	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 and restated))

ANNOUNCEMENT

TAX RULING IN RESPECT OF THE ISSUE OF S$150 MILLION 4.10 PER CENT. SUBORDINATED PERPETUAL SECURITIES

Reference is made to the announcement made by AIMS APAC REIT Management Limited, in its capacity as manager of AIMS APAC REIT ("**AA REIT**") (the "**Manager**"), on 21 January 2026 in relation to the issue of S$150 million 4.10 per cent. subordinated perpetual securities (the "**Series 005 Perpetual Securities**") by HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT (in such capacity, the "**Issuer**"), under the S$750,000,000 Multicurrency Debt Issuance Programme established by the Issuer on 30 November 2018.

In the pricing supplement for the Series 005 Perpetual Securities (the "**Pricing Supplement**"), references were made to an application to the Inland Revenue Authority of Singapore ("**IRAS**") for an advance tax ruling to confirm the classification of the Series 005 Perpetual Securities for Singapore income tax purposes and the Singapore tax treatment of the payment of the distributions (including any Optional Distributions). Unless otherwise defined herein, terms used in this announcement and which are defined in the terms and conditions of the Series 005 Perpetual Securities read together with the Pricing Supplement (collectively, the "**Conditions**") shall bear the same meanings ascribed to them in the Conditions.

The Manager wishes to announce that the abovementioned tax ruling has been obtained from the IRAS. In particular, the IRAS has stated in the tax ruling that it is prepared to regard the Series 005 Perpetual Securities as "debt securities" for the purpose of section 43H(4) of the Income Tax Act 1947 of Singapore ("**ITA**") and regulation 2 of the Income Tax (Qualifying Debt Securities) Regulations ("**QDS Regulations**"). Accordingly, the Distributions (including any Optional Distribution) payable on the Series 005 Perpetual Securities will be regarded by the IRAS as interest payable on indebtedness. Subject to the satisfaction of the governing conditions under sections 43H, 13(2) and 13(16) of the ITA and regulation 2 of the QDS Regulations for qualifying debt securities ("**QDS**"), holders of the Series 005 Perpetual Securities may be entitled to the tax concessions and exemptions available on interest payable on QDS.

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
6 April 2026

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, 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 28 properties, of which 25 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 highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and Asia across various sectors.