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 achieves 1.1% YoY rise in DPU to 4.720 Singapore cents for 1H FY2026

- Net Property Income 1.1% higher YoY to S$68.4 million for 1H FY2026, with Distributions to Unitholders increasing by 1.6% YoY to S$38.6 million
- Maintained high portfolio occupancy of 93.3%[1] and achieved positive rental reversions of 7.7%[2] for 1H FY2026
- Resilient balance sheet with aggregate leverage of 35.0% provides headroom for organic growth initiatives and acquisitions
- Portfolio rejuvenation to drive sustainable income growth over the long term following comprehensive refurbishment of existing warehouse to support global storage occupier requirements and to meet BCA GreenMark Gold Plus certification
- Proposed acquisition of the Framework Building at strategic city fringe location near MRT interchange and Pan Island Expressway will enhance portfolio resilience with strong rental visibility via anchor lease and future value-add potential
- Successfully commissioned Phase 2 solar installations at three properties in Singapore, advancing AA REIT's sustainability commitment

	1H FY2026	1H FY2025	+/(-)
	S$'000	S$'000	%
Gross revenue	93,703	93,514	0.2
Net property income ("NPI")	68,358	67,587	1.1
Distributions to Unitholders	38,567	37,958	1.6
No. of Units in issue and to be issued ('000 Units)	817,234	813,632	0.4
Distribution per Unit ("DPU") (Singapore cents)	4.720	4.670	1.1

Singapore, 5 November 2025 – AIMS APAC REIT Management Limited (the "Manager") as manager of AIMS APAC REIT ("AA REIT") is pleased to report a 1.6% year-on-year ("YoY") rise in Distributions to Unitholders to S$38.6 million and 1.1% rise in Distribution per Unit ("DPU") to 4.720 Singapore cents for the half year ended 30 September 2025 ("1H FY2026").

For 1H FY2026, gross revenue rose by 0.2% YoY to S$93.7 million and Net Property Income ("NPI") increased by 1.1% YoY to S$68.4 million, underpinned by good operational performance and portfolio rental growth.

Mr Russell Ng, CEO of the Manager said, "We delivered solid operational and financial results for the first half, underpinned by active asset management and disciplined capital management. We continued to advance our portfolio rejuvenation strategy, highlighted by the completion of the AEI at 7 Clementi Loop – a comprehensive refurbishment of an existing warehouse to better support the needs of our global storage master tenant. With sustainability features including new rooftop solar

[1] Excluding the impact from the transitory movement by tenants, portfolio occupancy rate based on committed leases will be 95.1%.
[2] Rental reversion is computed based on the percentage change in the new rent over the prevailing rent of the expiring lease.

panels, the property is targeting BCA GreenMark Gold Plus certification. We also recently announced the proposed acquisition of the Framework Building located at 2 Aljunied Avenue 1, which enhances our portfolio resilience and deepens our exposure to high-spec industrial buildings in a strategic location that is highly sought after by occupiers. Both projects underscore AA REIT's commitment to elevating the overall portfolio quality and delivering sustainable long-term returns."

Mr George Wang, Chairman of the Manager added, "AA REIT has continued to execute its four-pillared strategy, delivering on its commitment to generating sustainable value for our Unitholders. AIMS Financial Group's increased stake by 7.0% to 18.7% in AA REIT also signals sponsor's commitment and confidence in AA REIT's long-term growth potential and the management's disciplined execution capability[3]. Supported by our robust balance sheet and disciplined capital deployment, AA REIT is well positioned to capture new opportunities for future growth."

Portfolio Update

In 1H FY2026, the Manager executed 11 new and 36 renewal leases, totaling 97,175 sqm, which represented 12.6% of the portfolio's net lettable area ("NLA"), with positive rental reversion of 7.7% achieved.

As at 30 September 2025, overall portfolio occupancy was 93.3%. Excluding the impact from the transitory movements by tenants, the portfolio occupancy rate based on committed leases would be 95.1%. Weighted average lease expiry stood at 4.2 years. The portfolio is well supported by 188 tenants diversified across multiple trade sectors, with 82.5% of gross rental income ("GRI") from tenants in essential and defensive industries. The high-quality and diversified portfolio provides income stability and rental growth opportunities amidst an uncertain macroeconomic environment. Geographically, 76.3% of GRI is from Singapore with the remaining Australian income anchored by high-quality, long-term leases.

