SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN SECURITIES

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

Name of Listed Issuer:

	AIMS APAC REIT ("AA REIT")	
2.	Type of Listed Issuer:	
	☐ Company/Corporation☐ Registered/Recognised Business Trust	
	✓ Real Estate Investment Trust	
	Name of Trustee-Manager/Responsible Person:	
	AIMS APAC REIT Management Limited ("REIT Manager")	
3.	Is more than one Substantial Shareholder/Unitholder giving notice in this	form?
	☐ No (Please proceed to complete Part II)	
	✓ Yes (Please proceed to complete Parts III & IV)	
4.	Date of notification to Listed Issuer:	
	01-Oct-2019	

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Sub	stantial Shareholder/Unitholder A
1.	Name of Substantial Shareholder/Unitholder:
	AMP Capital Finance Limited ("AMPCF")
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	27-Sep-2019
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	27-Sep-2019
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N/A
7.	Quantum of total voting shares/units (including voting shares/units underlying rights/options/

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/ warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/ Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	70,316,037	21,428,571	91,744,608
As a percentage of total no. of voting shares/units:	10.09	3.08	13.17
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 70,316,037	Deemed Interest	<i>Total</i> 81,744,608

	AMP Capital Investors Limited, AIMS Financial Service Group Pty Ltd, AMPCF, AIMS Financial Holding Limited ("AIMS Financial") and Great World Capital Holdings Limited ("Great World") entered into an implementation agreement dated 21 November 2018 ("Implementation Agreement") in relation to the sale of, inter alia, 500,000 ordinary shares in the capital of the REIT Manager by AMP Capital Investors International Holdings Limited to AIMS Financial (or an affiliate nominated by AIMS Financial), representing 50% of the issued and paid-up share capital of the REIT Manager. Under the Implementation Agreement, Great World also agreed to buy 70,316,037 units of AA REIT ("Option Units"), representing 10.21% of the current total issued units of AA REIT, from AMPCF, and AMPCF agreed to sell the Option Units to Great World, pursuant to a put and call option arrangement. AMPCF and Great World entered into an agreement in relation to the put and call option arrangement on 28 November 2018 ("Put and Call Option Agreement"). To secure the obligations of AIMS Financial and Great World under the Implementation Agreement and the Put and Call Option Agreement, AMPCF and AIMS Financial entered into a charge over units deed ("Charge over Units") on 15 March 2019 pursuant to which AIMS Financial granted security interests over, inter alia, 21,428,571 units of AA REIT (the "Charged Units"), representing 3.08% of the current total issued units of AA REIT, in favour of AMPCF. As contemplated under the Charge over Units, following receipt by AMPCF of the Deferred Consideration (as defined under the Implementation Agreement), AMPCF has agreed to enter into a deed of partial discharge with AIMS Financial and partially discharge from the Charged Units 10,000,000 units of AA REIT. Pursuant to section 4(7) of the Securities and Futures Act (Chapter 289) of Singapore, AMPCF is deemed to be interested in the remaining Charged Units (amounting to 11,428,571 units of AA REIT that AMPCF is interested in the units of AA REIT that AMPCF is interest				
	Units"), representing 10.21% of the current total issued units of AA REIT, from AMPCF, and AMPCF agreed to sell the Option Units to Great World, pursuant to a put and call option arrangement. AMPCF and Great World entered into an agreement in relation to the put and call option arrangement on 28 November 2018 ("Put and Call Option Agreement"). To secure the obligations of AIMS Financial and Great World under the Implementation Agreement and the Put and Call Option Agreement, AMPCF and AIMS Financial entered into a charge over units deed ("Charge over Units") on 15 March 2019 pursuant to which AIMS Financial granted security interests over, inter alia, 21,428,571 units of AA REIT (the "Charged Units"), representing 3.08% of the current total issued units of AA REIT, in favour of AMPCF. As contemplated under the Charge over Units, following receipt by AMPCF of the Deferred Consideration (as defined under the Implementation Agreement), AMPCF has agreed to enter into a deed of partial discharge with AIMS Financial and partially discharge from the Charged Units 10,000,000 units of AA REIT. Pursuant to section 4(7) of the Securities and Futures Act (Chapter 289) of Singapore, AMPCF is deemed to be interested in the remaining Charged Units (amounting to 11,428,571 units of AA REIT). Please refer to the attached shareholding chart. Each of AMP Limited, AMP Group Holdings Limited, AMP Holdings Limited and AMP Capital Holdings Limited is deemed to be interested in the units of AA REIT that AMPCF is interested in.				
	Put and Call Option Agreement, AMPCF and AIMS Financial entered into a charge over units deed ("Charge over Units") on 15 March 2019 pursuant to which AIMS Financial granted security interests over, inter alia, 21,428,571 units of AA REIT (the "Charged Units"), representing 3.08% of the current total issued units of AA REIT, in favour of AMPCF. As contemplated under the Charge over Units, following receipt by AMPCF of the Deferred Consideration (as defined under the Implementation Agreement), AMPCF has agreed to enter into a deed of partial discharge with AIMS Financial and partially discharge from the Charged Units 10,000,000 units of AA REIT. Pursuant to section 4(7) of the Securities and Futures Act (Chapter 289) of Singapore, AMPCF is deemed to be interested in the remaining Charged Units (amounting to 11,428,571 units of AA REIT). Please refer to the attached shareholding chart. Each of AMP Limited, AMP Group Holdings Limited, AMP Holdings Limited and AMP Capital Holdings Limited is deemed to be interested in the units of AA REIT that AMPCF is interested in.				
 	Holdings Limited and AMP Capital Holdings Limited is deemed to be interested in the units of AA REIT that AMPCF is interested in.				
0					
	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]				
Ī	Please refer to the attached shareholding chart.				
10	Attacher anta ('fam')				
10.	Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)				
11.	If this is a replacement of an earlier notification, please provide:				
	(a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):				
	(b) Date of the Initial Announcement:				
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:				
12.	Remarks (if any):				

