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Establishment of S\$2,000,000,000 Euro Medium Term Securities Programme

ESR-REIT Management (S) Limited, in its capacity as manager of ESR-REIT (the "**ESR-REIT Manager**") wishes to announce that ESR-REIT MTN Pte. Ltd. ("**EMPL**") and Perpetual (Asia) Limited (in its capacity as trustee of ESR-REIT) (the "**ESR-REIT Trustee**") (each of EMPL and the ESR-REIT Trustee, an "**Issuer**" and together, the "**Issuers**") has on 2 June 2026 established a S\$2,000,000,000 Euro Medium Term Securities Programme (the "**Programme**"). In connection with the Programme, Oversea-Chinese Banking Corporation Limited has been appointed to act as the arranger and initial dealer of the Programme.

Under the Programme, the Issuers may, subject to compliance with all relevant laws, regulations and directives from time to time, issue notes ("**Notes**") or (in respect of the ESR-REIT Trustee only) perpetual securities (the "**Perpetual Securities**", and together with the Notes, the "**Securities**") denominated in any currency as agreed between the relevant Issuer and the relevant Dealer(s). Notes issued by EMPL shall be unconditionally and irrevocably guaranteed by the ESR-REIT Trustee (in its capacity as guarantor, the "**Guarantor**").

Each Series or Tranche of Notes may be issued in various amounts and tenors, and may bear interest at fixed rate, floating rate, zero coupon or dual currency interest. The Notes will constitute direct, unconditional, unsubordinated and (subject to Condition 4.1 (*Negative Pledge*) of the Notes) unsecured obligations of the relevant Issuer and will rank *pari passu*, without any preference among themselves and (save for certain obligations required to be preferred by law) equally with all other unsecured obligations (other than subordinated obligations, if any) of the relevant Issuer, from time to time outstanding.

Perpetual Securities have no fixed maturities, may be issued by the ESR-REIT Trustee in various amounts, may bear fixed, floating or dual currency rates of distribution, and if so provided in the applicable pricing supplement, may have distributions deferred at the option of the ESR-REIT Trustee. Senior Perpetual Securities will constitute direct, unconditional, unsecured and unsubordinated obligations of the ESR-REIT Trustee and will rank *pari passu*, without any preference among themselves and (save for certain obligations required to be preferred by law) equally with all other unsecured obligations (other than subordinated obligations, if any) of the ESR-REIT Trustee from time to time outstanding. Subordinated Perpetual Securities will constitute direct, unconditional, unsecured and subordinated obligations of the ESR-REIT Trustee and will rank *pari passu*, without any preference or priority among themselves and with any Parity Obligations (as defined in the Terms and Conditions of the Perpetual Securities) from time to time outstanding.

The Securities will be offered in Singapore pursuant to certain exemptions invoked under Sections 274, 275 and/or any other applicable provisions of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time.

Further terms and conditions of the Securities are also set out in the offering circular dated 2 June 2026 relating to the Programme (the "**Offering Circular**") and may be supplemented and/or modified by the relevant pricing supplement upon issue of the Securities.

The net proceeds from each issue of the Securities under the Programme (after deducting issue expenses) will be used towards (a) refinancing the existing borrowings of ESR-REIT and its subsidiaries (the "**Group**"), (b) financing or refinancing the acquisitions and/or investments of ESR-REIT and any development and asset enhancement works initiated by ESR-REIT and/or (c) financing general working capital and capital expenditure requirements of the Group, or for such other purposes as may be specified in the relevant pricing supplement.

Approval in-principle has been obtained from the SGX-ST in connection with the Programme and application will be made to the SGX-ST for permission to deal in, and quotation of, any Securities that may be issued pursuant to the Programme and that are agreed at or prior to the time of issue thereof to be so listed on the SGX-ST. Such permission will be granted when such Securities have been admitted to the Official List of the SGX-ST. There is no assurance that the application to the SGX-ST for permission to deal in, and for the listing and quotation of, the Securities of any Series will be approved. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein or the contents of this document, makes no representations as to its accuracy or completeness and expressly disclaims any liability whatsoever for any loss howsoever arising from or in reliance upon any part of the contents herein. The approval in-principle from the SGX-ST, and the admission of any Securities to the Official List of, the SGX-ST are not to be taken as an indication of the merits of the Issuers, the Guarantor, ESR-REIT, the ESR-REIT Manager, their respective subsidiaries (if any), their respective associated companies (if any), the Programme or the Securities. Unlisted Securities may be issued under the Programme.

Terms defined in the Offering Circular shall have the same meaning in this announcement unless otherwise defined herein.

This announcement is for information only and does not constitute or form part of any offer to purchase, a solicitation of an offer to purchase, an offer to sell or an invitation or solicitation of an offer to sell, issue or subscribe for, securities in or into the United States, European Economic Area, Japan or in any other jurisdiction. Neither this announcement nor any portion hereof may be reproduced, taken, sent or transmitted into the United States, European Economic Area, Japan or any jurisdiction where to do so is unlawful. Any failure to comply with these restrictions may constitute a violation of United States securities laws or the securities laws of any such other jurisdiction.

*The Securities have not been, and will not be, registered under the United States Securities Act of 1933, as amended (the "**Securities Act**") or the securities laws of any state of the United States or other jurisdiction and the Securities may not be offered or sold within the United States unless an exemption from the registration requirements of the Securities Act is available and in accordance with all applicable securities laws of any state of the United States and any other jurisdiction.*

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

2 June 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 31 December 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 2.4 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.