In 1H FY2026, the AEI at 7 Clementi Loop was completed, driving sustainable growth through a comprehensive refurbishment of a warehouse to BCA GreenMark Gold Plus certification, which ultimately led to the securing of a 15-year master lease with a global storage and information management firm. The AEI highlights AA REIT's proactive asset management strategy to drive higher specifications, tenant demand, and lease stability.

On 29 August 2025, the Manager announced the proposed acquisition of a Singapore industrial property in a strategic city-fringe location on a total purchase price consideration of S$56.65 million[4]. The proposed acquisition of the asset at 2 Aljunied Avenue 1 will deliver an attractive NPI yield of 8.1% and DPU accretion of 2.5%[5]. The building's flexible configurations allow for a range of industrial uses, providing opportunity to enhance specifications to attract high-quality tenants across manufacturing, life-science, and/or technology. The proposed acquisition represents a strategic alignment to AA REIT's portfolio through asset and tenant quality, rental growth profile, and future value-add potential.

Prudent Capital Management

As at 30 September 2025, AA REIT's aggregate leverage stood at 35.0% with no debt refinancing until FY2027. The REIT maintains strong financial flexibility with undrawn committed facility and bank balances of approximately S$169.7 million, supported by a close network of lending partners to manage its capital structure and fund future growth opportunities. Weighted average debt maturity stood at 2.5 years with an interest coverage ratio of 2.5 times[6]. Blended debt funding cost lowered

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[3] Refer to announcement on AIMS Financial Group Boosting Stake in AIMS APAC REIT to 18.66% dated 14 July 2025.
[4] Refer to announcement on Proposed Acquisition of Framework Building dated 29 Aug 2025.
[5] The pro forma DPU impact of the proposed acquisition is based on FY2025 DPU, as if the proposed acquisition was completed on 1 April 2024 and AA REIT held and operated the Property through to 31 March 2025.
[6] The interest coverage ratio ("ICR") is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, foreign exchange translation and insurance compensation for property damage), by the trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities. The borrowing-related fees excludes the unwinding of discounting effect on the present value of lease liabilities and the deferred consideration. Excluding the amount reserved for distribution on perpetual securities in the interest expense, the ICR is 4.5 times.

to 4.2% as at 30 September 2025, from 4.4% as at 30 September 2024, underpinning the REIT's commitment to proactive and prudent capital management.

AA REIT continues to practice disciplined hedging strategy, maintaining 70% of debt on fixed rates[7], with remaining fixed debt maturity of less than 1 year allowing it to capture positive impact from any reduction from floating interest rates. The Manager also hedges 75% of its expected Australian dollar distributable income into Singapore dollars on a rolling four-quarter basis, minimising the impact of any foreign exchange rate volatilities.

Advancing Our Sustainability Commitments

The Manager is committed to driving sustainable outcomes across its operations to create a portfolio that is resilient and preserves long-term values for its stakeholders. ESG factors were considered in our due-diligence process of the Framework Building, which we note featured rooftop solar panels and a natural ventilation ("NV") design to reduce energy consumption and carbon emissions. In 1H FY2026, the Manager successfully commissioned Phase 2 solar installations across 3 properties in Singapore, including 7 Clementi Loop, 1 Bukit Batok Street 22, and 7 Bulim Street, with the total Phase 2 solar generating capacity of 15.132 Megawatt-peak ("MWp").

AA REIT achieved a 3 point year-on-year increase for its FY2025 GRESB score, marking its fourth consecutive year of improvement. The Manager is actively pursuing BCA GreenMark certification for select properties within the portfolio, with the GoldPLUS submission underway for 7 Clementi Loop.

These milestones reinforce AA REIT's commitment to meeting its sustainability goals, minimising environmental impact while strengthening portfolio resilience and tenant appeal. This approach remains integral to the Manager's growth strategy and is a key element in future-proofing the portfolio to create sustainable long-term value for Unitholders.

