	**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))

SGX ANNOUNCEMENT

COMPLETION OF ACQUISITION OF 1 WOOLWORTHS WAY, BELLA VISTA, NEW SOUTH WALES 2153, AUSTRALIA

AIMS APAC REIT Management Limited, as manager of AIMS APAC REIT ("**AA REIT**", and as manager of AA REIT, the "**Manager**"), refers to the announcements issued by the Manager on 30 September 2021 and 18 October 2021 in relation to the proposed acquisition of the freehold property located at 1 Woolworths Way, Bella Vista, New South Wales 2153, Australia (the "**Acquisition**") by AIMS Capital Management Pty Ltd, in its capacity as trustee of Bella Vista Trust (a wholly-owned subsidiary trust of AA REIT) (the "**Bella Vista Trust Trustee**"), for the Purchase Price of approximately A$463.25 million[1] (the "**Acquisition Announcements**").

Unless otherwise defined, all capitalised terms and references used herein shall bear the same meaning ascribed to them in the Acquisition Announcements.

The Manager is pleased to announce that the Acquisition has been completed today. The Acquisition has been funded by a combination of debt financing, acquisition fee payable in units and net proceeds raised from the issuance of perpetual securities on 1 September 2021.

Following the completion of the Acquisition, AA REIT owns a total of 29 industrial properties, comprising 26 properties located throughout Singapore and 3 properties 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.

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 - Designate
15 November 2021

[1] Approximately S$454.0 million based on the illustrative exchange rate of A$1.00 : S$0.98.

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, 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 29 properties, of which 26 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.

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' 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.