The above unitholding percentages are computed based on the current total number of issued units of AA REIT of 696,851,623 units. Any discrepancies in the percentages listed and totals thereof are due to rounding.

The changes in percentages of the interests initially announced are due to (i) the allotment and issuance of 6,846,136 units of AA REIT on 29 March 2019, 20 June 2019 and 19 September 2019 pursuant to AA REIT's distribution reinvestment plan, and (ii) the issuance of 1,285,485 units of AA REIT on 10 July 2019 to the REIT Manager as partial payment of the base fee component of the REIT Manager's management fee for the period of 1 January 2019 to 30 June 2019.

Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
	AMP Limited
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	27-Sep-2019
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	27-Sep-2019
3.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N/A

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	91,744,608	91,744,608
As a percentage of total no. of voting shares/units:	0	13.17	13.17

Unitholder before and after the transaction:

Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/

7.

Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	81,744,608	81,744,608
As a percentage of total no. of voting shares/units:	0	11.73	11.73

As a	1 5 5 5 5 5	ntage of total no. of voting shares/			
8.	[You	Imstances giving rise to deem may attach a chart in item 10 to i			r/Unitholder's deemed
	Please	see Paragraph 8 of Substantial Uni	itholder A's notificatio	on above.	
9.	[You	tionship between the Substant may attach a chart in item 10 to s olders]		0 0	
	Please	refer to the attached shareholding	j chart.		
10.	Attac	chments (<i>if any</i>): 🕦			
	Ø	(The total file size for all attachmen	t(s) should not exceed	1 1MB.)	
11.	If this	s is a replacement of an earlie	er notification, plea	ase provide:	
	(a)	SGXNet announcement referon SGXNet (the "Initial Anno		notification which	was announced
	(b)	Date of the Initial Announcer	ment:		
	(c)	15-digit transaction reference which was attached in the In			n in the Form 3
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12.		arks (<i>if any</i>):			
	Please	e see Paragraph 12 of Substantial Ui	nitholder A's notificat	ion above.	
Sub	stantia	al Shareholder/Unitholder C	•		

	AMP Group Holdings Limited
	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
[✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholde
	Ceasing to be a Substantial Shareholder/Unitholder
	Date of acquisition of or change in interest:
	27-Sep-2019
	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	27-Sep-2019
	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N/A
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Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	91,744,608	91,744,608
As a percentage of total no. of voting shares/units:	0	13.17	13.17
Immediately after the transaction	Direct Interest	Deemed Interest	Total
	_		
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	81,744,608	81,744,608

8. Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

	Please see Paragraph 8 of Substantial Unitholder A's notification above.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	Please refer to the attached shareholding chart.
10.	Attachments (if any): 1
44	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the <u>first</u> notification which was announced
	on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Pomarka (if any):
12.	Remarks (if any):
	Please see Paragraph 12 of Substantial Unitholder A's notification above.
Sub	stantial Shareholder/Unitholder D
1.	Name of Substantial Shareholder/Unitholder: AMP Holdings Limited
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2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
2	
3.	Notification in respect of: Becoming a Substantial Shareholder/Unitholder
	✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	☐ Ceasing to be a Substantial Shareholder/Unitholder

