1Q FY2027 Financial Results

30 July 2026

AIMS AA REIT

Important Notice

The information contained in this presentation is for information purposes only and does not constitute an offer to sell or any solicitation of an offer or invitation to purchase or subscribe for units in AIMS APAC REIT ("Units") in Singapore or any other jurisdiction, nor should it or any part of it form the basis of, or be relied upon in any connection with, any contract or commitment whatsoever.

The past performance of the Units and AA REIT is not indicative of the future performance of AA REIT. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of AA REIT.

The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the AIMS APAC REIT Management Limited (the "Manager"). An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem their Units while the Units are listed. It is intended that holders of Units ("Unitholders") may only deal in their Units through trading on 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 presentation 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, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

The information in this presentation has not been independently verified. No representation, warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information and opinions in this presentation. None of the Manager, or any of its respective affiliates, advisers or representatives, shall have any liability (in negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation.

Agenda

1. 1Q FY2027 Key Highlights
2. Financial Performance
3. Capital Management
4. Portfolio Highlights
5. Sustainability Achievements
6. Outlook & Strategic Direction
7. Appendix

3 Tuas Avenue 2, Singapore

1Q FY2027 Key Highlights

Woolworths Sydney HQ, Australia

3 Tuas Avenue, Singapore

1Q FY2027 Key Highlights

1Q FY2027 financial and operating performance driven by active management

Financial Highlights

Revenue
S$50.6 million
+6.6% y-o-y

Net Property Income
S$38.4 million
+12.5% y-o-y

Distributions to Unitholders
S$19.3 million
+3.4% y-o-y

DPU
2.337 Singapore cents
+2.5% y-o-y

Asset Management

Portfolio Occupancy
96.1%
30 Jun 2025: 93.7%

Weighted Average Lease Expiry
3.6 years
30 Jun 2025 : 4.4 years

Rental Reversion[1]
+6.5%
1Q FY2026: +5.4%

Tenant Retention Rate[2]
73.4%
1Q FY2026 : 59.3%

Capital Management

Aggregate leverage
24.9%
30 Jun 2025: 28.9%

Weighted average debt maturity
3.8 years
30 Jun 2025: 2.7 years

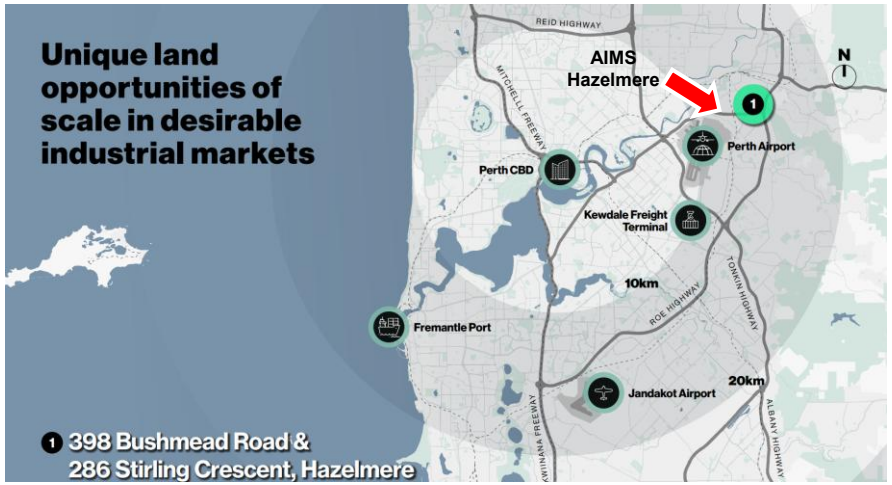
Borrowings on fixed rates[3]
70%
30 Jun 2025: 84%

Expected AUD distributable income hedged into SGD
70%
30 Jun 2025: 74%

Notes:
1. Rental reversion is computed based on the percentage change in the new rent over the prevailing rent of the expiring lease.
2. Based on renewed leases by net lettable area on a rolling 12-months basis.
3. Include forward interest rate swaps.

Portfolio Expansion with Australian Industrial Property

9.15-hectare freehold landholding underpins long term value creation potential



1 Compelling Site Acquisition delivers DPU Accretion and enhances Portfolio Resilience

- Site acquired[1] at an attractive entry price – delivering Year 1 NPI yield of 5.3%
- Enhances portfolio resilience through a higher proportion of freehold assets

2 Rare Freehold Industrial Asset in Strategic Location

- Positioned next to Perth Airport and within a major freight and logistics corridor
- Low industrial vacancy of between 1.2-1.6% supports rental resilience and growth

3 Established Tenant with Long-term Income Visibility

- Long-term lease with 3.25% fixed annual rental escalations, underpins income visibility
- Strong tenant covenant and subsidiary of Fortune 500 company, CRH plc

4 Strategic Landholding with Long-Term Value Creation

- Future repositioning or redevelopment potential to higher-value industrial uses
- Close proximity to the Guildford Terminal substation supports potential data centre usage

Notes:
1. Refer to announcement on Proposed Acquisition of 398 Bushmead Road and 286 Stirling Crescent, Hazelmere, Western Australia on 9 July 2026

Financial Performance

20 Gul Way, Singapore

Optus Centre, Australia

1Q FY2027 Financial Performance

DPU growth supported by completion of AEIs, acquisition and lower property expenses

Financial Highlights (S$'000 unless otherwise stated)	1Q FY2027	1Q FY2026	Change (%)
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

Distribution Details and Timeline

Stock Counter	Distribution Period	DPU Singapore Cents
AIMS APAC REIT Code: O5RU	For 1 April 2026 to 30 June 2026	2.337

Distribution Period	For 1 April 2026 to 30 June 2026
Ex-Date	7 August 2026, 9.00am
Record Date	11 August 2026, 5.00pm
Return of Tax Declaration Forms & Notice of Election	1 September 2026, 5.00pm
Distribution Payment Date[1]	23 September 2026

Note:
1. The Manager has determined that the Distribution Reinvestment Plan will apply to the distribution for the period from 1 April 2026 to 30 June 2026.

Capital Management

Boardriders HQ, Australia

NorthTech, Singapore

Balance Sheet and Key Financial Indicators

Leverage of 24.9% provides balance sheet headroom to support growth initiatives

Balance Sheet (S$'million)	As at 30 June 2026	As at 30 June 2025
Total Assets	2,414.1	2,280.8
Total Liabilities	736.6	780.9
Net assets	1,677.5	1,499.9
Net Asset Value per Unit (S$)	1.27	1.22

Key Financial Indicators	As at 30 June 2026	As at 30 June 2025
Aggregate Leverage[1] (%)	24.9	28.9
Blended Debt Funding Cost[2] (%)	4.1	4.3
Weighted Average Debt Maturity (years)	3.8	2.7
Interest Cover Ratio ("ICR")[3] (times)	2.7	2.4
ICR without Distribution on Perpetual Securities (times)	5.1	4.1
Fixed rate debt as % of total debt[4] (%)	70	84

Notes:

