



**AIMS APAC REIT and its subsidiaries**

**(constituted in the Republic of Singapore pursuant to a  
trust deed dated 5 December 2006) (as amended and  
restated)**

**Interim Financial Statements  
For the second half and full year ended 31 March 2024**

**STATEMENTS OF FINANCIAL POSITION**  
As at 31 March 2024

	Note	Group		Trust	
		31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
<b>Non-current assets</b>					
Investment properties	3	1,973,169	1,957,409	1,570,037	1,496,898
Plant and equipment	4	14,153	–	14,153	–
Subsidiaries		–	–	360,433	328,681
Joint venture	5	289,296	329,377	–	–
Trade and other receivables	6	4,742	3,465	4,742	3,465
Derivative financial instruments	7	9,137	12,064	3,609	8,041
		<u>2,290,497</u>	<u>2,302,315</u>	<u>1,952,974</u>	<u>1,837,085</u>
<b>Current assets</b>					
Investment property held for sale	3	–	12,153	–	12,153
Trade and other receivables	6	7,925	7,560	7,529	7,495
Derivative financial instruments	7	382	1,171	294	1,171
Cash and cash equivalents		17,816	13,223	9,170	7,728
		<u>26,123</u>	<u>34,107</u>	<u>16,993</u>	<u>28,547</u>
<b>Total assets</b>		<b>2,316,620</b>	<b>2,336,422</b>	<b>1,969,967</b>	<b>1,865,632</b>
<b>Non-current liabilities</b>					
Trade and other payables	8	25,991	15,101	25,991	15,101
Interest-bearing borrowings	9	587,504	790,988	215,882	390,011
Deferred tax liabilities		20,406	26,989	–	–
Lease liabilities		96,449	92,747	96,449	92,747
		<u>730,350</u>	<u>925,825</u>	<u>338,322</u>	<u>497,859</u>
<b>Current liabilities</b>					
Trade and other payables	8	46,689	37,598	39,103	32,442
Interest-bearing borrowings	9	99,910	–	99,910	–
Derivative financial instruments	7	9	–*	9	–*
Liabilities directly associated with the investment property held for sale	3	–	253	–	253
Lease liabilities		5,388	5,351	5,388	5,351
		<u>151,996</u>	<u>43,202</u>	<u>144,410</u>	<u>38,046</u>
<b>Total liabilities</b>		<b>882,346</b>	<b>969,027</b>	<b>482,732</b>	<b>535,905</b>
<b>Net assets</b>		<b>1,434,274</b>	<b>1,367,395</b>	<b>1,487,235</b>	<b>1,329,727</b>
Represented by:					
Unitholders' funds		1,060,709	993,849	1,113,670	956,181
Perpetual Securities holders' funds	10	373,565	373,546	373,565	373,546
		<u>1,434,274</u>	<u>1,367,395</u>	<u>1,487,235</u>	<u>1,329,727</u>
Units in issue and to be issued ('000)	11	810,955	725,039	810,955	725,039
Net asset value/net tangible asset per Unit attributable to Unitholders <sup>1</sup> (\$)		<u>1.31</u>	<u>1.37</u>	<u>1.37</u>	<u>1.32</u>

\* less than \$1,000

<sup>1</sup> Net asset value/net tangible asset is based on the net assets attributable to Unitholders and excluded the net assets attributable to Perpetual Securities holders. Number of units is based on Units in issue and to be issued at the end of the year.

The accompanying notes form an integral part of these interim financial statements.

**CONSOLIDATED STATEMENTS OF TOTAL RETURN**  
**For the Second Half and Full Year Ended 31 March 2024**

	Note	Group			
		1 October 2023 to 31 March 2024 ("2H FY2024") \$'000	1 October 2022 to 31 March 2023 ("2H FY2023") \$'000	1 April 2023 to 31 March 2024 ("FY2024") \$'000	1 April 2022 to 31 March 2023 ("FY2023") \$'000
Gross revenue	12	90,447	84,182	177,281	167,382
Property operating expenses		(23,758)	(22,815)	(46,302)	(44,872)
<b>Net property income</b>		<b>66,689</b>	<b>61,367</b>	<b>130,979</b>	<b>122,510</b>
Net foreign exchange gain/(loss)		66	332	300	(663)
Interest income		187	219	443	291
Other non-operating income - interim insurance proceeds <sup>1</sup>		1,111	–	1,111	–
Borrowing costs	13	(17,449)	(17,827)	(35,241)	(33,309)
Manager's management fees		(5,614)	(5,615)	(11,257)	(11,333)
Manager's performance fees		–	(4,476)	–	(4,476)
Other trust expenses	13	(2,729)	(3,398)	(5,539)	(6,440)
Non-property expenses		(25,792)	(31,316)	(52,037)	(55,558)
<b>Net income before joint venture's (losses)/profits</b>		<b>42,261</b>	<b>30,602</b>	<b>80,796</b>	<b>66,580</b>
Share of (losses)/profits of joint venture (net of tax)		(32,217)	4,503	(24,766)	16,039
<b>Net income</b>		<b>10,044</b>	<b>35,105</b>	<b>56,030</b>	<b>82,619</b>
Net change in fair value of investment properties		5,922	16,231	3,167	25,225
Net change in fair value of derivative financial instruments		(944)	(403)	(3,440)	4,270
Gain on divestment of investment property		–	–	637	–
<b>Total return before income tax</b>	13	<b>15,022</b>	<b>50,933</b>	<b>56,394</b>	<b>112,114</b>
Income tax credit		6,613	1,078	6,512	1,747
<b>Total return after income tax</b>		<b>21,635</b>	<b>52,011</b>	<b>62,906</b>	<b>113,861</b>
<b>Attributable to:</b>					
Unitholders		11,357	41,789	42,350	93,361
Perpetual Securities holders		10,278	10,222	20,556	20,500
		<b>21,635</b>	<b>52,011</b>	<b>62,906</b>	<b>113,861</b>
<b>Earnings per Unit (Singapore cents)</b>					
Basic and diluted	14	1.40	5.81	5.35	13.01

<sup>1</sup> Relates to the interim payments by the insurer, as partial payment on account of the estimated insurance compensation for property damage and revenue loss due to business interruption at 61 Yishun Industrial Park A, Singapore (refer to announcement dated 10 October 2023).

The accompanying notes form an integral part of these interim financial statements.

**CONSOLIDATED DISTRIBUTION STATEMENTS**  
**For the Second Half and Full Year Ended 31 March 2024**

	Note	Group			
		2H FY2024	2H FY2023	FY2024	FY2023
		\$'000	\$'000	\$'000	\$'000
<b>Amount available for distribution to Unitholders at beginning of the period/year</b>		19,623	17,437	19,246	16,911
Total return before income tax		15,022	50,933	56,394	112,114
Less: Amount reserved for distribution to Perpetual Securities holders		(10,278)	(10,222)	(20,556)	(20,500)
Net effect of tax adjustments	A	(59,605)	(15,787)	(53,843)	(24,929)
Other adjustments	B	83,631	1,250	74,154	(17,918)
		<u>28,770</u>	<u>26,174</u>	<u>56,149</u>	<u>48,767</u>
<b>Amount available for distribution to Unitholders from taxable income</b>		48,393	43,611	75,395	65,678
Capital distribution		8,765	11,668	18,182	22,860
<b>Amount available for distribution to Unitholders</b>		57,158	55,279	93,577	88,538
<b>Distributions to Unitholders during the period/year:</b>					
2.360 cents per Unit for the period from 1 January 2022 – 31 March 2022		–	–	–	(16,911)
2.280 cents per Unit for the period from 1 April 2022 – 30 June 2022		–	–	–	(16,348)
2.420 cents per Unit for the period from 1 July 2022 – 30 September 2022		–	(17,376)	–	(17,376)
2.590 cents per Unit for the period from 1 October 2022 – 31 December 2022		–	(18,657)	–	(18,657)
2.654 cents per Unit for the period from 1 January 2023 – 31 March 2023		–	–	(19,242)	–
1.800 cents per Unit for the period from 1 April 2023 – 11 June 2023		–	–	(13,051)	–
0.510 cents per Unit for the period from 12 June 2023 – 30 June 2023		–	–	(4,126)	–
2.340 cents per Unit for the period from 1 July 2023 – 30 September 2023		(18,957)	–	(18,957)	–
2.340 cents per Unit for the period from 1 October 2023 – 31 December 2023		(18,967)	–	(18,967)	–
		<u>(37,924)</u>	<u>(36,033)</u>	<u>(74,343)</u>	<u>(69,292)</u>
<b>Amount available for distribution to Unitholders at end of the period/year</b>		19,234	19,246	19,234	19,246
<b>Number of Units entitled to distributions at end of the period/year ('000)</b>		810,955	725,039	810,955	725,039
<b>Distribution per Unit (Singapore cents)</b>		4.710	5.244	9.360	9.944

The accompanying notes form an integral part of these interim financial statements.

**CONSOLIDATED DISTRIBUTION STATEMENTS (CONTINUED)**  
**For the Second Half and Full Year Ended 31 March 2024**

	Group			
	2H FY2024 \$'000	2H FY2023 \$'000	FY2024 \$'000	FY2023 \$'000
<b>Note A – Net effect of tax adjustments</b>				
Amortisation and write-off of borrowing transaction costs	539	655	1,275	1,300
Net foreign exchange (gain)/loss	(41)	9	(108)	879
Manager's management fees paid/payable in units	1,031	4,542	3,623	6,446
Manager's performance fees payable in units	–	4,476	–	4,476
Land rent paid on investment properties	(4,483)	(4,479)	(9,040)	(8,897)
Interest expense on lease liabilities	1,860	1,790	3,662	3,604
Net change in fair value of investment properties	(59,048)	(24,853)	(56,293)	(32,864)
Net change in fair value of derivative financial instruments	596	338	3,092	(4,084)
Depreciation of plant and equipment	387	–	488	–
Gain on divestment of investment property	–	–	(637)	–
Net tax adjustment on foreign sourced income	1,376	889	1,971	3,026
Net tax adjustment on net income from sale of electricity and renewable energy certificates	(798)	–	(1,048)	–
Interim insurance proceeds – compensation for property damage <sup>1</sup>	(1,010)	–	(1,010)	–
Industrial building allowance	605	–	605	–
Temporary differences and other tax adjustments	(619)	846	(423)	1,185
Net effect of tax adjustments	<u>(59,605)</u>	<u>(15,787)</u>	<u>(53,843)</u>	<u>(24,929)</u>

**Note B – Other adjustments**

Other adjustments for the Group comprised primarily the net accounting results of the Trust's subsidiaries.

<sup>1</sup> Relates to the interim payments by the insurer, as partial payment on account of the estimated insurance compensation for property damage at 61 Yishun Industrial Park A, Singapore.

The accompanying notes form an integral part of these interim financial statements.

**STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS**  
**For the Year Ended 31 March 2024**

	Note	Group		Trust	
		FY2024 \$'000	FY2023 \$'000	FY2024 \$'000	FY2023 \$'000
<b>Unitholders' Funds</b>					
<b>Balance at beginning of the year</b>		993,849	1,000,196	956,181	902,852
<b>Operations</b>					
Total return after income tax, attributable to Unitholders and Perpetual Securities holders		62,906	113,861	151,832	131,846
Less: Amount reserved for distribution to Perpetual Securities holders		(20,556)	(20,500)	(20,556)	(20,500)
Net increase in net assets from operations		42,350	93,361	131,276	111,346
<b>Foreign currency translation reserve</b>					
Translation differences relating to financial statements of foreign subsidiaries and net investment in foreign operations		(4,180)	(43,307)	–	–
<b>Hedging reserve</b>					
Effective portion of changes in fair value of cash flow hedges		1,608	1,969	(869)	353
<b>Unitholders' contributions</b>					
Issuance of Units (including Units to be issued):					
Manager's management fees		3,623	6,446	3,623	6,446
Manager's performance fees		–	4,476	–	4,476
Private Placement		69,999	–	69,999	–
Preferential Offering		30,172	–	30,172	–
Issuance costs for new units		(2,369)	–	(2,369)	–
Distributions to Unitholders		(74,343)	(69,292)	(74,343)	(69,292)
Change in Unitholders' funds resulting from Unitholders' transactions		27,082	(58,370)	27,082	(58,370)
Total increase/(decrease) in Unitholders' funds		66,860	(6,347)	157,489	53,329
<b>Balance at end of the year</b>		<b>1,060,709</b>	<b>993,849</b>	<b>1,113,670</b>	<b>956,181</b>
<b>Perpetual Securities holders' funds</b>					
<b>Balance at beginning of the year</b>		373,546	373,546	373,546	373,546
Amount reserved for distribution to Perpetual Securities holders		20,556	20,500	20,556	20,500
Distributions to Perpetual Securities holders		(20,537)	(20,500)	(20,537)	(20,500)
<b>Balance at end of the year</b>		<b>373,565</b>	<b>373,546</b>	<b>373,565</b>	<b>373,546</b>
<b>Units in issue and to be issued ('000)</b>	11	810,955	725,039	810,955	725,039

The accompanying notes form an integral part of these interim financial statements.

