



**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 seals second unsecured S\$450 million and A\$160 million Sustainability-Linked Loan facilities, alongside A\$115 million unsecured syndicated facility with green loan tranche

- Second unsecured Sustainability-linked Loan reinforces AA REIT's commitment to integrating sustainability into its capital management strategy
- Sustainability-linked Loan performance targets align with AA REIT's ESG strategy, including carbon emissions reduction, solar energy deployment and adoption of green leases
- Separate A\$115 million unsecured onshore syndicated facility includes a A\$50 million green loan tranche tagged to Optus Centre¹
- Enhances liquidity, funding diversification and financial flexibility
- Pro forma weighted average debt maturity lengthens from 2.2 years to approximately 4.0 years², with 100% of debt being unsecured post-refinancing

Singapore, 21 May 2026 – AIMS APAC REIT Management Limited (the "Manager") as manager of AIMS APAC REIT ("AA REIT") is pleased to announce that AA REIT has successfully sealed its second unsecured sustainability-linked loan ("SLL") comprising revolving credit facilities of S\$450 million and A\$160 million. The facilities were arranged by United Overseas Bank Limited ("UOB Singapore"), acting as sole Coordinator, Mandated Lead Arranger and Bookrunner and sole Sustainability Coordinator.

In addition, AA REIT secured a separate A\$115 million syndicated loan through two wholly owned subsidiaries, including a green loan tranche to Optus Centre, which holds a 5.5 star NABERS³ rating. The facility was arranged by United Overseas Bank Limited Sydney Branch ("UOB Sydney") and Australia and New Zealand Banking Group Limited ("ANZ"). UOB also acted as the Green Loan Coordinator for this specific loan. The green loan tranche reflects AA REIT's continued focus on aligning its funding strategy with the environmental performance of its portfolio, while supporting the long-term resilience and sustainability credentials of its Australian assets.

The SLL incorporates sustainability margin adjustments tied to AA REIT's performance and benchmarked against pre-determined Sustainability Performance Targets ("SPTs"). These SPTs are aligned with AA REIT's ESG strategy and focus on:

- Reducing Scope 2 carbon emissions;
- Expanding solar energy capacity across the portfolio; and
- Increasing the proportion of green leases with tenants.

Mr Russell Ng, CEO of the Manager said, "The successful establishment of our second unsecured Sustainability-Linked Loan facilities, together with the A\$115 million unsecured syndicated facility with a green loan tranche, marks another important step in strengthening AA REIT's sustainable

¹ 49.0% interest in Optus Centre

² Proforma as at 31 March 2026. Based on the exchange rate as at 21 May 2026 which is SGD 0.9109: AUD 1.00

³ National Australian Built Environment Rating System

financing efforts. These facilities enhance our financial flexibility, extend our debt maturity profile and further diversify our funding sources. Importantly, they also reflect the continued confidence and support of our existing and new banking partners.

This transaction builds on our proactive capital management approach, from the opportunistic issuance of lower-cost perpetual securities⁴ to the refinancing of our upcoming maturities. By linking financing terms to measurable sustainability targets and allocating green financing to eligible assets such as Optus Centre, we continue to align our capital management strategy with our sustainability commitments. Looking ahead, we will continue to advance AA REIT's solar deployment roadmap and sustainability initiatives to future-proof the portfolio and deliver long-term value to Unitholders."

Ms Lim Lay Wah, Head of Global Financial Institutions Group, Overseas Branches and ESG Strategy, UOB said, "We are pleased to deepen our partnership with AA REIT through its second sustainability-linked loan. As businesses accelerate their decarbonisation journeys, there is a growing need for financing structures that not only support transition ambitions but also anchor them in clear, measurable outcomes. Sustainability-linked solutions play an important role in aligning capital with corporate accountability, enabling progress that is both credible and transparent. We partner our clients across ASEAN to deliver tailored financing that supports long-term resilience, advancing their sustainability priorities."

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⁴ Refer to AA REIT's announcements on (i) Issuance of S\$150m subordinated perpetual securities at 4.10% dated 21 January 2026
(ii) Issuance of S\$100m subordinated perpetual securities at 4.25% dated 9 March 2026

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**”), HSBC Institutional Trust Services (Singapore) Limited (as trustee of AA REIT) (“**Trustee**”), or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested, and neither the Manager nor the Trustee guarantees the repayment of any principal amount invested, the performance of AA REIT, any particular rate of return from investing in AA REIT, or any taxation consequences of an investment in AA REIT. Any indication of AA REIT’s performance returns is historical and cannot be relied on as an indicator of future performance.

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.

This announcement has not been reviewed by the Monetary Authority of Singapore.

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 an index constituent of the MSCI Singapore Small Cap Index, iEdge S-REIT Index, FTSE EPRA Nareit Global Developed Index, iEdge Singapore Next 50 Index, iEdge Singapore Next 50 Liquidity Weighted Index, Morningstar Developed Markets REIT, and Vanguard Total International Stock Index Fund ETF.

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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 Group acquires, develops and manages over 30 commercial properties across Australia and Singapore, spanning data centres, logistics, industrial, business parks, office and retail, with a portfolio value of close to A\$3 billion. The Group is scaling its data centre platform through the redevelopment of strategically located infill sites and targeted acquisitions with data centre development potential, supporting growing AI and cloud infrastructure demand.

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.