



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 11 February 2010 as amended and restated)

Press Release

ARA LOGOS Logistics Trust's Distributable Income Grows 59.3% Year-on-Year

Key Highlights:

- Recorded strong portfolio performance for the quarter, underpinned by a defensive and resilient portfolio
- Completed the acquisition of four logistics properties in Brisbane and fund investments of 49.5% interest in the New LAIVS Trust and 40.0% interest in the Oxford Property Fund from Sponsor, LOGOS
- Commenced defensive AEs to maintain portfolio's competitiveness
- Announced divestment of ALOG Changi DistriCentre 2 – in line with the Manager's proactive asset management strategy

Financial Performance

In S\$'000 unless otherwise noted

	1Q FY2021	1Q FY2020	Change (%)
Gross Revenue	31,129	28,781	8.2
Net Property Income ("NPI")	23,942	22,030	8.7
Distributable Income Declared to Unitholders	17,293	10,854	59.3
Distribution per Unit ("DPU") (cents)	1.353 ⁽¹⁾	0.997	35.7
Adjusted DPU ⁽²⁾	1.307 ⁽³⁾	1.226 ⁽⁴⁾	6.6
No. of Units in Issue and to be issued (mil)	1,279.8	1,088.7	17.4

Singapore, 23 April 2021 – ARA LOGOS Logistics Trust Management Limited, the manager (the "Manager") of ARA LOGOS Logistics Trust ("ALOG"), announced today a Distributable Income of S\$17.3 million for the period 1 January 2021 to 31 March 2021 ("1Q FY2021"). The DPU for 1Q FY2021 was 1.353 cents⁽¹⁾.

In comparison to 1Q FY2020, Gross Revenue and NPI for 1Q FY2021 rose 8.2% and 8.7% year-on-year ("y-o-y") to S\$31.1 million and S\$23.9 million respectively, underpinned by stronger portfolio performance due

¹ Based on 1,278,078,909 units issued.

² For the purpose of like-for-like comparisons only.

³ Excluding the capital distribution consisting of S\$0.6 million.

⁴ Including the retained distributable income of S\$2.5 million in 1Q FY2020.

to the commencement of new leases at several properties as well as higher revenue generated from the Australia portfolio on the back of the strengthening Australia dollar. 1Q FY2021 DPU also improved significantly by 35.7% to 1.353 cents as compared to 0.997 cents in 1Q FY2020 partly due to the retention of S\$2.5 million distributable income in 1Q FY2020. On a like-for-like basis, excluding capital distributions in this quarter and including the S\$2.5 million retained distributable income in 1Q FY2020, DPU would also have been 6.6% higher y-o-y.

Proactive Capital Management

As at 31 March 2021, aggregate leverage was at 37.4%. All-in financing costs have improved to 3.09% as compared to 3.22% as at 31 December 2020.

On 15 February 2021, ALOG successfully inked term and revolving loan facilities of up to S\$130.0 million as well as a term loan facility of up to A\$120.0 million to partially finance the S\$404.4 million Australia portfolio acquisition from its Sponsor, LOGOS Group (“LOGOS”). ALOG’s balance sheet remains well-positioned with sufficient debt headroom for future growth.

In line with ALOG’s prudent hedging strategy, approximately 89.4% of ALOG’s distributable income is either derived in Singapore dollars or hedged to reduce foreign currency risk.

Portfolio Update

As at 31 March 2021, ALOG’s portfolio committed occupancy rose to 99.1% and approximately 0.6 million square feet of leases were successfully inked for the quarter⁵. The portfolio’s WALE by net lettable area remained at 2.8 years.

As part of its proactive asset management strategy to maintain the competitiveness of the portfolio, the Manager has also embarked on a series of asset enhancement initiatives (“AEIs”). These defensive AEIs will include works such as toilet upgrading works, CCTV system upgrading and repainting works across several properties. The total costs of these AEI works are approximately S\$5.1 million.

On 22 April 2021, ALOG also announced the proposed divestment of ALOG Changi DistriCentre 2, 3 Changi South Street 3, Singapore for a sale consideration of S\$16.7 million. This selective divestment is in line with the Manager’s ongoing strategy to recycle capital and build a more resilient and quality portfolio.

⁵ Excluding short-term leases executed.

Continued Execution of Portfolio Rebalancing and Growth Strategy

On 16 and 21 April 2021, ALOG successfully completed the acquisition of four logistics properties in Brisbane and fund investments of 49.5% interest in the New LAIVS Trust and 40.0% interest in the Oxford Property Fund from its Sponsor, LOGOS. Following the completion of this acquisition, ALOG's portfolio value will increase to S\$1.6 billion⁽⁶⁾ from S\$1.3 billion and will comprise of a total of 31 properties. The acquisition of the Heron Property has yet to be completed as it is currently still under development and the initial practical completion of its construction is expected to be in November 2021. The Manager will make a further announcement on the completion of acquisition of the property, which is expected to take place 10 business days after initial practical completion⁽⁷⁾.

Chief Executive Officer of the Manager, Ms Karen Lee said: "Our stronger 1Q FY2021 performance has once again continued to demonstrate the resilience of the logistics sector and defensiveness of ALOG's portfolio. In addition, we have also made significant strides during the quarter. Besides the completion of the acquisition of four logistics assets and 49.5% and 40.0% interest in the New LAIVS Trust and Oxford Property Fund respectively from our Sponsor, LOGOS, we have unlocked further value through the divestment of ALOG Changi DistriCentre 2 in Singapore. With the proceeds generated from the divestment, we will continue to be disciplined in our strategy and redeploy the capital into building a more defensive portfolio to generate long-term sustainable returns for our Unitholders."

