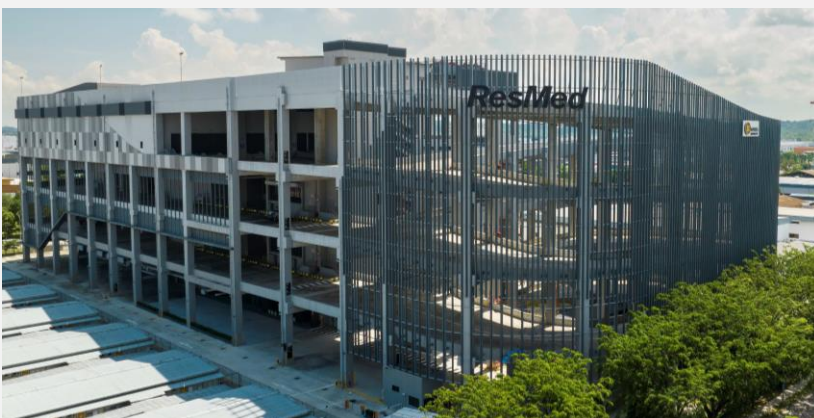




1H FY2026 Financial Results

5 November 2025



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Agenda

1. 1H FY2026 Key Highlights
2. Financial Performance
3. Capital Management
4. Portfolio Highlights
5. Sustainability Progress
6. Outlook & Strategy
7. Appendix





1H FY2026 Key Highlights



Woolworths Sydney HQ, Australia



3 Tuas Avenue, Singapore

1H FY2026 Key Highlights

Robust financial and portfolio results supported by disciplined capital management

Financial Highlights

Revenue

S\$93.7 million

+0.2% y-o-y

Net Property Income

S\$68.4 million

+1.1% y-o-y

Distributions to Unitholders

S\$38.6 million

+1.6% y-o-y

DPU

4.720 Singapore cents

+1.1% y-o-y

Asset Management

Portfolio Occupancy

93.3%¹

30 Sep 2024: 95.0%

Weighted Average Lease Expiry

4.2 years

30 Sep 2024: 5.0 years

Rental Reversion²

+7.7%

1H FY2025: +16.9%

Tenant Retention Rate³

68.3%

1H FY2025: 78.6%

Capital Management

Aggregate leverage

35.0%

30 Sep 2024: 33.4%

Weighted average debt maturity

2.5 years

30 Sep 2024: 2.8 years

Borrowings on fixed rates⁴

70%

30 Sep 2024: 74%

Expected AUD distributable income hedged into SGD

75%

30 Sep 2024: 74%

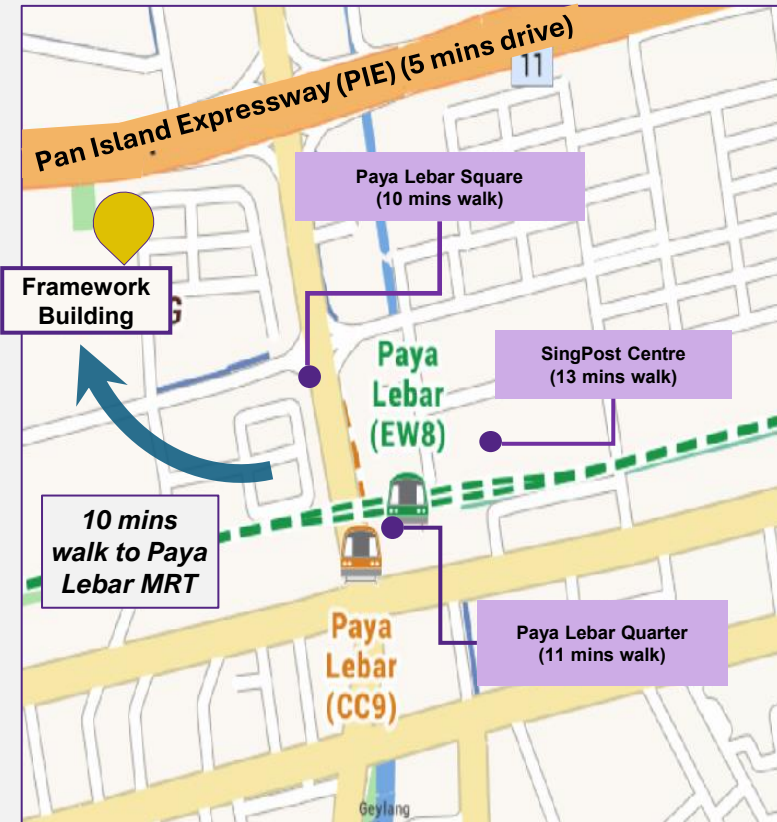
Notes:

1. Excluding the impact from the transitory movement by tenants, portfolio occupancy rate based on committed leases will be 95.1%.
2. Rental reversion is computed based on the percentage change in the new rent over the prevailing rent of the expiring lease.
3. Based on renewed leases by net lettable area on a rolling 12-months basis.
4. Include forward interest rate swaps.

Portfolio Expansion with Framework Building Acquisition

Deepening Hi-Spec Industrial Exposure through targeted income accretive acquisition

Framework Building Acquisition



Paya Lebar map source: SLA data

Framework (2025)¹

8.1%

Projected Year 1 NPI Yield

2.5%

DPU accretion

- Tightly held city fringe industrial property located near major MRT interchange and pan-island expressway
- Stable income profile underpinned by anchor tenant with fixed annual rental escalation backed by bank guarantee over rental obligations
- Strategic portfolio fit given asset profile and tenant mix in resilient and essential sectors
- Flexible building configurations and high power capacity provides future value-add potential

Strategic Alignment to Deliver Long-Term Value

Notes:

1. Refer to announcement on Proposed Acquisition of Framework Building dated 29 Aug 2025



Financial Performance



1 Kallang Way 2A, Singapore



8 and 10 Pandan Crescent, Singapore

1H FY2026 Financial Performance

Sustained NPI and DPU growth amid stable portfolio performance

Financial Highlights (S\$'000 unless otherwise stated)	1H FY2026	1H FY2025	Change (%)
Gross Revenue	93,703	93,514	+0.2
Net Property Income (“NPI”)	68,358	67,587	+1.1
Distributions to Unitholders	38,567	37,958	+1.6
No. of Units in issue and to be issued (‘000 Units)	817,234	813,632	+0.4
Distribution per Unit (“DPU”) (Singapore cents)	4.720	4.670	+1.1

