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ESR KENDALL SQUARE REIT

1H 2025 Financial Results

August 2025



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1H2025 (FY11) DPS
KRW 137¹

FY10: KRW 137 / FY9: KRW 137



NOI²
KRW 62.4 bn

vs. FY10: +10% / vs. FY9: +4%



Appraisal LTV
51.9%

(As of end of May 2025)



Occupancy Rate **98%**

Avg. rental escalation of 2% per annum
(As of end of May 2025)



WALE **3.5 years**

Avg. remaining lease term by area
(As of end of May 2025)



Market Cap. **KRW 1.07 trn**

(As of Aug 14, 2025)

No. of Properties : **19** Prime logistics Centers

GFA : **1,201,637 sqm**

Freehold Land Tenure : **100%**

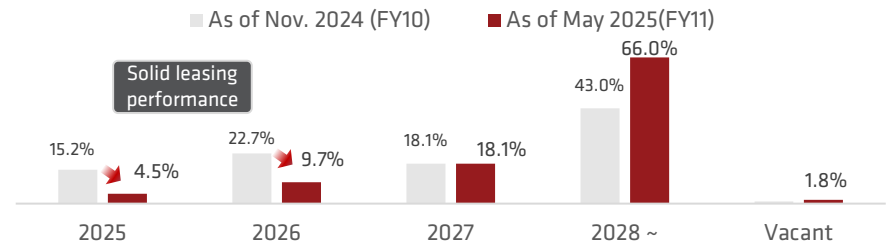
Avg. Property Age: **7.0 years**

(As of end of May 2025)

Asset Management Key Highlights

- Operational Efficiency: 15% logistics insurance reduction
- Lease Renewals: 65% of 2025 expirations completed
- ESG Framework: TCFD-aligned sustainability practices implemented

Lease Renewal Performance & Maturity Profile



Note:

1) Dividend payment conditional upon 11th AGM approval

2) Non-GAAP measure: Company-calculated metric based on look-through income and expenses of REIT and fund investment assets (REFs assumed at 100% ownership), which may differ from reported financial statements

1H 2025 (FY 11) Income Statement – In accordance with K-IFRS

- + Operating revenue: KRW 58.7bn (+5.0% YoY) from Icheon LP 8 (acquired H2 2024), asset stabilization and lease renewals
- + Operating Income: KRW 28.7bn, up 7.9% from FY10 but marginally down from FY9
- + Net Income: Impacted by lower equity method income(REFs) and increased interest costs

Consolidated Income Statement (K-IFRS)

Unit: KRW bn

	FY 11 (Dec 2024~May 2025)	FY 10 (June 2024~Nov 2024)	HoH (%) (FY 11 Vs. FY 10)	FY 9 (Dec 2023~May 2024)	YoY (%) (FY 11 Vs. FY 9)
Operating Revenues	58.7	56.9	+3.2%	55.9	+5.0%
Operating Expenses	(30)	(30.3)		(27.1)	
Operating Profit	28.7	26.6	+7.9%	28.8	-0.3%
Non-operating Income	10.6	3.5		19.3	
Non-operating expense	(29.5)	(26.5)		(25.6)	
Profit for the period	9.8	3.6	+172.2%	22.5	-56.4%

Note : Based on FY 11 Audit report

1H 2025 (FY 11) Balance Sheet

- + Total Assets: KRW 2.5 trillion, down 0.9% from previous FY10 but up 1.2% YoY, maintaining stable scale
- + Total Liabilities: KRW 1.44 trillion with minimal change from previous quarter, though current liabilities increased due to maturing long-term debt

Consolidated Balance Sheet (K-IFRS)

Unit: KRW bn

	FY 11 (May 2025)	FY 10 (Nov 2024)	HoH (%) (FY 11 Vs. FY 10)	FY 9 (May 2024)	YoY (%) (FY 11 Vs. FY 9)
Current assets	70	87		95	
Non-current assets	2,433	2,437		2,378	
Total assets	2,503	2,525	-0.9%	2,473	+1.2%
Current liabilities	529	52		354	
Non-current liabilities	909	1,388		1,008	
Total liabilities	1,438	1,441	-0.2%	1,363	+5.5%
Share capital	213	213		213	
Other paid-in-capital	896	900		900	
Retained earnings	(44)	(28)		(3)	
Total equity	1,065	1,084	-1.8%	1,110	-4.1%

Note : Based on FY 11 Audit report

1H 2025 (FY 11) Financial Results - NOI & FFO

- + Net Operating Income (NOI): KRW 62.4 billion, up 10.4% QoQ and 3.8% YoY, demonstrating consistent growth
- + Profitability Enhancement: Driven by stable operating costs and positive impact from new assets
- + Funds From Operations (FFO): KRW 19.5 billion, down 10.6% YoY but maintaining stable dividend resources

