



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

AIMS APAC REIT Management Limited, as manager of AIMS APAC REIT (“**AA REIT**”, and the manager of AA REIT, the “**Manager**”) wishes to announce that in connection with the acquisition of the property located at 209-217 Burleigh Connection Road, Burleigh Heads, Queensland, Australia by Burleigh Heads Trust (“**BHT**”), an indirect wholly-owned sub-trust of AA REIT, AIMS Capital Management Pty Ltd in its capacity as trustee of BHT (the “**Borrower**”) and HSBC Institutional Trust Services (Singapore) Limited in its capacity as trustee of AA REIT (the “**Guarantor**”) have today entered into a five year term loan facility agreement with RHB Bank Berhad (the “**Lender**”) (the “**Facility Agreement**”) for an amount of A\$21,153,000. Unless otherwise defined, all capitalised terms used in this Announcement (and the accompanying Appendix) shall have the terms ascribed to them in the Facility Agreement.

Pursuant to Rule 704(31) of the Listing Manual, the Manager wishes to announce that the Facility Agreement contains certain conditions which make reference to the shareholding interest of its controlling shareholders or places restrictions on a change of control of the Manager (the “**Change of Control Provisions**”, and each, a “**Change of Control Provision**”). A breach of a Change of Control Provision may trigger an event of review, which may, *inter alia*, require the Borrower to repay all amounts due under the Facility Agreement. A description of the Change of Control Provisions and the aggregate level of the facilities that may be affected by a breach thereof are set out in the Appendix to this Announcement.

As at the date of this Announcement, there has not been any breach of the Change of Control Provisions.

BY ORDER OF THE BOARD

AIMS APAC REIT Management Limited
(as manager of AIMS APAC REIT)
(Company Registration no.: 200615904N)

Koh Wee Lih
Chief Executive Officer
9 July 2019

I.	Relevant Condition
<p>The Change of Control Provisions are as follows:</p> <ul style="list-style-type: none"> (i) the Manager or its Affiliates ceases to be the manager of AA REIT without the prior written consent of the Lender (who shall act reasonably); or (ii) Great World Financial Group Pty Ltd (formerly known as AIMS Group Holding Pty Ltd) (“AIMS”) ceases to have effective control over, or to be the holder of, at least half of the issued shares of the Manager either directly or indirectly, save with the prior written consent of the Lender (such consent not to be unreasonably withheld). 	
II.	Aggregate level of facilities that may be affected by a breach of Relevant Condition
<p>As at the date of this Announcement, none of the Change of Control Provisions has been breached.</p> <p>Assuming that the full amount of the facility under the Facility Agreement is fully drawn, the full amounts of the other loan facilities of AA REIT and/or its subsidiaries are fully drawn and based on the actual debt issued by AA REIT and/or its subsidiaries to date (collectively referred to as the “Facilities”), a breach of a Change of Control Provision may cause an event of review to arise in respect of the Facility Agreement, and may trigger cross defaults of the Facilities. The aggregate level of Facilities that may be affected is estimated to be approximately S\$673.1 million¹ (excluding interest) as at 9 July 2019.</p> <p>As at 9 July 2019, the aggregate amount that has been drawn down or issued (as the case may be) under the Facilities is approximately S\$505.7 million¹.</p>	
III.	Additional Information
<p>As at 9 July 2019, AIMS holds a 100.0% stake in the Manager, either directly or indirectly.</p>	

¹ Based on the exchange rate of A\$1 = S\$0.95.

Important Notice

The value of units of AIMS APAC REIT (“**AA REIT**”) (“**Units**”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, AIMS APAC REIT Management Limited (“**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 have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of AA REIT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of AA REIT is not necessarily indicative of the future performance of AA REIT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s view of future events.

About AIMS APAC REIT (www.aimsapacreit.com)

Managed by the Manager, AA REIT was established with the principal investment objective of owning and investing in a diversified portfolio of income-producing industrial real estate located throughout the Asia Pacific that is used for industrial purposes, including, but not limited to warehousing and distribution activities, business park activities and manufacturing activities. AA REIT’s existing portfolio consists of 26 industrial properties, 25 of which are located throughout Singapore and a 49.0% interest in one business park property, Optus Centre, which is located in Macquarie Park, New South Wales, Australia with a total value of S\$1.46 billion as at 31 March 2019.

About AIMS Financial Group (www.aims.com.au)

AIMS Financial Group (“**AIMS**”) is the sole sponsor of AA REIT. Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of mortgage lending, securitisation, investment banking, funds management, property investment, venture capital, stock broking and high-tech investment. AIMS is also a strategic investor in the Sydney Stock Exchange.

AIMS has raised funds from capital markets and issued residential mortgage-backed securities, predominantly rated AAA by both Standard & Poor’s and Fitch Ratings. AIMS has also attracted a number of international investors into the Australian markets and is the investment manager for various funds.

AIMS’ head office is in Sydney and it has businesses across Australia, China, Hong Kong and Singapore. Its highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and Asia across various sectors.