Distribution Details and Timetable

Stock Counter	Distribution Period	DPU Singapore Cents
AIMS APAC REIT Code: O5RU	For 1 July 2025 to 30 September 2025	2.440

Distribution Period	For 1 July 2025 to 30 September 2025
Ex-Date	13 November 2025, 9.00am
Record Date	14 November 2025, 5.00pm
Return of Tax Declaration Forms	3 December 2025, 5.00pm
Distribution Payment Date	24 December 2025

Capital Management



Boardriders HQ, Australia



NorthTech, Singapore

Balance Sheet and Key Financial Indicators

Prudent leverage and balance sheet provides headroom for growth

Balance Sheet (S\$'million)	As at 30 September 2025	As at 30 September 2024
Total Assets	2,285.5	2,326.9
Total Liabilities	913.4	895.8
Net assets	1,372.1	1,431.1
Net Asset Value per Unit (S\$)	1.22	1.30
Key Financial Indicators	As at 30 September 2025	As at 30 September 2024
Aggregate Leverage ¹ (%)	35.0	33.4
Blended Debt Funding Cost ² (%)	4.2	4.4
Weighted Average Debt Maturity (years)	2.5	2.8
Interest Cover Ratio ("ICR") ³ (times)	2.5	2.5
ICR without Distribution on Perpetual Securities (times)	4.5	4.0
Fixed rate debt as % of total debt	70% ⁴	74%

Notes:

1. Aggregate leverage ratio is computed as total borrowings as a percentage of total assets and includes lease liabilities that are entered into in the ordinary course of AA REIT's business on or after 1 April 2019 in accordance with MAS guidelines. The total borrowings excluded Perpetual Securities holders' funds.
2. Based on year-to-date figures.
3. 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.
4. 30 Sep 2025: 69% of borrowings on fixed rates, 1% of borrowings on forward interest rate swaps.

Prudent and Proactive Capital Management

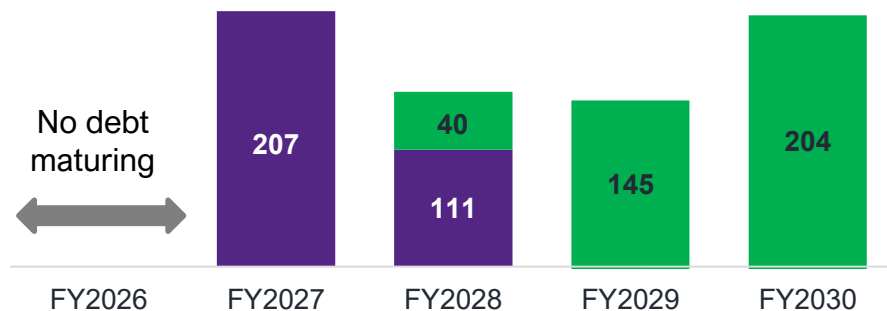
Cushioned for volatility; positioned for opportunity

Debt Maturity Profile

Total Gross Debt: S\$707¹ million

In S\$'mil

- Sustainability-Linked Loan (SGD/AUD Offshore Debt)
- AUD Onshore Bank Debt



Financial Flexibility

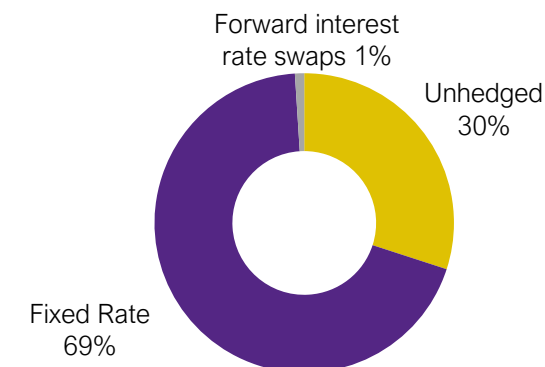
Undrawn committed facilities and bank balances of approximately S\$169.7 million

Interest Rate Risk Management

- 70% of borrowings on fixed rates and average fixed debt tenure of ~0.9 years (including forward interest rate swaps)
- Every 25 bps increase in interest rates is expected to have a 0.06 Singapore cents DPU impact per annum

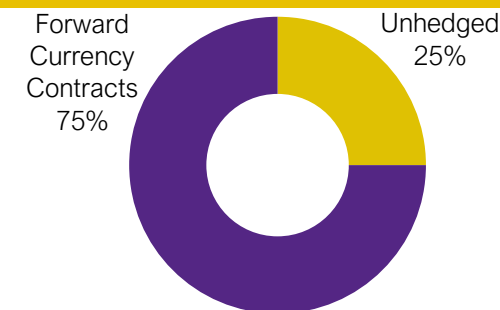
ICR Sensitivity (times)

• Current	2.5
• 10% decrease/increase in EBITDA	2.3 / 2.8
• 100bps increase/decrease in weighted average interest rate ²	2.2 / 2.9



Forex Risk Management

- 75% of expected AUD distributable income is hedged into SGD on a rolling four-quarter basis via forward currency contracts
- Natural hedging strategy adopted for Australian investments



