

 AIMS AA REIT	AIMS APAC REIT MANAGEMENT LIMITED As Manager of AIMS APAC REIT 1 Raffles Place #39-03, One Raffles Place Singapore 048616
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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 delivers 1QFY2026 DPU of 2.280 Singapore Cents

- Achieved positive rental reversions of 5.4% with stable portfolio occupancy of 93.7%¹
- Gross Revenue rose by 0.2% YoY to S\$47.4 million while Net Property Income decreased slightly by 1.0% YoY to S\$34.1 million – decline mainly due to temporary vacancy arising from the ongoing Asset Enhancement Initiatives (“AEIs”) at 7 Clementi Loop compared to the same period last year
- Distributions to Unitholders increased by 1.1% while DPU grew slightly to 2.280 Singapore cents
- Healthy balance sheet with aggregate leverage of 28.9% underpinned by proactive capital management and providing headroom for organic growth initiatives and acquisitions
- Successful completed the divestment of 3 Toh Tuck Link at a 32.5% premium over valuation, which is aligned with the REIT’s capital recycling strategy
- Ongoing portfolio rejuvenation to support sustainable organic growth with the completion of the AEI at 15 Tai Seng Drive over the quarter
- Achieved FY2025 sustainability targets comprising the reduction of Scope 2 carbon emissions, expansion of solar energy capacity, and attainment of at least 50% green leases, which will result in interest margin savings under our Sustainability Linked Loan Facility
- The Sponsor’s increased stake in AA REIT to 18.66% deepens alignment and strengthens the REIT’s position to deliver resilient and stable income over the long term for Unitholders

	1QFY2026	1QFY2025	+/(–)
	S\$'000	S\$'000	%
Gross revenue	47,438	47,331	0.2
Net property income (“NPI”)	34,097	34,426	(1.0)
Distributions to Unitholders	18,626	18,431	1.1
No. of Units in issue and to be issued ('000 Units)	816,932	811,938	0.6
Distribution per Unit (“DPU”) (Singapore cents)	2.280	2.270	0.4

¹ Excluding impact from AEIs and transitory movement from tenants and taking into account committed leases, the portfolio occupancy would be 96.5%

Singapore, 31 July 2025 – AIMS APAC REIT Management Limited (the “Manager”) as manager of AIMS APAC REIT (“AA REIT”) is pleased to report distribution to Unitholders of S\$18.6 million and distribution per Unit of 2.280 Singapore cents for the first quarter ended 30 June 2025 (“1QFY2026”).

For 1QFY2026, gross revenue rose by 0.2% YoY to S\$47.4 million anchored by resilient operational performance and sustained positive rental reversions across the portfolio despite downtime arising from the ongoing at 7 Clementi Loop. Consequently, Net Property Income (“NPI”) decreased by 1.0% YoY to S\$34.1 million, in addition to slightly higher property expenses incurred during the quarter.

Mr Russell Ng, CEO of the Manager said, “We are pleased to deliver a stable operational and financial performance for the quarter while progressing on our portfolio rejuvenation strategy. We have completed one of two ongoing AEIs which will uplift asset quality, rental income and value. Furthermore, the completed divestment of 3 Toh Tuck Link at a premium will enable the recycling of capital into new growth initiatives. Amidst global uncertainty, we welcome our Sponsor’s increased stake as a reflection of their long-term commitment in AA REIT and we will continue to strengthen our portfolio whilst being opportunistic to the acquisition of quality assets.”

Mr George Wang, Chairman of the Manager added, “Geopolitical headwinds arising from the US tariff trade policies and conflicts in the Middle East and Ukraine, along with rising US debt and inflationary pressures has created a highly uncertain and volatile global environment. Although AA REIT is affected by these external factors, our focus on the Singapore and Australia market has positioned us favourably compared to other markets.

We continue to build on our strong position, capable of navigating uncertainty and seizing opportunities as they arise. Our commitment to active asset management, prudent capital management and selective acquisitions has underpinned AA REIT’s resilience across market cycles.”

Portfolio Update

In 1QFY2026, the Manager executed 7 new and 25 renewal leases, totaling 67,941 sqm, which represented 8.8% of the portfolio’s net lettable area (“NLA”), with positive rental reversion of 5.4% achieved, primarily driven by the logistics and warehouse segment which saw positive rental reversion of 7.3%. For 1QFY2026, approximately 119,518 sqm is due for expiry, of which 61% is in the logistics and warehouse segment.

As at 30 June 2025, overall portfolio occupancy was 93.7%. Excluding the ongoing impact from the AEIs and transitory movements by tenants, the portfolio occupancy rate based on committed leases would be 96.5%. Weighted average lease expiry stood at 4.4 years. The portfolio is well supported by around 190 tenants diversified across multiple trade sectors, with 82.3% of gross rental income (“GRI”) from tenants in defensive industries. The diversified and high-quality portfolio provides added resilience amidst uncertainty in the broader economic environment. Geographically, 76.9% of GRI is from Singapore with the remaining Australian income is anchored by high-quality, long-term leases.

