

NEWS RELEASE
For immediate release

ESR-REIT Announces Divestment of Hotel Strata Lot at ESR BizPark @ Changi at Valuation for S\$101.0 Million

- *Divestment executed at valuation further sharpens the focus on our industrial core strengths by divesting a non-core, vacant hotel component*
- *ESR-REIT retains ownership of the remaining business park, complimentary retail and convention centre components at ESR BizPark @ Changi*
- *Divestment proceeds to be redeployed to finance accretive acquisitions, asset enhancement initiatives, redevelopments and debt repayments*

Singapore, 30 January 2026 – ESR-REIT Management (S) Limited, the manager of ESR-REIT (the “Manager”), is pleased to announce that Perpetual (Asia) Limited, in its capacity as trustee of Viva Trust, a wholly owned sub-trust of ESR-REIT (the “Vendor”), has entered into a put and call option agreement with Coliwoo Project Ace Pte Ltd (the “Purchaser”) to divest the leasehold estate in respect of the hotel strata lot (which also includes some retail units) located at 2 Changi Business Park Avenue 1, Singapore 486015 (the “Hotel Strata Lot”) for sale consideration of approximately S\$101.0 million (excluding divestment costs and applicable goods and services tax) (the “Divestment”).

The sale consideration is in line with the latest independent valuation of the Hotel Strata Lot of S\$100.9 million¹. An option fee was paid upon signing of the put and call option agreement, with the balance payable upon completion.

Following completion of the Divestment, ESR-REIT will continue to own the business park, retail and convention centre components at ESR BizPark @ Changi, which together represent approximately 81% of the total gross floor area of the integrated development.

The Divestment is in line with ESR-REIT’s ongoing portfolio rejuvenation strategy to divest non-core assets and recycle capital into higher-quality and higher-growth assets within its core sectors. The hotel component within the Hotel Strata Lot had no income contribution since September 2025 following the expiry of the master lease agreement. Upon completion, ESR-REIT will no longer incur property-related expenses associated with the Hotel Strata Lot.

Commenting on the Divestment, Mr. Adrian Chui, Chief Executive Officer and Executive Director of ESR-REIT, said, “The hotel component is a non-core asset within our portfolio, and its divestment enables us to further sharpen our strategic focus while meaningfully enhancing the overall quality, resilience and earnings visibility of our portfolio. Importantly, the proceeds will provide us with greater financial flexibility, allowing capital to be more effectively redeployed into potentially accretive

¹ Based on the independent valuation of S\$100.9 million conducted by Savills Valuation And Professional Services (S) Pte Ltd as at 31 December 2025. The valuation was prepared using the income capitalisation method and direct comparison method.

acquisitions, asset enhancement initiatives and redevelopments within our core sectors such as logistics and high-specifications industrial assets, which are deeply embedded in our DNA and continue to benefit from structurally supported demand and attractive long-term growth prospects. These actions are expected to enhance value accretion for our Unitholders.”

The Divestment is not expected to have a material impact on ESR-REIT’s net asset value and distribution per unit for the financial year ending 31 December 2025. Upon completion, ESR-REIT’s diversified portfolio will comprise 70 properties (excluding 48 Pandan Road held via a joint venture) located across Singapore, Japan and Australia, as well as investments in three Australian property funds.

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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 2025, 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\$5.9 billion. Its portfolio comprises 70 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (50 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.

About the Sponsor, ESR

ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure 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 news release 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 news release 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 news release 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.