

 <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 Tower 1 Singapore 048616</p>
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## Media Release

### **AIMS AMP Capital Industrial REIT raises S\$100 million by issuing 4.9% Fixed Rate Notes due in 2016**

**Singapore 8 August 2012** - AIMS AMP Capital Industrial REIT Management Limited (the Manager), as Manager of AIMS AMP Capital Industrial REIT (AA REIT) today announced it had raised S\$100 million by issuing unrated listed Notes.

The issue is the first tranche in AA REIT's new S\$500 million Multicurrency Medium Term Notes (MTN) programme established on 25 July 2012. Key details are set out below:

Amount issued:	S\$100 million
Type:	Fixed
Coupon:	4.9% payable semi-annually in arrear
Maturity date:	8 August 2016

AIMS AMP Capital Industrial REIT Management Limited's Chief Executive Officer Nick McGrath said: "We introduced the Medium Term Notes programme to give us the flexibility to diversify our sources of debt funding and to lengthen our debt maturity profile.

"We are delighted that the Notes were five times over-subscribed, with overwhelming demand from quality institutional investors and private banks. The net proceeds from this issuance will be used to substantially repay debt due in October 2013, enabling us to extend a portion of our debt for a further four years.

"Prior to this debt raising AA REIT's average debt maturity was 2.3<sup>1</sup> years. Following this, AA REIT now has an average debt maturity of 3.2<sup>2</sup> years and now has four different debt maturity dates," Mr McGrath said.

A table setting out AA REIT's debt maturity post this issuance is set out below<sup>3</sup>:

<b>Maturity date</b>	<b>\$'million</b>
Due in October 2013	13.6
Due in February 2014	28.8
Due in October 2015	137.0
Due in August 2016	100.0
	279.4

The Manager appointed Standard Chartered Bank and United Overseas Bank as joint lead managers and joint bookrunners for the issue of the Notes.

As at 30 June 2012, AA REIT's appraised property portfolio value was S\$932.7<sup>4</sup> million, with aggregate leverage of 29.7 percent and interest rate cover of 6.0 times.

<sup>1</sup> As at 30 June 2012.

<sup>2</sup> On a pro forma basis as at 30 June 2012.

<sup>3</sup> On a pro forma basis based on debt outstanding as at 30 June 2012 and on the assumption that the Note issuance occurred on 30 June 2012.

<sup>4</sup> Includes investment property under development and capital expenditure capitalised.

Standard & Poor's has assigned AA REIT an investment grade rating of BBB-.

The issue statistics are set out below:

Investor Type		Geography	
Fund Managers	49%	Singapore	97%
Banks	2%	Others	3%
Insurance	2%		
Private Banks	47%		

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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 with an appraised total value of S\$930.9 million based on valuations obtained as at 31 March 2012.

#### **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. 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 1999, AIMS has raised directly and indirectly about A\$4.0 billion in funds from the capital markets. AIMS has issued about A\$3.0 billion residential mortgage-backed securities with most of them rated AAA by both Standard & Poors and Fitch Ratings, and has originated over A\$5.0 billion of high quality prime home loans since 1997. AIMS have been very active in introducing international investors into the Australian real estate market, having attracted a large volume investment from its international clients to invest in Australian.

AIMS manages over A\$1.5 billion in assets as at 31 March 2012 and is 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 Investors, AIMS AMP Capital Industrial REIT in Singapore.

AIMS'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 is in a very strong position to bridge the gap between Australia and China in various markets, especially in property, resources, fund management, high-tech, infrastructure, banking and financial services.

#### **AMP Capital**

AMP Capital is one of Asia Pacific's largest investment managers with over A\$124 billion in funds under management as at 31 March 2012. Ranked a Top 3 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A\$22 billion in global direct and listed real estate funds under management, and 50 years of investment experience.

AMP Capital's team of specialists operate across direct and listed real estate and infrastructure, fixed income, equities and diversified funds. AMP Capital is proud to support the AIMS AMP Capital REIT through more than 65 real estate investment professionals with specialist expertise across industrial development, industrial asset management and debt management. The team also has access to AMP Capital's structuring and operating professionals with legal, tax, fund accounting and investor relations capabilities.

AMP Capital has established operations in Australia, Bahrain, China, Hong Kong, India, Japan, Luxembourg, New Zealand, Singapore, the United Kingdom and the United States. AMP Capital's ongoing commitment to the

Asian region is exemplified through their strategic partnerships in the region. As well as resigning a Memorandum of Understanding with China Life Insurance (Group) Company in 2011, AMP Capital entered a strategic business and capital alliance with Mitsubishi UFJ Trust and Banking Corporation (MUTB), a leading Japanese trust bank which provides services to institutions and retail clients, across retail and corporate banking, trust assets, real estate and global markets.

AMP Capital's on the ground resources and extensive network of carefully selected regional investment partners means AMP Capital can source competitive investment opportunities catering to the varied needs of its clients.