



**AIMS
AA REIT**

AIMS APAC REIT MANAGEMENT LIMITED

As Manager of AIMS APAC REIT
1 Raffles Place #39-03, One Raffles Place
Singapore 048616

(Constituted in the Republic of Singapore pursuant to a trust deed dated 5 December 2006 (as amended and restated))

Media Release

AIMS APAC REIT divests 541 Yishun Industrial Park A in Singapore for S\$12.88 million, representing an 8.2% premium to valuation

Singapore, 24 April 2023 – AIMS APAC REIT Management Limited (the “Manager”) as manager of AIMS APAC REIT (“AA REIT”), today announced that HSBC Institutional Trust Services (Singapore) Limited, as trustee of AA REIT has entered into a Sales and Purchase Agreement with Cantal United Pte Ltd in relation to the divestment of 541 Yishun Industrial Park A in Singapore (the “Property”) at a sale price of S\$12.88 million (the “Divestment”).

The sale price of S\$12.88 million represents an 8.2% premium to the Property’s valuation of S\$11.9 million as at 31 March 2023. Net proceeds from the divestment will be utilised to repay debt initially and may be recycled to asset enhancement initiatives, redevelopment opportunities and selective acquisitions.

The Manager’s CEO, Mr Russell Ng, said: “This divestment is part of our proactive asset management strategy to optimise and rejuvenate AA REIT’s portfolio. Amid the current macroeconomic uncertainties, we remain focused on various organic growth initiatives, which cumulatively, will continue to underpin our strong operating performance and long-term income resilience of AA REIT.”

The Property is a four-storey factory building with a total gross floor area of 8,770 square metres (“sqm”) on a land site of 6,851 sqm. The Property, which has limited redevelopment potential, has a remaining land lease tenure of about 31 years as at 31 March 2023.

In accordance with AA REIT’s Trust Deed, the Manager is entitled to a divestment fee of 0.5% of the sale price of the Property. Subject to JTC’s approval, the Divestment is targeted to be completed by the third quarter of 2023. Following the Divestment, AA REIT’s portfolio will comprise 28 properties¹ across Singapore and Australia.

For enquiries, kindly contact:

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¹ Including a 49.0% interest Optus Centre located in Macquarie Park, New South Wales, Australia.

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, logistics and business park real estate, located throughout the Asia Pacific region. The real estate assets are utilised for a variety of purposes, including but not limited to warehousing and distribution activities, business park activities and manufacturing activities. AA REIT’s existing portfolio consists of 29 properties, of which 26 properties are located throughout Singapore, and 3 properties located in Australia, including a property located in Gold Coast, Queensland, a 49.0% interest in Optus Centre located in Macquarie Park, New South Wales and Woolworths Headquarters located in Bella Vista, New South Wales.

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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 funds management, mortgage lending, investment banking and property investment. AIMS is also the owner of the Sydney Stock Exchange.

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.