

Proposed Acquisition of Australian Industrial Property in Hazelmere, Perth WA

9 July 2026

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Transaction Overview

Purchase Consideration	A$42.70m (S$38.43m)[1]
Independent Valuation	A$42.70m (S$38.43m)[2]
NPI Yield	5.3% on Year 1 Net Property Income (“NPI”)
Year 1 Passing Income	A$2.3 m
Address	398 Bushmead Road & 286 Stirling Crescent, Hazelmere WA
Asset Type	9.15-hectare freehold industrial landholding comprising manufacturing, workshop, warehouse and office facilities with low site coverage (13%), providing secure income and long-term redevelopment potential
Vendor	Private Company
Land (sq m)	91,547 sqm (9.15 hectares)
Gross floor area (sq m)	12,310 sqm of Warehouses, Workshops and Office
Occupancy	100% leased
Acquisition Structure	Sale with assignment of lease
Master Tenant	Swan Materials (part of Adbri, formerly listed on ASX:ABC)
Lease Term	9.3 years as at 30 June 2026. 10 year lease commenced on 1 Oct 2025 with 2 x 10-year renewal options
Lease Structure	Triple-net lease (tenant pays all outgoings) subject to annual escalation of 3.25% p.a.
Title and Zoning	Freehold Title; General Industrial (IN2Z)

Figure 1: Aerial view of Property

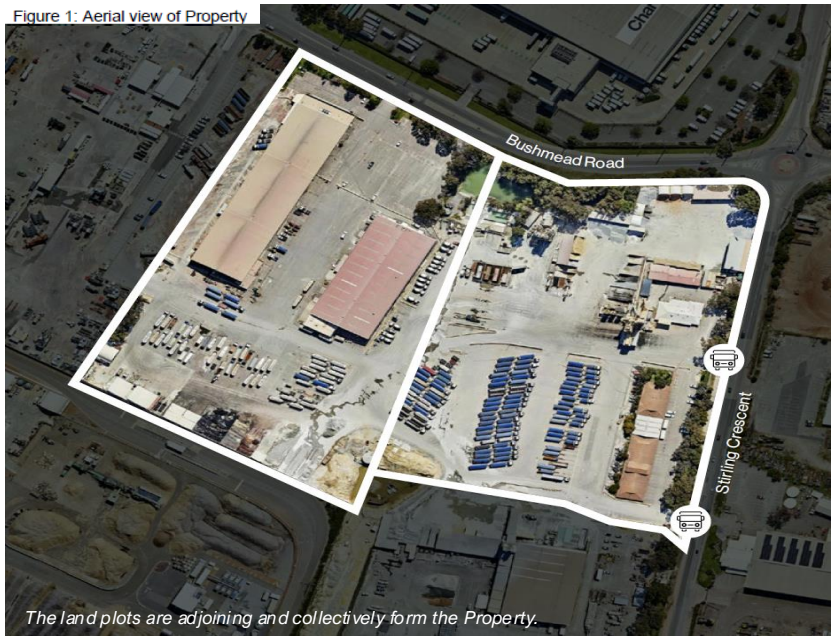


Figure 2: High Clearance Warehouse Interior



Figure 3: Warehouse Storage and Operations Area



Figure 4: External Hardstand and Processing Area

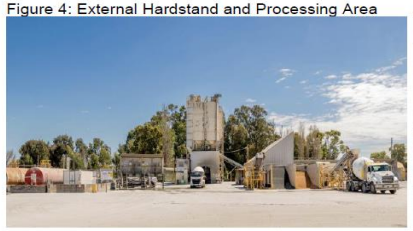


Figure 4: Asphalt Plant and Site Infrastructure



Notes:
1) A$42.70m is subject to completion adjustments which are not material.
2) Independent valuation by Colliers International Holdings (Australia) Limited as at 27 February 2026

Rationale and Benefits of Acquisition



1 Compelling Site Acquisition delivers DPU Accretion and enhances Portfolio Resilience

- Site acquired at an attractive entry price – delivering Year 1 NPI yield of 5.3% and DPU accretion of 0.3%
- Enhances portfolio resilience through a higher proportion of freehold assets



2 Rare Freehold Industrial Asset in Strategic Location

- Positioned next to Perth Airport and within a major freight and logistics corridor
- Low industrial vacancy of between 1.2-1.6% supports rental resilience and growth



