



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

RESULTS OF 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 “The Proposed Acquisition of (I) 100% Trust Beneficiary Interest in ESR Yatomi Kisosaki Distribution Centre in Japan; and (II) 51.0% Interest in 20 Tuas South Avenue 14 in Singapore” dated 31 July 2024, “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”), “Despatch of Instruction Booklet and ARE to Entitled Unitholders Pursuant to the Preferential Offering” dated 23 October 2024 (the “Instruction Booklet Despatch Announcement”) and/or the circular to unitholders of E-LOG dated 24 September 2024 (the “Circular”).

1. RESULTS OF THE PREFERENTIAL OFFERING

Further to the Launch Announcement and the Instruction Booklet Despatch Announcement in relation to the non-renounceable preferential offering (the “**Preferential Offering**”), ESR-LOGOS Funds Management (S) Limited, in its capacity as manager of ESR-LOGOS REIT (“E-LOG”, and the manager of E-LOG, the “**Manager**”), wishes to announce that the Preferential Offering was partially subscribed where 289,180,327 new Units, representing 93.9% of the 307,936,870 new units in E-LOG under the Preferential Offering (the “**Preferential Offering Units**”) were successfully allocated.

As stated in the Circular, the aggregate of (i) the proceeds raised from the Preferential Offering, (ii) the proceeds raised from the issuance of the Ivanhoe Consideration Units (as defined in the Circular) and (iii) S\$100.0 million from the Perpetual Securities¹ shall not exceed S\$194.0 million. Accordingly, 19,016,393 Ivanhoe Consideration Units will be issued at the completion of the Singapore Acquisition which will result in the total proceeds raised from (i) the Preferential Offering (being approximately S\$88.2 million), (ii) the Ivanhoe Consideration Units (being approximately S\$5.8 million) and (iii) the Perpetual Securities (being S\$100.0 million) to be approximately S\$194.0 million.

For the avoidance of doubt, post the Preferential Offering, E-LOG has sufficient financial resources to complete both the Japan Acquisition and Singapore Acquisition as approved by Unitholders at the Extraordinary General Meeting of Unitholders on 9 October 2024 (the “**EGM**”).

¹ Please refer to the Manager’s announcement dated 13 August 2024 titled “Pricing of Additional S\$100,000,000 6.00% Subordinated Perpetual Securities (the “Additional New Securities”) to be Consolidated with New Securities Issued Pursuant to Exchange Offer Comprised in Series 009” for further details.

Details of the valid acceptances and excess applications successfully allocated are as follows:

	Number of Preferential Offering Units	% of Preferential Offering Units
Valid Acceptances Allocated²	32,074,684	10.4
Excess Applications Allocated³ (“Excess Applications”)	257,105,643	83.5
Total	289,180,327	93.9

Note: The percentages are rounded to the nearest decimal place.

In the allocation of Excess Applications to satisfy Excess Preferential Offering Units⁴, preference was given to the rounding of odd lots. Directors of the Manager and Substantial Unitholders who have control or influence over E-LOG or the Manager in connection with the day-to-day affairs of E-LOG or the Manager or the terms of the Preferential Offering or have representation (direct or through a nominee) on the board of directors of the Manager, ranked last in priority.

Pursuant to the Preferential Offering, a total of 289,180,327 Preferential Offering Units at the issue price of S\$0.305 per Preferential Offering Unit will be issued to raise gross proceeds of approximately S\$88.2 million.

2. ESR IU

In connection with the Preferential Offering, e-Shang Infinity Cayman Limited (“**e-Shang Infinity**”)⁵ has subscribed for 280,770,589 Preferential Offering Units amounting to approximately S\$85.6 million pursuant to the irrevocable undertaking provided by the Sponsor.

Immediately post-completion of the Preferential Offering, e-Shang Infinity will have an aggregate interest in 1,194,711,811 Units, representing approximately 14.93% of the total number of 7,999,986,314 Units in issue after the listing and quotation of 289,180,327 Preferential Offering Units. As a result, the Sponsor’s aggregate interest in E-LOG will increase to 20.28% immediately after the completion of the Preferential Offering.

² Including allocations to e-Shang Infinity Cayman Limited (“**e-Shang Infinity**”).

³ Including allocations to e-Shang Infinity pursuant to their excess applications in accordance to the ESR IU.

⁴ “**Excess Preferential Offering Units**” refers to the Preferential Offering Units representing the provisional allotments of (i) Entitled Unitholders who decline or do not accept in full or in part, their provisional allotment of Preferential Offering Units and (ii) Unitholders which are not Entitled Unitholders.

⁵ e-Shang Infinity is a wholly-owned subsidiary of ESR Group Limited (the “**Sponsor**”) and e-Shang Infinity owns a direct interest in 690,884,656 Units in E-LOG representing approximately 8.97% of the total number of Units in issue as at the Preferential Offering Record Date.

3. REFUNDS

In relation to any void or invalid acceptances of Preferential Offering Units or any unsuccessful applications for Excess New Units under the Preferential Offering, all monies received in connection therewith will be returned by The Central Depository (Pte) Limited (“CDP”) on behalf of E-LOG to the Applicants (as defined in the Instruction Booklet), without interest or any share of revenue or other benefit arising therefrom, within three (3) business days after the commencement of trading of the Preferential Offering Units on 11 November 2024, by crediting their accounts with the relevant Participating Banks⁶ (where acceptance and/or application is made through an ATM of a Participating Bank) or by crediting their designated bank accounts via CDP’s Direct Crediting Service (where acceptance and/or application is made through CDP (including through the submission of the ARE or application through an Accepted Electronic Service (including PayNow)) and, in each case, at the Applicants’ own risk. In the event that such Applicants are not subscribed to CDP’s Direct Crediting Service, any monies to be refunded shall be credited to their Cash Ledger and subject to the terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein).

4. STATUS OF THE PREFERENTIAL OFFERING UNITS

The Manager expects the Preferential Offering Units to be listed and quoted on the Main Board of Singapore Exchange Securities Trading Limited with effect from **Monday, 11 November 2024 at 9.00 a.m.**

The Preferential Offering Units will, upon issue and delivery, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the Preferential Offering Units are issued, including the right to distributions out of E-LOG’s distributable income from the day of issuance of the Preferential Offering Units as well as all distributions thereafter, other than in respect of the Advanced Distribution⁷.

The Manager wishes to take this opportunity to thank Unitholders for their support in the successful completion of the Preferential Offering.

6 “Participating Banks” means DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

7 “Advanced Distribution” means, in respect of the existing Units, an advanced distribution for the period from 1 July 2024 to the day immediately prior to the date on which the Preferential Offering Units are issued pursuant to the Preferential Offering. Please refer to the Launch Announcement for further details.

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

7 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.

Important Notice

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 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-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.

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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).