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	<p>AIMS APAC REIT MANAGEMENT LIMITED</p> <p>As Manager of AIMS APAC REIT 1 Raffles Place, #39-03, One Raffles Place Singapore 048616</p>
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended and restated))

SGX ANNOUNCEMENT

RESULTS OF THE PRIVATE PLACEMENT AND PRICING OF NEW UNITS UNDER THE PRIVATE PLACEMENT AND THE PREFERENTIAL OFFERING

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of AIMS APAC REIT dated 31 May 2023 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of Approximately S\$100.0 Million” (the “**Launch Announcement**”).*

1. INTRODUCTION

Following the Launch Announcement, AIMS APAC REIT Management Limited, in its capacity as manager of AIMS APAC REIT (“**AA REIT**”, and the manager of AA REIT, the “**Manager**”), wishes to announce that DBS Bank Ltd., Maybank Securities Pte. Ltd. and RHB Bank Berhad as the joint bookrunners and underwriters for the Equity Fund Raising (the “**Joint Bookrunners and Underwriters**”), have in consultation with the Manager closed the books of orders for the Private Placement on 31 May 2023.

The issue price per New Unit under the Private Placement has been fixed at S\$1.214 per New Unit (the “**Private Placement Issue Price**”) following a book-building process and the issue price per New Unit under the Preferential Offering has been fixed at S\$1.189 per New Unit (the “**Preferential Offering Issue Price**”).

2. ISSUE PRICES

The Private Placement Issue Price of S\$1.214 per New Unit represents a discount of:

- (i) (for illustrative purposes only) approximately 6.7% to the adjusted volume weighted average price (“**Adjusted VWAP**”) ¹ of S\$1.301 per Unit; and

¹ The “**Adjusted VWAP**” is computed based on the volume weighted average price (“**VWAP**”) of all trades in the Units done on the SGX-ST for the preceding Market Day on 30 May 2023 up to the time the Underwriting Agreement was signed on 31 May 2023 and subtracting the estimated Advanced Distribution (as defined in paragraph 4(i) below) of approximately 1.800 Singapore cents per Unit (being the mid-point of the estimated Advanced Distribution Range (as defined in paragraph 4(i) below)). The

- (ii) approximately 8.0% to the VWAP of S\$1.319 per Unit of all trades in the Units done on the SGX-ST for the preceding Market Day on 30 May 2023, up to the time the Underwriting Agreement was signed on 31 May 2023.

The Preferential Offering Issue Price of S\$1.189 per New Unit represents a discount of:

- (i) (for illustrative purposes only) 8.6% to the Adjusted VWAP of S\$1.301 per Unit; and
- (ii) approximately 9.9% to the VWAP of S\$1.319 per Unit of all trades in the Units done on the SGX-ST for the preceding Market Day on 30 May 2023, up to the time the Underwriting Agreement was signed on 31 May 2023.

A total of 57,660,000 New Units will be issued under the Private Placement and a total of 25,376,361 New Units will be issued under the Preferential Offering, on the basis of 35 New Units for every 1,000 existing Units (the “**Existing Units**”) (fractions of a New Unit to be disregarded) to be held as at 5.00 p.m. on 9 June 2023, being the record date to eligible holders of the Units (“**Unitholders**”). The total gross proceeds of the Equity Fund Raising will be approximately S\$100 million comprising approximately S\$70 million from the Private Placement and approximately S\$30 million from the Preferential Offering.

3. USE OF PROCEEDS

Further to the Launch Announcement and subject to relevant laws and regulations, the Manager intends to use the gross proceeds of approximately S\$100.0 million in the following manner:

- (i) approximately S\$32.0 million (which is equivalent to approximately 32.0% of the gross proceeds of the Equity Fund Raising) to partially or wholly fund the asset enhancement initiatives (“**AEIs**”) for two of AA REIT’s properties in Singapore, which the Manager has identified (collectively, the “**Identified AEIs**”);
- (ii) approximately S\$65.2 million (which is equivalent to approximately 65.2% of the gross proceeds of the Equity Fund Raising) to partially or wholly fund any AEIs other than the Identified AEIs, re-developments of the properties owned by AA REIT and potential acquisitions, as well as pare down AA REIT’s existing debt to keep AA REIT’s aggregate leverage within the desired range; and
- (iii) approximately S\$2.8 million (which is equivalent to approximately 2.8% of the gross proceeds of the Equity Fund Raising) to pay the estimated professional and other fees and expenses incurred or to be incurred by AA REIT in connection with the Equity Fund Raising.

