



**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 4.0% YoY DPU growth for 1H FY2027,
2Q FY2027 DPU rises 10.0% compared to 1Q FY2027**

- Net Property Income rose 11.1% YoY to S\$75.9 million for 1H FY2027, with Distributions to Unitholders increasing by 4.9% YoY to S\$40.5 million
- Portfolio occupancy stood at 93.7%¹, with positive rental reversions of 5.7%
- Completed the acquisition of 9.15-hectare land-rich freehold industrial asset in Hazelmere, Western Australia, strengthening AA REIT's portfolio resilience
- Increased Multicurrency Debt Issuance Programme limit from S\$750 million to S\$2.0 billion providing greater flexibility to support future growth initiatives

	2Q FY2027 S\$'000	1Q FY2027 S\$'000	30 September 2026 ("1H FY2027") S\$'000	30 September 2025 ("1H FY2026") S\$'000	Change 1H FY2027 vs 1H FY2026 (%)
Gross revenue	51,082	50,566	101,648	93,703	8.5
Net property income ("NPI")	37,545	38,376	75,921	68,358	11.1
Distributions to Unitholders	21,203	19,256	40,459	38,567	4.9
No. of Units in issue and to be issued ('000 Units)	824,697	823,970	824,697	817,234	0.9
Distribution per Unit ("DPU") (Singapore cents)	2.571	2.337	4.908	4.720	4.0

Singapore, 15 October 2026 – AIMS APAC REIT Management Limited (the "Manager") as manager of AIMS APAC REIT ("AA REIT") is pleased to report a 4.9% year-on-year ("YoY") growth in Distributions to Unitholders to S\$40.5 million and 4.0% rise in Distribution per Unit ("DPU") to 4.908 Singapore cents for the half year ended 30 September 2026 ("1H FY2027").

For 1H FY2027, gross revenue rose by 8.5% YoY to S\$101.6 million. Net Property Income ("NPI") increased by 11.1% YoY to S\$75.9 million supported by completion of AELs, acquisitions and lower property expenses.

In 2Q FY2027, Distribution per Unit ("DPU") increased by 10.0% compared to 1Q FY2027, mainly driven by higher gross revenue.

¹ Portfolio occupancy rate based on committed leases will be 95.1%.

Ms Joo Lee Lim, CEO of the Manager said, “We delivered another strong set of results and enter the second half of the financial year from a position of strength, supported by completed rejuvenation works, acquisitions and proactive refinancing initiatives that continue to enhance Unitholder value. Our resilient and diversified portfolio, active asset management and a disciplined approach to capital management underpin long-term income visibility, while preserving our financial flexibility to pursue accretive acquisitions and unlock additional value from our portfolio.”

Mr George Wang, Chairman of the Manager added, “AA REIT’s performance in 1H FY2027 reflects the strength of our strategy and disciplined execution, supported by a resilient portfolio and sound financial position. As we continue the momentum established in FY2026, we remain focused on enhancing the portfolio, maintaining discipline amid market volatility, and delivering sustainable long-term value for Unitholders.

With the portfolio well positioned, we will continue to evaluate opportunities selectively and remain ready to pursue acquisitions that are accretive, strategically aligned and strengthen the quality and resilience of our portfolio.”

Portfolio Update

In 1H FY2027, AA REIT’s portfolio recorded positive rental reversion of 5.7% on renewed leases and a tenant retention rate of 73.6%. Overall portfolio occupancy stood at 93.7% or 95.1% based on committed leases, while weighted average lease expiry stood at 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 spaces 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 5 August 2026, the Manager announced the completion of the acquisition of a 9.15-hectare land- rich freehold industrial asset in Hazelmere for a purchase consideration of A\$42.70 million². Strategically located next to Perth Airport within an established freight and logistics corridor, the freehold industrial property is fully leased under a 10-year triple-net lease from 1 October 2025 with fixed annual rental escalations of 3.25%. Its substantial freehold landholding and proximity to power infrastructure also provide potential opportunities for future repositioning, redevelopment and data centre optionality.

