AIMS APAC REIT MANAGEMENT LIMITED

As Manager of AIMS APAC REIT
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Singapore 048616

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended and restated))

SGX ANNOUNCEMENT

ACQUISITION OF PROPERTY LOCATED AT 398 BUSHMEAD ROAD AND 286 STIRLING CRESCENT, HAZELMERE, WESTERN AUSTRALIA

1. INTRODUCTION

AIMS APAC REIT Management Limited, in its capacity as manager of AIMS APAC REIT ("**AA REIT**", and the manager of AA REIT, the "**Manager**"), is pleased to announce that AIMS Capital Management Limited (in its capacity as trustee of Hazelmere Trust, a wholly-owned Australian sub-trust of AA REIT) (the "**Purchaser**"), had entered into a contract of sale (the "**SPA**") with an unrelated third party (the "**Vendor**") to acquire the property located at 398 Bushmead Road and 286 Stirling Crescent, Hazelmere, Western Australia (the "**Property**", and the acquisition of the Property, the "**Acquisition**").

Completion of the Acquisition (the "**Completion**", and the date of Completion, the "**Completion Date**") is expected to take place around 2Q FY2027[1].

2. INFORMATION ON THE PROPERTY

The acquisition is an attractive opportunity to acquire a 9.15-hectare freehold industrial landholding in Perth's Hazelmere precinct, combining long-term income security with significant long-term redevelopment potential. The property comprises two adjoining freehold allotments at 398 Bushmead Road & 286 Stirling Crescent, Hazelmere, Western Australia. The property is strategically positioned in a core logistics and industrial precinct 17 kilometres east of the Perth CBD within an established industrial corridor, with direct access to Perth Airport, Roe Highway and Great Eastern Highway.

The table below sets out further information relating to the Property.

Location	398 Bushmead Road, Hazelmere, Western Australia; and 286 Stirling Crescent, Hazelmere, Western Australia
Asset Type	General Industrial (IN2Z)
Land Tenure	Freehold Title
Land Area	91,547 square metres ("**sq m**")
Gross Floor Area ("GFA")	12,310 sq m

1 FY2027 refers to the financial year from 1 April 2026 to 31 March 2027.

Net Lettable Area ("NLA")	Approximately 12,310 sq m
Occupancy	100%
Lease Structure	Triple-net lease subject to annual rental escalation of 3.25%. Tenant is responsible for all outgoings, maintenance and operational costs.
Lease Term	9.3 years as at 30 June 2026. Lease term is 10 years and commenced on 1 October 2025. Lease is subject to two 10-year renewal options.

3. DETAILS OF THE ACQUISITION

3.1 Purchase Consideration and Valuation

The estimated purchase consideration payable in relation to the Acquisition is A$42.70 million (equivalent to approximately S$38.43 million[2]) (the "**Purchase Consideration**"), which is subject to completion adjustments that are not expected to be material.

The Manager and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT (the "**Trustee**") have commissioned an independent property valuer, Colliers International Holdings (Australia) Limited (the "**Independent Valuer**"), to value the Property. Based on the Discounted Cash Flow Analysis and the Income Capitalisation Method as at 27 February 2026, the Independent Valuer has valued the Property at A$42.70 million (equivalent to approximately S$38.43 million) (the "**Independent Valuation**").

The Purchase Consideration was negotiated on a willing-buyer and willing-seller basis and is based on the Independent Valuation.

3.2 Total Acquisition Outlay

The total acquisition outlay is estimated to be approximately A$44.30 million (equivalent to approximately S$39.87 million) (the "**Total Acquisition Outlay**"), comprising:

3.2.1 the estimated Purchase Consideration of A$42.70 million (equivalent to approximately S$38.43 million), subject to completion adjustments, which is payable in the form of cash;

3.2.2 the acquisition fee (the "**Acquisition Fee**") of approximately A$0.43 million (equivalent to approximately S$0.39 million), being 1.0% of the Purchase Consideration in accordance with the trust deed dated 5 December 2006 constituting AA REIT (as amended and restated), payable to the Manager in the form of cash in respect of the Acquisition;

3.2.3 the estimated professional and other fees and expenses (including stamp duty) incurred or to be incurred by AA REIT in connection with the Acquisition of approximately A$2.69 million (equivalent to approximately S$2.42 million); and

2 Unless otherwise stated, A$ in this announcement have been translated into S$ based on the illustrative exchange rate of A$1.00 to S$0.90.

3.2.4 less the amount of A$1.52 million (equivalent to approximately S$1.37 million) payable by the Vendor to the Purchaser under the SPA referred to in paragraph 3.3.4 below.

The Acquisition is not expected to have any material impact on AA REIT's net asset value and distribution per Unit for the financial year ending 31 March 2027.