**PORTFOLIO STATEMENTS**  
As at 31 March 2024

	Description of property	Location	Term of land lease <sup>1</sup>	Remaining term of land lease <sup>1</sup> (years)	Existing use	Occupancy rate		Carrying Value <sup>2</sup>		Group percentage of total Unitholders' funds		Trust percentage of total Unitholders' funds	
						31 March 2024 %	31 March 2023 %	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 %	31 March 2023 %	31 March 2024 %	31 March 2023 %
<b>Group and the Trust Investment properties in Singapore</b>													
1	20 Gul Way	20 Gul Way	35 years	16.8	Logistics and Warehouse	100	100	241,100	228,700	22.7	23.0	21.6	23.9
2	27 Penjuru Lane	27 Penjuru Lane	45 years	25.5	Logistics and Warehouse	97	97	190,000	160,900	17.9	16.2	17.1	16.8
3	8 & 10 Pandan Crescent	8 & 10 Pandan Crescent	92 years and 8 months	44.2	Logistics and Warehouse	100	100	161,000	161,300	15.2	16.2	14.5	16.9
4	7 Bulim Street	7 Bulim Street	30 years	18.4	Logistics and Warehouse	100	100	139,400	130,800	13.1	13.2	12.5	13.7
5	NorthTech	29 Woodlands Industrial Park E1	60 years	30.8	Hi-Tech	100	100	139,000	133,600	13.1	13.4	12.5	14.0
6	1A International Business Park	1A International Business Park	52 years	35.2	Business Park	61	64	72,000	73,700	6.8	7.4	6.5	7.7
7	30 Tuas West Road	30 Tuas West Road	60 years	31.8	Logistics and Warehouse	100	100	56,400	55,900	5.3	5.6	5.1	5.8
8	3 Tuas Avenue 2	3 Tuas Avenue 2	73 years	31.0	General Industrial	100	100	56,000	55,900	5.3	5.6	5.0	5.8
9	51 Marsiling Road	51 Marsiling Road	70 years and 5 months	20.3	General Industrial	100	100	50,600	49,400	4.8	5.0	4.5	5.2
10	23 Tai Seng Drive	23 Tai Seng Drive	60 years	26.3	Light Industrial	100	100	41,600	38,800	3.9	3.9	3.7	4.1
11	15 Tai Seng Drive	15 Tai Seng Drive	60 years	27.0	Light Industrial	99	99	30,900	34,300	2.9	3.5	2.8	3.6
12	103 Defu Lane 10	103 Defu Lane 10	60 years	19.2	Logistics and Warehouse	100	100	30,700	33,200	2.9	3.3	2.8	3.5

The accompanying notes form an integral part of these interim financial statements.

**PORTFOLIO STATEMENTS (CONTINUED)**  
As at 31 March 2024

Description of property	Location	Term of land lease <sup>1</sup>	Remaining term of land lease <sup>1</sup> (years)	Existing use	Occupancy rate		Carrying Value <sup>2</sup>		Group percentage of total Unitholders' funds		Trust percentage of total Unitholders' funds		
					31 March 2024	31 March 2023	31 March 2024	31 March 2023	31 March 2024	31 March 2023	31 March 2024	31 March 2023	
					%	%	\$'000	\$'000	%	%	%	%	
<b>Group and the Trust</b>													
<b>Investment properties in Singapore</b>													
13	1 Bukit Batok Street 22	1 Bukit Batok Street 22	60 years	31.2	Light Industrial	100	100	28,500	26,300	2.7	2.6	2.6	2.8
14	56 Serangoon North Avenue 4	56 Serangoon North Avenue 4	60 years	31.1	Logistics and Warehouse	79	100	27,000	19,800	2.5	2.0	2.4	2.1
15	8 Tuas Avenue 20	8 Tuas Avenue 20	59 years and 1.5 months	27.6	General Industrial	100	100	26,600	27,900	2.5	2.8	2.4	2.9
16	135 Joo Seng Road	135 Joo Seng Road	60 years	30.2	Light Industrial	93	93	23,300	20,800	2.2	2.1	2.1	2.2
17	11 Changi South Street 3	11 Changi South Street 3	60 years	31.0	Logistics and Warehouse	91	91	23,100	21,700	2.2	2.2	2.1	2.3
18	10 Changi South Lane	10 Changi South Lane	60 years	32.2	Logistics and Warehouse	93	95	22,400	22,400	2.1	2.3	2.0	2.3
19	61 Yishun Industrial Park A	61 Yishun Industrial Park A	60 years	28.4	General Industrial	100	95	19,900	19,600	1.9	2.0	1.8	2.0
20	2 Ang Mo Kio Street 65	2 Ang Mo Kio Street 65	60 years	23.0	General Industrial	100	100	19,400	15,200	1.8	1.5	1.7	1.6
21	3 Toh Tuck Link	3 Toh Tuck Link	60 years	32.6	Logistics and Warehouse	83	83	18,400	18,300	1.7	1.8	1.7	1.9
22	Aalst Chocolate Building	26 Tuas Avenue 7	60 years	29.8	General Industrial	100	100	13,700	12,500	1.3	1.3	1.2	1.3
23	8 Senoko South Road	8 Senoko South Road	60 years	30.6	General Industrial	100	100	13,500	14,100	1.3	1.4	1.2	1.5

The accompanying notes form an integral part of these interim financial statements.



**PORTFOLIO STATEMENTS (CONTINUED)**  
As at 31 March 2024

Description of property	Location	Term of land lease <sup>1</sup>	Remaining term of land Lease <sup>1</sup> (years)	Existing use	Occupancy rate		Carrying Value <sup>2</sup>		Group percentage of total Unitholders' funds		Trust percentage of total Unitholders' funds		
					31 March 2024	31 March 2023	31 March 2024	31 March 2023	31 March 2024	31 March 2023	31 March 2024	31 March 2023	
					%	%	\$'000	\$'000	%	%	%	%	
<b>Group and the Trust</b>													
<b>Investment properties in Singapore</b>													
24	1 Kallang Way 2A	1 Kallang Way 2A	60 years	31.2	Light Industrial	100	100	12,200	12,300	1.2	1.2	1.1	1.3
25	7 Clementi Loop	7 Clementi Loop	60 years	29.2	Logistics and Warehouse	87	87	11,500	11,400	1.1	1.1	1.0	1.2
								1,468,200	1,398,800	138.4	140.6	131.9	146.4
<b>Group</b>													
<b>Investment properties in Australia</b>													
26	Woolworths HQ <sup>3</sup>	1 Woolworths Way, Bella Vista, New South Wales 2153, Australia	Freehold	N.A.	Business Park	100	100	360,882	410,136	34.0	41.3	–	–
27	Boardriders Asia Pacific HQ <sup>4</sup>	209-217 Burleigh Connection Road, Burleigh Waters, Queensland 4220, Australia	Freehold	N.A.	Light Industrial	100	100	42,250	50,375	4.0	5.1	–	–
<b>Total investment properties</b>								1,871,332	1,859,311	176.4	187.0	131.9	146.4
<b>Group and the Trust</b>													
<b>Investment property held for sale in Singapore</b>													
28	541 Yishun Industrial Park A <sup>5</sup>	541 Yishun Industrial Park A	60 years	N.A.	General Industrial	N.A.	100	–	11,900	–	1.2	–	1.2
<b>Total investment property held for sale</b>								–	11,900	–	1.2	–	1.2
<b>Total investment properties and investment property held for sale, at valuation (note 3)</b>								1,871,332	1,871,211	176.4	188.2	131.9	147.6

The accompanying notes form an integral part of these interim financial statements.

**PORTFOLIO STATEMENTS (CONTINUED)**  
As at 31 March 2024

Description of property	Location	Term of land lease <sup>1</sup>	Remaining term of land lease <sup>1</sup> (years)	Existing use	Occupancy rate		Carrying Value <sup>2</sup>		Group percentage of total Unitholders' funds	
					31 March 2024	31 March 2023	31 March 2024	31 March 2023	31 March 2024	31 March 2023
					%	%	\$'000	\$'000	%	%
1-28	<b>Investment properties and investment property held for sale – fair value (FS6 to FS8)</b>						1,871,332	1,871,211	176.4	188.2
	Investment properties – right-of-use assets						101,837	98,098	9.6	9.9
	Investment property held for sale– right-of-use assets <sup>5</sup>						–	253	–	–
	<b>Total investment properties and investment property held for sale</b>						<b>1,973,169</b>	<b>1,969,562</b>	<b>186.0</b>	<b>198.1</b>
	<b>Joint venture (note 5)</b>						289,296	329,377	27.3	33.1
	<b>Investment property in Australia held by a joint venture</b>									
29	Optus Centre <sup>6</sup>	1-5 Lyonpark Road, Macquarie Park, New South Wales 2113, Australia	Freehold	N.A.	Business Park	100	100			
	Other assets and liabilities (net)						(828,191)	(931,544)	(78.1)	(93.7)
	Net assets of the Group						1,434,274	1,367,395	135.2	137.5
	Perpetual Securities holders' funds						(373,565)	(373,546)	(35.2)	(37.5)
	Total Unitholders' funds of the Group						<b>1,060,709</b>	<b>993,849</b>	<b>100.0</b>	<b>100.0</b>

<sup>1</sup> Includes the period covered by the relevant options to renew.

<sup>2</sup> The carrying value of investment properties are based on independent full valuation.

<sup>3</sup> As at 31 March 2024, the Woolworths HQ was valued at AUD410.0 million (equivalent to approximately \$360.9 million) (31 March 2023: AUD460.0 million (equivalent to approximately \$410.1 million)).

<sup>4</sup> As at 31 March 2024, the Boardriders Asia Pacific HQ was valued at AUD48.0 million (equivalent to approximately \$42.3 million) (31 March 2023: AUD56.5 million (equivalent to approximately \$50.4 million)).

<sup>5</sup> On 24 April 2023, the Group announced the divestment of a leasehold property at 541 Yishun Industrial Park A in Singapore (the "Divestment"). The investment property, including the corresponding right-of-use assets, were reclassified to investment property held for sale and the corresponding lease liabilities was reclassified to liabilities directly associated with the investment property held for sale as at 31 March 2023. The Divestment was completed on 12 September 2023.

<sup>6</sup> The Group has a 49.0% (2023: 49.0%) interest in Optus Centre. As at 31 March 2024, the property was valued at AUD668.0 million (equivalent to approximately \$588.0 million) (31 March 2023: AUD753.0 million (equivalent to approximately \$671.4 million)).

The accompanying notes form an integral part of these interim financial statements.

**PORTFOLIO STATEMENTS (CONTINUED)**  
As at 31 March 2024

<u>Description of property</u>	Carrying value <sup>2</sup>		Trust percentage of total Unitholders' funds	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 %	31 March 2023 %
	1-25, 28 <b>Investment properties and investment property held for sale– fair value (FS6 – FS8)</b>	1,468,200	1,410,700	131.9
Investment properties – right-of-use assets	101,837	98,098	9.1	10.3
Investment property held for sale– right-of-use assets <sup>5</sup>	–	253	–	–
<b>Total investment properties and investment property held for sale</b>	<b>1,570,037</b>	<b>1,509,051</b>	<b>141.0</b>	<b>157.9</b>
Other assets and liabilities (net)	(82,802)	(179,324)	(7.4)	(18.8)
Net assets of the Trust	1,487,235	1,329,727	133.6	139.1
Perpetual Securities holders' funds	(373,565)	(373,546)	(33.6)	(39.1)
Total Unitholders' funds of the Trust	<b>1,113,670</b>	<b>956,181</b>	<b>100.0</b>	<b>100.0</b>

Portfolio statement by industry segment is not presented as the Group's and the Trust's activities for the financial years ended 31 March 2024 and 31 March 2023 related wholly to investing in real estate in the industrial sector.

As at 31 March 2024, the investment properties in Singapore were valued by CBRE Pte. Ltd. or Cushman & Wakefield VHS Pte. Ltd. (2023: Savills Valuation and Professional Services (S) Pte Ltd or Jones Lang LaSalle Property Consultants Pte Ltd) and the investment properties in Australia were valued by Savills Valuations Pty Ltd or Knight Frank Valuation and Advisory Queensland (2023: Knight Frank NSW Valuations & Advisory Pty Ltd or Knight Frank Valuation and Advisory Queensland). The independent valuation of the investment property held through a joint venture was carried out by Knight Frank NSW Valuations & Advisory Pty Ltd as at 31 March 2024 (2023: Knight Frank NSW Valuations & Advisory Pty Ltd).

The Manager believes that the independent valuers have the appropriate professional qualifications and recent experience in the location and category of the properties being valued. The valuations of the investment properties were based on income capitalisation method, discounted cash flow analysis and/or direct comparison method. Refer to note 3 of the interim financial statements for details of the valuation techniques.

The accompanying notes form an integral part of these interim financial statements.

**CONSOLIDATED STATEMENT OF CASH FLOWS**  
**For the Second Half and Full Year Ended 31 March 2024**

	Group			
	Note	2H FY2024	2H FY2023	FY2024
		\$'000	\$'000	\$'000
				FY2023
				\$'000
<b>Cash flows from operating activities</b>				
Total return after income tax		21,635	52,011	62,906
<b>Adjustments for:</b>				
Share of losses/(profits) of joint venture (net of tax)		32,217	(4,503)	24,766
Borrowing costs		17,449	17,827	35,241
Depreciation of plant and equipment		387	–	488
Net foreign exchange (gain)/loss		(66)	(332)	(300)
Manager's management fees in Units	A	1,031	4,542	3,623
Manager's performance fees in Units	A	–	4,476	–
Net change in fair value of investment properties		(5,922)	(16,231)	(3,167)
Net change in fair value of derivative financial instruments		944	403	3,440
Gain on divestment of investment property		–	–	(637)
Income tax credit		(6,613)	(1,078)	(6,512)
<b>Operating income before working capital changes</b>		<b>61,062</b>	<b>57,115</b>	<b>119,848</b>
				<b>111,474</b>
<b>Changes in working capital</b>				
Trade and other receivables		(691)	(1,035)	(2,320)
Trade and other payables		(2,657)	1,202	(246)
<b>Cash generated from operations</b>		<b>57,714</b>	<b>57,282</b>	<b>117,282</b>
Income tax paid		–	–	–
<b>Net cash from operating activities</b>		<b>57,714</b>	<b>57,282</b>	<b>117,282</b>
				<b>109,919</b>
<b>Cash flows from investing activities</b>				
Capital expenditure on investment properties		(453)	(576)	(3,781)
Additions to plant and equipment	B	(244)	–	(487)
Net proceeds from divestment of investment property <sup>1</sup>		–	–	12,537
Deposit received from divestment of investment property <sup>1</sup>		–	129	–
Refund of option fee received for proposed acquisition <sup>2</sup>		–	–	–
Loan to a joint venture		(3,494)	(5,517)	(7,101)
Distributions and interest income received from a joint venture		9,416	8,445	18,756
<b>Net cash from investing activities</b>		<b>5,225</b>	<b>2,481</b>	<b>19,924</b>
				<b>6,602</b>
<b>Cash flows from financing activities</b>				
Distributions to Unitholders		(37,367)	(35,885)	(74,292)
Distributions to Perpetual Securities holders		(10,261)	(10,224)	(20,537)
Issue costs paid/payable in relation to new units issued		(73)	–	(2,369)
Proceeds from the issuance of new units <sup>3</sup>		–	–	100,171
Proceeds from interest-bearing borrowings		46,065	32,553	78,672
Repayments of interest-bearing borrowings		(42,837)	(29,715)	(177,922)
Borrowing costs paid		(13,456)	(14,177)	(27,202)
Repayment of lease liabilities		(4,483)	(4,479)	(9,040)
<b>Net cash used in financing activities</b>		<b>(62,412)</b>	<b>(61,927)</b>	<b>(132,519)</b>
				<b>(123,155)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>		<b>527</b>	<b>(2,164)</b>	<b>4,687</b>
<b>Cash and cash equivalents at beginning of the period/year</b>		<b>17,300</b>	<b>15,726</b>	<b>13,223</b>
Effect of exchange rate fluctuations on cash held		(11)	(339)	(94)
<b>Cash and cash equivalents at end of the period/year</b>		<b>17,816</b>	<b>13,223</b>	<b>17,816</b>
				<b>13,223</b>

<sup>1</sup> This relates to the deposit and net proceeds received for the divestment of a leasehold property at 541 Yishun Industrial Park A in Singapore.

