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	<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

### LAUNCH OF PREFERENTIAL OFFERING AND DESPATCH OF INSTRUCTION BOOKLET AND ARE<sup>1</sup> TO ELIGIBLE UNITHOLDERS PURSUANT TO 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

Further to the Launch Announcement and the announcements dated 31 May 2023, 1 June 2023 and 12 June 2023 in relation to the issuance of 83,036,361 New Units by way of:

- (i) a private placement of 57,660,000 New Units (the “**Private Placement**”); and
- (ii) a non-renounceable preferential offering of 25,376,361 New Units on the basis of 35 New Units for every 1,000 Existing Units held as at 5.00 p.m. on 9 June 2023 (the “**Preferential Offering Record Date**”) to Eligible Unitholders<sup>2</sup> (fractions of a New Unit to be disregarded) at an issue price of S\$1.189 per New Unit (the “**Preferential Offering**”), and together with the Private Placement, the “**Equity Fund Raising**”),

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 the Preferential Offering will open on **14 June 2023 at 9:00 a.m.**

For the avoidance of doubt, the holders of the New Units 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.

#### 2. DESPATCH OF INSTRUCTION BOOKLET AND ARE

The instruction booklet of AA REIT in respect of the Preferential Offering which has been appended to this announcement (the “**Instruction Booklet**”) and the ARE will be despatched

<sup>1</sup> “**ARE**” refers to the acceptance and application form for New Units provisionally allotted to Eligible Unitholders under the Preferential Offering and application form for the Excess New Units.

<sup>2</sup> “**Eligible Unitholders**” means (a) the Eligible Depositors and (b) the Eligible QIBs.

to Eligible Unitholders on **14 June 2023**. The Instruction Booklet and the ARE require the immediate attention of Eligible Unitholders.

Eligible Unitholders who wish to accept their provisional allotments of New Units under the Preferential Offering and if applicable, apply for the Excess New Units<sup>3</sup>, will need to do so in the manner set out in the Instruction Booklet and the ARE by **22 June 2023**.

### **3. COMMITMENT BY AIMS APAC CAPITAL HOLDINGS LIMITED**

To demonstrate its support for AA REIT and the Equity Fund Raising, AIMS APAC Capital Holdings Limited ("**AACH**"), which, together with AIMS Financial Holding Limited, AIMS APAC REIT Management Limited, AIMS Fund Management (Cayman) Limited, AIMS Fund Management Limited as responsible entity of the AIMS Property Securities Fund and AIMS Real Estate Funds Limited as responsible entity of the AIMS Total Return Fund (the "**Relevant AIMS Entities**"), owns an aggregate interest in 77,925,801 Units, which is equivalent to approximately 10.75% of the total number of Units in issue as at the Preferential Offering Record Date, has provided an irrevocable undertaking to the Manager and the Joint Bookrunners and Underwriters that, subject to any prohibitions or restrictions imposed by the relevant regulatory authorities (including the SGX-ST):

- (i) in accordance with the terms and conditions of the Preferential Offering and in any case by no later than the last day and time for acceptance and payment of the New Units under the Preferential Offering, AACH will accept, and procure that the Relevant AIMS Entities accept, subscribe and pay in full for, its and the Relevant AIMS Entities' total provisional allotment of the New Units under the Preferential Offering (the "**Allotted Preferential Offering Units**"); and
- (ii) AACH will, in addition to paragraph (i) above, in accordance with the terms and conditions of the Preferential Offering and in any case by no later than the last day and time for acceptance and payment of the New Units under the Preferential Offering, make applications for, and/or procure that the Relevant AIMS Entities make applications for, such number of Excess New Units under the Preferential Offering above the Allotted Preferential Offering Units which are not taken up by other Unitholders, and subscribe and pay in full for such Excess New Units allotted to AACH and/or the Relevant AIMS Entities, such that the total value of the Allotted Preferential Offering Units and the Excess New Units subscribed for by AACH and/or the Relevant AIMS Entities would amount to up to S\$15.0 million.

### **4. INDICATIVE TIMETABLE**

The Preferential Offering will close on (a) **22 June 2023 at 5.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via the ARE, or (b) **22 June 2023 at 9.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via Electronic Applications made through an ATM of a Participating Bank (each as defined in the Instruction Booklet).

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<sup>3</sup> "**Excess New Units**" refers to the New Units represented by (a) the provisional allotments of Eligible Unitholders who decline or do not accept, whether in full or in part, their provisional allotments of New Units under the Preferential Offering (during the period from 14 June 2023 to 22 June 2023); (b) the provisional allotments of Unitholders who are not Eligible Unitholders; and (c) the aggregate of fractional entitlements.

The trading of the New Units issued pursuant to the Preferential Offering on the SGX-ST is currently expected to commence on **3 July 2023 at 9.00 a.m.**

Eligible Unitholders should note that the dates and times of the following key events in relation to the Preferential Offering are set out below:

<b>Event</b>	<b>Date and Time</b>
Despatch of the Instruction Booklet (together with the ARE) to Eligible Unitholders	Wednesday, 14 June 2023
Opening date and time for the Preferential Offering	Wednesday, 14 June 2023 at 9.00 a.m. (9.00 a.m. for Electronic Applications)
Last date and time for acceptance, application (if applicable) and payment for provisional allotments of New Units and Excess New Units pursuant to the Preferential Offering	Thursday, 22 June 2023 at 5.30 p.m. (9.30 p.m. for Electronic Applications made through an ATM of a Participating Bank)
Expected date for crediting of New Units pursuant to the Preferential Offering	Monday, 3 July 2023
Expected listing of New Units pursuant to the Preferential Offering	Monday, 3 July 2023 at 9.00 a.m.

The above timetable is indicative only and is subject to change. As at the date of this announcement, the Manager does not expect the timetable to be modified. However, the Manager may, with the approval of the SGX-ST, modify the timetable subject to any limitation under any applicable law. The Manager will publicly announce any change to the above timetable through an SGXNET announcement to be posted on the SGX-ST's website at <http://www.sgx.com>.

**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

14 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](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.