
 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
---------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

SGX-ST Announcement: 15 October 2010

COMPLETION OF THE ACQUISITION OF 27 PENJURU LANE BY AIMS AMP CAPITAL INDUSTRIAL REIT, DRAWDOWN OF NEW LOAN AND USE OF PROCEEDS OF THE RIGHTS ISSUE

Further to its announcement on 13 September 2010 in relation to the approval by unitholders of AIMS AMP Capital Industrial REIT (“**AIMSAMPIREIT**”, and unitholders of AIMSAMPIREIT, “**Unitholders**”) of the acquisition of 27 Penjuru Lane (the “**Acquisition**”), AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMSAMPIREIT (the “**Manager**”), wishes to announce that the Acquisition has been completed today.

The total cost of the Acquisition (the “**Total Acquisition Cost**”) is approximately S\$163.1 million, comprising:

- (i) the purchase consideration of S\$161.0 million (the “**Purchase Consideration**”);
- (ii) the acquisition fee payable to the Manager for the Acquisition (the “**Acquisition Fee**”) which amounts to S\$1.6 million¹; and
- (iii) the estimated professional and other fees and expenses incurred or to be incurred in connection with the Acquisition which amount to approximately S\$0.5 million.

The Manager has paid the Purchase Consideration from a combination of debt financing and proceeds from the Rights Issue.

Drawdown of New Loan

The Manager also wishes to announce that further to the acceptance of a letter of commitment for a new debt facility of S\$280.0 million (the “**New Loan**”) by HSBC Institutional Trust Services (Singapore) Limited, in its capacity as the trustee of AIMSAMPIREIT (the “**Trustee**”) on 20 August 2010 from Standard Chartered Bank (“**SCB**”), the Commonwealth Bank of Australia (“**CBA**”), and United Overseas Bank Limited (“**UOB**”), the Manager has drawn down S\$272.0 million of the New Loan, of which:

¹ As the Acquisition constitutes an “interested party transaction” under the Property Funds Appendix in Appendix 2 of the Code on Collective Investment Schemes (the “**Property Funds Appendix**”) issued by the Authority, the Acquisition Fee payable to the Manager will be in the form of units in AIMSAMPIREIT (“**Units**”), which shall not be sold within one year from the date of issuance, in accordance with Paragraph 5.6 of the Property Funds Appendix.

- (i) S\$97.0 million has been used to part finance the Purchase Consideration; and
- (ii) S\$175.0 million has been used to fully refinance the loan of S\$175.0 million owing under the facility agreement dated 5 November 2009 and made between, *inter alia*, the Trustee, SCB, CBA and National Australia Bank Limited.

The lenders of the New Loan are SCB, CBA, UOB and ING Bank N.V., Singapore Branch.

The balance of the New Loan shall be used to finance real estate acquisitions and/or for general corporate funding purposes.

The details of the New Loan are as follows:

- (i) Term Loan Facility A: a three year S\$100.0 million term loan facility bearing a floating interest margin of 2.05% per annum over the Singapore Dollar Swap Offer Rate ("**SOR**");
- (ii) Term Loan Facility B: a five year S\$100.0 million term loan facility bearing a floating interest margin of 2.35% per annum over the SOR; and
- (iii) Revolving Credit Facility: a three year S\$80.0 million revolving credit facility bearing a floating interest margin of 2.05% per annum over the SOR.

Use of Proceeds

The Manager is also pleased to announce that from the gross proceeds of S\$79.6 million from the fully underwritten renounceable rights issue of 513,309,781 new Units in AIMSAMPIREIT (the "**Rights Issue**"), S\$73.1 million has been used for the purposes set out below:

- (i) S\$64.1 million to part satisfy the Total Acquisition Cost;
- (ii) S\$3.5 million to pay for costs and expenses (the underwriting commission and financial advisory and professional fees) relating to the Rights Issue; and
- (iii) S\$5.5 million to pay for debt related costs (in relation to the New Loan).

The Manager will make further announcements via SGXNET when the remaining proceeds of the Rights Issue are materially disbursed.

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
15 October 2010

For enquiries, kindly contact:

AIMS AMP Capital Industrial REIT Management Limited

Nicholas Paul McGrath

Chief Executive Officer

Tel: + 65 6309 1050

Email: nmcgrath@aimsampcapital.com

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 & Poor's 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.