<sup>2</sup> On 4 July 2022, the Manager announced the principal terms and conditions of the proposed acquisition of 315 Alexandra Road, Singapore 159944 were not concluded and therefore aborted. As a result, \$1.02 million option fee previously paid in the financial year ended 31 March 2021 was refunded.

<sup>3</sup> AA REIT issued 57,660,000 new units at the issue price of \$1.2140 per unit on 12 June 2023 in relation to the Private Placement and 25,376,361 new units at the issue price of \$1.1890 per unit on 3 July 2023 in relation to the Preferential Offering.

The accompanying notes form an integral part of these interim financial statements.

**Significant non-cash transactions**

**Note A:**

During the financial year ended 31 March 2024, 2,879,556 of new Units amounting to \$3,623,000 were issued/issuable as partial payment for the Manager's management fees.

During the financial year ended 31 March 2023, 5,035,666 of new Units amounting to \$6,446,000 were issued/issuable as partial payment for the Manager's management fees and 3,420,035 of new Units amounting to \$4,476,000 were issuable as payment of Manager's performance fees.

**Note B:**

During the financial year ended 31 March 2024, the Manager completed the installation of rooftop solar photovoltaic systems ("Systems") across 6 of AA REIT's properties in Singapore and are recognised as plant and equipment (refer to notes 4 and 8 of the interim financial statements).

The accompanying notes form an integral part of these interim financial statements.

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

### 1 GENERAL

AIMS APAC REIT (the “Trust”) is a Singapore-domiciled real estate unit trust constituted pursuant to the trust deed dated 5 December 2006, subsequently amended by the supplemental deed of appointment and retirement of Trustee dated 8 March 2007, the first amending and restating deed dated 8 March 2007, the first supplemental deed dated 31 May 2010, the second amending and restating deed dated 17 July 2017, the second supplemental deed dated 8 August 2018, the third supplemental deed dated 30 November 2018, the fourth supplemental deed dated 11 April 2019, the fifth supplemental deed dated 13 July 2020, the sixth supplemental deed dated 31 January 2022, the seventh supplemental deed dated 6 April 2023 and the eighth supplemental deed dated 28 July 2023 (collectively the “Trust Deed”), entered into between AIMS APAC REIT Management Limited (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (the “Trustee”). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the Trust held by it or through its subsidiaries in trust for the holders (“Unitholders”) of units in the Trust (the “Units”).

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 19 April 2007 (the “Listing Date”) and was included under the Central Provident Fund (“CPF”) Investment Scheme on 21 February 2007. On 21 March 2007, the Trust was declared as an authorised unit trust scheme under the Trustees Act 1967.

The consolidated interim financial statements (“interim financial statements”) relate to the Trust and its subsidiaries (the “Group”) and the Group’s interest in its joint venture.

The principal activity of the Trust is to invest in a diversified portfolio of income-producing real estate located throughout the Asia-Pacific region that is used for industrial purposes, including, but not limited to, warehousing and distribution activities, business park activities and manufacturing activities.

### 2 BASIS OF PREPARATION

The interim financial statements have been prepared in accordance with the Statement of Recommended Accounting Practice 7 Reporting Framework for Investment Funds (“RAP 7”) issued by the Institute of Singapore Chartered Accountants (“ISCA”), the applicable requirements of the Code on Collective Investment Schemes (“CIS Code”) issued by the Monetary Authority of Singapore (“MAS”) and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the principles relating to recognition and measurement of the Financial Reporting Standards in Singapore (“FRS”).

The interim financial statements do not contain all of the information required for full annual financial statements and should be read in conjunction with the Group’s last annual consolidated financial statements as at and for the year ended 31 March 2023.

The interim financial statements have been prepared on the historical cost basis, except for investment properties, derivative financial instruments and certain financial assets and liabilities, which are stated at fair value.

The interim financial statements are presented in Singapore dollars, which is the functional currency of the Trust. All financial information presented in Singapore dollars and rounded to the nearest thousand, unless otherwise stated.

The preparation of the interim financial statements in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

In particular, information about significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amounts recognised in the interim financial statements are included in note 3 – Investment properties.

New standards and amendments

The accounting policies adopted are consistent with those of the previous financial year except that in the current financial period, the Group has adopted all the new and revised standards that are effective for annual financial period beginning on 1 April 2023. The adoption of these standards did not have any significant effect on the financial performance or position of the Group and the Trust.

**3 INVESTMENT PROPERTIES**

	Group		Trust	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
Beginning of financial year	1,957,409	1,992,582	1,496,898	1,464,250
Capital expenditure capitalised	7,729	2,553	7,729	2,342
Transfer to investment property held for sale	–	(12,153)	–	(12,153)
Remeasurement of right-of-use assets due to revised lease payments and recognition of lease extension option	9,117	9,595	9,117	9,595
Net change in fair value of investment properties recognised in the statement of total return	8,545	30,519	61,671	38,158
Net change in fair value of right-of-use assets	(5,378)	(5,294)	(5,378)	(5,294)
Foreign currency translation and other movements	(4,253)	(60,393)	–	–
End of financial year	<u>1,973,169</u>	<u>1,957,409</u>	<u>1,570,037</u>	<u>1,496,898</u>

On 24 April 2023, the Group announced the divestment of a leasehold property at 541 Yishun Industrial Park A in Singapore, at a sale price of \$12.88 million (the “Divestment”). The investment property, including the corresponding right-of-use assets, was reclassified to investment property held for sale and the corresponding lease liabilities was reclassified to liabilities directly associated with the investment property held for sale as at 31 March 2023. The Divestment was completed on 12 September 2023.

Details of the properties are shown in the Portfolio Statement.

**Security**

As at the reporting date, certain investment properties including investment property held for sale have been pledged as security for loan facilities granted by financial institutions to the Group (see note 9). The aggregate market value of the mortgaged investment properties are as follows:

	Group		Trust	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
Investment properties including investment property held for sale	<u>1,389,082</u>	<u>1,438,211</u>	<u>1,028,200</u>	<u>977,700</u>

### Fair value hierarchy

The fair value measurement for investment properties, including the investment property held for sale, has been categorised as Level 3 fair values based on inputs to the valuation techniques used.

	Group		Trust	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
Fair value of investment properties (based on valuation reports)	1,871,332	1,859,311	1,468,200	1,398,800
Add: carrying amount of lease liabilities	101,837	98,098	101,837	98,098
Investment properties	<u>1,973,169</u>	<u>1,957,409</u>	<u>1,570,037</u>	<u>1,496,898</u>
Fair value of investment property held for sale (based on valuation report)	–	11,900	–	11,900
Add: carrying amount of lease liabilities	–	253	–	253
Investment property held for sale	<u>–</u>	<u>12,153</u>	<u>–</u>	<u>12,153</u>

### Level 3 fair value measurements

#### (i) Reconciliation of movements in Level 3 fair value measurement

The reconciliation of Level 3 fair value measurements for investment properties, including the investment property held for sale, is presented in the table above.

#### (ii) Valuation techniques

Investment properties, including the investment property held for sale, are stated at fair value based on valuations performed by independent professional valuers as at 31 March 2024. The fair values take into consideration the market values of the properties, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and willing seller in an arm's length transaction after proper marketing wherein the parties have each acted knowledgeably, prudently and without compulsion. The specific condition and characteristics inherent in each of the properties are taken into consideration in arriving at the property valuation. Valuations of the investment properties are carried out at least once a year.

In determining the fair value, the valuers have used valuation techniques which involve certain estimates. The key assumptions used to determine the fair value of investment properties include market-corroborated discount rate, terminal capitalisation rate and capitalisation rate. In relying on the valuation reports, the Manager has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions and the valuation reports are prepared in accordance with recognised appraisal and valuation standards.

The valuers have considered valuation techniques including the income capitalisation method, discounted cash flow analysis and/or direct comparison method in arriving at the open market value as at the reporting date.

The discounted cash flow analysis involves the estimation and projection of a net income stream over a period and discounting the net income stream with an internal rate of return to arrive at the market value. The discounted cash flow analysis requires the valuers to assume a rental growth rate indicative of market and the selection of a target internal rate of return consistent with current market requirements. The capitalisation method is an investment approach whereby the estimated gross passing income (on both a passing and market rent basis) has been adjusted against anticipated operating costs to produce a net income on a fully leased basis. The adopted fully leased net income is capitalised at an appropriate investment yield. Thereafter, various adjustments including assumed vacancy allowance are made, where appropriate, for the capitalisation method. The direct comparison method provides an indication of value by comparing the investment property with identical or similar properties where reliable sales evidence is available.



**(iii) Significant unobservable inputs**

The following table shows the key unobservable inputs used in the valuation models:

<b>Valuation technique</b>	<b>Key unobservable inputs</b>	<b>Inter-relationship between key unobservable inputs and fair value measurement</b>
Discounted cash flows analysis	<ul style="list-style-type: none"> <li>Discount rate of 6.75% to 7.75% (2023: 6.25% to 7.75%)</li> </ul>	The estimated fair value would increase (decrease) if discount rate was lower (higher).
	<ul style="list-style-type: none"> <li>Terminal capitalisation rate of 5.75% to 7.50% (2023: 5.50% to 7.00%)</li> </ul>	The estimated fair value would increase (decrease) if terminal capitalisation rate was lower (higher).
Capitalisation method	<ul style="list-style-type: none"> <li>Capitalisation rate of 5.50% to 7.00% (2023: 5.25% to 6.50%)</li> </ul>	The estimated fair value would increase (decrease) if capitalisation rate was lower (higher).
Direct comparison method	<ul style="list-style-type: none"> <li>Adjusted price per square metre</li> </ul>	The estimated fair value would increase (decrease) if adjusted price per square metre was higher (lower).

**4. PLANT AND EQUIPMENT**

	Group		Trust	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
<b>Cost</b>				
Beginning of financial year	–	–	–	–
Additions	14,641	–	14,641	–
End of financial year	14,641	–	14,641	–
<b>Accumulated depreciation</b>				
Beginning of financial year	–	–	–	–
Depreciation charges	(488)	–	(488)	–
End of financial year	(488)	–	(488)	–
<b>Net book value</b>				
<b>As at end of financial year</b>	14,153	–	14,153	–

The plant and equipment relates to the completed installation of rooftop solar photovoltaic systems (“Systems”) at 6 Singapore properties for the generation of electricity.

Items of plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses.

Cost include expenditure that is directly attributable to the installation of the Systems, including:

- the cost of material and direct labour;
- any other costs directly attributable to bringing the assets to a working condition for their intended uses;
- when the Group has an obligation to remove the asset or restore the site, an estimate of the cost of dismantling and removing the items and restoring the site on which they are located.

If significant parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Any gain or loss on disposal of an item of plant and equipment is recognised in the Statements of Total Return.

The cost of replacing a component of an item of plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the component will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced component is derecognised.

Depreciation is based on the cost of an asset less its residual value. Significant components of individual assets are assessed and if a component has a useful life that is different from the remainder of that asset, that component is depreciated separately.

Depreciation is recognised as an expense under the “Property operating expenses” in the Statements of Total Return on a straight-line basis over the estimated useful lives of each component of an item of plant and equipment, unless it is included in the carrying amount of another asset.

Depreciation is recognised from the date that the plant and equipment are installed and are ready for use.

The estimated useful life of the depreciable plant and equipment are as follows:

	<u>Useful life</u>
Systems	Over 18 to 20 years

Depreciation method, useful lives and residual values are reviewed at end of each reporting period and adjusted if appropriate.

## 5 JOINT VENTURE

	<b>Group</b>	
	<b>31 March 2024 \$'000</b>	<b>31 March 2023 \$'000</b>
Investment in joint venture	242,998	289,568
Amounts due from joint venture, at amortised cost:		
- Interest-bearing loan	46,298	39,809
	289,296	329,377

The joint venture relates to the Group’s investment in Macquarie Park Trust (“MPT”), an unlisted joint arrangement in which the Group has joint control via unitholders’ agreement with a joint venture partner and 49.0% equity interest. MPT holds Optus Centre, a Grade A business park complex located in Macquarie Park, New South Wales 2113, Australia. MPT is structured as a trust vehicle and the Group has a residual interest in its net assets. Accordingly, the Group has classified its interest in MPT as a joint venture, which is equity-accounted.

