


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

	<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

ACTUAL ADVANCED DISTRIBUTION

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 the announcement dated 31 May 2023 titled “Notice of (I) Preferential Offering Record Date and (II) Advanced Distribution Record Date”, AIMS APAC REIT Management Limited, in its capacity as manager of AIMS APAC REIT (“**AA REIT**”, and the manager of AA REIT, the “**Manager**”), is pleased to announce that the actual Advanced Distribution per unit in AA REIT (“**Unit**”) for the period from 1 April 2023 to 11 June 2023 is 1.800 Singapore cents.

This Advanced Distribution comprises:

Component	Advanced Distribution⁽¹⁾ in Singapore Cents per Unit
Taxable Income	1.263
Capital	0.537
Total	1.800

Note:

(1) Advanced Distribution of 1.800 Singapore cents per Unit for the period from 1 April 2023 to 11 June 2023.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on Friday, 9 June 2023 will be entitled to the Advanced Distribution to be paid on or around Thursday, 20 July 2023. **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.**

The next distribution following the Advanced Distribution will comprise AA REIT’s distributable income for the period from 12 June 2023 to 30 June 2023. Quarterly distributions will resume thereafter.

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

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.