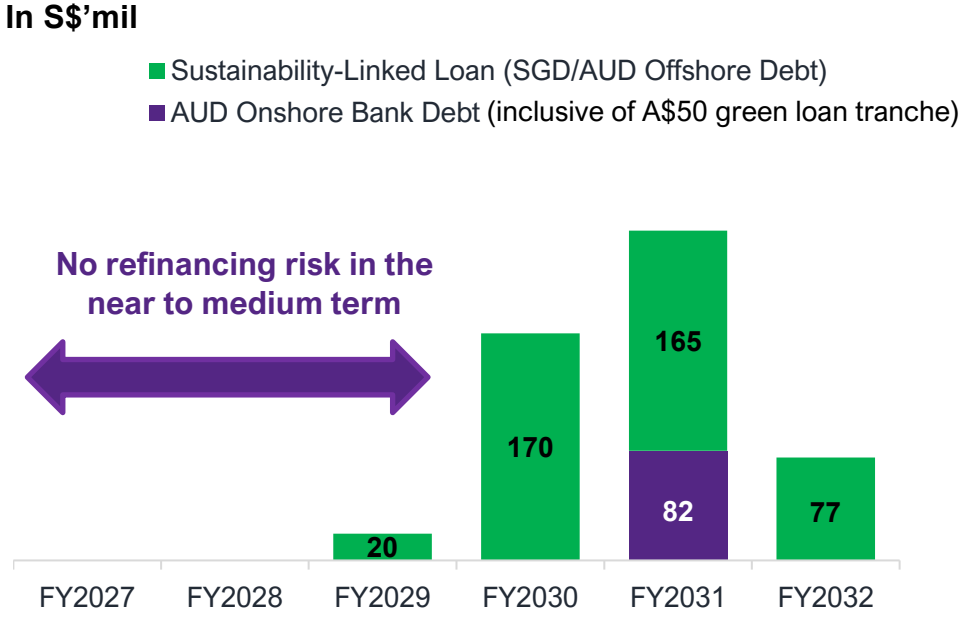
1. Aggregate leverage ratio is computed as total borrowings as a percentage of total assets and includes lease liabilities that are entered into in the ordinary course of AA REIT's business on or after 1 April 2019 in accordance with MAS guidelines. The total borrowings excluded Perpetual Securities holders' funds.
2. Based on year-to-date figures.
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.
4. Including forward interest rate swaps.

Prudent and Disciplined Capital Management

Extended debt maturity tranche; No refinancing risk in short to medium term

Debt Maturity Profile

Total Gross Debt: S$514[1] million



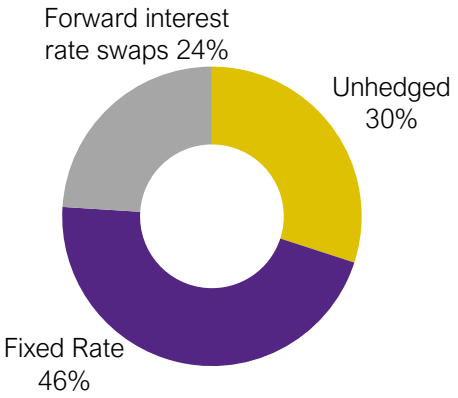
Financial Flexibility

Undrawn committed facilities and bank balances of approximately S$598.6 million

Interest Rate Risk Management

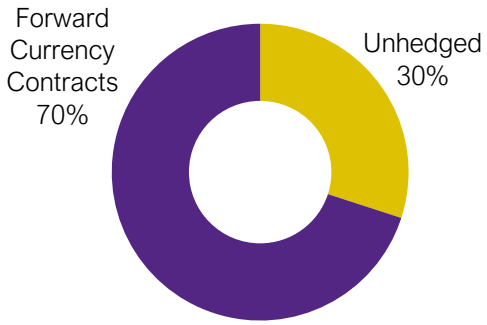
- 70% of borrowings on fixed rates and weighted average fixed debt tenure of ~ 2.2 years (including forward interest rate swaps).
- Every 25 bps increase in interest rates is expected to have a 0.05 Singapore cents DPU impact per annum

ICR Sensitivity (times)	
• Current	2.7
• 10% decrease/increase in EBITDA	2.5 / 3.0
• 100bps increase/decrease in weighted average interest rate[2]	2.4 / 3.2



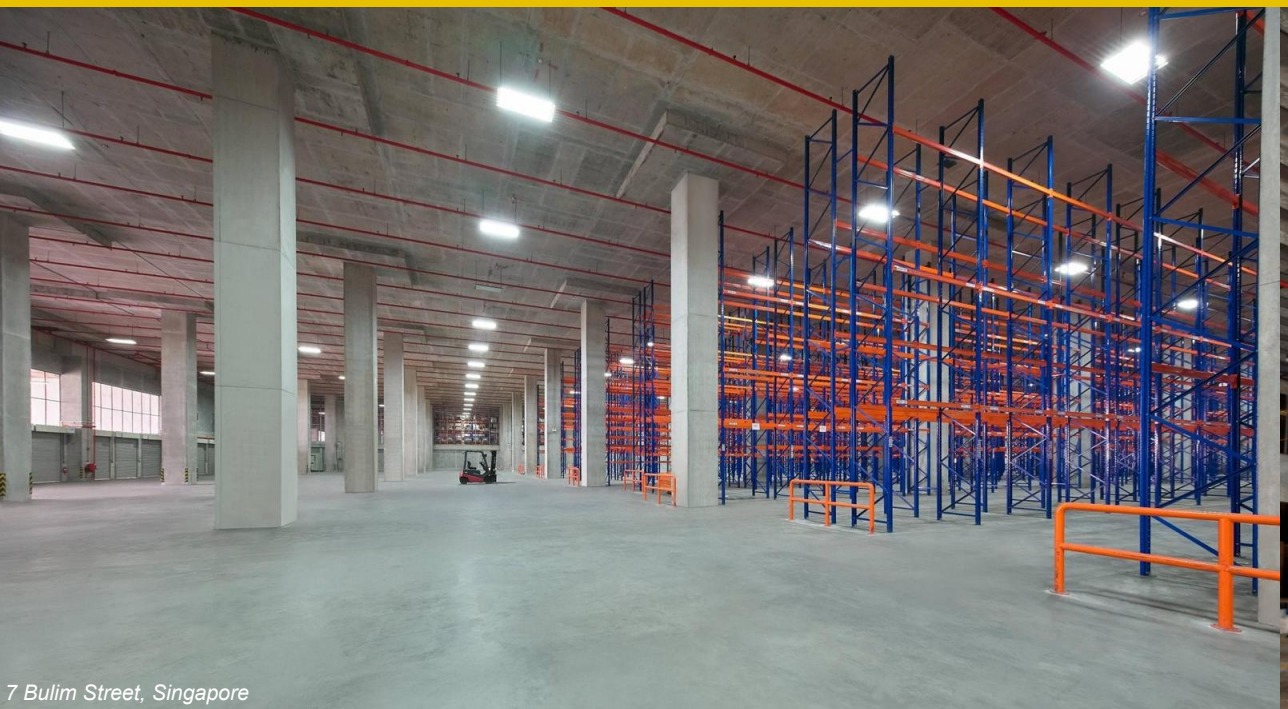
Forex Risk Management

- 70% of expected AUD distributable income is hedged into SGD on a rolling four-quarter basis via forward currency contracts
- Natural hedging strategy adopted for Australian investments



Notes:
1. Based on the exchange rate of AUD1.00 = SGD0.8891 as at 30 June 2026.
2. Based on weighted average interest rate of hedged and unhedged debt.

