

	<p>AIMS APAC REIT MANAGEMENT LIMITED</p> <p>As Manager of AIMS APAC REIT 1 George Street, #23-03 One George Street Singapore 049145</p>
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

SGX ANNOUNCEMENT

PROPOSED ISSUE OF S\$100,000,000 3.60 PER CENT. FIXED RATE NOTES DUE 2024

AIMS APAC REIT Management Limited (formerly known as AIMS AMP Capital Industrial REIT Management Limited), in its capacity as manager of AIMS APAC REIT (formerly known as AIMS AMP Capital Industrial REIT) ("**AA REIT**") (the "**Manager**"), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT (in such capacity, the "**Issuer**"), has priced on 5 November 2019 the S\$100 million 3.60 per cent. fixed rate notes due 2024 (the "**Series 001 Notes**"). The Notes will be issued under the S\$750,000,000 Multicurrency Debt Issuance Programme established by the Issuer on 30 November 2018 (the "**Programme**"). Standard Chartered Bank and United Overseas Bank Limited have been appointed to act as joint lead managers and joint bookrunners for the issue of the Notes (the "**Joint Lead Managers**").

The Series 001 Notes will be issued at an issue price of 100 per cent. of their principal amount and in denominations of S\$250,000. The Series 001 Notes will bear interest at a fixed rate of 3.60 per cent. per annum payable semi-annually in arrear. The Series 001 Notes are expected to be issued on 12 November 2019 and are expected to mature on 12 November 2024.

The net proceeds from the issue of the Series 001 Notes (after deducting issue expenses) will be used for the general corporate purposes of AA REIT and its subsidiaries (the "**Group**"), including to finance the general working capital, capital expenditure and investments of the Group and the partial or full refinancing of existing borrowings of the Group from banks (which include the Joint Lead Managers and their respective affiliates who will receive a portion of the proceeds from the issue of the Series 001 Notes).

The Joint Lead Managers and their respective affiliates have and will continue to have additional relationships with the Issuer, AA REIT, the Manager and/or their respective affiliates as described in the Information Memorandum dated 30 November 2018.

Application will be made to the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for permission to deal in and the listing and quotation of the Series 001 Notes on the SGX-ST. Such permission will be granted when the Series 001 Notes have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission to the Official List of the SGX-ST and the listing and quotation of the Series 001 Notes on the SGX-ST is not to be taken as an indication of the merits of the Issuer, AA REIT, their respective subsidiaries, associated companies (if any) and/or joint venture companies (if any), the Programme or the Series 001 Notes.

Terms defined in the Information Memorandum shall have the same meaning in this announcement unless otherwise defined herein.

By Order of the Board
AIMS APAC REIT Management Limited
(Company Registration No. 200615904N)
as Manager of AIMS APAC REIT

Koh Wee Lih
Chief Executive Officer
5 November 2019

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 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.

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 real estate located throughout the Asia Pacific that is used for industrial purposes, including, but not limited to warehousing and distribution activities, business park activities and manufacturing activities. AA REIT’s existing portfolio consists of 27 industrial properties, of which 25 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 with an estimated total value of approximately S\$1.5 billion as at 30 September 2019.

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 mortgage lending, securitisation, investment banking, funds management, property investment, venture capital, stock broking and high-tech investment. AIMS is also a strategic investor in the Sydney Stock Exchange.

AIMS has raised funds from capital markets and issued residential mortgage-backed securities, predominantly rated AAA by both Standard & Poor’s and Fitch Ratings. AIMS has also attracted a number of international investors into the Australian markets and is the investment manager for various funds.

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.