



AIMS
AA REIT

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))

SGX ANNOUNCEMENT

ENTRY INTO FACILITY AGREEMENT AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

AIMS APAC REIT Management Limited, as manager of AIMS APAC REIT (“**AA REIT**”, and the manager of AA REIT, the “**Manager**”), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT (the “**Borrower**”), has today entered into a second Unsecured Sustainability-linked Loan Facility Agreement (the “**Facility Agreement**”) with various financial institutions to establish a new term loan and revolving facilities of Singapore Dollars Four Hundred and Fifty Million (SGD450,000,000) and Australian Dollars One Hundred and Sixty Million (AUD160,000,000).

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the Manager wishes to announce that the Facility Agreement contains the following conditions as described in the Appendix to this Announcement, which make reference to (i) the shareholding interests of Great World Financial Group Pty Ltd (“**AIMS**”) in the shares of the Manager; and (ii) a restriction on any change in control of AA REIT or the Manager, or any change of the Manager (the “**Specified Conditions**”). The level of the facilities that may be affected by a breach thereof are also set out in the Appendix to this Announcement. Unless otherwise defined, all capitalised terms used in this Announcement (and the accompanying Appendix) shall have the meaning ascribed to them in the Facility Agreement, as may be amended.

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

20 May 2026

APPENDIX

I.	Specified Conditions
<p>The Specified Conditions and the consequences of the breach of the Specified Conditions provide as follows.</p> <p>It shall be a "Mandatory Prepayment Event" under the Facility Agreement if, <i>inter alia</i>, (i) the Manager or its Affiliates ceases to be the manager of AA REIT without the prior written consent of all the Lenders (acting reasonably); or (ii) Great World Financial Group Pty Ltd ("AIMS") ceases to have effective control over, or to be the holder of, at least fifty point one per cent. (50.1%) of the issued shares of the Manager, either directly or indirectly, save with the prior written consent of all the Lenders (such consent not to be unreasonably withheld).</p> <p>The Borrower shall promptly notify the Facility Agent of the occurrence of a Mandatory Prepayment Event. Upon and at any time after the occurrence of a Mandatory Prepayment Event and whilst it is continuing, if the Majority Lenders so require, the Facility Agent shall by notice to the Borrower: (i) cancel the Total Commitments whereupon they shall immediately be cancelled; and (ii) declare the Loans together with accrued interest and all other moneys owing under or pursuant to the Finance Documents to be due and payable.</p>	
II.	Level of facilities that may be affected by a breach of the Specified Conditions
<p>As at the date of this announcement, none of the Specified Conditions have been breached.</p> <p>Based on the actual debt issued and other loans by AA REIT and/or its subsidiaries to date (collectively referred to as the "Facilities"), a breach of the Specified Conditions may cause a mandatory prepayment obligation to arise in respect of the Facility Agreement, and may trigger cross defaults of the Facilities. The level of Facilities that may be affected is estimated to be approximately S\$513.8 million¹ (excluding interest and excluding the Facilities which are the subject of this announcement) as at 20 May 2026. This does not take into account (i) the amount of the loan facilities which have not been drawn down, and which remain available for drawdown; (ii) perpetual securities issued under the S\$750,000,000 multicurrency debt issuance programme; and (iii) future notes and perpetual securities issuances under the S\$750,000,000 multicurrency debt issuance programme established by HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT.</p>	
III.	Additional information
<p>As at 20 May 2026, AIMS holds a 100.0% stake in the Manager, either directly or indirectly.</p>	

¹ Based on the exchange rate of AUD1.00 = SGD0.9104 as at 20 May 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**”), HSBC Institutional Trust Services (Singapore) Limited (as trustee of AA REIT) (“**Trustee**”), or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested, and neither the Manager nor the Trustee guarantees the repayment of any principal amount invested, the performance of AA REIT, any particular rate of return from investing in AA REIT, or any taxation consequences of an investment in AA REIT. Any indication of AA REIT’s performance returns is historical and cannot be relied on as an indicator of future performance.

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.

This announcement has not been reviewed by the Monetary Authority of Singapore.

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 the the MSCI Singapore Small Cap Index, iEdge S-REIT Index, FTSE EPRA Nareit Global Developed Index, iEdge Singapore Next 50 Index, iEdge Singapore Next 50 Liquidity Weighted Index, Morningstar Developed Markets REIT, and Vanguard Total International Stock Index Fund ETF.

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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 Group acquires, develops and manages over 30 commercial properties across Australia and Singapore, spanning data centres, logistics, industrial, business parks, office and retail, with a portfolio value of close to A\$3 billion. The Group is scaling its data centre platform through the redevelopment of strategically located infill sites and targeted acquisitions with data centre development potential, supporting growing AI and cloud infrastructure demand.

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.