# SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

# NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

FORM

3
(Electronic Format)

#### **Explanatory Notes**

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
  - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
  - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at <a href="http://www.mas.gov.sg">http://www.mas.gov.sg</a> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

. Name of Listed Issuer:

1.	Name of Listed Issuer:
	AIMS APAC REIT ("AA REIT")
2.	Type of Listed Issuer:
	Company/Corporation
	Registered/Recognised Business Trust
	✓ Real Estate Investment Trust
	Name of Trustee-Manager/Responsible Person:
	AIMS APAC REIT Management Limited
3.	Is more than one Substantial Shareholder/Unitholder giving notice in this form?
	☐ No (Please proceed to complete Part II)
	✓ Yes (Please proceed to complete Parts III & IV)
4.	Date of notification to Listed Issuer:
	11-Jul-2025

### Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A
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Name of Substantial Shareholder/Unitholder:
Great World Financial Group Pty Ltd ("GWFG")
Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes  No
Notification in respect of:
Becoming a Substantial Shareholder/Unitholder
✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
Ceasing to be a Substantial Shareholder/Unitholder
Date of acquisition of or change in interest:
11-Jul-2025
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
11-Jul-2025
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
N/A

Quantum of total voting shares/units (including voting shares/units underlying 7. rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	95,251,638	95,251,638
As a percentage of total no. of voting shares/til:	0	11.66	11.66
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction  No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest	Total 152,414,736

Circumstances giving rise to deemed interests (if the interest is such): 8. [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises] I. On 10 July 2025, the following transfers of the units of AA REIT (the "Units") took place: (a) AIMS Financial Holding Limited ("AFHL") transferred 8,731,476 Units to AIMS Investment Holdings Pte. Ltd. ("AIHL"); (b) AIMS Fund Management (Cayman) Limited ("AFMCL") transferred 3,033,566 Units to AIHL as the recipient designated by AFHL; (c) AIMS APAC REIT Management Limited (as manager of AA REIT) (the "Manager") transferred a total of 21,859,985 Units as payment of dividends to its shareholders via an off-market transfer, detailed as follows: (i) 9,836,993 Units to AFHL as the recipient designated by AIMS APAC Capital Holdings Limited ("AACHL"); and (ii) 12,022,992 Units to AFHL; and (d) Following the transactions in (a) - (c), AFHL transferred the 33,625,027 Units to AIHL (collectively, the "Transfers"). No consideration was provided in respect of the Transfers as they were made internally within the group. The off-market transfer price for the dividend payments was determined on an arm's length basis based on the 10-business day volume weighted average price for a Unit for all trades on the Singapore Exchange Securities Trading Limited, in the ordinary course of trading. II. ESR HK Management Limited (the "Vendor"), AIHL, AFMCL (as General Partner for AIMS Capital Growth Income Fund LP) ("AFMCL-GP") and AIMS Fund Management Limited (as Trustee for AIMS Growth Investment Fund) ("AFML") (AIHL, AFMCL-GP and AFML collectively the "Purchasers") entered into a unit sale and purchase agreement dated 11 July 2025 (the "Agreement") under which the Purchasers agreed to purchase 57,163,098 Units (the "Sale Units") from the Vendor, and the Vendor agreed to sell the Sale Units to the Purchasers under the terms of the Agreement. The breakdown of the Sale Units sold to the Purchasers is as follows: (a) AIHL: 16,596,639 Units; (b) AFMCL-GP: 8,115,126 Units; and (c) AFML: 32,451,333 Units (the "Married Trades"). 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders] Great World Financial Group Pty Ltd ("GWFG") holds a direct 100% interest in AIMS Investment Group Holdings Pty Ltd ("AIGH"), AFML and AFHL. GWFG is therefore deemed to have an interest in the Units that AIGH, AFML and AFHL have an interest in. GWFG holds an indirect 100% interest in AIHL, AFMCL, AACHL and the Manager and is therefore deemed to have an interest in Units held by AIHL, AFMCL, AACHL and the Manager as well as the Units they have interest in. 10. Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.) If this is a **replacement** of an earlier notification, please provide: 11. (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): Date of the Initial Announcement: (b) (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

12. Remarks (if any):

The Transfers and the Married Trades had taken place on different dates (10 July 2025 and 14 July 2025 respectively), however the transactions had taken place within the same notifiable period and therefore the Substantial Unitholder has used the same notification form.

Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
	Great World Financial Group Holdings Pty Ltd ("GWFGH")
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?  Yes
	✓ No
3.	Notification in respect of:
	☐ Becoming a Substantial Shareholder/Unitholder
	✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	11-Jul-2025
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	11-Jul-2025
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	95,251,638	95,251,638
As a percentage of total no. of voting shares/(	0	11.66	11.66
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	152,414,736	152,414,736

N/A

	n percentage of total no. of voting res/t		18.66	18.66
	Circumstances giving rise to deeme [You may attach a chart in item 10 to ill interest arises]			
	Please refer to paragraph 8 of Substantial U	Jnitholder A'	s notification above.	
	Relationship between the Substantia [You may attach a chart in item 10 to sh Shareholders/Unitholders]			
	Great World Financial Group Holdings Pty Financial Group Pty Ltd ("GWFG"). GWFGH has an interest in.			
).	Attachments (if any): 1	s) should not	exceed 1MB.)	
-	If this is a <b>replacement</b> of an earlied  (a) SGXNet announcement refer on SGXNet (the "Initial Announcement)  (b) Date of the Initial Announcement	rence of th uncement"):	e <u>first</u> notification	which was announced
	(c) 15-digit transaction reference which was attached in the Init			nsaction in the Form 3
	Remarks ( <i>if any</i> ): The Transfers and the Married Trades had respectively), however the transactions ha Substantial Unitholder has used the same	d taken place	e within the same noti	
<u>ubs</u>	stantial Shareholder/Unitholder C	<b>()</b>		
	Name of Substantial Shareholder/U	nitholder:		
	, and i mandar rolating Emitted ( Ai Tile )			

3.	Notification in respect of:					
	☐ Becoming a Substantial Shareholder/Unitholder					
	✓ Change in the percentage level of	interest while still re	emaining a Substantia	al Shareholder/Unithol		
	Ceasing to be a Substantial Share	holder/Unitholder				
1.	Date of acquisition of or change in	interest:				
	11-Jul-2025					
5.	Date on which Substantial Shareho change in, interest (if different			•		
	11-Jul-2025					
6.	Explanation (if the date of becoming change in, interest):	ng aware is differ	ent from the date of	f acquisition of, or th		
	Quantum of total voting shar	es/units ( <i>inclu</i>	ding voting shar	es/units underlyir		
	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	version price knowr			
<b>7</b> .	Quantum of total voting shar rights/options/warrants/convertible	debentures (con	version price knowr			
No. 6	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con after the transac	version price knowr tion:	וּ)) held by Substanti		
No. under right	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and Immediately before the transaction of voting shares/units held and/or erlying the	debentures (con after the transac	version price knowr tion:  Deemed Interest	n}) held by Substanti  Total		
No. ( under right) As a sharr	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and Immediately before the transaction of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	debentures {con after the transac Direct Interest 8,731,476	version price known tion:  Deemed Interest 70,371,163	Total 79,102,639		
No. a unded share No. a unded under unde	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and Immediately before the transaction of voting shares/units held and/or erlying the ts/options/warrants/convertible debentures:	debentures {con after the transac Direct Interest 8,731,476	version price known tion:  Deemed Interest 70,371,163	79,102,639  9.69		

9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Please refer to paragraph 8 of Substantial Unitholder A's notification above.

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed

interest arises]

