

A large, modern office building with a curved facade and glass windows. The "ESR REIT" logo and the word "Strides" are visible on the building's exterior.

Empowered to deliver
A **Sustainable** and
Resilient Future



**Proposed Merger with
Sabana REIT (the “Merger”)**

12 November 2020

Important Notice

Important Notice

The value of units in ESR-REIT (“**ESR-REIT Units**”) and the income derived from them may fall as well as rise. ESR-REIT Units are not investments or deposits in, or liabilities or obligations of ESR Funds Management (S) Limited (the “**ESR-REIT Manager**”), RBC Investor Services Trust Singapore Limited (in its capacity as trustee of ESR-REIT) (the “**ESR-REIT Trustee**”), or any of their respective related corporations and affiliates (individually and collectively “**Affiliates**”). An investment in ESR-REIT 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 ESR-REIT Manager, the ESR-REIT Trustee nor any of their 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 should note that they have no right to request the ESR-REIT Manager redeem or purchase their ESR-REIT Units for so long as the ESR-REIT Units are listed on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). It is intended that investors may only deal in their ESR-REIT Units through trading on the SGX-ST. Listing of the ESR-REIT Units on the SGX-ST does not guarantee a liquid market for the ESR-REIT Units.

This presentation 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 ESR-REIT Manager’s current view of future events.

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The directors of the ESR-REIT Manager (including those who may have delegated detailed supervision of this presentation) have taken all reasonable care to ensure that the facts stated and opinions expressed in this presentation (other than those relating to Sabana Shari’ah Compliant Real Estate Investment Trust (“**Sabana REIT**”) and/or the manager of Sabana REIT (the “**Sabana Manager**”)) are fair and accurate and that there are no other material facts not contained in this presentation, the omission of which would make any statement in this presentation misleading. The directors of the ESR-REIT Manager jointly and severally accept responsibility accordingly.

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This presentation should be read in conjunction with the Circular to Unitholders dated 12 November 2020 (the “**Circular**”). This Circular has been made available on ESR-REIT’s website at <https://merger.esr-reit.com.sg>, and on the SGX-ST’s website at <https://www.sgx.com/securities/company-announcements>.

The presentation is qualified in its entirety by, and should be read in conjunction with, the full text of the Circular. In the event of any inconsistency or conflict between the Circular and the information contained in this presentation, the Circular shall prevail. All capitalised terms not defined in this presentation shall have the meaning ascribed to them in the Circular.

What are the Resolutions to be Approved?

RESOLUTION 1

The Merger

Ordinary Resolution:
>50%

*of the total number of votes cast by ESR-REIT
Unitholders voting by proxy at the EGM*

RESOLUTION 2

The proposed issue of approximately 989.9 million new ESR-REIT Units to Sabana Unitholders at the Consideration Unit Issue Price as consideration for the Merger

Ordinary Resolution:
>50%

*of the total number of votes cast by ESR-REIT
Unitholders voting by proxy at the EGM*

The resolutions are **inter-conditional** and are also conditional upon the Scheme becoming effective in accordance with its terms

Advisers

Financial
Advisers



Legal
Adviser



Public Relations
Adviser



Auditor



Independent
Financial Adviser



Transaction Overview

ESR-REIT IS

EMPOWERED

TO CREATE LONG TERM
UNITHOLDER VALUE

3 Tuas South Avenue 4 | General Industrial

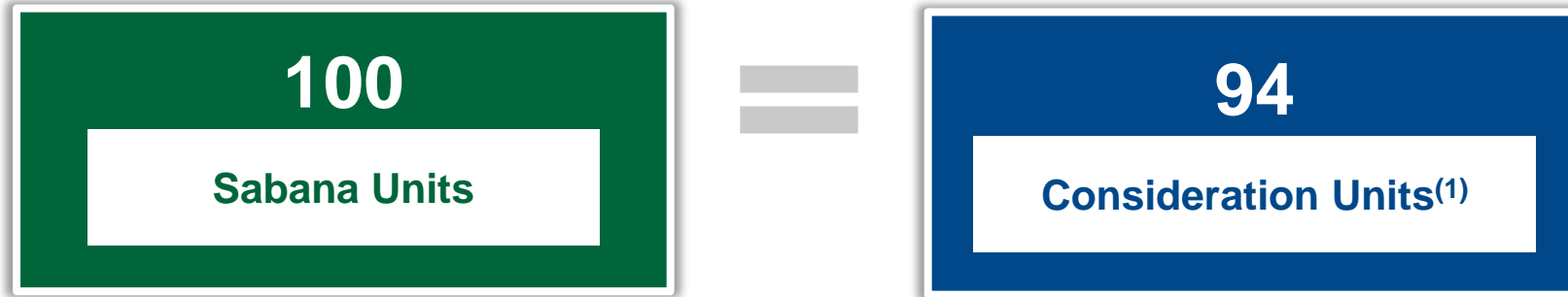


Key Benefits of the Merger



Scheme Consideration

The Scheme Consideration payable to the Sabana Unitholders, which will be satisfied in full by way of issuance of new ESR-REIT Units (“the Consideration Units”), is based on a gross exchange ratio of 0.940x



Based on the illustrative issue price of **S\$0.401 per Consideration Unit⁽²⁾**, the implied aggregate **Scheme Consideration is approximately S\$396.9 million** (implied Scheme Consideration of **S\$0.377 per Sabana Unit** is derived from the **gross exchange ratio of 0.940x**)

ESR-REIT Unitholders and Sabana Unitholders will continue to receive permitted distributions up to the day immediately before the Effective Date of the Scheme⁽³⁾⁽⁴⁾

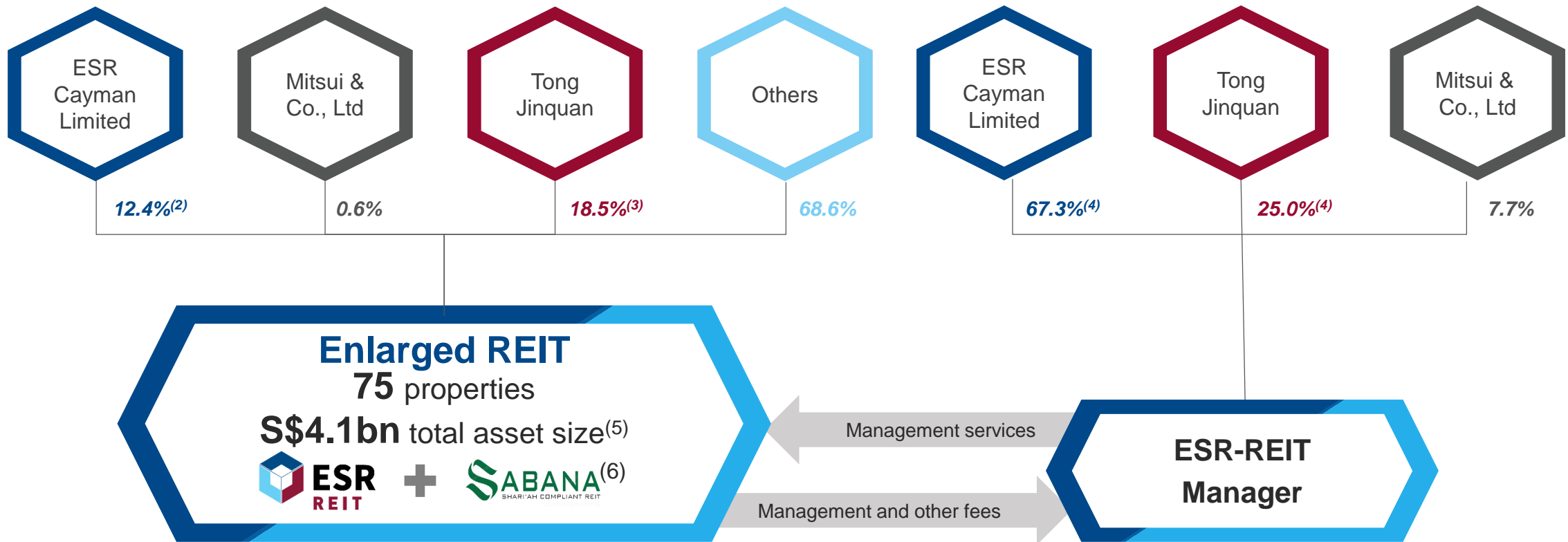
Notes: (1) No fractions of a Consideration Unit shall be issued to any Sabana Unitholder and fractional entitlements shall be disregarded in the calculation of the Consideration Units to be issued to any Sabana Unitholder pursuant to the Scheme. (2) The Reference Price is determined based on the one-month volume weighted average price of the ESR-REIT Units ended on and including the last trading day one (1) week prior to the date of the Joint Announcement, being the 30 calendar day period from 10 June 2020 up to and including 9 July 2020. The one-month volume weighted average price calculation was agreed between the parties through commercial negotiations to be a better representation of the value of ESR-REIT Units given that it takes into account both trading volume and price over a period of time. The implied Scheme Consideration of S\$0.377 per Sabana Unit is derived by multiplying the gross exchange ratio of 0.940x by the Reference Price of S\$0.401. (3) ESR-REIT Manager is permitted to announce, declare, pay or make distributions to the ESR-REIT Unitholders (i) in respect of the unpaid distribution income that has been announced and retained by the ESR-REIT Manager in respect of the period from 1 January 2020 to 31 March 2020; and (ii) in the ordinary course of business, excluding (a) the sale proceeds of real properties; and (b) gains from the disposals of investment properties prior to the date of the Joint Announcement, in respect of the period from 1 April 2020 up to the day immediately before the Effective Date (including any clean up distribution in respect of the period from the day following the latest completed financial quarter of ESR-REIT preceding the Effective Date for which a distribution has been made, up to the day immediately before the Effective Date). (4) Sabana Manager is permitted to announce, declare, pay or make distributions to the Sabana Unitholders in the ordinary course of business, excluding (a) the sale proceeds of real properties; and (b) gains from the disposals of investment properties prior to the date of the Joint Announcement, in respect of the period from 1 January 2020 up to the day immediately before the Effective Date (including any clean-up distribution in respect of the period from the day following the latest completed financial half year of Sabana REIT preceding the Effective Date for which a distribution has been made, up to the day immediately before the Effective Date).