3 Established Tenant with Long-term Income Visibility

- Long-term lease with 3.25% fixed annual rental escalations, underpins income visibility
- Strong tenant covenant and subsidiary of Fortune 500 company, CRH plc



4 Strategic Landholding with Long-Term Value Creation

- Future repositioning or redevelopment potential to higher-value industrial uses
- Close proximity to the Guildford Terminal substation supports potential data centre usage



5 Strategic Alignment to Deliver Long-term Value

- Aligned to AA REIT's disciplined and **selective investment** approach
- **Active asset management** to enhance portfolio resilience
- Maintaining **prudent balance sheet** while investing into growth
- Collaboration on long-term lease with potential for future **strategic partnership**

1 Compelling Site Acquisition delivers DPU Accretion and enhances Portfolio Resilience

- **Compelling 5.3% Year 1 NPI Yield for a significant freehold industrial landholding**
- **With a 10 year triple-net lease in place and rental escalation of 3.25% p.a., the Acquisition is expected to deliver an average DPU accretion of 0.6% over 10 years**

Fully Debt Funded

9.850 Singapore cents

Pre-acquisition

FY2026 DPU

+0.3%

	Actual FY2026	After the Proposed Acquisition
DPU (Singapore cents)	9.850	9.877[1]
DPU accretion	N/A	+0.3%[2]
Aggregate Leverage	26.8%	28.1%[3]

9.877 Singapore cents

Post-acquisition

Pro-forma DPU

Notes:

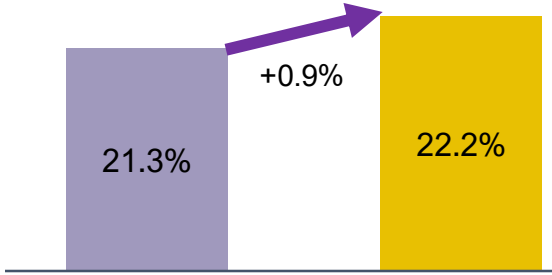
1) The pro forma DPU impact of the Proposed Acquisition is based on FY2026 DPU, as if the Proposed Acquisition was completed on 1 April 2025 and AA REIT held and operated the Property through to 31 March 2026.
2) On a proforma basis, DPU accretion would be 0.3% based on 100% debt funding.
3) Based on post acquisition, assuming that the proposed acquisition was completed on 31 March 2026.

1 Enhanced Portfolio Quality through Greater Freehold Composition

Asset Segmentation

% of YTD FY26 GRI[1] from Industrial Segment

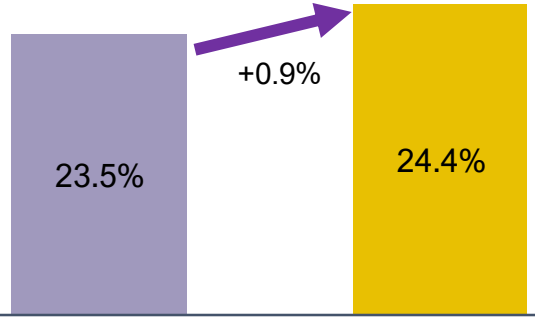
- Increase exposure to industrial segment with future rental growth potential



Australia Revenue Contribution

% of YTD FY26 GRI[1] from Australia

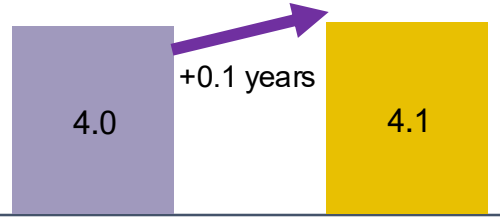
- Greater geographical and revenue resilience



Weighted Average Lease Expiry (WALE)