3.3 Principal Terms of the SPA

The principal terms of the SPA include, amongst others, the following:

3.3.1 the Property being acquired on an "as is" basis subject to the existing lease in relation to the Property entered into between the Vendor and the tenant of the Property which would be assigned to the Purchaser on Completion;

3.3.2 a deposit equal to 5% of the Purchase Consideration has been paid to the Vendor's solicitors upon the signing of the SPA to be held as stakeholder on behalf of the Vendor and the Purchaser to be applied towards payment of the Purchase Consideration on Completion or otherwise dealt with in accordance with the terms of the SPA;

3.3.3 customary provisions relating to the Acquisition, including limited representations and warranties, indemnities and pre-completion covenants; and

3.3.4 in consideration of the Purchaser being responsible for environmental-related remediation works in relation to the Property which may be required by any relevant authorities from time to time, the Vendor has agreed to an adjustment of the balance of the Purchase Consideration, payable by the Purchaser to the Vendor on Completion, in favour of the Purchaser for the agreed amount of A$1.52 million (equivalent to approximately S$1.37 million) on account of such future costs which may be incurred by the Purchaser. In connection with the foregoing, the Purchaser shall also procure a bank guarantee to be furnished to the Vendor on Completion to secure the performance by the Purchaser of the aforementioned environmental-related remediation obligations in relation to the Property.

4. RATIONALE AND KEY BENEFITS OF THE ACQUISITION

The Manager believes that the Acquisition brings the following key benefits to holders of units in AA REIT (the "**Units**", and the holder of Units, "**Unitholders**").

(i) **Compelling Site Acquisition delivers DPU Accretion and enhances Portfolio Resilience**

Based on the Property's year 1 net property income and the Purchase Consideration, the Property is being acquired at an initial net property income yield of 5.3%. The Purchase Consideration of A$42.70 million, which translates to an attractive land acquisition cost of approximately A$467 per square metre on a land basis, represents a compelling entry point for a significant 91,547 square metre freehold industrial landholding in Perth's tightly held eastern logistics corridor.

The Acquisition is expected to be DPU accretive to Unitholders. On a pro forma basis, assuming the Acquisition had been completed on 31 March 2026 and funded

by 100% debt funding, the Acquisition would have increased FY2026 DPU from 9.850 Singapore cents to 9.877 Singapore cents, representing a DPU accretion of around 0.3%. With a 10 year master lease in place with rental escalation of 3.25% per annum, the Acquisition is expected to deliver an average DPU accretion of around 0.6% over 10 years. The Acquisition will also increase AA REIT's portfolio value from approximately S$2.25 billion as at 31 March 2026 to approximately S$2.29 billion, while aggregate leverage would increase from 26.8% to 28.1%.

In addition, the Acquisition enhances portfolio quality and resilience through a higher proportion of freehold assets and strengthened portfolio metrics. On a pro forma basis, AA REIT's exposure to the industrial segment will increase from 21.3% to 22.2% of FY2026 gross rental income ("GRI"), Australia's contribution to FY2026 GRI will increase from 23.5% to 24.4%, weighted average lease expiry ("WALE") will improve from 4.0 years to 4.1 years, and the proportion of freehold land lease by valuation will increase from 28.4% to 29.6%. The Acquisition also marginally increases the proportion of GRI derived from resilient industries from 82.8% to 83.0%, while increasing exposure to the materials and construction segment from 7.4% to 8.4%.

(ii) **Rare Freehold Industrial Asset in Strategic Location**

The Property is a rare large-format freehold industrial asset located within Perth's tightly held eastern industrial corridor, a strategic logistics precinct where freehold landholdings are scarce and occupier demand remains strong. The Property is situated in Hazelmere, just 3 kilometres from Perth Airport and is in close proximity to major freight and logistics infrastructure, benefiting from the strong connectivity via key arterial roads including Roe Highway, Tonkin Highway and Great Eastern Highway Bypass. It is located approximately 17 kilometres from Perth CBD, and 10 kilometres from the Kewdale Freight Terminal, making it well-positioned to serve Western Australia's supply chain and logistics network.

The Hazelmere precinct is characterised by low industrial vacancy and limited supply of large-format industrial sites. Industrial vacancy rates in Perth's eastern corridor are approximately 1.2% to 1.6%, among the lowest in Australia, reflecting sustained occupier demand. The limited availability of well-located industrial land in the precinct is supportive of occupancy resilience and long-term rental growth.