✓ No

	therefo	re deemed to have an interest in the Units held by the Manager.
0.	Attach	nments ( <i>if any</i> ): 🛐
	Ø	(The total file size for all attachment(s) should not exceed 1MB.)
1.	If this	is a <b>replacement</b> of an earlier notification, please provide:
	. ,	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
		15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
2.	Rema	rks ( <i>if any</i> ):
	respect	nsfers and the Married Trades had taken place on different dates (10 July 2025 and 14 July 2025 ively), however the transactions had taken place within the same notifiable period and therefore the ntial Unitholder has used the same notification form.
Subs	respect Substar	ively), however the transactions had taken place within the same notifiable period and therefore the ntial Unitholder has used the same notification form.  Shareholder/Unitholder D
Subs	respect Substar stantial	ively), however the transactions had taken place within the same notifiable period and therefore the ntial Unitholder has used the same notification form.  Shareholder/Unitholder D  of Substantial Shareholder/Unitholder:
Subs	stantial Name AIMS A	Shareholder/Unitholder D of Substantial Shareholder/Unitholder:  PAC Capital Holdings Limited ("AACHL")  bestantial Shareholder/Unitholder a fund manager or a person whose interest in the lities of the Listed Issuer are held solely through fund manager(s)?
	stantial  Name  AIMS A  Is Sul securi Yes  Notific	Shareholder/Unitholder D of Substantial Shareholder/Unitholder:  PAC Capital Holdings Limited ("AACHL")  bestantial Shareholder/Unitholder a fund manager or a person whose interest in the lities of the Listed Issuer are held solely through fund manager(s)?
-	stantial  Name  AIMS A  Is Sul securi Yes V No  Notific	ively), however the transactions had taken place within the same notifiable period and therefore the ntial Unitholder has used the same notification form.  Shareholder/Unitholder D of Substantial Shareholder/Unitholder:  PAC Capital Holdings Limited ("AACHL")  bestantial Shareholder/Unitholder a fund manager or a person whose interest in the ities of the Listed Issuer are held solely through fund manager(s)?  section in respect of: coming a Substantial Shareholder/Unitholder
-	Respect Substantial  Name  AIMS A  Is Sul securi  Yes  Notific  Beaut	ively), however the transactions had taken place within the same notifiable period and therefore the ntial Unitholder has used the same notification form.  Shareholder/Unitholder D of Substantial Shareholder/Unitholder:  PAC Capital Holdings Limited ("AACHL")  bestantial Shareholder/Unitholder a fund manager or a person whose interest in the ities of the Listed Issuer are held solely through fund manager(s)?  section in respect of: coming a Substantial Shareholder/Unitholder
	respect Substar  Stantial  Name AIMS A  Is Sul securi Yes V No Notific Bee	ively), however the transactions had taken place within the same notifiable period and therefore the nitial Unitholder has used the same notification form.  Shareholder/Unitholder D  of Substantial Shareholder/Unitholder:  PAC Capital Holdings Limited ("AACHL")  bestantial Shareholder/Unitholder a fund manager or a person whose interest in the lities of the Listed Issuer are held solely through fund manager(s)?  section in respect of: coming a Substantial Shareholder/Unitholder  ange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	respect Substar  Stantial  Name AIMS A  Is Sul securi Yes V No Notific Bee	ively), however the transactions had taken place within the same notifiable period and therefore the ntial Unitholder has used the same notification form.  Shareholder/Unitholder D of Substantial Shareholder/Unitholder:  PAC Capital Holdings Limited ("AACHL")  Destantial Shareholder/Unitholder a fund manager or a person whose interest in the tities of the Listed Issuer are held solely through fund manager(s)?  Sation in respect of:  Coming a Substantial Shareholder/Unitholder  ange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder  asing to be a Substantial Shareholder/Unitholder  of acquisition of or change in interest:
	respect Substar  Stantial  Name AIMS A  Is Sul securi Yes V No Notific Bec V Ch Ce Date of	ively), however the transactions had taken place within the same notifiable period and therefore the ntial Unitholder has used the same notification form.  Shareholder/Unitholder D of Substantial Shareholder/Unitholder:  PAC Capital Holdings Limited ("AACHL")  bestantial Shareholder/Unitholder a fund manager or a person whose interest in the lities of the Listed Issuer are held solely through fund manager(s)?  scation in respect of: coming a Substantial Shareholder/Unitholder ange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder asing to be a Substantial Shareholder/Unitholder of acquisition of or change in interest: 2025  on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the lee in, interest (if different from item 4 above, please specify the date):

_				
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (cor	nversion price knowr	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the hts/options/warrants/convertible debentures:	41,730,711	28,640,452	70,371,163
	a percentage of total no. of voting ares/ເ	5.11	3.51	8.62
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or derlying the rights/options/warrants/nvertible debentures :	41,730,711	6,780,467	48,511,178
	a percentage of total no. of voting ares/ເ	5.11	0.83	5.94
8.	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]			er/Unitholder's dee
8.	[You may attach a chart in item 10 to it	Illustrate how the S	Substantial Shareholde	er/Unitholder's dee
9.	[You may attach a chart in item 10 to interest arises]	I Unitholder A's noti	Substantial Shareholde ification above.  /Unitholders giving r	notice in this forn
	[You may attach a chart in item 10 to interest arises]  Please refer to paragraph 8 of Substantia  Relationship between the Substant [You may attach a chart in item 10 to shareholders/Unitholders]  AIMS APAC Capital Holdings Limited has	tial Shareholders show the relationsh a direct 45% interest Manager.	Substantial Shareholder ification above.  /Unitholders giving range between the Substantial in the Manager and is	notice in this form
9.	[You may attach a chart in item 10 to interest arises]  Please refer to paragraph 8 of Substantia  Relationship between the Substant [You may attach a chart in item 10 to shareholders/Unitholders]  AIMS APAC Capital Holdings Limited has have an interest in the Units held by the I	tial Shareholders show the relationsh a direct 45% interest Manager.	fication above.  /Unitholders giving rapid between the Substantist in the Manager and is	notice in this form

