DEFAULT OF RENT PAYMENTS BY ACFS PORT LOGISTICS IN AUSTRALIA

ESR-REIT Management (S) Limited, the manager of ESR-REIT (the "**Manager**"), wishes to inform unitholders that ACFS Port Logistics Pty Ltd and TZI 1 Pty Ltd (collectively, "**ACFS**"), the tenant of three properties in Australia leased from ESR-REIT, comprising 1-5 & 2-6 Bishop Drive, 53 Peregrine Drive and 8 Curlew Street (collectively, the "**Properties**") is currently in arrears in relation to rental payments. As at 31 July 2026, ACFS is in arrears of approximately A$12.2 million (the "**Outstanding Arrears**").

Breach notices have been issued to ACFS demanding payment of the outstanding arrears in relation to its leases across the three properties. The drawdown and offset of the Bank Guarantees held by ESR-REIT will reduce the Outstanding Arrears to approximately A$1.5 million.

On 6 August 2026, ACFS entered administration. Receivers were also appointed to ACFS Port Logistics Pty Ltd. Under Australia's insolvency laws, the administrators and receivers have an initial period to determine whether to continue operating ACFS' business from the Properties under the current leases. This period is generally five business days from the date of appointment, although extensions may be granted by the Court in appropriate circumstances. Where the administrators and receivers elect to continue occupying the Properties, rental obligations are generally expected to continue to be serviced. Should the administrators and receivers decide not to continue using any of the Properties, the Manager will assess and pursue its contractual and legal rights as landlord, including seeking to secure replacement occupancy for the relevant Properties where appropriate.

The Manager has engaged legal counsel to advise them on this matter. The Manager would work with the legal counsel to explore the various options in relation to this matter.

As at 30 June 2026, ACFS contributed to approximately 5.2% of ESR-REIT's effective gross rents.

The Manager will, in compliance with its obligations under the Listing Manual of Singapore Exchange Securities Trading Limited (the "**SGX-ST**"), make the relevant announcements on SGXNET as and when there are material developments in this matter.

In the meantime, Unitholders are advised to refrain from taking any action in respect of their Units which may be prejudicial to their interests, and to exercise caution when dealing with the Units.

BY ORDER OF THE BOARD

ESR-REIT Management (S) Limited
As Manager of ESR-REIT
(Company Registration No. 200512804G, Capital Markets Services Licence No. 100132)

Adrian Chui
Chief Executive Officer and Executive Director
7 August 2026

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About ESR-REIT

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

As at 30 June 2026, ESR-REIT holds interests in a diversified portfolio of logistics properties, high-specifications industrial properties, business parks and general industrial properties with total assets of approximately S$5.6 billion. Its portfolio comprises 62 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (42 assets), Australia (18 assets) and Japan (2 assets), with a total gross floor area of approximately 2.2 million sqm, as well as investments in three property funds in Australia.

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

ESR-REIT is managed by ESR-REIT Management (S) Limited (the "Manager") and sponsored by ESR. The Manager is owned by ESR (99.0%) and Shanghai Summit Pte. Ltd. (1.0%), respectively.

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

About the Sponsor, ESR

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

Important Notice

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

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

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