competitive market, innovation, hardware and soft skills – a network with a strong regional presence, quality assets backed by strong tenants, land sourcing ability, capital raising and asset management skills, and a proven track record – are all profoundly important.

The Group will continue to evaluate attractive investment and development opportunities, while remaining prudent in our capital management approach over the rest of the year. ESR is poised to further cement its position not only as APAC’s leading logistics real estate platform, but as a company that consistently leads the industry with the highest standards of innovation, in order to service the new economy through different market conditions.

FINANCIAL REVIEW

For the 1H2020, the Group achieved solid YoY growths, remained profitable and well capitalised with robust balance sheet and strong liquidity as below:

- Revenue increased by 26.9% from US\$155.8 million in 1H2019 to US\$197.6 million in 1H2020;
- EBITDA increased by 27.3% from US\$211.6 million in 1H2019 to US\$269.4 million in 1H2020;
- PATMI increased by 75.1% from US\$76.0 million in 1H2019 to US\$133.0 million in 1H2020;
- Profit for the period increased by 72.1% from US\$84.1 million in 1H2019 to US\$144.7 million in 1H2020;
- Healthy cash balance at US\$0.9 billion at 30 June 2020;
- Low net gearing ratio at 28.6% at 30 June 2020.

This is attributable to strong operating performance across the Group's investment, fund management and development segments across its well-diversified six markets that form the three key pillars of the Group's sustainable business model. It also demonstrated the Group's disciplined capital management approach.

REVENUE

The Group's revenue grew by 26.9% from US\$155.8 million in 1H2019 to US\$197.6 million in 1H2020, driven by strong contributions from fund management and development segments.

Management fee increased by 35.3% from US\$61.8 million in 1H2019 to US\$83.6 million in 1H2020 mainly from growth in recurring income base; as well as full half year contributions from consolidation of Propertylink Group acquired from March 2019 and Sabana-REIT manager from June 2019, respectively.

Construction revenue increased by 46.6% from US\$37.7 million in 1H2019 to US\$55.2 million in 1H2020 from higher development activities. Correspondingly, construction cost contributed to increase in cost of sales.

Geographically, revenue from Australia market made up of 43.0% of the Group's revenue, representing an increase from US\$53.9 million in 1H2019 to US\$84.9 million in 1H2020. Excluding construction revenue, Australian market revenue increased from US\$16.3 million in 1H2019 to US\$29.7 million in 1H2020; and made up of 20.8% of the Group's 1H2020 revenue. China, Japan and South Korea markets accounted for 68.5% in aggregate to the Group's 1H2020 revenue (ex-construction). These four markets collectively made up of 89.3% of the Group's revenue. Singapore and India made up of the remaining 10.7% revenue (ex-construction) of the Group.

PATMI AND EBITDA

The Group further cemented market leading positions with continued growth in key markets. It registered PATMI of US\$133.0 million and EBITDA of US\$269.4 million. PATMI and EBITDA grew by 75.1% and 27.3% respectively. Profit for the 1H2020 increased by 72.1% from US\$84.1 million in 1H2019 to US\$144.7 million in 1H2020.

The increase was mainly contributed by (i) fair value gains on investment properties under construction; (ii) higher contributions from the Group's investment in South Korea and Australia joint ventures; (iii) lower financing cost; and (iv) lower administrative expenses. Details are as elaborated below.

The Group recorded fair value gain on investment properties of US\$125.8 million for 1H2020 (1H2019: US\$103.6 million). The increase mainly from investment properties under construction from Qingpu Yurun and newly acquired projects from our China portfolio. For the 1H2020, lower fair value was recognised relating to the Group's Japan portfolio.

In 1H2020, the Group recognised share of profits of US\$43.8 million from its joint ventures, an increase of US\$25.5 million from US\$18.3 million in 1H2019. The increase was mainly driven by appreciation of fair value of underlying assets in the Group's investments in South Korea and Australia.

The Group had materially reduced its borrowing costs with lower borrowing rates despite higher borrowings at 30 June 2020. In February 2020, the Company issued S\$225 million (approximately US\$166 million) of five-year fixed rate notes bearing 5.10% interest per annum ("**S\$225 million 5Y 5.10% Notes**"), reducing its borrowing costs by over 150bps. The Company had also drawn down US\$250 million three-year unsecured term loan in March 2020 at Libor plus 3.00% ("**US\$250 million 3Y term loan**"). Closing of these new financings in the 1H2020 strengthened the Group's liquidity position with strong support from international banks and capital markets.

Finance costs had decreased by US\$11.7 million or 14.0% from US\$83.4 million in 1H2019 to US\$71.7 million in 1H2020. Decrease was primarily attributable to nil finance costs from redeemable convertible preference shares (“**Class C Preference Shares**”) and Hana Notes totalling US\$36.5 million after full repayments in November 2019. The reduction was mainly offset by additional interest costs from the S\$225 million 5Y 5.10% and US\$250 million 3Y term loan; as well as full half year effect from S\$350 million 3Y 6.75% Notes issued in February 2019 and US\$425 million 3Y 7.875% Notes issued in April 2019.

