AIMS AA REIT	**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))

Media Release

AIMS APAC REIT delivers 2.5% YoY increase in DPU to 2.337 Singapore cents for 1Q FY2027

- Net Property Income rose 12.5% YoY to S$38.4 million for 1Q FY2027, with Distributions to Unitholders increasing by 3.4% YoY to S$19.3 million
- Portfolio occupancy increased to 96.1%, with positive rental reversions of 6.5%
- Proposed acquisition of a 9.15-hectare freehold master leased industrial property in Perth, Australia at an attractive land price of A$467 per sqm on site basis
- Sealed second unsecured S$450 million and A$160 million Sustainability-Linked Loan facilities, alongside A$115 million unsecured syndicated facility with green loan tranche, providing no refinancing risk in the near to medium term
- Well placed to pursue acquisitions and organic growth initiatives, supported by a resilient balance sheet with aggregate leverage of 24.9%

	30 June 2026 (“1Q FY2027”)	30 June 2025 (“1Q FY2026”)	+/(-)
	S$'000	S$'000	%
Gross revenue	50,566	47,438	6.6
Net property income (“NPI”)	38,376	34,097	12.5
Distributions to Unitholders	19,256	18,626	3.4
No. of Units in issue and to be issued (‘000 Units)	823,970	816,932	0.9
Distribution per Unit (“DPU”) (Singapore cents)	2.337	2.280	2.5

Singapore, 30 July 2026 – AIMS APAC REIT Management Limited (the “Manager”) as manager of AIMS APAC REIT (“AA REIT”) is pleased to report a 3.4% year-on-year (“YoY”) growth in Distributions to Unitholders to S$19.3 million and 2.5% rise in Distribution per Unit (“DPU”) to 2.337 Singapore cents for the first quarter ended 30 June 2026 (“1Q FY2027”).

Gross revenue rose by 6.6% YoY to S$50.6 million and Net Property Income (“NPI”) increased by 12.5% YoY to S$38.4 million, supported by steady income growth and lower property expenses.

Mr Russell Ng, CEO of the Manager said, “We are pleased to begin FY2027 on a strong footing. Over the past year, we have deliberately strengthened AA REIT on two fronts, enhancing the quality of our portfolio and building greater financial flexibility. With the acquisition of Framework Building, divestment of our two non-core assets and completion of our asset enhancement initiatives, we are continuing to reinforce the resilience of our income base. This has been complemented by proactive capital management, including the successful securing of our second unsecured S$450 million and A$160 million Sustainability-linked Loan facilities, alongside an A$115 million unsecured syndicated facility with a green loan tranche. These facilities have extended our weighted average debt maturity to 3.8 years, increased the proportion of unsecured borrowings to 100% and enhanced our financial flexibility to support future growth.

The proposed acquisition of our new Perth industrial asset is a natural extension of our disciplined investment strategy and adds a land-rich freehold asset with long-term income visibility and meaningful potential for future value creation. We remain focused on executing initiatives that strengthen our recurring income and enhance our portfolio quality.”

Mr George Wang, Chairman of the Manager added, "AA REIT's first quarter performance reflects the resilience of our diversified portfolio and the benefits of a disciplined, long-term approach. While the macroeconomic and geopolitical environment remains uncertain, we remain focused on positioning AA REIT for sustainable growth while preserving the resilience of its income base. The proposed Perth acquisition, together with the NSW Government's endorsement of two of our Australian properties for potential data centre development, highlights the long-term optionality embedded within our portfolio and positions AA REIT to capture emerging opportunities in the digital infrastructure sector. Looking ahead, we will continue to selectively pursue investment opportunities across our target markets in Singapore, Australia and New Zealand that align with our strategy and deliver sustainable long-term value to Unitholders."

Portfolio Update

As at 30 June 2026, AA REIT's portfolio recorded positive rental reversion of 6.5% on renewed leases and a tenant retention rate of 73.4%. Overall portfolio occupancy stood at 96.1%, with a weighted average lease expiry of 3.6 years. The portfolio is supported by a diversified tenant base, with more than 80% of gross rental income ("GRI") derived from tenants in essential and defensive industries.

During the quarter, the Manager continued to focus on tenant retention, backfilling available space and capturing rental growth through proactive leasing. More than half of the portfolio's lease expiries extend beyond FY2030, providing income visibility across the Singapore and Australian portfolios.

On 9 July 2026, the Manager announced the proposed acquisition of 398 Bushmead Road and 286 Stirling Crescent in Perth, Western Australia, for a purchase consideration of A$42.70 million[1]. The 9.15-hectare freehold industrial property is fully leased to Swan Materials Pty Ltd under a 10-year triple-net lease from 1 October 2025, with fixed annual rental escalations of 3.25% and two further 10-year renewal options.

The property is strategically located next to Perth Airport within an established freight and logistics corridor. The proposed acquisition is expected to deliver a Year 1 NPI yield of 5.3%, while its substantial freehold landholding and proximity to power infrastructure provide future repositioning, redevelopment and potential data centre optionality. The proposed acquisition is expected to complete in 2Q FY2027 and will increase AA REIT's freehold exposure, portfolio occupancy, and portfolio WALE.