The amounts due from joint venture of \$46.3 million (31 March 2023: \$39.8 million) relates to an unsecured loan facility extended by the Unitholders of the joint venture (the “parties”) based on their proportionate interests in the joint venture. On 30 May 2023, the unsecured loan facility was increased from AUD100 million to AUD126 million.

Details of the unsecured loan:

- Purpose: to fund capital expenditure requirement and other related lease obligations in relation to Optus Centre.
- Tenure: six years from the first utilisation date or such later date as may be agreed between the parties.
- Effective interest rate: based on Bank Bill Swap Bid Rate (“BBSY”) + margin, reprices at each interest period as mutually agreed between the parties.

As at 31 March 2024, the Group’s share of the capital commitments of the joint venture is \$5.1 million (31 March 2023: \$6.0 million).

**6 TRADE AND OTHER RECEIVABLES**

	Group		Trust	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
Trade receivables	1,669	1,314	1,669	1,314
Less: Impairment loss	–	–	–	–
	1,669	1,314	1,669	1,314
Deposits	31	69	31	69
Amount due from subsidiaries	–	–	37	12
Distribution receivable from a subsidiary	–	–	2,729	3,148
Distribution receivable from a joint venture	776	1,340	–	–
Interest receivable from banks	859	672	344	540
Other receivables	2,218	2,002	347	249
	5,553	5,397	5,157	5,332
Prepayments	7,114	5,628	7,114	5,628
	12,667	11,025	12,271	10,960
Non-current	4,742	3,465	4,742	3,465
Current	7,925	7,560	7,529	7,495
	12,667	11,025	12,271	10,960

The amount due from subsidiaries is non-trade in nature, unsecured, interest-free and repayable on demand.

Other receivables comprise mainly of the withholding tax refund. Prepayments comprise the unamortised marketing service commission for leases. The non-current receivables relate to the prepaid unamortised marketing commission of leases with tenors of more than one year.

The Manager believes that no provision of impairment losses is necessary in respect of the remaining trade receivables as majority of the balances are not past due and the rest of these balances mainly arise from tenants who have good payment records and have placed sufficient security with the Group in the form of bankers' guarantees or cash security deposits.

**7 DERIVATIVE FINANCIAL INSTRUMENTS**

	Group		Trust	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
<b>Non-current assets</b>				
Interest rate swaps				
- designated as cash flow hedge	9,137	12,064	3,609	8,041
<b>Current assets</b>				
Interest rate swaps				
- at fair value through statement of total return ("FVTPL")	–	–	–	317
- designated as cash flow hedge	338	939	250	622
Currency forward contracts				
- at FVTPL	44	232	44	232
	382	1,171	294	1,171
<b>Current liabilities</b>				
Currency forward contracts				
- at FVTPL	(9)	(–*)	(9)	(–*)

\* less than \$1,000

### Measurement of fair value

The fair values of the derivative financial instruments are based on banks' quotes at the reporting date and are categorised within Level 2 of the fair value hierarchy.

## 8 TRADE AND OTHER PAYABLES

	Group		Trust	
	31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
Trade payables and accrued expenses	20,797	17,016	19,241	14,846
Trade amounts due to:				
- the Manager	1,589	1,169	1,589	1,169
- the Property Manager	2,321	1,722	2,321	1,722
- the Trustee	60	59	60	59
- entities controlled by corporate shareholders of the Manager	542	288	–	–
Goods and services tax payable	3,085	2,532	2,921	2,532
Rental received in advance	2,652	2,587	791	2,587
Rental and security deposits	22,091	22,099	22,091	22,099
Interest payable	5,955	5,227	2,492	2,529
Deferred consideration	13,517	–	13,517	–
Provision for income tax	71	–	71	–
	<u>72,680</u>	<u>52,699</u>	<u>65,094</u>	<u>47,543</u>
Non-current	25,991	15,101	25,991	15,101
Current	46,689	37,598	39,103	32,442
	<u>72,680</u>	<u>52,699</u>	<u>65,094</u>	<u>47,543</u>

The Group's and the Trust's deferred consideration of \$13,517,000 relates to the present value of all remaining payments payable to the vendor of the Systems, based on minimum output of electricity generated by the Systems at the relevant rates, and over a period of 18 to 20 years (note 4). The current and non-current portion of the deferred consideration as at 31 March 2024 amounted to \$957,000 and \$12,560,000 respectively.

## 9 INTEREST-BEARING BORROWINGS

	Note	Group		Trust	
		31 March 2024 \$'000	31 March 2023 \$'000	31 March 2024 \$'000	31 March 2023 \$'000
<b>Non-current</b>					
<b>Secured</b>					
Bank borrowings	(a),(b)	590,645	695,967	217,538	292,882
<b>Unsecured</b>					
Medium term notes	(c)	–	100,000	–	100,000
		<u>590,645</u>	<u>795,967</u>	<u>217,538</u>	<u>392,882</u>
Less: Unamortised borrowing transaction costs		(3,141)	(4,979)	(1,656)	(2,871)
		<u>587,504</u>	<u>790,988</u>	<u>215,882</u>	<u>390,011</u>
<b>Current</b>					
<b>Unsecured</b>					
Medium term notes	(c)	100,000	–	100,000	–
		<u>100,000</u>	<u>–</u>	<u>100,000</u>	<u>–</u>
Less: Unamortised borrowing transaction costs		(90)	–	(90)	–
		<u>99,910</u>	<u>–</u>	<u>99,910</u>	<u>–</u>
<b>Total</b>		<u>687,414</u>	<u>790,988</u>	<u>315,792</u>	<u>390,011</u>

(a) The Trust has secured credit facilities from a syndicate of financial institutions which comprised of the following:

- a four-year revolving credit facility of \$120.0 million maturing in October 2025;
- a four-year revolving credit facility of AUD50.0 million maturing in October 2025;
- a five-year term loan facility of \$100.0 million maturing in October 2026; and
- a five-year term loan facility of AUD50.0 million maturing in October 2026.

The credit facilities are secured on the following:

- (i) first legal mortgage over 15 (31 March 2023:16) investment properties of the Trust (the "Mortgaged Properties"); and
  - (ii) assignment of rights, benefits, title and interest in the property management agreements, insurances, tenancy agreements, sale agreements, performance guarantees (including sale proceeds and rental proceeds) relating to the Mortgaged Properties and assignment of rights, benefits, title and interest in moneys credited in certain accounts.
- (b) The secured term loan facilities of wholly-owned subsidiaries of the Trust:
- (i) A secured five-year term loan facility maturing November 2026 of AUD262.95 million (2023: AUD277.95 million) was granted to a wholly-owned subsidiary of the Trust and secured by a mortgage over a property, a security interest in all present and future assets of the subsidiary and a security interest in all units of the subsidiary held by immediate holding trust of the subsidiary; and
  - (ii) A secured five-year term loan facility maturing June 2027 of AUD212.27 million was granted to a wholly-owned subsidiary of the Trust and secured by a security interest in all of the present and future assets of the subsidiary, primarily, the units which the subsidiary holds in the Macquarie Park Trust and a security interest in all units of the subsidiary held by immediate holding trust of the subsidiary.

(c) Unsecured medium term notes

\$100 million five-year medium term notes with a fixed rate of 3.60% per annum, payable semi-annually in arrears and will mature on 12 November 2024 which had been issued by the Trust under the \$750 million Multicurrency Debt Issuance Programme, established in November 2018.

The medium term notes shall at all times rank *pari passu* without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the respective issuers.

(d) Capital management

	<b>Group</b>	
	<b>31 March 2024</b>	<b>31 March 2023</b>
<b>Key financial ratios</b>		
Aggregate leverage ratio <sup>1</sup> (%)	32.6%	36.1%
Interest coverage ratio <sup>2</sup> (times)	4.1	3.8
Adjusted Interest coverage ratio <sup>3</sup> (times)	2.4	2.3

As at 31 March 2024, the Group had total cash and bank balances and undrawn committed facilities of approximately \$153.5 million (31 March 2023: \$182.3 million) to fulfil their liabilities as and when they fall due.

There were no breaches of loan covenants as at 31 March 2024 and 31 March 2023.

## 10 PERPETUAL SECURITIES

As at 31 March 2024, \$375.0 million subordinated perpetual securities (“Perpetual Securities”) under the \$750 million Multicurrency Debt Issuance Programme, established in November 2018 had been issued comprising:

- (i) \$125.0 million perpetual securities issued on 14 August 2020. The Perpetual Securities will confer a right to receive distribution payments at a rate of 5.65% per annum with the first distribution rate reset falling on 14 August 2025 and subsequent resets occurring every five years thereafter; and
- (ii) \$250.0 million perpetual securities issued on 1 September 2021. The Perpetual Securities will confer a right to receive distribution payments at a rate of 5.375% per annum with the first distribution rate reset falling on 1 September 2026 and subsequent resets occurring every five years thereafter.

The key terms and conditions of the Perpetual Securities are as follows:

- the Perpetual Securities may be redeemed at the option of the Trust;
- the distributions are payable semi-annually in arrears on a discretionary basis and are non-cumulative; and
- the Perpetual Securities will constitute direct, unsecured and subordinated obligations of the Trust and rank *pari passu* and without any preference among themselves and with any Parity Obligations (as defined in the terms and conditions) of the Trust.

Accordingly, the Perpetual Securities are classified as equity. The expenses relating to the issue of the Perpetual Securities are deducted against the proceeds from the issue.

As at 31 March 2024, the \$373.6 million (31 March 2023: \$373.5 million) presented in the statements of financial position of the Group and the Trust represent the carrying value of the \$375.0 million (31 March 2023: \$375.0 million) Perpetual Securities issued, net of issue costs and includes the total return attributable to the Perpetual Securities holders from the last distribution date or the issuance date, as the case may be.

<sup>1</sup> The aggregate leverage includes lease liabilities that are entered into in the ordinary course of AA REIT’s business on or after 1 April 2019 in accordance with Monetary Authority of Singapore (“MAS”) guidelines.

<sup>2</sup> 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 interim insurance compensation for property damage), by the trailing 12 months interest expense and borrowing-related fees. The borrowing-related fees excludes the unwinding of discounting effect on the present value of lease liabilities and the deferred consideration.

<sup>3</sup> The adjusted ICR includes the amount reserved for distribution to Perpetual Securities holders in the interest expense. The adjusted ICR excludes the unwinding of discounting effect on the present value of lease liabilities and deferred consideration.

**11 UNITS IN ISSUE AND TO BE ISSUED**

	<b>Group and Trust</b>	
	<b>FY2024</b>	<b>FY2023</b>
	<b>'000</b>	<b>'000</b>
Units in issue at beginning of the year	720,344	712,017
<u>Units in issue relating to:</u>		
Manager's management fees	3,764	5,009
Manager's performance fees	3,420	3,318
Private Placement	57,660	–
Preferential Offering	25,376	–
Units in issue at end of the year	810,564	720,344
<u>Units to be issued relating to:</u>		
Manager's management fees	391	1,275
Manager's performance fees	–	3,420
Total Units in issue at end of the year	810,955	725,039

During the financial year ended 31 March 2023, there were the following issuances of Units to the Manager:

- (i) On 29 April 2022, 1,247,794 new Units at an average price of \$1.4007 were issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 January 2022 to 31 March 2022 and 3,317,930 new Units at an issue price of \$1.3922 as payment of the performance component of the Manager's management fees for the year ended 31 March 2022.
- (ii) On 28 July 2022, 423,700 new Units at an average price of \$1.3752 were issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 April 2022 to 30 June 2022.
- (iii) On 27 October 2022, 1,005,940 new Units at an average price of \$1.3140 were issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 July 2022 to 30 September 2022.
- (iv) On 26 January 2023, 2,331,534 new Units at an average price of \$1.2175 were issued to the Manager as payment of the base fee element of the Manager's management fees incurred for the period from 1 October 2022 to 31 December 2022.

During the financial year ended 31 March 2024, there were the following issuances of Units to the Manager:

- (i) On 9 May 2023, 1,274,492 new Units at an average price of \$1.3358 were issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 January 2023 to 31 March 2023 and 3,420,035 new Units at an issue price of \$1.3088 as payment of the performance component of the Manager's management fees for the financial year ended 31 March 2023.
- (ii) On 12 June 2023, 57,660,000 new Units were issued at the issue price of \$1.2140 in relation to the Private Placement<sup>1</sup>.
- (iii) On 3 July 2023, 25,376,361 new Units were issued at the issue price of \$1.1890 in relation to the Preferential Offering<sup>1</sup>.

<sup>1</sup> Please refer to announcement titled "Launch Of Equity Fund Raising To Raise Gross Proceeds Of Approximately S\$100.0 Million" dated 31 May 2023, announcement titled "Issue Of 57,660,000 New Units In AIMS APAC REIT Pursuant To The Private Placement" dated 12 June 2023, and announcement titled "Issue Of 25,376,361 New Units In AIMS APAC REIT Pursuant To The Preferential Offering" dated 3 July 2023.

- (iv) On 1 August 2023, 1,031,723 new Units at an average price of \$1.2484 were issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 April 2023 to 30 June 2023.
- (v) On 6 November 2023, 1,039,688 new Units at an average price of \$1.2540 were issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 July 2023 to 30 September 2023.
- (vi) On 6 February 2024, 417,153 new Units at an average price of \$1.2709 were issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 October 2023 to 31 December 2023.

During the financial year ended 31 March 2024, there were the following Units to be issued to the Manager:

- (i) 390,992 new Units at an average price of \$1.2819 to be issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 January 2024 to 31 March 2024.

The issue price for management fees paid/payable in Units was determined based on the volume weighted average traded price for a Unit for all trades done on the SGX-ST in the ordinary course of trading for the last 10 business days of the relevant period in which the fees accrue.

