

 <p><b>AIMS AMP CAPITAL INDUSTRIAL REIT</b></p>	<p><b>AIMS AMP Capital Industrial REIT Management Limited</b>          (Company Registration No. 200615904N)          Manager of AIMS AMP Capital Industrial REIT          1 Raffles Place, #21-01 OUB Centre, Singapore 048616          Tel: (65) 6309 1050 Fax: (65) 6534 3942</p>
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## SGX-ST Announcement<sup>1</sup>

### Completion of Acquisition of AMP Capital Properties

Further to its announcement dated 24 December 2009 relating to the exercise of the call options in connection with the acquisition (the “**Acquisition**”) of each of 23 Tai Seng Drive, 3 Toh Tuck Link, 56 Serangoon North Avenue 4 and 30/32 Tuas West Road (the “**AMP Capital Properties**”), AIMS AMP Capital Industrial REIT Management Limited<sup>2</sup>, as manager of AIMS AMP Capital Industrial REIT<sup>3</sup> (“**AACI-REIT**” and the manager of AACI-REIT, the “**Manager**”), is pleased to announce that the Acquisition has been completed today.

The total acquisition cost of the AMP Capital Properties was S\$70.1 million, comprising:

- (i) the purchase consideration of S\$68.6 million;
- (ii) the acquisition fee payable to the Manager in respect of the Acquisition which amounts to S\$0.7 million; and
- (iii) the professional and other fees and expenses incurred by AACI-REIT in connection with the Acquisition which amounts to S\$0.8 million.

As the Acquisition is being treated as an “interested party transaction” under the Property Funds Guidelines in Appendix 2 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore, the acquisition fee payable to the Manager will be made in the form of units in AACI-REIT (“**Units**”), which shall not be sold within one year from the date of their issuance.

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<sup>1</sup> This announcement is not an offer for sale of the securities in the United States. The securities of AACI-REIT may not be offered or sold in the United States absent registration or an exemption from registration under the U.S. Securities Act of 1933, as amended. Any public offering of securities of AACI-REIT in the United States would be made by means of a prospectus that would contain detailed information about AACI-REIT and the Manager, as well as financial statements. The Manager does not intend to register any portion of the offering in the United States or to conduct a public offering of securities in the United States.

<sup>2</sup> Formerly known as MacarthurCook Investment Managers (Asia) Limited.

<sup>3</sup> Formerly known as MacarthurCook Industrial REIT.

## **BY ORDER OF THE BOARD**

AIMS AMP Capital Industrial REIT Management Limited  
(Company Registration No. 200615904N)  
(as Manager of AIMS AMP Capital Industrial REIT)

Name: Nicholas Paul McGrath  
Designation: Chief Executive Officer

11 January 2010

### **For enquiries, kindly contact:**

#### **AIMS AMP Capital Industrial REIT Management Limited**

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### **Important Notice**

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 of AACI-REIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

This document 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 AMP Capital Industrial REIT (AACI-REIT)**

Managed by AIMS AMP Capital Industrial REIT Management Limited, AIMS AMP Capital Industrial REIT was established with the principal investment objective of owning and investing in a diversified portfolio of income-producing industrial real estate assets in Singapore and Asia. The principal sponsors of AACI-REIT are the AIMS Financial Group, which has a solid track record in the Australian mortgage and securitisation markets, and AMP Capital Investors International Holdings Limited, a direct wholly-owned subsidiary of AMP

Capital. AACI-REIT's existing portfolio consists of 25 industrial properties located throughout Singapore and one property in Tokyo, Japan, with an appraised total value of S\$637.4 million based on valuations obtained as of 30 September 2009.

### **About AIMS Financial Group**

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 A\$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 headquartered 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**

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 820,000 shareholders. One in six Australian adults is an AMP customer.