

SECURITIES AND FUTURES ACT (CAP. 289)
SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS)
REGULATIONS 2012

**NOTIFICATION FORM FOR SUBSTANTIAL
SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN**

FORM

3

(Electronic Format)

Explanatory Notes

1. Please read the explanatory notes carefully before completing the notification form.
2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

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- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estate-related assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at <http://www.mas.gov.sg> (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

1. Name of Listed Issuer:

AIMS APAC REIT

2. Type of Listed Issuer:

- Company/Corporation
 Registered/Recognised Business Trust
 Real Estate Investment Trust

Name of Trustee-Manager/Responsible Person:

AIMS APAC REIT MANAGEMENT LIMITED

3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?

- No *(Please proceed to complete Part II)*
 Yes *(Please proceed to complete Parts III & IV)*

4. Date of notification to Listed Issuer:

14-May-2026

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Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Substantial Shareholder/Unitholder A



Delete This Part III Substantial Shareholder/Unitholder

1. Name of Substantial Shareholder/Unitholder:

Great World Financial Group Pty Ltd ("GWFG")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

- Yes
 No

3. Notification in respect of:

- Becoming a Substantial Shareholder/Unitholder
 Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
 Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

14-May-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):

14-May-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

N/A

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

| <i>Immediately before the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
|--|------------------------|------------------------|--------------|
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: | 0 | 154,443,534 | 154,443,534 |
| As a percentage of total no. of voting shares/: | 0 | 18.87 | 18.87 |
| <i>Immediately after the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures : | 0 | 156,360,538 | 156,360,538 |
| As a percentage of total no. of voting shares/: | 0 | 19.06 | 19.06 |

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1. Name of Substantial Shareholder/Unitholder:

Great World Financial Group Holdings Pty Ltd ("GWFGH")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

Yes

No

3. Notification in respect of:

Becoming a Substantial Shareholder/Unitholder

Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

14-May-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest ⓘ (if different from item 4 above, please specify the date):

14-May-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

N/A

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

| <i>Immediately before the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
|--|------------------------|------------------------|--------------|
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: | 0 | 154,443,534 | 154,443,534 |
| As a percentage of total no. of voting shares/units ⓘ: | 0 | 18.87 | 18.87 |
| <i>Immediately after the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures : | 0 | 156,360,538 | 156,360,538 |
| As a percentage of total no. of voting shares/units ⓘ: | 0 | 19.06 | 19.06 |

8. Circumstances giving rise to deemed interests (if the interest is such):

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

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REFER TO BOX 12

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

REFER TO BOX 12

10. Attachments (if any): 



(The total file size for all attachment(s) should not exceed 1MB.)

11. If this is a replacement of an earlier notification, please provide:

- (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):

Grid for SGXNet announcement reference

- (b) Date of the Initial Announcement:

Text box for date of initial announcement

- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

Grid for 15-digit transaction reference number

12. Remarks (if any):

On 14 May 2026, 1,917,004 units in AIMS APAC REIT ("units") were issued to AIMS APAC REIT Management Limited, as Manager of AIMS APAC REIT (the "Manager"), details as follows:
285,479 units issued at S\$1.4870 per unit as partial payment of the base fee component of the Manager's management fee ("Base fee") for the period 1 January 2026 to 31 March 2026;
1,631,525 units issued at S\$1.4327 per unit as payment for the performance component of the Manager's management fee ("Performance fee") for the year ended 31 March 2026.
In accordance with the AIMS APAC REIT's Trust Deed, the issue price was determined based on the volume weighted average price for a Unit for all trades on the Singapore Exchange Securities Trading Limited, in the ordinary course of trading, for the period of 10 business days immediately preceding the relevant business day.
Great World Financial Group Holdings Pty Ltd ("GWFGH") holds a direct 100% interest in Great World Financial Group Pty Ltd ("GWFG"). GWFGH is therefore deemed to have an interest in the Units that GWFG has an interest in.

Substantial Shareholder/Unitholder C



Delete This Part III Substantial Shareholder/Unitholder

1. Name of Substantial Shareholder/Unitholder:

AIMS Investment Holdings Pte. Ltd. ("AIHL")

2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

Yes

No

3. Notification in respect of:

Becoming a Substantial Shareholder/Unitholder

Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

14-May-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest ⓘ (if different from item 4 above, please specify the date):

14-May-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

N/A

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

| <i>Immediately before the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
|--|------------------------|------------------------|--------------|
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: | 50,221,666 | 15,310,929 | 65,532,595 |
| As a percentage of total no. of voting shares/ ⓘ: | 6.14 | 1.87 | 8.01 |
| <i>Immediately after the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures : | 50,221,666 | 15,310,929 | 65,532,595 |
| As a percentage of total no. of voting shares/ ⓘ: | 6.12 | 1.87 | 7.99 |

8. Circumstances giving rise to deemed interests (if the interest is such):

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

REFER TO BOX 12

- 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

REFER TO BOX 12

- 10. Attachments (if any):



(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a replacement of an earlier notification, please provide:

- (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):

Grid for SGXNet announcement reference

- (b) Date of the Initial Announcement:

Text box for date of initial announcement

- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

Grid for 15-digit transaction reference number

- 12. Remarks (if any):

AIMS Investment Holdings Pte. Ltd. ("AIHL") is filing this notification form to report a change in the percentage level of its direct and deemed interest in voting units of the Listed Issuer from 8.01% to 7.99% pursuant to the issuance of 1,917,004 new units on 14 May 2026 by the Listed Issuer. Details as follows:
On 14 May 2026, 1,917,004 units in AIMS APAC REIT ("units") were issued to AIMS APAC REIT Management Limited, as Manager of AIMS APAC REIT (the "Manager"), details as follows:
285,479 units issued at S\$1.4870 per unit as partial payment of the base fee component of the Manager's management fee ("Base fee") for the period 1 January 2026 to 31 March 2026;
1,631,525 units issued at S\$1.4327 per unit as payment of the performance component of the Manager's management fee ("Performance fee") for the year ended 31 March 2026.
In accordance with the AIMS APAC REIT's Trust Deed, the issue price was determined based on the volume weighted average price for a Unit for all trades on the Singapore Exchange Securities Trading Limited, in the ordinary course of trading, for the period of 10 business days immediately preceding the relevant business day.