Sabana REIT Will Become a Wholly-Owned Sub-Trust of ESR-REIT

Enlarged 100% Pure-Play S-REIT

REIT Manager Structure

Enlarged REIT Structure Post-Merger⁽¹⁾



Key Benefits of the Merger

UE BizHub EAST | Business Park

ESR-REIT HAS A
SUSTAINABLE

STRATEGY TO FLOURISH
IN THE LONG TERM



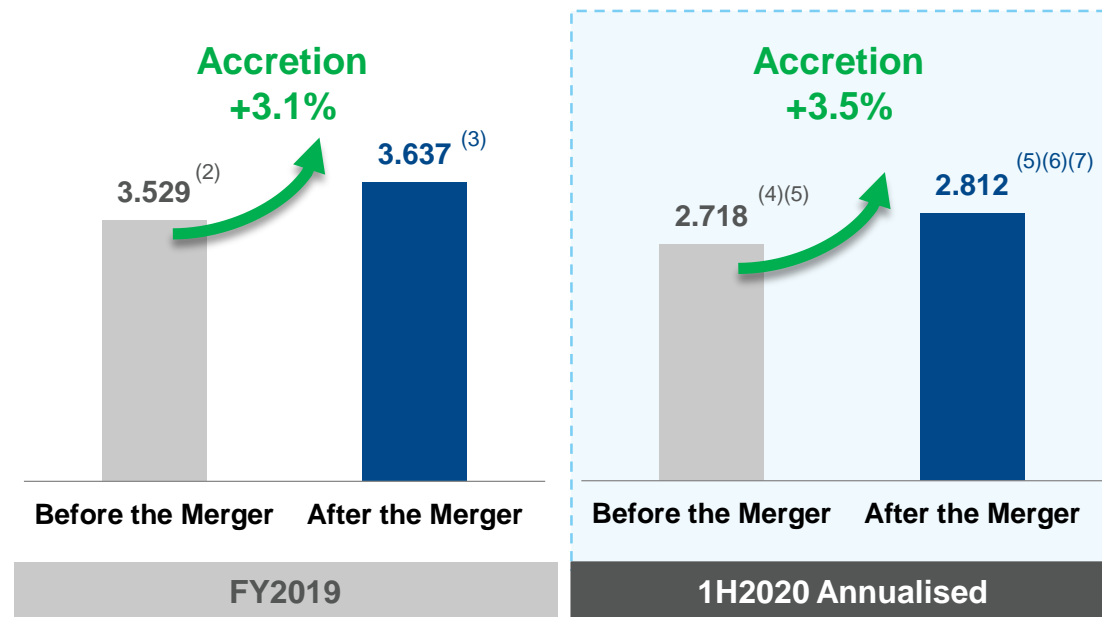


Value Accretive for ESR-REIT Unitholders

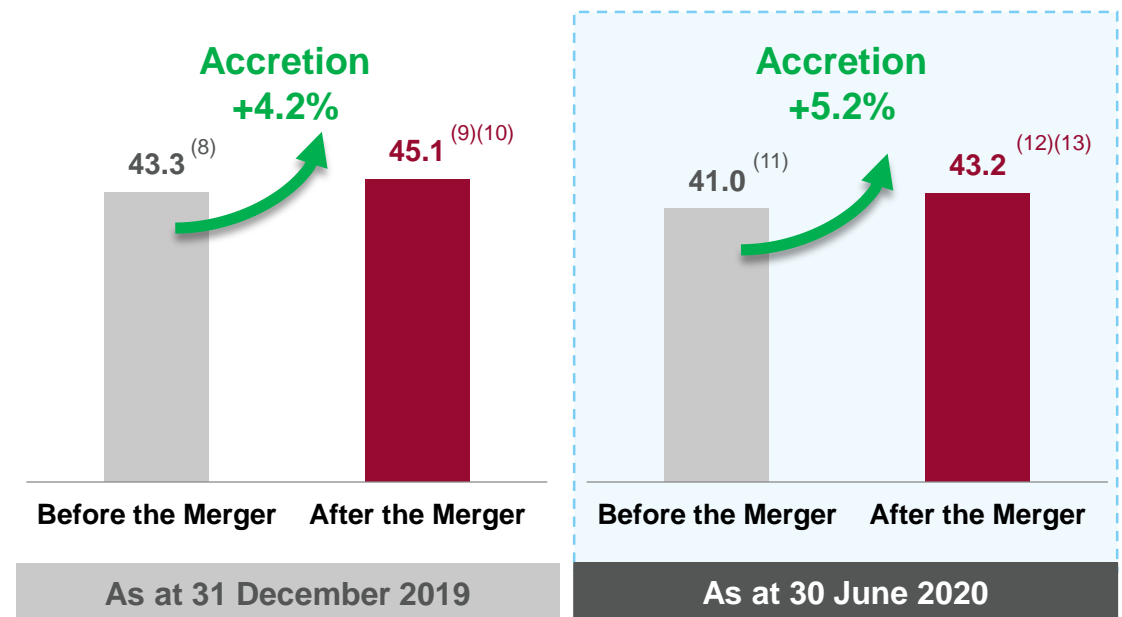
The Merger is expected to be DPU and NAV per unit accretive to ESR-REIT Unitholders on a historical *pro forma* basis

FOR ILLUSTRATIVE PURPOSES ONLY – NOT A FORWARD-LOOKING PROJECTION

Distribution per Unit (Cents)⁽¹⁾



NAV per Unit (Cents)



Notes: (1) Assumes that the Merger had been completed on 1 January 2019. (2) Based on approximately 3,300.3 million applicable number of ESR-REIT Units for the period from 1 January 2019 to 31 December 2019. Excludes capital gains paid as distribution to unitholders. (3) Based on approximately 4,316.8 million applicable number of ESR-REIT Units after the Merger for the period from 1 January 2019 to 31 December 2019. Excludes capital gains paid as distribution to unitholders. (4) Based on approximately 3,519.4 million applicable number of ESR-REIT Units for the period from 1 January 2020 to 30 June 2020. (5) Assumes ESR-REIT did not retain distributable income of S\$7.0 million and distributed 100% of its total distributable income of S\$47.8 million for 1H2020. (6) Based on approximately 4,533.3 million applicable number of ESR-REIT Units after the Merger for the period from 1 January 2020 to 30 June 2020. (7) Assumes Sabana REIT did not retain distributable income of S\$6.1 million and distributed 100% of its total distributable income of S\$11.1 million for 1H2020. (8) Based on approximately 3,487.3 million ESR-REIT Units in issue as at 31 December 2019. (9) Based on approximately 4,497.9 million ESR-REIT Units in issue after the Merger as at 31 December 2019. (10) Assumes that the Merger had been completed on 31 December 2019. (11) Based on approximately 3,530.9 million ESR-REIT Units in issue as at 30 June 2020. (12) Based on approximately 4,541.5 million ESR-REIT Units in issue after the Merger as at 30 June 2020. (13) Assumes that the Merger had been completed on 30 June 2020.