## 12 GROSS REVENUE

	Group			
	2H FY2024 \$'000	2H FY2023 \$'000	FY2024 \$'000	FY2023 \$'000
Property rental income	67,121	62,693	131,965	125,526
Service charge, land rent and property tax	12,492	11,907	24,928	23,259
Other property expenses recoverable from tenants and other property income	9,651	9,582	18,850	18,597
	89,264	84,182	175,743	167,382
<u>Others</u>				
Sale of electricity and renewable energy certificates	1,183	–	1,538	–
	90,447	84,182	177,281	167,382



**13 TOTAL RETURN BEFORE INCOME TAX**

The following items have been included in arriving at total return before income tax:

	2H FY2024 \$'000	2H FY2023 \$'000	Group FY2024 \$'000	FY2023 \$'000
Interest expense on borrowings	14,064	14,600	28,562	26,659
Interest expense on lease liabilities	1,860	1,790	3,662	3,604
Interest expense on unwinding of deferred consideration	270	–	340	–
Amortisation of borrowing transaction costs	886	996	1,915	2,127
Others	369	441	762	919
<b>Borrowing costs</b>	<b>17,449</b>	<b>17,827</b>	<b>35,241</b>	<b>33,309</b>
<b>Audit fees to:</b>				
- auditors of the Trust	98	102	190	198
- other auditors	30	33	65	70
<b>Non-audit fees to auditors of the Trust</b>	<b>29</b>	<b>40</b>	<b>55</b>	<b>68</b>
<b>Trustees fees to:</b>				
- HSBC Institutional Trust Services (Singapore) Limited (the "Trustee")	182	182	365	368
- other trustee	8	8	16	16
Valuation fees	81	78	81	163
Professional fees	142	103	238	126
Transaction costs written-off	–	504	–	725
Investment management fees	1,692	1,790	3,427	3,676
Other expenses	467	558	1,102	1,030
<b>Other trust expenses</b>	<b>2,729</b>	<b>3,398</b>	<b>5,539</b>	<b>6,440</b>

**14 EARNINGS PER UNIT**

	2H FY2024	2H FY2023	Group FY2024	FY2023
<b>Earnings per Unit ("EPU")</b>				
<u>Basic EPU</u>				
Weighted average number of Units ('000)	810,068	718,693	790,965	717,365
<b>EPU (Singapore cents)</b>	<b>1.40</b>	<b>5.81</b>	<b>5.35</b>	<b>13.01</b>
<u>Diluted EPU</u>				
Weighted average number of Units ('000)	810,137	719,021	790,999	717,530
<b>EPU (Singapore cents)</b>	<b>1.40</b>	<b>5.81</b>	<b>5.35</b>	<b>13.01</b>

The basic and diluted EPU is computed using total return after tax over the weighted average number of Units outstanding as follows:

	<b>Group</b>			
	<b>2H FY2024</b>	<b>2H FY2023</b>	<b>FY2024</b>	<b>FY2023</b>
	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>	<b>\$'000</b>
Total return after income tax attributable to Unitholders of the Trust and Perpetual Securities holders	21,635	52,011	62,906	113,861
Less: Amount reserved for distribution to Perpetual Securities holders	(10,278)	(10,222)	(20,556)	(20,500)
	11,357	41,789	42,350	93,361
	<b>Trust</b>			
	<b>Number of Units</b>			
	<b>2H FY2024</b>	<b>2H FY2023</b>	<b>FY2024</b>	<b>FY2023</b>
	<b>'000</b>	<b>'000</b>	<b>'000</b>	<b>'000</b>
<u>Basic EPU</u>				
Units in issue at beginning of the period/year	809,107	717,007	720,344	712,017
Effect of Units issued relating to:				
- Manager's management fees	961	1,686	2,311	2,285
- Manager's performance fees	–	–	3,065	3,063
- Private Placement	–	–	46,317	–
- Preferential Offering	–	–	18,928	–
Weighted average number of Units at end of the period/year	810,068	718,693	790,965	717,365
	<b>2H FY2024</b>	<b>2H FY2023</b>	<b>FY2024</b>	<b>FY2023</b>
	<b>'000</b>	<b>'000</b>	<b>'000</b>	<b>'000</b>
<u>Diluted EPU</u>				
Units in issue at beginning of the period/year	809,107	717,007	720,344	712,017
Effect of Units issued/issuable relating to:				
- Manager's management fees	1,030	1,995	2,345	2,440
- Manager's performance fees	–	19	3,065	3,073
- Private Placement	–	–	46,317	–
- Preferential Offering	–	–	18,928	–
Weighted average number of Units at end of the period/year	810,137	719,021	790,999	717,530

## 15

### COMMITMENTS

As at 31 March 2024, the Group had \$6.2 million (31 March 2023: \$3.7 million) of capital expenditure for investment properties that had been authorised and contracted for but not provided for in the financial statements.

The wholly owned subsidiary of the Trust has a sub-lease agreement with the existing tenant that allows the tenant the right to call on an option for the wholly owned subsidiary to complete the construction of a certain building on the site. This option is coterminous with the wholly owned subsidiary's existing sub-lease and expires on 29 September 2031. As at 31 March 2024, the option has not been exercised.

**16 SIGNIFICANT RELATED PARTY TRANSACTIONS**

Other than as disclosed elsewhere in the interim financial statements, significant related party transactions carried out on terms agreed between the parties are as follows:

	2H FY2024 \$'000	2H FY2023 \$'000	Group FY2024 \$'000	FY2023 \$'000
<b>The Manager</b>				
Manager's management fees				
- Base fees	5,614	5,615	11,257	11,333
- Performance fees	–	4,476	–	4,476
- Divestment fees	–	–	64	–
<b>Entities controlled by corporate shareholders of the Manager</b>				
Investment management fees	1,692	1,790	3,427	3,676
<b>The Property Manager</b>				
Property management fees	1,072	973	2,095	1,931
Lease management fees	535	487	1,047	966
Marketing services commissions	2,518	1,265	4,017	3,034
Project management fees	99	109	533	189
Property tax services fees	30	167	51	167
Reimbursement of site staff costs <sup>1</sup>	526	313	979	689
<b>The Trustee</b>				
Trustee fees	182	182	365	368
<b>Joint venture</b>				
Interest income	1,547	1,109	2,930	1,797

<sup>1</sup> Represents the employment costs and remuneration to the employees of the Property Manager based on-site that are engaged solely and exclusively for management of the relevant properties.

**17 SEGMENT REPORTING**

The Manager considers the business from a geographical segment perspective. Geographically, the Manager manages and monitors the business by two countries: Singapore and Australia. For each of the reporting segments, the Manager reviews internal management reports on a monthly basis. This forms the basis of identifying the operating segments of the Group under FRS 108 *Operating Segments*.

**AIMS APAC REIT and its subsidiaries**  
Interim Financial Statements  
Second half and full year ended 31 March 2024

**Information about reportable segments**

	Singapore \$'000	Australia \$'000	Total \$'000
<b>FY2024</b>			
<b>Revenue and expenses</b>			
Gross revenue	150,048	27,233	177,281
Property operating expenses	(46,201)	(101)	(46,302)
<b>Net property income</b>	<b>103,847</b>	<b>27,132</b>	<b>130,979</b>
Share of losses of joint venture (net of tax) <sup>1</sup>	–	(24,766)	(24,766)
Net change in fair value of investment properties	61,671	(53,126)	8,545
Net change in fair value of right-of-use assets	(5,378)	–	(5,378)
Net change in fair value of derivative financial instruments	(1,130)	(2,310)	(3,440)
Gain on divestment of investment property	637	–	637
	<u>159,647</u>	<u>(53,070)</u>	<u>106,577</u>
Interest income	271	172	443
Other non-operating income			
- interim insurance proceeds	1,111	–	1,111
Borrowing costs	(13,327)	(21,914)	(35,241)
Trust and other expenses	(13,134)	(3,662)	(16,796)
	<u>134,568</u>	<u>(78,474)</u>	<u>56,094</u>
Unallocated item :			
Net foreign exchange gain			300
<b>Total return before income tax</b>			<u>56,394</u>
Income tax credit			6,512
<b>Total return after income tax</b>			<u>62,906</u>
<b>Total assets</b>	<b>1,605,411</b>	<b>711,209</b>	<b>2,316,620</b>
Other segment items:			
Joint venture	–	289,296	289,296
Capital expenditure <sup>2</sup>	7,729	–	7,729
Additions to plant and equipment <sup>3</sup>	14,641	–	14,641
<b>Total liabilities</b>	<u>(402,731)</u>	<u>(479,615)</u>	<u>(882,346)</u>
<b>FY2023</b>			
<b>Revenue and expenses</b>			
Gross revenue	138,410	28,972	167,382
Property operating expenses	(44,864)	(8)	(44,872)
<b>Net property income</b>	<b>93,546</b>	<b>28,964</b>	<b>122,510</b>
Share of profits of joint venture (net of tax) <sup>1</sup>	–	16,039	16,039
Net change in fair value of investment properties	38,158	(7,639)	30,519
Net change in fair value of right-of-use assets	(5,294)	–	(5,294)
Net change in fair value of derivative financial instruments	1,475	2,795	4,270
	<u>127,885</u>	<u>40,159</u>	<u>168,044</u>
Interest income	224	67	291
Borrowing costs	(14,230)	(19,079)	(33,309)
Trust and other expenses	(18,054)	(4,195)	(22,249)
	<u>95,825</u>	<u>16,952</u>	<u>112,777</u>
Unallocated items:			
Net foreign exchange loss			(663)
<b>Total return before income tax</b>			<u>112,114</u>
Income tax credit			1,747
<b>Total return after income tax</b>			<u>113,861</u>
<b>Total assets</b>	<b>1,531,249</b>	<b>805,173</b>	<b>2,336,422</b>
Other segment items:			
Joint venture	–	329,377	329,377
Capital expenditure <sup>2</sup>	2,342	211	2,553
<b>Total liabilities</b>	<u>(465,821)</u>	<u>(503,206)</u>	<u>(969,027)</u>

<sup>1</sup> Included in the share of (losses)/profits of joint venture (net of tax) is the share of revaluation loss recognised on the revaluation of Optus Centre of \$39.6 million (2023: revaluation gain of \$0.4 million).

<sup>2</sup> Capital expenditure consists of additions of investment properties.

<sup>3</sup> During the financial year ended 31 March 2024, the Manager completed the installation of rooftop solar photovoltaic systems ("Systems") across 6 of AA REIT's properties in Singapore and are recognised as plant and equipment (refer to notes 4 and 8 of the interim financial statements)

No business segment information has been prepared as all investment properties are used mainly for industrial (including warehousing and business park) purposes and they are similar in terms of purpose, economic characteristics, types of tenants and nature of services provided to tenants. As such, the Group's chief operating decision makers are of the view that the Group has only one reportable segment, which is the leasing of investment properties. Accordingly, no operating segment information has been prepared. This forms the basis of identifying the operating segments of the Group under FRS 108 *Operating Segments*.

#### **Major tenants**

Rental income from one major tenant of the Group's reportable segment represents approximately \$24.1 million (FY2023: \$25.6 million) of the Group's rental income.

### **18 FINANCIAL RATIOS**

	<b>Group</b>	
	<b>FY2024</b>	<b>FY2023</b>
	%	%
Expenses to weighted average net assets <sup>1</sup>		
- Expense ratio excluding performance-related fee	1.16	1.24
- Expense ratio including performance-related fee	1.16	1.56
Portfolio turnover rate <sup>2</sup>	–	–

<sup>1</sup> The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group, excluding property related expenses, borrowing costs, changes in fair value of financial derivatives, investment properties, investment property under development and foreign exchange gains/(losses).

<sup>2</sup> The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value.

### **19 SUBSEQUENT EVENTS**

On 7 May 2024, the Manager approved a distribution of 2.370 Singapore cents per Unit in respect of the period from 1 January 2024 to 31 March 2024 to be paid on 24 June 2024.

**Other Information  
Required By Listing Rule Appendix 7.2**

## 1 INTRODUCTION

AIMS APAC REIT (“AA REIT” or the “Trust”) is a real estate investment trust which was listed on the Main Board of the SGX-ST on 19 April 2007. AA REIT is externally managed by AIMS APAC REIT Management Limited (the “Manager”). The principal investment objective of the Manager is to invest in a diversified portfolio of income-producing real estate assets located in Singapore and throughout the Asia-Pacific region that is used for industrial purposes, including, but not limited to warehousing and distribution activities, business park activities and manufacturing activities. The Manager’s key objectives are to deliver stable distributions to Unitholders and to provide long-term sustainable growth.

As at 31 March 2024, the Group<sup>1</sup> has a portfolio of 28<sup>2</sup> industrial properties, 25<sup>2</sup> of which are located throughout Singapore, one industrial property located in Gold Coast, Queensland, Australia, one business park located in New South Wales, Australia, and one business park property located in Macquarie Park, New South Wales (“NSW”), Australia<sup>3</sup>.

