


ABOUT AIMS FINANCIAL GROUP



www.aims.com.au

Established in 1991 by its founder, Mr George Wang, AIMS Financial Group is an Australian diversified non-bank financial services and investment group which has a solid track record in the Australian mortgage and securitization markets. Since establishment, AIMS Financial Group has also expanded to become an international financial group focusing on lending, securitization, real estate investment, private equity, investment banking, funds management, securities exchange ownership and e-commerce across the Asia Pacific region. AIMS is an Australian Financial Service (AFS) License holder for securitization trust manager granted by the Australian Securities and Investments Commission (ASIC).

In the eight years to 2007, AIMS has raised directly and indirectly close A\$3 Billion in funds from the capital markets, with most of the RMBS rated AAA by both Standard & Poors and Fitch Ratings.

AIMS has originated over A\$5 billion of high quality, prime home loans since 1997.

In the real estate funds management area, AIMS is an Australian Financial Service(AFS) License holder for real estate funds manager and mortgage funds manager granted by the Australian Securities and Investments Commission (ASIC).


AIMS have been very active in introducing international investors into the Australian real estate market, AIMS has attracted over \$1 billion of investment from its international clients to invest in Australian direct property.

Recent acquisitions have added to AIMS Financial Group's synergy and enhanced the vertical integration of AIMS Financial Group's real estate, funds management and capital market businesses. These include the acquisitions of Asia Pacific Exchange Limited (APX), one of Australia's three licensed securities exchanges in 2008, and Macarthur Cook Limited in 2009.

The winner of over 30 Australian Financial Services Industry awards, AIMS Financial Group is head quartered in Sydney, Australia, With offices across Australia, China and Singapore, and representations in Hong Kong, AIMS Financial Group has a strong physical presence in the Asia Pacific region.

Together with our highly qualified, professional and experienced cross-cultural teams, AIMS Financial Group is in a very strong position to bridging the gap between Australia and China in various markets, especially in properties, resources, fund management, high-tech, banking and financial services.

AMP CAPITAL



www.ampcapital.com.au

AMP Capital is a specialist investment manager with A\$96.9 billion in assets under management as at 30 September 2009. AMP Capital is a wholly owned subsidiary of AMP. AMP Capital's teams of specialists operate across direct and listed real estate, infrastructure, equities, fixed income and credit. As one of the largest institutional real estate fund managers in Australia and New Zealand, AMP Capital has A\$22.1 billion in global real estate assets under management. The group has over 45 years of real estate investment expertise and is ranked a Global Top 20 real estate investment manager by Watson Wyatt in 2009.

With established operations in Australia, New Zealand, China, India, Japan, Singapore and the United Kingdom, AMP Capital has almost 240 in-house investment professionals, around 1,000 staff globally and a carefully selected network of regional investment partners who can source competitive international investment opportunities catering for the varying needs of its clients.

AMP Capital expanded its Singapore office in 2006 and is committed to building its investment business in Asia. As AMP Capital's Asian regional hub, the Singapore team specialises in Asian real estate, equities and distribution.

AMP is one of Australia's largest retail and corporate pension providers, and one of the region's most significant investment managers with over A\$104 billion in assets under management as at 30 June 2009. AMP was established in 1849 as a mutual company and listed on the Australian and New Zealand stock exchanges in 1998. AMP has more than 3.4 million customers and over 3,600 employees. It has one of Australia's largest shareholder registers, with approximately 828,000 shareholders. One in six Australian adults is an AMP customer.

Important Notice

Information in this brochure (including the pro forma 1H 2010 distribution yield) should be read and understood in context with the Unitholders' Circular dated 6 November 2009 and the pro forma 1H 2010 distribution yield should be read together with the assumptions set out in the Circular. This brochure is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of MI-REIT is not necessarily indicative of the future performance of MI-REIT.

Unitholders are advised to seek independent advice from their stockbroker, bank manager, solicitor, accountant, tax adviser or other professional adviser should they be in any doubt as to the contents of this brochure or the action they should take.

This brochure 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.

The value of Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the 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 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.