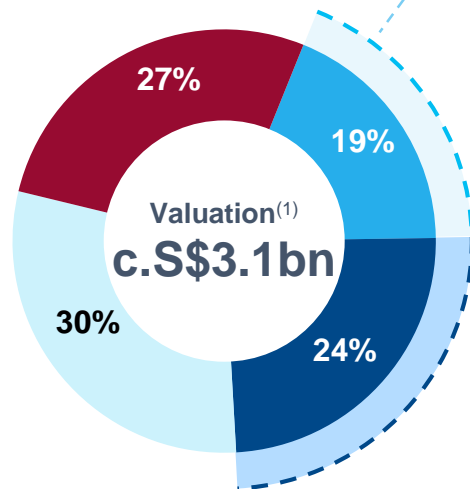


Enhances Diversification and Resilience of the Enlarged REIT Platform: Increased Exposure to High-Specs and Logistics / Warehouse Segments

Enhanced diversification of assets across 4 segments with more than half of the Enlarged REIT's portfolio consisting "future-ready" High-Specs properties and resilient Logistics / Warehouse assets, while reducing older / dated General Industrial assets exposure to below 30%

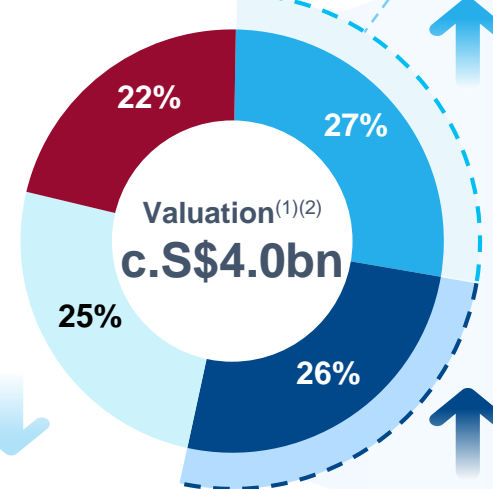
Before the Merger

High-Specs and Logistics / Warehouse: **c.43%**



After the Merger

High-Specs and Logistics / Warehouse: **c.53%**



■ Business Park ■ High-Specs ■ Logistics / Warehouse ■ General Industrial

Benefits of Increased Exposure to High-Specs and Logistics / Warehouse Segments

- 01** Buildings with higher specifications are "future-ready" in view of global manufacturing supply chain changes due to increasing US-China trade tensions
- 02** Ability to meet increasing tenant demand for Logistics assets from 3PLs, e-commerce and advanced manufacturing from national stockpiling of essential goods and expected changes to global manufacturing supply chain in a post COVID-19 environment
- 03** Favourable rental outlook due to their premium quality and balanced supply and demand dynamics



Notes: (1) Based on ESR-REIT portfolio valuation as at 30 June 2020 and includes 100% of the valuation of 7000 Ang Mo Kio Avenue 5 and 48 Pandan Road, in which ESR-REIT holds 80% interest in 7000 Ang Mo Kio Avenue 5 and 49% interest in 48 Pandan Road, but excludes the effects arising from the adoption of Financial Reporting Standards (FRS) 116 Leases which became effective on 1 January 2019. (2) Based on Sabana REIT portfolio valuation as at 30 June 2020.

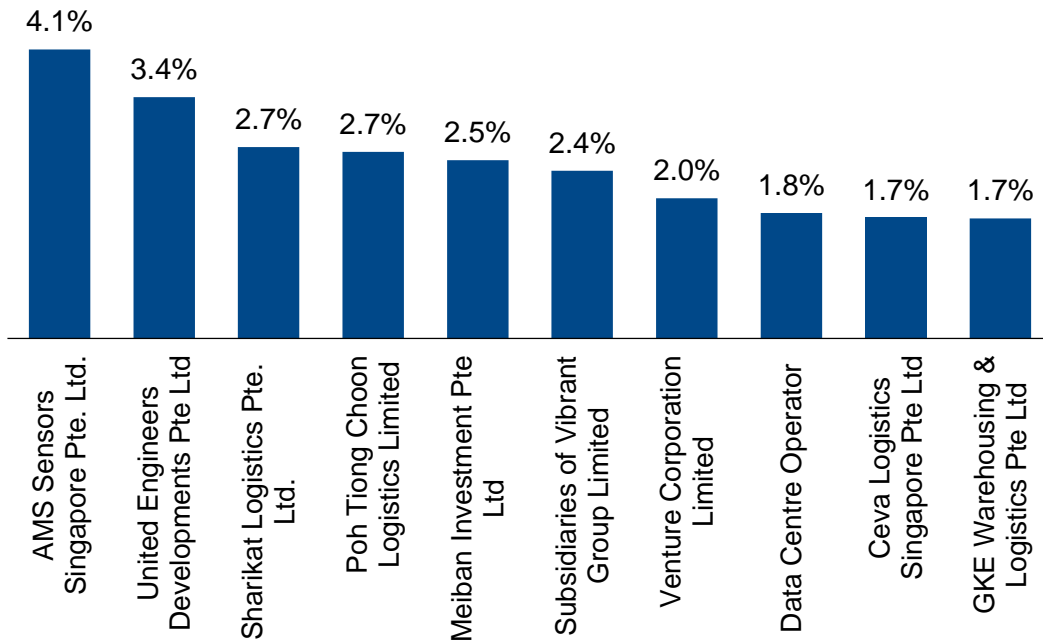


Enhances Diversification and Resilience of the Enlarged REIT Platform: Larger Tenant Base Reduces Concentration Risk

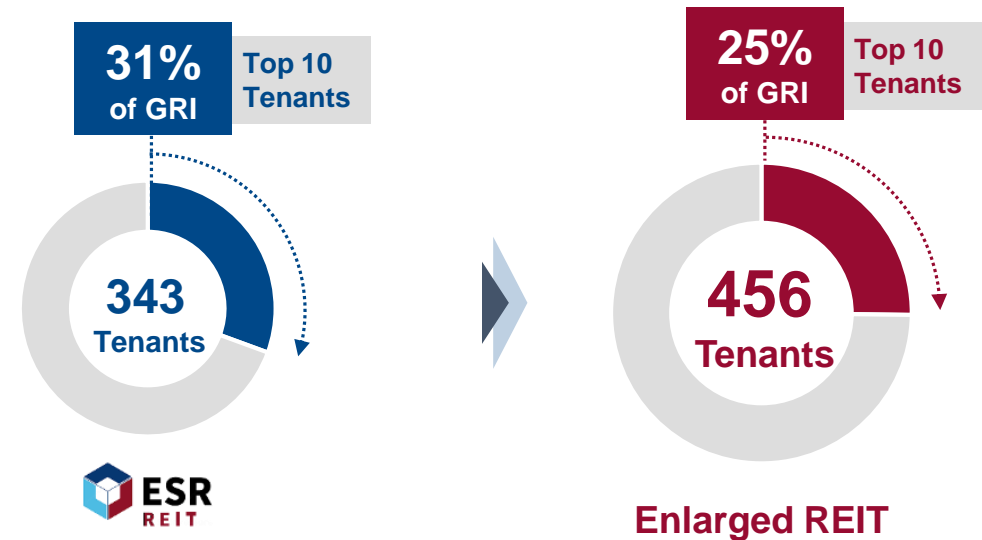
Increased diversification across number and types of tenants improves the stickiness of the Enlarged REIT's overall tenant base with top 10 tenants accounting for 25% of the Enlarged REIT's gross rental income after the Merger

Top 10 Tenants' Contribution to GRI⁽¹⁾ Decreases to 25% on a *Pro Forma* Basis, With No Single Tenant Accounting For More Than 4.1% of the Enlarged REIT's GRI

Top 10 Enlarged REIT Tenants by Rental Income⁽²⁾



Reduced Contribution by Top 10 Tenants⁽²⁾



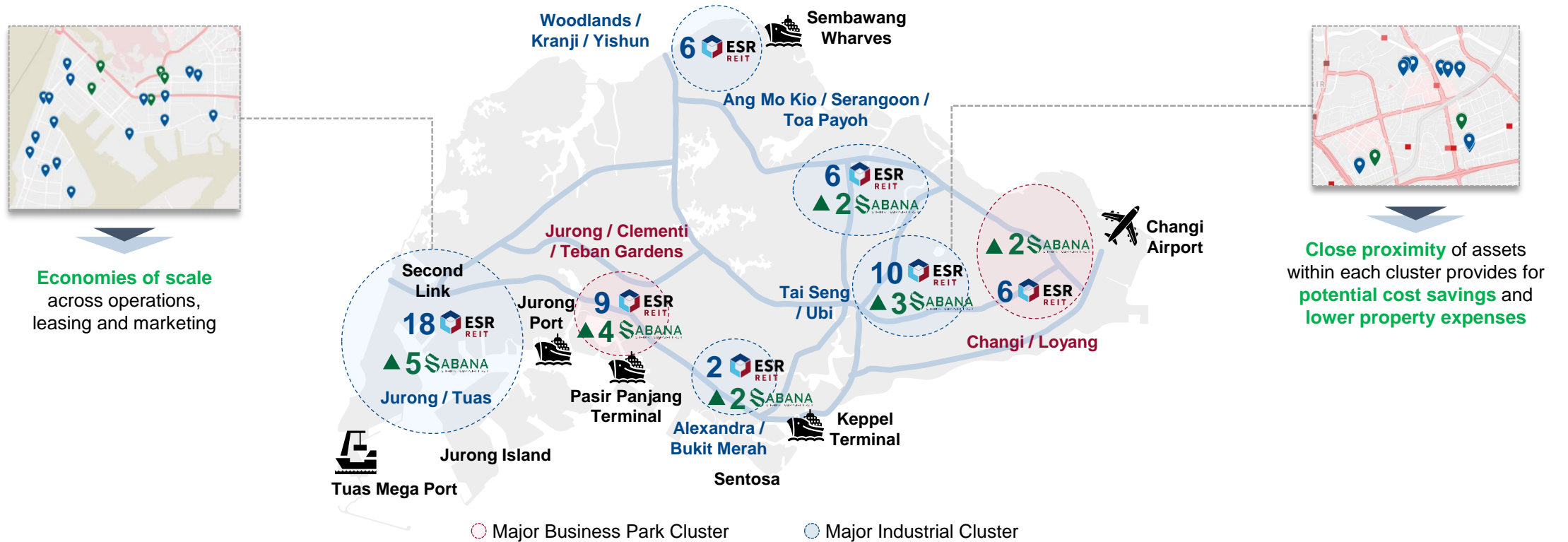
Note: (1) Refers to gross rental income ("GRI"). (2) Based on the GRI of ESR-REIT, or as the case may be, the *pro forma* GRI of the Enlarged REIT which is based on the sum of ESR-REIT's and Sabana REIT's respective GRI, in each case as at 30 June 2020.