## 2 SUMMARY OF AIMS APAC REIT GROUP RESULTS

	Note	2H FY2024	2H FY2023	+/(-)	FY2024	FY2023	+/(-)
		S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	(a)	90,447	84,182	7.4	177,281	167,382	5.9
Net property income	(a)	66,689	61,367	8.7	130,979	122,510	6.9
Share of (losses)/profits of joint venture (net of tax)	(b)	(32,217)	4,503	>(100.0)	(24,766)	16,039	>(100.0)
Distributions to Unitholders		38,187	37,899	0.8	74,321	71,623	3.8
Distribution per Unit (“DPU”) (Singapore cents)		4.710	5.244	(10.2)	9.360	9.944	(5.9)

### Breakdown of DPU by quarter

	Note	FY2024	FY2023	+/(-)
		Singapore cents	Singapore cents	%
For the first quarter ended 30 June	(c)	2.310	2.280	1.3
For the second quarter ended 30 September	(d)	2.340	2.420	(3.3)
For the third quarter ended 31 December	(e)	2.340	2.590	(9.7)
For the fourth quarter ended 31 March	(f)	2.370	2.654	(10.7)
<b>For the year ended 31 March</b>		<b>9.360</b>	<b>9.944</b>	<b>(5.9)</b>

### Notes:

- (a) Please refer to section 3.2 Consolidated Statements of Total Return, Note (a) for explanation of the variances.
- (b) Please refer to section 3.2 Consolidated Statements of Total Return, Note (h) for explanation of the variances.
- (c) The distribution for the period 1 April 2023 to 11 June 2023 and period from 12 June 2023 to 30 June 2023 have been paid on 20 July 2023 and 22 September 2023 respectively (first quarter ended 30 June 2022 has been paid on 23 September 2022).
- (d) The payment of distribution for the second quarter ended 30 September 2023 has been paid on 22 December 2023 (second quarter ended 30 September 2022 has been paid on 23 December 2022).
- (e) The payment of distribution for the third quarter ended 31 December 2023 has been paid on 22 March 2024 (third quarter ended 31 December 2022 has been paid on 24 March 2023).
- (f) The payment of distribution for the fourth quarter ended 31 March 2024 will be payable on 24 June 2024 (fourth quarter ended 31 March 2023 has been paid on 28 June 2023).

<sup>1</sup> The Group comprises AIMS APAC REIT, its wholly-owned subsidiaries and its interest in a joint venture.

<sup>2</sup> On 12 September 2023, AA REIT completed the divestment of 541 Yishun Industrial Park A in Singapore for a sale consideration of S\$12.88 million.

<sup>3</sup> AA REIT has a 49.0% interest in Optus Centre located in Macquarie Park, NSW, Australia.

**Distribution and Record Date**

Distribution	For 1 January 2024 to 31 March 2024
Distribution Type	(a) Taxable Income (b) Capital Distribution <sup>1</sup>
Distribution Rate	(a) Taxable Income Distribution: 1.868 cents per Unit (b) Capital Distribution <sup>1</sup> : <u>0.502 cents per Unit</u> <u>2.370 cents per Unit</u>
Record Date	16 May 2024
Payment Date	24 June 2024

---

<sup>1</sup> This relates to the tax deferred component arising from the distribution remitted from the Group's investments in Australia.



### 3 REVIEW OF PERFORMANCE OF THE GROUP

#### 3.1 Statements of Financial Position as at 31 March 2024 vs. 31 March 2023

	Note	Group			Trust		
		31 March 2024 S\$'000	31 March 2023 S\$'000	+ / (-) %	31 March 2024 S\$'000	31 March 2023 S\$'000	+ / (-) %
<b>Non-current assets</b>							
Investment properties	(a)	1,973,169	1,957,409	0.8	1,570,037	1,496,898	4.9
Plant and equipment	(b)	14,153	–	NM	14,153	–	NM
Subsidiaries		–	–	–	360,433	328,681	9.7
Joint venture	(c)	289,296	329,377	(12.2)	–	–	–
Trade and other receivables	(d)	4,742	3,465	36.9	4,742	3,465	36.9
Derivative financial instruments	(e)	9,137	12,064	(24.3)	3,609	8,041	(55.1)
		<u>2,290,497</u>	<u>2,302,315</u>	<u>(0.5)</u>	<u>1,952,974</u>	<u>1,837,085</u>	<u>6.3</u>
<b>Current assets</b>							
Investment property held for sale	(a)	–	12,153	(100.0)	–	12,153	(100.0)
Trade and other receivables	(d)	7,925	7,560	4.8	7,529	7,495	0.5
Derivative financial instruments	(e)	382	1,171	(67.4)	294	1,171	(74.9)
Cash and cash equivalents	(f)	17,816	13,223	34.7	9,170	7,728	18.7
		<u>26,123</u>	<u>34,107</u>	<u>(23.4)</u>	<u>16,993</u>	<u>28,547</u>	<u>(40.5)</u>
<b>Total assets</b>		<b><u>2,316,620</u></b>	<b><u>2,336,422</u></b>	<b><u>(0.8)</u></b>	<b><u>1,969,967</u></b>	<b><u>1,865,632</u></b>	<b><u>5.6</u></b>
<b>Non-current liabilities</b>							
Trade and other payables	(g)	25,991	15,101	72.1	25,991	15,101	72.1
Interest-bearing borrowings	(h)	587,504	790,988	(25.7)	215,882	390,011	(44.6)
Deferred tax liabilities	(i)	20,406	26,989	(24.4)	–	–	–
Lease liabilities	(j)	96,449	92,747	4.0	96,449	92,747	4.0
		<u>730,350</u>	<u>925,825</u>	<u>(21.1)</u>	<u>338,322</u>	<u>497,859</u>	<u>(32.0)</u>
<b>Current liabilities</b>							
Trade and other payables	(k)	46,689	37,598	24.2	39,103	32,442	20.5
Interest-bearing borrowings	(h)	99,910	–	NM	99,910	–	NM
Derivative financial instruments	(e)	9	–*	>100.0	9	–*	>100.0
Liabilities directly associated with the investment property held for sale	(j)	–	253	(100.0)	–	253	(100.0)
Lease liabilities	(j)	5,388	5,351	0.7	5,388	5,351	0.7
		<u>151,996</u>	<u>43,202</u>	<u>&gt;100.0</u>	<u>144,410</u>	<u>38,046</u>	<u>&gt;100.0</u>
<b>Total liabilities</b>		<b><u>882,346</u></b>	<b><u>969,027</u></b>	<b><u>(8.9)</u></b>	<b><u>482,732</u></b>	<b><u>535,905</u></b>	<b><u>(9.9)</u></b>
<b>Net assets</b>		<b><u>1,434,274</u></b>	<b><u>1,367,395</u></b>	<b><u>4.9</u></b>	<b><u>1,487,235</u></b>	<b><u>1,329,727</u></b>	<b><u>11.8</u></b>
Represented by:							
Unitholders' funds		1,060,709	993,849	6.7	1,113,670	956,181	16.5
Perpetual Securities holders' funds		373,565	373,546	< 0.1	373,565	373,546	< 0.1
		<u>1,434,274</u>	<u>1,367,395</u>	<u>4.9</u>	<u>1,487,235</u>	<u>1,329,727</u>	<u>11.8</u>

\* less than \$1,000

NM: Not meaningful

- (a) The increase in investment properties was largely due to capital expenditure capitalised, remeasurement of right-of-use assets in accordance with FRS 116 Leases (“FRS 116”), net revaluation gain of S\$3.2 million, partially offset by the foreign currency translation loss from the Australian properties as a result of the weakening of Australian dollar (“AUD”) against Singapore dollar (“SGD”).

As at 31 March 2023, investment property held for sale relates to the leasehold property at 541 Yishun Industrial Park A in Singapore. On 24 April 2023, the Group announced the divestment of the leasehold property at 541 Yishun Industrial Park A in Singapore, at a sale price of S\$12.88 million (the “Divestment”). The investment property, including the corresponding right-of-use assets, was reclassified to investment property held for sale and the corresponding lease liabilities was reclassified to liabilities directly associated with the investment property held for sale as at 31 March 2023. The Divestment was completed on 12 September 2023.

- (b) The plant and equipment relates to the completed installation of rooftop solar photovoltaic systems (“Systems”) at 6 Singapore properties for the generation of electricity during FY2024.
- (c) This relates to the Group’s 49.0% interest in Macquarie Park Trust, the Australian trust which holds Optus Centre, located in Macquarie Park, NSW, Australia and a proportionate unitholder loan to the joint venture. The decrease was mainly due to the share of revaluation loss following the revaluation of the property as at 31 March 2024 and foreign currency translation loss as a result of the weakening of AUD against SGD, partially offset by the additional loan to joint venture during FY2024.
- (d) Non-current trade and other receivables relate to the unamortised portion of the marketing services commission for leases with tenors of more than one year. Non-current trade and other receivables as at 31 March 2024 of S\$4.7 million was S\$1.3 million higher compared to 31 March 2023. The increase was mainly due to higher marketing services commission incurred during FY2024.

Current trade and other receivables as at 31 March 2024 of S\$7.9 million was S\$0.4 million higher compared to 31 March 2023. The increase was mainly due to the higher trade receivables and higher prepaid expenses from the unamortised portion of the marketing services commission with tenors of less than one year, partially offset by lower distribution receivable from the joint venture.

- (e) The derivative financial instruments reflect the fair values of the interest rate swaps and foreign currency forward contracts entered into for the Group and the Trust to hedge its interest rate and foreign currency risks.
- (f) Cash and cash equivalents increased mainly due to net cash inflow from operating activities, net proceeds from the divestment of investment property and net proceeds from the issuance of new units in relation to the Equity Fund Raising launched on 31 May 2023, partially offset by net cash outflow from financing activities arising mainly from repayment of borrowings, interest payments, distributions to Unitholders and Perpetual Securities holders during FY2024. Please refer to page FS11 and FS12 of the Interim Financial Statements for the Consolidated Statement of Cash Flows.
- (g) Non-current trade and other payables comprised mainly rental deposits received from tenants with remaining lease tenors of more than one year and the non-current portion of the deferred consideration. The deferred consideration relates to the present value of all remaining payments payable to the vendor for the installation of the Systems at 6 Singapore properties based on the minimum output of electricity generated by the Systems at the relevant rates.

The increase in non-current trade and other payables was mainly due to the non-current portion of the deferred consideration as at 31 March 2024 of approximately S\$12.6 million (31 March 2023: Nil), partially offset by the decrease in the rental deposits received from tenants with remaining lease tenors of more than one year.

- (h) The total borrowings of the Group as at 31 March 2024 of S\$687.4 million was S\$103.6 million lower compared to 31 March 2023 mainly due to the interim repayment of borrowings from the Equity Fund Raising proceeds and part of the proceeds from the divestment of the investment property at 541 Yishun Industrial Park A in Singapore. The lower total borrowings were also caused by the weakening of AUD against SGD on AUD denominated borrowings.

The current interest-bearing borrowings relates to the S\$100 million medium-term notes with a fixed rate of 3.60% per annum due within the next twelve months reclassified from non-current interest-bearing borrowings.

- (i) This relates to the provision of deferred tax liabilities for the Trust’s investment in Australia.

- (j) This relates to the recognition of lease liabilities in relation to the capitalisation of land rent payments in accordance with FRS 116. The increase was mainly due to the recognition of the lease liabilities on the lease extension option for the property at 135 Joo Seng Road, partially offset by the rent payments during FY2024.

Lease liabilities directly associated with the investment property held for sale in respect of the leasehold property at 541 Yishun Industrial Park A in Singapore were reclassified to liabilities directly associated with the investment property held for sale as at 31 March 2023. The divestment was completed on 12 September 2023.

- (k) Current trade and other payables as at 31 March 2024 of S\$46.7 million was S\$9.1 million higher compared to 31 March 2023. The increase was mainly due to the current portion of the deferred consideration of the Systems as at 31 March 2024 amounted to approximately S\$1.0 million (31 March 2023: Nil), higher trade payables for property operating expenses and higher rental deposits received from tenants with remaining lease tenors within one year.

As at 31 March 2024, the Group's current liabilities exceeded its current assets by approximately S\$125.9 million mainly due to interest-bearing borrowings due within one year. Notwithstanding the net current liabilities position, the Group had total cash and bank balances and undrawn committed facilities of approximately S\$153.5 million to fulfil their liabilities as and when they fall due.

### 3.2 Consolidated Statements of Total Return

	Note	Group			Group		
		2H FY2024 S\$'000	2H FY2023 S\$'000	+/(-) %	FY2024 S\$'000	FY2023 S\$'000	+/(-) %
Gross revenue	(a)	90,447	84,182	7.4	177,281	167,382	5.9
Property operating expenses	(a)	(23,758)	(22,815)	4.1	(46,302)	(44,872)	3.2
<b>Net property income</b>	(a)	<b>66,689</b>	<b>61,367</b>	<b>8.7</b>	<b>130,979</b>	<b>122,510</b>	<b>6.9</b>
<b>Net property income margin</b>	(a)	<b>73.7%</b>	<b>72.9%</b>		<b>73.9%</b>	<b>73.2%</b>	
Net foreign exchange gain/(loss)	(b)	66	332	(80.1)	300	(663)	>(100.0)
Interest income	(c)	187	219	(14.6)	443	291	52.2
Other non-operating income: interim insurance proceeds <sup>1</sup>	(d)	1,111	–	NM	1,111	–	NM
Borrowing costs	(e)	(17,449)	(17,827)	(2.1)	(35,241)	(33,309)	5.8
Manager's management fees	(f)	(5,614)	(5,615)	<(0.1)	(11,257)	(11,333)	(0.7)
Manager's performance fees	(f)	–	(4,476)	(100.0)	–	(4,476)	(100.0)
Other trust expenses	(g)	(2,729)	(3,398)	(19.7)	(5,539)	(6,440)	(14.0)
Non-property expenses		(25,792)	(31,316)	(17.6)	(52,037)	(55,558)	(6.3)
<b>Net income before joint venture's (losses)/profits</b>		<b>42,261</b>	<b>30,602</b>	<b>38.1</b>	<b>80,796</b>	<b>66,580</b>	<b>21.4</b>
Share of (losses)/profits of joint venture (net of tax)	(h)	(32,217)	4,503	>(100.0)	(24,766)	16,039	>(100.0)
<b>Net income</b>		<b>10,044</b>	<b>35,105</b>	<b>(71.4)</b>	<b>56,030</b>	<b>82,619</b>	<b>(32.2)</b>
Net change in fair value of investment properties	(i)	5,922	16,231	(63.5)	3,167	25,225	(87.4)
Net change in fair value of derivative financial instruments	(j)	(944)	(403)	>100.0	(3,440)	4,270	>(100.0)
Gain on divestment of investment property	(k)	–	–	–	637	–	NM
<b>Total return before income tax</b>		<b>15,022</b>	<b>50,933</b>	<b>(70.5)</b>	<b>56,394</b>	<b>112,114</b>	<b>(49.7)</b>
Income tax credit	(l)	6,613	1,078	>100.0	6,512	1,747	>100.0
<b>Total return after income tax</b>		<b>21,635</b>	<b>52,011</b>	<b>(58.4)</b>	<b>62,906</b>	<b>113,861</b>	<b>(44.8)</b>
<b>Attributable to:</b>							
Unitholders		11,357	41,789	(72.8)	42,350	93,361	(54.6)
Perpetual Securities holders	(m)	10,278	10,222	0.5	20,556	20,500	0.3
		<b>21,635</b>	<b>52,011</b>	<b>(58.4)</b>	<b>62,906</b>	<b>113,861</b>	<b>(44.8)</b>
<b>Distributions to Unitholders DPU (Singapore cents)</b>	(n)	<b>38,187</b>	<b>37,899</b>	<b>0.8</b>	<b>74,321</b>	<b>71,623</b>	<b>3.8</b>
		4.710	5.244	(10.2)	9.360	9.944	(5.9)

NM: Not meaningful

<sup>1</sup> Relates to the interim payments by the insurer, as partial payment on account of the estimated insurance compensation for property damage and revenue loss due to business interruption at 61 Yishun Industrial Park A, Singapore (refer to announcement dated 10 October 2023).

