



**AIMS
AA REIT**

AIMS APAC REIT MANAGEMENT LIMITED

As Manager of AIMS APAC REIT
1 Raffles Place, #39-03, One Raffles Place
Singapore 048616

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended and restated))

ANNOUNCEMENT

**ANNUAL GENERAL MEETING TO BE HELD AT 2.00 P.M. ON 26 JULY 2022 –
RESPONSE TO THE SUBSTANTIAL AND RELEVANT QUESTIONS FROM UNITHOLDERS**

1. AIMS APAC REIT Management Limited (the “**Manager**”), as Manager of AIMS APAC REIT (“**AA REIT**”), refers to:
 - (a) the notice of the Annual General Meeting of AA REIT (“**AGM**”) dated 4 July 2022; and
 - (b) the accompanying announcement released on 4 July 2022 setting out, *inter alia*, the alternative arrangements for the conduct of the AGM by electronic means.
2. The Manager would like to thank the unitholders of AA REIT (“**Unitholders**”) for submitting their questions in advance of the AGM. Please refer to the **Appendix** to this announcement for the Manager’s response to the substantial and relevant question.
3. Following the conclusion of the AGM, the presentation and the results of the AGM will be uploaded on SGXNet and made available on AA REIT’s website.

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
19 July 2022

APPENDIX

RESPONSE TO THE SUBSTANTIAL AND RELEVANT QUESTION FROM UNITHOLDERS

1.	<p><u>Question:</u></p> <p>With the rising interest rate environment in Australia, how will this impact the three Australian assets in terms of the loans and the exchange rate?</p>
	<p><u>Response:</u></p> <p>The 3 Australian investments comprise 39.5% of AA REIT's portfolio by valuation and are leased to high quality master tenants operating in resilient industries on long lease terms with rental escalations.</p> <p>As part of the Manager's capital management strategy, 92% of the REIT's total debt, inclusive of 83% of Australian debt, is hedged as at 31 March 2022. This includes forward interest rate swaps and fixed rate notes.</p> <p>The Manager also announced the entry into new Australian dollar loan facilities at competitive margins on 20 October 2021 and 30 May 2022, and extended its respective debt maturity tranches by a further 4 and 5 years.</p> <p>To manage foreign exchange risk, the Manager adopts a natural hedging strategy by using Australian dollar borrowings to partly fund its Australian investments. In addition, the Manager has entered into foreign currency forward contracts to hedge the Australian dollar distributable income from AA REIT's investments in Australia on a rolling basis.</p> <p>As a cornerstone of our strategy, the Manager will continue to proactively manage the REIT's interest rate, refinancing and foreign exchange risks.</p>

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, AA REIT was established with the principal investment objective of owning and investing in a diversified portfolio of 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 29 properties, of which 26 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.

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.