



**AIMS
AA REIT**

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))

ANNOUNCEMENT

Portfolio Valuation

Pursuant to Rule 703 of the SGX-ST Listing Manual, AIMS APAC REIT Management Limited (the "**Manager**") as Manager of AIMS APAC REIT ("**AA REIT**") wishes to announce that it has obtained new independent valuations for AA REIT's portfolio as at 31 March 2024.

The respective independent valuations for the properties in AA REIT's portfolio were carried out by CBRE Pte. Ltd. ("**CBRE**"), Cushman & Wakefield VHS Pte. Ltd. ("**C&W**"), Knight Frank NSW Valuations & Advisory Pty Ltd ("**KF NSW**"), Knight Frank Valuation and Advisory Queensland ("**KF Queensland**") and Savills Valuations Pty Ltd ("**Savills**"). As at 31 March 2024, the total valuation of AA REIT's portfolio was S\$2.16 billion and the valuation details are attached in **Annex A**.

Copies of the valuation certificates for the properties are available for inspection by prior appointment at the Manager's registered office during normal business hours for three months from the date of this announcement.

By Order of the Board
AIMS APAC REIT Management Limited
(Company Registration No. 200615904N)
As Manager of AIMS APAC REIT

Russell Ng
Chief Executive Officer
7 May 2024

Annex A

No.	Address	Valuation Amount (Local Currency)		Valuer
Singapore				
1	20 Gul Way	SGD	241,100,000	CBRE
2	27 Penjuru Lane	SGD	190,000,000	C&W
3	8 & 10 Pandan Crescent	SGD	161,000,000	CBRE
4	7 Bulim Street	SGD	139,400,000	C&W
5	29 Woodlands Industrial Park E1	SGD	139,000,000	C&W
6	1A International Business Park	SGD	72,000,000	C&W
7	30 Tuas West Road	SGD	56,400,000	CBRE
8	3 Tuas Avenue 2	SGD	56,000,000	CBRE
9	51 Marsiling Road	SGD	50,600,000	CBRE
10	23 Tai Seng Drive	SGD	41,600,000	CBRE
11	15 Tai Seng Drive	SGD	30,900,000	CBRE
12	103 Defu Lane 10	SGD	30,700,000	CBRE
13	1 Bukit Batok Street 22	SGD	28,500,000	C&W
14	56 Serangoon North Avenue 4	SGD	27,000,000	C&W
15	8 Tuas Avenue 20	SGD	26,600,000	CBRE
16	135 Joo Seng Road	SGD	23,300,000	C&W
17	11 Changi South Street 3	SGD	23,100,000	C&W
18	10 Changi South Lane	SGD	22,400,000	CBRE
19	61 Yishun Industrial Park A	SGD	19,900,000	CBRE
20	2 Ang Mo Kio Street 65	SGD	19,400,000	CBRE
21	3 Toh Tuck Link	SGD	18,400,000	C&W
22	26 Tuas Avenue 7	SGD	13,700,000	C&W
23	8 Senoko South Road	SGD	13,500,000	C&W
24	1 Kallang Way 2A	SGD	12,200,000	C&W
25	7 Clementi Loop	SGD	11,500,000	CBRE
Total Singapore		SGD	1,468,200,000	
Australia				
26	Woolworths Headquarters, 1 Woolworths Way, Bella Vista, New South Wales	AUD	410,000,000	Savills
27	Optus Centre, 1-5 Lyonpark Road, Macquarie Park, New South Wales	AUD	327,320,000 ¹	KF NSW
28	Boardriders Asia Pacific Headquarters, 209-217 Burleigh Connection Road, Burleigh Waters, Queensland	AUD	48,000,000	KF Queensland
Total Australia		AUD	785,320,000	
Total Portfolio Valuation (28 Properties)		SGD	2,159,438,664 *	

*Based on the exchange rate as at 31 March 2024 which is SGD 0.8802: AUD 1.00.

¹ Reflects 49.0% interest in the property.

Important Notice

The value of units of AIMS APAC REIT (“**AA REIT**”) (“**Units**”) 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 (“**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 the 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. 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.

About AIMS APAC REIT (www.aimsapacreit.com)

Managed by the Manager, AIMS APAC REIT (“AA REIT”) is a real estate investment trust listed on the Mainboard of the SGX-ST since 2007. AA REIT was established with the principal investment objective of owning and investing in a diversified portfolio of high-quality 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 28 properties, of which 25 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. AA REIT is also a constituent of the FTSE EPRA Nareit Global Developed Index and the MSCI Singapore Small Cap Index.

Follow us on LinkedIn at <https://www.linkedin.com/company/aimsapacreit/>.

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.