



AIMS APAC REIT MANAGEMENT LIMITED

As Manager of AIMS APAC REIT
1 George Street, #23-03 One George Street
Singapore 049145

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

ANNOUNCEMENT

APPLICATION OF THE DISTRIBUTION REINVESTMENT PLAN TO THE 2Q FY2020 DISTRIBUTION

1. The Distribution Reinvestment Plan

The Board of Directors of AIMS APAC REIT Management Limited, as the manager of AIMS APAC REIT (“**AA REIT**”, and as manager of AA REIT, the “**Manager**”), is pleased to announce the application of the Distribution Reinvestment Plan (the “**Distribution Reinvestment Plan**”) to the income distribution for the period from 1 July 2019 to 30 September 2019 (the “**2Q FY2020 Distribution**”) due for payment on or about 20 December 2019. A summary of the general terms and conditions of the Distribution Reinvestment Plan is set out below. Details of the general terms and conditions of the Distribution Reinvestment Plan are contained in the Distribution Reinvestment Plan Statement which is available for viewing on the website of AA REIT at <http://www.aimsapacreit.com>.

The Distribution Reinvestment Plan documentation in respect of the 2Q FY2020 Distribution will be separately sent to Unitholders registered in the Depository Register as at the Books Closure Date¹ on 13 November 2019. A Unitholder will be eligible to participate in the Distribution Reinvestment Plan only if his/her registered address is in Singapore.

1.1. Summary of the Distribution Reinvestment Plan

The Manager has applied the AA REIT Distribution Reinvestment Plan to the 2Q FY2020 Distribution following the approval of the resolution authorising the Manager to issue Units pursuant to the AA REIT Distribution Reinvestment Plan at AA REIT’s Annual General Meeting held on 26 July 2018.

The Distribution Reinvestment Plan provides Unitholders with the option to elect to receive Units in lieu of the cash amount of any distribution (including any interim, final, special or other distribution) (the “**Distribution**”) declared on their holding of Units (after the deduction of applicable income tax, if any).

Under present law in Singapore, there is no brokerage, stamp duty or other transaction costs payable on Units allotted under the Distribution Reinvestment Plan.

All Unitholders are eligible to participate in the Distribution Reinvestment Plan subject to the restrictions on Overseas Unitholders², more particularly described in paragraph 1.3 below and except for such other Unitholders or class of Unitholders as the Manager may, in its discretion, decide.

Unitholders may elect to participate in respect of all or part of their holdings of Units to which

¹ “**Books Closure Date**” means the date to be determined by the Manager on which the register of Unitholders will be closed for the purpose of determining the entitlements of Unitholders to a Distribution.

² “**Overseas Unitholders**” means Unitholders with registered addresses outside Singapore (unless otherwise determined by the Manager).

each Notice of Election³ relates in respect of any Distribution to which the Distribution Reinvestment Plan (as determined by the Manager) applies (“**Qualifying Distribution**”). Unitholders receiving more than one Notice of Election may elect to participate in respect of all or part of their holding of Units to which one Notice of Election relates and choose not to participate in respect of all or part of their holding of Units to which any other Notice of Election relates.

The Manager may, in its absolute discretion, determine that the Distribution Reinvestment Plan will apply to any particular Distribution. An announcement will be made by the Manager as soon as practicable following the determination by the Manager that the Distribution Reinvestment Plan is to apply to a particular Distribution, and in any event, no later than by the next Market Day⁴ immediately following the Books Closure Date⁵ in respect of the particular Distribution. Unless the Manager has determined that the Distribution Reinvestment Plan will apply to any particular Distribution, the Distribution concerned will be paid in cash to the Unitholders in the usual manner.

Units allotted and issued under the Distribution Reinvestment Plan will rank *pari passu* in all respects with the Units then in issue save only in regards to participation in the Qualifying Distribution which is the subject of the election (including the right to make any election pursuant to the Distribution Reinvestment Plan) or any other distributions, bonuses or rights paid, made, declared or announced prior to or contemporaneous with the payment or declaration of the Qualifying Distribution which is the subject of the election, unless the Manager shall otherwise specify.

Unitholders participating in the Distribution Reinvestment Plan will receive, at or about each Distribution payment date, notification letters setting out, among other things, the number of Units allotted to them under the Distribution Reinvestment Plan.