Outlook

Based on MTI's advanced estimates for 1Q 2021, Singapore's economy expanded by 0.2% on a y-o-y basis, showing an improvement from the 2.4% contraction in 4Q 2020. On a q-o-q seasonally-adjusted basis, the economy improved by 2.0%, following the 3.8% expansion in the last quarter. This supported by the manufacturing sector which gained the most momentum, as compared to the other sectors, as it saw a 7.5% y-o-y growth in 1Q 2021⁽⁸⁾.

Based on JTC's 1Q 2021 quarterly report, warehouse vacancy for 1Q 2021 stood at 89.8%⁽⁹⁾. CBRE Research reported that 1Q 2021's industrial leasing momentum had been stable, with a slight slowdown in momentum from the strong performance in 4Q 2020. Vacancy rates in 1Q 2021 has also remained low and the warehouse segment has continued to see strong demand from third-party logistics, e-commerce and food logistics segments⁽¹⁰⁾.

According to a statement by the Reserve Bank of Australia ("**RBA**"), the recovery of the Australian economy is well under way and has shown to be better than expected. Recovery will likely continue, with an expected above-trend growth to be seen in 2021 and 2022. RBA is committed to maintaining a highly supportive

⁶ Includes the 5% deposit paid for the Heron Property as disclosed in the SGX announcements dated 26 October 2020 and 8 December 2020.

⁷ Please refer to SGX announcements on 16 April 2021 and 21 April 2021 for more information.

⁸ Ministry of Trade and Industry, Press Release, "Singapore's GDP Grew by 0.2 Per Cent in the First Quarter of 2021", 14 April 2021.

⁹ JTC Quarterly Report, Industrial Properties, 1Q 2021.

¹⁰ CBRE Research, Road to Recovery, Singapore, 1Q 2021.

monetary condition and cash rate will continue to remain low at 0.10%, until actual inflation is maintained within the 2% to 3% target range⁽¹¹⁾.

In a report by Dexus Research, Australia's industrial sector has continued to show resilience over the past 12 months. While COVID-19 has impacted supply chains, the rapid acceleration of e-commerce has resulted in large amount of enquiry for additional space and transaction volumes have also continued to remain robust⁽¹²⁾.

Distribution to Unitholders

Advanced distribution of 1.563 cents per unit for the period 1 January 2021 to 15 April 2021 will be distributed to Unitholders on 28 May 2021⁽¹³⁾.

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By Order of the Board
ARA LOGOS Logistics Trust Management Limited
(as manager of ARA LOGOS Logistics Trust)
(Company registration no. 200919331H)

Karen Lee
Chief Executive Officer
23 April 2021

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¹¹ Statement by Philip Lowe, Governor: Monetary Policy Decision, 6 April 2021.

¹² Dexus Research, Australia Real Estate Quarterly Review, 1Q 2021.

¹³ For more details on the advanced distribution, please refer to the SGX announcements dated 7 April 2021 and 23 April 2021.



ABOUT ARA LOGOS LOGISTICS TRUST (“ALOG”)

Listed on the Singapore Exchange on 12 April 2010, ARA LOGOS Logistics Trust (“**ALOG**”) is a real estate investment trust (“**REIT**”) that invests in quality income-producing industrial real estate used for logistics purposes, as well as real estate-related assets in the Asia Pacific. ALOG is managed by ARA LOGOS Logistics Trust Management Limited.

As at 31 March 2021, ALOG’s portfolio comprises 27 high quality logistics warehouse properties strategically located in established logistics clusters in Singapore and Australia. The portfolio has a total gross floor area of approximately 9.0 million square feet valued at approximately S\$1.28 billion.

For more information, please visit <https://www.aralogos-reit.com>.

ABOUT ARA LOGOS LOGISTICS TRUST MANAGEMENT LIMITED

ALOG is managed by ARA LOGOS Logistics Trust Management Limited (the “**Manager**”), a wholly-owned subsidiary of LOGOS. ARA Asset Management Limited (“**ARA**” or the “**Group**”) is a majority shareholder of LOGOS, which operates as ARA’s global logistics real estate platform.

LOGOS is one of Asia Pacific’s leading logistics property groups with over 7.6 million sqm of property owned and under development, and a completed AUM of S\$15.3 billion across 25 ventures, including ALOG. As a vertically integrated business, LOGOS manages every aspect of logistics real estate, from sourcing land or facilities, to undertaking development and asset management, on behalf of some of the world’s leading global real estate investors.

ARA is a leading APAC real assets fund manager with a global reach. With S\$116 billion⁽¹⁴⁾ in gross assets under management as at 31 December 2020, ARA offers a wide range of investment solutions in both public and private markets, managing listed and unlisted real estate investment trusts (REITs) and private funds in real estate, infrastructure and credit across 28 countries. As part of its investor-operator philosophy, the Group also operates a real estate management services division with local teams to manage its assets worldwide.

ARA’s multi-platform, multi-product global fund management business is driven by dedicated teams with in-depth market knowledge and local expertise in all countries where it operates and invests. The Group strives to work sustainably, is mindful of its impact on the environment, and aims to leverage technology to work smart and achieve better outcomes for its stakeholders. Built on a foundation of strong corporate governance and business integrity, ARA manages funds on behalf of many of the world’s largest pension funds, sovereign wealth funds and financial institutions.

For more information on ARA and LOGOS, please visit <https://www.ara-group.com> and <https://www.logosproperty.com>

IMPORTANT NOTICE

The value of units in ALOG (“**Units**”) and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, ARA LOGOS Logistics Trust Management Limited (as the manager of ALOG) (the “**Manager**”) or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the

¹⁴ Includes assets under management by ARA Asset Management Limited and the Group of companies (“ARA Group”) and its Associates.



Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of ALOG is not necessarily indicative of the future performance of ALOG.