	AIMS APAC REIT MANAGEMENT LIMITED As Manager of AIMS APAC REIT 1 Raffles Place, #39-03, One Raffles Place Singapore 048616

Media Release

AIMS APAC REIT COMPLETES ACQUISITION OF WOOLWORTHS HEADQUARTERS AT BELLA VISTA, SYDNEY, NEW SOUTH WALES

Singapore, 15 November 2021 – AIMS APAC REIT Management Limited as Manager of AIMS APAC REIT (AA REIT, and as Manager of AA REIT, the Manager), is pleased to announce that AIMS Capital Management Pty Ltd, the trustee of Bella Vista Trust (a wholly-owned subsidiary trust of AA REIT), had on 15 November 2021 completed the acquisition of Woolworths HQ in New South Wales, Australia (the Property) for a purchase consideration of A$463.25 million (approximately S$454.0 million[1]).

The Manager's CEO-Designate, Mr Russell Ng commented, "We are pleased to share that we have completed the acquisition of Woolworths Headquarters. This accretive and transformational acquisition ties in well with AA REIT's strategy of investing in quality assets that provide long-term stable and growing income yield and capital growth potential. Fully leased to a highly reputable tenant, this property has the strategic potential for long-term redevelopment in terms of future site expansion. In addition to strengthening AA REIT's portfolio and foothold in Sydney's resilient business park market, this acquisition will also further increase the REIT's freehold assets, and drive long-term income stability for Unitholders."

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.

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For enquiries, kindly contact:

Media contact:
Dolores Phua / Valencia Wong / Bernice Wang
Citigate Dewe Rogerson
Tel: +65 6534 5122
Email: AAREIT@citigatedewerogerson.com

Investor contact:
Russell Ng / Terence Lim
AIMS APAC REIT Management Limited
Tel: + 65 6309 1063
Email: investorrelations@aimsapac.com

[1] The purchase consideration of A$463.25 million excludes transaction costs of approximately A$31.0 million, which includes stamp duty, acquisition fee payable to the Manager, professional advisory fees and other costs. As such, the total acquisition cost is A$494.25 million (approximately S$484.4 million).

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.