Notwithstanding its current intention, the Manager may, subject to relevant laws and regulations, utilise the net proceeds from the Equity Fund Raising at its absolute discretion for other purposes, including without limitation, for funding capital expenditures and working capital.

The Manager will make periodic announcements on the utilisation of the net proceeds of the Equity Fund Raising via SGXNET as and when such funds are materially disbursed and whether such a

amount of Advanced Distribution is an estimate only based on information currently available to the Manager and the Manager’s estimate of AA REIT’s revenue and expenses for the relevant period on a *pro rata* basis and the actual Advanced Distribution may differ and will be announced by the Manager in due course. “**Market Day**” refers to a day on which the SGX-ST is open for securities trading.

use is in accordance with the stated use and in accordance with the percentage allocated. Where proceeds are to be used for working capital purposes, the Manager will disclose a breakdown with specific details on the use of proceeds for working capital in AA REIT's announcements on the use of proceeds and in AA REIT's annual report and where there is any material deviation from the stated use of proceeds, the Manager will announce the reasons for such deviation.

Pending the deployment of the net proceeds from the Equity Fund Raising, the net proceeds may, subject to relevant laws and regulations, be deposited with banks and/or financial institutions, or be used to repay outstanding borrowings or for any other purpose on a short-term basis as the Manager may, in its absolute discretion, deem fit.

4. STATUS OF THE NEW UNITS

(i) Entitlement to Advanced Distribution

AA REIT's policy is to distribute its distributable income on a quarterly basis to Unitholders. On 5 May 2023, the Manager announced a quarterly distribution of 2.654 Singapore cents per Unit for the period from 1 January 2023 to 31 March 2023.

In connection with the Private Placement, the Manager intends to declare, in respect of the Existing Units, an advanced distribution for the period from 1 April 2023 to the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement (the "**Advanced Distribution**").

The quantum of distribution per Unit under the Advanced Distribution is currently estimated to be between 1.700 Singapore cents and 1.900 Singapore cents (the "**Advanced Distribution Range**")². A further announcement on the actual quantum of distribution per Unit (which may differ from the estimate above) under the Advanced Distribution will be made by the Manager in due course.

The New Units to be issued pursuant to the Private Placement are expected to be issued on or around 12 June 2023. The Advanced Distribution is intended to ensure that the distributable income accrued by AA REIT up to the day immediately preceding the date of issue of the New Units pursuant to the Private Placement (which at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

The next distribution following the Advanced Distribution will comprise AA REIT's distributable income for the period from the day the New Units are issued pursuant to the Private Placement to 30 June 2023 (the "**Relevant Period Distribution**"). Quarterly distributions will resume thereafter.

(ii) Status of New Units issued pursuant to the Private Placement

² This range is an estimate only based on information currently available to the Manager and the Manager's estimate of AA REIT's revenue and expenses for the relevant period on a *pro rata* basis and the actual Advanced Distribution may differ and will be announced by the Manager in due course. The actual quantum of the distribution will be announced on a later date after the closure of the Transfer Books and Register of Unitholders.

The New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the Existing Units, other than in respect of the Advanced Distribution and the eligibility to participate in the Preferential Offering.

For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private Placement will not be entitled to the Advanced Distribution and will not be eligible to participate in the Preferential Offering.

(iii) Status of New Units issued pursuant to the Preferential Offering

The New Units issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Preferential Offering, including the right to the Relevant Period Distribution as well as all distributions thereafter, other than in respect of the Advanced Distribution.

For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Preferential Offering will not be entitled to the Advanced Distribution.

BY ORDER OF THE BOARD

AIMS APAC REIT Management Limited

(as Manager of AIMS APAC REIT)

(Company Registration No. 200615904N)

Russell Ng

Chief Executive Officer

1 June 2023

Important Notice

The value of units (“Units”) of AIMS APAC REIT (“AA REIT”) 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, in its capacity as manager of AA REIT (the “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 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 in the United States or in any other jurisdiction. 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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom or Hong Kong, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements under the Securities Act and in compliance with any applicable state or local securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This advertisement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).

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.

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.