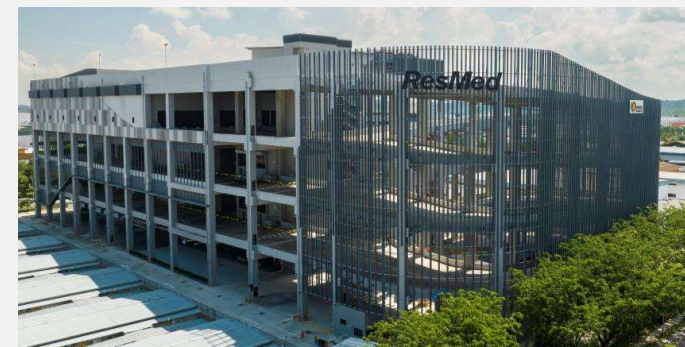




1H FY2027 Financial Results

15 October 2026



Important Notice

The information contained in this presentation is for information purposes only and does not constitute an offer to sell or any solicitation of an offer or invitation to purchase or subscribe for units in AIMS APAC REIT ("Units") in Singapore or any other jurisdiction, nor should it or any part of it form the basis of, or be relied upon in any connection with, any contract or commitment whatsoever.

The past performance of the Units and AA REIT is not indicative of the future performance of AA REIT. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of AA REIT.

The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the AIMS APAC REIT Management Limited (the "Manager"). An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem their Units while the Units are listed. It is intended that holders of Units ("Unitholders") may only deal in their Units through trading on 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 presentation 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 the Manager's current view of future events.

The information in this presentation has not been independently verified. No representation, warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information and opinions in this presentation. None of the Manager, or any of its respective affiliates, advisers or representatives, shall have any liability (in negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation.

Agenda

1. 1H FY2027 Key Highlights
2. Financial Performance
3. Capital Management
4. Portfolio Highlights
5. Sustainability Achievements
6. Outlook & Strategic Direction
7. Appendix



3 Tuas Avenue 2, Singapore



1H FY2027 Key Highlights



1H FY2027 Key Highlights

Resilient financial performance and positive operating momentum across the portfolio

Financial Highlights	Asset Management	Capital Management
Revenue S\$101.6 million +8.5% y-o-y	Portfolio Occupancy 93.7% ¹ 30 Sep 2025: 93.3%	Aggregate leverage 37.4% 30 Sep 2025: 35.0%
Net Property Income S\$75.9 million +11.1% y-o-y	Weighted Average Lease Expiry 3.6 years 30 Sep 2025 : 4.2 years	Weighted average debt maturity 3.8 years 30 Sep 2025: 2.5 years
Distributions to Unitholders S\$40.5 million +4.9% y-o-y	Rental Reversion² +5.7% 1H FY2026: +7.7%	Borrowings on fixed rates⁴ 70% 30 Sep 2025: 70%
DPU 4.908 Singapore cents +4.0% y-o-y	Tenant Retention Rate³ 73.6% 1H FY2026 : 68.3%	Expected AUD distributable income hedged into SGD 69% 30 Sep 2025: 75%

Notes:

- Portfolio occupancy rate based on committed leases will be 95.1%.
- Rental reversion is computed based on the percentage change in the new rent over the prevailing rent of the expiring lease, year to date.
- Based on renewed leases by net lettable area on a rolling 12-months basis.
- Include forward interest rate swaps.



Financial Performance



1H FY2027 Financial Performance

DPU growth supported by completion of AEs, acquisitions and lower property expenses

Financial Highlights (S\$'000 unless otherwise stated)	2Q FY2027 S\$'000	1Q FY2027 S\$'000	1H FY2027 S\$'000	1H FY2026 S\$'000	Change 1H FY2027 vs 1H FY2026 (%)
Gross Revenue	51,082	50,566	101,648	93,703	+8.5
Net Property Income ("NPI")	37,545	38,376	75,921	68,358	+11.1
Distributions to Unitholders	21,203	19,256	40,459	38,567	+4.9
No. of Units in issue and to be issued ('000 Units)	824,697	823,970	824,697	817,234	+0.9
Distribution per Unit ("DPU") (Singapore cents)	2.571	2.337	4.908	4.720	+4.0

Distribution Details and Timeline

Stock Counter	Distribution Period	DPU Singapore Cents
---------------	---------------------	---------------------

AIMS APAC REIT
Code: O5RU

For 1 July 2026 to 30 September 2026

2.571

Distribution Period	For 1 July 2026 to 30 September 2026
---------------------	--------------------------------------

Ex-Date

27 October 2026, 9.00am

Record Date

28 October 2026, 5.00pm

Return of Tax Declaration Forms & Notice of
Election

19 November 2026, 5.00pm

Distribution Payment Date¹

11 December 2026

Note:

1. The Manager has determined that the Distribution Reinvestment Plan will apply to the distribution for the period from 1 July 2026 to 30 September 2026.