Prudent and Proactive Capital Management

During the quarter, AA REIT secured its second unsecured sustainability-linked loan facilities comprising S$450 million and A$160 million, alongside a separate A$115 million unsecured syndicated facility that includes a A$50 million green loan tranche tagged to Optus Centre[2]. The facilities enhance liquidity, funding diversification and alleviates near to medium term refinancing risk while supporting the REIT's sustainability objectives.

As at 30 June 2026, AA REIT's aggregate leverage stood at 24.9%. The REIT maintained strong financial flexibility with undrawn committed facilities and bank balances of approximately S$598.6 million, supported by a broad network of lending partners to manage its capital structure and fund future growth opportunities.

Weighted average debt maturity increased to 3.8 years with an interest coverage ratio of 2.7 times[3] and no debt refinancing required until FY2029. Blended debt funding cost decreased to 4.1% as at 30 June 2026, from 4.3% as at 30 June 2025, underscoring the REIT's commitment to active and disciplined capital management. Approximately 70% of borrowings were on fixed rates, while 70% of expected Australian dollar distributable income was hedged into Singapore dollars on a rolling four-quarter basis.

Our Sustainability Progress

AA REIT continued to advance its sustainability agenda during the quarter, securing its second unsecured sustainability-linked loan facilities and unsecured syndicated facility with green loan tranche, further integrating sustainability objectives into its financing strategy. In 1Q FY2027, the Manager made further progress in its Phase 2B of the rooftop solar PV installation across two properties in Singapore. Green certification work is progressing through Green Mark gap analyses for 7 Bulim Street, 20 Gul Way and 8 Tuas Avenue 20, and a

[1] Refer to the announcement on the Proposed Acquisition of 398 Bushmead Road and 286 Stirling Crescent in Hazelmere dated 9 July 2026.
[2] Refer to the announcement on the Second Unsecured S$450 Million And A$160 Million Sustainability-Linked Loan Facilities, alongside A$115 Million Unsecured Syndicated Facility with Green Loan Tranche dated 21 May 2026.
[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.

Green Mark GoldPLUS application for 7 Clementi Loop following its asset enhancement initiative and solar photovoltaic installation.

For FY2027, the Manager is targeting further reductions in Scope 2 carbon emissions against the FY2020 baseline, an expansion of solar energy capacity to 15.983 Megawatt-peak ("MWp") and an increase in green leases to 70%. Supporting initiatives include installing water-efficient fittings in at least one property, identifying opportunities to deploy smart LED lighting systems at 30 Tuas and 8 & 10 Pandan Crescent, and encouraging waste separation and recycling across all multi-tenanted properties.

Market Outlook

The global economic outlook remains exposed to geopolitical tensions and inflationary pressures. At the June 2026 Federal Open Market Committee ("FOMC") meeting, the US Federal Reserve kept overnight lending rate unchanged at a range of 3.50% to 3.75%[4], acknowledging that developments in the Middle East added risks to the US economic outlook and raised concern about high inflation.

Singapore

In July 2026, the Monetary Authority of Singapore ("MAS") tightened monetary policy. MAS expects the economy to continue to grow at a firm pace in the second half of the year[5]. Based on advance estimates, Singapore's economy grew by 5.7% year-on-year in 2Q 2026[6]. The manufacturing sector expanded by 12.2%, driven mainly by the electronics and precision engineering clusters amid strong AI-related demand for semiconductors and semiconductor manufacturing equipment. These trends continue to support demand for well-located, high-specification industrial and logistics assets, although the Manager remains attentive to global trade and inflation risks.

Australia

The Reserve Bank of Australia ("RBA") maintained the cash rate target at 4.35% in June 2026 following three increases since the beginning of the year[7]. Demand for high-quality industrial assets in established locations and near key infrastructure nodes is expected to remain resilient, supported by structural demand from logistics, e-commerce and data infrastructure.

AA REIT's Macquarie Park and Bella Vista assets were among the data centre projects endorsed by the New South Wales Government Investment Delivery Authority, validating their strategic locations and infrastructure attributes. Together with the proposed Perth acquisition, the Australian portfolio remains well-positioned with long-term income visibility and multiple pathways for future value creation.

Distribution and Record Date

Distribution	For 1 April 2026 to 30 June 2026	
Distribution Type	(a) Taxable Income (b) Capital Distribution	
Distribution Rate[8]	(a) Taxable Income	2.247 cents per Unit
	(b) Capital Distribution	0.090 cents per Unit
		2.337 cents per Unit
Record Date	11 August 2026	
Payment Date	23 September 2026	

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4 Federal Reserve issues FOMC statement - March 2026 FOMC meeting | Federal Reserve
5 MAS Monetary Policy Statement - July 2026 | Monetary Authority of Singapore
6 Singapore's GDP Grew by 5.7 Per Cent in the Second Quarter of 2026 | Ministry of Trade and Industry
7 Statement by the Monetary Policy Board: Monetary Policy Decision - Media Releases | RBA
8 The Manager has determined that the Distribution Reinvestment Plan ("DRP") will apply to the distribution for the period from 1 April 2026 to 30 June 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 has acquired, developed and managed 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.