	(b)	Date of the Initial Announcement:
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Rem	arks ( <i>if any</i> ):
	The T	ransfers and the Married Trades had taken place on different dates (10 July 2025 and 14 July 2025
	respe	ctively), however the transactions had taken place within the same notifiable period and therefore the antial Unitholder has used the same notification form.
Sub	stantia	al Shareholder/Unitholder F
1.	Nom	ne of Substantial Shareholder/Unitholder:
1.		Investment Holdings Pte. Ltd. ("AIHL")
2.	secu	ubstantial Shareholder/Unitholder a fund manager or a person whose interest in the irities of the Listed Issuer are held solely through fund manager(s)? es o
3.	— Notif	ication in respect of:
0.		ecoming a Substantial Shareholder/Unitholder
		hange in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	_ c	easing to be a Substantial Shareholder/Unitholder
4.	Date	of acquisition of or change in interest:
	11-Ju	I-2025
5.		e on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the age in, interest (if different from item 4 above, please specify the date):
	11-Ju	I-2025
6.		anation (if the date of becoming aware is different from the date of acquisition of, or the age in, interest):
	N/A	
7.	right	ntum of total voting shares/units (including voting shares/units underlying s/options/warrants/convertible debentures {conversion price known}) held by Substantial reholder/Unitholder before and after the transaction:
	Immed	diately before the transaction

underlying	ing shares/units held and/or g the ons/warrants/convertible debentures:	0	10,229,369	10,229,369
ngnts/opti	ons/warrants/convertible dependies.		4.05	4.05
As a perce shares/(	entage of total no. of voting	0	1.25	1.25
Imme	ediately after the transaction	Direct Interest	Deemed Interest	Total
underlying	ing shares/units held and/or g the rights/options/warrants/ e debentures :	50,221,666	15,310,929	65,532,595
As a perceshares/t	entage of total no. of voting	6.15	1.87	8.02
[Υοι	cumstances giving rise to deem In may attach a chart in item 10 to itee Trest arises]			er/Unitholder's deemed
Pleas	se refer to paragraph 8 of Substantia	l Unitholder A's noti	fication above.	
[Υοι	ationship between the Substant u may attach a chart in item 10 to s			
[You Sha	n may attach a chart in item 10 to s reholders/Unitholders]	show the relationsh	nip between the Subst	antial
[You Sha Pursu Hold	ı may attach a chart in item 10 to s	show the relationsh d Trades, the current AIHL has a direct 100	nip between the Subst t Units held directly by 100% interest in AFMCL ar	AIMS Investment and is therefore also
[You Sha Pursu Hold deen	u may attach a chart in item 10 to s reholders/Unitholders] uant to the Transfers and the Married ings Pte. Ltd. ("AIHL") is 50,221,666. A ned to have an interest in the Units h	show the relationsh d Trades, the current AIHL has a direct 100	nip between the Subst t Units held directly by 100% interest in AFMCL ar	AIMS Investment and is therefore also
[You Sha Pursu Hold deen	u may attach a chart in item 10 to streholders/Unitholders]  uant to the Transfers and the Married ings Pte. Ltd. ("AIHL") is 50,221,666. In the Units had to have an interest in the Units had the Married in the M	show the relationsh d Trades, the current AIHL has a direct 100 neld by AFMCL and t	t Units held directly by a D% interest in AFMCL ar the Units AFMCL has an	AIMS Investment and is therefore also
Pursu Hold deen	u may attach a chart in item 10 to see reholders/Unitholders]  uant to the Transfers and the Married ings Pte. Ltd. ("AIHL") is 50,221,666. And to have an interest in the Units had the companients (if any):  (The total file size for all attachments)	show the relationship of Trades, the current AIHL has a direct 100 neld by AFMCL and the state of the should not exceed the should n	Tunits held directly by a common section of the Substance of the Substance of the Substance of the Units AFMCL has an are section of the Units AFMCL has an are sections.)	AIMS Investment and is therefore also
[You Sha. Pursu Hold deen  0. Atta  1. If th	umay attach a chart in item 10 to see the reholders/Unitholders]  uant to the Transfers and the Married ings Pte. Ltd. ("AIHL") is 50,221,666. And to have an interest in the Units had the total file size for all attachments is is a replacement of an earlier.	d Trades, the current AIHL has a direct 100 neld by AFMCL and t at(s) should not exceed	t Units held directly by a 20% interest in AFMCL are the Units AFMCL has an are as a 1MB.)	AIMS Investment and is therefore also interest in.
[You Sha. Pursu Hold deen	u may attach a chart in item 10 to see reholders/Unitholders]  uant to the Transfers and the Married ings Pte. Ltd. ("AIHL") is 50,221,666. And to have an interest in the Units had the companients (if any):  (The total file size for all attachments)	d Trades, the current AIHL has a direct 100 held by AFMCL and t at(s) should not exceed er notification, ple erence of the <u>firs</u>	t Units held directly by a 20% interest in AFMCL are the Units AFMCL has an are as a 1MB.)	AIMS Investment and is therefore also interest in.
[You Sha. Pursu Hold deen  0. Atta  1. If th	umay attach a chart in item 10 to see the reholders/Unitholders]  uant to the Transfers and the Married ings Pte. Ltd. ("AIHL") is 50,221,666. And to have an interest in the Units had the total file size for all attachments is is a replacement of an earlied SGXNet announcement references.	d Trades, the current AIHL has a direct 100 held by AFMCL and t at(s) should not exceed er notification, ple erence of the <u>firs</u>	t Units held directly by a 20% interest in AFMCL are the Units AFMCL has an are as a 1MB.)	AIMS Investment and is therefore also interest in.
Pursu Hold deen  O. Atta  1. If th  (a)	umay attach a chart in item 10 to see the reholders/Unitholders]  uant to the Transfers and the Married ings Pte. Ltd. ("AIHL") is 50,221,666. And to have an interest in the Units had the total file size for all attachments is is a replacement of an earlied SGXNet announcement references.	at rades, the current AIHL has a direct 100 and the second of the first current of the first current of the first currement.	t Units held directly by a 20% interest in AFMCL are the Units AFMCL has an are as a 1MB.)	AIMS Investment and is therefore also interest in.
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The Transfers and the Married Trades had taken place on different dates (10 July 2025 and 14 July 2025 respectively), however the transactions had taken place within the same notifiable period and therefore the Substantial Unitholder has used the same notification form.

