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|  AIMS 宝泽 AIMS AMP CAPITAL INDUSTRIAL REIT |  AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED As manager of AIMS AMP Capital Industrial REIT 1 Raffles Place, #21-01 One Raffles Place Singapore 048616 |
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

SGX-ST Announcement: 22 September 2010

FULLY UNDERWRITTEN RENOUNCEABLE RIGHTS ISSUE LODGEMENT AND DESPATCH OF OFFER INFORMATION STATEMENT

Unless otherwise defined, capitalised terms used herein shall bear the same meaning ascribed to them as in the offer information statement dated 22 September 2010 in connection with the Rights Issue (the “Offer Information Statement”).

AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT (“**AIMSAMPREIT**”, and the manager of AIMSAMPREIT, the “**Manager**”) is pleased to announce that it has on 22 September 2010 lodged with the Monetary Authority of Singapore (“**MAS**”) the Offer Information Statement in relation to the issue of 513,309,781 new units in AIMSAMPREIT (the “**Rights Units**”) through a fully underwritten and renounceable rights issue (the “**Rights Issue**”), on a basis of seven (7) Rights Units for every twenty (20) existing Units held by each Eligible Unitholder¹ as at 20 September 2010 at 5.00 p.m. (the “**Rights Issue Books Closure Date**”), at an issue price of S\$0.155 per Rights Unit (the “**Rights Issue Price**”), fractional entitlements to be disregarded, to raise gross proceeds of S\$79.6 million, of which S\$64.5 million will be used to part finance the acquisition of 27 Penjuru Lane at a purchase consideration of S\$161.0 million from DB International Trust (Singapore) Limited, in its capacity as trustee of AMP Capital Business Space REIT (the “**AMP Capital Business Space REIT Trustee**”). The balance of the acquisition cost will be financed through a new debt facility of S\$280.0 million in respect of which AIMSAMPREIT has accepted a letter of commitment from the lenders, namely Standard Chartered Bank, United Overseas Bank Limited and the Commonwealth Bank of Australia.

The Offer Information Statement is available on the website of the MAS at www.mas.gov.sg and will be despatched to Eligible Unitholders on 23 September 2010.

¹ “**Eligible Unitholders**” are unitholders of AIMSAMPREIT (“**Unitholders**”) with units in AIMSAMPREIT (“**Units**”) standing to the credit of their Securities Accounts and whose registered addresses with The Central Depository (Pte) Limited (“**CDP**”) are in Singapore as at the Rights Issue Books Closure Date or who have, at least three market days prior to the Rights Issue Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents, including such Unitholders who the Manager, on behalf of AIMSAMPREIT, and Standard Chartered Securities (Singapore) Pte. Limited and Macquarie Capital Securities (Singapore) Pte. Limited in their capacity as the joint bookrunners and underwriters of the Rights Issue (the “**Joint Bookrunners and Underwriters**”) agree, may be offered Rights Units without breaching applicable securities laws.

Eligible Unitholders who do not receive the Offer Information Statement and the ARE² form may obtain them from CDP at 4 Shenton Way, #02-01, SGX Centre 2, Singapore 068807.

Purchasers who do not receive the ARS³ form accompanied by the Offer Information Statement may obtain the same from CDP at the address stated above.

Acceptances of Rights Entitlement and Applications for Excess Rights Units

For Eligible Unitholders, acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units⁴ may be made through CDP or through an ATM of a Participating Bank⁵ in accordance with the terms and conditions of the Offer Information Statement.

More information on the procedures for acceptance, payment, renunciation and application for Rights Units and/or Excess Rights Units by Eligible Unitholders may be found in the Offer Information Statement.

The trading period for the Rights Entitlements on the SGX-ST commences from 9.00 a.m. on 23 September 2010 and ends at 5.00 p.m. on 1 October 2010.

The Offer Information Statement and its accompanying documents will also not be despatched to persons purchasing the Rights Entitlements, whose registered addresses with CDP are outside Singapore ("**Foreign Purchasers**"). Foreign Purchasers who wish to accept the Rights Entitlements credited to their Securities Accounts should ensure that they comply with the applicable rules, regulations and make the necessary arrangements with CDP, their Depository Agents or stockbrokers in Singapore.

Unitholders who have subscribed for or purchased Units under the Central Provident Fund Investment Scheme ("**CPFIS**") and/or the Supplementary Retirement Scheme ("**SRS**") or through a finance company and/or Depository Agent can only accept their Rights Entitlements and (if applicable) apply for Excess Rights Units by instructing the respective approved banks in which they hold their CPFIS accounts and/or SRS accounts, finance company and/or Depository Agent to do so on their behalf. **ANY APPLICATION MADE BY THE ABOVE-MENTIONED UNITHOLDERS DIRECTLY THROUGH CDP OR THROUGH ATMS WILL BE REJECTED.** Such Unitholders should refer to the Offer Information Statement for important details relating to the offer procedure in connection with the Rights Issue.

² The application form for Rights Units and Excess Rights Units (as defined herein) issued to Eligible Unitholders in respect of their "nil-paid" provisional allotments of Rights Units under the Rights Issue ("**Rights Entitlements**").

³ The application form for Rights Units to be issued to purchasers of the Rights Entitlements traded on the SGX-ST under the book-entry (scripless) settlement system.