Portfolio Highlights

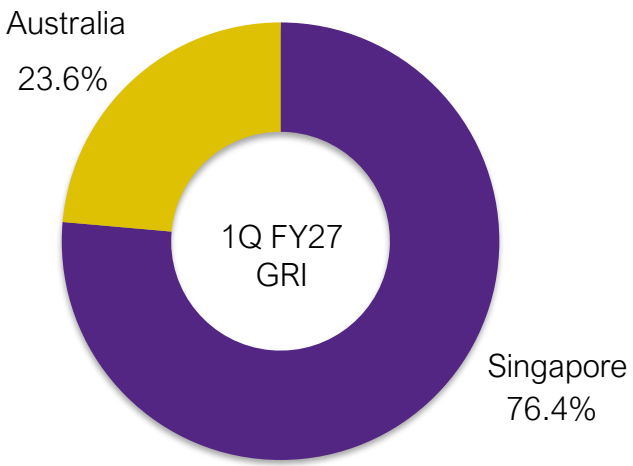


7 Bulim Street, Singapore

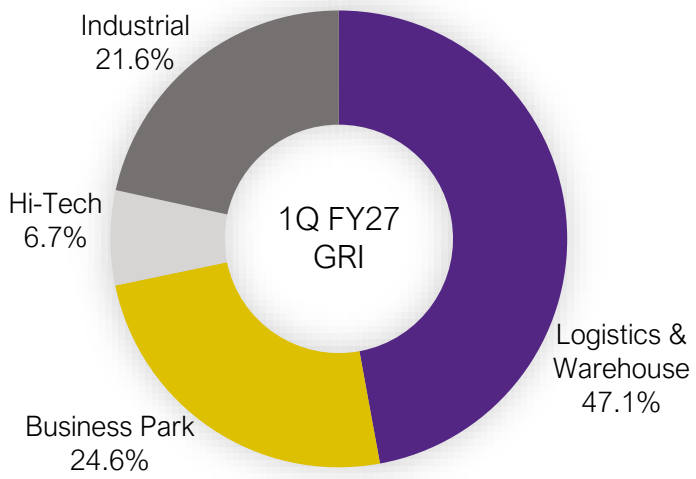
20 Gul Way, Singapore

Portfolio Strength through Diversification

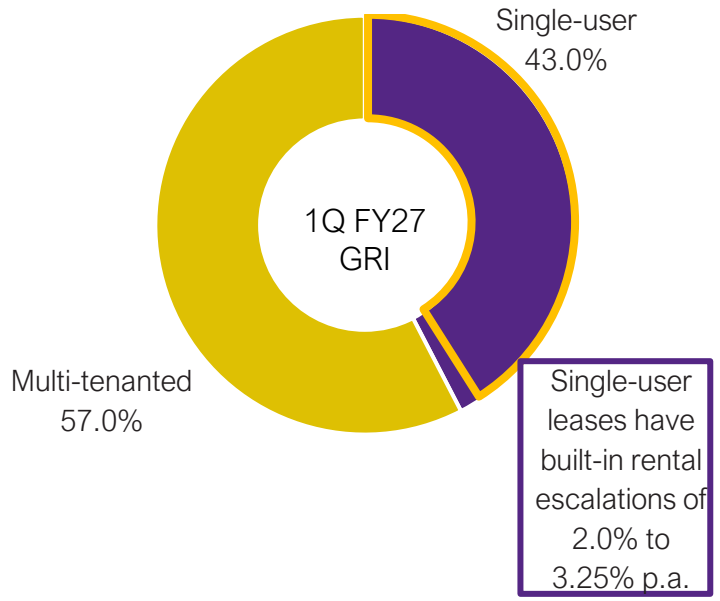
Diversified portfolio and resilient tenant covenants underpin stable and defensive growth



Singapore properties account for almost three quarters of GRI



Logistics and warehouse contributes just under 50% of GRI



Majority of long-term leases under single-tenant properties have built-in escalations

Notes:
1. All references to "GRI" refers to Gross Rental Income.

Active Leasing Outcomes with 6.5% Rental Reversions

Signed 8 new and 16 renewal leases over 1Q FY2027 totaling over 459,982 sq ft and representing 5.5% of the portfolio net lettable area

Rental reversion for renewed leases of SG assets[1]

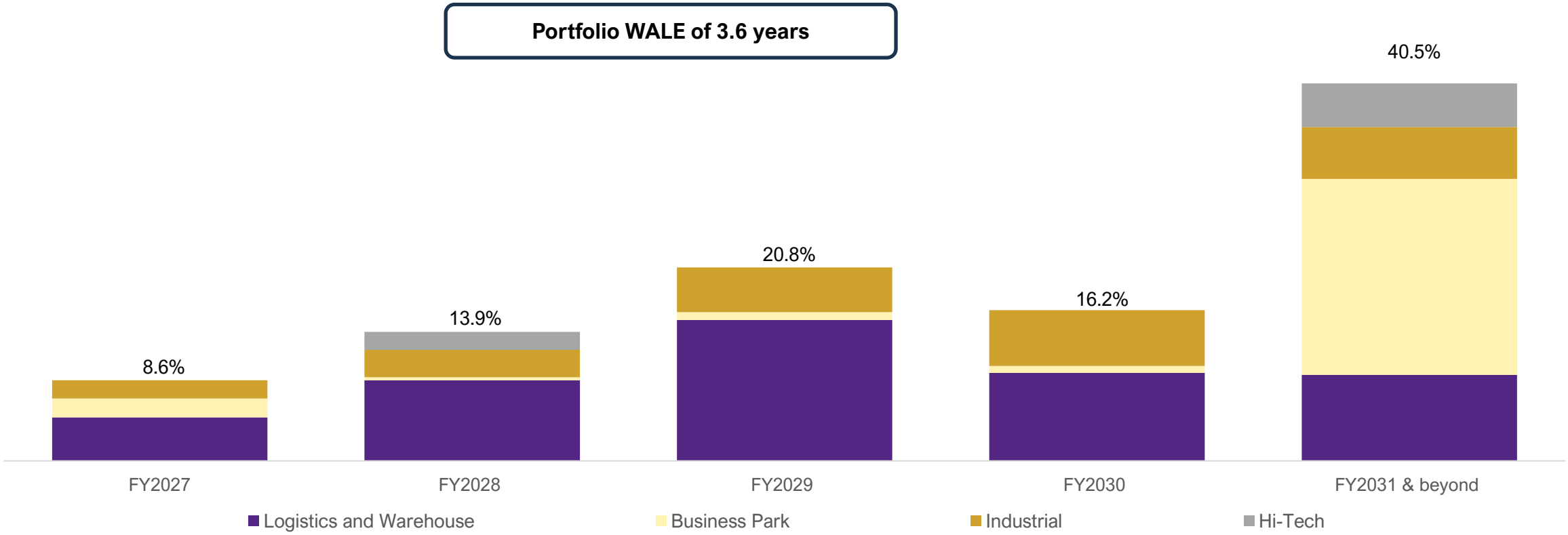
	1Q FY2027	FY2026
Logistics & Warehouse	+7.2%	+9.8%
Industrial	+7.3%	+3.5%
Business Park	-1.8%	+0.7%
Hi-Tech[2]	-	+11.7%
Overall Portfolio (SG)	**+6.5%**	**+7.7%**

Notes:
All references to "GRI" refers to gross rental income.
1. Rental reversion, passing rents and market rents figures relate to Singapore properties as AA REIT's Australia properties are on long lease terms of between 5.0 to 7.0 years.
2. Refers to one hi-tech building which is leased to a large corporate tenant on a long remaining lease term of 4.4 years.