Substantial Shareholder/Unitholder D



Delete This Part III Substantial Shareholder/Unitholder

- 1. Name of Substantial Shareholder/Unitholder:

AIMS Investment Group Holdings Pty Ltd ("AIGH")

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2. Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)?

Yes

No

3. Notification in respect of:

Becoming a Substantial Shareholder/Unitholder

Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder

Ceasing to be a Substantial Shareholder/Unitholder

4. Date of acquisition of or change in interest:

14-May-2026

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest ⓘ (if different from item 4 above, please specify the date):

14-May-2026

6. Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):

N/A

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

| <i>Immediately before the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
|--|------------------------|------------------------|--------------|
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures: | 0 | 65,532,595 | 65,532,595 |
| As a percentage of total no. of voting shares/ ⓘ: | 0 | 8.01 | 8.01 |
| <i>Immediately after the transaction</i> | <i>Direct Interest</i> | <i>Deemed Interest</i> | <i>Total</i> |
| No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures : | 0 | 65,532,595 | 65,532,595 |
| As a percentage of total no. of voting shares/ ⓘ: | 0 | 7.99 | 7.99 |

8. Circumstances giving rise to deemed interests (if the interest is such):

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

REFER TO BOX 12

- 9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

REFER TO BOX 12

- 10. Attachments (if any):



(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this is a replacement of an earlier notification, please provide:

- (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):

Grid for SGXNet announcement reference

- (b) Date of the Initial Announcement:

Text box for date of initial announcement

- (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

Grid for 15-digit transaction reference number

- 12. Remarks (if any):

AIMS Investment Group Holdings Pty Ltd ("AIGH") is filing this notification form to report a change in the percentage level of its deemed interest in voting units of the Listed Issuer from 8.01% to 7.99% pursuant to the issuance of 1,917,004 new units on 14 May 2026 by the Listed Issuer. Details as follows:
On 14 May 2026, 1,917,004 units in AIMS APAC REIT ("units") were issued to AIMS APAC REIT Management Limited, as Manager of AIMS APAC REIT (the "Manager"), details as follows:
285,479 units issued at S\$1.4870 per unit as partial payment of the base fee component of the Manager's management fee ("Base fee") for the period 1 January 2026 to 31 March 2026;
1,631,525 units issued at S\$1.4327 per unit as payment for the performance component of the Manager's management fee ("Performance fee") for the year ended 31 March 2026.
In accordance with the AIMS APAC REIT's Trust Deed, the issue price was determined based on the volume weighted average price for a Unit for all trades on the Singapore Exchange Securities Trading Limited, in the ordinary course of trading, for the period of 10 business days immediately preceding the relevant business day.

Additional Substantial Shareholder/Unitholder ("B", "C" etc) where the information in Part I and Part IV is the same for the additional Substantial Shareholder/Unitholder

Add New Part III Substantial Shareholder/Unitholder

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Part IV - Transaction details

1. Type of securities which are the subject of the transaction (*more than one option may be chosen*):

- Voting shares/units
- Rights/Options/Warrants over voting shares/units
- Convertible debentures over voting shares/units (*conversion price known*)
- Others (*please specify*):

2. Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:

DEEMED INTEREST OF 1,917,004 UNITS

3. Amount of consideration paid or received by Substantial Shareholders/Unitholders (*excluding brokerage and stamp duties*):

N/A

4. Circumstance giving rise to the interest or change in interest:

Acquisition of:

- Securities via market transaction
- Securities via off-market transaction (*e.g. married deals*)
- Securities via physical settlement of derivatives or other securities
- Securities pursuant to rights issue
- Securities via a placement
- Securities following conversion/exercise of rights, options, warrants or other convertibles

Disposal of:

- Securities via market transaction
- Securities via off-market transaction (*e.g. married deals*)

Other circumstances:

- Acceptance of take-over offer for the Listed Issuer
- Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (*please specify*):

Others (*please specify*):

On 14 May 2026, a total of 1,917,004 units in AIMS APAC REIT ("Units") were issued to AIMS APAC REIT Management Limited, as Manager of AIMS APAC REIT (the "Manager"). 285,479 units issued at S\$1.4870 per unit as partial payment of the base fee component of the Manager's management fee for the period 1 January 2026 to 31 March 2026; 1,631,525 units issued at S\$1.4327 per unit as payment for the performance component of the Manager's management fee for the year ended 31 March 2026.

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Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

5. Particulars of Individual submitting this notification form to the Listed Issuer:

(a) Name of Individual:

GEORGE WANG

(b) Designation (if applicable):

DIRECTOR

(c) Name of entity (if applicable):

GWFG, GWFGH, AIHL and AIGH

Transaction Reference Number (auto-generated):

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