	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))

SGX ANNOUNCEMENT

UPDATE ON THE PROPOSED ACQUISITION OF 315 ALEXANDRA ROAD, SINGAPORE

AIMS APAC REIT Management Limited (the "**Manager**") of AIMS APAC REIT ("**AA REIT**") refers to the announcements issued by the Manager on 27 January 2021, 22 March 2022 and 27 April 2022 in relation to the proposed acquisition (the "**Acquisition**") of the property located at 315 Alexandra Road, Singapore 159944 (the "**Property**").

It was previously announced that the Property is being sold on a partial leaseback arrangement, where Sime Darby Property Singapore Limited ("**SDPSL**"), will lease back 70% of the building's total gross floor area for a minimum period of 10 years. The Manager would like to update that Aster (Alexandra) Pte. Ltd. (the "**Vendor**") have informed the Manager that there will be a change in the anchor tenancy arrangement of the Property and have signed a letter of intent with a new anchor tenant. The change in the anchor tenancy arrangement of the Property may affect the agreed purchase price of the Property which the Manager is evaluating.

In connection with the above, the Manager wishes to state that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT Alexandra Trust (as the purchaser) and the Vendor have agreed to extend the target date to 1 July 2022 so that there would be time for the parties to re-negotiate the principal terms and conditions of the Acquisition and to obtain the necessary regulatory approvals by the target date.

The Manager will provide further updates as and when there are any material developments in accordance with the Listing Manual of Singapore Exchange Securities Trading Limited.

BY ORDER OF THE BOARD
AIMS APAC REIT Management Limited
(as Manager of AIMS APAC REIT)
(Company Registration No. 200615904N)

Russell Ng
Chief Executive Officer
9 June 2022

Important Notice

The value of units ("**Units**") of AIMS APAC REIT ("**AA REIT**") 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 (the "**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 29 properties, of which 26 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.

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.