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))

Media Release

AIMS APAC REIT to acquire 9.15-hectare Freehold Industrial Landholding in Perth, Australia for A$42.70 million

- Significant land rich site: Freehold industrial landholding spanning 9.15 hectares in Hazelmere, a tightly held eastern Perth industrial precinct
- Long-term income security: Fully leased to Swan Materials Pty Ltd under a 10-year triple-net lease (from 1 Oct 2025) with two further 10-year renewal options
- Acquisition price of A$42.70 million[1] (S$38.43 million) reflects a Year 1 NPI yield of 5.3% and an attractive land price of A$467 per sqm site basis
- Proposed acquisition will deliver immediate DPU accretion of around 0.3%[2]. With a 10-year master lease in place and rental escalation of 3.25% per annum, the acquisition is expected to deliver an average DPU accretion of around 0.6% over 10 years.
- Site offers significant redevelopment potential, including possible data centre conversion given proximity to a 550MVA power substation
- Strategically located next to Perth Airport (approximately 3 km) and within an established logistics and industrial corridor, with convenient access to three major highways — Roe Highway, Great Eastern Highway Bypass and Tonkin Highway — that services major freight and logistics routes and approximately 17 km from Perth's CBD
- Acquisition will enhance AA REIT's portfolio through the addition of a well-located freehold asset, increases industrial exposure in Australia, extension of portfolio WALE and strengthens portfolio resilience

Singapore, 9 July 2026 – AIMS APAC REIT Management Limited (the "Manager") as manager of AIMS APAC REIT ("AA REIT"), today announced that AIMS Capital Management Limited, in its capacity as trustee of a wholly owned sub-trust of AA REIT, has entered into a contract of sale ("SPA") with an unrelated third party ("Vendor") to acquire the property located at 398 Bushmead Road and 286 Stirling Crescent, Hazelmere, Western Australia, comprising two adjoining freehold land plots (the "Property"). The total acquisition outlay comprises a purchase consideration of A$42.70 million (S$38.43 million), subject to completion adjustments which are not material.

Based on the passing income and purchase consideration, the acquisition reflects a Year 1 NPI yield of 5.3%, which translates into DPU accretion of 0.3% for Unitholders based on 100% debt funding. The acquisition is expected to be completed in 2Q FY2027[3].

Mr Russell Ng, CEO of the Manager, commented, "The proposed acquisition of 398 Bushmead Road and 286 Stirling Crescent represents a strategic addition to AA REIT's portfolio while reinforcing our focus on acquiring land-rich, income-producing industrial assets. Based on an entry

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[1] Unless otherwise stated, A$ in this media release have been translated into S$ based on the illustrative exchange rate of A$1.00 to S$0.90.

[2] Based on 100% debt funding.

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

yield of 5.3% and annual rental escalation of 3.25%, the proposed acquisition offers immediate DPU accretion of 0.3% and an average accretion of 0.6% over 10 years.

Beyond the positive accretion impact, the Property offers significant long-term redevelopment potential into modern warehouses or data centres given the large scale landholding, strategic location within Perth's eastern logistics and industrial corridor and proximity to a major power substation."

Mr George Wang, Chairman of the Manager, highlighted that "The Perth industrial market has demonstrated strong fundamentals, underpinned by low industrial vacancy, constrained land supply and positive long-term economic drivers. Against this backdrop, the acquisition of the Hazelmere industrial site - which offers clear long-term income visibility and redevelopment potential - presents an excellent opportunity to acquire a large freehold land parcel at an attractive price. Looking ahead, we will continue to selectively pursue acquisition opportunities in our target markets of Singapore, Australia and New Zealand, that align with our investment strategy and is able to deliver sustainable long-term returns for Unitholders."



About the Property

The Property comprises a freehold industrial site with a total land area of 91,547 sqm and a gross floor area ("GFA") and total net lettable area ("NLA") of 12,310 sq m of warehouses, workshops and offices. The Property is 100% occupied and leased to Swan Materials under a 10-year triple-net lease that commenced on 1 October 2025. The master lease is subject to an annual rental escalation of 3.25% and comes with two 10-year renewal options, providing long-term income security.

Swan Materials is a wholly owned subsidiary of CRH plc, a Fortune Global 500 company and leading global building materials group, and Barro Group, a leading family-owned Australian supplier of premixed concrete, quarry products and related building materials.

Post-acquisition, AA REIT's industrial exposure will rise from 21.3% to 22.2%, portfolio occupancy will increase from 93.6% to 93.7%, and portfolio WALE will extend from 4.0 to 4.1 years. In addition, income contribution from Australia will increase from 23.5% to 24.4%, providing greater geographical diversification and revenue resilience. The acquisition will also increase AA REIT's freehold land

exposure by valuation from 28.4% to 29.6%. enhancing portfolio quality through a greater proportion of freehold assets.

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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.