Net Operating Income*

Unit: KRW bn

	1H25 (FY11)	2H24 (FY10)	HoH (%) (FY 11 Vs. FY 10)	1H24 (FY9)	YoY (%) (FY 11 Vs. FY 9)
Gross Revenue*	69.4	67.9	+2.2%	66.7	+4.0%
Property Opex ^{(1)*}	7.0	11.4		6.6	
Net Operating Income	62.4	56.5	+10.4%	60.1	+3.8%

Fund From Operations*

Profit for the period (K-IFRS)	9.8	3.6		22.5	
Adjustment for depreciations	16.1	15.8		15.6	
Adjustment for Investment in associates	(6.4)	-		(16.3)	
Funds From Operation (FFO)*	19.5	19.4	+0.5%	21.8	-10.6%

Cash assets(Consolidated K-IFRS)

Cash and cash equivalents	49.0	58.6	-16.4%	66.8	-26.6%
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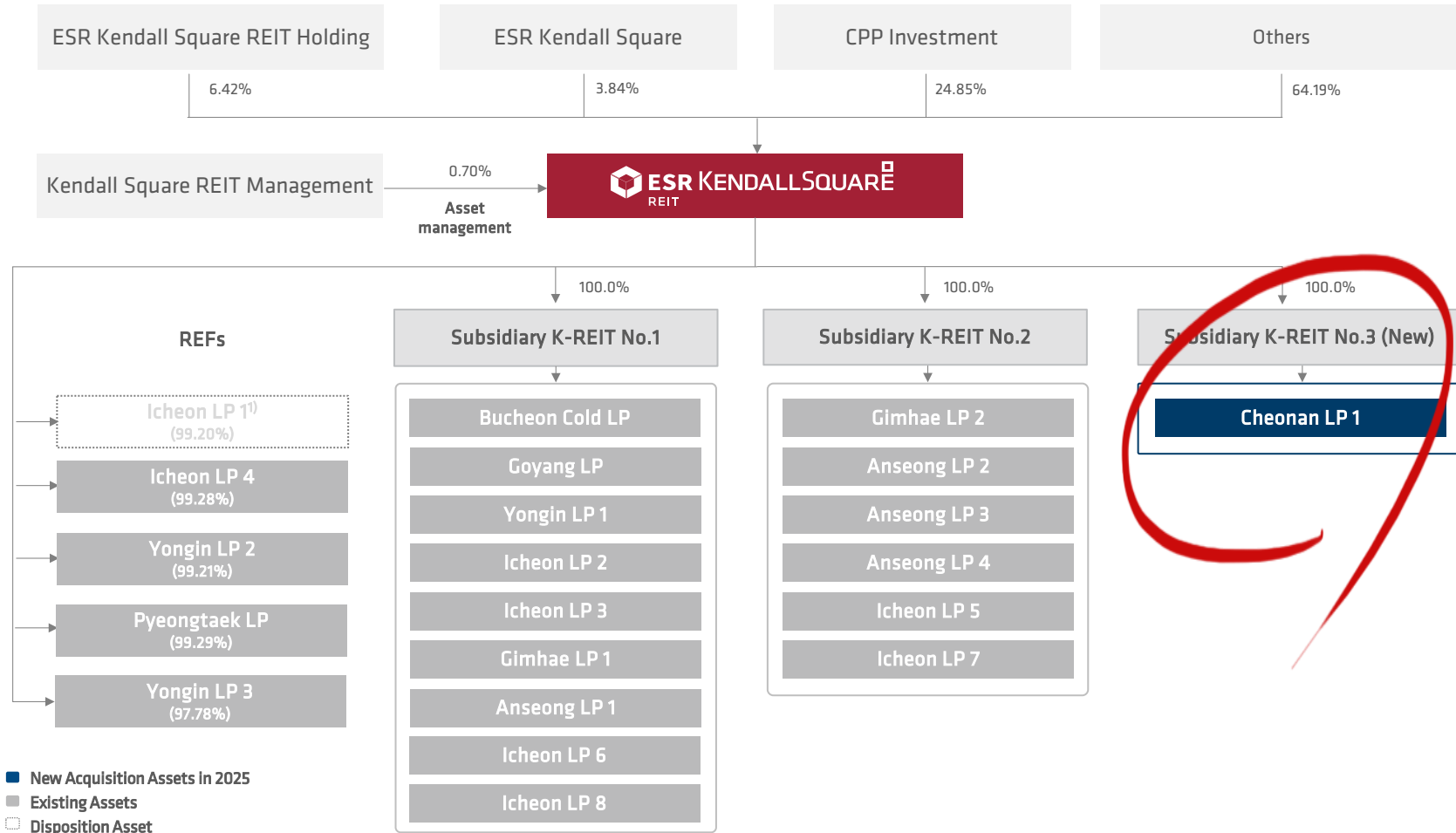
Note : As a Non-GAAP financial metric, it includes the total revenue and expenses of the investment properties held by the REIT (taking into account REF's ownership percentage), which may differ from the figures in the financial statements. Net profit converted into annualized basis for the corresponding fiscal period financial statements(K-IFRS) / Property operating expense includes costs regards to insurance, facility management fee, taxes, utility etc