As at FY26

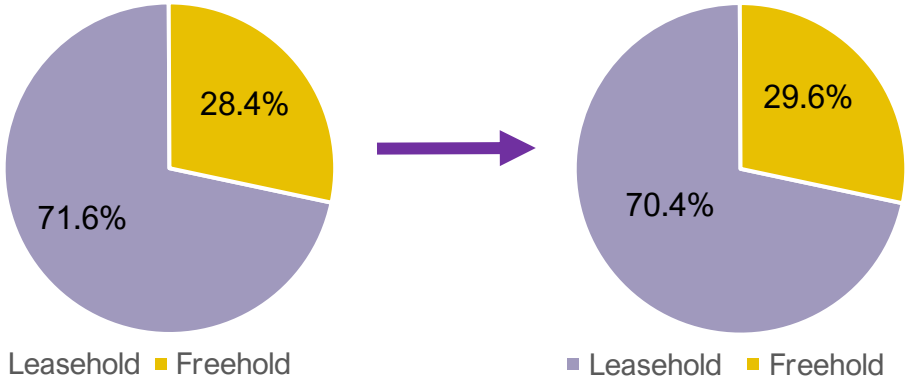
- Enhanced portfolio stability with stronger income visibility



Land Lease

As at FY26

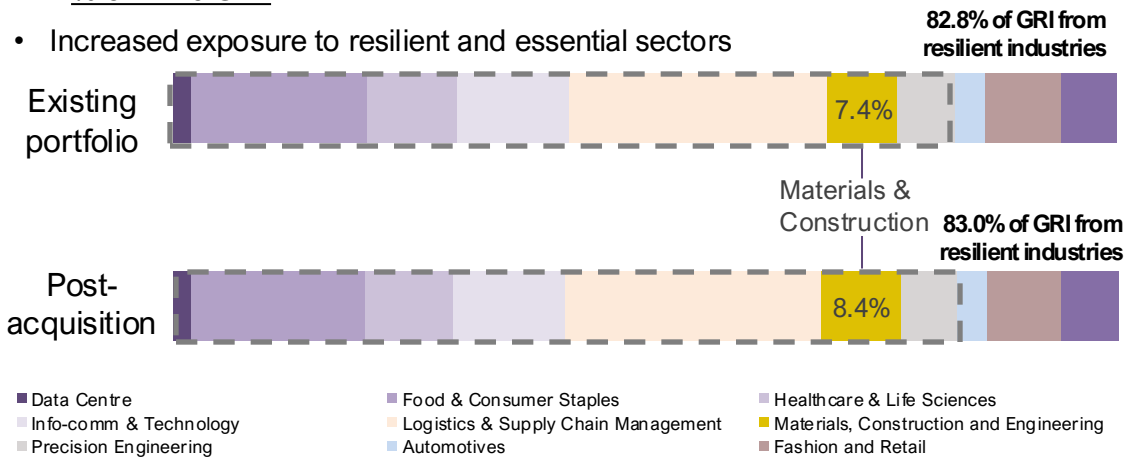
- Increased % of Freehold Land Lease by Valuation



Industry Segmentation

% of FY26 GRI[1]

- Increased exposure to resilient and essential sectors



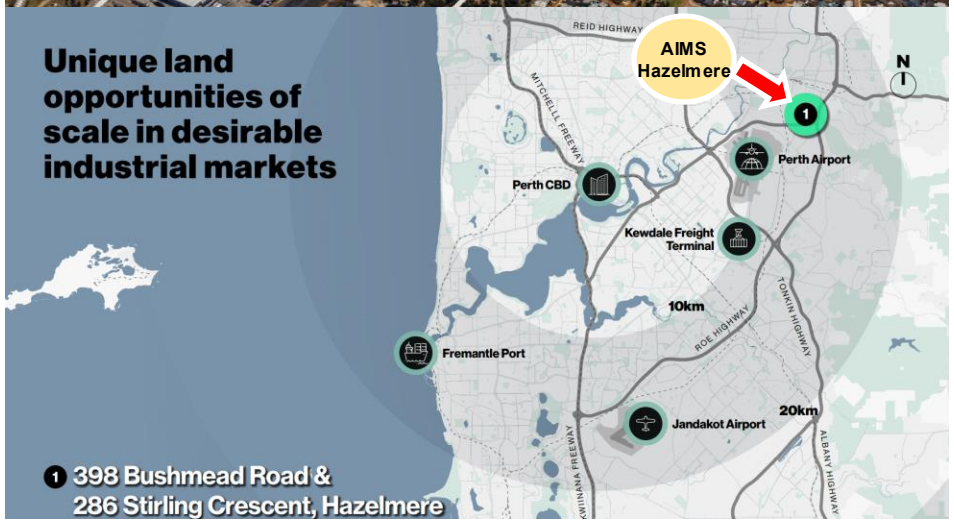
Notes:

1) All references to "GRI" refers to gross rental income.