Administrative expenses declined by US\$6.1 million or 6.6% from US\$91.6 million in 1H2019 to US\$85.5 million in 1H2020 primarily due to lower professional fees and operating expenses. Professional fees dropped by US\$14.9 million as higher non-recurring professional fees were incurred in 1H2019 mainly for the Company’s listing on The Stock Exchange of Hong Kong Limited and acquisition of Propertylink Group. The reduction in administrative expenses was offset by higher staff related costs arising from consolidation of Propertylink Group and increased manpower to support growth and expansion of the Group.

SEGMENT RESULTS

Investment segment results increased by US\$9.2 million or 9.3% from US\$99.3 million in 1H2019 to US\$108.6 million in 1H2020. The increase was mainly contributed by the increase of US\$8.9 million in fair value gain from the Group’s investment funds (net of dividend income of US\$19.8 million). In 1H2020, the Group recorded higher dividend income mainly from distributions from asset divestment by one of the investment funds held. Accordingly, a corresponding amount of US\$19.8 million fair value loss was recorded relating to the fund asset based on net asset value post-distributions.

Fund management segment results increased by US\$14.5 million or 29.0% from US\$49.9 million in 1H2019 to US\$64.4 million in 1H2020. The increase was driven by higher recurring income base from the Group’s funds management platforms in South Korea, Japan and India; as well as full half year effect from consolidation of Propertylink Group and Sabana-REIT manager. Increase in segment result was partially offset by the increase in operating expenses from US\$12.5 million in 1H2019 to US\$19.2 million in 1H2020, largely from increased staff costs in line with fund management growth.

Development segment results increased by US\$24.4 million or 23.8% from US\$102.4 million in 1H2019 to US\$126.8 million in 1H2020. The increase was primarily attributable to the following:

- Higher fair value from investment properties under construction by US\$22.9 million from Qingpu Yurun and newly acquired projects from our China portfolio. In 1H2019, fair value was mainly contributed by the Group’s Japan portfolio from Sachiura properties and RW Higashi-Ogashima DC.

- Share of profits and losses of joint ventures and associates increased by US\$25.4 million from US\$0.7 million in 1H2019 to US\$26.2 million in 1H2020. This was mainly from increase in fair value gains on investment properties under construction held by Sunwood Star and e-Shang Star, the Group's joint venture in South Korea and China, respectively.

Increase in development segment results was partially offset by:

- Lower fair value gains from investments in funds (accounted as financial assets at fair value through profit or loss) in 1H2020 mainly due to lower development fair value gain from Amagasaki DC which was completed in June 2020 compared to 1H2019.
- Lower gain on disposal of subsidiaries in 1H2020 of US\$5.5 million compared to 1H2019 of US\$16.5 million. The Group disposed five balance sheet properties to a newly established development joint venture with GIC in 1H2020, in line with the Group's asset light capital recycling strategy. In 1H2019, seven balance sheet properties were disposed to NCI Core Fund.

NON-IFRS MEASURES

Adjusted EBITDA, Core PATMI and EBITDA are non-IFRS measures. These measures are presented because the Group believes they are useful measures to determine the Group's financial condition and historical ability to provide investment returns. Adjusted EBITDA, Core PATMI and EBITDA and any other measures of financial performance should not be considered as an alternative to cash flows from operating activities, a measure of liquidity or an alternative to net profit or indicators of the Group's operating performance on any other measure of performance derived in accordance with IFRS. Because Adjusted EBITDA, Core PATMI and EBITDA are not IFRS measures, these may not be comparable to similarly titled measures presented by other companies.

Adjusted EBITDA

The following table sets out the reconciliations of Adjusted EBITDA:

	1H2020 US\$'000	1H2019 US\$'000
Profit before tax	192,403	122,713
<i>Add/(less):</i>		
Depreciation and amortisation	7,133	7,296
Finance costs	71,659	83,363
Interest income	(1,769)	(1,768)
EBITDA	269,426	211,604
<i>Add/(less):</i>		
Equity-settled share option expense	8,078	9,885
Exchange (gain)/loss	(726)	1,761
Fair value gains on investment properties	(125,771)	(103,561)
Listing expenses	–	5,478
Adjusted EBITDA	151,007	125,167

Core PATMI

The following table sets out the reconciliations of Core PATMI:

	1H2020 US\$'000	1H2019 US\$'000
Profit after tax and minority interest	132,993	75,950
Fair value on completed investment properties	(26,063)	(26,800)
<i>Add:</i>		
Equity-settled share option expense	8,078	9,885
Listing expenses	–	5,478
Tax effects of adjustments	6,196	5,984
Core PATMI	121,204	70,497

EVENTS AFTER THE REPORTING DATE

On 6 July 2020, the Group completed disposal of four institutional-grade logistics properties from Redwood China Logistics Fund and Redwood Phoenix China Investment Fund Pte Ltd to Core JV, a newly established joint venture between ESR and Manulife, for approximately RMB1.7 billion (equivalent to US\$243 million).

