AIMS APAC REIT MANAGEMENT LIMITED

As Manager of AIMS APAC REIT
1 Raffles Place #39-03 One Raffles Place
Singapore 048616

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended and restated))

ANNOUNCEMENT

Portfolio Valuation

Pursuant to Rule 703 of the SGX-ST Listing Manual, AIMS APAC REIT Management Limited (the "**Manager**) as Manager of AIMS APAC REIT ("**AA REIT**") wishes to announce that it has obtained new independent valuations for AA REIT's portfolio as at 31 March 2026.

The respective independent valuations for the properties in AA REIT's portfolio were carried out by Jones Lang LaSalle Property Consultants Pte Ltd (**"JLL"**), Urbis Valuations Pty Ltd (**"Urbis"**), CBRE Valuations Pty Limited (**"CBRE"**) and CIVAS (QLD) Pty Limited (**"Colliers"**). As at 31 March 2026, the total valuation of AA REIT's portfolio was S$2.25 billion and the valuation details are attached in **Annex A**.

Copies of the valuation certificates for the properties are available for inspection by prior appointment at the Manager's registered office during normal business hours for three months from the date of this announcement.

By Order of the Board
AIMS APAC REIT Management Limited
(Company Registration No. 200615904N)
As Manager of AIMS APAC REIT

Russell Ng
Chief Executive Officer
7 May 2026

Annex A

No.	Address	Valuation Amount (Local Currency)		Valuer
Singapore				
1	20 Gul Way	SGD	245,100,000	JLL
2	27 Penjuru Lane	SGD	192,600,000	JLL
3	8 & 10 Pandan Crescent	SGD	173,000,000	JLL
4	29 Woodlands Industrial Park E1	SGD	163,500,000	JLL
5	7 Bulim Street	SGD	140,300,000	JLL
6	1A International Business Park	SGD	72,600,000	JLL
7	2 Aljunied Avenue 1	SGD	61,600,000	JLL
8	30 & 32 Tuas West Road	SGD	57,700,000	JLL
9	3 Tuas Avenue 2	SGD	56,400,000	JLL
10	51 Marsiling Road	SGD	52,600,000	JLL
11	23 Tai Seng Drive	SGD	49,000,000	JLL
12	7 Clementi Loop	SGD	39,500,000	JLL
13	15 Tai Seng Drive	SGD	38,000,000	JLL
14	103 Defu Lane 10	SGD	30,800,000	JLL
15	56 Serangoon North Avenue 4	SGD	30,400,000	JLL
16	1 Bukit Batok Street 22	SGD	30,300,000	JLL
17	8 Tuas Avenue 20	SGD	28,300,000	JLL
18	11 Changi South Street 3	SGD	23,400,000	JLL
19	135 Joo Seng Road	SGD	23,300,000	JLL
20	10 Changi South Lane	SGD	22,900,000	JLL
21	61 Yishun Industrial Park A	SGD	19,900,000	JLL
22	2 Ang Mo Kio Street 65	SGD	19,700,000	JLL
23	26 Tuas Avenue 7	SGD	14,000,000	JLL
24	8 Senoko South Road[(a)]	SGD	13,500,000	JLL
25	1 Kallang Way 2A	SGD	12,400,000	JLL
Total Singapore		**SGD**	**1,610,800,000**	
Australia				
26	Optus Centre, 1-5 Lyonpark Road, Macquarie Park, New South Wales	AUD	294,000,000[(b)]	CBRE
27	Woolworths Headquarters, 1 Woolworths Way, Bella Vista, New South Wales	AUD	376,000,000	Urbis
28	Boardriders Asia Pacific Headquarters, 209-217 Burleigh Connection Road, Burleigh Waters, Queensland	AUD	53,500,000	Colliers
Total Australia		**AUD**	**723,500,000**	
Total Portfolio Valuation (28 Properties)		**SGD**	**2,250,663,400***	

[(a)] The divestment was completed on 16 April 2026 for a sale consideration of S$15.0 million.
[(b)] Based on 49.0% interest in the property.
*Based on the exchange rate as at 31 March 2026 which is SGD 0.8844 : AUD 1.00.

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.