Securing a Strong Future for MacarthurCook Industrial REIT

THE RESOLUTIONS

The Independent Directors of MacarthurCook Industrial REIT (MI-REIT) recommend that Unitholders vote "FOR" the following Resolutions:

- (i) Placement to AMP Capital to raise gross proceeds of S\$22.0 million - vote "FOR"
- (ii) Placement to Cornerstone Investors, to raise gross proceeds of S\$40.0 million - vote "FOR"
- (iii) Placement to AIMS Financial Group, the principal sponsor of MI-REIT, as part of the Cornerstone Investments - vote "FOR"
- (iv) An underwritten and renounceable 2-for-1 Rights Issue to raise gross proceeds of S\$155.1 million - vote "FOR"; and
- (v) Acquisition from AMP Capital of four industrial properties located in Singapore for a total purchase consideration of S\$68.6 million - vote "FOR".

PROTECT YOUR INVESTMENT IN MI-REIT
VOTE "FOR": INDEPENDENT DIRECTORS RECOMMEND YOU VOTE IN FAVOUR OF THE RESOLUTIONS IN THE CIRCULAR
PROXIES MUST BE SUBMITTED NO LATER THAN 2 P.M. ON SATURDAY 21 NOVEMBER 2009

Call our hotline +65 6309 1050
Email your questions to us at EGM@macarthurcook.com.sg
http://www.macarthurcook.com.au

MACARTHURCOOK

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INDUSTRIAL

QUESTIONS AND ANSWERS:

1) What do Independent Directors recommend you do?

- Independent Directors recommend you vote “FOR” all resolutions.

2) Why is MI-REIT entering into these Transactions?

- MI-REIT has S\$226 million of debt maturing by 31 December 2009.
- MI-REIT has to pay S\$90 million to complete the purchase of 1A International Business Park property by 31 December 2009.
- The Transactions will allow MI-REIT to meet these obligations and enable MI-REIT to continue its operations.

3) Why should unitholders vote “FOR” the resolutions?

- MI-REIT has S\$226 million of debt maturing by 31 December 2009.
- MI-REIT has to pay S\$90 million to complete the purchase of 1A International Business Park property by 31 December 2009.
- The Manager has extensively considered various options to address these serious issues.
- The Manager believes the Transactions are the most viable option to ensure the success of the necessary refinancing and funding of MI-REIT.
- If any of the resolutions are not approved, there is a significant risk that MI-REIT will fail.

4) What are the key benefits of the Transactions for MI-REIT and its Unitholders?

- Removal of immediate financing risk, reduction of debt and strengthening of MI-REIT’s balance sheet.
- Gain the strong sponsorship of AIMS Financial Group and AMP Capital.
- Enhanced portfolio diversification.
- Enhanced tenant base.
- Opportunity to subscribe for Rights Entitlement and Excess Rights Units at a significant discount.
- Position MI-REIT for stable, safe and secure growth.

5) What are Existing Unitholders entitled to from the Transactions?

- Unitholders are being offered the Rights Units at an attractive discount of 61.2% to the closing price of S\$0.41 per unit on 5 November 2009.
- After the rounding of odd lots, retail Unitholders will be given priority to subscribe for Excess Rights Units¹.

6) What is the pro forma distribution yield?

- Pro forma 1H 2010² distribution yield (annualised³) of 9.3% based on TERP of S\$0.223.

7) What has the rating agency – Moody’s – said about the Transactions?

- In their credit research note dated 9 November 2009, Moody’s stated:⁴
 - “A successful completion of the exercise will materially enhance MI-REIT’s capital structure and debt servicing capacity that would create upward pressure on its current Caa1 rating.”
 - “The transaction will provide funds for MI-REIT to fully address its near term refinancing needs of around S\$226 million, thereby alleviating Moody’s concerns over the REIT’s liquidity.”

- “Apart from that, MI-REIT will apply the proceeds to complete the acquisitions of the 1A IBP and 4 new properties. These new properties are cash flow generative and would help improve income diversification.”

8) What is the role of AIMS Financial Group and AMP Capital?

- Following completion of the Transactions, AIMS Financial Group and AMP Capital will be the joint sponsors of MI-REIT.
- In addition to strong financial sponsorship of MI-REIT, AIMS Financial Group and AMP Capital will provide MI-REIT with the benefit of their significant property funds management and asset management expertise and access to growth opportunities throughout the region.
- For more information on AIMS Financial Group and AMP Capital, please see below.

9) Strong new management of MI-REIT – what have they done and what will they do?

- The new management team of MI-REIT, led by Nicholas McGrath, CEO of the Manager, has dedicated the past 11 months to resolving the unaddressed and serious issues faced by MI-REIT.
- Following completion of the Transactions, the new management team will work to ensure that your investment in MI-REIT is safe and secure.

10) What will be the new Board of MI-REIT?