Capital Management



Boardriders HQ, Australia



NorthTech, Singapore

Balance Sheet and Key Financial Indicators

Healthy financial position supported by improved funding costs

Balance Sheet (S\$'million)	As at 30 September 2026	As at 30 September 2025
Total Assets	2,459.6	2,285.5
Total Liabilities	1,033.3	913.4
Net assets	1,426.3	1,372.1
Net Asset Value per Unit ("NAV") (S\$)	1.28	1.22

Key Financial Indicators	As at 30 September 2026	As at 30 September 2025
Aggregate Leverage ¹ (%)	37.4	35.0
Blended Debt Funding Cost ² (%)	3.9	4.2
Weighted Average Debt Maturity (years)	3.8	2.5
Interest Cover Ratio ("ICR") ³ (times)	2.8	2.5
ICR without Distribution on Perpetual Securities (times)	5.3	4.5
Fixed rate debt as % of total debt ⁴ (%)	70	70

Notes:

1. Aggregate leverage ratio is computed as total borrowings as a percentage of total assets and 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 MAS guidelines. The total borrowings excluded Perpetual Securities holders' funds.
2. Based on year-to-date figures.
3. The interest coverage ratio ("ICR") is calculated by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, foreign exchange translation and insurance compensation for property damage), by the trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities. The borrowing-related fees excludes the unwinding of discounting effect on the present value of lease liabilities and the deferred consideration.
4. Including forward interest rate swaps.

Prudent and Disciplined Capital Management

Strengthening balance sheet resilience with no near-term refinancing risk

Recent Capital Management Activities

1 Successful redemption of S\$250 million 5.375% perpetual securities, delivering annual savings of ~S\$3.0 million

2 S\$750 million → S\$2.0 billion Increase Limit in Multicurrency Debt Issuance Programme

Debt Maturity Profile

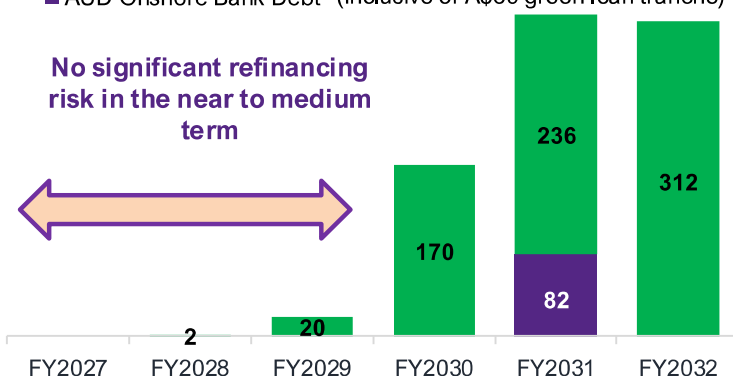
Total Gross Debt: S\$822² million

>90% of borrowings are under Sustainability – Linked Loans or Green Loan

In S\$'mil

- Sustainability-Linked Loan (SGD/AUD Offshore Debt)
- AUD Onshore Bank Debt (inclusive of A\$50 green loan tranche)

No significant refinancing risk in the near to medium term



Financial Flexibility

Undrawn committed facilities and bank balances of approximately S\$292.8 million

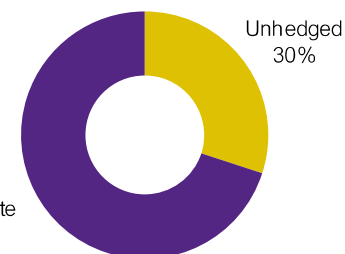
Interest Rate Risk Management

- 70% of borrowings on fixed rates and weighted average fixed debt tenure of ~ 2.4 years (including forward interest rate swaps).
- Every 25 bps increase in interest rates is expected to have a 0.08 Singapore cents DPU impact per annum

ICR Sensitivity (times)

• Current	2.8
• 10% decrease/increase in EBITDA	2.5 / 3.0
• 100bps increase/decrease in weighted average interest rate ³	2.4 / 3.2

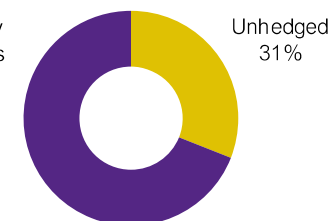
Fixed Rate
70%



Forex Risk Management

- 69% of expected AUD distributable income is hedged into SGD on a rolling four-quarter basis via forward currency contracts
- Natural hedging strategy adopted for Australian investments

