



**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 to acquire Singapore Industrial Property in Strategic City-Fringe Location at an attractive NPI Yield of 8.1%

- Proposed acquisition delivers 8.1% Net Property Income (“NPI”) yield and 2.5% distribution per unit (“DPU”) accretion to Unitholders based on total purchase consideration of S\$56.65 million
- Property is situated near the Urban Redevelopment Authority designated Paya Lebar commercial and retail hub and within 5 mins drive from the Pan Island Expressway and 10 minutes walking distance to the Paya Lebar MRT Interchange
- Property is 97%¹ occupied and anchored by Framework Building Products Pte Ltd with a weighted average lease expiry (“WALE”) of 4.1 years as at 29 August 2025
- Flexible building configurations allow for various industrial usages and high contracted power capacity makes it highly suitable for high-spec users
- Proposed acquisition represents a strategic fit to AA REIT’s portfolio given the asset and tenant quality, rental growth profile and future value-add in a strategic location

Singapore, 29 August 2025 – AIMS APAC REIT Management Limited (the “Manager”) as manager of AIMS APAC REIT (“AA REIT”), today announced that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of a wholly owned sub-trust of AA REIT (the “Purchaser”), has entered into an option agreement to acquire Framework Building located at 2 Aljunied Avenue 1, Singapore 389977 (“Property”) from Framework Building Products Pte Ltd (“Vendor” or “Framework”) for a total purchase consideration of approximately S\$56.65 million. The purchase consideration comprises the purchase price of S\$45.75 million and JTC Corporation upfront land premium contribution of up to S\$10.90 million.

Based on the Year 1 NPI and purchase consideration, the Property is expected to be acquired at an initial NPI yield of 8.1%, which translates into a 2.5%² DPU accretion for the unitholders of AA REIT (the “Unitholders”) based on 100% debt funding. On a proforma basis, DPU accretion would be approximately 0.5% based on the utilisation of proceeds of about S\$36.20 million from the 2023 Equity Fund Raising³, together with debt funding of approximately S\$24.18 million.

Mr Russell Ng, CEO of the Manager, commented, “The proposed acquisition of the Framework Building is a strategic addition to our portfolio and reinforces AA REIT’s position as a disciplined, long-term investor in quality industrial assets. At an attractive 8.1% property yield, the proposed acquisition offers immediate DPU accretion for Unitholders.

The acquisition will enhance our portfolio resilience by diversifying the tenant base, improving portfolio occupancy and expanding our exposure to essential industries. With in-built annual rental escalations under the anchor lease, we are confident that property will contribute meaningfully to the resilience and growth of AA REIT’s portfolio.

1 Taking into account the rental guarantee over the balance 3% of the GFA, 100% of the GFA is generating income for AA REIT.

2 The pro forma DPU impact of the proposed acquisition is based on FY2025 DPU, as if the proposed acquisition was completed on 1 April 2024 and AA REIT held and operated the Property through to 31 March 2025.

3 This refers to the equity fund raising launched by AA REIT on 31 May 2023.

Beyond the near-term income, the property offers future AEI and repositioning potential. Situated in the tightly held city-fringe market minutes from Paya Lebar MRT Interchange, the property is well-suited for high-spec users in the healthcare, life sciences, and advanced manufacturing industries that require high power capacity. With comparable assets in the area commanding premium rents due to its ease of accessibility to several expressways and excellent connectivity to transport and extensive amenities in the precinct, we see clear long term value-add opportunities."

Mr George Wang, Chairman of the Manager, highlighted that "The proposed acquisition firmly aligns with AA REIT's investment strategy of acquiring high quality, income-generating assets that enhances our tenant and asset diversification and adds to our overall portfolio resilience. Supported by a healthy balance sheet, we continue to demonstrate our ability to capture new growth opportunities that can deliver an attractive DPU accretion as well as longer term enhancement potential".

"In an uncertain market environment, AA REIT remains well positioned to capture new acquisitions that meet our investment criteria in our core markets of Singapore and Australia to deliver sustainable long-term returns for Unitholders."



About the Property

The Property comprises 2 buildings: Building 1 was built in 1993 and last refurbished 2008, and Building 2 was completed in 2014. It has a total land area of 7,481.7 sqm and with a total net lettable area of 16,082.4 sqm and a gross floor area ("GFA") of 18,662.13 sqm. It is 97% occupied and supported by a 3-year rental guarantee over the vacant area (3% of GFA). The Property is anchored by Framework, and the Purchaser will lease back 70% of the GFA of the Property to Framework from Year 1 to 5.

Post-acquisition, AA REIT's industrial exposure will rise from 20.6% to 22.7%, portfolio occupancy will increase from 93.7% to 93.9% and exposure to resilient and essential industries from 82.3% to 82.8%.

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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.