

ADDITIONAL INFORMATION

(A) INTERESTED PERSON TRANSACTIONS (“IPTs”)

Transactions entered into with interested persons during the financial year falling under the SGX-ST Listing Rules and the Property Funds Appendix of the CIS Code (excluding transactions of less than \$100,000 each) are as follows:

Name of Entity	Aggregate value of all IPTs during the financial year under review (excluding transactions less than \$100,000 and transactions conducted under Unitholders’ mandate pursuant to Rule 920 of the SGX-ST Listing Rules) \$’000	Aggregate value of all IPTs conducted under the Unitholders’ mandate pursuant to Rule 920 of the SGX-ST Listing Rules (excluding transactions less than \$100,000) \$’000
ESR-LOGOS Funds Management (S) Limited (the “Manager”)		
Management fees paid and payable		
– in cash	9,001	–
– in Units	10,837	–
Acquisition fees paid in Units	17,648	–
Development management fees paid and payable	1,055	–
Divestment fees paid in cash	557	–
ESR-LOGOS Property Management (S) Pte Ltd (Subsidiary of immediate holding company of the Manager)		
Property and lease management fees paid and payable		
– in cash	5,589	–
– in Units	3,257	–
Lease marketing services commissions paid and payable	3,592	–
Project management fees paid and payable	419	–
Site staff cost recovery	1,088	–
Utilities income received and receivable	16	–
RBC Investor Services Trust Singapore Limited¹		
Trustee fees paid	434	–
Perpetual (Asia) Limited (the “Trustee”)²		
Trustee fees paid and payable	43	–

ADDITIONAL INFORMATION

Name of Entity	Aggregate value of all IPTs during the financial year under review (excluding transactions less than \$100,000 and transactions conducted under Unitholders' mandate pursuant to Rule 920 of the SGX-ST Listing Rules) \$'000	Aggregate value of all IPTs conducted under the Unitholders' mandate pursuant to Rule 920 of the SGX-ST Listing Rules (excluding transactions less than \$100,000) \$'000
ESR Group Limited and its subsidiaries³		
Merger with ALOG	1,409,246	–
Base and performance fees paid	439	–
Investment management fees paid and payable	542	–
Asset management fees paid and payable	864	–
Property management fees paid and payable	1,329	–
Acquisition of ESR Sakura Distribution Centre	169,812	–
Rental support received and receivable ⁴	2,256	–
TSMP Law Corporation		
Legal fees	192	–

1 On 24 November 2022, RBC Investor Services Trust Singapore Limited retired as the trustee of ESR-LOGOS REIT.

2 Perpetual (Asia) Limited was appointed as the trustee of ESR-LOGOS REIT effective from 25 November 2022.

3 Excluding the Manager and ESR-LOGOS Property Management (S) Pte. Ltd..

4 Pertains to the full amount of rental support received and receivable from ESR 34 GK in relation to the acquisition of ESR Sakura Distribution Centre.

Except as disclosed above, there were no additional IPTs (excluding transactions of less than \$100,000 each) entered into up to and including 31 December 2022 or any material contracts entered by ESR-LOGOS REIT or any of its subsidiaries that involve the interests of the CEO, any Director or any controlling Unitholder of the Trust.

Please also see Related Parties in Note 29 to the financial statements.

As set out in ESR-LOGOS REIT's Prospectus dated 14 July 2006, fees and charges payable by ESR-LOGOS REIT to the Manager under the Trust Deed are not subject to Rule 905 and Rule 906 of the SGX-ST Listing Rules.

The Group has not obtained a general mandate from Unitholders pursuant to Rule 920 for any IPTs.

ADDITIONAL INFORMATION

(B) RATIO OF TOTAL OPERATING EXPENSES TO NET ASSET VALUE

The CIS Code requires that the total operating expenses (including all fees and charges paid to the Manager and interested parties) be disclosed in both absolute terms and as a percentage of the net asset value of the Trust as at the end of the financial year.

