

 <p><b>AIMS AMP CAPITAL INDUSTRIAL REIT</b></p>	<p><b>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</b></p> <p>As Manager of AIMS AMP Capital Industrial REIT 1 Raffles Place, #21-01 One Raffles Place Singapore 048616</p>
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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 February 2011

### Sale of Asahi Ohmiya Warehouse, Japan above book value

<ul style="list-style-type: none"> <li>▪ Sale price: JPY1.49 billion (SGD22.81 million)<sup>1</sup></li> <li>▪ Book value as at 31 December 2010: JPY1.46 billion (SGD22.35 million)<sup>1</sup></li> <li>▪ Sale expected to complete in March 2011</li> <li>▪ Net sale proceeds after JPY debt repayment available for future investment opportunities.</li> <li>▪ Aggregate leverage reduced from 33.6% to approximately 32.0% following completion of the sale</li> <li>▪ Continued execution of Manager's strategy for the Trust</li> </ul>
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AIMS AMP Capital Industrial REIT Management Limited, the manager (the "**Manager**") of AIMS AMP Capital Industrial REIT (the "**Trust**") wishes to announce that Guodou Kaisha Bayside ("**GK Bayside**") has on 21 February 2011 executed a sale and purchase agreement with Industrial & Infrastructure Fund Investment Corporation for the sale of Asahi Ohmiya Warehouse located at 1-398-3,11,13 Yoshinocho, Kita-ku, Saitama, Tokyo, Japan ("**Property**") for a consideration of JPY1.49 billion.<sup>2</sup>

The book value of the Property is JPY1.46 billion (SGD22.35 million)<sup>1</sup> as at 31 December 2010. CBRE conducted an independent appraisal of the Property as at 31 January 2011 and valued the Property at JPY1.47 billion.

<sup>1</sup> Based on the exchange rate of S\$1:JPY65.3314

<sup>2</sup> The Sale would constitute a "non-discloseable transaction" under Chapter 10 of the Listing Manual of the Singapore Exchange Securities Trading Limited.

The Trust, via its wholly owned Singapore subsidiary, Japan Industrial Property Pte Ltd (“JIP”), has an effective interest in the Property of 99.2% by virtue of the Tokumei Kumiai Agreement dated 28 September 2007 between GK Bayside and JIP.

### **Rationale for the sale**

The sale of the Property is consistent with the Manager’s strategy set out in the Trust’s 2010 Annual Report: to dispose of the current single asset held in Japan. This allows the Manager to free up capital to provide the Trust with greater financial flexibility for future investment opportunities.

### **Use of sale proceeds**

The sale is expected to complete in March 2011. The net sale proceeds, after repayment of JPY989.00 million debt and payment of sale related costs, will be used to repay debt under the Trust’s revolving credit facility, reducing aggregate leverage to approximately 32.0% from 33.6%. This increased headroom will provide the Trust with greater financial flexibility for future investment opportunities.

### **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  
Date: 22 February 2011

### **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 AIMSAMPIREIT 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 AIMSAMPIREIT is not necessarily indicative of the future performance of AIMSAMPIREIT.

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.

## **About AIMS AMP Capital Industrial REIT**

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 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 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.