On 6 August 2020, the Group completed disposal of ESR Kuki Distribution Centre from Redwood Japan Logistics Fund II (“**RJLF II**”) to a newly established joint venture between ESR and AXA Investment Managers – Real Assets, for approximately JPY39 billion (equivalent to US\$368 million).

COVID-19

COVID-19 situation is a new norm in our operating environment, and we continue to focus on the well-being and safety of our stakeholders with the appropriate measures undertaken across the Group.

In terms of operations, there has been minimal disruption caused by COVID-19 to the Group’s development and operating projects. There is no sustained shutdown of projects after April 2020, while there were temporary delays on selected development projects. In terms of liquidity, ESR’s balance sheet remains well-capitalised. As of 30 June 2020, the Group has US\$946.6 million of cash and a net debt to total assets ratio of 28.6%. Liquidity continues to be strong as the Group continues to receive strong support from international banks with the closing of a US\$250 million syndicated unsecured term loan at an attractive lending rate of Libor plus 3.00% (which has been drawn down in full in March 2020). In February 2020, the Group also successfully raised a S\$225 million 5.10% five-year fixed rate notes. With these financings, the Group has demonstrated its clear ability to materially reduce its cost of borrowing post-listing by over 150bps. As of 30 June 2020, total financing costs dropped to US\$71.7 million, compared to US\$83.4 million end of June 2019.

Despite challenges to the global economy, COVID-19 is accelerating many of the secular trends underpinning our business – including the continued rise of e-commerce, the increase and localized manufacturing and the shift of capital flows into logistics at the expense of other real estate sectors. ESR is well-positioned to leverage these secular trends to further solidify its market leading position and deliver long-term value for its stakeholders.

The pandemic has accelerated a paradigm shift from a “just-in-time” inventory model to a “just-in-case” approach, building greater local inventory levels to prepare for the increasing demands generated during periods of lockdown and supply chain disruption. ESR’s diversified geographic presence across APAC’s key gateway cities and a quality tenant base focused on e-commerce and 3PL companies (which represents over 60% of ESR’s GFA), continued to provide resilient performance for the Group with healthy occupancies and rental growth. During this period, our occupancy rate stayed resilient at over 90% and we see higher demand of space from new customers in food and consumer staples. Given that the spread of the virus is still prevalent and repeated waves of infection are seen in many countries, it will remain uncertain how long these conditions will stay and the full extent which ESR may be affected going forward. Therefore, the Group’s strategy is to stay vigilant and maintain flexibility in our operations

LIQUIDITY AND CAPITAL RESOURCES

	As at 30 June 2020 US\$'000	As at 31 December 2019 US\$'000
Bank and other borrowings		
– Current	570,193	232,209
– Non-current	2,284,422	2,338,708
Bank and other borrowings – Total	2,854,615	2,570,917
Less: Cash and bank balances	(946,647)	(884,206)
Net debts	1,907,968	1,686,711
Total assets	6,661,867	6,352,198
Gearing ratio (net debts/total assets)	28.6%	26.6%
Total equity	3,189,085	3,251,112
Net debts to equity ratio	59.8%	51.9%

Net debts as at 30 June 2020 was US\$1.9 billion compared to US\$1.7 billion as at 31 December 2019. Higher net debts were mainly due to additional borrowings to fund the Group's investments and ongoing development expenditure.

Total equity had decreased from US\$3.3 billion as at 31 December 2019 to US\$3.2 billion as at 30 June 2020 despite net profit for the period of US\$144.7 million. The reduction was primarily due to redemption of US\$100 million perpetual capital securities in June 2020; and fair value losses of US\$69.9 million from the Group's investments in listed securities (classified as financial assets through other comprehensive income) as a result of quoted market prices volatility as at 30 June 2020 caused by pandemic. With well-capitalised balance sheet and focus placed on fundamentals of its investments, the Group remains well-positioned through this economic cycle.

INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS AND OTHER COMPREHENSIVE INCOME

For the six months ended 30 June 2020

		Six months ended 30 June	
		2020	2019
		(Unaudited)	(Audited)
	Notes	US\$'000	US\$'000
REVENUE	3, 4	197,641	155,763
Cost of sales		<u>(60,611)</u>	<u>(41,808)</u>
Gross profit		137,030	113,955
Other income and gains, net	4	168,794	165,425
Administrative expenses		(85,538)	(91,621)
Finance costs	6	(71,659)	(83,363)
Share of profits and losses of joint ventures and associates, net		<u>43,776</u>	<u>18,317</u>
Profit before tax		192,403	122,713
Income tax expense	5	<u>(47,747)</u>	<u>(38,636)</u>
Profit for the period		<u>144,656</u>	<u>84,077</u>
Attributable to:			
Owners of the Company		132,993	75,950
Non-controlling interests		<u>11,663</u>	<u>8,127</u>
		<u>144,656</u>	<u>84,077</u>
EARNINGS PER SHARE ATTRIBUTABLE TO ORDINARY EQUITY HOLDERS OF THE COMPANY			
Basic			
For profit for the period	8	<u>US\$0.04</u>	<u>US\$0.03</u>
Diluted			
For profit for the period	8	<u>US\$0.04</u>	<u>US\$0.03</u>

