

ESR Completes Fenhu Modern Industry and Service Park

- *Situated in the heart of the Yangtze River Delta, the facility supports the development of global industrial and supply chains*



ESR Fenhu Modern Industry and Service Park

HONG KONG, 22 December 2023 – ESR Group Limited (“ESR” or the “Company”, together with its subsidiaries, the “Group”; SEHK Stock Code: 1821), APAC’s largest real asset manager powered by the New Economy, has completed the construction of ESR Fenhu Modern Industry and Service Park (“ESR Fenhu Park”) in October 2023.

ESR Fenhu Park has a total GFA of 221,568.48 sqm, and is built to cater to the space requirements of manufacturing, e-commerce and retail sectors. Strategically located in the Wujiang Fenhu Economic Development Zone at the heart of the Yangtze River Delta, the facility is within close proximity to the major intersection of Shanghai, Jiangsu and Zhejiang, making it an ideal choice for cross-border e-commerce logistics. The facility is a half hour’s drive from Shanghai’s Hongqiao transportation hub, complemented by a well-connected transport network such as the upcoming Shanghai-Suzhou-

Huzhou High-speed Railway, the Tongsu-Jiayong High-speed Railway, and the Suzhou South Railway Station.

The four-storey, double-ramped facility provides ample space to meet the operational needs of tenants. Its high ceilings and wide unloading platform doors allow companies to maximise storage capacity and optimise transshipment efficiency, which meet the loading and unloading needs of retail customers. To keep customers' inventory safe and secure, the facility is also well equipped with 24-hour surveillance system, responsive fire detection system and sprinkler, mechanical smoke extraction system and emergency lighting system.

Aligned with ESR's commitment to building an environmentally friendly logistics park, ESR Fenhu Park, located beside Fenhu Lake, has adopted various sustainability measures, such as rainwater harvesting, grey water recycling and LED lighting. The facility has plans to install a rooftop solar power system to reduce carbon emissions in the facility.

Jeffrey Shen, ESR Group Co-founder and Co-CEO, said, "With its strategic location at the major intersection of Shanghai, Jiangsu and Zhejiang, the ESR Fenhu Modern Industry and Service Park is positioned as a comprehensive park to support the global advanced manufacturing and industrial supply chain. Complemented with its sustainable and human-centric facilities, and advanced technologies, our new Park is an important hub for e-commerce retailers and serves as an essential base to promote the development of advanced manufacturing and industrial supply chains. We are committed to creating a multi-functional, efficient and smart Park that not only meets the current requirements and trends, but also the future needs of our customers."

As of 30 June 2023, ESR has a development work-in-progress of US\$13.0 billion, the largest development workbook in APAC, providing clear visibility on future fee income. In 1H 2023, the Group achieved a record US\$3.8 billion of development starts as well as accelerated US\$2.2 billion in completions demonstrating its ability to deliver at scale. As of 30 June 2023, ESR has a total AUM of US\$30.8 billion and approximately 14.7 million sqm of GFA in China.

About ESR

ESR is APAC's largest real asset manager powered by the New Economy and the third largest listed real estate investment manager globally. With approximately US\$150 billion in total assets under management (AUM), our fully integrated development and investment management platform extends across key APAC markets, including China, Japan, South Korea, Australia, Singapore, India, New Zealand and Southeast Asia, representing over 95% of GDP in APAC, and also includes an expanding presence in Europe and the U.S. We provide a diverse range of real asset investment solutions and New Economy real estate development opportunities across our private funds business, which allow capital partners and customers to capitalise on the most significant secular trends in APAC. ESR is the largest sponsor and manager of REITs in APAC with a total AUM of approximately US\$45 billion. Our purpose – *Space and Investment Solutions for a Sustainable Future* – drives us to manage sustainably and impactfully and we consider the environment and the communities in which we operate as key stakeholders of our business. Listed on the Main Board of The Stock Exchange of Hong Kong, ESR is a constituent of the FTSE Global Equity Index Series (Large Cap), Hang Seng Composite Index and MSCI Hong Kong Index. For more information on ESR, please visit www.esr.com.

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