



AIMS
AA REIT

AIMS APAC REIT MANAGEMENT LIMITED

As Manager of AIMS APAC REIT
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(Constituted in the Republic of Singapore pursuant to a trust deed dated 5 December 2006 (as amended and restated))

Media Release

AIMS APAC REIT announces new Unsecured Sustainability-Linked Loan Facility of up to S\$400 million and A\$150 million, Advancing on ESG Commitments and Enhancing Financial Flexibility

- Competitive funding from sustainability-linked loan enhances financial flexibility and positions AA REIT for future growth
- Average debt maturity extends from 2.1 years to more than 3 years as of 30 June 2024
- Post refinancing, the proportion of unsecured debt increases to over 50%¹ of the total debt

Singapore, 16 September 2024 – AIMS APAC REIT Management Limited (the “Manager”) as manager of AIMS APAC REIT (“AA REIT”) is pleased to announce its new unsecured sustainability-linked loan (the “SLL”) of up to S\$400 million and A\$150 million. The SLL was arranged with the support of United Overseas Bank Limited (“UOB”) and The Hongkong and Shanghai Banking Corporation Limited (“HSBC”) as Joint Lead Arrangers and Joint Sustainability Coordinators.

The SLL is structured to offer sustainability margin adjustments tied to AA REIT’s performance in achieving pre-determined sustainability targets. These targets are aligned with AA REIT’s ESG strategy, which aims to:

- Reduce scope 2 carbon emissions;
- Expand solar energy capacity across the portfolio; and
- Increase the proportion of green leases with tenants.

The successful achievement of these targets will enable AA REIT to benefit from competitive borrowing costs, while driving positive sustainability outcomes across its portfolio and creating long term value for Unitholders, tenants and business partners.

Proceeds from the SLL will be used to refinance existing Group indebtedness, general corporate purposes, working capital requirements as well as for new growth initiatives, comprising acquisitions, asset enhancement initiatives (“AEIs”) and developments.

The successful execution of the SLL will bolster AA REIT’s financial foundation, with the average debt maturity extending from 2.1 years to more than 3 years as of 30 June 2024. Post refinancing, the proportion of unsecured debt will increase to over 50%¹ of the total debt.

¹ Based on the exchange rate of AUD1.00 = SGD0.8714 as at 16 September 2024.

Mr Russell Ng, CEO of the Manager said, “The announcement of our new unsecured sustainability-linked loan is a significant milestone for AA REIT as we align our financing structure with our sustainability goals. This facility underscores our commitment to creating a resilient and future-ready portfolio that meets the growing ESG demands of our stakeholders. With the strong ongoing support from our existing and new financial institution partners, we have a resilient and flexible capital structure which positions us well for growth and to deliver long-term sustainable value for Unitholders.”

Ms Lim Lay Wah, Group Head of Sector Solutions Group and Global Financial Institutions Group, UOB, said, “It is our honour to partner AA REIT in its milestone new sustainability-linked loan that demonstrates its commitment in futureproofing its portfolio and creating long-term sustainable value for key stakeholders. This aligns with our own sustainability strategy of balancing growth with responsibility. UOB is committed to partnering like-minded clients like AA REIT in their ESG endeavours, leveraging our extensive network, innovative solutions and industry expertise to make a positive impact in ASEAN and beyond.”

Mr. Gary Tan, Country Head of Large Corporates, HSBC Singapore, said, “The pathway to a low-carbon future requires companies from all sectors to review their operational approach. At HSBC, we remain focused on supporting businesses with their decarbonisation strategies and are pleased to work with AA REIT on their first sustainability-linked loan”.

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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.

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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.