**2H FY2024 vs 2H FY2023**

- (a) Gross revenue for 2H FY2024 of S\$90.4 million was S\$6.3 million higher as compared to 2H FY2023. The increase in gross revenue was mainly due to higher rental and recoveries from AA REIT's logistics & warehouse, and industrial properties such as the properties at 20 Gul Way, 8 & 10 Pandan Crescent, 30 Tuas West Road and 27 Penjuru Lane, partially offset by lower income from the divestment of 541 Yishun Industrial Park A and lower revenue from Australian properties due to the weakening of Australian dollar ("AUD") against Singapore dollar ("SGD").

Property operating expenses for 2H FY2024 of S\$23.8 million was S\$0.9 million higher as compared to 2H FY2023 mainly due to higher property tax expenses and depreciation of plant and equipment relating to the rooftop solar photovoltaic systems.

Net property income for 2H FY2024 of S\$66.7 million was S\$5.3 million higher than 2H FY2023 mainly driven by higher rental reversion and recoveries. As a result, net property income margin increased to 73.7% in 2H FY2024 compared to 72.9% in 2H FY2023.

- (b) Net foreign exchange gain for 2H FY2024 of S\$0.1 million was S\$0.2 million lower as compared to 2H FY2023 mainly due to higher realised gain from the settlement of the foreign currency forward contracts in 2H FY2023.
- (c) Interest income for 2H FY2024 of S\$0.2 million was in line with the interest income for 2H FY2023.
- (d) Other non-operating income relates to the interim payments by the insurer, as partial payment on account of the estimated insurance compensation for property damage and revenue loss due to business interruption at 61 Yishun Industrial Park A, Singapore.
- (e) Borrowing costs comprise interest expense on loans and interest rate swaps, amortisation of borrowing transaction costs and interest expense relating to lease liabilities and deferred consideration. Please refer to page FS24 of the Interim Financial Statements for the borrowing costs.

Borrowing costs for 2H FY2024 of S\$17.4 million was S\$0.4 million lower compared to 2H FY2023 mainly due to loan repayment during FY2024, partially offset by higher floating interest rates.

- (f) Manager's management fees for 2H FY2024 were in line with 2H FY2023.

Performance fee of S\$4.5 million for FY2023 was computed based on 0.2% per annum of the Deposited Property value, provided that the annual growth in distribution per unit ("DPU") in a given financial year exceeded 5.0%.

- (g) Other trust expenses for 2H FY2024 of S\$2.7 million was S\$0.7 million lower compared to 2H FY2023 mainly due to absence of transaction costs written off.
- (h) The share of losses of joint venture for 2H FY2024 of S\$32.2 million was mainly due to share of revaluation loss of S\$39.6 million recognised from the revaluation of Optus Centre for 2H FY2024, partially offset by share of net income from joint venture for 2H FY2024.

The share of profits of joint venture for 2H FY2023 of S\$4.5 million was mainly due to share of net income from joint venture for 2H FY2023, partially offset by the share of revaluation loss of S\$3.1 million recognised from the revaluation of Optus Centre for 2H FY2023.

- (i) The net change in fair value of investment properties for 2H FY2024 was largely due to net revaluation gain of the Group's investment properties of S\$8.5 million, partially offset by S\$2.6 million fair value adjustments of ROU assets included in the Singapore investment properties in accordance with FRS 116 Leases ("FRS 116").

The net change in fair value of investment properties for 2H FY2023 was largely due to net revaluation gain of the Group's investment properties of S\$18.9 million, partially offset by S\$2.7 million fair value adjustments of ROU assets included in the Singapore investment properties in accordance with FRS 116.

The net change in fair value of investment properties is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

- (j) The net changes in fair value of derivative financial instruments relates to the revaluation of interest rate swap contracts and foreign currency forward contracts. The net change in fair value of derivative financial instruments is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.
- (l) The income tax credit for 2H FY2024 was largely due to adjustment of the deferred tax liabilities recognised due to the changes in the revaluation of the investment properties in Australia. The income tax credit for 2H FY2023 was largely due to withholding tax refund for Australia and foreign translation gain on deferred tax liabilities.
- (m) On 14 August 2020, the Trust issued S\$125.0 million of subordinated perpetual securities (“Perpetual Securities”). The Perpetual Securities confer a right to its holders to receive distribution payments at a rate of 5.65% per annum, with the first distribution rate reset falling on 14 August 2025 and subsequent resets occurring every five years thereafter. Distributions are payable semi-annually in arrears on a discretionary basis and are non-cumulative in accordance with the terms and conditions of the Perpetual Securities.

On 1 September 2021, the Trust issued S\$250.0 million Perpetual Securities. The Perpetual Securities confer a right to its holders to receive distribution payments at a rate of 5.375% per annum, with the first distribution rate reset falling on 1 September 2026 and subsequent resets occurring every five years thereafter. Distributions are payable semi-annually in arrears on a discretionary basis and are non-cumulative in accordance with the terms and conditions of the Perpetual Securities.

- (n) Distribution to Unitholders for 2H FY2024 of S\$38.2 million was S\$0.3 million higher as compared to 2H FY2023. The increase in 2H FY2024 was largely due to higher net property income arising mainly from higher rental and recoveries from AA REIT’s logistics & warehouse and industrial properties such as the properties at 20 Gul Way, 8 & 10 Pandan Crescent, 30 Tuas West Road and 27 Penjuru Lane, partially offset by higher property expenses and higher marketing services commission incurred in 2H FY2024.

### **FY2024 vs FY2023**

- (a) Gross revenue for FY2024 of S\$177.3 million was S\$9.9 million higher as compared to FY2023. The increase in gross revenue was mainly due to higher rental and recoveries from AA REIT’s logistics & warehouse and industrial properties such as the properties at 20 Gul Way, 8 & 10 Pandan Crescent, 30 Tuas West Road, 27 Penjuru Lane and 23 Tai Seng Drive partially offset by lower income from the divestment of 541 Yishun Industrial Park A and lower revenue from Australian properties due to the weakening of AUD against SGD.

Property operating expenses for FY2024 of S\$46.3 million was S\$1.4 million higher as compared to FY2023 mainly due to higher property tax expenses and depreciation of plant and equipment relating to the rooftop solar photovoltaic systems.

Net property income for FY2024 of S\$131.0 million was S\$8.5 million higher than FY2023 mainly driven by higher rental reversion and recoveries. As a result, net property income margin increased to 73.9% in FY2024 compared to 73.2% in FY2023.

- (b) Net foreign exchange gain for FY2024 of S\$0.3 million was mainly due to realised gain from the settlement of the foreign currency forward contracts in FY2024.

Net foreign exchange loss for FY2023 of S\$0.7 million was mainly due to translation loss caused by the weakening of AUD against the SGD, partially offset by the realised gain from the settlement of the foreign currency forward contracts in FY2023.

- (c) Interest income for FY2024 of S\$0.4 million was S\$0.1 million higher compared to FY2023 mainly due to higher fixed deposit placements and higher fixed deposit rates in FY2024.
- (d) Other non-operating income relates to the interim payments by the insurer, as partial payment on account of the estimated insurance compensation for property damage and revenue loss due to business interruption at 61 Yishun Industrial Park A, Singapore.

- (e) Borrowing costs comprise interest expense on loans and interest rate swaps, amortisation of borrowing transaction costs and interest expense relating to lease liabilities and deferred consideration. Please refer to page FS24 of the Interim Financial Statements for the borrowing costs.

Borrowing costs for FY2024 of S\$35.2 million was S\$1.9 million higher compared to FY2023 mainly due to higher floating interest rates, partially offset by loan repayment during FY2024.

- (f) Manager's management fees for FY2024 were in line with FY2023.

Performance fee of S\$4.5 million for FY2023 was computed based on 0.2% per annum of the Deposited Property value, provided that the annual growth in distribution per unit ("DPU") in a given financial year exceeded 5.0%.

- (g) Other trust expenses for FY2024 of S\$5.5 million was S\$0.9 million lower compared to FY2023 mainly due to the absence of transaction costs written off.

- (h) The share of losses of joint venture for FY2024 of S\$24.8 million was mainly due to share of revaluation loss of S\$39.6 million recognised from the revaluation of Optus Centre for FY2024, partially offset by share of net income from joint venture for FY2024.

The share of profits of joint venture in FY2023 was mainly due to share of net income from joint venture for FY2023 and share of revaluation gain of S\$0.4 million recognised from the revaluation of Optus Centre for FY2023.

- (i) The net change in fair value of investment properties for FY2024 was largely due to net revaluation gain of the Group's investment properties of S\$8.5 million, partially offset by S\$5.3 million fair value adjustments of ROU assets included in the Singapore investment properties in accordance with FRS 116.

The net change in fair value of investment properties for FY2023 was largely due to net revaluation gain of the Group's investment properties of S\$30.5 million, partially offset by S\$5.3 million fair value adjustments of ROU assets included in the Singapore investment properties in accordance with FRS 116.

As at 31 March 2024, the independent valuations of the Trust's 25 investment properties in Singapore were carried out by CBRE Pte. Ltd. or Cushman & Wakefield VHS Pte. Ltd. while the valuation of 2 investment properties in Australia were carried out by Savills Valuations Pty Ltd or Knight Frank Valuation and Advisory Queensland.

The net change in fair value of investment properties is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

- (j) The net changes in fair value of derivative financial instruments relates to the revaluation of interest rate swap contracts and foreign currency forward contracts. The net change in fair value of derivative financial instruments is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

- (k) The gain on divestment of investment property arose from the divestment of 541 Yishun Industrial Park A in Singapore. The divestment was completed on 12 September 2023 for a consideration of S\$12.88 million.

- (l) The income tax credit for FY2024 largely due to adjustment of the deferred tax liabilities recognised due to the changes in the valuation on the investment properties in Australia. The income tax credit for FY2023 was largely due to withholding tax refund for Australia and foreign translation gain on deferred tax liabilities.

- (m) On 14 August 2020, the Trust issued S\$125.0 million of subordinated perpetual securities ("Perpetual Securities"). The Perpetual Securities confer a right to its holders to receive distribution payments at a rate of 5.65% per annum, with the first distribution rate reset falling on 14 August 2025 and subsequent resets occurring every five years thereafter. Distributions are payable semi-annually in arrears on a discretionary basis and are non-cumulative in accordance with the terms and conditions of the Perpetual Securities.

On 1 September 2021 the Trust issued S\$250.0 million Perpetual Securities. The Perpetual Securities confer a right to its holders to receive distribution payments at a rate of 5.375% per annum, with the first distribution rate reset falling on 1 September 2026 and subsequent resets occurring every five years thereafter. Distributions are payable semi-annually in arrears on a discretionary basis and are non-cumulative in accordance with the terms and conditions of the Perpetual Securities.

- (n) Distribution to Unitholders for FY2024 of S\$74.3 million was S\$2.7 million higher as compared to FY2023. The increase in FY2024 was largely due higher rental and recoveries from AA REIT's logistics & warehouse and industrial properties such as the properties at 20 Gul Way, 8 & 10 Pandan Crescent, 30 Tuas West Road, 27 Penjuru Lane and 23 Tai Seng Drive. This was partially offset by higher borrowing costs, higher property expenses and higher marketing services commission incurred in FY2024.



**4 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by auditors.

**5 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter).**

Not applicable.

**6 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied.**

The Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current reporting period compared with the audited financial statements for the financial year ended 31 March 2023.

During the financial year ended 31 March 2024, the Group completed the installation of rooftop solar photovoltaic systems ("System") at 6 properties. Please refer to note 4 in FS16 and FS17 for the accounting policy for plant and equipment.

**7 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Not applicable.

**8 Earnings Per Unit ("EPU") and Distribution Per Unit ("DPU") for the financial period**

Please refer to FS2 and FS3 of the interim financial statements.

**9 Net Asset Value ("NAV") per unit at the end of the year**

Please refer to FS1 of the interim financial statements.

**10 To show the total number of issued units excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.**

As at 31 March 2024, the Trust had 810,563,819 units (31 March 2023: 720,344,367 units)

**11 A statement showing all sales, transfers, cancellation and/or use of treasury units and subsidiary holdings as at the end of the current financial period reported on.**

Not applicable.

**12 Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results.**

The Trust has not disclosed to the market any forecast in relation to the current financial year.

**13 A commentary at the date of the announcement of the significant trends and competitive conditions of the industry in which the Group operates and any known factors or events that may affect the Group in the next operating period and the next 12 months.**

The US Federal Reserve has kept the rates unchanged as of its latest Federal Open Market Committee (“FOMC”) meeting in May 2024. This came against the backdrop of strong job gains, low unemployment rate and current inflation levels<sup>1</sup>.