Forward
Currency
Contracts
69%

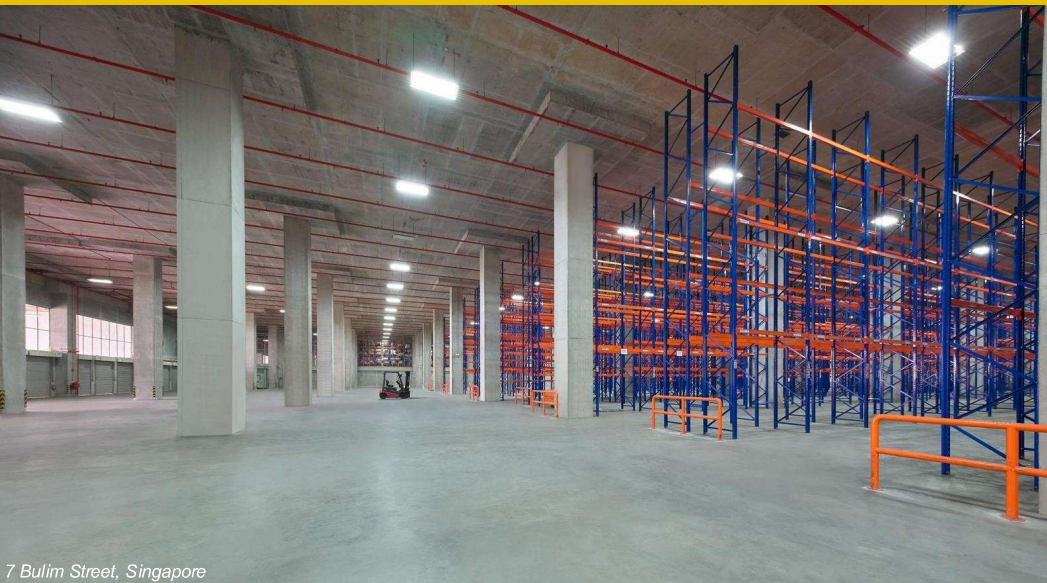


Notes:

- Based on the exchange rate of AUD1.00 = SGD0.8907 as at 30 September 2026.
- Based on weighted average interest rate of hedged and unhedged debt.



Portfolio Highlights



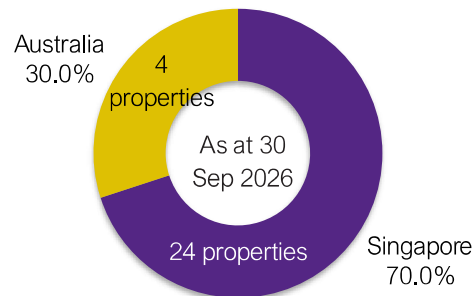
7 Bulim Street, Singapore



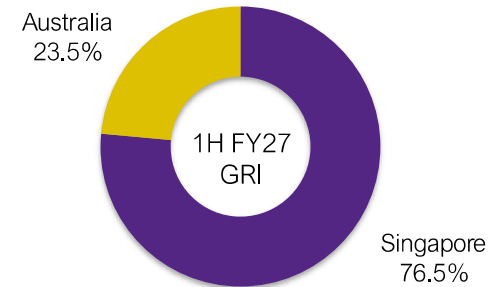
20 Gul Way, Singapore

Portfolio Strength through Diversification

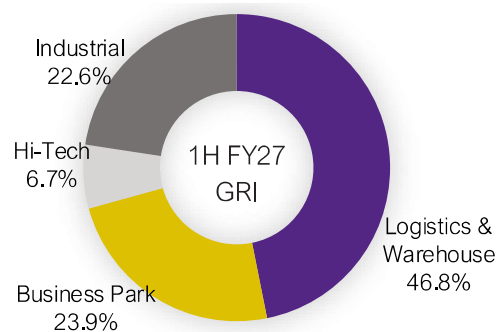
Diversified portfolio and resilient tenant covenants underpin stable and defensive growth



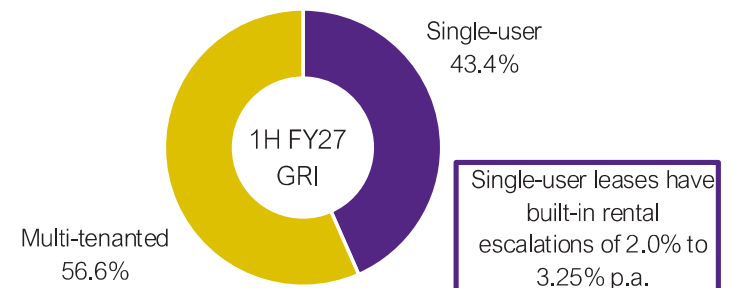
Portfolio Composition by Geography



Singapore properties account for almost three quarters of GRI



Logistics and Warehouse contributes just under 50% of GRI



Multi-tenanted properties contribute over half of GRI

Notes:
1. All references to "GRI" refers to Gross Rental Income.

