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))

SGX ANNOUNCEMENT

ENTRY INTO FACILITY AGREEMENT AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

AIMS APAC REIT Management Limited, as manager of AIMS APAC REIT ("**AA REIT**", and as manager of AA REIT, the "**Manager**"), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT (the "**Main Borrower**"), and AA REIT Investments (Australia) Pty Limited, in its capacity as trustee of AA REIT Macquarie Park Investment Trust (the "**Co-Borrower**", and together with the Main Borrower, the "**Borrowers**"), had on 20 October 2021, entered into a facility agreement dated 20 October 2021 ("**Facility Agreement**") with various institutional banks pursuant to which they have secured new term loan and revolving facilities of Singapore Dollars Two Hundred and Twenty Million (SGD220,000,000) and Australian Dollars One Hundred Million (AUD100,000,000). All amounts thereunder will be applied first towards refinancing existing loan facilities, and thereafter, towards financing real estate development and/or acquisitions and/or its general corporate funding purposes. AA REIT Macquarie Park Investment Trust is a wholly-owned trust of AA REIT constituted on 15 November 2013 which principal activity is to acquire and hold Australian property-related investments. Unless otherwise defined, all capitalised terms used in this Announcement (and the accompanying Appendix) shall have the terms ascribed to them in the Facility Agreement, as may be amended.

Pursuant to Rule 704(31) of the Listing Manual of the SGX-ST, the Manager wishes to announce that the Facility Agreement contains the following conditions as described in the Appendix to this Announcement which make reference to (i) the shareholding interests of Great World Financial Group Pty Ltd in the shares of the Manager and (ii) a restriction on any change in control of AA REIT or the Manager, or any change of the Manager (the "**Specified Conditions**"). The level of the facilities that may be affected by a breach thereof are also set out in the Appendix to this Announcement.

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
20 October 2021

APPENDIX

I.	Specified Conditions

The Specified Conditions and the consequences of the breach of the Specified Conditions provide as follows.

It shall be a "**Mandatory Prepayment Event**" under the Facility Agreement if, *inter alia,* (i) the Manager or its Affiliates ceases to be the manager of AA REIT without the prior written consent of all the Lenders (who shall act reasonably) or (ii) Great World Financial Group Pty Ltd ("**AIMS**") ceases to have effective control over, or to be the holder of, at least half of the issued shares of the Manager, either directly or indirectly, save with the prior written consent of all the Lenders (such consent not to be unreasonably withheld).

The Borrowers will promptly notify the Facility Agent of the occurrence of a Mandatory Prepayment Event. Upon and at any time after the occurrence of a Mandatory Prepayment Event and whilst it is continuing, if the Majority Lenders so require, the Facility Agent shall by notice to the Borrowers: (i) cancel the Total Commitments whereupon they shall immediately be cancelled; and (ii) declare the Loans together with accrued interest and all other moneys owing under or pursuant to the Finance Documents to be due and payable.

II.	Level of facilities that may be affected by a breach of the Specified Conditions

As at the date of this announcement, none of the Specified Conditions have been breached.

Based on the actual debt issued and other loans by AA REIT and/or its subsidiaries to date (collectively referred to as the "**Facilities**"), a breach of the Specified Conditions may cause a mandatory prepayment obligation to arise in respect of the Facility Agreement, and may trigger cross defaults of the Facilities. The level of Facilities that may be affected is estimated to be approximately S$462.8 million[1] (excluding interest and excluding the Facilities which are the subject of this announcement) as at 20 October 2021. This does not take into account (i) the amount of the loan facilities which have not been drawn down, and which remain available for drawdown, (ii) perpetual securities issued under the S$750,000,000 multicurrency debt issuance programme, (iii) future notes issuances under the S$500,000,000 multicurrency medium term note programme established by AACI REIT MTN Pte. Ltd. and (iv) future notes and perpetual securities issuances under the S$750,000,000 multicurrency debt issuance programme established by HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT.

III.	Additional information

As at 20 October 2021, AIMS holds a 100.0% stake in the Manager, either directly or indirectly.

[1] Based on the exchange rate of AUD1.00 = SGD1.01.

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 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, 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 28 properties, of which 26 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.

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' 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.