# 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

AIMS APAC REIT		
Type of Listed Issuer:  Company/Corporation		
Registered/Recognised Busines	ss Trust	
 Name of Trustee-Manager/Respo	onsible Person:	
AIMS APAC REIT MANAGEMENT LIMITI		
ls more than one Substantial Sh	areholder/Unitholder giving notice in this	form?
No (Please proceed to comple		1011111
✓ Yes (Please proceed to comple		
Date of notification to Listed Issu	er: □	
17-Jul-2025		

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

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

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Name of Substantial Shareholder/Unitholder:
MEGA BidCo
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:
16-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):
16-Jul-2025
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

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	101,829,199	101,829,199
As a percentage of total no. of voting shares/(	0	12.47	12.47
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	Deemed Interest 44,666,101	Total 44,666,101

ESR HK Management Limited ("EHKML"), a company established in the Cayman Islands, is a wholly-owned subsidiary of ESR Group Limited. EHKML disposed of 57,163,098 units in the Listed Issuer via off-market married deals, and has remaining interests in 436,557 units in the Listed Issuer directly.  Following the disposal by EHKML. ESR Group Limited has: (a) a direct interest in 7.871,125 units of the Liste Issuer, and (b) a deemed interest in 36,794,976 units of the Listed Issuer, comprising of (i) 436,557 units he by EHKML: and (ii) 36,358,419 units held by e-Shang Infinity Cayman Limited, a wholly-owned subsidiary of ESR Group Limited, amounting to a total interest in 44,666,101 units of the Listed Issuer.  MEGA BidCo, a company established in the Cayman Islands, holds more than 20% of the voting shares in E Group Limited. MEGA BidCo is a 100% owned subsidiary of MEGA FinCo, a company established in the Cayman Islands. MEGA FinCo is a 100% owned subsidiary of MEGA Intermediate HoldCo, a company established in the Cayman Islands.  Accordingly, each of MEGA BidCo, MEGA FinCo, MEGA Intermediate HoldCo and MEGA EquityCo, is deemed to have an interest in the 44,666,101 units of the Listed Issuer, that ESR Group Limited has an interest in the 44,666,101 units of the Listed Issuer, that ESR Group Limited has an interest in Shareholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limitholders/Limithol	subsidiary of ESR Group Limited. EHKML disposed of \$7,163,098 units in the Listed Issuer via off-mari married deals, and has remaining interests in 436,557 units in the Listed Issuer directly.  Following the disposal by EHKML. ESR Group Limited has: (a) a direct interest in 7.871,125 units of th Issuer; and (b) a deemed interest in 36,794,976 units of the Listed Issuer, comprising of (i) 436,557 units ESR Group Limited, and (ii) 36,358,419 units held by e-Shang Infinity Cayman Limited, a wholly-owned subsides ESR Group Limited, amounting to a total interest in 44,666,101 units of the Listed Issuer.  MEGA BidCo, a company established in the Cayman Islands, holds more than 20% of the voting shar Group Limited. MEGA BidCo is a 100% owned subsidiary of MEGA FinCo, a company established in to Cayman Islands. MEGA FinCo is a 100% owned subsidiary of MEGA FinCo, a company established in the Cayman Islands. MEGA Intermediate HoldCo is a 100% owned subsidiary of MEGA EquityCo, a company established in the Cayman Islands.  Accordingly, each of MEGA BidCo, MEGA FinCo, MEGA Intermediate HoldCo and MEGA EquityCo, is to have an interest in the 44,666,101 units of the Listed Issuer, that ESR Group Limited has an interest of the value of the substantial Shareholders/Unitholders giving notice in this for Intermediate A chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]  Please see paragraph 8 above.  10. Attachments (if any):  (b) Date of the Initial Announcement:  (c) 15-digit transaction reference number of the relevant transaction in the Form which was attached in the Initial Announcement:	eemed
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	12. Remarks ( <i>if any</i> ):	า 3
12. Remarks ( <i>if any</i> ):		
12. Remarks (if any):		
	Substantial Shareholder/Unitholder B	
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MEGA FinCo
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:
16-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):
16-Jul-2025
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	101,829,199	101,829,199
As a percentage of total no. of voting shares/t	0	12.47	12.47
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	44,666,101	44,666,101
As a percentage of total no. of voting shares/t	0	5.47	5.47

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

	Please see the response in paragraph 8 for Substantial Unitholder A 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]
	Please see the response in paragraph 8 for Substantial Unitholder A above.
10.	Attachments (if any): (i)  (The total file size for all attachment(s) should not exceed 1MB.)
11.	
11.	If this 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:
	(a) 45 digit transporting reference growth on of the relevant transporting in the Forms 2
	(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):
Sub	stantial Shareholder/Unitholder C
1.	Name of Substantial Shareholder/Unitholder:
	MEGA Intermediate HoldCo
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

	16-Jul-2025			
5.	Date on which Substantial Shareho change in, interest (if different			
	16-Jul-2025			
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	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (conv	version price knowr	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
	of voting shares/units held and/or	0	101,829,199	101,829,199
	lerlying the ts/options/warrants/convertible debentures:			
	a percentage of total no. of voting	0	12.47	12.47
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	44,666,101	44,666,101
	a percentage of total no. of voting	0	5.47	5.47
	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises]			r/Unitholder's deemed
	Please see the response in paragraph 8 or	f Substantial Unithol	der A above.	
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	Please see the response in paragraph 8 or	f Substantial Unithol	der A above.	