2 Rare Freehold Industrial Asset in Strategic Location

Located within Perth's tightly held industrial corridor, where freehold land is scarce and occupier demand remains strong





Strategic Location

- **Close proximity to major freight and logistics infrastructure**, supporting Western Australia's supply chain
- **Land-constrained industrial precinct** with **sustained occupier demand**
- **17 km from Perth CBD, 3 km to Perth Airport, and 10 km to Kewdale Freight Terminal**

Land-Constrained Industrial Market

1.2% – 1.6%

Industrial vacancy rate on Perth Eastern Corridor[1]

- One of Australia's **lowest vacancy rates**, reflecting **strong occupier demand**
- **Limited supply of large-format industrial sites** supports rental growth

Notes:
1) Knight Frank Q42025: Industrial State of the Market Report (Sydney, Melbourne, Brisbane, Perth)

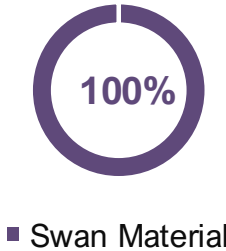
3 Established Tenant with Long-term Income Visibility

100% leased industrials facility supporting Western Australia's construction and infrastructure supply chain

About Swan Materials Pty Ltd

- Western Australia-based construction materials supplier, backed by Adbri Limited (formerly listed on ASX:ABC), one of Australia's leading integrated building materials producers.
- Provides asphalt production, logistics and materials testing services supporting infrastructure and construction projects

Tenant Mix by Occupied Area



The property is fully leased to Swan Materials under a **10-year lease** commencing 1 October 2025, with two 10-year renewal options, providing **long-term income visibility of up to 30 years**.

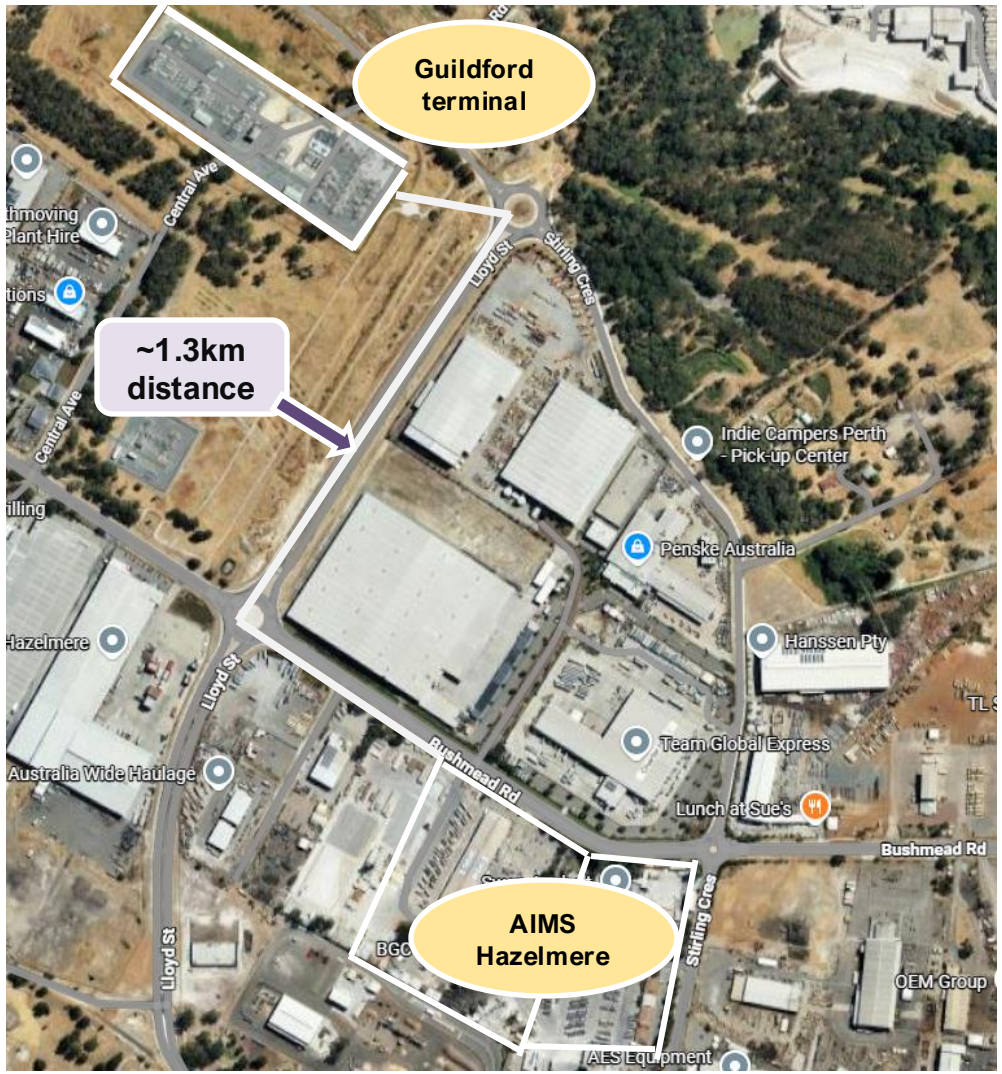
- ✓ **Strong income security** supported by a **bank guarantee and outgoings**
- ✓ **Built-in rental growth** with **3.25% fixed annual rental escalations,** provide visible organic rental growth and support **stable DPU growth**
- ✓ **Market rent review mechanism** with downside protection and capped upside, allowing for balanced rental reversion while maintaining income stability
- ✓ Operates within the **construction materials and infrastructure supply chain**, sectors supported by ongoing **infrastructure and development activity in Western Australia**, supporting long-term tenant demand
- ✓ **Strong tenant covenant** with **backing from CRH plc and Barro Group**

