

MEDIA RELEASE

For immediate release

ESR and Mitsubishi Estate Asia Expand Partnership with A\$700m¹ Prime Western Sydney Logistics Estate Development

- *Partnership to develop ~A\$700 million logistics estate at Huntingwood*
- *Second joint venture between ESR and MEA strengthens long-term strategic partnership focused on high-demand logistics development opportunities in Australia*
- *Premium Western Sydney estate, located in the established industrial precinct and benefiting from direct access and frontage to M4 Motorway*

SINGAPORE / SYDNEY, 1 June 2026 – ESR has established a new development partnership with Mitsubishi Estate Asia (MEA) to deliver a prime logistics estate at Huntingwood in Western Sydney, Australia.

The ESR Huntingwood Development Partnership (EHDP) will develop the 18.3-hectare site into a premium, multi-stage logistics estate, with construction scheduled to commence in the second half of 2026 and completion targeted from the second half of 2027 onward.

EHDP marks the second partnership between ESR and MEA in two years, building on the ESR Pakenham Partnership established in 2024. It further strengthens the relationship between the two companies as they continue to expand their presence in Australia's high-demand logistics sector.

Delivered across three stages, the estate will provide up to 114,005 sqm of modern warehousing space and is expected to attract major domestic and international customers seeking modern, efficient facilities with direct access to the M4 Motorway and Great Western Highway.

The partnership reflects sustained customer demand for premium logistics space, supported by ESR's development pipeline of over A\$10.2² billion across Australia and New Zealand. The Huntingwood estate is designed to meet this need, offering scale and premium facilities in constrained markets.

Phil Pearce, President, ESR, said the partnership demonstrates continued investor confidence in ESR's Australian platform and development capability.

"This is our second partnership with Mitsubishi Estate Asia in the past two years, and the Huntingwood investment is clear testament of the strength and momentum of this relationship," Mr Pearce said. "Huntingwood is a premium logistics site in one of Sydney's most sought-after industrial precincts, and we're excited to deliver a best-in-class estate alongside a partner who shares our vision for world-class developments in Australia's key growth markets."

Yosuke Matsunaga, Head of Australia at Mitsubishi Estate Asia, said the partnership aligns with MEA's strategy to deepen its exposure to Australia's logistics sector.

¹ Deal set at US\$490m – Equal to A\$710,073,700 at April 7 (oanda.com)

² Development pipeline value of A\$10.2bn as of 31 December 2025

“We are confident that this partnership will further strengthen the relationship between ESR and MEA. Huntingwood offers everything we look for being scale, location, and a development partner with a proven track record. We look forward to delivering something exceptional here,” Mr Matsunaga said.

Huntingwood Logistics Estate is strategically positioned within Western Sydney, offering connectivity to key freight corridors and proximity to the future Western Sydney International Airport.

Western Sydney continues to record historically low vacancy across core industrial precincts, with limited serviced land available. Demand for well-located development sites remains strong, driven by population growth, infrastructure investment and occupiers seeking proximity to transport networks and labour pools.

The joint venture advances ESR’s capital raising strategy, supporting the accelerated expansion of its development pipeline across core growth markets.

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About 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.

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