**INTERIM CONDENSED CONSOLIDATED STATEMENT OF PROFIT OR LOSS
AND OTHER COMPREHENSIVE INCOME** *(Continued)*

For the six months ended 30 June 2020

	Six months ended 30 June	
	2020	2019
	(Unaudited)	(Audited)
	US\$'000	US\$'000
Profit for the period	144,656	84,077
OTHER COMPREHENSIVE INCOME		
Other comprehensive loss that may be reclassified to profit or loss in subsequent periods:		
Exchange differences on translation of foreign operations	(13,280)	(1,133)
Share of other comprehensive loss of joint ventures and associates	(11,289)	(10,719)
Net other comprehensive loss that may be reclassified to profit or loss in subsequent periods	(24,569)	(11,852)
Other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods:		
Changes in fair value of financial assets at fair value through other comprehensive income	(69,945)	31,632
Net other comprehensive (loss)/income that will not be reclassified to profit or loss in subsequent periods	(69,945)	31,632
Other comprehensive (loss)/income for the period, net of tax	(94,514)	19,780
Total comprehensive income for the period	50,142	103,857
Attributable to:		
Owners of the Company	41,476	91,879
Non-controlling interests	8,666	11,978
	50,142	103,857

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2020

	Notes	30 June 2020 (Unaudited) US\$'000	31 December 2019 (Audited) US\$'000
NON-CURRENT ASSETS			
Property, plant and equipment		31,415	31,481
Right-of-use assets		15,116	11,831
Investments in joint ventures		910,505	697,996
Financial assets at fair value through profit or loss		611,234	589,417
Financial assets at fair value through other comprehensive income		533,574	542,925
Investment properties	9	2,585,779	2,785,926
Goodwill		340,243	340,243
Other intangible assets		89,064	92,958
Other non-current assets		33,281	39,811
Deferred tax assets		23,517	23,554
Total non-current assets		<u>5,173,728</u>	<u>5,156,142</u>
CURRENT ASSETS			
Trade and bills receivables	10	103,754	88,897
Prepayments, other receivables and other assets		298,634	129,022
Cash and bank balances		946,647	884,206
		<u>1,349,035</u>	<u>1,102,125</u>
Assets classified as held for sale		139,104	93,931
Total current assets		<u>1,488,139</u>	<u>1,196,056</u>
CURRENT LIABILITIES			
Bank and other borrowings	12	570,193	232,209
Lease liabilities		6,409	5,670
Trade payables, accruals and other payables	11	262,224	211,409
Income tax payable		13,068	18,431
		<u>851,894</u>	<u>467,719</u>
Liabilities directly associated with assets classified as held for sale		47,289	21,257
Total current liabilities		<u>899,183</u>	<u>488,976</u>
NET CURRENT ASSETS		<u>588,956</u>	<u>707,080</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>5,762,684</u>	<u>5,863,222</u>

INTERIM CONDENSED CONSOLIDATED STATEMENT OF FINANCIAL POSITION *(Continued)*

As at 30 June 2020

		30 June 2020 (Unaudited) US\$'000	31 December 2019 (Audited) US\$'000
	Note		
TOTAL ASSETS LESS CURRENT LIABILITIES		5,762,684	5,863,222
NON-CURRENT LIABILITIES			
Deferred tax liabilities		233,863	211,286
Bank and other borrowings	12	2,284,422	2,338,708
Lease liabilities		9,480	17,486
Other non-current liabilities		45,834	44,630
Total non-current liabilities		2,573,599	2,612,110
NET ASSETS		3,189,085	3,251,112
EQUITY			
Equity attributable to owners of the Company			
Issued capital		3,050	3,037
Perpetual capital securities		–	97,379
Other reserves		2,978,736	2,925,838
Non-controlling interests		2,981,786 207,299	3,026,254 224,858
TOTAL EQUITY		3,189,085	3,251,112

NOTES TO INTERIM CONDENSED CONSOLIDATED FINANCIAL INFORMATION

1. CORPORATE INFORMATION

The Company was incorporated and registered as an exempted company with limited liability in the Cayman Islands under the Cayman Companies Law on 14 June 2011. The address of the registered office is c/o Walkers Corporate Limited, 27 Hospital Road, George Town, Grand Cayman KY1-9008, Cayman Islands.

The Group is principally engaged in logistics real estate development, leasing, management and fund management platforms in the Asia Pacific regions.