Prudent Capital Management

As at 30 September 2026, AA REIT’s aggregate leverage stood at 37.4%. The REIT maintained strong financial flexibility with undrawn committed facilities and bank balances of approximately S\$292.8 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 2.8 times³ and no significant refinancing risk until FY2030. Blended debt funding cost decreased to 3.9% as at 30 September 2026, from 4.2% as at 30 September 2025, underscoring the REIT’s commitment to active and disciplined capital management. Approximately 70% of borrowings were fixed, while 69% of expected Australian dollar distributable income was hedged into Singapore dollars on a rolling four-quarter basis.

During the quarter, AA REIT redeemed its S\$250 million 5.375% subordinated perpetual securities, which had been effectively refinanced with lower-rate perpetual securities at a blended rate of 4.16%, crystallising approximately S\$3 million in annual savings. The Manager also increased the limit of AA REIT’s Multicurrency Debt Issuance Programme from S\$750 million to S\$2.0 billion, providing greater flexibility to support its future funding requirements.

Our Sustainability Progress

AA REIT continued to advance its sustainability agenda during the quarter with Phase 2B of AA REIT’s solar roadmap. The installation of rooftop solar photovoltaic (“PV”) systems was completed at NorthTech and 61 Yishun Industrial Park A of 0.620 MWp and 0.201 MWp, respectively, bringing total installed solar capacity

² Refer to the announcement on the Proposed Acquisition of 398 Bushmead Road and 286 Stirling Crescent in Hazelmere dated 9 July 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.

across the portfolio to 16.28 MWp. The REIT also achieved a GRESB score of 70, marking its sixth consecutive year of improvement, reflecting the Manager's continued commitment to sustainability performance and embedding ESG considerations across its portfolio, operations and investment strategy.

Market Outlook

The global economic outlook remains exposed to geopolitical tensions and inflationary pressures. At the September 2026 Federal Open Market Committee ("FOMC") meeting, the US Federal Reserve raised the target range for the overnight lending rate by 25 basis points to 3.75% to 4.00%⁴, acknowledging that economic activity continued to expand at a solid pace while inflation remained elevated.

Singapore

Singapore's economy grew by 5.4% year-on-year in 3Q 2026 based on advanced estimates⁵. This was driven by growth of construction, wholesale trade, and manufacturing sectors. The Monetary Authority of Singapore ("MAS") kept monetary policy on hold in October as it expects the Singapore economy to continue expanding in the immediate quarters then moderate as the AI cycle eases and global financial conditions tighten⁶. Core inflation is also projected to ease from the middle of next year, as supply-driven imported inflation slows and domestic costs stay subdued.

Australia

The Reserve Bank of Australia ("RBA") raised the cash rate target for the fourth time this year, with a 25 basis points raise to 4.60% in September 2026, citing continued inflationary pressures, including higher global energy prices⁷. Demand for well-located industrial assets is expected to remain resilient, particularly for assets with strong infrastructure connectivity and long-term redevelopment potential.

AA REIT's Macquarie Park and Bella Vista assets were among the 15 data centre projects endorsed by the New South Wales Government Investment Delivery Authority, validating their strategic locations and infrastructure attributes. Together with the Hazelmere 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 July 2026 to 30 September 2026	
Distribution Type	(a) Taxable Income (b) Capital Distribution	
Distribution Rate ⁸	(a) Taxable Income	2.411 cents per Unit
	(b) Capital Distribution	<u>0.160 cents per Unit</u>
		<u>2.571 cents per Unit</u>
Record Date	28 October 2026	
Payment Date	11 December 2026	

Media contact:

Teneo
Tel: +65 6955 8873
Email: aareit@teneo.com

Investor contact:

Investor Relations
AIMS APAC REIT Management Limited
Tel: +65 6309 3638
Email: investorrelations@aimsapac.com

⁴ Federal Reserve issues FOMC statement - September 2026 FOMC meeting | Federal Reserve

⁵ Singapore's GDP Grew by 5.4 Per Cent in the Third Quarter of 2026 | Ministry of Trade and Industry

⁶ MAS Monetary Policy Statement - October 2026 | Monetary Authority of Singapore

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 July 2026 to 30 September 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 28 properties, of which 24 properties are located throughout Singapore, and 4 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, Woolworths HQ located in Bella Vista, New South Wales and a property located in Hazelmere, Western Australia. 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 has acquired, developed and managed over 30 commercial properties across Australia and Singapore, spanning data centres, logistics, industrial, business parks, office and retail, with real estate funds AUM of approximately A\$4 billion. AIMS 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.