- Following completion of the Transactions, the Board will be comprised of:
 - 2 directors appointed by AIMS Financial Group
 - 2 directors appointed by AMP Capital
 - 1 executive director
 - 3 independent directors
- The directors will have a comprehensive mix of Asian real estate and funds management experience.

11) Where can I get more information?

- Call our hotline +65 6309 1050
- Email your questions to us at EGM@macarthurcook.com.sg
- Read the Circular dated 6 November 2009

12) How do I vote “FOR” all resolutions?

- You can vote in the following ways:
 - Complete the proxy form by voting “FOR” all resolutions and then submit the proxy form, a copy of which is enclosed
- OR
 - Attend the EGM on 23 November 2009 at 2.00 p.m. at Vanda Ballroom, Level 5, Marina Mandarin Singapore, 6 Raffles Boulevard, Marina Square.
- To ensure your proxy vote is effective, the proxy form should be inserted into the enclosed prepaid envelope and sent to the Unit Registrar’s office at:
 - Boardroom Corporate & Advisory Services Pte. Ltd., 3 Church Street #08-01, Samsung Hub, Singapore 049483
- Proxy forms should be received no later than 2pm, 21st November 2009.

STRONG MANAGEMENT AND BOARD
KEY MEMBERS OF CURRENT BOARD



George Wang, Chairman

George came to Australia from China 20 years ago and founded AIMS Financial Group 2 years later. In its eighteen year life, AIMS has evolved into a diversified financial services group, active in the areas of lending, securitisation, investment banking, real estate funds management and properties, resources, high-tech and infrastructure investment. In the course of developing AIMS Financial Group into a significant financial services group in Australia. George has developed an extensive business network in both Australia and China. George is active in the Chinese financial sector, he is an advisor for a number of Chinese Government bodies and Government agencies. He holds the position of Deputy President of the International Trade Council of China, a constituent body of China Council for the Promotion of International Trade. In Australia, George Wang is the President of the Australia-China Finance & Investment Council. As the President of Australia-China Finance & Investment Council, George has been laying the foundation for the financial bridge between Australia and China for many years.



Gregory Bundy, Vice Chairman

Greg Bundy has two decades of experience in investment banking, stockbroking and funds management. Until recently, he was Vice Chairman of Merrill Lynch Asia Pacific with responsibility for all capital market accounts from Korea, Hong Kong, Singapore and China, to Australia. Joining Merrill Lynch in 1984 after graduating from Yale University, Greg’s roles have included head of US equity trading, Managing Director of International Equities and Chief Operating Officer of Merrill Lynch Investment Managers. As well as a wealth of experience in all aspects of the Australian and US capital marketplaces, Greg brings experience in Asia.



Lim How Teck, Independent Non-Executive Director and Chairman of the Audit Committee

Mr. Lim How Teck is currently the Executive Chairman of Redwood International Pte Ltd, an investment consultancy, the Chairman of Certis Cisco Security Pte Ltd, and the Deputy Chairman of Tuas Power Ltd. In 2005, Mr. Lim retired from Neptune Orient Lines Ltd (“NOL”), where he worked since 1979 and held the positions of Executive Director, Group Deputy Chief Executive Officer, Group Chief Operating Officer and Group Chief Financial Officer. He also held directorships in various subsidiaries, associated companies and investment interests in NOL. Prior to joining NOL, he worked in Coopers & Lybrand and Plessey Singapore. In addition, Mr. Lim is a director of a number of listed and unlisted companies and statutory boards such as Jurong Port Pte. Ltd., CISCO Security Pte. Ltd., ARA Asset Management Limited, M&C REIT Management (manager of CDL Hospitality REIT), etc. In 1999, Mr. Lim was awarded the Public Service Medal (PBM) by the Singapore Government.



Tan Kai Seng, Independent Non-Executive Director

Mr. Tan was Finance Director of Parkway Holdings Limited from 1988 to 2005 and was its Group Financial Controller from 1980 to 1988. Parkway Holdings Limited is a leading fully integrated healthcare organisation in Asia, with one of the largest network of hospitals and healthcare services in the region. Prior to joining Parkway Holdings in 1980, Mr. Tan worked in the audit team with Price Waterhouse, Singapore for approximately five years and a further two years on an International Exchange Programme with Price Waterhouse, San Francisco. Mr. Tan is also an Independent Non-Executive Director and Audit Committee member of IGB Corporation Berhad, a significant property investment and development company listed on Bursa Malaysia, Kuala Lumpur, Malaysia.