2.1 BASIS OF PREPARATION

The interim condensed consolidated financial information for the six months ended 30 June 2020 has been prepared in accordance with International Accounting Standard (“IAS”) 34 *Interim Financial Reporting* issued by the International Accounting Standards Board. They have been prepared under the historical cost convention, except for investment properties, financial assets at fair value through other comprehensive income, and financial assets and liabilities at fair value through profit or loss, which have been measured at fair value. Disposal group held for sale is stated at the lower of its carrying amount and fair value less cost to sell. These financial statements are presented in US\$, with values rounded to nearest thousand except when otherwise indicated.

The interim condensed consolidated financial information does not include all the information and disclosure required in the annual financial statements, and should be read in conjunction with the Group’s annual consolidated financial statements for the year ended 31 December 2019.

2.2 ADOPTION OF NEW AND AMENDMENTS TO INTERNATIONAL FINANCIAL REPORTING STANDARDS (“IFRSs”)

The Group has adopted the following revised IFRSs for the first time for the current period’s financial statements.

Amendments to IFRS 3	<i>Definition of a Business</i>
Amendments to IFRS 9, IAS 39 and IFRS 7	<i>Interest Rate Benchmark Reform</i>
Amendment to IFRS 16	<i>Covid-19-Related Rent Concessions</i>
Amendments to IAS 1 and IAS 8	<i>Definition of Material</i>

The adoption of the revised IFRSs did not have any impact on the Group’s financial positions and performance or result in any significant changes to the Group’s significant accounting policies.

3. OPERATING SEGMENT INFORMATION

For fund management purposes, the Group is organised into business units based on their products and services and has three reportable operating segments as follows:

- (a) The investment segment is divided into three main categories: (i) properties that the Group holds on balance sheet, from which the Group derives total return, including rental income and appreciation in value, (ii) co-investments funds and investment vehicles and the REIT the Group manages, from which the Group derives dividend income, pro rata earnings and/or pro rata value appreciation, and (iii) other investments.
- (b) The fund management segment earns fee income for managing assets on behalf of the Group's capital partners via funds and investment vehicles. The Group's fees include base management fees, asset fund management fees, acquisition fees, development fees and leasing fees, as well as promote fees upon reaching or exceeding certain target internal rate of return and after the Group's capital partners have received their targeted capital returns.
- (c) The development segment earns development profit through the development, construction and sale of completed investment properties. The development profit includes construction income, fair value gains on investment properties under construction and gains on disposal of subsidiaries. The Group also derives pro rata earnings and pro rata value appreciation through the development activities of the development funds and investment vehicles managed by the Group in proportion to Group's co-investments in those funds and investment vehicles.

Management monitors the results of the Group's operating segments separately for the purpose of making decisions about resources allocation and performance assessment.

3. OPERATING SEGMENT INFORMATION *(Continued)*

Intersegment sales and transfers are transacted with reference to the selling prices used for sales made to third parties at the then prevailing market prices.

	Six months ended 30 June 2020			
	Investment (Unaudited) US\$'000	Fund management (Unaudited) US\$'000	Development (Unaudited) US\$'000	Total (Unaudited) US\$'000
Segment revenue	58,839	83,578	55,224	197,641
– Intersegment sales	–	95	–	95
	58,839	83,673	55,224	197,736
<i>Reconciliation:</i>				
Elimination of intersegment sales	–	(95)	–	(95)
Revenue from continuing operations	58,839	83,578	55,224	197,641
Operating expenses	(19,577)	(19,222)	(68,642)	(107,441)
Fair value gains on investment properties	26,063	–	99,708	125,771
Changes in fair value of financial assets and liabilities at fair value through profit or loss	(10,211)	–	11,189	978
Share of profits and losses of joint venture	17,605	–	26,171	43,776
Gain on disposal of subsidiaries	–	–	5,494	5,494
Dilution of interests in investment in a joint venture	–	–	(2,320)	(2,320)
Dividend income	35,839	–	–	35,839
Segment result	108,558	64,356	126,824	299,738
<i>Reconciliation:</i>				
Depreciation and amortisation				(7,133)
Exchange gain				726
Interest income				1,769
Other unallocated gains				537
Corporate and other unallocated expenses				(23,497)
Finance costs				(71,659)
Equity-settled share option expense				(8,078)
Profit before tax from continuing operations				192,403
Other segment information:				
Depreciation and amortisation				(7,133)
Capital expenditure*				312,075
Investments in joint ventures				910,505