SECTION II
Appendix

Investment Structure Post-2025 Rights Offering

- + 2025 Rights Offering: KRW 134.1 billion in new capital raised for Cheonan LP 1 acquisition and debt repayment
- + Cheonan LP 1: Expected to generate approximately KRW 5 billion in annual operating income
- + Appraisal LTV improved from 51.9% to 50%

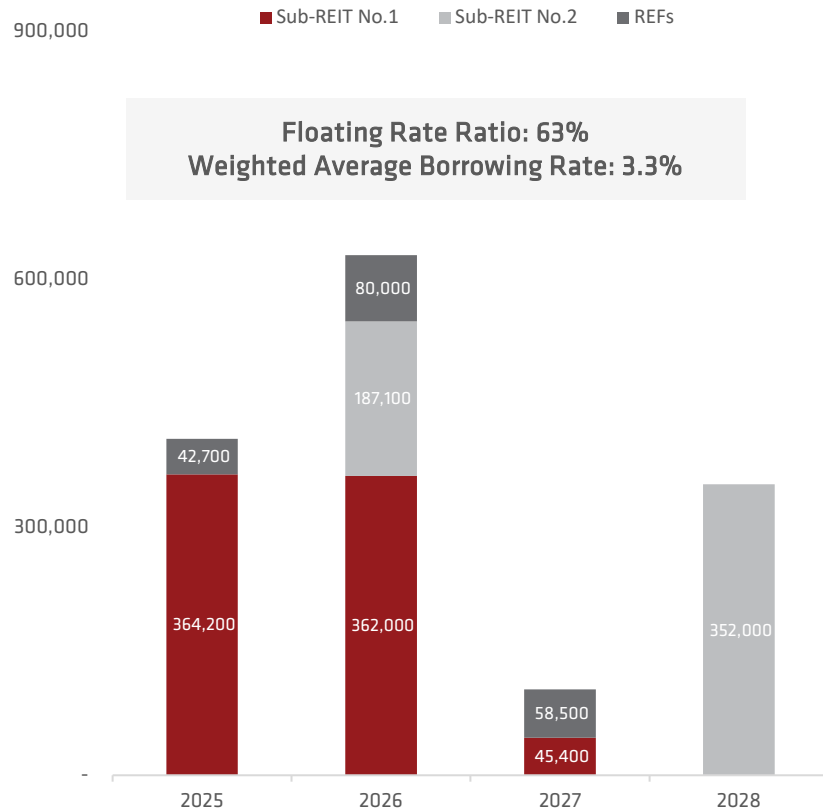


Portfolio Status Post-2025 Rights Offering

- + Improved Financial Structure: LTV reduced from 51.9% to 50% through equity capital raise
- + Interest Rate Environment: 63% floating rate exposure positions portfolio to benefit from anticipated rate cuts
- + Strong leasing performance: Most 2025 lease expirations renewed; remaining small vacant areas under active negotiation