Staggered Lease Expiry Profile

Portfolio WALE stands at 3.6 years following signing of new leases and renewals

Lease Expiry Profile (weighted by GRI)



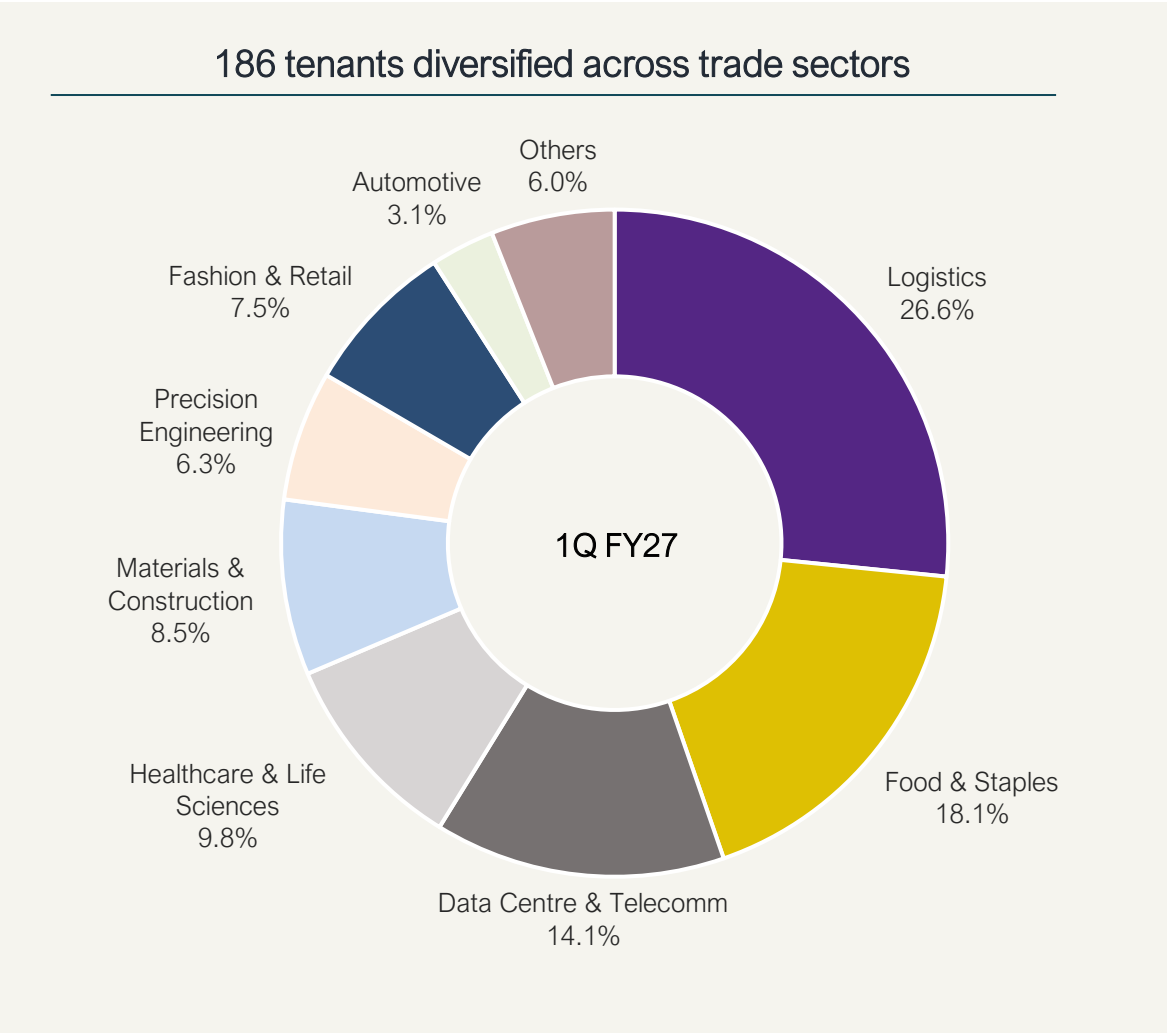
Portfolio WALE	Logistics & Warehouse	Business Park	Industrial	Hi-Tech
3.6	3.0	5.1	3.2	4.4

Defensive Tenant Base with Long Lease Visibility

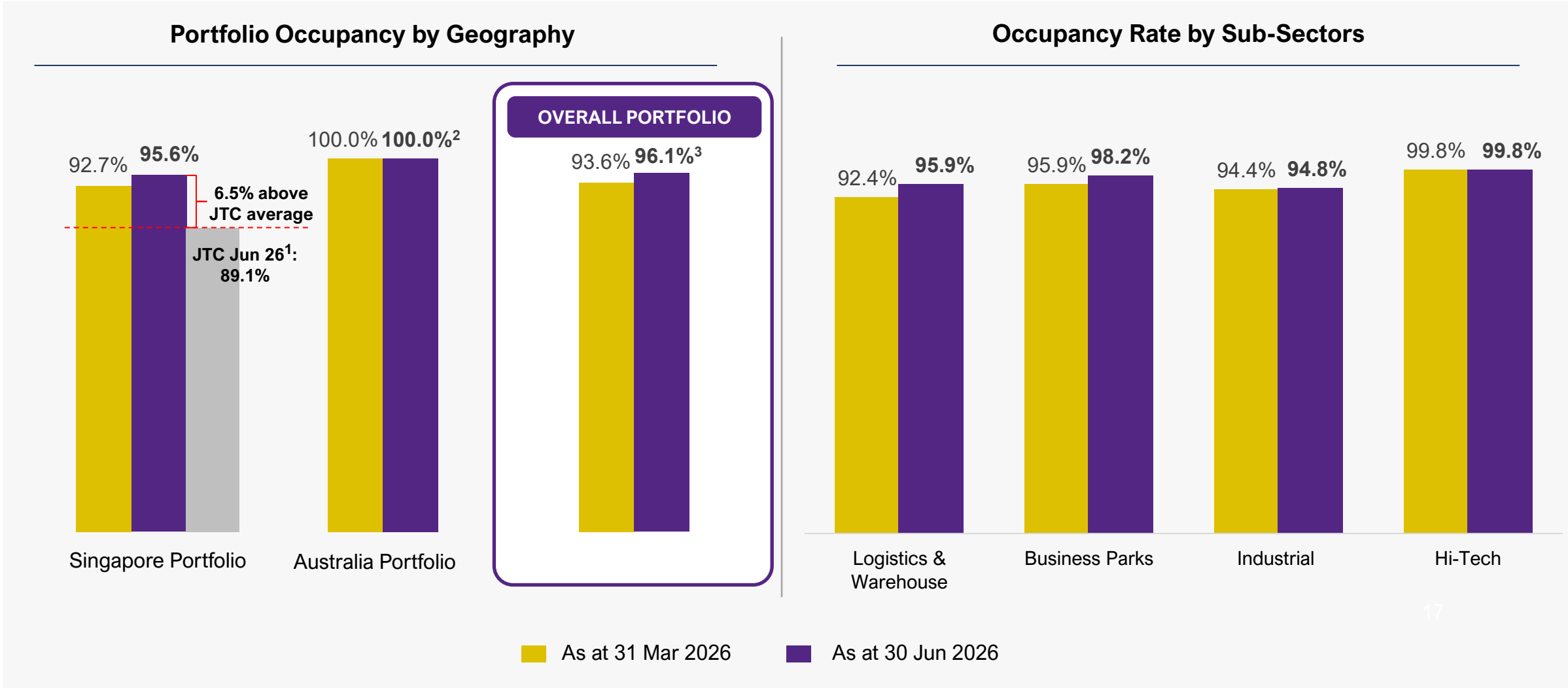
>80% of income derived from essential and defensive industries