1. Based on the exchange rate of AUD1.00 = SGD0.8507 as at 30 September 2025.

2. Based on weighted average interest rate of hedged and unhedged debts.

Portfolio Highlights



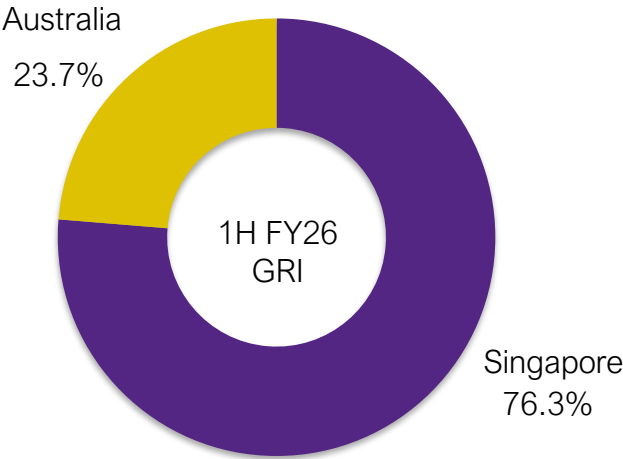
7 Bulim Street, Singapore



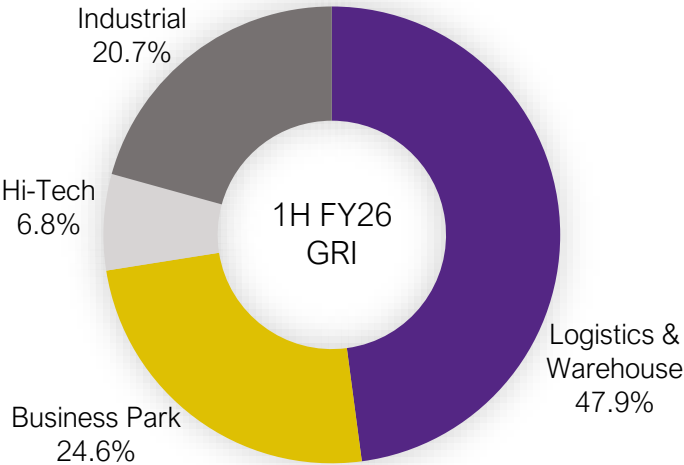
20 Gul Way, Singapore

Diversified Portfolio with Balanced Lease Structure

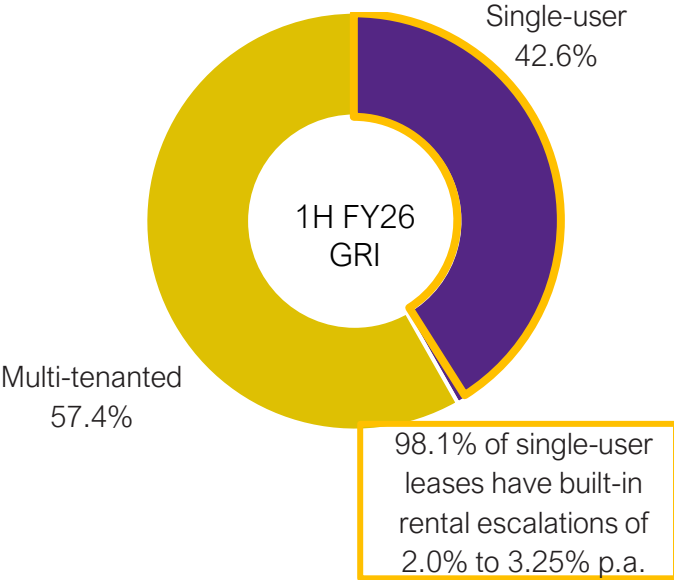
Resilient lease structure complemented with income stability



Singapore properties account for almost three quarters of GRI



Logistics and warehouse contributes just under 50% of GRI



Majority of long-term leases under single-tenant properties have built-in escalations

Note:
All references to "GRI" refers to Gross Rental Income.

Active Leasing with 7.7% Rental Reversions

Signed 11 new and 36 renewal leases in 1H FY2026

Rental reversion for renewed leases of SG assets¹

	1Q FY2026	2Q FY2026	1H FY2026
Logistics & Warehouse	+7.3%	+17.7%	+10.3%
Industrial	+2.4%	+6.5%	+2.9%
Business Park	-2.0%	+1.8%	+0.6%
Hi-Tech ²	-	-	-
Overall Portfolio (SG)	+5.4%	+14.3%	+7.7%

New and Renewed Leases

New and renewal leases, **totaling 97,175 sqm**, which represented **12.6%** of the portfolio's net lettable area ("NLA")



Notes:

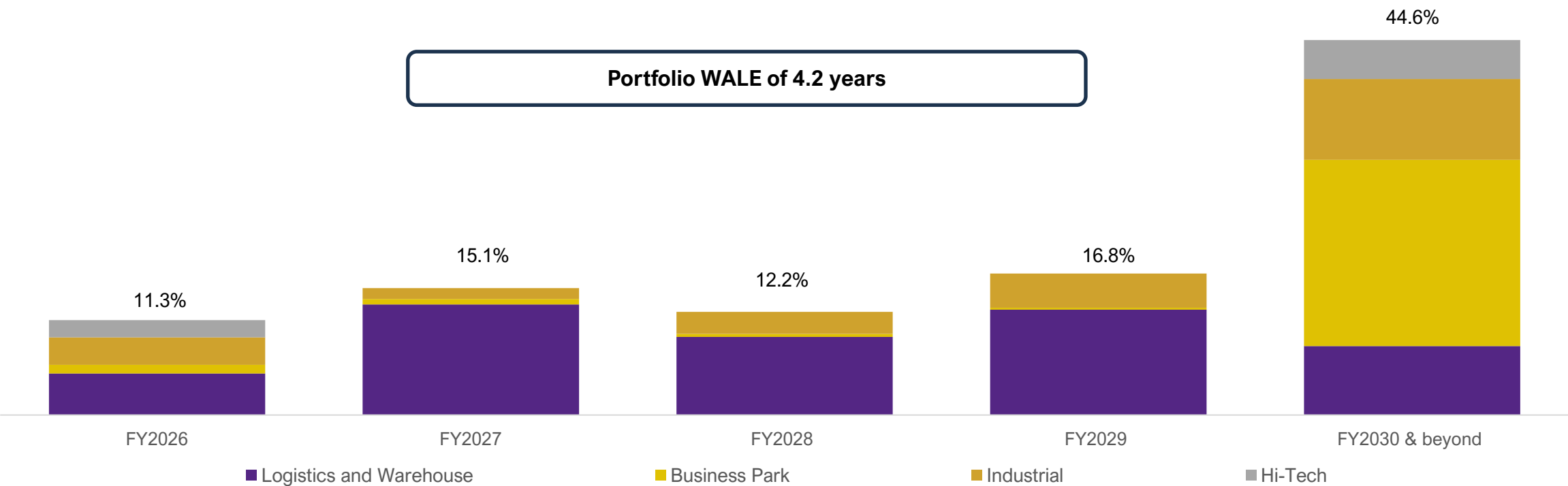
All references to "GRI" refers to gross rental income.

1. Rental reversion, passing rents and market rents figures relate to Singapore properties as AA REIT's Australia properties are on long lease terms of between 5.8 to 7.8 years.
2. Refers to one hi-tech building which is leased to a large corporate tenant on a long remaining lease term of 4.6 years.