Active Leasing Outcomes with 5.7% Rental Reversion

Signed 16 new and 23 renewal leases over 1H FY2027 totaling over 611,332 sq ft and representing 7.2% of the portfolio net lettable area

Rental reversion for renewed leases of SG assets¹

	1Q FY2027	2Q FY2027	1H FY2027
Logistics & Warehouse	+7.2%	+1.6%	+6.5%
Industrial	+7.3%	+0.5%	+3.4%
Business Park	-1.8%	+2.3%	-1.0%
Hi-Tech ²	-	-	-
Overall Portfolio (SG)	+6.5%	+1.4%	+5.7%

Notes:

All references to "GRI" refers to gross rental income.

1. Rental reversion, passing rents and market rents figures relate to Singapore properties as AA REIT's Australia properties are on long lease terms with expiries more than 4 years.

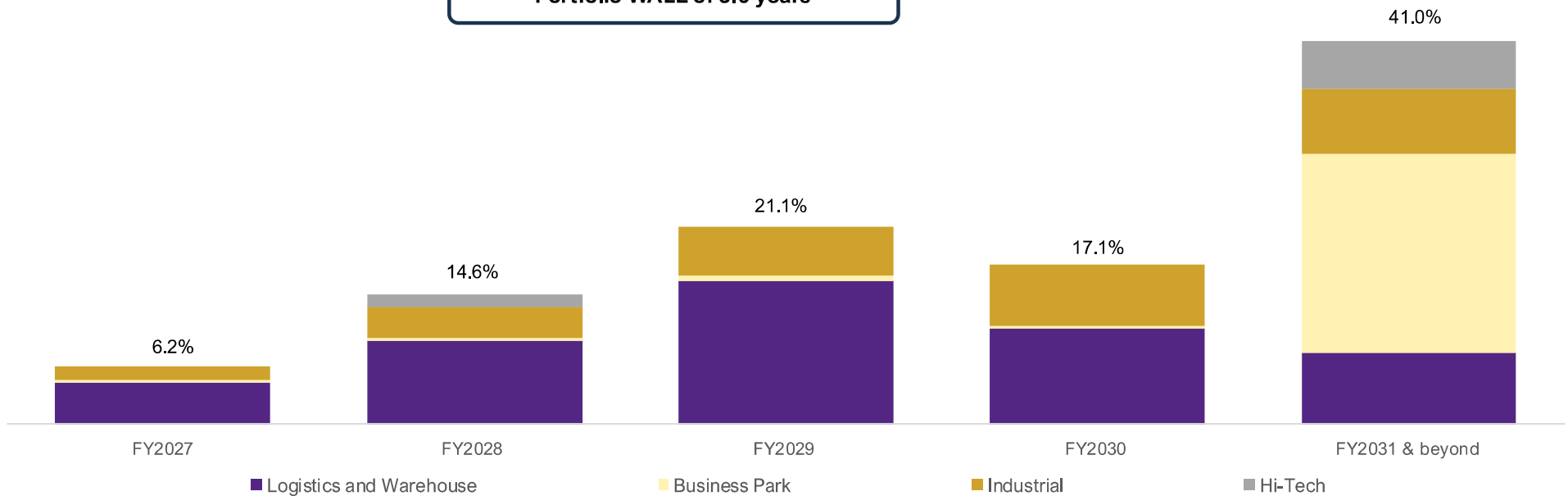
2. Refers to one hi-tech building which is leased to a large corporate tenant on a long remaining lease term of 4.1 years.

Staggered Lease Expiry Profile

Portfolio WALE stands at 3.6 years following signing of new leases and renewals

Lease Expiry Profile (weighted by GRI)

Portfolio WALE of 3.6 years



Portfolio WALE	Logistics & Warehouse	Business Park	Industrial	Hi-Tech
3.6	2.8	5.4	3.2	4.1