No.	Tenant Name	% GRI[1]	Trade Sector	Lease Expiry (Years)
1	Woolworths	12.4	Food & Consumer Staples	5.3
2	Optus	9.6	Telecommunications	5.8
3	Illumina Singapore	6.6	Life Sciences	4.4
4	KWE-Kintetsu World Express	5.7	Logistics	2.5
5	Schenker Singapore	3.7	Logistics	1.1
6	Beyonics International	3.3	Precision Engineering	1.8
7	ResMed Asia	2.6	Healthcare	3.7
8	Racks Central Pte Ltd	1.9	Data Centre	3.8
9	Iron Mountain	1.9	Logistics	14.2
10	Boardriders Inc	1.7	Fashion & Retail	5.0
Total		49.4		4.6

Note:
1. All references to "GRI" refers to gross rental income.



Portfolio Occupancy Rate of 96.1% above JTC national average



Note:
1. JTC refers to JTC Corporation, formerly the Jurong Town Corporation, is a statutory board under Singapore's Ministry of Trade and Industry that champions sustainable industrial development.
2. Australia occupancy would be 92.7% after factoring in the handover of Building A from Optus from 1 July 2026. Building A constitutes 17.9% of the total Optus Campus NLA
3. Portfolio occupancy would be 95.2% after factoring in the handover of Building A from Optus from 1 July 2026.

Sustainability Achievements

20 Gul Way, Singapore

30 Tuas West Road, Singapore

Advancing our Sustainability Goals

Sustainability Achievements

Sustainable Finance

- Second unsecured **S$450 million and A$160 million Sustainability Linked Loan facilities**
- A$115 million unsecured syndicated facility with A$50 million green loan tranche tagged to Optus Centre

Published our **10th Sustainability Report**

GRESB

Participated in annual **GRESB Real Estate assessment for FY2026**

New Sustainability Targets and Initiatives for FY2027

Ongoing **Phase 2B solar installation at 2 properties**: 61 Yishun and Northtech

Install **water-efficient fittings in at least one property**

Encourage **waste separation and recycling in all multi-tenant properties**

Properties identified for **installation of smart LED lighting systems**: 30 Tuas and 8 & 10 Pandan Crescent

Outlook & Strategic Direction

20 Gul Way, Singapore

Optus Centre, Australia

Leveraging sectoral tailwinds amidst macro volatility

Resilient fundamentals and structural demand support sustainable growth

Singapore

AI-led manufacturing growth bolsters demand for well-located, high specification industrial assets

- Advance estimates show Singapore's economy grew by 5.7% YoY in 2Q 2026 (1Q 2026: 6.3%), extending its expansion despite global uncertainty[1].
- Manufacturing sector expanded 12.2% YoY, led by electronics and precision engineering on strong AI-related demand for semiconductors and manufacturing equipment[1].
- These trends are expected to bolster occupier demand for high-tech factories, business parks and warehouses, with superior specifications and sustainability features being prioritised in assets[2].

Australia

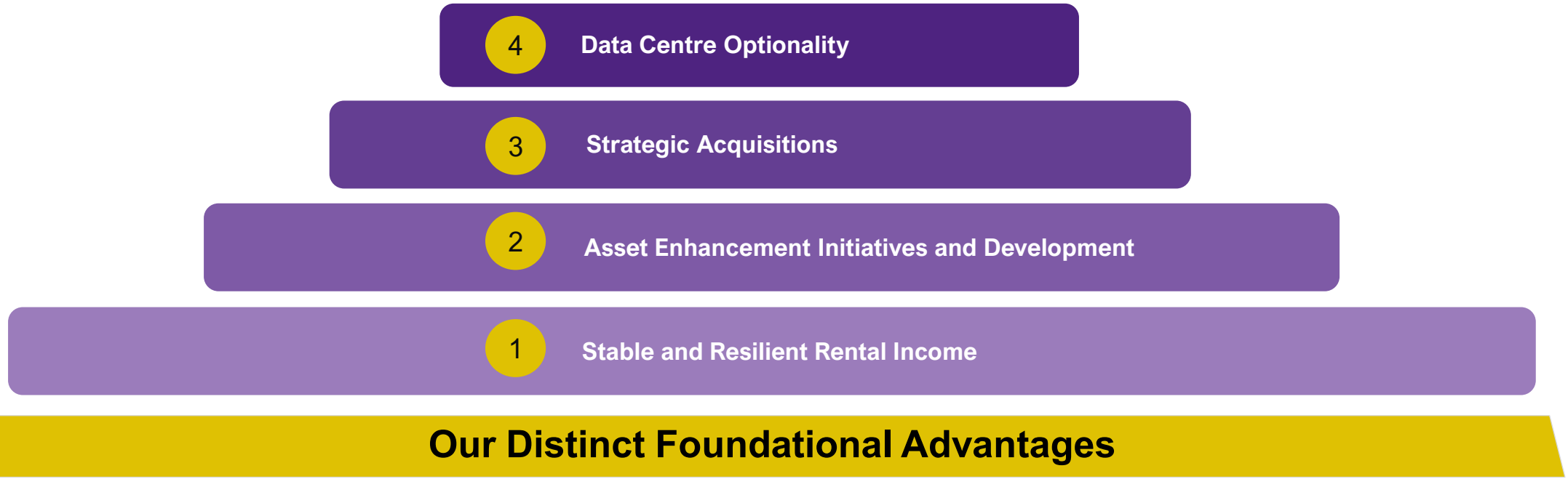
Resilient industrial fundamentals and digital infrastructure tailwinds support long-term value creation

- RBA maintained the cash rate target to 4.35% in June 2026, following three increases since the beginning of 2026, annual CPI inflation eased to 4.0% in May[3].
- Australia's industrial and logistics vacancy rate was 3.2% in 1H 2026, with Perth tightening to 1.0%, reinforcing resilient demand and moderating supply continue to support prime assets[4].
- AA REIT's assets in Macquarie Park and Bella Vista were among 15 data centre projects endorsed by the New South Wales Government IDA, enhancing the properties' future value-add or redevelopment potential amidst increased demand for cloud computing and AI infrastructure[5]

Notes:
1. Singapore's GDP Grew by 4.6 Per Cent in the First Quarter of 2026 | Ministry of Trade and Industry
2. Industrial MarketBeat Report 2Q 2026 | Cushman & Wakefield
3. Statement by the Monetary Policy Board: Monetary Policy Decision | Media Releases | RBA
4. Australia Industrial and Logistics Figures 1H 2026 | CBRE
5. Refer to announcement issue of NSW Government Endorses Data Centres including Two AA REIT Assets dated 20 April 2026

