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	AIMS APAC REIT MANAGEMENT LIMITED As Manager of AIMS APAC REIT 1 Raffles Place, #39-03, One Raffles Place Singapore 048616
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended and restated))

SGX ANNOUNCEMENT

COMPLETION OF ACQUISITION OF 2 ALJUNIED AVENUE 1, SINGAPORE 389977, AND USE OF PROCEEDS FROM THE EQUITY FUND RAISING

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of AIMS APAC REIT dated 31 May 2023 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of Approximately S\$100.0 Million” (the “**EFR Launch Announcement**”) and dated 29 August 2025 titled “Proposed Acquisition of Framework Building Located At 2 Aljunied Avenue 1, Singapore 389977” (the “**Acquisition Announcement**”).*

1. Completion of Acquisition of 2 Aljunied Avenue 1, Singapore 389977

Further to the Acquisition Announcement, AIMS APAC REIT Management Limited, in its capacity as manager of AIMS APAC REIT (“**AA REIT**”, and the manager of AA REIT, the “**Manager**”), is pleased to announce that AA REIT has completed the acquisition of 2 Aljunied Avenue 1, Singapore 389977 (the “**Property**”) today.

2. Use of Proceeds

Further to the EFR Launch Announcement and the announcements dated 31 May 2023, 1 June 2023, 12 June 2023, 14 June 2023, 26 June 2023, 3 July 2023, 6 July 2023, 24 July 2023, 7 May 2025, 30 July 2025 and the Interim Financial Statements disclosure on “Use of proceeds raised from equity fund raising pursuant to Chapter 8 of the Listing Manual” dated 3 November 2023, 7 May 2024, 5 November 2024 and 5 November 2025, the Manager, wishes to announce that, of the gross proceeds of approximately S\$100.0 million from the Equity Fund Raising, the Manager has utilised S\$36.2 million (which is equivalent to approximately 36.2% of the gross proceeds of the Equity Fund Raising) to partially fund the acquisition of the Property known as 2 Aljunied Avenue 1, Singapore 389977, as disclosed 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**”). Such use of proceeds arising from the Equity Fund Raising is in accordance with the Close of Private Placement Announcement.

Further to the deployment of proceeds as described above, the year to date use of proceeds from the Equity Fund Raising are as follows:

- (i) approximately S\$17.9 million (which is equivalent to approximately 17.9% of the gross proceeds of the Equity Fund Raising) has been used for the Identified AEs. Such use of proceeds arising from the Equity Fund Raising is in accordance with the stated use and is 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;
- (ii) approximately S\$36.2 million (which is equivalent to approximately 36.2% of the gross proceeds of the Equity Fund Raising) has been used to partially fund the acquisition of the property at 2 Aljunied Avenue 1, Singapore 389977 as described above. Such use of proceeds arising from the Equity Fund Raising is in accordance with the stated use and is 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;
- (iii) approximately S\$43.5 million (which is equivalent to approximately 43.5% of the gross proceeds of the Equity Fund Raising) has been used to repay existing debts, pending the use of such amount in the manner set out under paragraph 3 (*Use of Proceeds*) of the Close of Private Placement Announcement; and
- (iv) 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 professional and other fees and expenses incurred or to be incurred by AA REIT in connection with the Equity Fund Raising. Such use of proceeds arising from the Equity Fund Raising is in accordance with the stated use and is 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.

The Manager will make further announcements on the utilisation of the remaining proceeds from the Equity Fund Raising as and when such proceeds are materially utilised.

BY ORDER OF THE BOARD

AIMS APAC REIT Management Limited

(as Manager of AIMS APAC REIT)

(Company Registration No. 200615904N)

Russell Ng

Chief Executive Officer

20 November 2025

Important Notice

The value of units of AIMS APAC REIT ("**AA REIT**") ("**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, AIMS APAC REIT Management Limited ("**Manager**"), or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of AA REIT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of AA REIT is not necessarily indicative of the future performance of AA REIT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

About AIMS APAC REIT (www.aimsapacreit.com)

Managed by the Manager, AIMS APAC REIT ("**AA REIT**") is a real estate investment trust listed on the Mainboard of the SGX-ST since 2007. AA REIT was established with the principal investment objective of owning and investing in a diversified portfolio of high-quality income-producing industrial, logistics and business park real estate, located throughout the Asia Pacific region. The real estate assets are utilised for a variety of purposes, including but not limited to warehousing and distribution activities, business park activities and manufacturing activities. AA REIT's existing portfolio consists of 28 properties, of which 25 properties are located throughout Singapore, and 3 properties located in Australia, including a property located in Gold Coast, Queensland, a 49.0% interest in Optus Centre located in Macquarie Park, New South Wales and Woolworths HQ located in Bella Vista, New South Wales. AA REIT is an index constituent of several benchmark indices including the FTSE EPRA Nareit Global Developed Index, MSCI Singapore Small Cap Index, iEdge Singapore Next 50 Index and iEdge Singapore Next 50 Liquidity Weighted Index.

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About AIMS Financial Group (www.aims.com.au)

AIMS Financial Group ("**AIMS**") is the sole sponsor of AA REIT. Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of funds management, mortgage lending, investment banking and property investment. AIMS is also the owner of the Sydney Stock Exchange.

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