MEDIA RELEASE

ESR Exceeds US$2 Billion Refinancing Target as Lenders Back Long-term Growth Strategy

- *Strengthens financial flexibility to support strategic growth initiatives across logistics real estate and data centres, and adjacencies in energy infrastructure, in key Asia-Pacific markets*
- *Reinforces ESR's proactive balance sheet strategy with further deleveraging targeted in 2026*
- *Fully underwritten by core relationship banks and backed by a diversified global lender base*

SINGAPORE, 6 August 2026 – ESR, an Asia-Pacific focused real asset owner and manager, is exercising its upsize option to increase its new sustainability-linked refinancing facility beyond the initial US$2 billion target, following strong demand from a global lender syndicate. The level of lender interest reflects confidence in the company's long-term growth strategy.

The refinancing strengthens ESR's capacity to drive growth initiatives across logistics real estate, data centres, and adjacent energy infrastructure in established markets. As part of its proactive capital management strategy, ESR also completed approximately US$1.1 billion of net debt repayment in 2025, with further deleveraging initiatives this year.

Matthew Lawson, Chief Financial Officer, ESR, said, "This refinancing is a tangible demonstration of ESR's disciplined approach to capital management for long-term growth. The oversubscription reflects strong lender conviction in our sharpened strategy and positions us to move decisively on the opportunities we see across logistics real estate and data centres. We thank our banking partners for their continued support and trust in ESR."

The transaction attracted strong support from a diversified group of international lenders and was fully underwritten by a core group of leading global and regional banks, including HSBC, Mizuho, Qatar National Bank (Q.P.S.C.), Singapore Branch, UOB, Maybank, and OCBC.

The five-year sustainability-linked refinancing consolidates a number of existing loan facilities into a single, multi-currency structure across multiple funding currencies. It also broadens ESR's lender base through the addition of new and expanded banking relationships across Europe and the Middle East alongside established Asia-Pacific partners.

The refinancing supports ESR's strategy to simplify the business and grow its core logistics and data centre businesses, enabled by a leading Asia-Pacific platform. Together, these priorities position ESR to capture long-term growth opportunities and create value for capital partners and customers across the region.

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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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