

NEWS RELEASE

For immediate release

ESR-LOGOS REIT Celebrates Grand Opening of NTS Singapore's New Regional Hub at Newly Redeveloped 21B Senoko Loop



Singapore, 23 September 2024 – ESR-LOGOS Funds Management (S) Limited, the manager of ESR-LOGOS REIT (the “**Manager**”), is pleased to announce the grand opening of NTS Singapore’s (“**NTS**”) new regional hub at ESR-LOGOS REIT’s (“**E-LOG**”) 21B Senoko Loop. This state-of-the-art facility marks a significant milestone for the partnership between E-LOG and NTS and a shared commitment towards sustainability and innovation.

The grand opening was held on 20 September 2024 and was graced by distinguished representatives from the Embassy of the Kingdom of Netherlands in Singapore, the Singapore Economic Development Board, alongside key clients of NTS and the management teams of NTS and E-LOG. The event celebrated the completion of a Built-to-Suit redevelopment project, which began with the objective of transforming an aging general industrial property into a modern, high-specifications property.

This redevelopment project, which attained its Temporary Occupation Permit (“**TOP**”) status in 1Q2024, involved the conversion of a general industrial building with relatively older and dated specification into

a modern, quality high-specifications asset that meets modern industry demands. The newly redeveloped property also boasts a Green Mark Gold certification, reflecting E-LOG's dedication to sustainable building practices and environmental stewardship.

Mr. Adrian Chui, Chief Executive Officer and Executive Director of the Manager, commented on the occasion, stating, "The grand opening of NTS's new regional hub at 21B Senoko Loop is a strong affirmation of our ability to deliver tailored, high-quality solutions that cater to the evolving needs of our tenants. This successful redevelopment is a key component of our portfolio **Rejuvenation** strategy, comprising initiatives to future ready E-LOG's assets and enhance asset value while reinforcing our commitment to creating sustainable, modern industrial spaces. We are proud to partner NTS on this project and are excited to support their growth and continued success in the years to come."

Mr. Rogier Niessen, Managing Director of NTS stated, "With E-LOG being our long-term real-estate affiliate already, it was logical to extend our collaboration into the future, embarking on a journey to together develop and realise the new site. It has been an intense joint approach over the last two years where NTS, E-LOG, government agencies, as well as many (sub)contractors were engaged and where E-LOG has been a true asset in overall coordination and successfully deliver whilst under an aggressive timeline. This project is a testimony to realising a mutual vision we had, and I am very honoured to call E-LOG a true partner to NTS."

Under the terms of the redevelopment agreement, the property at 21B Senoko Loop will be leased to NTS on a triple net basis for a tenure of 15 years. The lease arrangement includes built-in annual rental escalations, ensuring a stable and growing income stream for E-LOG while providing NTS with a tailored facility that supports their long-term operational needs.

The newly redeveloped property at 21B Senoko Loop is poised to play a pivotal role in NTS' operations, contributing to their growth in Singapore and the broader region. This project is a testament to E-LOG's commitment to innovation, tenant-centric solutions, and sustainable development.

About the 21B Senoko Loop

21B Senoko Loop is a high-specifications property located in the northern region of Singapore within the Woodlands Industrial Estate, an area with a limited supply of high-specifications properties. It is easily accessible from the Seletar Expressway and Bukit Timah Expressway. Post-redevelopment, 21B Senoko Loop now comprises two interconnected high-specifications manufacturing blocks with high ceiling clearance and ancillary offices, of four and five storeys respectively, and partially equipped with air-conditioning with a combined gross floor area of 18,623 square metres ("**sqm**"). 21B Senoko Loop sits on a land area of 7,455 sqm and has a remaining land tenure of 29.1 years¹.

¹ As at 31 December 2023

About the Master Tenant

NTS is a one-stop supplier of complex and qualified mechanics and mechatronics (clean room) assemblies based on vertical integration of sheet metal and frames, serving high-tech OEMs in the analytical and semiconductor sectors.

Appendix

Photo from left to right:

1. Mr. Mathew Ajimon, Operations Director, NTS Singapore
2. Ms. Karen Lee, Deputy CEO, ESR-LOGOS Funds Management (S) Limited
3. Mr. Jonas Wintermans, NTS Supervisory Board, NTS Group
4. Mr. Roelof Hendriks, Chairman of NTS Supervisory Board, NTS Group
5. Mr. Adrian Chui, CEO & Executive Director, ESR-LOGOS Funds Management (S) Limited
6. Mr. Boris Wintermans, NTS Supervisory Board, NTS Group
7. Mr. Frans van Lierop, CEO, NTS Group
8. Mr. Chris Devillers, Deputy Ambassador, Embassy of the Kingdom of the Netherlands
9. Mr. Tan Kong Hwee, EVP & Member of EXCO, Global Enterprises and Marketing, EDB
10. Mr. Ed Van Der Sluijs, CFO, NTS Group
11. Mr. Soo Haw Yun, Vice President, Global Enterprises, EDB
12. Mr. Rogier Niessen, Managing Director, NTS Singapore





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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/New Zealand, Japan, South Korea, Greater China, Southeast Asia, and India, including a presence in Europe and the United States. 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, life sciences, 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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