Date of acquisition of or change in interest:

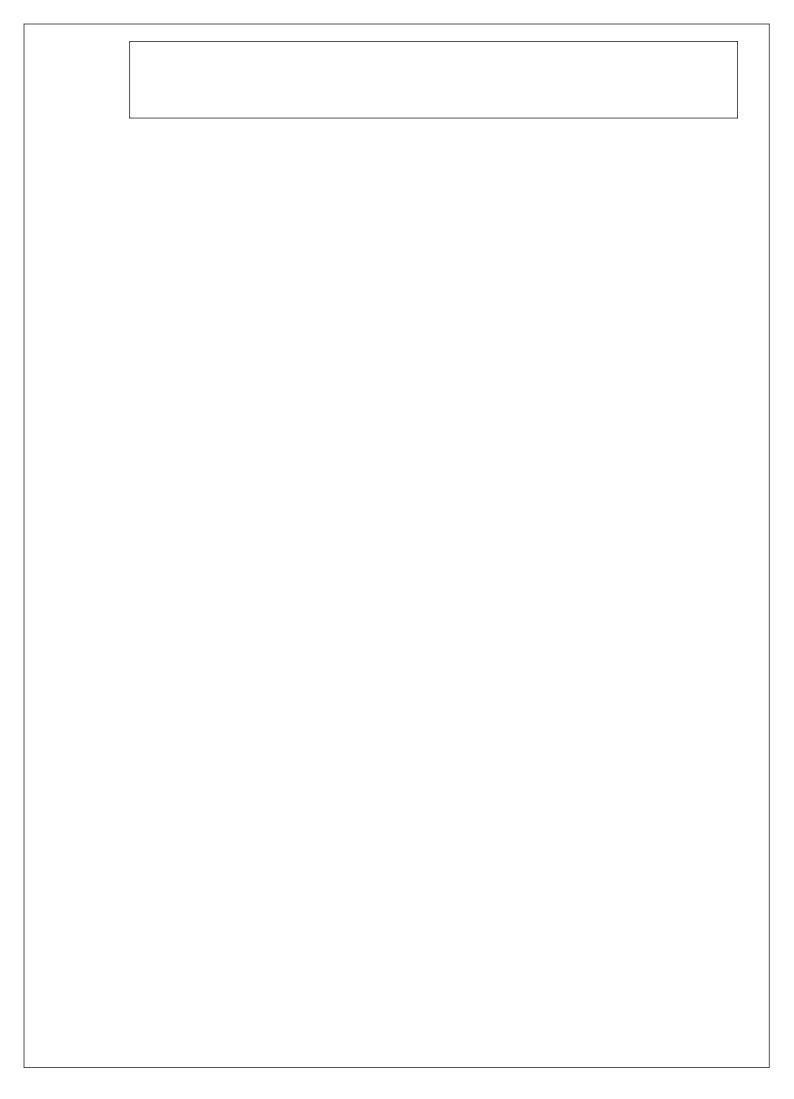
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easing to be a Substantial Shareholder/Unitholder
of acquisition of or change in interest:
-2025
on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the ge in, interest (if different from item 4 above, please specify the date):
-2025
anation (if the date of becoming aware is different from the date of acquisition of, or the ge 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	101,829,199	101,829,199
As a percentage of total no. of voting shares/t(i):	0	12.47	12.47
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	44,666,101	44,666,101

	Imme	diately after the transaction	Direct Interest	Deemed Interest	Total		
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :			0	44,666,101	44,666,101		
	percer	ntage of total no. of voting	0	5.47	5.47		
8.	[You	mstances giving rise to deem may attach a chart in item 10 to i st arises]			r/Unitholder's deemed		
	Please	see the response in paragraph 8 o	f Substantial Unitholo	ler A above.			
9.	[You	ionship between the Substant may attach a chart in item 10 to s cholders/Unitholders]		<b>U U</b>			
	Please	see the response in paragraph 8 o	f Substantial Unitholo	der A above.			
10.	Attachments (if any): 🕤						
	(The total file size for all attachment(s) should not exceed 1MB.)						
11.	If this	is a <b>replacement</b> of an earlie	er notification, plea	ase provide:			
	(a) SGXNet announcement reference of the <b>first</b> notification which was announced on SGXNet (the "Initial Announcement"):						
	(b)	Date of the Initial Announcer	ment:				
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:						
12.	Rema	arks ( <i>if any</i> ):					



## 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
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	NA - decrease in deemed interest due to disposal of units by EHKML.
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 specify):
	EHKML, a wholly-owned subsidiary of ESR Group Limited, has disposed of 57,163,098 units in the Listed Issuer via off-market married deals. The Substantial Unitholders in this form have a 100% interest in ESR Group Limited and therefore under Section 4(5) of the Securities and Futures Act 2001, are deemed to have interests in the units of the Listed Issuer.

	Parti	culars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Farhana Sharmeen
	(b)	Designation (if applicable):
		Partner
	(c)	Name of entity (if applicable):
		Latham & Watkins LLP
rans 2 2	actio 5 3	n Reference Number (auto-generated):    3   2   5   4   8   9   4   8   1   6   3