Well-staggered Lease Expiry Profile

Portfolio WALE stands at 4.2 years following signing of new leases and renewals

Lease Expiry Profile (weighted by GRI)



Portfolio WALE	Logistics & Warehouse	Business Park	Industrial	Hi-Tech
4.2	2.0	6.2	3.3	4.5

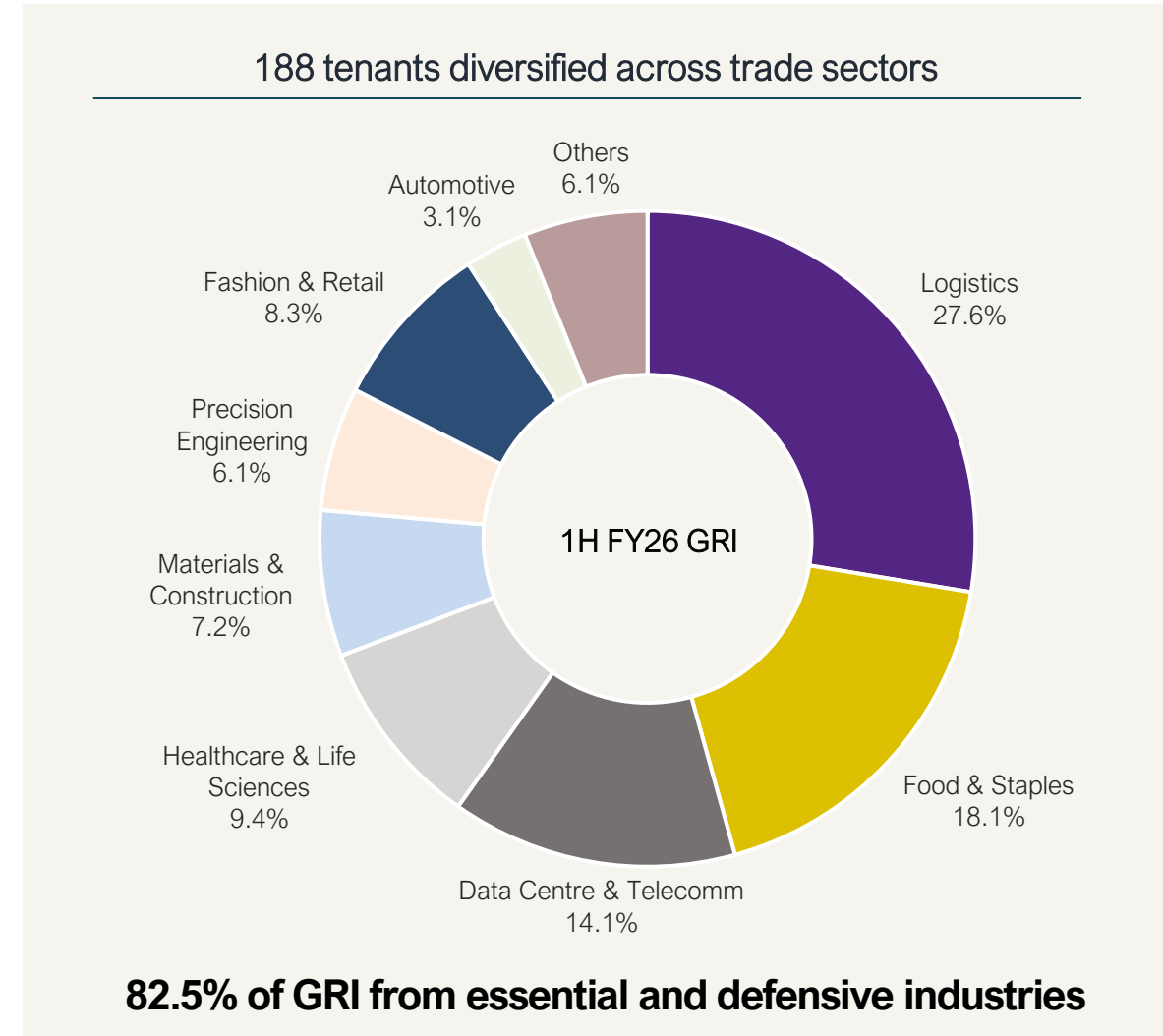
Diversified and High Quality Tenant Base

Top 10 Tenants Anchor 50% of Revenue with Strong Lease Visibility of 5.2 Years

No.	Tenant Name	% GRI ¹	Trade Sector	Lease Expiry (Years)
1	Woolworths	12.4	Food & Consumer Staples	6.0
2	Optus	9.7	Telecommunications	7.8
3	Illumina Singapore	6.6	Life Sciences	4.6
4	KWE-Kintetsu World Express	6.0	Logistics	3.3
5	Schenker Singapore	4.0	Logistics	1.9
6	Beyonics International	3.4	Precision Engineering	2.6
7	ResMed Asia	2.7	Healthcare	4.4
8	Racks Central Pte Ltd	2.0	Data Centre	4.5
9	Blue Water Shipping	1.7	Logistics	4.1
10	Akribis Systems Pte Ltd	1.6	Fashion & Apparels	8.0
Total		50.1		5.2

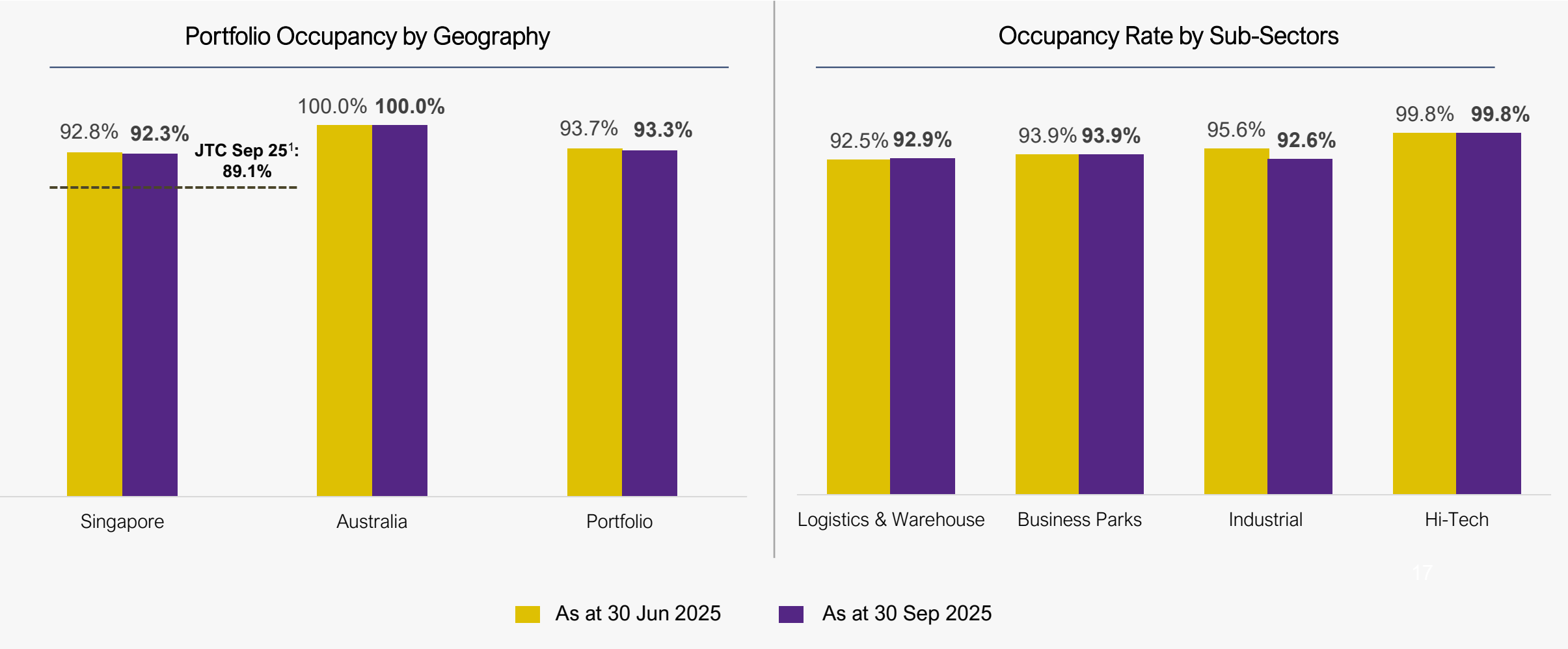
Note:

¹All references to "GRI" refers to gross rental income.



Portfolio Occupancy Rate of 93.3% above JTC national average

Excluding the impact from the transitory movement from tenants and taking into account committed leases, the portfolio occupancy would be 95.1%



Note:
JTC refers to JTC Corporation, formerly the Jurong Town Corporation, is a statutory board under Singapore's Ministry of Trade and Industry that champions sustainable industrial development.

Driving Organic Growth through Active Asset Management

Strengthening income quality and visibility by aligning assets with occupier requirements

15 Tai Seng Drive



Asset Repositioning to attract higher value / hi-tech occupiers and capture positive rental reversion

10-year anchor lease signed with Temasek-linked global precision engineering and technology group

7 Clementi Loop



Comprehensive refurbishment to support occupier requirements and to meet BCA GreenMark Gold Plus certification

15-year master lease signed with NYSE-listed global storage & information management firm

>7.0%
Post NPI Yield

**Value
Created**

Future Organic Growth Pathways with Development Potential of up to 600,000 sqft in Singapore and 1.5 million sqft in Australia

Sustainability Progress



Growth through ESG Capabilities

Advancing portfolio that delivers measurable environmental and financial outcomes

Value Creation Through Sustainability

- ✓ Lower Operating Costs from Utilities
- ✓ Revenue from Sale of Renewable Energy
- ✓ Improved Property Valuations
- ✓ Bank Margins Savings if SLL targets are Met
- ✓ Improved Sustainability Ratings

Key Focus Areas



FY26 Sustainability Linked Loan KPIs

Reduce carbon emissions and expand solar energy capacity



FY2026 GRESB Real Estate Assessment

3-point improvement for our GRESB score from FY2025 – 4th year of improvement



Sustainability Initiatives

- Installation contracts for NorthTech & 61 Clementi to be signed
- Phase 3 solar installations to be negotiated



7 Clementi Loop



7 Bulim Street



1 Bukit Batok

ESG Updates

- Phase 2 solar installations at 7 Clementi Loop, 1 Bukit Batok and 7 Bulim street successfully commissioned
- Phase 2 total solar generating capacity of 15.132 MWp
- Green Mark GoldPLUS renewal for 7 Clementi Loop underway



- Completed our first CSR activity for FY26 at Geylang East Home, volunteered and interacted with the elderly residents

Outlook & Strategy



Cautious Economic Outlook balanced by Portfolio Strength

Singapore

Despite elevated macro uncertainty and shifting tariff dynamics, ongoing supply chain realignment continues to reinforce demand for well-located warehouse and high-spec industrial assets

- Singapore's economy grew 2.9% year-on-year in 3Q 2025 according to the Ministry of Trade and Industry (MTI), moderating from the 4.5% growth in the previous quarter¹.
- Growth is expected to moderate in the upcoming quarters as activity normalises in the trade sectors.
- The manufacturing sector's growth was flat, weighed down by output declines in the biomedical manufacturing and general manufacturing clusters.
- The Purchasing Managers' Index (PMI) stood at 50.1 points in Sept 2025, up 0.1 point from Aug 2025, pointing to the positive outlook of Singapore's manufacturing sector as demand builds up towards year-end festive season².

Australia

Ongoing infrastructure investments support long-term growth potential amid continued caution over uncertain outlook

- Interest rate kept unchanged at 3.6% in Nov 2025, citing that the decline in underlying inflation has slowed and 3Q inflation was higher than expected³.
- Domestic economic activity is recovering with private demand overtaking public demand as driver of growth.
- The RBA cautions it will take time to recognise the full effects of cash rate reductions as they remain alert to a heightened level of outlook uncertainty.
- AA REIT's two business parks in Macquarie Park and Norwest continue to benefit from ongoing infrastructure investments, population growth, and liquid institutional market.

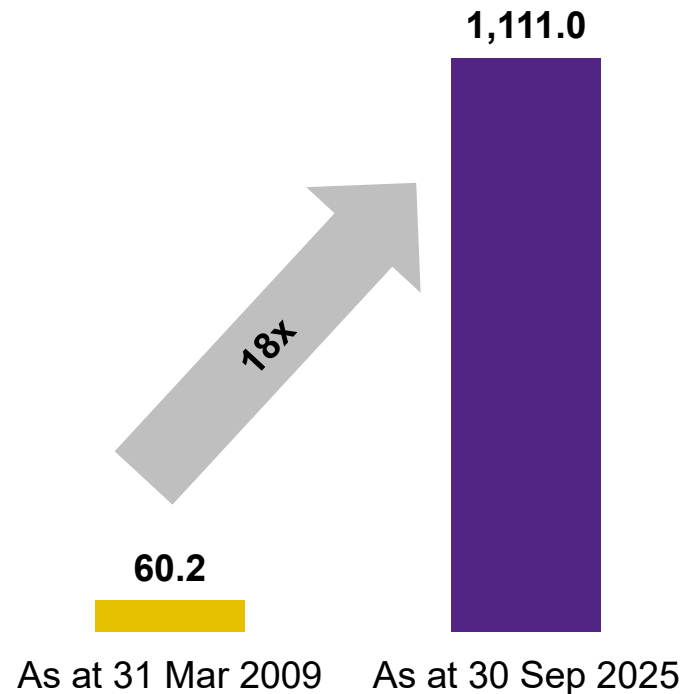
Notes:

1. Singapore's GDP Grew by 2.9 Per Cent in Third Quarter of 2025 (mti.gov.sg)
2. Singapore factory activity edges into expansion in September as electronics sustains growth - The Business Times
3. Statement by the Monetary Policy Board: Monetary Policy Decision | Media Releases | RBA

Increased Scale and Enhanced Investor Visibility

Index inclusion and eligibility under the MAS Equity Market Development Programme support greater investor access, visibility and liquidity

Market Capitalisation (S\$' mil)



Inclusion in Key Indices



EUROPEAN PUBLIC
REAL ESTATE ASSOCIATION

Nareit

MSCI



FTSE

New!

iEdge Singapore Next 50

New!

iEdge Singapore Next 50 Liquidity Weighted Index

Awards & Accolades



**Highest Returns to Shareholders
over Three (3) years**

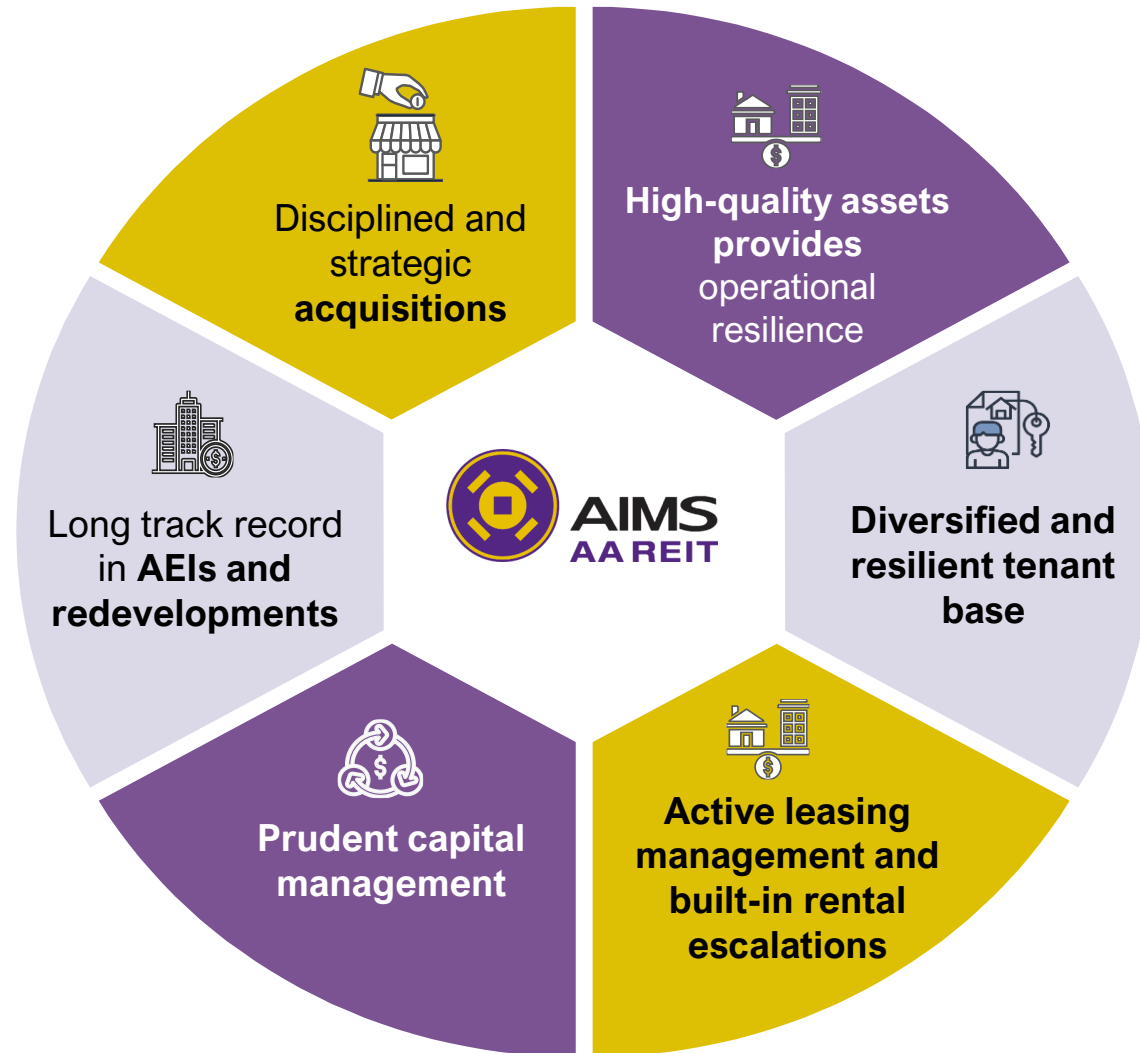
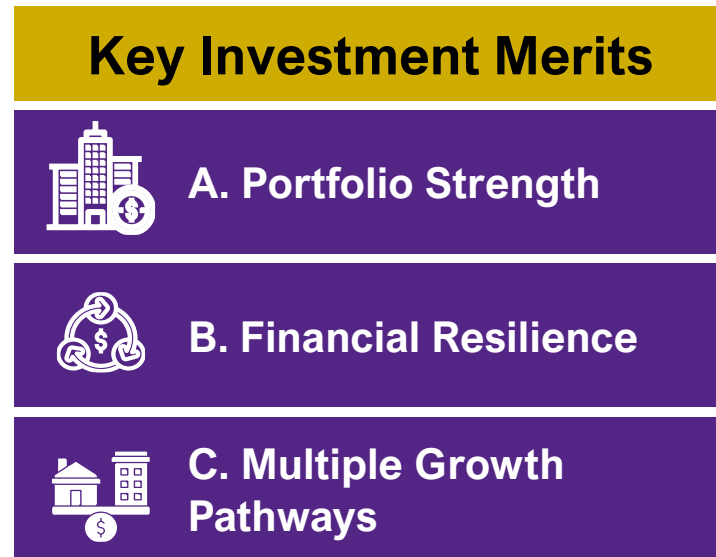
Real Estate Investment Trusts (REITs)



**Platinum Award for Best Overall
ESG & Profitability REITs and Gold
Award for Best Industrial REIT**

AA REIT: Positioned for Next Phase of Growth

Proven track record and hands-on management to deliver sustainable long term value



Thank You

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Email Address: investorrelations@aimsapac.com

