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

**COMPLETION OF THE ACQUISITION OF 51% INTEREST IN 20 TUAS SOUTH AVENUE 14 IN SINGAPORE AND USE OF PROCEEDS FROM THE PREFERENTIAL OFFERING**

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of ESR-LOGOS REIT ("**E-LOG**") titled "Proposed Acquisition of 100% Interest in ESR Kisosaki DC and 51% Interest in 20 Tuas South Ave 14" dated 31 July 2024 (the "**Acquisition Announcement**"), titled "Launch of Preferential Offering on the Basis of 4 Preferential Offering Units for Every 100 Existing Units to Raise Gross Proceeds of Up To Approximately S$94.0 Million" dated 10 October 2024 (the "**Launch Announcement**") and titled "Results of the Preferential Offering" dated 7 November 2024.*

## 1. Completion of acquisition of 20 Tuas South Avenue 14

Further to the Acquisition Announcement, ESR-LOGOS Funds Management (S) Limited, as manager of E-LOG (the "**Manager**"), is pleased to announce that E-LOG, through its indirect wholly-owned subsidiaries, has today completed the acquisition of 51.0% interest in a high-specifications manufacturing facility and newly constructed four-storey and two-storey ramp-up logistics warehouses with modern specifications located at 20 Tuas South Avenue 14, Singapore 637312 (the "**Singapore Acquisition**").

As the Singapore Acquisition constitutes an "interested party transaction" under Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore, the acquisition fee in relation to the Singapore Acquisition will be paid to the Manager in the form of units in E-LOG ("**Units**") and such Units shall not be sold within one year from the date of issuance. In connection with the Singapore Acquisition, 16,376,146 new Units will be issued to the Manager at an issue price of S$0.2616[1] per Unit as payment for the acquisition fee of approximately S$4.3 million payable to the Manager for the Singapore Acquisition in accordance with the E-LOG Trust Deed at a later date.

## 2. Issuance of Consideration Units

The Singapore Acquisition will be partially funded by the issuance of Consideration Units. The Manager wishes to announce that the Manager has issued 20,595,881 LOGOS

1 The issue price was determined based on the volume weighted average price per Unit for all trades on the Singapore Exchange Securities Trading Limited in the ordinary course of trading for the ten (10) business days prior to the date of completion of the Singapore Acquisition on 29 November 2024.

Consideration Units to LOGOS Units No. 1 Ltd and 19,016,393 Ivanhoe Consideration Units to Ivanhoe Cambridge Asia Inc., at an issue price of S$0.305 per Consideration Unit.

The Consideration Units will be listed on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at 9.00 a.m. on 2 December 2024.

The Consideration Units have been issued under a separate temporary stock counter from the existing E-LOG stock counter. Such temporary stock counter will be maintained for the period commencing from the date of issue of the Consideration Units to the last day of "cum-distribution" trading for the existing Units, in respect of the distribution period ending 31 December 2024. After the last day of "cum-distribution" trading, both the Consideration Units and the existing Units will be aggregated and traded under the existing E-LOG stock counter on the Main Board of the SGX-ST.

The Consideration Units will rank *pari passu* in all respects with the Units in issue as at the date of issue of the Consideration Units, including the right to distributions out of E-LOG's distributable income from the date of issuance of the Consideration Units as well as all distributions thereafter, other than in respect of, in relation of the existing Units, the distributions accrued for the period from 11 November 2024 to the day immediately prior to the date the Consideration Units are issued.

With the issuance of 39,612,274 Consideration Units, the total number of Units in issue is 8,025,598,588 Units.

**3. Use of Proceeds from the 2024 Preferential Offering (as defined below)**

Further to the announcements dated 10 October 2024, 15 October 2024, 23 October 2024, 7 November 2024 and 11 November 2024 in relation to the pro rata and non-renounceable preferential offering of 289,180,327 new units in E-LOG (the "**2024 Preferential Offering**"), the Manager wishes to announce that the gross proceeds of approximately S$88.2 million from the 2024 Preferential Offering have been fully utilised in the following manner:

| Intended Use of Proceeds | Original Amount Allocated (as a % of total amount) | New Amount Allocated (as a % of total amount) | Aggregate Amount Utilised to Date | Remaining Proceeds Pending Utilisation |
|---|---|---|---|---|
| To partially finance the total acquisition outlay for 20 Tuas South Avenue 14 | S$92.5 million (98.4%) | S$86.7 million (98.3%) | S$86.7 million | - |
| To pay for estimated fees and expenses, including professional fees and expenses, incurred or to be incurred by E-LOG in connection with the Preferential Offering | S$1.5 million (1.6%) | S$1.5 million (1.7%) | S$1.5 million | - |
| **Total** | **S$94.0 million** | **S$88.2 million** | **S$88.2 million** | **-** |

The use of proceeds from the 2024 Preferential Offering set out above is a deviation from the stated use and deviation from the percentage of the gross proceeds of the 2024 Preferential Offering allocated to such use as set out in the Launch Announcement as S$88.2 million instead of S$94.0 million was raised from the 2024 Preferential Offering.

**BY ORDER OF THE BOARD**

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

**Adrian Chui**
Chief Executive Officer and Executive Director
29 November 2024

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**About ESR-LOGOS REIT**

ESR-LOGOS 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-LOGOS REIT invests in quality income-producing industrial properties in key gateway markets.

As at 30 June 2024, ESR-LOGOS 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$5.0 billion. Its portfolio comprises 71 properties (excluding 48 Pandan Road held through a joint venture) located across the developed markets of Singapore (52 assets), Australia (18 assets) and Japan (1 asset), with a total gross floor area of approximately 2.1 million sqm, as well as investments in three property funds in Australia. ESR-LOGOS REIT is also a constituent of the FTSE EPRA Nareit Global Real Estate Index.

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

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

**About the Sponsor, ESR Group**

ESR Group is Asia-Pacific's leading New Economy real asset manager and one of the largest listed real estate investment managers globally. Our fully integrated fund management and development platform extends across Australia and New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe. We provide investors with a diverse range of real asset investment and development solutions across private and public investment vehicles. Our focus on New Economy real assets offers customers modern solutions for logistics, data centres, and infrastructure and renewables. Our purpose, Space and Investment Solutions for a Sustainable Future, drives us to manage sustainably and impactfully for the communities where we operate and the spaces we develop to thrive for generations to come. ESR Group is listed on The Stock Exchange of Hong Kong (HKSE: 1821.HK). Visit www.esr.com for more information.

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**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-LOGOS 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-LOGOS Funds Management (S) Limited ("**Manager**"), Perpetual (Asia) Limited (in its capacity as trustee of ESRLOGOS 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-LOGOS REIT, the Manager, the Trustee nor any of the Affiliates guarantees the repayment of any principal amount invested, the performance of ESR-LOGOS REIT, any particular rate of return from investing in ESR-LOGOS REIT, or any taxation consequences of an investment in ESR-LOGOS REIT. Any indication of ESR-LOGOS 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 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-LOGOS 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 E-LOG 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-LOGOS 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 E-LOG is not necessarily indicative of the future performance of E-LOG.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States (including its territories and possessions), European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities in E-LOG have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**U.S. Securities Act**") and may not be offered or sold in the United States except pursuant to an exemption from the registration requirements of the U.S. Securities Act and in compliance with any applicable state laws. There will be no public offering of the securities referred to herein in the United States.

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

**Notification under Section 309B of the Securities and Futures Act 2001:** The Preferential Offering 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).