


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

	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))

SGX ANNOUNCEMENT

RESULTS OF THE PREFERENTIAL OFFERING BY AIMS APAC REIT

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 “EFR Launch Announcement”).

1. INTRODUCTION

Further to the EFR Launch Announcement and the announcements dated 31 May 2023, 1 June 2023, 12 June 2023 and 14 June 2023, in relation to, among other things, the 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 Unitholders¹ (fractions of a New Unit to be disregarded) at an issue price of S\$1.189 per New Unit (the “**Preferential Offering**”), AIMS APAC REIT Management Limited, in its capacity as manager of AA REIT (the “**Manager**”), wishes to announce that valid acceptances and excess applications for a total of 51,785,648 New Units, representing approximately 204.07% of the total number of New Units available under the Preferential Offering, were received as at the close of the Preferential Offering on 22 June 2023. Details of the valid acceptances and excess applications received are as follows:

	Number of New Units	% of Preferential Offering
Valid acceptances ²	17,547,060	69.15%
Excess applications ³	34,238,588	134.92%
Total	51,785,648	204.07%

Note: The percentages are rounded to the nearest two decimal places.

¹ “**Eligible Unitholders**” means (a) the Eligible Depositors and (b) the Eligible QIBs.

² Including acceptances by AIMS APAC Capital Holdings Limited (“**AACH**”) and 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**”).

³ Including applications by AACH and the Relevant AIMS Entities in accordance with the Sponsor Irrevocable Undertaking.

The New Units which were not validly accepted will be allotted to satisfy applications for Excess New Units. In the allotment of Excess New Units, preference will be given to the rounding of odd lots. The Manager, directors of the Manager (the “**Directors**”) and substantial Unitholders who have control or influence over AA REIT or the Manager in connection with the day-to-day affairs of AA REIT or the Manager or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of Directors will rank last in priority for the rounding of odd lots and allotment of Excess New Units.

A total of 25,376,361 New Units will be issued pursuant to the Preferential Offering at the issue price of S\$1.189 per New Unit to raise gross proceeds of approximately S\$30 million. Together with the gross proceeds of approximately S\$70 million raised from the Private Placement, gross proceeds of a total of approximately S\$100 million have been raised from the Equity Fund Raising.

2. COMMITMENT BY AIMS APAC CAPITAL HOLDINGS LIMITED

Pursuant to the Sponsor Irrevocable Undertaking provided by AACH, which, together with the Relevant AIMS Entities, owned 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, AACH and the Relevant AIMS Entities have accepted in full their respective provisional allotments of an aggregate of 2,727,400 New Units under the Preferential Offering and made applications for an aggregate of 9,888,244 Excess New Units under the Preferential Offering. As the Preferential Offering was oversubscribed as at the close of the Preferential Offering, AACH and the Relevant AIMS Entities will not be allotted any Excess New Units.

Immediately post-completion of the Preferential Offering, AACH and the Relevant AIMS Entities will have an aggregate interest in 80,653,201 Units, representing approximately 9.98% of the total number of 808,075,255 Units in issue after the listing and quotation of the 25,376,361 New Units issued pursuant to the Preferential Offering.

3. REFUNDS

In relation to any void or invalid acceptances of New Units or any unsuccessful applications for Excess New Units under the Preferential Offering, all monies received in connection therewith will be returned by CDP on behalf of AA REIT to the Eligible Unitholders, without interest or any share of revenue or other benefit arising therefrom, by any or a combination of the following means:

- (i) by crediting their designated bank accounts via CDP’s Direct Crediting Service (where acceptance and/or application is made through CDP). In the event that they are not subscribed to CDP’s Direct Crediting Service, any monies to be refunded shall be credited to their Cash Ledger and subject to the same terms and conditions as Cash Distributions under the CDP Operation of Securities Account with the Depository Terms and Conditions (Cash Ledger and Cash Distribution are as defined therein); or
- (ii) by crediting their accounts with the relevant Participating Banks⁴ (where acceptance and/or application is made through an automated teller machine of a Participating Bank),

within three (3) business days after the commencement of trading of the New Units on 3 July 2023, and in each case at the Eligible Unitholders’ own risk.

⁴ “**Participating Banks**” means DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

4. STATUS OF THE NEW UNITS TO BE ISSUED PURSUANT TO THE PREFERENTIAL OFFERING

The Manager expects the New Units issued pursuant to the Preferential Offering to be listed and quoted on the Main Board of the SGX-ST with effect from **9.00 a.m. on 3 July 2023**.

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.

The Manager wishes to take this opportunity to thank Unitholders for their support in ensuring the successful completion of the Preferential Offering.

BY ORDER OF THE BOARD

AIMS APAC REIT Management Limited

(as Manager of AIMS APAC REIT)

Russell Ng
Chief Executive Officer
26 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.