In 1QFY2026, the AEI for 15 Tai Seng Drive was completed and significant progress has been made on the AEI for 7 Clementi Loop which is to be completed in 2Q FY2026. These AEIs are testament to AA REIT’s proactive asset management and tenant retention efforts to meet modern occupier requirements and enhance long-term leasability and portfolio value.

On 17 June 2025, the Manager announced the successful completion of the divestment of 3 Toh Tuck Link for S\$24.4 million, representing a 32.5% premium over valuation. Net proceeds from the successful divestment will be utilised to repay debt in the interim and recycled into new growth opportunities, aligning with the REIT’s continuous effort towards portfolio rejuvenation.

Prudent & Proactive Capital Management

As at 30 June 2025, AA REIT's aggregate leverage stood at 28.9% with no debt refinancing until FY2027. The REIT maintains strong financial flexibility with undrawn committed and cash and bank balances of approximately S\$312.1 million, supported by a close network of lending partners to manage its capital structure and fund future growth opportunities. Weighted average debt maturity stood at 2.7 years with blended debt funding cost of 4.3% and an interest coverage ratio of 2.4 times². AA REIT has also maintained 84% of fixed rate debt and foreign currency hedges of 74% on a rolling four-quarter basis.

On 18 March 2025, the Manager announced the successful issuance of its S\$125 million fixed rate subordinated perpetual securities at 4.70%, representing 95 basis points lower than the existing S\$125 million at 5.65% that will be redeemed in August 2025. This key achievement highlights AA REIT's proactive capital management strategy to secure competitive funding and enhance financial flexibility for growth.

Our Sustainability Progress

In 1Q FY2026, the Manager made further progress in its Phase 2 of the rooftop solar PV system installation across four properties in Singapore. In FY2025, the REIT reported a 25% reduction in carbon emissions from the FY2020 baseline, aligning with AA REIT's commitment to its long-term Science based target initiatives ("SBTi") goal of a 42% reduction in scope 2 carbon emissions by FY2030.

The Manager successfully achieved all three SLL targets by reducing Scope 2 carbon emissions, expanding solar energy capacity to 11.22 Megawatt-peak ("MWp"), and attaining at least 50% green leases, which will result in interest margin savings under our Sustainability Linked Loan Facility. The Manager has also achieved GreenMark Gold certification for Northtech this quarter, a positive step forward in achieving green certifications for AA REIT's properties.

Market Update

Singapore's economy expanded a solid 4.3% year-on-year in 2Q 2025, driven by broad-based manufacturing growth despite lingering global uncertainty from shifting tariff policies. The PMI ticked up to 49.7 points in June, reflecting improving sentiment. AA REIT's Singapore portfolio remains well-positioned to capture demand, anchored by high-specification industrial assets and multi-storey ramp-up warehouses. Proactive leasing and asset management continue to support resilient performance amid a fluid macroeconomic landscape.

In Australia, the RBA held rates steady at 3.85% in July 2025 as inflation cooled and domestic demand showed signs of recovery, even as global risks persist. AA REIT's Sydney business parks in Macquarie Park and Bella Vista continue to be boosted by ongoing infrastructure investment. These structural growth drivers underpin the underlying long-term value and attractiveness of the Australian portfolio.

² The interest coverage ratio ("ICR") is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, foreign exchange translation and insurance compensation for property damage), by the trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities. The borrowing-related fees excludes the unwinding of discounting effect on the present value of lease liabilities and the deferred consideration. Excluding the amount reserved for distribution on perpetual securities in the interest expense, the ICR is 4.1 times.

Management Outlook

The Manager is firmly focused on executing its four-pillar strategy to drive sustainable returns for Unitholders amid global uncertainty. The Singapore and Australian portfolios, supported by reputable tenants, long leases and built-in rental escalations, continue to deliver stable performance. With a rejuvenated portfolio and healthy balance sheet, AA REIT is well positioned to capitalise on the growing demand for industrial, logistics and warehouse fueled by the significant investments from the advanced manufacturing, electronics and life science industries as well as from the ongoing supply chain reconfiguration in the region.

Distribution and Record Date

Distribution	For 1 April 2025 to 30 June 2025	
Distribution Type	(a) Taxable Income (b) Capital Distribution	
Distribution Rate	(a) Taxable Income (b) Capital Distribution	1.963 Singapore cents per Unit <u>0.317 Singapore cents per Unit</u> <u>2.280 Singapore cents per Unit</u>
Record Date	11 August 2025	
Payment Date	24 September 2025	

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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 27 properties, of which 24 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.