100% Pure-Play Singapore REIT Post-Merger: Deepens Singapore Presence in Key Industrial Clusters

Sabana REIT assets are strategically located in key industrial classes across Singapore, enhancing ESR-REIT's current island-wide portfolio network

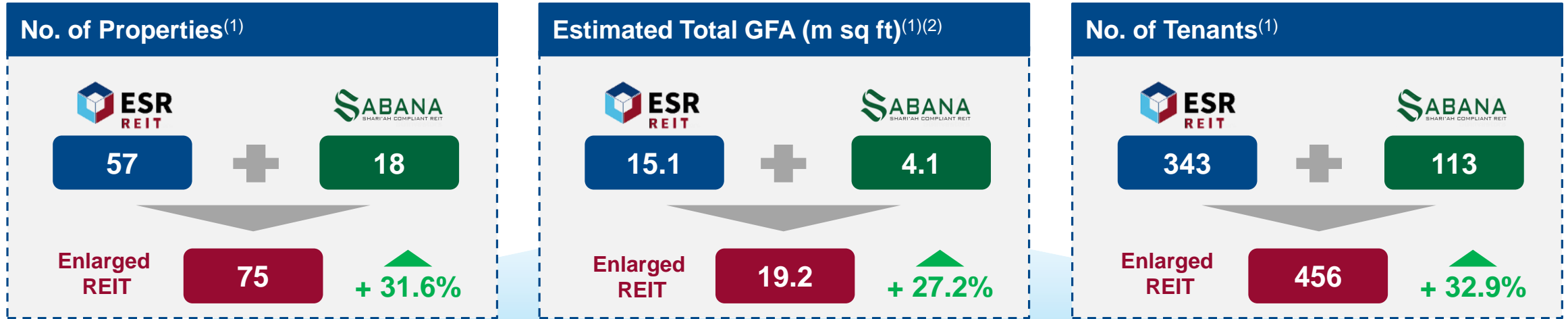
The Enlarged REIT will have a portfolio of 75 properties, which represents a 31.6% increase in the number of properties





100% Pure-Play Singapore REIT Post-Merger: Operational Synergies and Portfolio Optimisation Potential

Increased size and scale will bring about opportunities for operational synergies and portfolio optimisation potential



- ✓ Leveraging ESR-REIT's and the ESR Group's existing marketing, leasing and asset management platforms to extract economies of scale across operations
- ✓ Further potential cost savings for tenants arising from integration and optimisation of property management services arising from the close proximity of assets within each cluster
- ✓ Stronger bargaining power with service providers and tenants



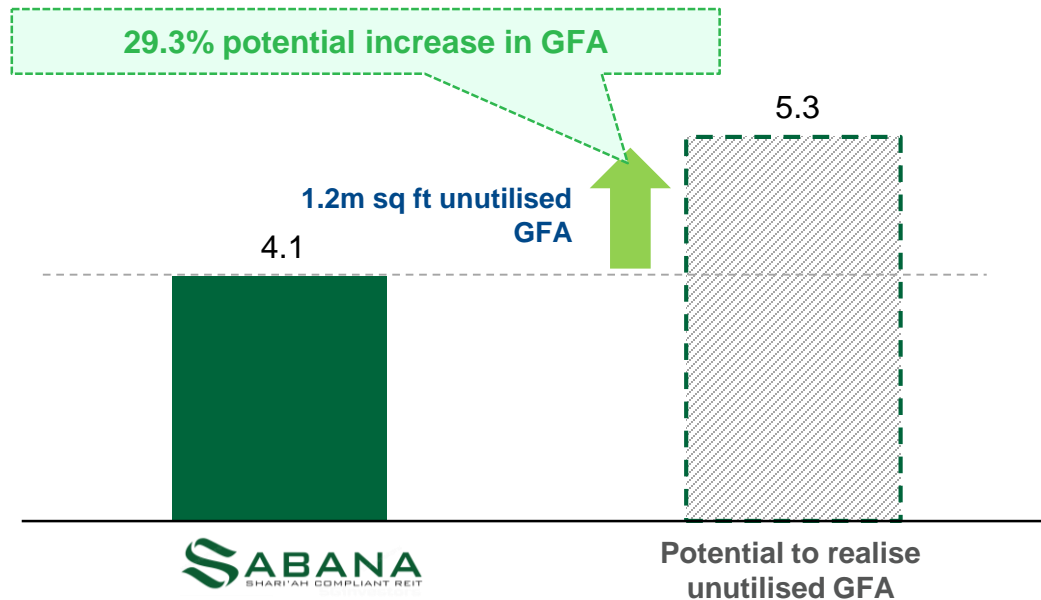
100% Pure-Play Singapore REIT Post-Merger: Organic AEI Growth Opportunities to Realise Unutilised GFA

Enhances potential returns and lowers risks of value-adding AEIs⁽¹⁾ and/or redevelopments

- ✓ Exposure to larger tenant base helps identify optimal use for unutilised GFA and reduce leasing risks
- ✓ Access to lower cost of capital to enhance returns on AEIs and/or redevelopments
- ✓ Enlarged asset base improves flexibility to undertake AEIs without adversely affecting earnings performance

Realisation of Sabana REIT Unutilised GFA

GFA (m sq ft)



Up to 2.2m sq ft of Additional GFA from Unutilised Plot Ratio

Singapore Industrial GFA Market Share (%)⁽²⁾

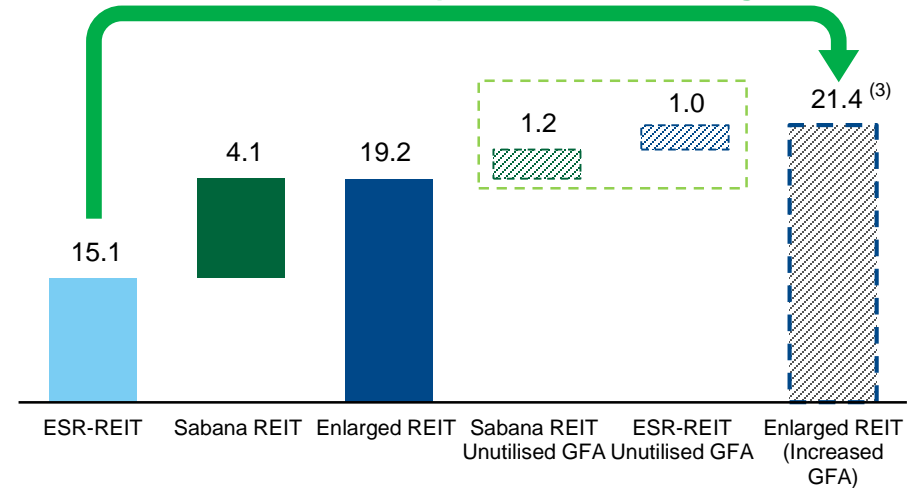
2.8%

3.6%

4.0%⁽³⁾

GFA (m sq ft)

Additional GFA can be developed by the Enlarged REIT at a lower cost of capital with lower leasing risks