Note: Following completion of the Transactions, the Board will comprise 8 directors, with 2 directors nominated by AMP Capital and 1 more independent director.

STRONG MANAGEMENT AND BOARD
KEY MEMBERS OF CURRENT MANAGEMENT



Nicholas McGrath, CEO MI-REIT

Nick heads MacarthurCook’s Real Estate Team in Asia and is Chief Executive Officer of SGX listed MacarthurCook Industrial REIT. Prior to joining MacarthurCook, Nick had more than nine years of experience in corporate finance and property funds management in Australia and Singapore with Allico Finance Group and two years of legal experience with Blake Dawson Waldron. Nick led the IPO of Allico REIT in March 2006 and from January 2007 until the sale to Frasers Centrepoint Limited in August 2008, Nick was Chief Executive Officer of Allico Commercial REIT and Managing Director of Allico (Singapore) Limited. Nick holds a Bachelors degree in Business and a Bachelor of Laws (Hons) degree from the University of Technology in Sydney and has completed a graduate diploma of Applied Finance and Investment from the Securities Institute of Australia.



Tang Buck Kiau, Senior Finance Manager

Ms Tang has extensive experience in finance, accounting and treasury within the real estate industry. Before joining MacarthurCook, Ms Tang worked at Far East Organization for 12 years in the finance, accounting and treasury departments, eventually becoming the Senior Finance Manager in the corporate finance department. Her key responsibilities included financial reporting, treasury and structuring, sourcing and management of project financing. Prior to joining Far East Management in 1994, she held the position of audit manager at Coopers & Lybrand, Singapore from 1987. Ms Tang is a Certified Public Accountant of Singapore and a fellow of the Chartered Association of Certified Public Accountants.



Koh Wee Lih, Senior Investment Manager

Prior to joining MacarthurCook, Mr. Koh worked at AIG Global Real Estate Investment (Asia) L.L.C. and CapitalLand. Mr. Koh started his career as a financial analyst at Deutsche Bank’s structured finance team where he advised clients on asset securitization transactions. Mr. Koh has an Master of Business Administration, a Master of Science in Industrial and Operations Engineering, and a Bachelor of Science in Aerospace Engineering from the University of Michigan, Ann Arbor.



Joanne Loh, Asset Manager

Prior to joining MacarthurCook, Ms Loh was a Property Manager at Colliers International Consultancy & Valuation in 2007. From 2005 to 2007, she was involved in property management at Capital International Asset Management Pte Ltd as Condominium Manager and Fire Safety Manager for industrial buildings. From 2003-2005, she held property executive roles for at Keppel Land Pte Ltd and Far East Organisation. She has Bachelors of Science in Building from the National University of Singapore and a Certificate of Real Estate Finance by the Asian Public Real Estate Association.



Sue-Lyn Yeoh, Investor Relations Manager

Ms Yeoh began her career in the US mutual funds industry in where she worked for four years at PNC Bank’s Financial Services Division in Boston as Senior Fund Accountant and Financial Reporting Analyst from 1997 to 2000. She was also involved in organising the 2005 Fortune Global Forum in Beijing. She has also taught statistics in a private college in China. From 2005-2007, she worked at Citigate Dewe Rogerson in Singapore as Senior Consultant in the Finance Practice Group. She has a Masters of Business Administration from the Carroll School of Graduate Management at Boston College and a Bachelors degree in Economics from Brandeis University in Boston, USA.

¹ In the allotment of any Excess Rights Units, preference will be given to Unitholders for the rounding of odd lots, and AMPCIL, the Cornerstone Investors, Substantial Unitholders and Directors will rank last in priority.
² Means the six-month period ended 30 September 2009.
³ The distribution yield is annualised on the assumption that the distributable income for the next six-month period ending 31 March 2010 will be the same as the distributable income for 1H 2010. There is no guarantee that the distribution income for the six-month period ending 31 March 2010 will be the same as that for 1H 2010.
⁴ Source: Moody’s Investors Service press release dated 9 November 2009. Moody’s Investors Service (“Moody’s”) has not provided its consent to the inclusion in this advertisement of the information extracted from the relevant report published by it and therefore is not liable for such information. While the Manager has taken reasonable actions to ensure that the information from the relevant report published by Moody’s is reproduced in its proper form and context, and that the information is extracted accurately and fairly from such report, the Manager or any other party have not conducted an independent review of the information contained in such report nor verified the accuracy of the contents of the relevant information.