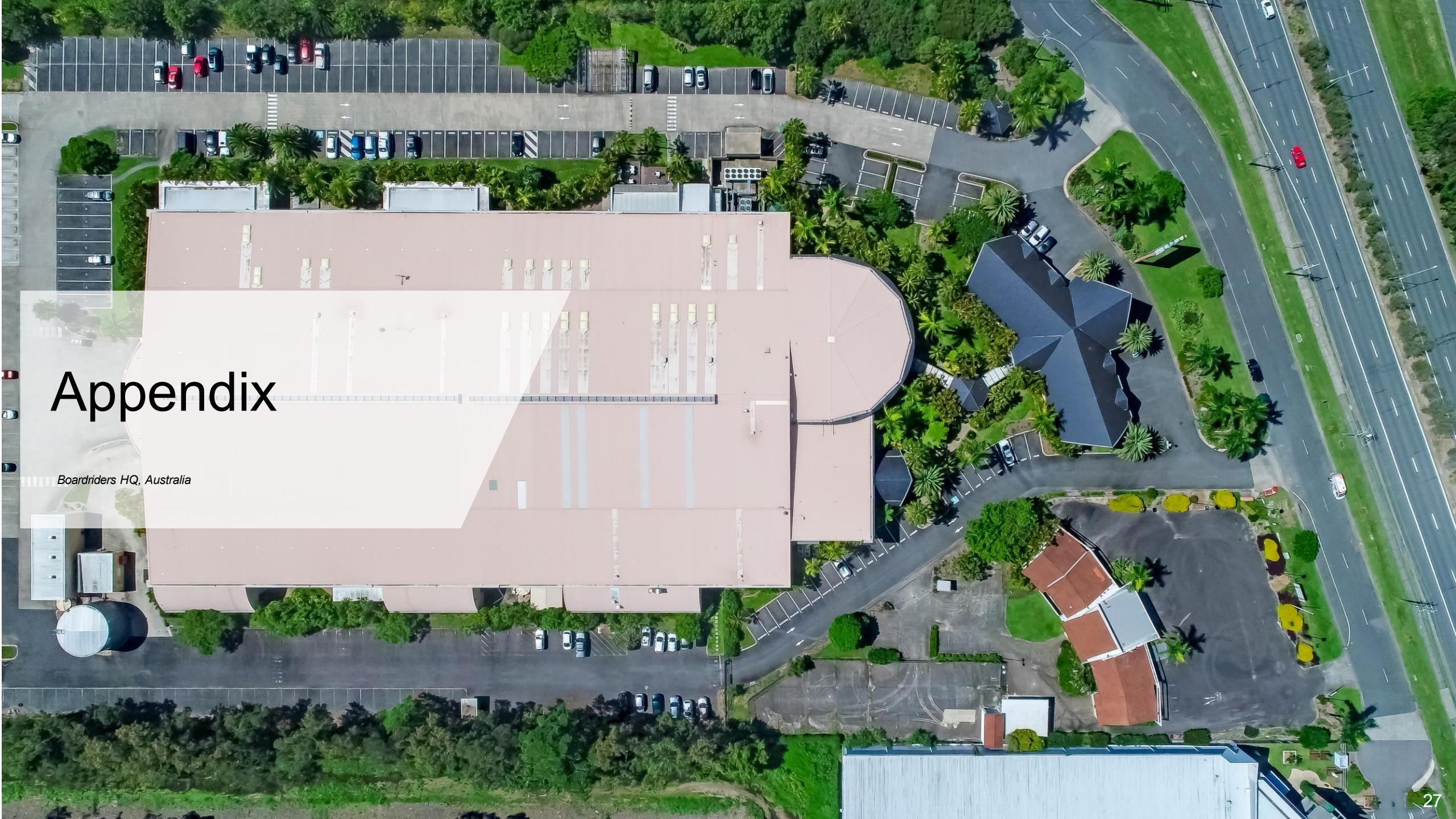
3 Tuas Avenue 2, Singapore



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Report



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An aerial photograph of the Boardriders HQ in Australia. The main building is a long, rectangular structure with a light pink roof. To its right is a smaller building with a dark blue, multi-faceted roof. The surrounding area includes several parking lots with cars, lush green landscaping with palm trees, and a multi-lane highway on the right side of the image. A semi-transparent white shape is overlaid on the left side of the main building.

Appendix

Boardriders HQ, Australia

Overview of AIMS APAC REIT

Modern portfolio of Singapore and Australia industrial assets with total AUM of ~S\$2.2 billion

Sponsor: AIMS Financial Group

- Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of fund management, mortgage lending, investment banking and property investment
- Headquartered in Sydney, with businesses across Australia, China, Hong Kong SAR and Singapore
- In Jul 2025, **AIMS Financial Group increased stake by 7.0% in AIMS APAC REIT to 18.7%** reinforcing long term commitment and confidence