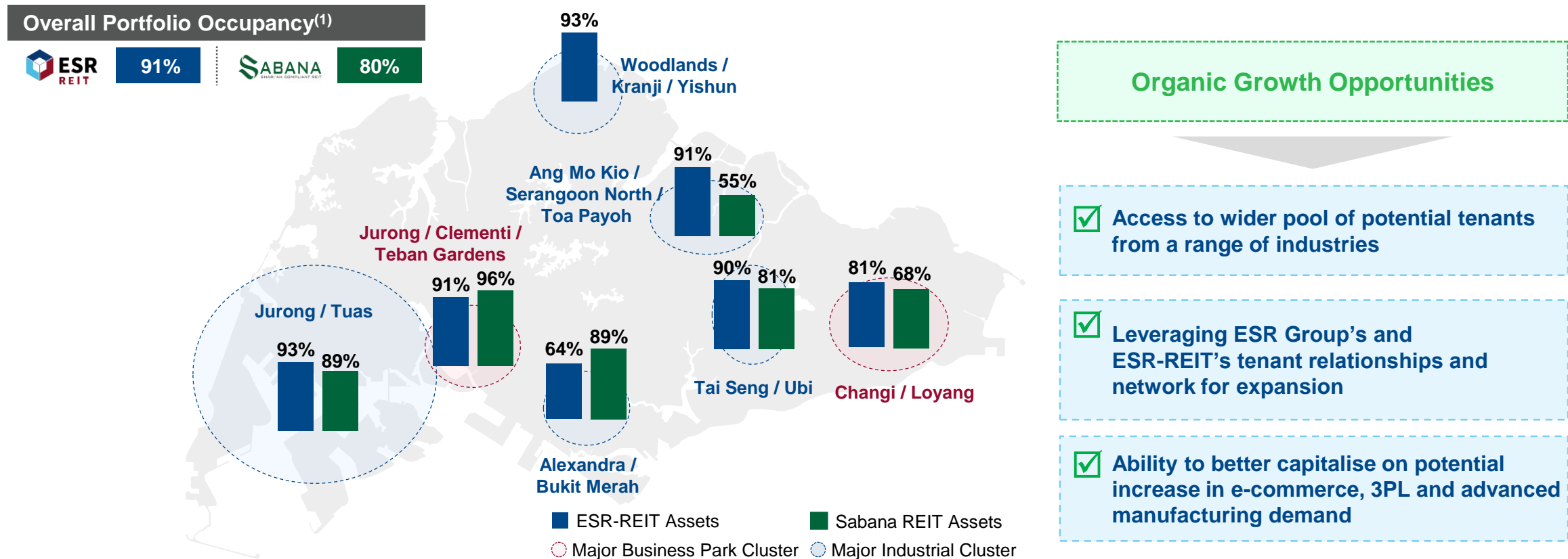
Source: JTC. Notes: (1) Refers to asset enhancement initiative ("AEI"). (2) Singapore industrial GFA market share calculated based on the respective REIT's GFA as at 30 June 2020 or latest available GFA from respective company information divided by total industrial space in Singapore as at 30 June 2020 from JTC quarterly market report on industrial properties. (3) Assume 100% realisation of Sabana REIT's and ESR-REIT's unutilised GFA.



100% Pure-Play Singapore REIT Post-Merger: Lease-Up Opportunities for Organic Growth

Being part of the Enlarged REIT provides the ability to leverage ESR-REIT's and ESR Group's platform to enhance leasing opportunities

Occupancy Rates by Key Clusters⁽¹⁾



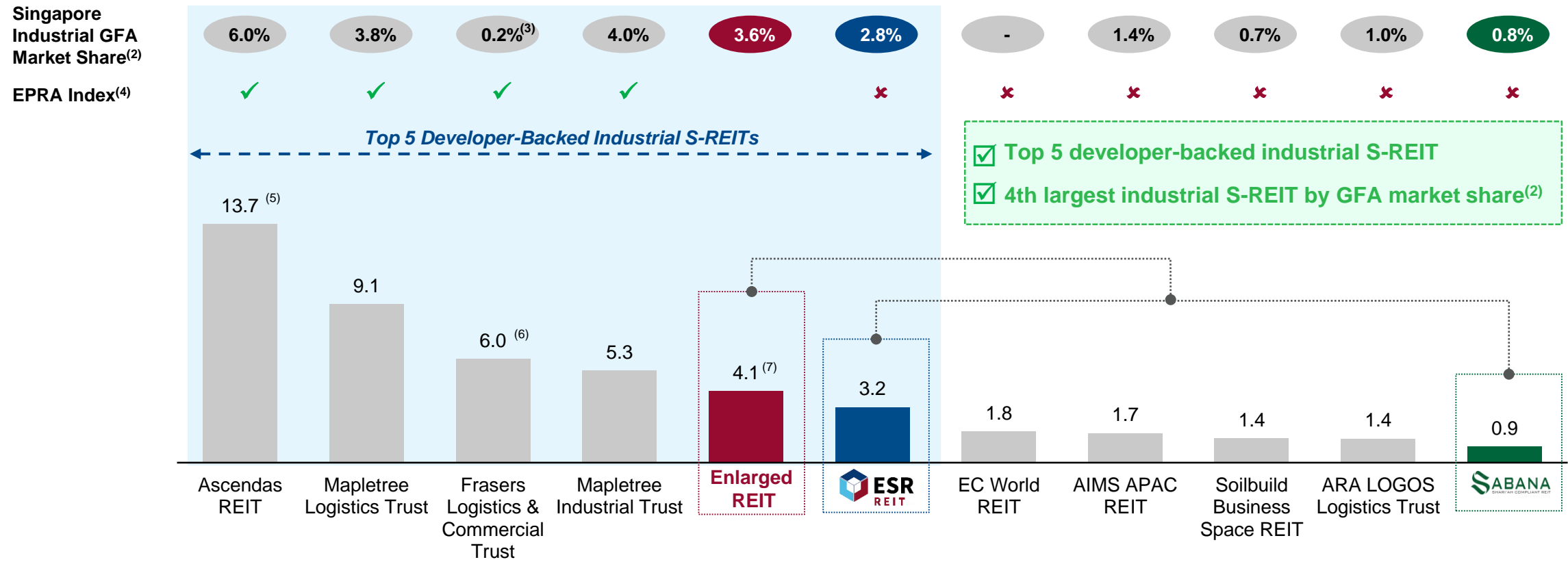


Size Does Matter:

Solidifies Position Amongst Top 5 Industrial S-REITs

The Enlarged REIT is expected to solidify its position amongst the top 5 industrial S-REITs, backed by a strong developer-sponsor, with a combined asset size of c.S\$4.1bn

Total Asset Size (S\$bn)⁽¹⁾



■ Top 5 Developer-Backed Industrial S-REITs



Source: Company information, JTC. Notes: (1) Total assets as at 30 June 2020. (2) Singapore industrial GFA market share calculated based on the respective REIT's GFA as at 30 June 2020 or latest available GFA from respective company information divided by total industrial space in Singapore as at 30 June 2020 from JTC quarterly market report on industrial properties. (3) Based on Alexandra Technopark's net lettable area as at 30 September 2019. (4) Refers to the FTSE EPRA Nareit Developed Asia Index ("EPRA Index") as at 30 September 2020. (5) Excludes the effects of Financial Reporting Standard (FRS) 116 Leases and includes interests in joint ventures. (6) Represents *pro forma* total asset size from the scheme document dated 14 February 2020. (7) Represents the Enlarged REIT's *pro forma* total assets as at 30 June 2020.



