

 <b>AIMS AMP CAPITAL INDUSTRIAL REIT</b>	<b>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</b>  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: 12 October 2010**

## FULLY UNDERWRITTEN RENOUNCEABLE RIGHTS ISSUE FINAL RESULTS OF THE RIGHTS ISSUE

### 1. RESULTS OF THE RIGHTS ISSUE

#### 1.1 Level of Subscription

AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT (“**AIMSAMPIREIT**”, and the manager of AIMSAMPIREIT, the “**Manager**”), wishes to announce that valid acceptances and excess applications for a total of 670,009,453 Rights Units (as defined herein), representing 130.5% of the total number of Rights Units available under the fully underwritten renounceable rights issue (the “**Rights Issue**”) of 513,309,781 new units in AIMSAMPIREIT (the “**Rights Units**”), were received as at the close of the Rights Issue on 7 October 2010 (the “**Closing Date**”).

The valid acceptances received include the acceptances by AIMS Financial Group, AMP Capital Investors (Luxembourg No. 4) S.A.R.L., Dragon Pacific Assets Limited, APG Algemene Pensioen Groep N.V., Universities Superannuation Scheme Limited, Indus Asia Pacific Master Fund, Ltd, Hunter Hall Investment Management Ltd and Cohen and Steers Asia Limited, of their aggregate pro rata entitlement of 326,512,107 Rights Units, representing 63.6% of the total number of Rights Units under the Rights Issue.

Details of the valid acceptances and excess applications received are as follows:

	Number of Rights Units	% of Rights Issue
Valid acceptances	506,083,252	98.6
Excess applications	163,926,201	31.9
<b>Total</b>	<b>670,009,453</b>	<b>130.5</b>

#### 1.2 Allotment of Rights Units for Excess Rights Units Applications

The balance of 7,226,529 Rights Units which were not validly accepted, will be allotted to satisfy excess applications. In such allotment, preference will be given to the rounding of odd lots (if any) while directors of the Manager (the “**Directors**”) and Substantial Unitholders<sup>1</sup> will rank last in priority.

<sup>1</sup> “**Substantial Unitholders**” refers to unitholders of AIMSAMPIREIT (“**Unitholders**”) with an interest in not less than 5.0% of all units in AIMSAMPIREIT (“**Units**”) in issue.

## **2. ALLOTMENT OF RIGHTS UNITS**

### **2.1 Allotment**

Successful subscribers with The Central Depository (Pte) Limited (“**CDP**”, and the securities accounts with the CDP, the “**Securities Accounts**”), will be sent, on or about 15 October 2010, a notification letter from CDP stating the number of Rights Units that have been credited to their respective Securities Accounts.

### **2.2 Refunds**

When any acceptance for Rights Units and/or excess application is invalid or unsuccessful, the amount paid on acceptance and/or application will be refunded to such Eligible Unitholders without interest or any share of revenue or other benefit arising therefrom within 14 days after the Closing Date, (i) by means of a crossed cheque in Singapore currency drawn on a bank in Singapore and sent to them by ordinary post to their mailing address maintained with CDP and at their own risk or in such other manner as they may have agreed with CDP for the payment of any cash distributions (if they accept and/or apply (as the case may be) through CDP) or (ii) by crediting their bank account with the relevant Participating Bank at their own risk (if they accept and/or apply (as the case may be) by way of Electronic Application).

### **2.3 The Rights Entitlements of Ineligible Unitholders**

A total of 312,200 Rights Units, which would otherwise have been provisionally allotted to Unitholders other than Eligible Unitholders<sup>2</sup> (“**Ineligible Unitholders**”), were sold “nil-paid” on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”).

The net proceeds from all such sales, after deduction of all expenses therefrom, will be pooled and thereafter distributed to Ineligible Unitholders in proportion to their respective unitholdings determined as at the Rights Issue Books Closure Date and sent to them by means of a crossed cheque drawn on a bank in Singapore via ordinary post to their mailing address as maintained with CDP, at their own risk, or such other manner as they may have agreed with CDP for the payment of any cash distributions, provided that where the amount to be distributed to any Ineligible Unitholder is less than S\$10, the Manager shall be entitled to retain or deal with such net proceeds as the Manager may, in its absolute discretion, deem fit for the sole benefit of AIMSAMPIREIT and no Ineligible Unitholder shall have any claim whatsoever against the Manager, Standard Chartered Securities (Singapore) Pte. Limited, in its capacity as the sole financial adviser for the Rights Issue, the Joint Bookrunners and Underwriters, HSBC Institutional Trust Services (Singapore) Limited, in its capacity as the trustee of AIMSAMPIREIT (the “**Trustee**”) or CDP in connection herewith.

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<sup>2</sup> “**Eligible Unitholders**” refers to Unitholders with Units standing to the credit of their Securities Account (but do not include securities sub-accounts) and whose registered addresses with CDP are in Singapore as at 20 September 2010 (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, and such Unitholders who the Manager, on behalf of AIMSAMPIREIT, in consultation with Standard Chartered Securities (Singapore) Pte. Limited and Macquarie Capital Securities (Singapore) Pte. Limited, in their capacity as joint bookrunners and underwriters for the Rights Issue (the “**Joint Bookrunners and Underwriters**”), determine, may be offered Rights Units without breaching applicable securities laws.

### **3. ISSUE AND LISTING OF RIGHTS UNITS**

#### **3.1 Issue**

The Manager expects that the Rights Units will be issued on 14 October 2010.

#### **3.2 Listing and Quotation**

The Manager further expects that the Rights Units will be listed and quoted on the Main Board of the SGX-ST with effect from 9.00 a.m. on 15 October 2010.

The Rights Units will, upon allotment and issue, rank *pari passu* in all respects with the existing units in AIMSAMPIREIT in issue as at the date of issue of the Rights Units, including the right to any distributions which may accrue for the period from 1 July 2010 to 30 September 2010 as well as all distributions thereafter.

The Manager wishes to take this opportunity to thank Unitholders for their support in ensuring the successful completion of the Rights Issue.

### **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

12 October 2010

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

**AIMS AMP Capital Industrial REIT Management Limited**

Nicholas McGrath

Chief Executive Officer

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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.