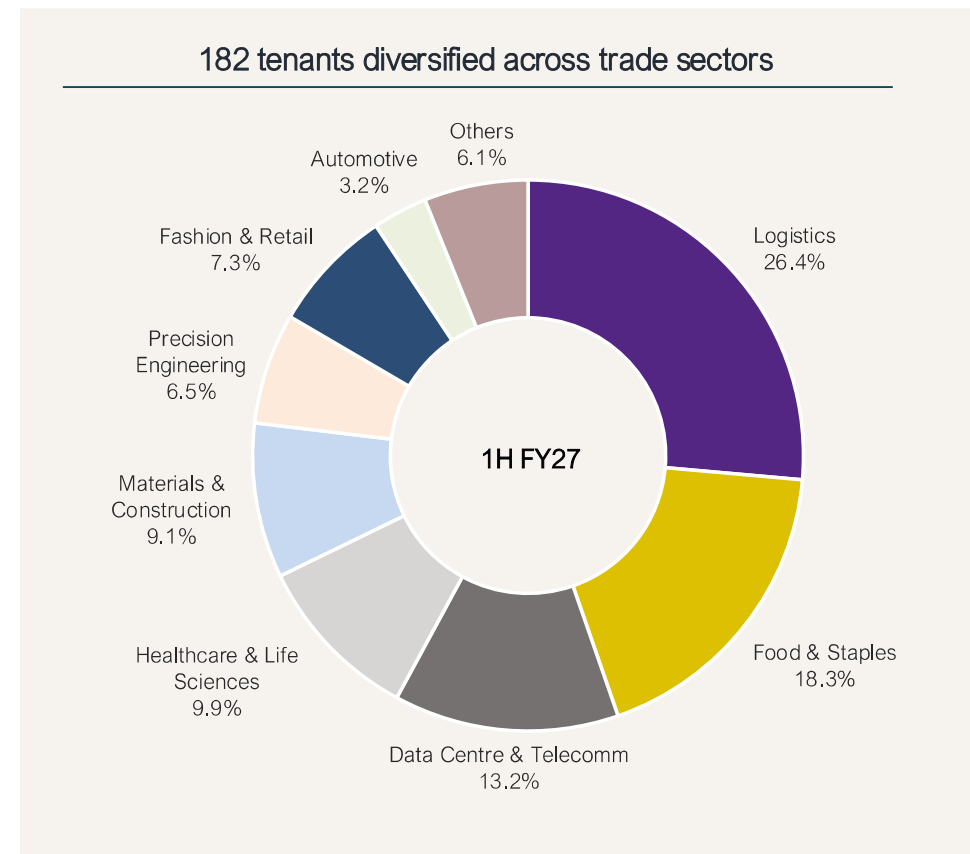
Defensive Tenant Base with Long Lease Visibility

>80% of income derived from essential and defensive industries

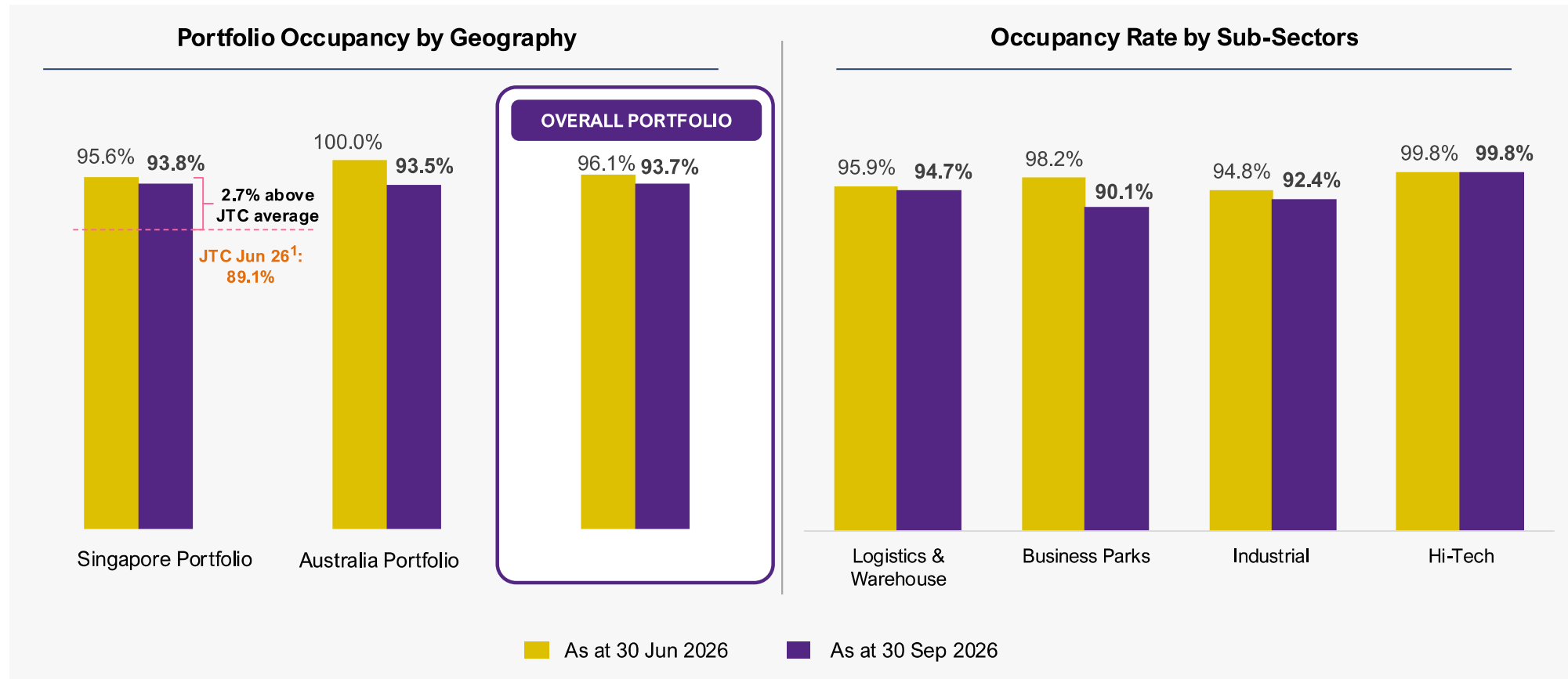
No.	Tenant Name	% GRI ¹	Trade Sector	Lease Expiry (Years)
1	Woolworths	12.7	Food & Consumer Staples	5.0
2	Optus	8.6	Telecommunications	6.8
3	Illumina Singapore	6.5	Life Sciences	4.4
4	KWE-Kintetsu World Express	5.9	Logistics	2.3
5	Beyonics International	3.4	Precision Engineering	1.6
6	DSV Contract Logistics Pte. Ltd.	3.3	Logistics	1.1
7	ResMed Asia	2.6	Healthcare	3.4
8	Racks Central Pte Ltd	1.9	Data Centre	3.5
9	Iron Mountain	1.9	Logistics	14.0
10	Boardriders Inc	1.7	Fashion & Retail	4.8
Total		48.5		4.6