3. OPERATING SEGMENT INFORMATION *(Continued)*

	Six months ended 30 June 2019			
	Investment (Audited) US\$'000	Fund management (Audited) US\$'000	Development (Audited) US\$'000	Total (Audited) US\$'000
Segment revenue	56,318	61,784	37,661	155,763
– Intersegment sales	–	93	–	93
	56,318	61,877	37,661	155,856
<i>Reconciliation:</i>				
Elimination of intersegment sales	–	(93)	–	(93)
Revenue from continuing operations	56,318	61,784	37,661	155,763
Operating expenses	(13,387)	(12,467)	(51,305)	(77,159)
Fair value gains on investment properties	26,800	–	76,761	103,561
Changes in fair value of financial assets and liabilities at fair value through profit or loss	711	–	22,107	22,818
Share of profits and losses of joint venture and associate	17,034	557	726	18,317
Gain on disposal of subsidiaries	–	–	16,495	16,495
Dividend income	11,848	–	–	11,848
Segment result	99,324	49,874	102,445	251,643
<i>Reconciliation:</i>				
Depreciation and amortisation				(7,296)
Exchange loss				(1,761)
Interest income				1,768
Other unallocated gains				379
Corporate and other unallocated expenses				(28,772)
Finance costs				(83,363)
Equity-settled share option expense				(9,885)
Profit before tax from continuing operations				122,713
Other segment information:				
Depreciation and amortisation				(7,296)
Capital expenditure*				962,700
Investments in joint ventures				526,085

* Capital expenditure consists of additions to property, plant and equipment, investment properties and intangible assets including assets from the acquisition of a subsidiary.

3. OPERATING SEGMENT INFORMATION *(Continued)*

Geographical information

(a) Revenue from external customers

	For the six months ended 30 June	
	2020	2019
	(Unaudited) US\$'000	(Audited) US\$'000
China	43,727	44,897
Japan	35,146	31,740
South Korea	18,667	15,581
Singapore	11,252	8,614
Australia	84,915	53,915
India	3,934	1,016
	<u>197,641</u>	<u>155,763</u>

The revenue information of continuing operations above is based on the locations of the assets.

4. REVENUE AND OTHER INCOME AND GAINS

(a) Revenue

An analysis of revenue is as follows:

	For the six months ended 30 June	
	2020	2019
	(Unaudited) US\$'000	(Audited) US\$'000
Rental	55,915	54,954
Management fee	83,578	61,784
Construction	55,224	37,661
Solar energy	2,924	1,364
	<u>197,641</u>	<u>155,763</u>

4. REVENUE AND OTHER INCOME AND GAINS *(Continued)*

(a) Revenue *(Continued)*

Timing of revenue recognition

	For the six months ended 30 June	
	2020	2019
	(Unaudited)	(Audited)
	US\$'000	US\$'000
Rental income	55,915	54,954
Point in time		
Management fee income	18,400	13,962
Over time		
Management fee income	65,178	47,822
Construction income	55,224	37,661
Solar energy income	2,924	1,364
	<u>197,641</u>	<u>155,763</u>

(b) Other income and gains, net

	For the six months ended 30 June	
	2020	2019
	(Unaudited)	(Audited)
	US\$'000	US\$'000
Fair value gains on completed investment properties	26,063	26,800
Fair value gains on investment properties under construction	99,708	76,761
Changes in fair value of financial assets and liabilities at fair value through profit or loss	978	22,818
Gain on disposal of subsidiaries	5,494	16,495
Gain on remeasurement of an investment in an associate to fair value	–	8,556
Dilution of interests in investment in a joint venture	(2,320)	–
Dividend income	35,839	11,848
Interest income	1,769	1,768
Exchange gain	726	–
Others	537	379
	<u>168,794</u>	<u>165,425</u>

5. INCOME TAX EXPENSE

	For the six months ended 30 June	
	2020	2019
	(Unaudited)	(Audited)
	US\$'000	US\$'000
Current tax	18,237	17,577
Deferred tax	29,510	21,059
	<u>47,747</u>	<u>38,636</u>

6. FINANCE COSTS

	For the six months ended 30 June	
	2020	2019
	(Unaudited)	(Audited)
	US\$'000	US\$'000
Interest expense on bank loans	43,663	34,843
Interest expense on other borrowings (note (i))	3,160	12,231
Interest expense on bonds	29,115	11,102
Interest expense on lease liabilities	1,200	701
Interest on redeemable convertible preference shares (note (ii))	—	26,101
	<u>77,138</u>	<u>84,978</u>
Less: Interest capitalised	<u>(5,479)</u>	<u>(1,615)</u>
	<u>71,659</u>	<u>83,363</u>

- (i) For 1H2019, interest expense on other borrowings included interest expense for US\$300 million Hana Notes amounted to US\$10,388,000. The Group had fully repaid Hana Notes on 6 November 2019.
- (ii) For 1H2019, interest on redeemable convertible preference shares includes dividend on amounting to US\$6,480,000, and costs associated with the equity element of the Class C Preference Shares amounting to US\$19,621,000. The Group had redeemed in full previously unconverted Class C Preference Shares on 6 November 2019.

7. DIVIDENDS

No dividend has been paid or declared by the Company for the six months ended 30 June 2020 (30 June 2019: nil).

8. EARNINGS PER SHARE

Basic earnings per share is calculated by dividing the profit attributable to ordinary shareholders of the Company by the weighted average number of ordinary shares in issue during the period.

