
 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))

Press Release

14 February 2011

AIMS AMP CAPITAL INDUSTRIAL REIT PRIVATE PLACEMENT TO RAISE MINIMUM GROSS PROCEEDS OF S\$43.5 MILLION

- Private Placement to raise minimum gross proceeds of S\$43.5 million
- New Units to be offered at between S\$0.1976 and S\$0.2041 per New Unit
- Proceeds from the Private Placement to be used to fund the acquisition of a property located at 29 Woodlands Industrial Park E1, Singapore 757716 ("**NorthTech**" (the "**Acquisition**"))

14th February 2011, Singapore - AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT ("**AIMSAMPIREIT**", and as the manager of AIMSAMPIREIT, the "**Manager**"), is pleased to announce the launch of a private placement of 219,989,907 new units in AIMSAMPIREIT ("**New Units**") to institutional and other investors at an issue price of between S\$0.1976 and S\$0.2041 per New Unit (the "**Issue Price Range**") to raise gross proceeds of at least S\$43.5 million. The Issue Price Range of between S\$0.1976 and S\$0.2041 represents a discount of between 7.0% and 10.0% to the volume weighted average price ("**VWAP**") of S\$0.2195 per unit in AIMSAMPIREIT ("**Unit**") for trades in the Units done on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the full Market Day on 11 February 2011 and up to the time the placement agreement is entered into between the Manager and Standard Chartered Securities (Singapore) Pte. Limited on 14 February 2011.

The Manager will make a formal application to the SGX-ST for the listing of, dealing in, and quotation of, the New Units on the Main Board of the SGX-ST. An appropriate announcement will be made upon the receipt of such in-principle approval from the SGX-ST. The private placement of 219,989,907 New Units to institutional and other investors (the "**Private Placement**") is being conducted at the Issue Price Range via an accelerated bookbuilding process, which starts today and is expected to be completed no later than 14 February 2011.

The Manager intends to use approximately S\$42.0 million of the net proceeds from the private placement to fund the acquisition of NorthTech, a four-storey high technology light industrial building with basement car park located in the northern part of Singapore at the corner of Admiralty Road West and Woodlands Avenue 8 and is easily accessible by the Seletar Expressway and the Admiralty MRT Station.

Mr Nicholas McGrath, CEO of AIMSAMPIREIT, said, "This private placement allows us to acquire a high quality asset and provides us with additional financial capacity to capitalise on growth opportunities when they arrive. We are actively evaluating opportunities for the acquisition of strategic value-accretive industrial properties at attractive NPI yields that will further propel our growth."

In connection with the Private Placement, the Manager intends to declare in respect of the Units in issue on the day immediately prior to the date on which the New Units are issued ("**Existing Units**"), a distribution of the distributable income of AIMSAMPIREIT for the period from 1 January 2011 to the day immediately prior to the date on which the New Units are issued (the "**Advanced Distribution**").

The next distribution thereafter will comprise AIMSAMPIREIT's distributable income for the period from the day the New Units are issued to 31 March 2011. Quarterly distributions will resume thereafter.

The current expectation of the Manager is that the quantum of the distribution per Unit ("**DPU**") under the Advanced Distribution will be approximately 0.285 cents per Unit, estimated based on actual revenue and expenses for the three months ended 31 December 2010. The actual quantum of the DPU under the Advanced Distribution will be announced on a later date after the management accounts of AIMSAMPIREIT for the relevant period have been finalised.

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
14 February 2011

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About AIMSAMPIREIT

Managed by AIMS AMP Capital Industrial REIT Management Limited, AIMSAMPIREIT 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 26 industrial properties located throughout Singapore and one property in Tokyo, Japan, with an appraised total value of S\$803.9 million based on valuations obtained as at 30 September 2010.

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 securitisation 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 is a specialist investment manager with over A\$97 billion in assets under management as at 30 September 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, United States, China, Hong Kong, India, Luxembourg, Japan, Singapore and the United Kingdom, AMP Capital has over 250 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 a leading wealth management company operating in Australia and New Zealand, with selected investment management activities in parts of Asia, and a growing banking business in Australia. AMP was established in 1849 as a mutual company and listed on the Australian and New Zealand stock exchanges in 1998. As at 30 June 2010, AMP had \$111 billion of assets under management, more than 3.8 million customers and over 3,700 employees. It has one of Australia's largest shareholder registers, with approximately 790,000 shareholders.