Note:

1. All references to "GRI" refers to gross rental income.



Portfolio Occupancy Rate of 93.7% above JTC national average



Note:
1. JTC refers to JTC Corporation, formerly the Jurong Town Corporation, is a statutory board under Singapore's Ministry of Trade and Industry that champions sustainable industrial development.



Sustainability Achievements



Advancing our Sustainability Goals

Advancing solar capacity and GRESB performance

1H FY27 Sustainability Achievements

✓ Completed Phase 2B solar installation at 2 properties:



Total installed solar capacity across the portfolio: 16.28 MWp

✓ GRESB Real Estate assessment for FY2026



- Achieved a GRESB score of 70
- 6th consecutive year of improvement



Decarbonisation

Sustainable Finance & ESG Performance



Sustainable Assets and Operations

Governance



Outlook & Strategic Direction



Leveraging sectoral tailwinds amidst macro volatility

Resilient fundamentals and structural demand support sustainable growth

Singapore

AI-led manufacturing growth continues to bolster demand for well-located, high specification industrial assets

- Advance estimates show Singapore's economy grew by 5.4% YoY in 3Q 2026, driven by growth of construction, wholesale trade, and manufacturing sectors.¹
- The MAS kept monetary policy on hold in October as it expects the Singapore economy to continue expanding in the immediate quarters then moderate as the AI cycle eases and global financial conditions tighten. Core inflation is also projected to ease from the middle of next year.²
- Demand for prime logistics remained resilient amidst constrained supply. Conventional factory recorded the strongest rental growth in 3Q 2026 while high-tech rents rose, underpinned by demand from semiconductor and AI-related firms.³

Australia

Resilient industrial fundamentals and digital infrastructure tailwinds support long-term value creation

- RBA raised the cash rate target by 25 basis points to 4.60% in September 2026, its fourth increase this year, citing continued inflationary pressures including higher global energy prices³.
- Australia's industrial and logistics vacancy rate was 3.2% in 1H 2026, with Perth tightening to 1.0%, reinforcing resilient demand and moderating supply continue to support prime assets⁴.
- AA REIT's assets in Macquarie Park and Bella Vista were among the 15 data centre projects endorsed by the New South Wales Government IDA, enhancing the properties' future value-add or redevelopment potential amidst increased demand for cloud computing and AI infrastructure⁵

Notes:

1. Singapore's GDP Grew by 5.4 Per Cent in the Third Quarter of 2026 | Ministry of Trade and Industry
2. MAS Monetary Policy Statement - October 2026 | Monetary Authority of Singapore
3. Industrial MarketBeat Report | Cushman & Wakefield
4. Statement by the Monetary Policy Board: Monetary Policy Decision - Media Releases | RBA
5. Australia Industrial and Logistics Figures 1H 2026 | CBRE
6. Refer to announcement issue of NSW Government Endorses Data Centres including Two AA REIT Assets dated 20 April 2026

AA REIT: Delivering Stable Growth; Positioning for Tomorrow

Proven hands-on management across leasing, capital management and value-add strategies

4

Data Centre Optionality¹

3

Strategic Acquisitions

2

Asset Enhancement Initiatives and Development

1

Stable and Resilient Rental Income

Our Distinct Foundational Advantages



High Quality
Portfolio



Diversified and
Strong Tenant Base



Balance Sheet
Strength and
Headroom



Experienced
Team



Established
Track Record

Notes:

1. Refer to announcement on AA REIT's website on 20 April 2026: NSW Government endorses Data Centres including 2 AA REIT Assets (Macquarie Park & Bella Vista) strategically located in Sydney, Australia.