AA REIT: Delivering Stable Growth; Positioning for Tomorrow

Proven hands-on management across leasing, capital management and value-add strategies



Our Distinct Foundational Advantages

- **High Quality Portfolio**
- **Diversified and Strong Tenant Base**
- **Balance Sheet Strength and Headroom**
- **Experienced Team**
- **Established Track Record**

Thank You

For enquiries, please contact:
Investor Relations
Tel: +65 6309 3638
Email Address: investorrelations@aimsapac.com

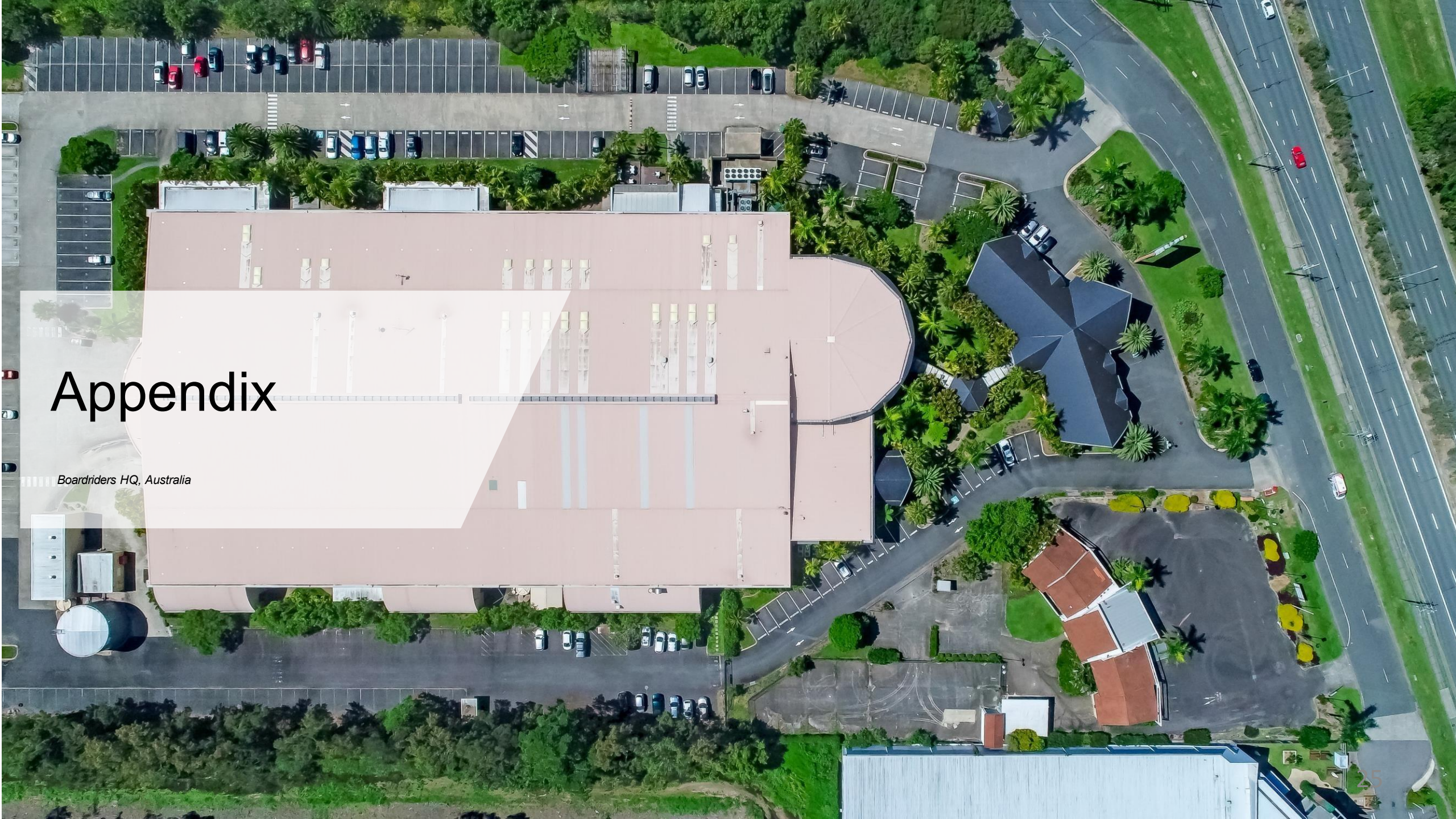
Download FY2026 Financial Results

Download Annual Report

Subscribe to mailing list

Appendix

Boardriders HQ, Australia



Overview of AIMS APAC REIT

Modern portfolio of Singapore and Australia industrial assets with total AUM of ~S$2.2 billion[1]

Sponsor: AIMS Financial Group

- Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of fund management, mortgage lending, investment banking and property investment
- In July 2025, **AIMS increased its stake in AIMS APAC REIT by 7% to 18.66%** reinforcing long term commitment and alignment with unitholders. As at 31 March 2026, AIMS' stake stands at 18.87%.

Investment Mandate

- To invest in a diversified portfolio of income-producing industrial, logistics and business park real estate throughout the Asia Pacific region

Diversified across industrial sub-sectors

Logistics & Warehouse

Business Park

Industrial

Hi-Tech

Diversified geographic presence

Singapore
- 24 properties
- ~71% of portfolio value

Australia
- 3 properties[2]
- ~29% of portfolio value

1Q FY2027 Highlights

Revenue
S$50.6m
▲ 6.6% YoY

NPI
S$38.4m
▲ 12.5% YoY

DPU
2.337 Singapore cents
▲ 2.5% YoY

Net Leasable Area
781,366 sqm

Occupancy
96.1%[3]

Portfolio WALE
3.6 years[4]