The International Monetary Fund recently raised the global growth forecast, mentioning that global economy had proven “surprisingly resilient”. The organisation now expects global growth to come in at 3.2% in 2024, supported by moderating inflation, resilient economic activity, and favourable supply developments<sup>2</sup>.

**Singapore**

Singapore’s economy grew 2.7% year-on-year in Q1 2024, an improvement from 2.2% growth in the previous quarter, as reported by the Ministry of Trade and Industry (“MTI”)<sup>3</sup>. While Singapore’s manufacturing output decreased 9.2% in March 2024 on a year-on-year basis<sup>4</sup>, manufacturing sentiment improved in March with the purchasing managers’ index rising to 50.7 points, posting a slight gain from February’s 50.6 reading. This contrasts with regional factory activity being weighed down by weakening demand<sup>5</sup>.

Key indicators like prices, rents and occupancy levels are expected to hold relatively steady<sup>6</sup>. There remains sustained demand and a “flight-to-quality” to modern industrial facilities due to the tight supply persisting into 2024.

**Australia**

The Reserve Bank of Australia (“RBA”) kept interest rates steady at 4.35% from its March 2024 meeting, citing moderated inflation levels driven by the services sector and labour market conditions<sup>7</sup>. The RBA also cautioned that there are still significant uncertainties around the outlook and did not rule out further rate increases to bring inflation down to target.

AA REIT’s two business parks in Sydney are located within Macquarie Park and the Norwest Business Park, which continue to benefit from significant infrastructure investments. A report from March 2024 funded by Macquarie University found the Macquarie Park Innovation District contributed approximately AUD 13.6 billion and serves as a “long-term growth engine for an innovation and knowledge-based economy”<sup>8</sup>.

The Sydney Metro Trains are now underway for the next major phase of testing and will undergo its last stage of testing before the new metro line between Tallawong and Sydenham – via Macquarie Park – is launched in 2024. This will allow commuters to travel from the city direct to Macquarie Park in just 18 minutes<sup>9</sup>, offering AA REIT’s assets proximity to the surrounding catchment area of talent pools. The upcoming infrastructure developments for the Brisbane 2032 Olympics and Paralympics in the Gold Coast area<sup>10</sup> are expected to bring positive ripple effects to Boardriders APAC HQ, including improved connectivity and increased migration and economic activity within the region.

---

<sup>1</sup> Federal Reserve Board - Federal Reserve issues FOMC statement

<sup>2</sup> IMF / World Economic Outlook April 2024

<sup>3</sup> Singapore’s GDP Grew by 2.7 Per Cent in the First Quarter of 2024 (mti.gov.sg)

<sup>4</sup> Monthly Manufacturing Performance – March 2024 (edb.gov.sg)

<sup>5</sup> March 2024 Singapore PMI (pmi.sipmm.edu.sg)

<sup>6</sup> Q1 2024 Industrial & Logistics (knightfrank.com)

<sup>7</sup> Statement by the Reserve Bank Board: Monetary Policy Decision | Media Releases | RBA

<sup>8</sup> \$13 billion a year: Major new report gets the measure of Macquarie Park — Connect Macquarie Park Innovation District (connectmpid.com.au)

<sup>9</sup> Project update: testing on track for more Metro services to Macquarie Park! — Connect Macquarie Park Innovation District (connectmpid.com.au)

<sup>10</sup> Olympic and Paralympic Games Brisbane 2032 | City of Gold Coast

## **Management Outlook**

The Manager remains confident over AA REIT's high-quality assets and on-going execution of its four strategic pillars. Supply continues to be constrained in Singapore and AA REIT stands well-placed to benefit from a 'flight to quality' as it continues with its portfolio revitalization strategy through AELs, redevelopments, divestments and strategic capital recycling. These initiatives will continue to support the current high occupancy, high tenant retention and positive rental reversion trend.

In relation of two ongoing AELs, we have signed a 15 year master lease with a global storage and information management company for the first of two projects, and in advanced negotiation to secure a global precision engineering and technology group as anchor tenant for a new long term lease for the second project. Upon completion of the building upgrade of the warehouse asset and repositioning of the older industrial building, the projected NPI yield is expected to increase to over 7% for both projects.

In Australia, the two business park assets are situated within growth precincts receiving significant infrastructure investment. Supported by strong tenant covenants on long lease terms, alongside built-in rental escalations, there are significant opportunities to unlock further value for Unitholders from the Australian properties.

Amidst the uncertain macroeconomic conditions and elevated interest rate environment, the Manager will continue to maintain a prudent capital management strategy. The Manager continues to be committed to driving organic growth, whilst maintaining a disciplined approach to acquisitions to ensure sustainable long-term returns for Unitholders.

**14 Distributions**

**(a) Current financial period**

Any distributions declared for the current financial period: Yes

**(i) Name of distribution:** **73rd distribution, for the period from 1 January 2024 to 31 March 2024**

Distribution Type: Taxable Income  
Capital Distribution

Distribution Rate: <sup>1</sup>	Taxable Income	1.868 cents per Unit
	Capital Distribution	<u>0.502 cents per Unit</u>
	Total	<u>2.370 cents per Unit</u>

Par value of units: Not applicable

Tax Rate: **Taxable Income Distributions**  
 Taxable income distributions are made out of AA REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through a partnership or as trading assets). Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

**Capital Distributions**  
 Capital distributions represent a return of capital to Unitholders for Singapore income tax purposes and are therefore not subject to income tax. For Unitholders who are liable for Singapore income tax on profits from sale of AA REIT Units, the amount of capital distribution will be applied to reduce the cost base of their AA REIT Units for Singapore income tax purposes. Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

Record date: 16 May 2024

Date payable: 24 June 2024

---

<sup>1</sup> No tax-exempt income distribution was declared for the period from 1 January 2024 to 31 March 2024.

<b>(ii) Name of distribution:</b>	<b>72nd distribution, for the period from 1 October 2023 to 31 December 2023</b>
Distribution Type	Taxable Income Capital Distribution
Distribution Rate: <sup>1</sup>	Taxable Income    1.761 cents per Unit Capital Distribution <u>0.579 cents per Unit</u> Total <u>2.340 cents per Unit</u>
Par value of units:	Not applicable
Tax Rate:	<b><u>Taxable Income Distributions</u></b> Taxable income distributions are made out of AA REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through a partnership or as trading assets). Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.
	<b><u>Capital Distributions</u></b> Capital distributions represent a return of capital to Unitholders for Singapore income tax purposes and are therefore not subject to income tax. For Unitholders who are liable for Singapore income tax on profits from sale of AA REIT Units, the amount of capital distribution will be applied to reduce the cost base of their AA REIT Units for Singapore income tax purposes. Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.
Remarks:	Distribution of 2.340 cents per unit for the period from 1 October 2023 to 31 December 2023 was paid on 22 March 2024.

---

<sup>1</sup> No tax-exempt income distribution was declared for the period from 1 October 2023 to 31 December 2023.

**(b) Corresponding period of the immediate preceding year**

Any distributions declared for the previous corresponding financial period: Yes

**(i) Name of distribution:** **68th distribution, for the period from 1 January 2023 to 31 March 2023**

Distribution Type: Taxable Income  
Capital Distribution

Distribution Rate: <sup>1</sup>	Taxable Income	1.770 cents per Unit
	Capital Distribution	<u>0.884 cents per Unit</u>
	Total	<u>2.654 cents per Unit</u>

Par value of units: Not applicable

Tax Rate: **Taxable Income Distributions**  
 Taxable income distributions are made out of AA REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through a partnership or as trading assets). Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

**Capital Distributions**  
 Capital distributions represent a return of capital to Unitholders for Singapore income tax purposes and are therefore not subject to income tax. For Unitholders who are liable to Singapore income tax on profits from sale of AA REIT Units, the amount of capital distribution will be applied to reduce the cost base of their AA REIT Units for Singapore income tax purposes. Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

Remarks: Distribution of 2.654 cents per unit for the period from 1 January 2023 to 31 March 2023 was paid on 28 June 2023.

---

<sup>1</sup> No tax-exempt income distribution was declared for the period from 1 January 2023 to 31 March 2023.

**(ii) Name of distribution:** **67th distribution, for the period from 1 October 2022 to 31 December 2022**

Distribution Type: Taxable Income  
 Capital Distribution

Distribution Rate: <sup>1</sup>	Taxable Income	1.860 cents per Unit
	Capital Distribution	<u>0.730 cents per Unit</u>
	Total	<u>2.590 cents per Unit</u>

Not applicable

Par value of units:

**Taxable Income Distributions**

Tax Rate: Taxable income distributions are made out of AA REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through a partnership or as trading assets). Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

**Capital Distributions**

Capital distributions represent a return of capital to Unitholders for Singapore income tax purposes and are therefore not subject to income tax. For Unitholders who are liable to Singapore income tax on profits from sale of AA REIT Units, the amount of capital distribution will be applied to reduce the cost base of their AA REIT Units for Singapore income tax purposes. Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

Remarks: Distribution of 2.590 cents per unit for the period from 1 October 2022 to 31 December 2022 was paid on 24 March 2023.

**15 If no distribution has been declared (recommended), a statement to that effect and the reason(s) for the decision**

Not applicable.

---

<sup>1</sup> No tax-exempt income distribution was declared for the period from 1 October 2022 to 31 December 2022.

**16 Segmented revenue and results for business or geographical segments (of the Group) with comparative information for the immediately preceding year.**

	Group		+ / (-) %
	FY2024 S\$'000	FY2023 S\$'000	
<u>Gross Revenue</u>			
Singapore	150,048	138,410	8.4
Australia	27,233	28,972	(6.0)
	177,281	167,382	5.9
<u>Net property income</u>			
Singapore	103,847	93,546	11.0
Australia	27,132	28,964	(6.3)
	130,979	122,510	6.9

**17 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Increase in gross revenue and net property income for Singapore segment was mainly contributed by higher rental and recoveries for the Singapore properties. The decrease in gross revenue and net property income for Australia segment was mainly due to the weakening of AUD against SGD.

Please refer to Appendix 7.2, Item 3.2 for the review of the actual performance.

**18 Breakdown of sales**

	Group		+ / (-) %
	FY2024 S\$'000	FY2023 S\$'000	
<u>First half of the year</u>			
Gross revenue	86,834	83,200	4.4
Total return after income tax attributable to Unitholders	30,993	51,572	(39.9)
<u>Second half of the year</u>			
Gross revenue	90,447	84,182	7.4
Total return after income tax attributable to Unitholders	11,357	41,789	(72.8)

**19 Breakdown of total annual distribution**

	DPU (Singapore Cents)	Group	
		FY2024 S\$'000	FY2023 S\$'000
<u>Distributions paid during the year</u>			
For the period:			
1 October 2023 to 31 December 2023	2.340	18,967	-
1 July 2023 to 30 September 2023	2.340	18,957	-
12 June 2023 to 30 June 2023	0.510	4,126	-
1 April 2023 to 11 June 2023	1.800	13,051	-
1 January 2023 to 31 March 2023	2.654	19,242	-
1 October 2022 to 31 December 2022	2.590	-	18,657
1 July 2022 to 30 September 2022	2.420	-	17,376
1 April 2022 to 30 June 2022	2.280	-	16,348
1 January 2022 to 31 March 2022	2.360	-	16,911
		74,343	69,292



**20 General Mandate Relating to Interested Person Transactions**

The Trust has not obtained a general mandate from Unitholders for Interested Person Transactions other than the Exempted Agreements as disclosed in the Prospectus.

**21 Confirmation pursuant to Rule 704(13) of the Listing Manual**

Pursuant to Rule 704(13) of the Listing Manual, AIMS APAC REIT Management Limited (the “Company”), the manager of AA REIT, confirms that there is no person occupying a managerial position in the Company who is a relative of a director, chief executive officer, substantial shareholder of the Company or substantial Unitholder of AA REIT.

**22 Confirmation pursuant to Rule 720(1) of the Listing Manual**

The Manager confirms that it has procured undertakings from all its directors and executive officers in the form as set out in Appendix 7.7 pursuant to Rule 720(1) of Listing Manual.

**23 Directors’ Confirmation on the next 12 month cashflow forecast**

The Board of Directors of AIMS APAC REIT Management Limited (as Manager of AIMS APAC REIT) is satisfied that the Group will be able to discharge its liabilities as and when they fall due based on the next 12-month cashflow forecast from the date of the interim financial statements.

**24 Use of proceeds raised from equity fund raising pursuant to Chapter 8 of the Listing Manual**

In relation to the gross proceeds of approximately S\$100.0 million from the equity fund raising launched on 31 May 2023 (the “Equity Fund Raising”), all of such gross proceeds have been fully deployed, of which approximately S\$97.6 million (which is equivalent to approximately 97.6% of the gross proceeds of the Equity Fund Raising) has been used in the interim to repay existing debts and approximately S\$2.4 million (which is equivalent to approximately 2.4% of the gross proceeds of the Equity Fund Raising) has been used to pay the estimated professional and other fees and expenses incurred or to be incurred by AA REIT in connection with the Equity Fund Raising. The interim repayment of existing debts is pending the use of such amount in the manner set out under paragraph 3 (Use of Proceeds) of the announcement of AA REIT dated 1 June 2023 titled “Results of the Private Placement and Pricing of New Units under the Private Placement and the Preferential Offering” (the “Close of Private Placement Announcement”) and such use of proceeds arising from the Equity Fund Raising was in accordance with the Close of Private Placement Announcement. The payment of the estimated professional and other fees and expenses incurred or to be incurred by AA REIT in connection with the Equity Fund Raising was in accordance with the stated use and was in accordance with the percentage of the gross proceeds of the Equity Fund Raising allocated to such use as set out in the Close of Private Placement Announcement.

<p>This release 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, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.</p>
---

**By Order of the Board**

AIMS APAC REIT Management Limited  
(Company Registration No. 200615904N)  
(as Manager of AIMS APAC REIT)

Russell Ng  
Chief Executive Officer  
7 May 2024