The total operating expenses of ESR-LOGOS REIT, including all fees and charges paid to the Manager and interested parties, to the net asset value is as follows:

	2022	2021
Total operating expenses, including all fees, charges and reimbursements paid to the Manager and interested parties (\$'000)	154,698	99,050
Net asset value (\$'000)	2,444,653	1,597,968
Percentage of total operating expenses to net asset value (%)	6.3	6.2

(C) USE OF PROCEEDS RAISED FROM OFFERINGS PURSUANT TO CHAPTER 8 OF THE LISTING MANUAL

- a. Gross proceeds of S\$150.0 million raised pursuant to the private placement of 194,174,000 new units completed on 26 June 2019 and the pro rata and non-renounceable preferential offering of 98,117,183 new units completed on 14 October 2019 (together, the "2019 Equity Fund Raising") has been used in the following manner:

Intended Use of Proceeds	Amount Allocated (\$ million)	Aggregate Amount Utilised To Date (\$ million)	Remaining Proceeds Pending Utilisation (\$ million)
To fully finance the total acquisition costs for 48 Pandan Road	44.4	44.4	—
To fully finance the proposed asset enhancements at 7000 Ang Mo Kio Avenue 5 and ESR BizPark @ Changi (formerly known as UE BizHub East)	45.7	33.9	11.8
To repay existing indebtedness	56.8	56.8	—
To pay for the transaction related expenses including the underwriting and selling commission and expenses related to the 2019 Equity Fund Raising	3.1	3.1	—
Total	150.0	138.2	11.8

The use of proceeds from the 2019 Equity Fund Raising set out above is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the 2019 Equity Fund Raising allocated to such use as set out in the announcement dated 17 June 2019 titled "Launch of Equity Fund Raising to raise Gross Proceeds of up to approximately S\$150.0 million".

ADDITIONAL INFORMATION

(C) USE OF PROCEEDS RAISED FROM OFFERINGS PURSUANT TO CHAPTER 8 OF THE LISTING MANUAL (continued)

- b. Gross proceeds of S\$149.6 million raised pursuant to the private placement of 268,818,000 new units completed on 18 May 2021 and the pro rata and non-renounceable preferential offering of 124,071,569 new units completed on 26 August 2021 (together, the “2021 Equity Fund Raising”) has been used in the following manner:

Intended Use of Proceeds	Amount Allocated (\$ million)	Aggregate Amount Utilised To Date (\$ million)	Remaining Proceeds Pending Utilisation (\$ million)
To partially finance the total acquisition costs for 46A Tanjong Penjuru	71.8	71.8	—
To partially finance the proposed asset enhancements at 16 Tai Seng Street and 7000 Ang Mo Kio Avenue 5	43.3	7.8	35.5
To repay existing indebtedness	31.0	31.0	—
To pay for the transaction related expenses including the underwriting and selling commission and expenses related to the 2021 Equity Fund Raising	3.5	3.5	—
Total	149.6	114.1	35.5

The use of proceeds from the 2021 Equity Fund Raising set out above is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the 2021 Equity Fund Raising allocated to such use as set out in the announcement dated 6 May 2021 titled “Launch of Equity Fund Raising to raise Gross Proceeds of up to approximately S\$150.0 million”.

ADDITIONAL INFORMATION

(C) USE OF PROCEEDS RAISED FROM OFFERINGS PURSUANT TO CHAPTER 8 OF THE LISTING MANUAL (continued)

- c. Gross proceeds of S\$150.0 million raised pursuant to the private placement of 454,545,000 new units completed on 27 February 2023 (the "2023 Private Placement") has been used in the following manner:

Intended Use of Proceeds	Amount Allocated (\$ million)	Aggregate Amount Utilised To Date (\$ million)	Remaining Proceeds Pending Utilisation (\$ million)
To fund any future potential acquisitions and finance any redevelopment or asset enhancement initiatives of the properties owned by ESR-LOGOS REIT	146.0	—	146.0
To pay for fees and expenses, including professional fees and expenses, incurred or to be incurred by ESR-LOGOS REIT in connection with the 2023 Private Placement	4.0	3.6	0.4
Total	150.0	3.6	146.4

The use of proceeds from the 2023 Private Placement set out above is in accordance with the stated use and in accordance with the percentage of the gross proceeds of the 2023 Private Placement allocated to such use as set out in the announcement dated 16 February 2023 titled "Launch of Equity Fund Raising to raise Gross Proceeds of not less than approximately S\$300.0 million"⁵.

⁵ The remaining S\$150.0 million of gross proceeds will be raised by way of a pro rata and non-renounceable preferential offering launched on 29 March 2023.