- Ireland-based global provider of building materials solutions, with operations in cement, concrete, and aggregates
- Market cap of USD 70B billion with 80,000 employees across 28 countries

- Family-owned Australian company that is a leading independent supplier and distributor of premixed concrete, quarry products, and related items

4 Strategic Landholding with Long-Term Value Creation

Large-format freehold site provides flexibility to capture future higher-value industrial uses



Strong Industrial Land Value Growth

- Perth industrial land values increased ~15.0% in 2024
- REIWA[1] has expressed positive market fundamentals, supporting long term appreciation potential

Strategic Freehold Landholding

- 9.15 ha large-format freehold site
- Flexibility to accommodate evolving industrial uses
- Scarce landholding within established industrial precinct

Embedded Repositioning Potential

- Potential for future repositioning to modern warehouse or higher-value industrial facility
- Location and zoning supports long-term asset relevance as industrial occupier needs evolve

Strategic Data Centre Potential due to excellent connectivity to power infrastructure

- Located ~1.3km to the Guildford Terminal Substation, one of Perth's major power infrastructure assets (550 MVA)
- Potential to support future data centre uses, subject to planning and approvals

Notes:

1) Real Estate Institute of Western Australia

5 Strategic Alignment to Deliver Long-term Value

Four-pillar Strategy



Selective Investments & Developments



Active Asset Management



Prudent Capital & Risk Management



Strategic Partnerships

Transaction Summary

A. Scarce Freehold Industrial Landholding in Core Logistics Corridor

- ✓ 91,547 sqm industrial landholding in tightly held eastern Perth industrial precinct
- ✓ Excellent connectivity to Perth Airport and major freight corridors including Roe and Tonkin Highways

B. Stable, Long-Dated Income with Embedded Growth

- ✓ Attractive NPI yield for significant landholding, with immediate DPU uplift
- ✓ Backed by secure lease security and established tenant
- ✓ Redevelopment potential to drive future rental growth

C. Attractive Market Fundamentals Supporting Long-term Value

- ✓ Industrial land values increased 15.0% YoY, reflecting strong occupier demand and limited supply
- ✓ Low industrial vacancy rates (1.2%–1.6%) across Perth's core logistics corridors

D. Strategic Portfolio Fit

- ✓ Expands exposure to Perth's growing eastern logistics corridor and infrastructure-linked sectors
- ✓ Enhances portfolio resilience with long-term income visibility and freehold industrial land exposure

Thank You

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