



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

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## COMPLETION OF THE PROPOSED UNIT CONSOLIDATION AND CHANGE OF TRADING DETAILS

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*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of ESR-REIT dated 10 February 2025 titled “Proposed Unit Consolidation” (the “Announcement”).*

### 1. Completion of the Proposed Unit Consolidation

Further to the Announcement and the announcement dated 23 April 2025 in relation to the Proposed Unit Consolidation, ESR-REIT Management (S) Limited, in its capacity as the manager of ESR-REIT (the “**Manager**”), is pleased to announce that the Proposed Unit Consolidation has become effective with effect from 9.00 a.m. today and every ten (10) Existing Units registered in the name of each Unitholder has been consolidated to constitute one (1) Consolidated Unit.

The Transfer Books and Register of Unitholders and the Depository Register have been updated to reflect the number of Consolidated Units held by each Unitholder based on the number of Existing Units held by them as at the Record Date.

Unitholders should note that after rounding up any fractions of Consolidated Units arising from the Proposed Unit Consolidation, there will be in total 802,914,454 Consolidated Units in issue following the Proposed Unit Consolidation.

Each Consolidated Unit will rank *pari passu* with each other.

### 2. Change in Trading Details

The Counter Name, Counter Code and ISIN Code issued by the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the Consolidated Units will be changed as follows:

	Pre-Proposed Unit Consolidation	Post-Proposed Unit Consolidation
Counter Name	ESR-REIT	ESR REIT
Counter Code	J91U	9A4U
ISIN Code	SG1T70931228	SGXC55341835

The changes to the Counter Name, Counter Code and ISIN Code do not affect the underlying nature of the Consolidated Units and are solely an operational change only.

### 3. Trading Arrangements for Odd Lots of Consolidated Units

The Consolidated Units will be traded in board lots of one hundred (100) Consolidated Units. Unitholders who receive odd lots of Consolidated Units pursuant to the Proposed Unit Consolidation and who wish to trade such odd lots of Consolidated Units on the SGX-ST

("Odd Lots Trade") can trade with a minimum size of one (1) Consolidated Unit on the SGX-ST's unit share market.

For any Odd Lots Trade, the Manager has also put in place an odd lot counter service for a period of four (4) weeks up to and including 30 May 2025 (the "**Applicable Period**"). Phillip Securities Pte Ltd ("**Phillip Securities**") will be offering odd lot counter services at a concessionary brokerage rate. During the Applicable Period, Unitholders will not incur any brokerage fees for any Odd Lots Trades. Instead, ESR-REIT will bear the brokerage fees payable to Phillip Securities.

**Unitholders should note that the prevailing clearing fee and other regular trading fees (including goods and services tax for such fees) imposed by the SGX-ST will still be borne by Unitholders during the Applicable Period.**

Please refer to the circular dated 1 April 2025 for more information on the trading arrangements for Odd Lots Trade.

#### **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

5 May 2025

For further enquiries, please contact:

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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 31 December 2024, 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\$6.0 billion. Its portfolio comprises 72 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (52 assets), Australia (18 assets) and Japan (2 assets), with a total gross floor area of approximately 2.5 million sqm, as well as investments in three property funds in Australia. ESR-REIT is also a constituent of the FTSE EPRA Nareit Global Real Estate 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](http://www.esr-reit.com.sg).

## About the Sponsor, ESR

ESR is Asia-Pacific's leading New Economy real asset owner and manager. With our core focus in logistics real estate, data centres, and infrastructure, we power the 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](http://www.esr.com) for more information.

## Important Notice

**This announcement is not for distribution, directly or indirectly, in or into the United States or the United Kingdom (other than to professional investors) and is not an offer of securities for sale in the United States or any other jurisdictions.**

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. This announcement does not constitute or form part of an offer, invitation or solicitation of any securities of ESR-REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever. 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.

The past performance of ESR-REIT is not necessarily indicative of the future performance of ESR-REIT.

This announcement has not been reviewed by the Monetary Authority of Singapore.

**Notification under Section 309B of the Securities and Futures Act 2001:** The Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).