Diversified across industrial sub-sectors

Logistics & Warehouse



Business Park



Industrial



Hi-Tech



Diversified geographic presence

Singapore

- 24 properties
- ~70.4% of portfolio value



Australia

- 3 properties¹
- ~29.6% of portfolio value



Resilient portfolio (FY2025)¹



27

High quality assets



S\$2.12bn

Total Portfolio Value



768,984 sqm

Net lettable area



93.3%

Occupancy



4.2 years

Portfolio WALE²



188

Tenants

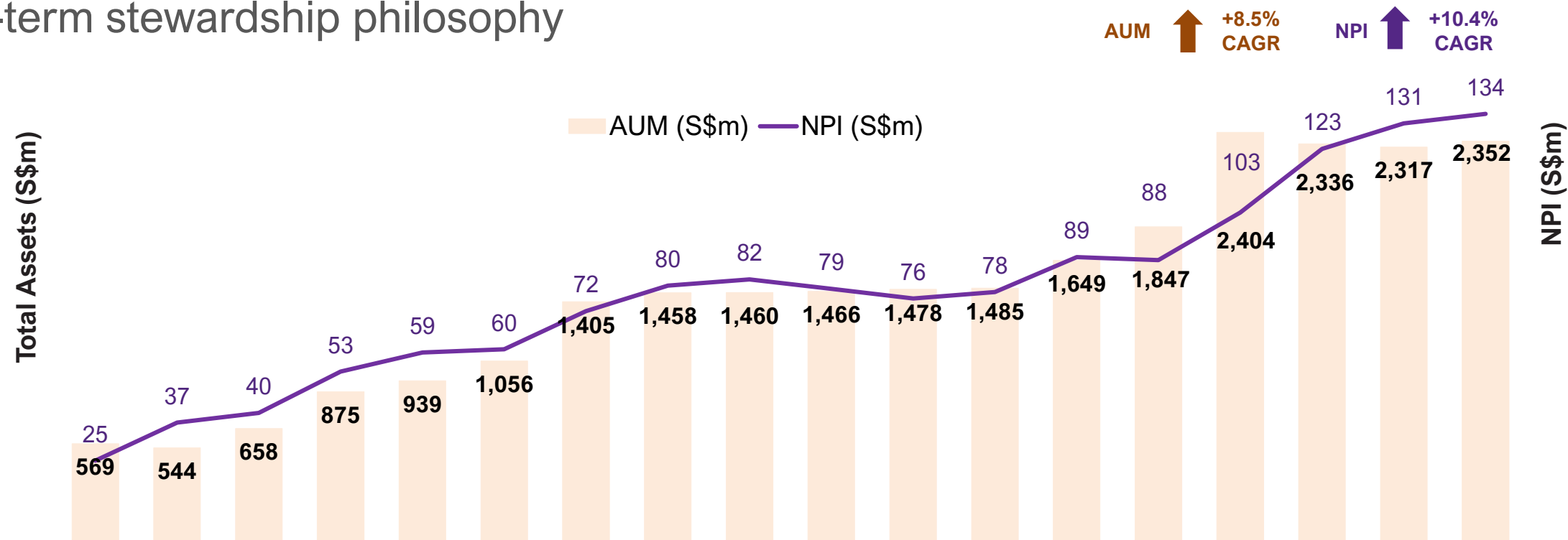
Notes:

1. Include a 49.0% interest in Optus Centre located in Macquarie Park, NSW, Australia.

2. Weighted average lease expiry by gross rental income

Transformation Growth Story

Since AIMS takeover in 2009, AA REIT has grown steadily with a prudent, discipline and long-term stewardship philosophy



Financial Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Acquisition		✓	✓				✓					✓	✓	✓				
Value-Add (AEI / Re-devt)				✓		✓	✓	✓	✓		✓		✓	✓	✓		✓	✓

Notes:
1. Based on the total assets as at 31 Mar 2025, as well as the 49.0% interest in the carrying value of Optus Centre, including Framework Building as at 31 Jul 2025

Asset Enhancement Track Record

Active rejuvenation of portfolio resulting in long-term value creation



26 Tuas Avenue 7, Singapore

- Two-storey purpose-built factory (Food)
- **Built additional 2,077 sq ft of space and M&E upgrade**
- **Successfully renewed lease for 10 years**

2014



1 Kallang Way 2A, Singapore

- Eight-storey industrial building
- **Increased NLA by 13%**

2015



29 Woodlands Industrial Park E1, Singapore

- Four-storey hi-tech industrial building (Life Science)
- Underwent **building upgrades**, which led to an **increase take up by anchor tenant and 10 year lease extension**

2020



Optus Centre, Australia

- Campus style Grade-A business park comprising 6 four-storey buildings (Telecommunications)
- **Enhancement** of facilities to meet master tenant's occupation requirements which led to **12 year master lease extension covering 84,000 sqm**

2021



23 Tai Seng Drive, Singapore

- Six-storey industrial building (Data Centre)
- Completed **asset enhancement** which led to **increase occupancy by anchor tenant and conversion to master lease for 7 years.**

2022



AEI Completed

7 Clementi Loop, Singapore

- Two-storey warehouse (Global Storage)
- Undergoing **refurbishment** to GreenMark Gold certification to meet requirements of **master tenant on new 15 year lease.**

2024/
2025



AEI Completed

15 Tai Seng Drive, Singapore

- Five-storey industrial building (Hi-Tech Users)
- **Repositioning** of industrial building to capture strong rental reversion. **Signed 10 year lease with advanced manufacturing anchor tenant** for one third of building.

Development Track Record

Developed over ~2.8 million sq ft of high-quality logistics and industrial space



20 Gul Way, Singapore (Phase 1 & 2)

- 1.16 mil sqft five-storey ramp up warehouse
- Plot ratio increased from 0.46 to 1.4



30 Tuas West Road, Singapore

- 288k sqft five-storey ramp up warehouse
- Plot ratio increased from 1.15 to 2.07



8 Tuas Avenue 20, Singapore

- 159k sqft three-storey industrial facility
- Plot ratio increased from 1.03 to 1.40

Development potential of up to 600,000 sq ft of in Singapore and up to 1.5 million sq ft of additional GFA (post lease expiries) in Australia

2011

2013

2015

2016

2018



20 Gul Way, Singapore (Phase 2E & 3)

- Further development of additional 497k sqft
- Plot ratio increased from 1.4 to 2.0



103 Defu Lane 10, Singapore

- Modern 203k sqft six-storey industrial facility
- Plot ratio increased from 1.20 to 2.50



51 Marsiling Road, Singapore

- 231k sqft greenfield built-to-suit five-storey industrial facility (Advanced manufacturing)
- Secured 10-year master lease



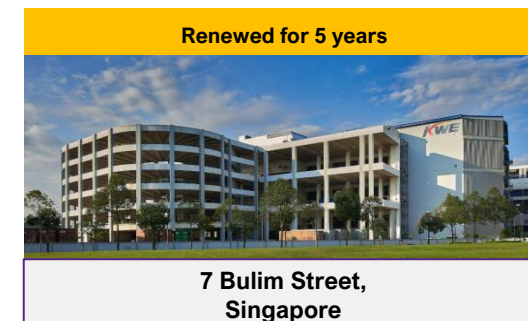
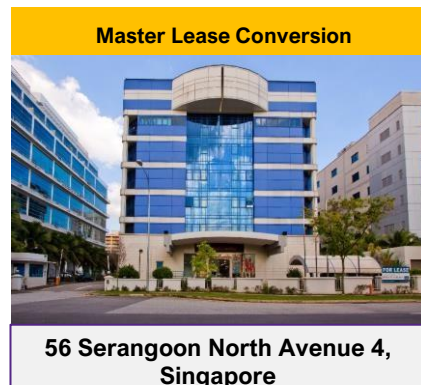
3 Tuas Avenue 2, Singapore

- 268k sqft four-storey ramp up industrial facility (Healthcare)
- Plot ratio increased from 0.92 to 1.40
- Secured 10-year master lease

Acquisition Track Record

Disciplined selection of quality real estate in strategic locations

- ✓ High-quality asset
- ✓ Strong tenant profile
- ✓ Rental growth profile
- ✓ Strategic location with established infrastructure
- ✓ Future value-Add potential



2009

2010

2014

2019

2020

2021