Secured loan Maturities

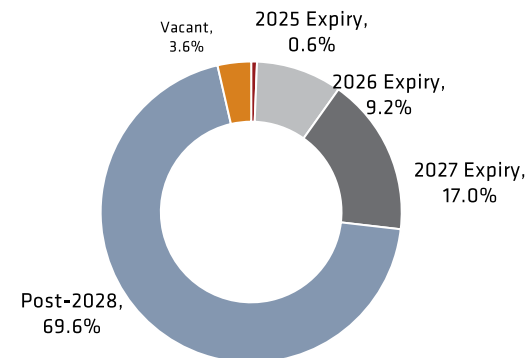
Unit: KRWmn



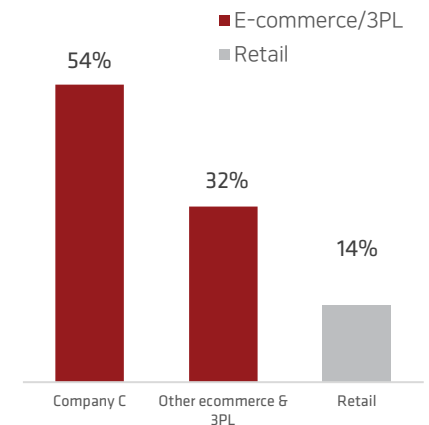
Portfolio Key Metrics

Cold Storage Area Ratio	Avg. NOI margin (%)	Avg. Monthly Revenue per Py
7%	88%	KRW 34,000
Avg. Appraisal Gain vs. purchase price	Appraisal LTV	Avg. WALE
14%	50%	3.0 years

Lease Expiry Schedule (As of July 2025)

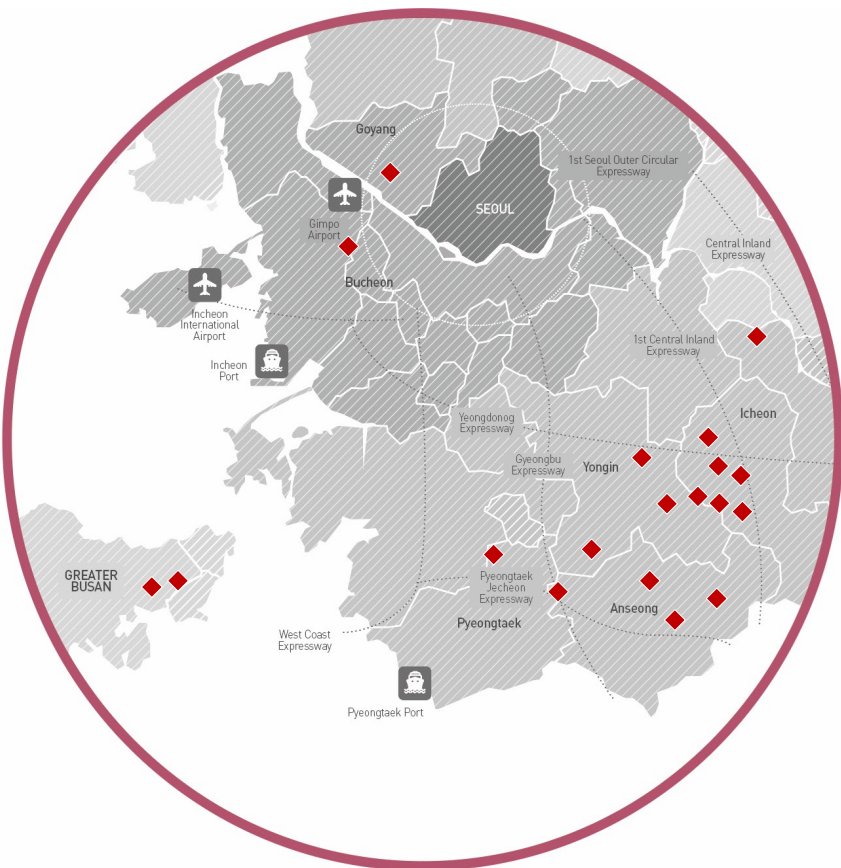


Tenant Composition (Based on Leased Area)



ESR KS REIT Portfolio Overview

- + Market Leader: 20 logistics centers, GFA: ~1.2 mn sqm - Korea's largest logistics REIT
- + Quality Tenants: Coupang (54% of area), Maersk, Samsung Logistics + other major e-commerce/3PL firms
- + Strong Track Record: Continuous expansion since 2020 IPO via equity raises, disposals, RCF - added Icheon 6-8, Cheonan