1.2. Eligibility

All Unitholders are eligible to participate in the Distribution Reinvestment Plan subject to the restrictions on Overseas Unitholders, more particularly described in paragraph 1.3 below and except that participation in the Distribution Reinvestment Plan shall not be available to such Unitholders or class of Unitholders, as the Manager may in its discretion determine, and further subject to the requirement that such participation by the Unitholder will not result in a breach of any other restriction on such Unitholder’s holding of Units which may be imposed by any statute, law or regulation in force in Singapore or any other relevant jurisdiction, as the case may be, or by the trust deed dated 5 December 2006 constituting AA REIT (as amended) (the “**Trust Deed**”).

1.3. Unitholders Resident Outside Singapore

Units to be allotted and issued under the Distribution Reinvestment Plan have not been, and will not be, registered under the U.S. Securities Act⁶ and may not be offered, sold or resold in the United States or to, or for the account or benefit of, any U.S. person, except in a transaction not subject to or exempt from the registration requirements of the U.S. Securities Act and the securities laws of any state or other jurisdiction in the United States.

Furthermore, for practical reasons and to avoid any violation of the securities laws applicable in countries outside Singapore where Unitholders may have their registered addresses (other than otherwise determined by the Manager) (“**Overseas Unitholders**”), the Distribution

³ “**Notice of Election**” means the one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the Distribution Reinvestment Plan.

⁴ “**Market Day**” means a day on which the SGX-ST is open for trading in securities.

⁵ “**Books Closure Date**” means the date to be determined by the Manager on which the register of Unitholders will be closed for the purpose of determining the entitlements of Unitholders to a Distribution.

⁶ “**U.S. Securities Act**” means the U.S. Securities Act of 1933, as amended.

Reinvestment Plan will not be offered to Overseas Unitholders who have not provided to CDP⁷, not later than three Market Days prior to the Books Closure Date, addresses in Singapore for the service of notices and documents. Unitholders should note that all correspondences and notices will be sent to their last registered addresses with CDP.

No Overseas Unitholder shall have any claim whatsoever against AA REIT or the Manager as a result of the Distribution Reinvestment Plan not being offered to such Overseas Unitholder. Where the Distribution Reinvestment Plan is not offered to Overseas Unitholders, Overseas Unitholders who receive or come to have in their possession the statement of the terms and conditions of the Distribution Reinvestment Plan and/or a Notice of Election may not treat the same as an invitation to them and are advised to inform themselves of, and to observe, any prohibitions and restrictions, and to comply with any applicable laws and regulations relating to the Distribution Reinvestment Plan as may be applicable to them.

Unitholders who are subject to the laws and regulations of jurisdictions outside Singapore shall, in participating in the Distribution Reinvestment Plan, be deemed to have complied with all applicable legal and regulatory requirements of the relevant jurisdictions.

1.4. Permanent Election

Unitholders should note that there is presently no permanent election feature under the Distribution Reinvestment Plan and the Manager will make an announcement containing the relevant details should it choose to offer this feature to Unitholders in the future.

1.5. Compliance with the Singapore Code on Take-overs and Mergers (the “Code”)

If, as a result of a Unitholder's participation in the Distribution Reinvestment Plan, the proportionate interest in the voting rights of such Unitholder and persons acting in concert with him increases, such increase may be treated as an acquisition for the purposes of Rule 14 of the Code. Consequently, a Unitholder or (as the case may be) a group of Unitholders acting in concert could obtain or consolidate effective control of AA REIT and become obliged to make an offer under Rule 14 of the Code.

In general terms, the effect of Rule 14 of the Code is that, unless exempted, a Unitholder or (as the case may be) a group of Unitholders and/or persons acting in concert with him/them are likely to incur an obligation to make a take-over offer for the remaining Units not owned or controlled by such Unitholder or (as the case may be) group of Unitholders and/or persons acting in concert with him/them under Rule 14 of the Code if, as a result of a Unitholder's or (as the case may be) group of Unitholders' participation in the Distribution Reinvestment Plan:

- (i) the voting rights of such Unitholder or (as the case may be) group of Unitholders and/or his/their concert parties would increase to 30.0% or more; or
- (ii) (in the event that such Unitholder or (as the case may be) group of Unitholders and/or its/their concert parties hold between 30.0% and 50.0% of the voting rights in AA REIT), the voting rights of such Unitholder or (as the case may be) group of Unitholders and/or its/their concert parties would increase by more than one (1.0) per cent in any period of six (6) months.

Under the Code, persons acting in concert comprise individuals or companies who, pursuant to an agreement or understanding (whether formal or informal), co-operate, through the acquisition by any of them of Units (or otherwise), to obtain or consolidate effective control of AA REIT.

