


**NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA, THE UNITED KINGDOM OR HONG KONG**

	<p><b>AIMS APAC REIT MANAGEMENT LIMITED</b></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**

### **ISSUE OF 57,660,000 NEW UNITS IN AIMS APAC REIT PURSUANT TO THE PRIVATE PLACEMENT**

*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”.*

Further to its announcements dated 31 May 2023 and 1 June 2023, 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 57,660,000 New Units will be issued today at an issue price of S\$1.214 per New Unit in connection with the Private Placement. With the issue of the 57,660,000 New Units in connection with the Private Placement, the total number of Units in issue is 782,698,894 Units as at the date of this announcement.

The New Units in connection with the Private Placement will commence trading on the Main Board of the SGX-ST at 9.00 a.m. today.

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.**

#### **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  
12 June 2023

## Annex

The SGX-ST has stated that it has no objection to AA REIT's placement of 7,370,000 New Units to e-Shang Infinity Cayman Limited ("**E-Shang**") (which is wholly-owned by ESR Group Limited ("**ESR Group**")) under the Private Placement pursuant to Rule 812(3) of the Listing Manual of the SGX-ST, subject to the following: (a) confirmation that ESR Group, ESR HK Management Limited ("**ESR HK**") and E-Shang operate independently from and are not involved in the management of AA REIT, its sponsor being AIMS Financial Group, and the Manager; (b) ESR Group, ESR HK and E-Shang do not have representation (whether directly or indirectly through a nominee) on the board of the Manager; (c) confirmation from the Manager and the Joint Bookrunners and Underwriters that the placement is made to more than one placee and the placement to E-Shang is effected through an independent process of book-building by the Joint Bookrunners and Underwriters. No preferential treatment was given to ESR Group in the placement process nor in the allocation and there is equitable treatment for all investors that participated in the placement; (d) the proportion of issued Units held by ESR Group and ESR HK, being the substantial Unitholders of AA REIT, immediately after the placement is not more than the proportion of the issued Units held by them immediately before such a placement; and (e) disclosure via SGXNET by AA REIT of the placement to E-Shang and of the above conditions.

## 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](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, 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](http://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.