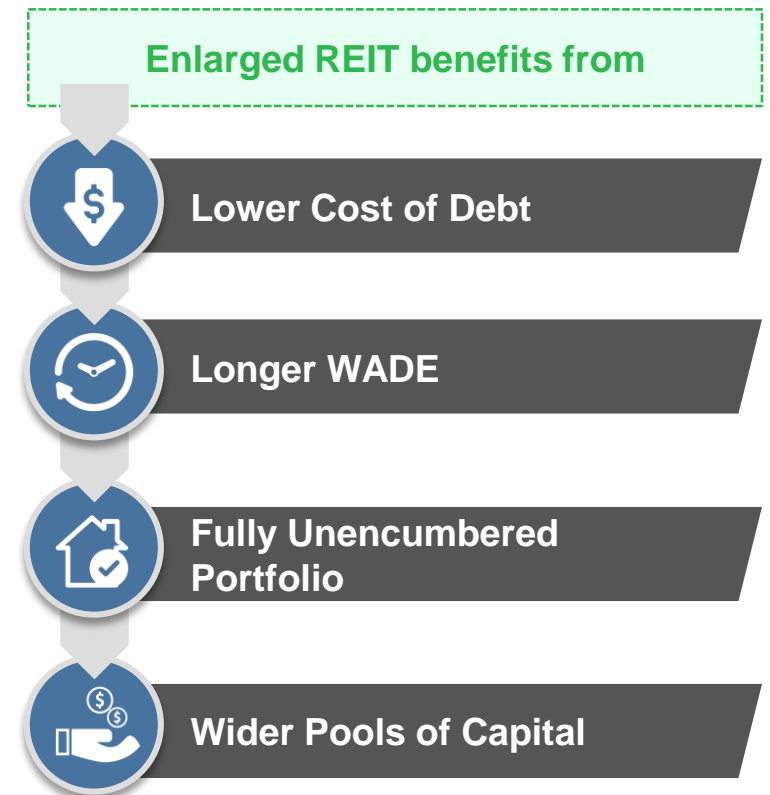
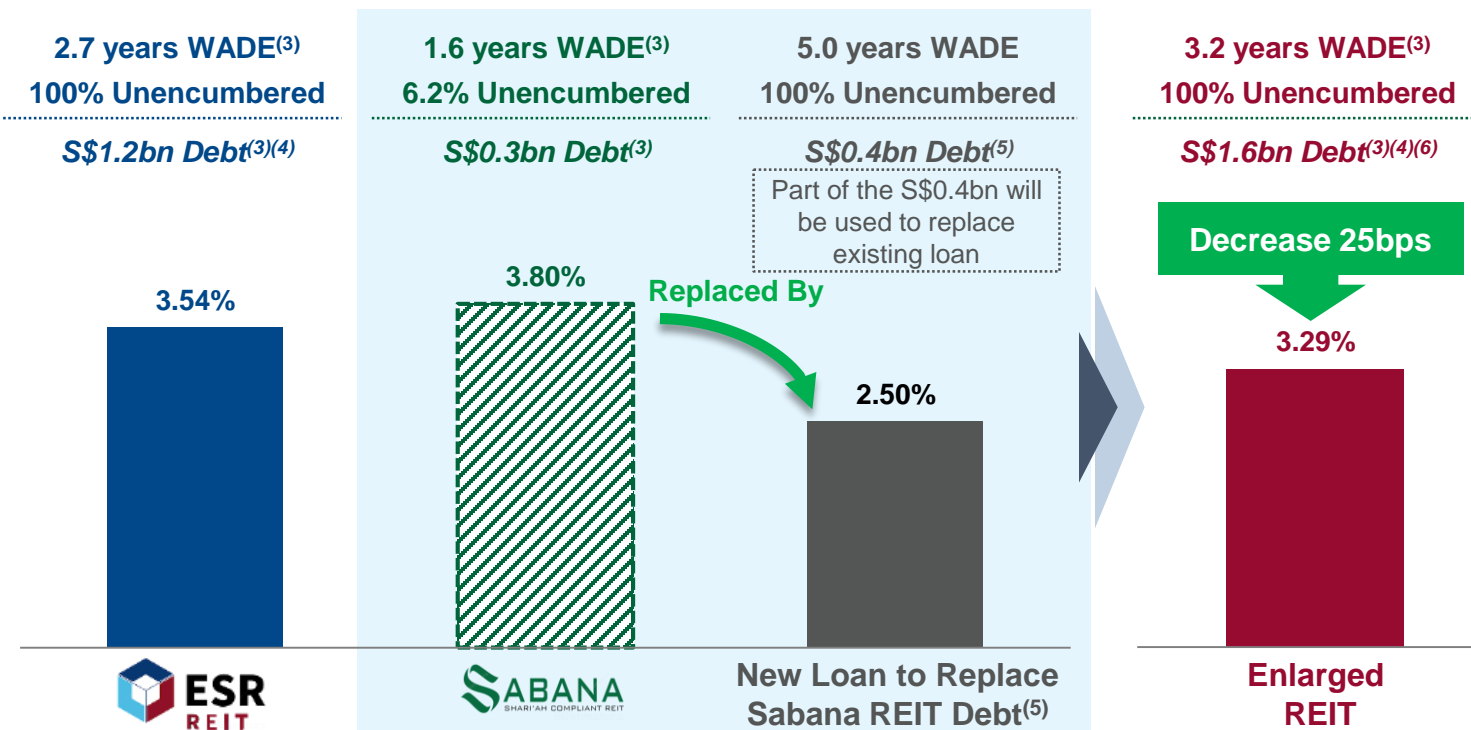
Size Does Matter:

Larger Size Leads to More Competitive Cost of Capital

The Enlarged REIT is expected to have a lower cost of debt, longer WADE⁽¹⁾ and access to wider pools of capital while retaining balance sheet flexibility with a fully unencumbered portfolio

FOR ILLUSTRATIVE PURPOSES ONLY – NOT A FORWARD-LOOKING PROJECTION

Pro Forma Cost of Debt⁽²⁾



Notes: (1) Refers to weighted average debt expiry ("WADE"). (2) Represents all-in interest cost. (3) As at 30 June 2020. (4) Excludes share of borrowings from joint ventures. (5) Estimated S\$372.2 million debt to be drawn from the New Facilities, at an expected all-in interest cost of 2.5% provided by Malayan Banking Berhad (Singapore Branch), RHB Singapore, Sumitomo Mitsui Banking Corporation Singapore Branch and United Overseas Bank Limited. (6) Includes the estimated S\$372.2 million debt to be drawn from the New Facilities for the refinancing of Sabana REIT's existing debt, upfront land premium and estimated professional and other fees and expenses relating to the Merger.



Size Does Matter: Potential Inclusion in Key Indices

Increased probability of inclusion in key indices, which offers benefits of a wider and more diversified investor base, higher trading liquidity, increased analyst coverage and potential positive re-rating

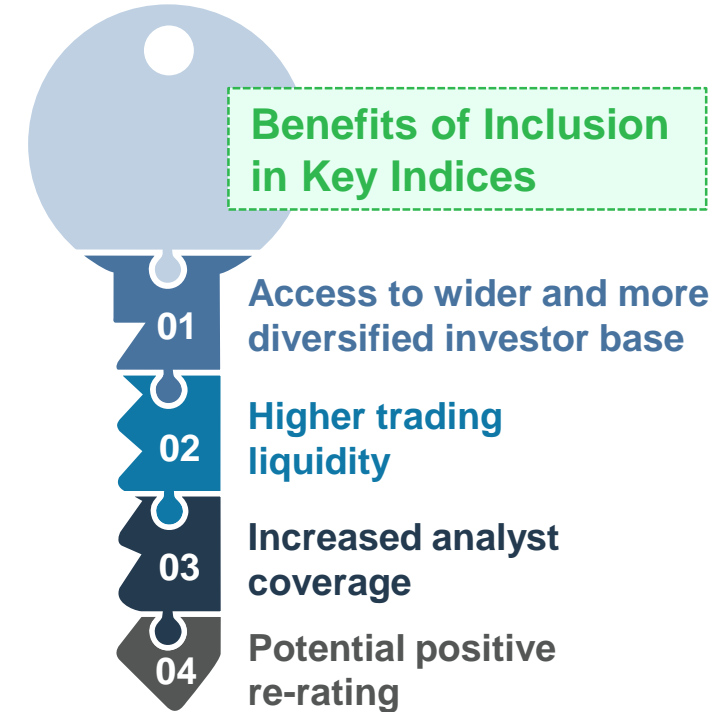
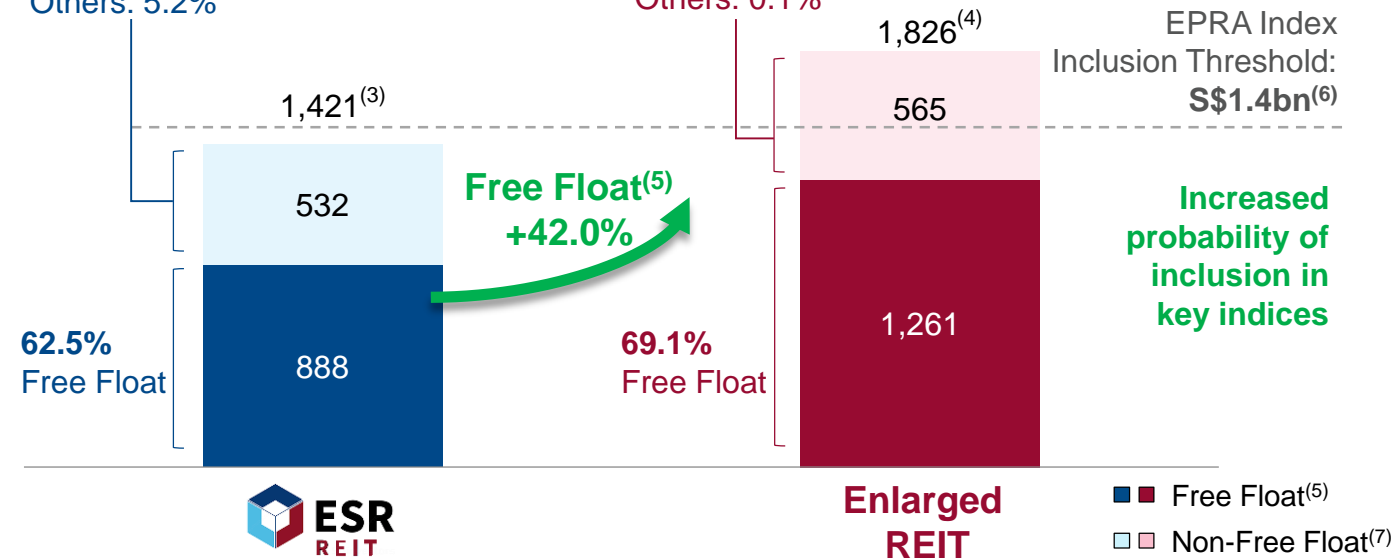
Free Float and Market Capitalisation (S\$m)

