UPDATE ON DEFAULT OF RENT PAYMENTS BY ACFS PORT LOGISTICS IN AUSTRALIA

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of ESR-REIT dated 7 August 2026 titled "DEFAULT OF RENT PAYMENTS BY ACFS PORT LOGISTICS IN AUSTRALIA" (the "**Announcement**").

ESR-REIT Continues to Receive Rental Payments and Has Recovered Approximately 75% of Outstanding Arrears

Further to the Announcement, the Manager wishes to update that with effect from 13 August 2026, the administrators and receivers of ACFS have assumed responsibility for the contractual rental obligations relating to ACFS' continued occupation of the Properties. ESR-REIT has received all rent payments due in respect of the Properties for the period since 13 August 2026 and the Manager expects to continue receiving rent payments from the administrators and receivers of ACFS whilst they continue to use the Properties.

As at 30 September 2026, approximately 75% of the Outstanding Arrears accrued prior to 13 August 2026 has been recovered through the partial drawdown of the Banker's Guarantees held by ESR-REIT in relation to the ACFS leases, with the Outstanding Arrears and Bankers' Guarantees now standing at A$3.0 million and A$0.4 million respectively. The Manager has issued breach notices to ACFS to seek the replacement of the Bankers' Guarantees, in line with the terms of the leases, and will continue to pursue available options for recovery of the remaining balance of the Outstanding Arrears.

The Manager continues to work closely with the relevant parties during the administration and receivership process and will, in compliance with its obligations under the Listing Manual of the SGX-ST, make further 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

6 October 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.