



**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))

ANNOUNCEMENT

Portfolio Valuation

Pursuant to Rule 703 of the SGX-ST Listing Manual, AIMS APAC REIT Management Limited (the "**Manager**") as Manager of AIMS APAC REIT ("**AA REIT**") wishes to announce that it has obtained new independent valuations for AA REIT's portfolio as at 31 March 2023.

The respective independent valuations for the properties in AA REIT's portfolio were carried out by Jones Lang LaSalle Property Consultants Pte. Ltd. ("**JLL**"), Savills Valuation and Professional Services (S) Pte Ltd ("**Savills**"), Knight Frank NSW Valuations & Advisory Pty Ltd ("**KF NSW**") and Knight Frank Valuation and Advisory Queensland ("**KF Queensland**"). As at 31 March 2023, the total valuation of AA REIT's portfolio was S\$2.20 billion and the valuation details are attached in **Annex A**.

Copies of the valuation certificates for the properties are available for inspection by prior appointment at the Manager's registered office during normal business hours for three months from the date of this announcement.

By Order of the Board
AIMS APAC REIT Management Limited
(Company Registration No. 200615904N)
As Manager of AIMS APAC REIT

Russell Ng
Chief Executive Officer
5 May 2023

Annex A

No.	Address	Valuation Amount (Local Currency)		Valuer
Singapore				
1	20 Gul Way	SGD	228,700,000	Savills
2	8 & 10 Pandan Crescent	SGD	161,300,000	Savills
3	27 Penjuru Lane	SGD	160,900,000	JLL
4	29 Woodlands Industrial Park E1	SGD	133,600,000	JLL
5	7 Bulim Street	SGD	130,800,000	JLL
6	1A International Business Park	SGD	73,700,000	JLL
7	3 Tuas Avenue 2	SGD	55,900,000	Savills
8	30 Tuas West Road	SGD	55,900,000	Savills
9	51 Marsiling Road	SGD	49,400,000	Savills
10	23 Tai Seng Drive	SGD	38,800,000	Savills
11	15 Tai Seng Drive	SGD	34,300,000	Savills
12	103 Defu Lane 10	SGD	33,200,000	Savills
13	8 Tuas Avenue 20	SGD	27,900,000	Savills
14	1 Bukit Batok Street 22	SGD	26,300,000	JLL
15	10 Changi South Lane	SGD	22,400,000	Savills
16	11 Changi South Street 3	SGD	21,700,000	JLL
17	135 Joo Seng Road	SGD	20,800,000	JLL
18	56 Serangoon North Avenue 4	SGD	19,800,000	JLL
19	61 Yishun Industrial Park A	SGD	19,600,000	Savills
20	3 Toh Tuck Link	SGD	18,300,000	JLL
21	2 Ang Mo Kio Street 65	SGD	15,200,000	Savills
22	8 Senoko South Road	SGD	14,100,000	JLL
23	26 Tuas Avenue 7	SGD	12,500,000	JLL
24	1 Kallang Way 2A	SGD	12,300,000	JLL
25	7 Clementi Loop	SGD	11,400,000	Savills
26	541 Yishun Industrial Park A	SGD	11,900,000	JLL
Total Singapore		SGD	1,410,700,000	
Australia				
27	WoolWorths Headquarters, 1 Woolworths Way, Bella Vista, New South Wales	AUD	460,000,000	KF NSW
28	Optus Centre, 1-5 Lyonpark Road, Macquarie Park, New South Wales	AUD	368,970,000 ¹	KF NSW
29	Boardriders Asia Pacific Headquarters, 209-217 Burleigh Connection Road, Burleigh Waters, Queensland	AUD	56,500,000	KF Queensland
Total Australia		AUD	885,470,000	
Total Portfolio Valuation (29 Properties)		SGD	2,200,185,052*	

*Based on the exchange rate as at 31 March 2023 which is SGD 0.8916: AUD 1.00.

¹ Reflects 49.0% interest in the property.

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 HQ located in Bella Vista, New South Wales.

Follow us on LinkedIn at <https://www.linkedin.com/company/aimsapacreit/>.

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.