Current Unitholdings

ESR Cayman Limited: 9.5%⁽¹⁾
Mr. Tong: 22.8%⁽²⁾
Others: 5.2%

Post-Merger Unitholdings

ESR Cayman Limited: 12.4%⁽¹⁾
Mr. Tong: 18.5%⁽²⁾
Others: 0.1%



Notes: (1) Including direct interests and/or deemed interests through holding entities. (2) Excludes deemed interest held through the ESR-REIT Manager. (3) Based on approximately 3,543.2 million ESR-REIT Units in issue as at the Latest Practicable Date and the Reference Price of S\$0.401. (4) Includes the issue of approximately 989.9 million new ESR-REIT Units as the aggregate Scheme Consideration and the issue of approximately 20.7 million new ESR-REIT Units as the Acquisition Fee for the Merger at the Reference Price of S\$0.401 per ESR-REIT Unit. For the avoidance of doubt, the actual number of ESR-REIT Units to be issued as payment for the Acquisition Fee will be determined based on the 10-day volume weighted average price of the ESR-REIT Units up to and including the last trading day immediately preceding the Effective Date. (5) Excludes ESR-REIT Units held by the Sponsor, Mr. Tong, the ESR-REIT Manager, the directors of the ESR-REIT Manager, other substantial unitholders, their respective associates, and in respect of the Enlarged REIT post-Merger, also excludes ESR-REIT Units that would be held by the Sabana Manager, its directors, and their respective associates. (6) EPRA Index refers to the FTSE EPRA Nareit Developed Asia index, which is a subset of the FTSE EPRA Nareit Developed Index and is designed to track the performance of listed real estate companies and REITs. As at September 2020, the regular entry threshold for EPRA Index is approximately US\$1.0 billion, equivalent to approximately S\$1.4 billion. (7) Includes ESR-REIT Units held by the Sponsor, Mr. Tong, the ESR-REIT Manager, the directors of the ESR-REIT Manager, other substantial unitholders, their respective associates, and in respect of the Enlarged REIT post-Merger, also includes ESR-REIT Units that would be held by the Sabana Manager, its directors, and their respective associates.



Leveraging ESR Group’s Operating Platform to Improve Growth Prospects

Enlarged REIT can better leverage ESR Group’s operating platform, footprint and network to create a leading Pan-Asian industrial REIT

ESR Group’s Operating Platform and Capabilities

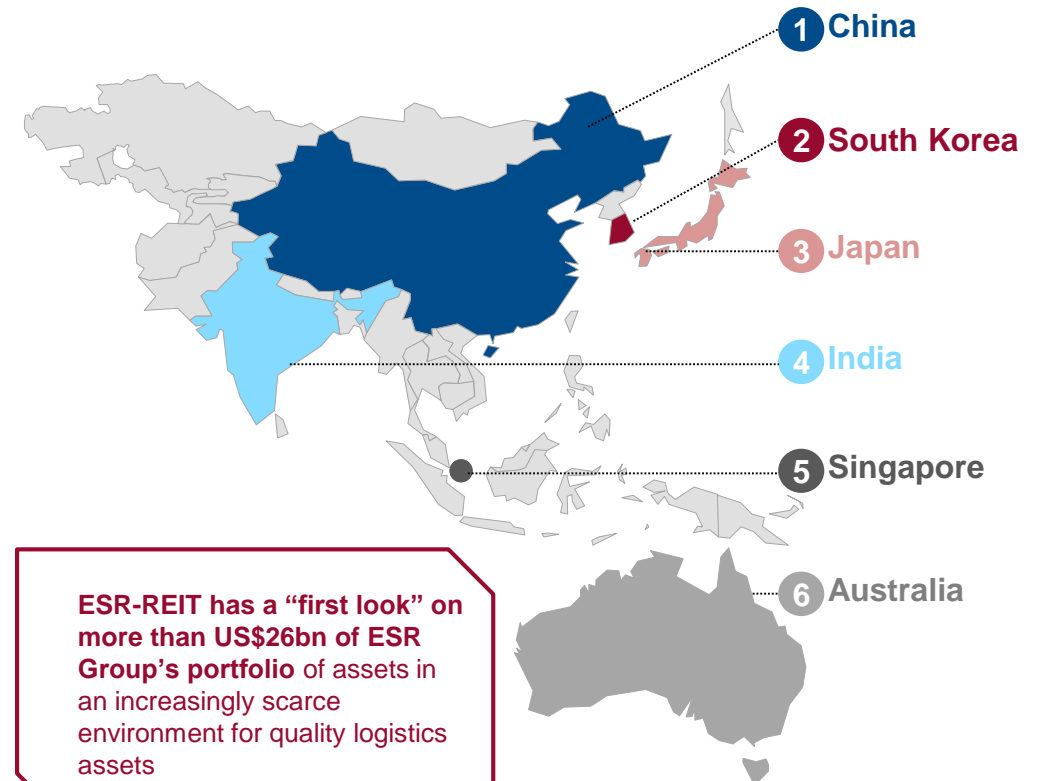
Largest APAC focused logistics real estate platform
>US\$26bn AuM⁽¹⁾⁽²⁾

Largest development pipeline in APAC
>18m sq m GFA⁽²⁾

Strong Demonstrated Support of ESR-REIT

- ✓ Since its entry as the sponsor of ESR-REIT in 2017, the ESR Group has transformed ESR-REIT into a large developer-backed S-REIT
 - Doubled ESR-REIT’s portfolio GFA
 - Rejuvenated portfolio to be focused on higher value-added segment of the industrial value chain, including High-Specs assets
- ✓ As the Sponsor, ESR Group has provided strong capital support and financial commitment to ESR-REIT via backstop in preferential offerings and acquisition of Viva Industrial Trust Management Pte. Ltd. to facilitate merger of ESR-REIT with Viva Industrial Trust

ESR Group’s Regional Presence



Note: (1) AuM refers to assets under management. (2) As at 30 June 2020.

Opinion of the Independent Financial Advisor

An extract of the IFA Letter is reproduced below:

“After carefully considering [the matters set out in the IFA Letter], and subject to the assumptions and qualifications [set out in the IFA Letter] and taking into account the prevailing conditions as at the Latest Practicable Date, we are of the opinion that: The Merger is on **normal commercial terms** and **is not prejudicial** to the interests of ESR-REIT and its minority unitholders. Accordingly, we advise that the ARCC and the ESR-REIT Recommending Directors recommend that the ESR-REIT Unitholders **VOTE IN FAVOUR OF THE MERGER.**”



INDEPENDENT FINANCIAL ADVISER TO THE AUDIT, RISK MANAGEMENT AND COMPLIANCE COMMITTEE OF THE ESR-REIT MANAGER AND THE ESR-REIT RECOMMENDING DIRECTORS

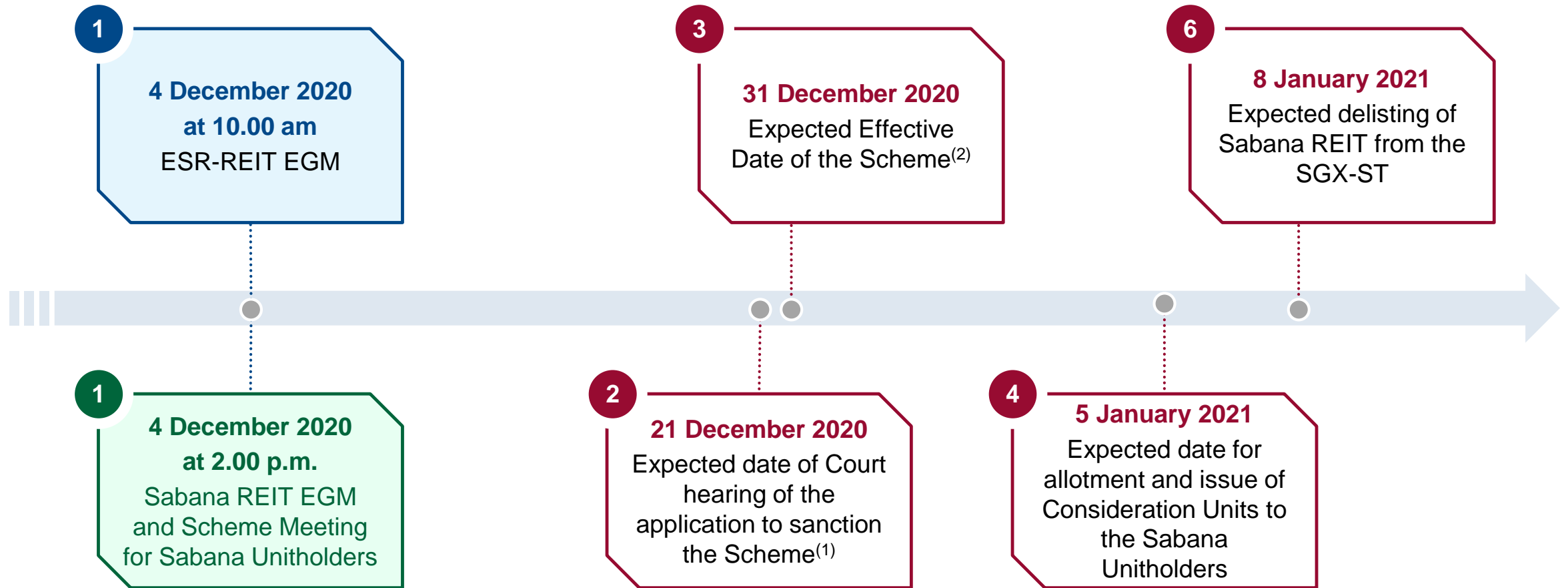
What Do the Directors Recommend?