#	Assets ¹⁾	GFA (m ²)	Completion Year	Occupancy Rate	IPO/FPO	Acquisition Date	Acquisition Price (KRW bn) ²⁾	Appraisal Value (KRW bn) ²⁾
1	REF Icheon LP 4	49,616	2018.06	100%	IPO	2020-12-11	81.5	97.5
2	REF Pyeongtaek LP	43,212	2012.08	99.9%	IPO	2020-12-11	84.5	91.7
3	REF Yongin LP 2	43,176	2017.01	82%	IPO	2020-12-11	77.0	87.0
4	Goyang LP	199,678	2019.01	100%	IPO	2020-12-14	478.0	573.2
5	Yongin LP 1	70,028	2017.11	100%	IPO	2020-12-14	129.0	151.3
6	Bucheon Cold LP	58,264	2019.07	100%	IPO	2020-12-14	197.0	246.2
7	Icheon LP 2	33,365	2018.04	100%	IPO	2020-12-14	49.0	71.1
8	Gimhae LP 1	25,733	2000.12	95%	IPO	2020-12-14	46.0	59.6
9	Icheon LP 3	18,421	2018.12	100%	IPO	2020-12-14	28.5	38.8
10	Anseong LP 1	95,265	2020.02	100%	IPO	2021-06-01	160.0	193.0
11	REF Yongin LP 3	43,045	2020.06	94%	N/A	2021-06-07	94.0	107.0
12	Anseong LP 4	27,040	2021.11	100%	FPO	2021-11-30	59.0	60.0
13	Anseong LP 2	154,990	2020.06	100%	FPO	2021-12-20	324.5	338.8
14	Icheon LP 5	84,545	2020.02	100%	FPO	2021-12-20	198.3	209.5
15	Anseong LP 3	63,676	2021.04	100%	FPO	2021-12-20	127.0	134.3
16	Gimhae LP 2	39,941	2019.12	41.6%	FPO	2021-12-20	71.2	76.9
17	Icheon LP 7	46,041	2023.04	100%	N/A	2023-05-10	127.1	131.9
18	Icheon LP 6	62,195	2023.01	100%	N/A	2023-12-14	114.3	119.7
19	Icheon LP 8	43,405	2017.05	89%	N/A	2024-10-24	76.4	80.9
20	Cheonan LP 1	54,863	2002.12	100%	FPO	2024-07-16	86.0	86.0
		1,256,500		97%			26,083	29,834

Note: As of end of July 2025

¹⁾ KS REIT acquired REF Icheon LP1 (GFA 47,653 m²) in Dec. 2020 and disposed the asset in Jun. 2023, achieving an equity multiple of 1.5x

²⁾ As the acquisition prices of assets, real estates which Subsidiary REITs acquire are in actual contractual price and which REFs retain are priced based on our company's acquiring REF trading price and equity ratio of business structure.

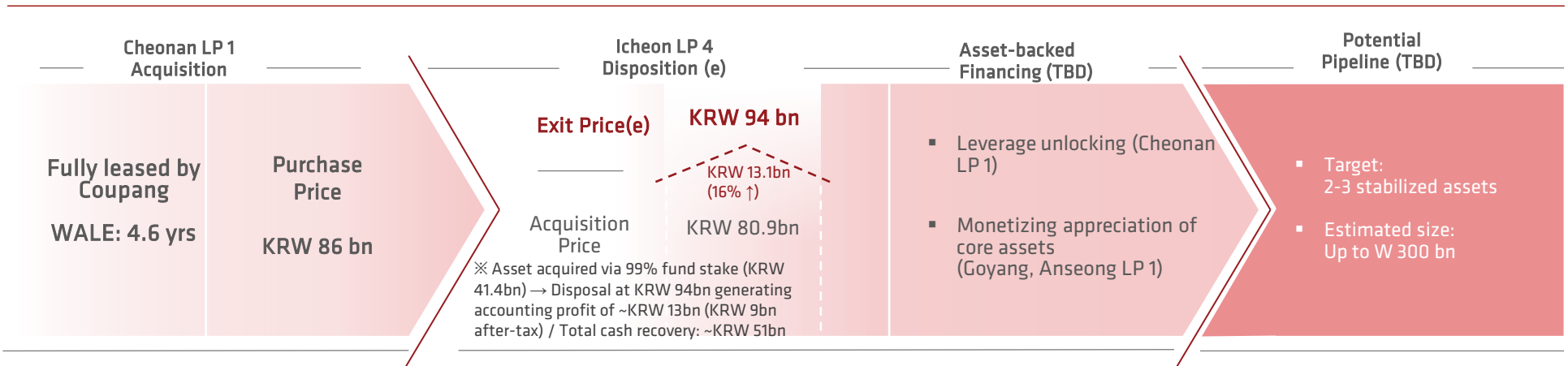
2025 Capital Execution Strategy & Growth Roadmap (E)

- + Cheonan LP1: 100% equity-funded acquisition via rights offering
- + Cheonan LP1 to be acquired entirely with equity raised through the rights offering
- + Remaining LTV capacity and recap potential from core asset revaluation to support trophy pipeline acquisitions (up to KRW 300bn in Q4)

Key Milestone Events (2025)



Execution Highlights & Strategic Capital Plan



Note: As of 2025.07.16 Business Plan
 Figures based on management estimates as of May 2025. Cap rates reflect actual exit and acquisition terms and are subject to final closing adjustments.
 Potential pipeline details are indicative only and subject to market conditions, sponsor approval, and final investment decisions.