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|  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))

SGX-ST Announcement: 5 April 2011

Property revaluations as at 31 March 2011

- 2.67% increase compared to previous valuations as at 30 September 2010
- 4% y-o-y increase compared to previous valuations as at 31 March 2010
- Improves NAV per unit by S\$0.01

AIMS AMP Capital Industrial REIT Management Limited (the “**Manager**”) as Manager of AIMS AMP Capital Industrial REIT (the “**Trust**”), wishes to announce that new independent valuations have been conducted by Colliers International Consultancy & Valuation (Singapore) Pte Ltd as at 31 March 2011 for the following properties owned by the Trust.

| | The Properties | S\$ million |
|----|--------------------------------|--------------------|
| 1 | 27 Penjuru Lane | 165.0 |
| 2 | 8 & 10 Pandan Crescent | 126.0 |
| 3 | 1A International Business Park | 79.0 |
| 4 | 20 Gul Way | 41.8 |
| 5 | 10 Changi South Lane | 28.0 |
| 6 | 15 Tai Seng Drive | 27.0 |
| 7 | 11 Changi South St 3 | 23.5 |
| 8 | 61 Yishun Industrial Park A | 23.5 |
| 9 | 135 Joo Seng Road | 23.3 |
| 10 | 3 Tuas Ave 2 | 23.0 |
| 11 | 1 Bukit Batok St 22 | 22.5 |
| 12 | 3 Toh Tuck Link | 19.5 |
| 13 | 23 Tai Seng Drive | 18.6 |
| 14 | 30 & 32 Tuas West Road | 17.5 |

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| 15 | 56 Serangoon North Ave 4 | 17.0 |
| 16 | 31 Admiralty Road | 15.1 |
| 17 | 541 Yishun Industrial Park A | 14.5 |
| 18 | 2 Ang Mo Kio St 65 | 13.8 |
| 19 | 1 Kallang Way 2A | 13.8 |
| 20 | 8 & 10 Tuas Ave 20 | 12.8 |
| 21 | 7 Clementi Loop | 12.6 |
| 22 | 103 Defu Lane 10 | 12.3 |
| 23 | 8 Senoko South Road | 12.1 |
| 24 | 26 Tuas Ave 7 | 9.6 |
| 25 | 10 Soon Lee Road | 9.4 |
| | Total valuations as at 31 March 2011 | 781.2 |
| 26 | 29 Woodlands Industrial Park E1 ¹ | 72.0 |
| | Total portfolio valuation | 853.2 |

Copies of the valuation reports for the Properties are available for inspection at the Manager's registered office during the normal business hours for three months from the date hereof.

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: 5 April 2011

For enquiries, kindly contact:

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¹ Valuation as at 31 January 2011.

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, with an appraised total value of S\$853.2 million based on valuations obtained as at 31 March 2011.

About AIMS Financial Group ("AIMS")

Established in 1991, AIMS Financial Group is an Australian diversified non-bank financial services and investment group with a solid track record and enviable reputation in the mortgage lending, fund management and securitisation markets etc. AIMS has 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.

Since the year 1999, AIMS Group has raised directly and indirectly about AUD 4 Billion in funds from the capital markets. AIMS issued about AUD 3 Billion residential mortgage-backed securities (RMBS) with most of them rated AAA by both Standard & Poors and Fitch Ratings, and has originated over A\$5 billion of high quality prime home loans since 1997.

AIMS have been very active in introducing international investors into the Australian real estate market, AIMS has attracted large volume investment from its international clients to invest in Australian direct property.

AIMS Group manages over A\$1.5 billion as at 21 December 2010 and are the investment managers for the MacarthurCook Industrial Property Fund, MacarthurCook Office Property Trust, MacarthurCook Mortgage Fund, Advance Mortgage Fund, MacarthurCook Property Securities Fund, Advance Property Securities Fund and the RMR Asia Pacific Real Estate Fund. AIMS also manages, in a joint-venture arrangement with AMP Capital, the AIMS AMP Capital Industrial REIT in Singapore.

AIMS Financial Group's head office is in Sydney, Australia, and it has offices across Australia, China and Singapore. Together with our 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, infrastructure, banking and financial services.

AMP Capital Investors ("AMP Capital")

AMP Capital is a specialist investment manager with over A\$98 billion in assets under management as at 31 December 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\$23 billion in global direct and listed real estate funds under management. The group has 50 years of real estate investment expertise and is ranked Top 3 real estate investment manager in Asia Pacific by ANREV in 2010. 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, more than 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 31 December 2010, AMP had A\$115 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 780,000 shareholders.