

## FY2022 KEY HIGHLIGHTS



### RESILIENT PORTFOLIO PERFORMANCE AMIDST MACROECONOMIC UNCERTAINTIES

Amount available for distribution to Unitholders increased

**54.8%**

to

**S\$177.1 million**

Distribution per Unit increased

**0.4%**

year-on-year to

**3.000 cents**

for FY2022



### REJUVENATION OF PORTFOLIO

Completion of the merger with

**ARA LOGOS Logistics Trust**

Acquisition of maiden Japanese asset

**ESR Sakura Distribution Centre in Tokyo, Japan**

Completed Asset Enhancement Initiative  
**53 Peregrine Drive**

Ongoing Asset Enhancement Initiatives

- **7002 Ang Mo Kio Avenue 5**
- **16 Tai Seng Street**

Ongoing Redevelopment  
**21B Senoko Loop**



### RECYCLING CAPITAL TO UNLOCK VALUE

Announced the divestments of 5 non-core assets totalling

**S\$151.3 million**

with

**14.9%**

premium above valuation

- 28 Senoko Drive, Singapore
- 3 Sanitarium Drive, Australia
- 2 Jalan Kilang Barat, Singapore
- 49 Pandan Road, Singapore
- 70 Seletar Aerospace View, Singapore

Identified up to

**S\$450 million**

of

**non-core assets to be divested over next 12 months**



### RECAPITALISE BALANCE SHEET FOR FUTURE GROWTH CATALYSTS

#### Gearing

**41.8%**

#### High proportion of fixed rate debt

**72.0%** for 2.0 years

#### Cost of debt

**3.66%**  
per annum

**S\$320.4**  
million of committed  
available RCF for refinancing

Portfolio **96%**  
unencumbered

#### Well supported by

**11** lending banks

#### Debt headroom of

**S\$858.8**  
million



### CONTINUED ESG COMMITMENTS

#### ENVIRONMENTAL

- Refreshed material factors and targets post-merger with ALOG
- Decarbonisation Roadmap to be implemented in FY2023

#### Newly Certified Green Buildings:

- 7002 Ang Mo Kio Ave 5 — BCA Greenmark "Gold" Certification
- 16 Tai Seng Street — BCA Greenmark "Gold" Certification
- 21B Senoko Loop — BCA Greenmark "Gold" Certification

#### Solar Harvesting Programme:

- Identified properties for solar panel installation which will be carried out progressively over the next three years
- The installations are expected to increase solar power generation at our properties by 50% by year 2025 (from base year 2019)

#### Building Certifications:

- Green Mark Gold/Gold Plus — 6 Properties
- LEED Platinum/Gold — 2 Properties
- Green Mark Certified — 3 Properties

#### SOCIAL

- Co-organised portrait taking for low income elderlies in Kembangan Chai Chee ("KCC"), with KCC Community Centre
- Sponsorship of SportCares Community Futsal Programme
- Partnered KCC Youth Network to provide the Kidzcare Tuition Center at ESR BizPark @ Chai Chee

#### GOVERNANCE

- Improvement in GRESB score to 2 Star (69 points) from 1 Star (52 points)
- Refreshed Board of Directors and implemented enhanced board diversity policy and targets