	For the six months ended 30 June	
	2020	2019
	(Unaudited)	(Audited)
	US\$'000	US\$'000
Profit attributable to ordinary shareholders of the Company, used in the basic earnings per share calculation	132,993	75,950
Weighted average number of ordinary shares in issue, used in the basic earnings per share calculation (in thousands)	3,038,747	2,688,920
Basic earnings per share (US\$)	0.04	0.03
Diluted earnings per share (US\$)	0.04	0.03

9. INVESTMENT PROPERTIES

	Completed investment properties US\$'000	Investment properties under construction US\$'000	Total US\$'000
At 1 January 2019 (Audited)	1,583,059	302,443	1,885,502
Additions	56,555	472,869	529,424
Acquisition of subsidiaries	767,380	7,155	774,535
Changes in fair values of investment properties	68,568	157,515	226,083
Transfer from investment properties under construction to completed investment properties	101,598	(101,598)	–
Transfer from completed investment properties to investment properties under construction for redevelopment	(392,285)	392,285	–
Reclassification to asset held for sale	(83,519)	–	(83,519)
Disposal of subsidiaries	(276,711)	–	(276,711)
Disposal	(231,110)	–	(231,110)
Exchange realignment	(34,783)	(3,495)	(38,278)
At 31 December 2019 (Audited) and 1 January 2020	1,558,752	1,227,174	2,785,926
Additions	18,978	167,971	186,949
Acquisition of subsidiaries	87,648	36,539	124,187
Changes in fair values of investment properties	26,063	99,708	125,771
Transfer from investment properties under construction to completed investment properties	5,816	(5,816)	–
Reclassification to asset held for sale	–	(42,281)	(42,281)
Disposal of subsidiaries	(464,081)	(137,263)	(601,344)
Exchange realignment	(5,471)	12,042	6,571
At 30 June 2020 (Unaudited)	1,227,705	1,358,074	2,585,779

The Group continue with its asset-light capital recycling strategy in 1H2020 where it disposed of five balance sheet assets in China to a newly established development joint venture with GIC. In Australia, the Group divested its balance sheet assets to a new core-plus fund joint venture with GIC. Accordingly, the carrying value of these investment properties were deconsolidated as at 30 June 2020.

Correspondingly, the Group's investments in joint ventures increased by US\$212.5 million mainly contributed by re-investments into the above new joint ventures; in addition to higher share of results from existing joint ventures.

10. TRADE AND BILLS RECEIVABLES

An ageing analysis of the trade and bills receivables as at 30 June 2020 and 31 December 2019, based on the invoice date and net of loss allowance, is as follows:

	As at 30 June 2020 (Unaudited) US\$'000	As at 31 December 2019 (Audited) US\$'000
Within 90 days	95,996	81,069
91 to 180 days	3,701	4,324
Over 180 days	4,057	3,504
Total	103,754	88,897

11. TRADE PAYABLES

An ageing analysis of trade payables as at 30 June 2020 and 31 December 2019, based on the invoice date, is as follows:

	As at 30 June 2020 (Unaudited) US\$'000	As at 31 December 2019 (Audited) US\$'000
Within 30 days	743	1,319
30 to 60 days	1,147	8,174
Over 60 days	3,553	3,344
Total	5,443	12,837

12. BANK AND OTHER BORROWINGS

	As at 30 June 2020		As at 31 December 2019	
	Effective interest rate(%)	(Unaudited) US\$'000	Effective interest rate(%)	(Audited) US\$'000
Current				
Bank loans – secured	0.20-5.88	370,677	0.20-5.88	37,631
Bank loans – unsecured	4.35	152,750	3.60	148,998
Other borrowings – unsecured	12.00	46,766	12.00	45,580
		<u>570,193</u>		<u>232,209</u>
Non-current				
Bank loans – secured	0.49-5.88	1,082,458	0.20-6.77	1,538,128
Bank loans – unsecured	3.31	346,479	4.80	99,053
Other borrowings – secured	9.00	18,399	9.00	18,548
Other borrowings – unsecured	10.00	5,562	10.00	5,607
Bonds – unsecured	5.10-7.875	831,524	6.75-7.875	677,372
		<u>2,284,422</u>		<u>2,338,708</u>
		<u>2,854,615</u>		<u>2,570,917</u>

Debt maturity profile of bank and other borrowings:

	As at 30 June 2020 (Unaudited) US\$'000	As at 31 December 2019 (Audited) US\$'000
Bank loans repayable		
Within one year	523,427	186,629
In the second year	571,872	691,754
In the third to fifth year, inclusive	659,245	796,396
Beyond five years	197,820	149,031
	<u>1,952,364</u>	<u>1,823,810</u>
Bonds and other borrowings repayable		
Within one year	46,766	45,580
In the second year	671,950	–
In the third to fifth year, inclusive	183,535	701,527
	<u>902,251</u>	<u>747,107</u>
	<u>2,854,615</u>	<u>2,570,917</u>

INTERIM DIVIDEND

The Board does not recommend the payment of an interim dividend for the six months ended 30 June 2020 (30 June 2019: nil).