The ESR-REIT Recommending Directors have considered the relevant factors, including the terms of the Merger and the rationale for the Merger, as well as the IFA's opinion as set out in the IFA Letter in **Appendix A** to this Circular, and recommend that the Independent ESR-REIT Unitholders **VOTE IN FAVOUR** of Resolution 1, the Ordinary Resolution relating to the Merger, and Resolution 2, the Ordinary Resolution relating to the issue of approximately 989.9 million Consideration Units at the Consideration Unit Issue Price pursuant to the Merger.



ESR-REIT RECOMMENDING DIRECTORS

Expected Indicative Timeline



Please note that the above timeline is indicative only and may be subject to change. Please refer to future SGXNET announcement(s) by ESR-REIT for the exact dates of these events.

The Merger is expected to be effective by 31 December 2020 and completed by the first quarter of 2021

Conclusion

RESOLUTION 1

The Merger

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*of the total number of votes cast by ESR-REIT
Unitholders voting by proxy at the EGM*

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The proposed issue of approximately 989.9 million new ESR-REIT Units to Sabana Unitholders at the Consideration Unit Issue Price as consideration for the Merger

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Appendix

UE BizHub EAST | Business Park

ESR-REIT HAS A
SUSTAINABLE

STRATEGY TO FLOURISH
IN THE LONG TERM



Financing Considerations

FOR ILLUSTRATIVE PURPOSES ONLY

Illustrative Uses

Total Acquisition Cost

- Approximately S\$777.4m comprising:
 - Implied aggregate Scheme Consideration of approximately S\$396.9m
 - Refinancing of Sabana REIT's total borrowings and related interest rate swaps of approximately S\$295.0m and upfront land premium of approximately S\$58.6m
 - Acquisition fee payable in ESR-REIT Units to the ESR-REIT Manager for the Merger which is estimated to be approximately S\$8.3m
 - The estimated professional and other fees and expenses of approximately S\$18.6m

Illustrative Sources

Consideration Units

- Approximately S\$396.9m
 - Based on approximately 989.9m new ESR-REIT Units issued at an illustrative issue price of **S\$0.401** per ESR-REIT Unit⁽¹⁾

New Debt

- Approximately S\$372.2m including:
 - Refinancing of Sabana REIT's total borrowings and related interest rate swaps of approximately S\$295.0m
 - Debt taken to fund upfront land premium of approximately S\$58.6m
 - Debt taken to fund professional and other fees and expenses
 - 100% unsecured

Acquisition Fee

- Approximately 20.7m new ESR-REIT Units will be allotted and issued to the ESR-REIT Manager as an acquisition fee for the Merger based on an illustrative issue price of **S\$0.401** per ESR-REIT Unit⁽¹⁾

Sabana REIT – Portfolio Overview



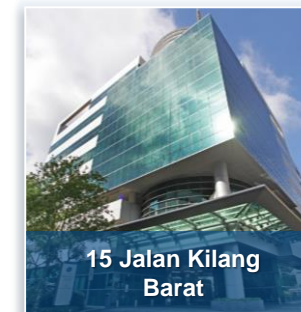
151 Lorong Chuan

Valuation (S\$m):	323.4
Occupancy Rate (%):	71
GFA (sq ft):	832,373
Land Lease Expiry (Year):	2055



8 Commonwealth Lane

Valuation (S\$m):	54.0
Occupancy Rate (%):	86
GFA (sq ft):	161,815
Land Lease Expiry (Year):	2059



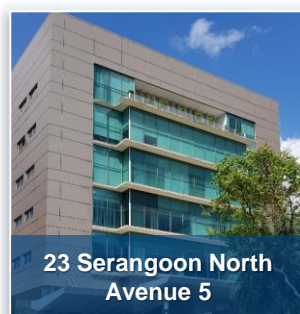
15 Jalan Kilang Barat

Valuation (S\$m):	22.0
Occupancy Rate (%):	92
GFA (sq ft):	73,928
Land Lease Expiry (Year):	2060



1 Tuas Avenue 4

Valuation (S\$m):	8.5
Occupancy Rate (%):	–
GFA (sq ft):	160,361
Land Lease Expiry (Year):	2047



23 Serangoon North Avenue 5

Valuation (S\$m):	31.0
Occupancy Rate (%):	38
GFA (sq ft):	159,384
Land Lease Expiry (Year):	2056



508 Chai Chee Lane

Valuation (S\$m):	63.8
Occupancy Rate (%):	98
GFA (sq ft):	319,718
Land Lease Expiry (Year):	2060



33 & 35 Penjuru Lane

Valuation (S\$m):	43.2
Occupancy Rate (%):	100
GFA (sq ft):	286,192
Land Lease Expiry (Year):	2049



18 Gul Drive

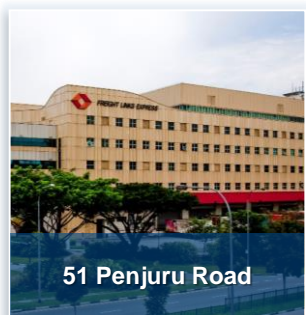
Valuation (S\$m):	20.0
Occupancy Rate (%):	100
GFA (sq ft):	132,878
Land Lease Expiry (Year):	2038



34 Penjuru Lane

Valuation (S\$m):	33.7
Occupancy Rate (%):	85
GFA (sq ft):	414,270
Land Lease Expiry (Year):	2032

Sabana REIT – Portfolio Overview (Cont'd)



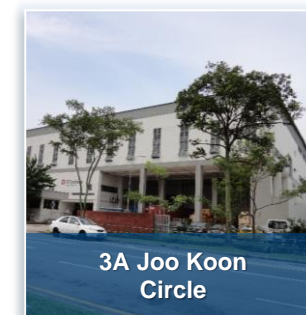
51 Penjuru Road

Valuation (S\$m):	35.6
Occupancy Rate (%):	100
GFA (sq ft):	246,376
Land Lease Expiry (Year):	2054



26 Loyang Drive

Valuation (S\$m):	24.7
Occupancy Rate (%):	100
GFA (sq ft):	149,166
Land Lease Expiry (Year):	2053



3A Joo Koon Circle

Valuation (S\$m):	34.7
Occupancy Rate (%):	56
GFA (sq ft):	217,899
Land Lease Expiry (Year):	2047



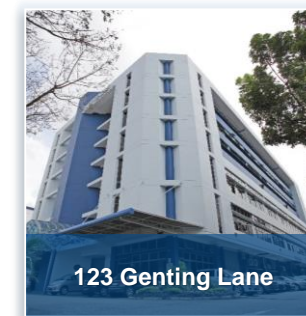
2 Toh Tuck Link

Valuation (S\$m):	30.0
Occupancy Rate (%):	98
GFA (sq ft):	181,705
Land Lease Expiry (Year):	2056



10 Changi South Street 2

Valuation (S\$m):	36.0
Occupancy Rate (%):	37
GFA (sq ft):	238,862
Land Lease Expiry (Year):	2051



123 Genting Lane

Valuation (S\$m):	16.8
Occupancy Rate (%):	74
GFA (sq ft):	158,907
Land Lease Expiry (Year):	2041



30 & 32 Tuas Avenue 8

Valuation (S\$m):	24.4
Occupancy Rate (%):	100
GFA (sq ft):	158,846
Land Lease Expiry (Year):	2056



39 Ubi Road 1

Valuation (S\$m):	20.4
Occupancy Rate (%):	71
GFA (sq ft):	135,513
Land Lease Expiry (Year):	2051



21 Joo Koon Crescent

Valuation (S\$m):	14.7
Occupancy Rate (%):	100
GFA (sq ft):	99,575
Land Lease Expiry (Year):	2054