Sub	stantial Shareholder/Unitholder F	•		
1.	Name of Substantial Shareholder/U	Jnitholder:		
	AIMS Investment Group Holdings Pty Ltd	I ("AIGH")		
2.	Is Substantial Shareholder/Unithe securities of the Listed Issuer are h		•	- whose interest in the
	✓ No			
3.	Notification in respect of:			
	✓ Becoming a Substantial Sharehold	ler/Unitholder		
	Change in the percentage level of	interest while still re	maining a Substantia	l Shareholder/Unitholde
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	11-Jul-2025			
5.	Date on which Substantial Shareho change in, interest (if different			•
	11-Jul-2025			
6.	Explanation (if the date of becoming change in, interest):  N/A	ng aware is differe	ent from the date of	f acquisition of, or the
7.	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	version price known	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
unc	of voting shares/units held and/or derlying the uts/options/warrants/convertible debentures:	0	10,229,369	10,229,369
	a percentage of total no. of voting	0	1.25	1.25
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
	of voting shares/units held and/or lerlying the rights/options/warrants/	0	65,532,595	65,532,595

0

8.02

8.02

shares/(

convertible debentures :

As a percentage of total no. of voting

	Please	e refer to paragraph 8 of Substantial Unitholder A's notification above.		
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]			
	AIMS Investment Group Holdings Pty Ltd has a direct 100% interest in AIHL and is therefore also deemed to have an interest in the Units held by AIHL and AFMCL and the Units AIHL and AFMCL has an interest in (please refer to paragraph 9 of Substantial Unitholder E's notification above).			
10.	Attac	chments ( <i>if any</i> ): <b>①</b>		
	Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)		
11.	If this	s is a <b>replacement</b> of an earlier notification, please provide:		
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):		
	(b)	Date of the Initial Announcement:		
	(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:		
12.	Rem	arks (if any):		
	respec	ransfers and the Married Trades had taken place on different dates (10 July 2025 and 14 July 2025 ctively), however the transactions had taken place within the same notifiable period and therefore the antial Unitholder has used the same notification form.		

## Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	57,163,098 units of AA REIT
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	S\$68,024,086.62
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	✓ Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	Others (please specific)
	Others (please specify):

	Part	articulars of Individual submitting this notification form to the Listed Issuer:		
(a	(a)	Name of Individual:		
		George Wang		
	(b)	Designation (if applicable):		
		Director		
	(c)	Name of entity (if applicable):		
		GWFG, GWFGH, AFHL, AACHL, AIHL, and AIGH		
9		n Reference Number (auto-generated): 2 3 4 5 4 8 7 5 0 7 0 3		