	27-sep-2019					
5.	Date on which Substantial Shareh change in, interest (if different					
	27-Sep-2019					
6.	Explanation (if the date of becoming change in, interest):	ng aware is differ	ent from the date o	f acquisition of, or t		
	N/A					
7.	Quantum of total voting shares/units (including voting shares/units underlying rights/option warrants/convertible debentures {conversion price known}) held by Substantial Shareholde Unitholder before and after the transaction:					
	Immediately before the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures:	0	91,744,608	91,744,608		
As uni	a percentage of total no. of voting shares/	0	13.17	13.17		
	Immediately after the transaction	Direct Interest	Deemed Interest	Total		
unc	of voting shares/units held and/or derlying the rights/options/warrants/ overtible debentures :	0	81,744,608	81,744,608		
As uni	a percentage of total no. of voting shares/	0	11.73	11.73		
3.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]					
	Please see Paragraph 8 of Substantial Un	itholder A's notificati	on above.			
).	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]					
	Please refer to the attached shareholding chart.					

Date of acquisition of or change in interest:

4.

11.	 (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
11.	(a) SGXNet announcement reference of the first notification which was announced
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	Please see Paragraph 12 of Substantial Unitholder A's notification above.
	. Todas cas ranagraph 12 or oddstama o maneras respectively.
Sub	stantial Shareholder/Unitholder E
1.	Name of Substantial Shareholder/Unitholder:
•	AMP Capital Holdings Limited
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2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
J.	Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unithold
	Ceasing to be a Substantial Shareholder/Unitholder
4	
4.	Date of acquisition of or change in interest:
_	27-Sep-2019
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	27-Sep-2019
e	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
6.	
Ο.	N/A
о.	
о.	

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	91,744,608	91,744,608
As a percentage of total no. of voting shares/units:	0	13.17	13.17
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 81,744,608	<i>Total</i> 81,744,608

As a		ntage of total no. of voting shares/	U	11.73	11.73
8.	[You	umstances giving rise to deem may attach a chart in item 10 to a est arises]	•	•	r/Unitholder's deemed
	Please	e see Paragraph 8 of Substantial Un	itholder A's notificatio	on above.	
9.	[You	tionship between the Substan may attach a chart in item 10 to a colders]		5 5	
	Please	e refer to the attached shareholding	g chart.		
10.	Attac	chments (<i>if any</i>): 🕥			
	IJ,	(The total file size for all attachmen	nt(s) should not exceed	I 1MB.)	
11.	If this	s is a replacement of an earli	er notification, plea	ase provide:	
	(a)	SGXNet announcement reference on SGXNet (the "Initial Anno		notification which	was announced
	4. \				
	(b)	Date of the Initial Announce	ment:		
					= 0
	(c)	15-digit transaction reference which was attached in the In			n in the Form 3

12.	Remarks (if any):
	Please see Paragraph 12 of Substantial Unitholder A's notification above.

Part IV - Transaction details

shares, units, rights, options, warrants and/or principal amount of convertible cquired or disposed of by Substantial Shareholders/Unitholders: st in 10,000,000 units of AA REIT nsideration paid or received by Substantial Shareholders/Unitholders (excluding of stamp duties): e giving rise to the interest or change in interest:
cquired or disposed of by Substantial Shareholders/Unitholders: st in 10,000,000 units of AA REIT nsideration paid or received by Substantial Shareholders/Unitholders (excluding ad stamp duties):
nsideration paid or received by Substantial Shareholders/Unitholders (excluding d stamp duties):
d stamp duties):
giving rise to the interest or change in interest:
giving rise to the interest or change in interest:
via market transaction
via off-market transaction (e.g. married deals)
via physical settlement of derivatives or other securities
pursuant to rights issue
via a placement
following conversion/exercise of rights, options, warrants or other convertibles
via market transaction
via off-market transaction (e.g. married deals)
stances:
e of take-over offer for the Listed Issuer
action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate specify):

l	Partic	ulars of Individual submitting this notification form to the Listed Issuer:
((a) l	Name of Individual:
	F	Reema Monisha Ramswarup
((b)	Designation (if applicable):
	C	Company Secretary
((c)	Name of entity (if applicable):
		AMP Capital Finance Limited
ransa 3 3	action 3 1	Reference Number (auto-generated): 3 0 3 4 4 5 1 3 9 7 3