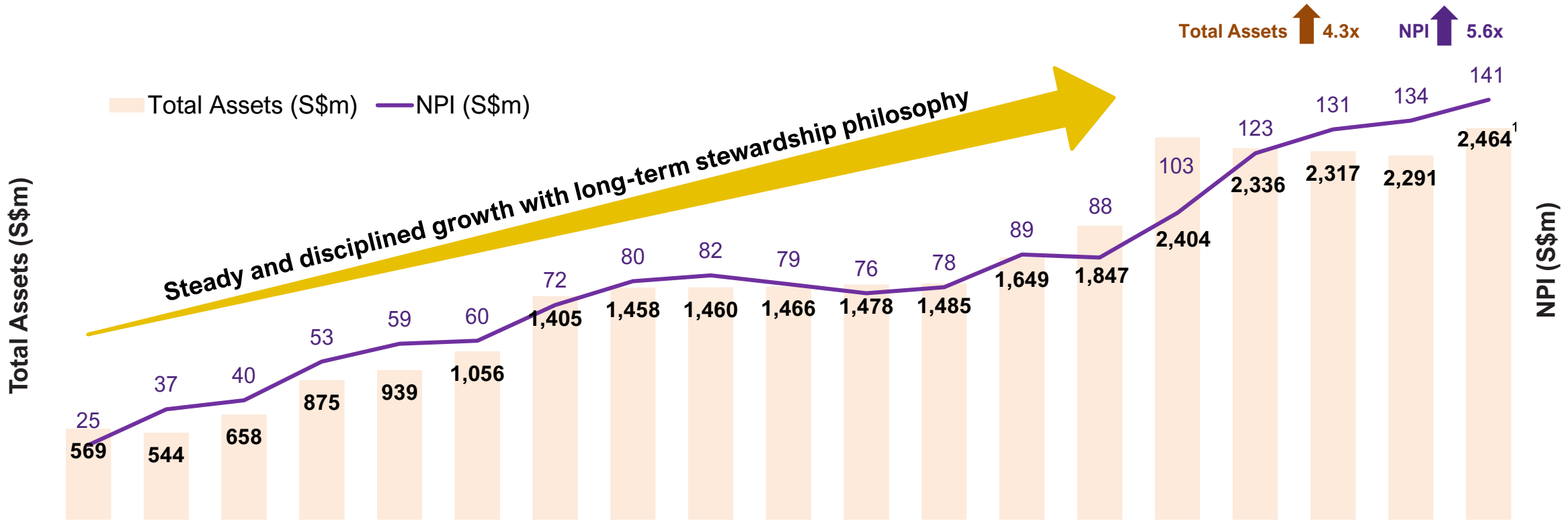
Rental Reversion
▲ **6.5%**

Aggregate Leverage
24.9%

Notes:
1. Based on the carrying value of investment properties as at 30 June 2026, as well as the 49.0% interest in the carrying value of Optus Centre.
2. Include a 49.0% interest in Optus Centre located in Macquarie Park, NSW, Australia
3. Portfolio occupancy would be 95.2% after factoring in the handover of Building A from Optus from 1 July 2026
4. Weighted average lease expiry by gross rental income.

Transformation Growth Story

Since AIMS' takeover in 2009, AA REIT has grown steadily through 3rd party acquisitions and organic growth



Financial Year	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Acquisition		✓	✓				✓						✓	✓	✓				✓
AEI & Re-development				✓		✓	✓	✓	✓		✓		✓	✓	✓			✓	✓

Notes:
1. Based on the total assets as at 31 March 2026

Asset Enhancement Track Record

Active rejuvenation of portfolio resulting in long-term value creation

26 Tuas Avenue 7, Singapore

- Two-storey purpose-built factory (Food)
- **Built additional 2,077 sq ft of space and M&E upgrade**
- **Successfully renewed lease for 10 years**

Optus Centre, Australia

- Campus style Grade-A business park comprising 6 four-storey buildings (Telecommunications)
- **Enhancement** of facilities to meet master tenant's occupation requirements which led to **12 year master lease extension covering 84,000 sqm**

7 Clementi Loop, Singapore

- Two-storey warehouse (Global Storage)
- Comprehensive refurbishment to meet GreenMark Gold certification and requirements of **master tenant on new 15-year lease**.

2014 | 2015 | 2020 | 2021 | 2022 | 2024 | 2025

1 Kallang Way 2A, Singapore

- Eight-storey industrial building
- **Increased NLA by 13%**

29 Woodlands Industrial Park E1, Singapore

- Four-storey hi-tech industrial building (Life Science)
- Underwent **building upgrades,** which led to an **increase take up by anchor tenant** and **10 year lease extension**

23 Tai Seng Drive, Singapore

- Six-storey industrial building (Data Centre)
- Completed **asset enhancement** which led to **increase occupancy by anchor tenant and conversion to master lease** for **7 years.**

15 Tai Seng Drive, Singapore

- Five-storey industrial building (Hi-Tech Users)
- **Repositioning** of industrial building to capture strong rental reversion. **Signed 10 year lease with advanced manufacturing anchor tenant** for one third of building.

Development Track Record

Developed over ~2.8 million sq ft of high-quality logistics and industrial space

20 Gul Way, Singapore (Phase 1 & 2)

- 1.16 mil sqft five-storey ramp up warehouse
- **Plot ratio increased from 0.46 to 1.4**

2011

20 Gul Way, Singapore (Phase 2E & 3)

- Further development of additional 497k sqft
- **Plot ratio increased from 1.4 to 2.0**

2013

30 Tuas West Road, Singapore

- 288k sqft five-storey ramp up warehouse
- **Plot ratio increased from 1.15 to 2.07**

103 Defu Lane 10, Singapore

- Modern 203k sqft six-storey industrial facility
- **Plot ratio increased from 1.20 to 2.50**

2015

8 Tuas Avenue 20, Singapore

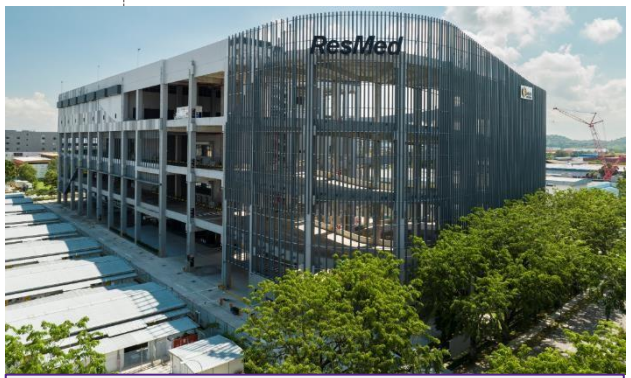
- 159k sqft three-storey industrial facility
- **Plot ratio increased from 1.03 to 1.40**

2016

51 Marsiling Road, Singapore

- 231k sqft greenfield built-to-suit five-storey industrial facility (Advanced manufacturing)
- **Secured 10-year master lease**

2018



3 Tuas Avenue 2, Singapore

- 268k sqft four-storey ramp up industrial facility (Healthcare)
- **Plot ratio increased from 0.92 to 1.40**
- **Secured 10-year master lease**

Development potential of up to 700,000 sq ft of in Singapore and up to 1.5 million sq ft of additional GFA (post lease expiries) in Australia

Acquisition Track Record

Disciplined selection of quality real estate in strategic locations

1A International Business Park, Singapore

2009

Divested at 32.5% Premium (FY2025)