(iii) **Established Tenant with Long-term Income Visibility**

The Property is fully leased to Swan Materials under a 10-year triple net lease structure commencing on 1 October 2025, generating stable and visible long-term income. The lease provides for fixed annual rental escalations of 3.25%, supporting built-in organic income growth, and includes two further 10-year renewal options, providing potential long-term income visibility of up to 30 years. The lease also includes a market rent review mechanism at Year 5 with downside protection and capped upside, allowing for balanced rental reversion while maintaining income stability.

Under the triple net lease structure, the tenant is responsible for outgoings, maintenance and operating costs, which supports stable and predictable cash flows. The lease is further supported by a bank guarantee enhancing income security.

Swan Materials is a Western Australia-based construction materials supplier supporting the State's construction and infrastructure supply chain through asphalt production, logistics and materials testing services. The tenant benefits from a strong operating and industry backdrop and is a subsidiary of an established sponsor base, including CRH plc and Barro Group. CRH plc is a global leader in building materials solutions with operations across cement, concrete and aggregates, a market capitalisation of approximately US$70 billion and approximately 80,000 employees across 28 countries. Barro Group is a leading family-owned Australian supplier and distributor of premixed concrete, quarry products and related building materials. The tenant's established business profile and ownership by a Fortune 500 company underpins the tenant covenant and long-term income security.

(iv) **Strategic Landholding with Long-Term Value Creation**

The Property represents a scarce, large-format freehold industrial landholding with embedded long-term value creation potential. The 91,547 square metre site is located within an established industrial precinct and provides flexibility to accommodate evolving industrial uses over time. The freehold nature of the Property, together with its strategic location and large land area, supports long-term capital appreciation and enhances AA REIT's portfolio resilience.

Perth's industrial land market continues to benefit from favourable market fundamentals, with Real Estate Institute of Western Australia ("REIWA") reporting that Perth industrial land values increased by approximately 15% in 2024. This reflects sustained occupier demand and limited supply of industrial land, which continues to support land values and rental growth. Against this backdrop, the Property's large-format freehold site provides AA REIT with exposure to a land-constrained industrial market with long-term value upside.

The Property also offers future repositioning and redevelopment potential. With existing site coverage of approximately 13%, the site provides immediate income while preserving significant flexibility for future higher-value industrial uses, including modern warehousing, logistics-related uses and other infrastructure-linked industrial applications, subject to market demand and relevant approvals.

In addition, the Property is located approximately 1.3 kilometres from the Guildford Terminal Substation, one of Perth's major power infrastructure assets with 550MVA of capacity. This proximity to major power infrastructure may support future data centre or other power-intensive industrial uses over the long term, subject to planning, technical feasibility and approvals.

(v) **Strategic Alignment to Deliver Long-term Value**

The Acquisition is aligned with AA REIT's disciplined and selective investment strategy of acquiring well located land-rich industrial assets with strong tenant covenant, long-term income visibility and underlying land value. The Property's freehold nature, strategic location within Perth's eastern logistics corridor and potential for rental reversion and future redevelopment provide opportunities to enhance portfolio resilience and deliver sustainable long-term value. The long-term triple net lease structure supports stable and predictable cash flows, while the acquisition further strengthens AA REIT's exposure to Australia and core industrial segments. AA REIT remains well-positioned to pursue selective acquisition opportunities in its key markets that are aligned with its investment objectives and able to deliver sustainable long-term value to Unitholders.

5. NON-DISCLOSEABLE TRANSACTION

Based on the relative figures computed on the bases set out in Rule 1006 of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "**Listing Manual**"), the Acquisition is classified as a "non-discloseable transaction" within the meaning of Rule 1008 of the Listing Manual.

6. INTERESTS OF THE DIRECTORS AND CONTROLLING UNITHOLDERS

As at the date of this Announcement and based on information available to the Manager, certain directors of the Manager (the "**Directors**") collectively hold an aggregate direct and deemed interest in 156,360,538 Units.

Further it should be noted that Mr George Wang, the Chairman and Non-Executive Non-Independent Director of the Manager, is the Founding Executive Chairman of AIMS Financial Group, the sponsor of AA REIT.

Save as otherwise disclosed in this Announcement and based on information available to the Manager, none of the Directors or the Controlling Unitholders[3] has an interest, direct or indirect, in the Acquisition.

3 For the purposes of Appendix 6 of the Code on Collective Investment Schemes, a "**controlling unitholder**" is a person who:

(a) holds directly or indirectly, 15.0% or more of the nominal amount of all voting units in AA REIT. The SGX-ST or the Monetary Authority of Singapore may determine that such a person is not a controlling Unitholder; or

(b) in fact exercises control over AA REIT.

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 July 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 27 properties, of which 24 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. 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 Group has acquired, developed and managed over 30 commercial properties across Australia and Singapore, spanning data centres, logistics, industrial, business parks, office and retail, with a portfolio value of close to A$3 billion. The Group 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.