1.6. Odd Lots and Fractional Entitlements

A Unitholder who elects to receive Units under the Distribution Reinvestment Plan in lieu of the

⁷ “CDP” refers to The Central Depository (Pte) Limited at 11 North Buona Vista Drive, #01-19/20 The Metropolis Tower 2, Singapore 138589.

cash amount of the Qualifying Distribution may receive such Units in odd lots. Unitholders who receive odd lots of Units under the Distribution Reinvestment Plan and who wish to trade such odd lots on Singapore Exchange Securities Trading Limited (“**SGX-ST**”) should do so on the Unit Share Market, which allows trading of odd lots with a minimum of one (1) Unit.

Fractional entitlements to the new Units allotted and issued under the Distribution Reinvestment Plan will be rounded down to the nearest whole Unit, with the fractional entitlements disregarded.

1.7. Rationale of the Distribution Reinvestment Plan

By the implementation of the Distribution Reinvestment Plan, the Manager is providing Unitholders with an option to receive Distributions, either in the form of Units or cash or a combination of both, declared on the Units held by Unitholders. It enables Unitholders to acquire additional Units without having to incur transaction or other related costs.

AA REIT will also benefit from Unitholders’ participation in the Distribution Reinvestment Plan as, to the extent that Unitholders elect to receive distributions in the form of Units, the cash is retained by AA REIT to fund its continuing growth and expansion. The retention of cash and the issue of Units in lieu of cash under the Distribution Reinvestment Plan will also enlarge AA REIT’s capital base, strengthen its working capital reserves and improve the liquidity of Units.

2. Listing Application in relation to the Distribution Reinvestment Plan

Further to the above, the Manager also wishes to announce that it will make an application to the SGX-ST for the listing and quotation of new Units to be issued pursuant to the application of the Distribution Reinvestment Plan to the 2Q FY2020 Distribution (the “**Listing Application**”).

3. Further Information

Rule 862(5) of the Listing Manual (Mainboard) of the SGX-ST (“**Listing Manual**”) requires distributions under the Distribution Reinvestment Plan to be made not less than 30 Market Days, but not more than 35 Market Days, after the Books Closure Date. The Manager has obtained a waiver from the SGX-ST as well as the clearance from the CDP to allow for the 2Q FY2020 Distribution under the Distribution Reinvestment Plan to be made earlier than the minimum timeframe set out under Rule 862(5) of the Listing Manual so as not to unnecessarily delay the payment of the distribution.

The Manager will announce the other terms specific to the application of the Distribution Reinvestment Plan to AA REIT’s distribution for the 2Q FY2020 Distribution, including the issue price of new Units to be issued pursuant to the application of the Distribution Reinvestment Plan to the 2Q FY2020 Distribution in due course.

4. Important Dates and Time

9.00 a.m., 12 November 2019	First day of “ex-distribution” trading
5.00 p.m., 13 November 2019	Close of AA REIT’s Transfer Books and Register of Unitholders (“Books Closure Date”)
5.00 p.m., 3 December 2019	Completed “ <i>Declaration for Singapore Tax Purposes Form A and Form B (and annexes)</i> ” must be received by the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
5.00 p.m., 3 December 2019	Completed Notice of Election in respect of participation in the Distribution Reinvestment Plan must be received by the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.

Note:

Any Unitholders and depository agents who wish to participate in the Distribution Reinvestment Scheme for the 2Q FY2020 Distribution must return the Notice of Election to the Unit Registrar by this deadline.

BY ORDER OF THE BOARD**AIMS APAC REIT Management Limited**

(as manager of AIMS APAC REIT)

(Company Registration No. 200615904N)

Koh Wee Lih
Chief Executive Officer
5 November 2019

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, AA REIT was established with the principal investment objective of owning and investing in a diversified portfolio of income-producing industrial real estate located throughout the Asia Pacific that is used for industrial purposes, including, but not limited to warehousing and distribution activities, business park activities and manufacturing activities. AA REIT’s existing portfolio consists of 27 industrial properties, of which 25 properties are located throughout Singapore, a property located in Gold Coast, Queensland, Australia and a 49.0% interest in one business park property, Optus Centre, which is located in Macquarie Park, New South Wales, Australia with an estimated total value of approximately S\$1.5 billion as at 30 September 2019.

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 mortgage lending, securitisation, investment banking, funds management, property investment, venture capital, stock broking and high-tech investment. AIMS is also a strategic investor in the Sydney Stock Exchange.

AIMS has raised funds from capital markets and issued residential mortgage-backed securities, predominantly rated AAA by both Standard & Poor’s and Fitch Ratings. AIMS has also attracted a number of international investors into the Australian markets and is the investment manager for various funds.

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.