⁴ The Rights Units represented by the provisional allotments (A) of (i) Eligible Unitholders who decline, do not accept, and elect not to renounce or sell their Rights Entitlements under the Rights Issue (during the Rights Entitlements trading period prescribed by the SGX-ST) and/or (ii) Ineligible Unitholders which have not been sold during the Rights Entitlements trading period or (B) that have not been validly taken up by the original allottees, renounees of the provisional allotments or the purchasers of the Rights Entitlements.

⁵ DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited and its subsidiary, Far Eastern Bank Limited.

Timetable of Key Events

The timetable for the Rights Issue is set out below.

| Event | Date and Time |
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| Rights Issue Books Closure Date | : 20 September 2010 at 5.00 p.m. |
| Despatch of the Offer Information Statement (together with the application forms) to Eligible Unitholders | : By 23 September 2010 |
| Commencement of Rights Entitlement trading period | : 23 September 2010 from 9.00 a.m. |
| Close of Rights Entitlement trading period | : 1 October 2010 at 5.00 p.m. |
| Closing Date: | |
| Last date and time for acceptance of the Rights Entitlements and payment for Rights Units ⁽¹⁾ | : 7 October 2010 at 5.00 p.m. ⁽²⁾ (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) |
| Last date and time for application and payment for Excess Rights Units ⁽¹⁾ | : 7 October 2010 at 5.00 p.m. ⁽²⁾ (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) |
| Last date and time for acceptance of and payment by the renouncee ⁽¹⁾ | : 7 October 2010 at 5.00 p.m. ⁽³⁾ (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) |
| Completion of the issue of the Rights Units | : 14 October 2010 |
| Commencement of trading of the Rights Units and completion of the Acquisition (" Completion ") ⁽⁴⁾ | : 15 October 2010 from 9.00 a.m. |

Notes:

- (1) This does not apply to CPFIS investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent. More information on CPFIS investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent may be found in the Offer Information Statement. Any application made by these investors directly through CDP or through ATMs will be rejected. Such investors, where applicable, will receive notification letter(s) from their respective approved bank, finance company and/or Depository Agent and should refer to such notification letter(s) for details of the last date and time to submit applications to their respective approved bank, finance company and/or Depository Agent.
- (2) If acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units, as the case may be, are made through CDP in accordance with the ARE and the ARS.
- (3) Eligible Unitholders who wish to renounce their Rights Entitlements in favour of a third party should note that CDP requires at least three Market Days to effect such renunciation. As such, Eligible Unitholders who wish to renounce are advised to do so early to allow sufficient time for the renouncee to accept his Rights Entitlements and make payment for Rights Units.
- (4) Subject to formal approvals by JTC Corporation ("**JTC**") being received, including a waiver of a requirement by JTC that the AMP Capital Business Space REIT Trustee not dispose of the Property within three years from 12 December 2007. Should the waiver not be granted by JTC, Completion will be on 13 December 2010. More information on Completion may be found in the Offer Information Statement.

The Manager may, in consultation with the Joint Bookrunners and Underwriters and with the approval of the SGX-ST, modify the above timetable subject to any limitation under any applicable laws. In such an event, the Manager will announce the same via the SGXNET. However, as at the date of this announcement, the Manager does not expect the above timetable to be modified.

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

22 September 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 AIMS AMP Capital Industrial 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 AIMS AMP Capital Industrial REIT is not necessarily indicative of the future performance of AIMS AMP Capital Industrial 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.

This document is for informational purposes only and is not intended, and should not be construed, as an offer of securities for sale in the United States. The securities described herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**U.S. Securities Act**") or the laws of any state, and may not be offered or sold within the United States, except pursuant to an exemption from or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state laws. The Manager does not intend to register any portion of any offering in the United States or to conduct a public offering of securities in the United States.

About AIMS AMP Capital Industrial 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 AIMSAMPIREIT are the AIMS Financial Group and AMP Capital Investors International Holdings Limited, a direct wholly-owned subsidiary of AMP Capital. AIMSAMPIREIT consists of 25 industrial properties located throughout Singapore and one property in Tokyo, Japan, with an appraised total value of S\$636.1 million based on valuations obtained as at 21 December 2009 and 28 January 2010, respectively.

About AIMS Financial Group (“AIMS”)

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 holds an Australian Financial Service License (“**AFSL**”) for securitization trust management 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 residential mortgage-backed securities (“**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 holds an AFSL granted by the ASIC to offer real estate funds management and mortgage funds management services. AIMS actively introduces international investors to the Australian real estate market, and has attracted over A\$1 billion of investment from its international clients to invest in Australian direct property.

Recent acquisitions 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 MacarthurCook Limited in 2009.

The winner of over 30 Australian Financial Services Industry awards, AIMS Financial Group's head office is 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 its 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 Investors (“AMP Capital”)

AMP Capital Investors is a specialist investment manager with over A\$96 billion in assets under management as at 31 March 2010. AMP Capital is a wholly owned subsidiary of AMP Limited. 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 over A\$20 billion in global direct and listed real estate funds 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. AMP Capital was also ranked a Top 10 Australian company by Forbes in 2010.

With established operations in Australia, New Zealand, China, Hong Kong, India, Luxembourg, Japan, Singapore and the United Kingdom, AMP Capital has over 200 in-house investment professionals, around 900 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, Asian 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\$114 billion in assets under management as at 31 December 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 3.6 million customers and over 3,500 employees. It has one of Australia's largest shareholder registers, with approximately 795,000 shareholders. One in six Australian adults is an AMP customer.