The Board's long-term objective is to deliver returns to shareholders that is sustainable and in line with the long-term growth of the Company. Subject to maintaining an optimal capital structure to ensure that adequate capital resources are available for business growth and investment opportunities, the Board will continue to evaluate the merits and timing of future dividend payments.

PURCHASE, SALE OR REDEMPTION OF THE COMPANY'S LISTED SECURITIES

Repurchase

The Directors of the Company have been granted the general mandate (the “**Repurchase Mandate**”) pursuant to resolutions of the Shareholders of the Company (the “**Shareholders**”) passed on 12 October 2019, to repurchase shares of the Company (the “**Shares**”) in the open market from time to time. Pursuant to the Repurchase Mandate, the Company is allowed to repurchase up to 10% of the total number of issued shares of the Company immediately following completion of the Global Offering (as defined in the prospectus of the Company dated 22 October 2019).

During the six months ended 30 June 2020, the Company had repurchased, under the Repurchase Mandate, a total of 536,400 Shares ranging from HK\$12.34 to HK\$13.00 per Share representing approximately 0.02% of the then issued Shares for a consideration of US\$0.9 million (approximately HK\$6.9 million). The repurchased Shares have been cancelled.

The share repurchase reflects the Company's confidence in its financial position, business fundamentals and prospects, and would, ultimately, benefit the Company and create value to the Shareholders. The share repurchase was financed by the Company with its existing available cash. The Board believes that the current financial resources of the Company would enable it to implement the share repurchase while maintaining a solid and healthy financial position for the continued growth of the Group's operations.

Redemption of perpetual securities (“**Perpetual Securities**”)

By reference to the announcement of the Company dated 8 May 2020, the Company exercised the option to redeem all of the outstanding Perpetual Securities on 7 June 2020 (the “**First Call Date**”) at 100 percent of the principal amount of US\$100 million together with any distribution accrued to the First Call Date. As the First Call Date was not a business day, the redemption payment was made on 8 June 2020 and the Perpetual Securities were surrendered for cancellation thereafter.

Save as disclosed above, during the six months ended 30 June 2020, neither the Company nor any of its subsidiaries purchased, sold or redeemed any of the listed securities of the Company.

CORPORATE GOVERNANCE

The Company is committed to maintaining a high standard of corporate governance practices with a view of enhancing the management efficiency of the Company as well as preserving the interests of the Shareholders of the Company as a whole. During the six months ended 30 June 2020, the Company has complied with the code provisions set out in the Corporate Governance Code contained in Appendix 14 to the Rules Governing the Listing of Securities on The Stock Exchange of Hong Kong Limited (the “**Listing Rules**”) for 1H2020.

AUDIT COMMITTEE

The Company established the Audit Committee with written terms of reference in compliance with the Listing Rules. Mr. Simon James McDonald (Chairman of the Audit Committee), Mr. Brett Harold Krause and Mr. Robin Tom Holdsworth, all of whom are Independent Non-executive Directors and Mr. Ho Jeong Lee, a Non-executive Director of the Company.

The Audit Committee has reviewed the Company’s interim condensed consolidated results for the six months ended 30 June 2020 and confirms that the applicable accounting principles, standards and requirements have been complied with, and that adequate disclosures have been made. The Audit Committee has also discussed the auditing, internal control and financial reporting matters.

The interim results for the six months ended 30 June 2020 have been prepared in accordance with IFRSs.

SCOPE OF WORK OF ERNST & YOUNG

Ernst & Young, the Company’s external auditor, has been engaged by the Company to conduct review on the Group’s interim financial information for the Period in accordance with Hong Kong Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity* issued by the Hong Kong Institute of Certified Public Accountants.

PUBLICATION OF INTERIM RESULTS ANNOUNCEMENT AND INTERIM REPORT

This interim results announcement is published on the websites of the Stock Exchange (www.hkexnews.hk) and the Company (<http://www.esr.com>) respectively. The interim report for the six months ended 30 June 2020 containing all the information required by Appendix 16 to the Listing Rules will be dispatched to the Shareholders and available on the same websites in due course.

By Order of the Board
ESR Cayman Limited
Jinchu Shen
Director

Hong Kong, 27 August 2020

As at the date of this announcement, the Board of Directors of the Company comprises Mr. Jinchu Shen, Mr. Stuart Gibson and Mr. Charles Alexander Portes as Executive Directors, Mr. Jeffrey David Perlman as the Chairman and Non-executive Director, Mr. Zhenhui Wang and Mr. Ho Jeong Lee as Non-executive Directors, Mr. Brett Harold Krause, The Right Honourable Sir Hugo George William Swire, KCMG, Mr. Simon James McDonald, Ms. Jingsheng Liu and Mr. Robin Tom Holdsworth as Independent Non-executive Directors