Thank You

For enquiries, please contact:

Investor Relations

Tel: +65 6309 3638

Email Address: investorrelations@aimsapac.com



Download FY2026
Financial Results



Download Annual
Report



Subscribe to
mailing list



Appendix

Boardriders HQ, Australia

Overview of AIMS APAC REIT

Modern portfolio of Singapore and Australia industrial assets with total AUM of ~S\$2.3 billion¹

Sponsor: AIMS Financial Group

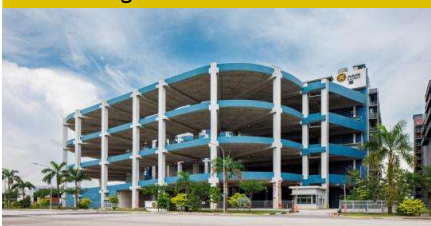
- Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of fund management, mortgage lending, investment banking and property investment
- In July 2025, AIMS increased its stake in AIMS APAC REIT by 7% to 18.66% reinforcing long term commitment and alignment with unitholders. As at 30 Sep 2026, AIMS' stake stands at 19.00%.

Investment Mandate

- To invest in a diversified portfolio of income-producing industrial, logistics and business park real estate throughout the Asia Pacific region

Diversified across industrial sub-sectors

Logistics & Warehouse



Business Park



Industrial



Hi-Tech



Diversified geographic presence

Singapore

- 24 properties
- ~70% of portfolio value



Australia

- 4 properties²
- ~30% of portfolio value



1H FY2027 Highlights

Revenue
S\$101.6m
▲ 8.5% YoY

NPI
S\$75.9m
▲ 11.1% YoY

DPU
4.908 Singapore cents
▲ 4.0% YoY

Net Leasable Area
792,859 sqm

Occupancy
93.7%

Portfolio WALE
3.6 years³

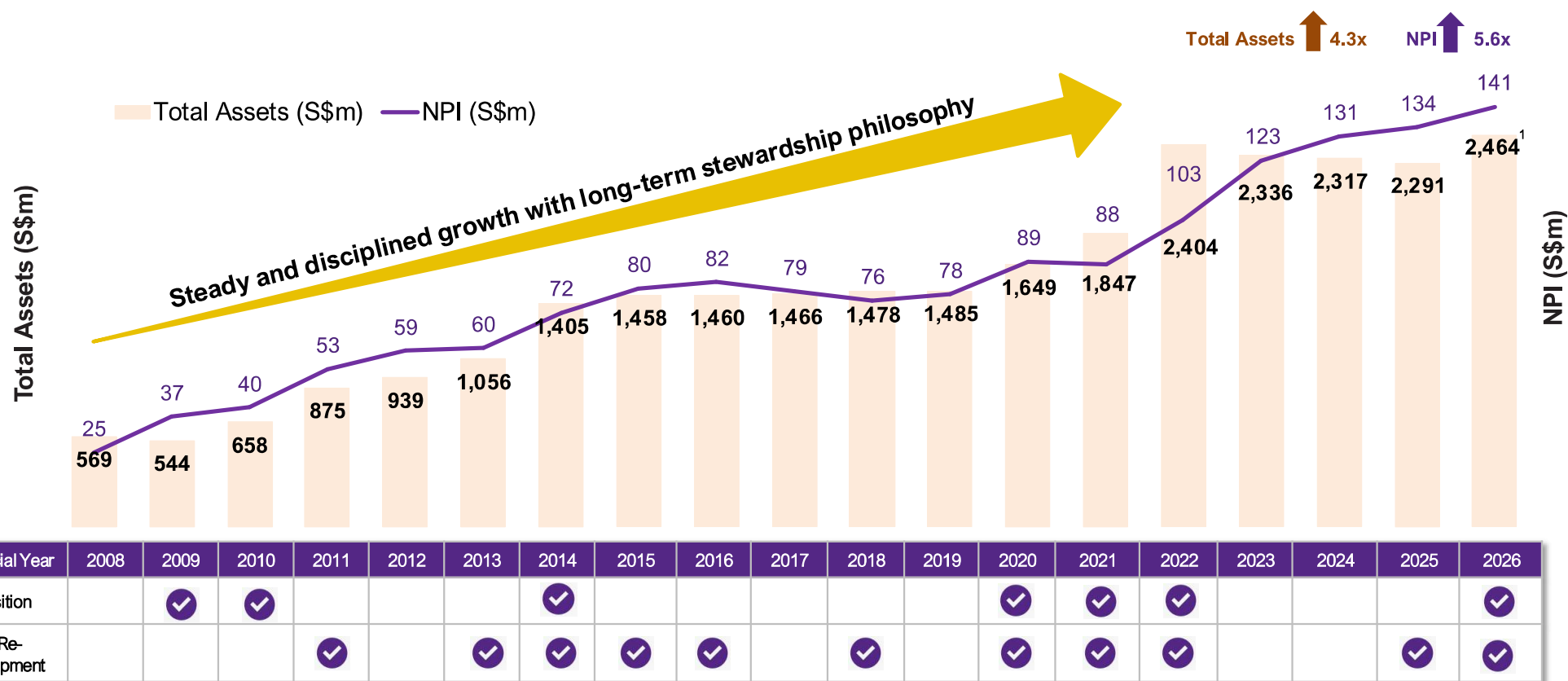
Rental Reversion
▲ **5.7%**

Aggregate Leverage
37.4%

Notes:
1. Based on the carrying value of investment properties as at 30 September 2026, as well as the 49.0% interest in the carrying value of Optus Centre.
2. Include a 49.0% interest in Optus Centre located in Macquarie Park, NSW, Australia
3. Weighted average lease expiry by gross rental income.

Transformation Growth Story

Since AIMS' takeover in 2009, AA REIT has grown steadily through 3rd party acquisitions and organic growth



Notes:

1. Based on the total assets as at 31 March 2026

Asset Enhancement Track Record

Active rejuvenation of portfolio resulting in long-term value creation



26 Tuas Avenue 7, Singapore

- Two-storey purpose-built factory (Food)
- **Built additional 2,077 sq ft of space and M&E upgrade**
- **Successfully renewed lease for 10 years**

2014



1 Kallang Way 2A, Singapore

- Eight-storey industrial building
- **Increased NLA by 13%**

2015



29 Woodlands Industrial Park E1, Singapore

- Four-storey hi-tech industrial building (Life Science)
