

MEDIA RELEASE

For immediate release

ESR Welcomes BNPP AM Alts and PGGM as Investors in Prime Logistics Asset in Yokohama, Japan



ESR Yokohama Sachiura Distribution Centre 3

SINGAPORE / TOKYO, 16 February 2026 – ESR has entered into a sale and purchase agreement for a prime logistics asset in Yokohama, Japan with BNP Paribas Asset Management Alts (“BNPP AM Alts”), the largest alternatives asset manager in Europe, and Dutch pension investment manager, PGGM.

The asset, ESR Yokohama Sachiura Distribution Centre 3 (“ESR Sachiura DC3”), is the latest addition to ESR’s 30-hectare logistics campus at Yokohama City Port. Spanning over 165,000 square metres (approximately 50,000 tsubo), the four-storey facility offers customers modern warehousing space solutions designed for efficiency and scalability.

Strategically positioned with seamless access to land, sea, and air transport networks, ESR Sachiura DC3 addresses the growing demand for high-quality, energy-efficient logistics infrastructure in a supply-constrained market. Designed by ESR, the facility also features amenities, such as landscaped green spaces, lounges, a daycare centre, 24-hour retail, and dedicated rest areas for drivers.

Stuart Gibson, Co-founder and Co-CEO, ESR, said, “We are pleased to deepen our long-term partnership with BNPP AM Alts and PGGM on this milestone, which reflects our shared confidence in Japan’s role as a key global hub. ESR Sachiura is one of seven large campus-scale logistics parks that we have designed and developed to the highest standards and are positioned in the most strategic locations for our investors and customers. These flagship assets are well-placed to benefit from strong customer demand, secular rental growth, and a projected undersupply of modern facilities following a period of elevated construction cost pressures across the industry. This investment thesis

underpins our Core and Core+ strategies across both fund platforms and single-asset co-investments, offering investors distinctive opportunities through ESR's high-quality, future-ready pipeline of real assets."

Thijs Schoenaker, Director, Private Real Estate Asia Pacific with PGGM, added, "Greater Tokyo is one of the world's largest consumption hubs and real estate markets with a growing need for large modern logistics facilities, driven by the strong structural trends of growth in e-commerce, supply chain optimisation and automation. Our investment in ESR Sachiura DC3 reflects our commitment to supporting essential infrastructure that modern economies increasingly depend on. Deepening our long-standing partnership with ESR, with its proven development track record and deep local expertise, enables us to create sustainable, long-term value for the customers, consumers and communities in Japan and our Dutch investor clients."

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About ESR

ESR is a leading Asia-Pacific real asset owner and manager focused on logistics real estate, data centres, and energy infrastructure 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.

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