

AIMS AMP CAPITAL INDUSTRIAL REIT



Acquisition of 29 Woodlands Industrial Park E1 (NorthTech Property)

14 February 2011



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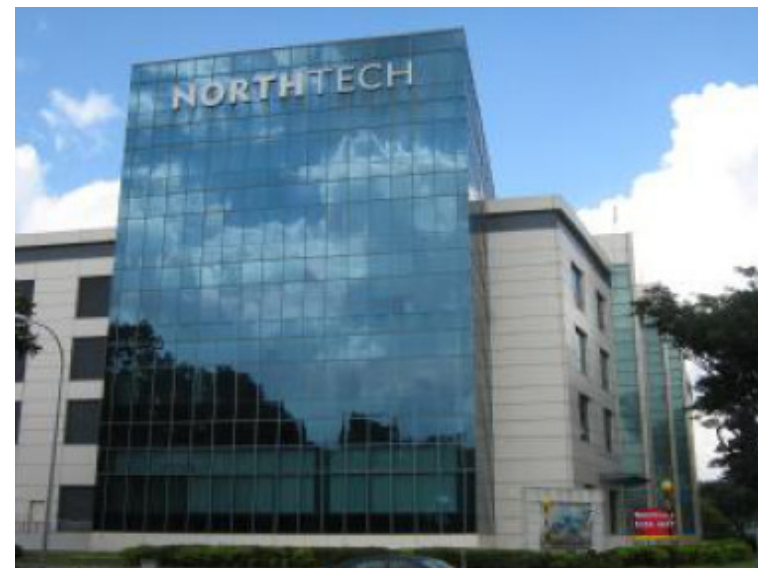
NorthTech (29 Woodlands Industrial Park E1)

29 Woodlands Industrial Park E1

Brief Description	4 storey high-tech facility with underground parking and loading/unloading facilities
Land Area	197,691 sft
GFA/NLA	489,560 sft / 390,130 sft
Land Tenure	Around 44 years remaining (URA land)
Tenancies	Multi-tenanted building with occupancy of 98.3% as at 1 January 2011 Majority of tenants are in the engineering and technology sector: e.g. Broadcom, Nikon Precision, Schmidt Electronics etc.
WALE	3.5 years
Purchase Price⁽¹⁾	S\$72.0 million

Accretive Transaction

NPI yield of the Property⁽²⁾	7.6 %
NPI yield of existing property portfolio ⁽³⁾	7.2 %



Funding

Private placement⁽⁴⁾	S\$42.0 million
Debt finance	S\$30.9 million
Aggregate leverage	
Pre-transaction⁽⁵⁾	32.7%
Post-transaction	33.6%

- In addition to the purchase price of S\$72.0 million, there are acquisition-related costs of S\$0.9 million (which include an acquisition fee of S\$0.7 million payable to the Manager in the form of cash and is calculated in accordance with the Trust Deed dated 5 December 2006 (as amended)).
- Based on the Net Property Income ("NPI") of NorthTech for the three months ended 31 December 2010 divided by the purchase consideration for NorthTech. The NPI of NorthTech is based on the agreed amount of rent paid pursuant to the tenancies, licences and/or occupation agreements for the three months ended 31 December 2010 and the estimated other income and estimated operating costs for the three months ended 31 December 2010.
- Based on the NPI of the existing portfolio for the three months ended 31 December 2010 divided by the latest valuation.
- Based on the issuance of 219,989,907 placement units at the minimum issue price of S\$0.1976 net of S\$1.5 million of underwriting, selling and management fee as well as other estimated fees and expenses.
- Actual as at 31 December 2010, adjusted for the sale of 23 Changi South Ave 2.