- Underwent **building upgrades**, which led to an **increase take up by anchor tenant and 10 year lease extension**

2020



Optus Centre, Australia

- Campus style Grade-A business park comprising 6 four-storey buildings (Telecommunications)
- **Enhancement** of facilities to meet master tenant's occupation requirements which led to **12 year master lease extension covering 84,000 sqm**

2021



23 Tai Seng Drive, Singapore

- Six-storey industrial building (Data Centre)
- Completed **asset enhancement** which led to **increase occupancy by anchor tenant and conversion to master lease for 7 years.**

2022



7 Clementi Loop, Singapore

- Two-storey warehouse (Global Storage)
- Comprehensive refurbishment to meet GreenMark Gold certification and requirements of **master tenant on new 15-year lease.**

2024



15 Tai Seng Drive, Singapore

- Five-storey industrial building (Hi-Tech Users)
- **Repositioning** of industrial building to capture strong rental reversion. **Signed 10 year lease with advanced manufacturing anchor tenant** for one third of building.

2025

Development Track Record

Developed over ~2.8 million sq ft of high-quality logistics and industrial space



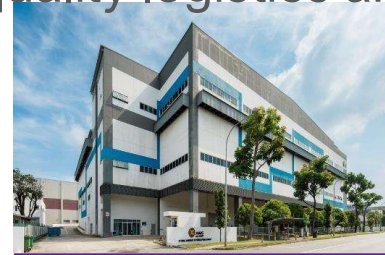
20 Gul Way, Singapore (Phase 1 & 2)

- 1.16 mil sqft five-storey ramp up warehouse
- Plot ratio increased from 0.46 to 1.4



30 Tuas West Road, Singapore

- 288k sqft five-storey ramp up warehouse
- Plot ratio increased from 1.15 to 2.07



8 Tuas Avenue 20, Singapore

- 159k sqft three-storey industrial facility
- Plot ratio increased from 1.03 to 1.40

Indicative development potential of up to 700,000¹ sq ft of in Singapore and on current zoning up to 1.5 million sq ft of additional GFA (post lease expiries) in Australia

2011



20 Gul Way, Singapore (Phase 2E & 3)

- Further development of additional 497k sqft
- Plot ratio increased from 1.4 to 2.0

2013



103 Defu Lane 10, Singapore

- Modern 203k sqft six-storey industrial facility
- Plot ratio increased from 1.20 to 2.50

2015



51 Marsiling Road, Singapore

- 231k sqft greenfield built-to-suit five-storey industrial facility (Advanced manufacturing)
- Secured 10-year master lease

2016

2018



3 Tuas Avenue 2, Singapore

- 268k sqft four-storey ramp up industrial facility (Healthcare)
- Plot ratio increased from 0.92 to 1.40
- Secured 10-year master lease

Notes:

1. Subject to planning approvals and plot ratio enhancements

Acquisition Track Record

Disciplined selection of quality real estate in strategic locations