Outlook

At the October 2025 Federal Open Market Committee ("FOMC") meeting, the US Federal Reserve announced the confirmation of a second 25 basis point cut[8]. This followed a rate cut of 25 basis point in September 2025 and lowering of overnight funds rate between 3.75 – 4.00%. The FOMC maintains that the backdrop remains supportive of a further rate cut in 2025, with a wider goal of achieving maximum employment as well as inflation of 2% over the longer run. It remains cautious around any emerging risks and will monitor incoming data and evolving outlook.

<u>Singapore</u>

Singapore's economy grew by 2.9% on a year-on-year basis in the third quarter of 2025, showing a moderation from the 4.5% growth in the previous quarter. The manufacturing sector's growth was flat on a year-on-year basis, a slowdown from 5.0% expansion in the previous quarter. This was weighed by output declines in biomedical manufacturing and general manufacturing clusters, albeit with other manufacturing clusters expanding[9].

The latest Purchasing Managers' index ("PMI") stood at 50.10 points in September, an increase from 50.0 points in August 2025[10]. The Singapore Institute of Purchasing and Materials Management ("SIPMM"), pointed to the positive outlook of Singapore's manufacturing sector as demand builds up towards year-end festive season[11].

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[7] 30 Sep 2025: 69% of borrowings on fixed rates, 1% of borrowings on forward interest rate swaps.
[8] Federal Reserve issues FOMC statement | October 2025 FOMC meeting
[9] AdvEst_3Q25.pdf
[10] September 2025 Singapore PMI (pmi.sipmm.edu.sg)
[11] S'pore factory activity rises even as US imposes tariffs on pharmaceuticals | The Straits Times

The MAS maintained the prevailing rate of appreciation of the S$NEER policy band, with no change to its width and the level at which it is centred. This came against backdrop of “stronger than expected” economic growth for Singapore and output gap remaining positive in 2025[12].

Australia

The Reserve Bank of Australia (“RBA”) kept the cash rate unchanged at 3.6% in its latest monetary policy meeting on 4 November 2025[13]. The RBA cited that inflation has ”picked up” recently, as headline inflation rose sharply to 3.2% in the September quarter. Domestic economic activity continues to recover, with the housing market strengthening alongside rising housing prices. But labour market conditions remain tight with growth in employment slowing more than expected and unemployment rising to 4.5%.

RBA affirms that maintaining price stability and full employment is the priority, while it will take “some time” to see the full effects of earlier cash rate reductions. It remains alert to the heightened level of outlook uncertainty and will remain attentive to the economic data.

AA REIT’s two business parks in Sydney are located within Macquarie Park and the Norwest Business Park which continue to benefit from ongoing infrastructure investment, supportive demographics and attraction of globally leading firms. Both areas continue to see strong momentum with regards to future investment and growth potential.

Management Outlook

The Manager remains focused on executing its four-pillared strategy – selective acquisitions, active asset management, prudent capital management and strategic partnerships – to drive returns for Unitholders. Our Singapore portfolio continues to demonstrate strong fundamentals supported by a diversified tenant base and proactive lease management. In Australia, our high quality assets with long WALEs, built-in rental escalations and strong tenant covenants continue to anchor our portfolio with stable and growing income.

With rising occupier demand for modern logistics and high-spec industrial space, AA REIT is well positioned to capitalise on evolving supply chain needs and accelerate sustainable growth through selective investments and value-accretive asset enhancements.

Distribution and Record Date

Distribution	For 1 July 2025 to 30 September 2025	
Distribution Type	(a) Taxable Income	
	(b) Capital Distribution	
Distribution Rate	(a) Taxable Income	1.998 cents per Unit
	(b) Capital Distribution	0.442 cents per Unit
		2.440 cents per Unit
Record Date	14 November 2025	
Payment Date	24 December 2025	

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[12] MAS Monetary Policy Statement - October 2025
[13] Statement by the Monetary Policy Board: Monetary Policy Decision | Media Releases | RBA

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 TradingLimited (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 aresult 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, 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 several benchmark indices including the FTSE EPRA Nareit Global Developed Index, MSCI Singapore Small Cap Index, iEdge Singapore Next 50 Index and iEdge Singapore Next 50 Liquidity Weighted Index.

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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' head office is in Sydney and it has businesses across Australia, China, Hong Kong and Singapore. Its highlyqualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia andAsia across various sectors.