3 Toh Tuck Link, Singapore

56 Serangoon North Avenue 4, Singapore

2010

AEI and Master Lease Conversion

23 Tai Seng Drive, Singapore

30/32 Tuas West Road, Singapore

2014

7+ ha Site | Re-development Potential

Optus Centre, Australia

Boardriders Asia Pacific HQ, Australia

2019

9+ ha Site | Re-development Potential

Woolsworth HQ, Australia

2020

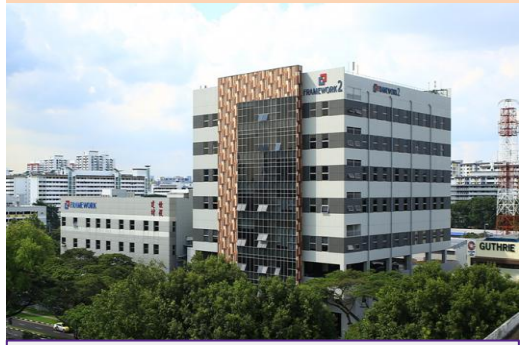
7 Bulim Street, Singapore

2021

398 Bushmead Road And 286 Stirling Crescent, Australia

2025

AEI & Repositioning Potential



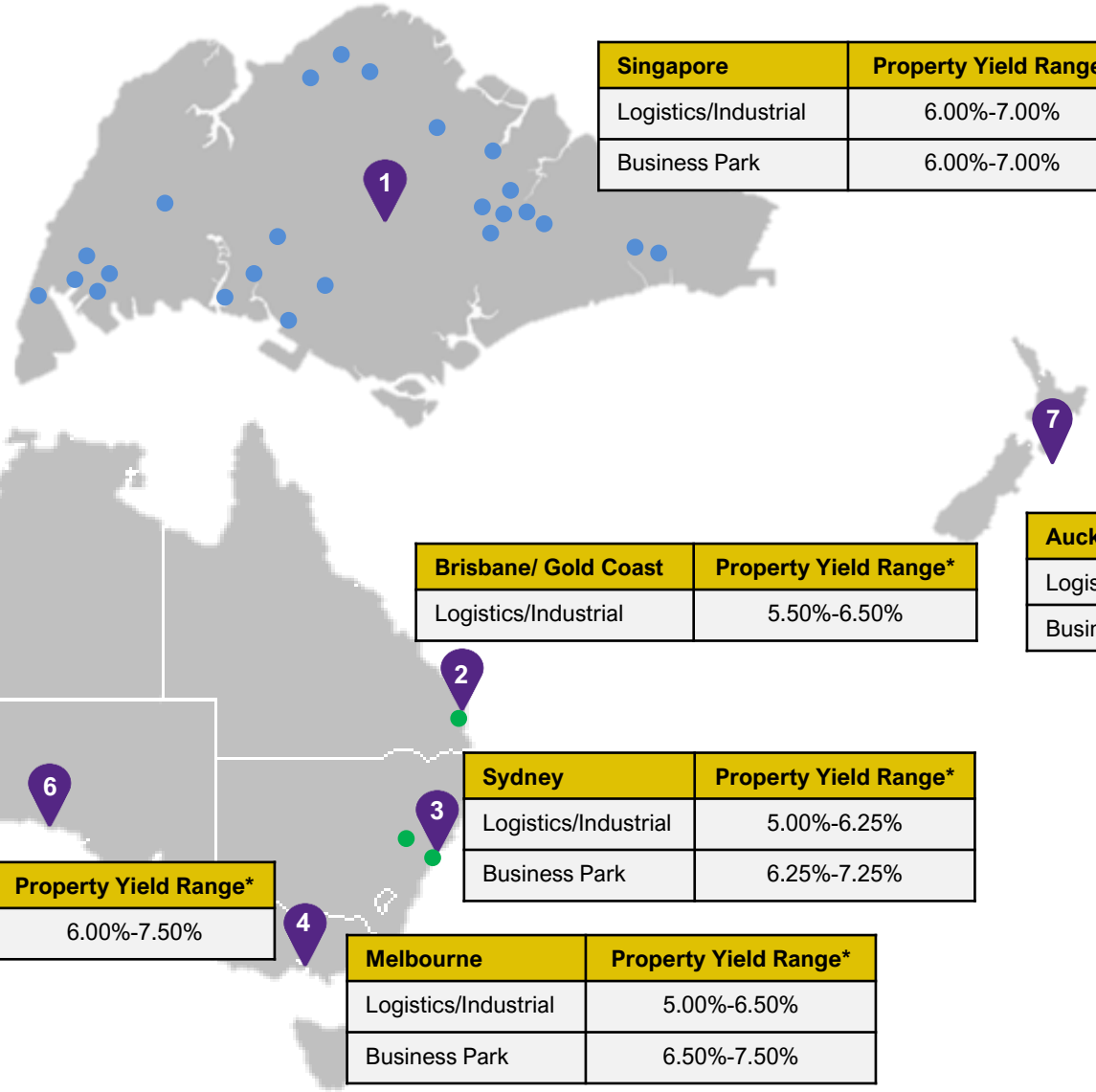
Framework Building, Singapore

2026

Leveraging Industrial Growth Potential

APAC logistics, industrial and business park assets continue to offer attractive property yields

- AA REIT's Singapore Assets
- AA REIT's Australian Assets



Singapore	Property Yield Range*
Logistics/Industrial	6.00%-7.00%
Business Park	6.00%-7.00%

Auckland	Property Yield Range*
Logistics/Industrial	5.50%-6.50%
Business Park	6.00%-7.50%

Brisbane/ Gold Coast	Property Yield Range*
Logistics/Industrial	5.50%-6.50%

Perth	Property Yield Range*
Logistics/Industrial	5.00%-6.50%

Sydney	Property Yield Range*
Logistics/Industrial	5.00%-6.25%
Business Park	6.25%-7.25%

Adelaide	Property Yield Range*
Logistics/Industrial	6.00%-7.50%

Melbourne	Property Yield Range*
Logistics/Industrial	5.00%-6.50%
Business Park	6.50%-7.50%

* Refers to Prime / A-grade

Key Macroeconomic Statistics

	Singapore	Australia	New Zealand
2025 GDP Growth	5.0%[1]	2.6%[6]	0.2%[10]
2026 GDP Growth Forecast	2.0% – 4.0%[2]	1.75%	1.4% - 2.0%[11]
Key GDP Drivers	Manufacturing, wholesale trade, and finance and insurance sectors	Resource exports, infrastructure investment, domestic demand[6]	Real estate services, retail trade and accommodation, wholesale trade[10]
2025 Inflation	0.7%[3] (down from 2.8% in 2024)	3.8%[7]	3.1%[12]
2026 Inflation Forecast	1.5% - 2.0%[4]	Projected to remain elevated, peaking around 4.8% - 5.0% in Q2 2026[8]	~2.0%
Interest Rate - Cash Rate	SORA (as at 30 June 2026): 1.27%[5]	RBA kept cash rate target unchanged at 4.35%[9]	RNZ increased cash rate by 25bps to 2.50%[13]
Interest Rate Cash Rate Trend / Outlook	Interest rates are expected to bottom out in the second quarter of 2026, and already showing signs of stabilising	Market participants expect the cash rate to increase by 60bps to 4.7% by the end of 2026.	Decisive rate increases would be required if inflation expectations are not contained
Manufacturing Output (June 2026)	Purchasing managers' index (PMI) rose to 51.3 points	S&P Global Australia Manufacturing PMI increased to 51.5 points	BNZ–BusinessNZ Performance of Manufacturing Index increased to 59.7 points

Notes:
1. Singapore's GDP Grew by 5.7 Per Cent in the Fourth Quarter of 2025 and by 4.8 Per Cent in 2025 | Ministry of Trade and Industry
2. MTI Upgrades 2026 GDP Growth Forecast to "2.0 to 4.0 Per Cent
3. Consumer Price Developments in December 2025 | Ministry of Trade and Industry
4. MAS Monetary Policy Statement - April 2026
5. Domestic Interest Rates | Monetary Authority of Singapore
6. Australian National Accounts: National Income, Expenditure and Product, December 2025 | Australian Bureau of Statistics
7. CPI rose 3.8% in the year to December 2025 | Australian Bureau of Statistics
8. Outlook | Statement on Monetary Policy – May 2026 | RBA
9. Statement by the Monetary Policy Board: Monetary Policy Decision | Media Releases | RBA
10. Gross domestic product: December 2025 quarter | Stats NZ
11. New Zealand Economic Snapshot | OECD
12. Annual inflation at 3.1 percent in December 2025 | Stats NZ
13. Reserve Bank hikes official cash rate to 2.5 percent | RNZ