

	<p><b>AIMS APAC REIT MANAGEMENT LIMITED</b></p> <p>As Manager of AIMS APAC REIT 1 George Street, #23-03 One George Street Singapore 049145</p>
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

## SGX ANNOUNCEMENT

### ANNOUNCEMENT REGARDING AA REIT'S TENANT - CWT PTE. LIMITED

**Singapore, 16 April 2019** – AIMS APAC REIT Management Limited (formerly known as AIMS AMP Capital Industrial REIT Management Limited) (the “Manager”), as Manager of AIMS APAC REIT (formerly known as AIMS AMP Capital Industrial REIT) (“AA REIT”), refers to the announcement dated 16 April 2019 released by CWT International Limited on The Stock Exchange of Hong Kong Limited titled “*Inside Information Announcement and Continued Suspension Of Trading*” (the “Announcement”).

In the Announcement, it was disclosed that CWT International Limited has, on 16 April 2019, failed to pay accrued interests and certain fees in the total amount of approximately HK\$63 million to the lenders which have become due and payable under its facility agreement entered into by CWT International Limited and certain lenders for the advancement of a loan in the principal amount of HK\$1,400 million. As a default has occurred under the facility agreement, the lenders have declared that all amounts accrued or outstanding under the facility agreement be immediately due and payable, and that the security relating to the facility agreement has become enforceable. The security includes, *inter alia*, 100% shareholding of CWT International Limited in the respective holding companies of CWT Pte. Limited, a wholly-owned subsidiary of CWT International Limited.

CWT Pte. Limited (“CWT”) is a tenant of AA REIT at 20 Gul Way and 30 Tuas West Road (collectively, the “Properties”). As disclosed in AA REIT’s results presentation slides dated 1 February 2019 on the unaudited financial results of AA REIT for the third quarter ended 31 December 2018 (“3Q FY2019”), CWT is one of AA REIT’s top 10 tenants, and the gross rental income received from CWT’s leases represented 8.4% of AA REIT’s 3Q FY2019 gross rental income.

With respect to CWT’s leases, the Manager wishes to inform that:

- CWT has not defaulted on its rental payments under the various lease agreements entered into with AA REIT in relation to the Properties (the “CWT Lease Agreements”) and there are no arrears due from CWT as at the date of this announcement;
- AA REIT presently holds security deposits ranging from three to six months of rental in the form of bank guarantees amounting to approximately S\$4.5 million; and
- AA REIT’s exposure to CWT’s leases will be further reduced due to the expiries of the CWT Lease Agreements, with the final CWT Lease Agreement expiring in July 2021. Based on AA REIT’s 3Q FY2019 gross rental income, approximately 5.1% of AA REIT’s gross rental income from CWT will progressively expire in the current financial year ending 31 March 2020.

The Manager will make appropriate announcements in accordance with the requirements of the SGX-ST Listing Manual when there are material developments on this matter.

In the meantime, Unitholders are advised to act with caution when dealing in the Units of AA REIT.

**BY ORDER OF THE BOARD**

**AIMS APAC REIT Management Limited**

**(formerly known as AIMS AMP Capital Industrial REIT Management Limited)**

(as Manager of AIMS APAC REIT (formerly known as AIMS AMP Capital Industrial REIT))

(Company Registration No. 200615904N)

Koh Wee Lih

Chief Executive Officer

16 April 2019

## 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](http://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\$1.45 billion as at 30 September 2018.

### About AIMS Financial Group ([www.aims.com.au](http://www.aims.com.au))

AIMS Financial Group (“AIMS”) is the 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, private equity, venture capital, stock broking and high-tech investment. AIMS is also a strategic investor in the Sydney Stock Exchange.

Since 1999, AIMS has raised more than A\$4.0 billion in funds from the capital markets. AIMS has issued approximately A\$3.0 billion of residential mortgage-backed securities, predominantly rated AAA by both Standard & Poor’s and Fitch Ratings and has originated over A\$8.0 billion mortgages.

AIMS has actively introduced a number of international investors into the Australian markets and to date has attracted in excess of A\$1.0 billion of investment funding into Australia from overseas investors. AIMS is the investment manager for AIMS’ funds, which amount to circa A\$2.0 billion.

During the global financial crisis (“GFC”), AIMS expanded its activities and acquired three businesses at a time when many other businesses were experiencing immense difficulties.

Since the GFC in 2009, AIMS has completed total asset acquisition and investment volumes of over A\$2.0 billion.

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