



AMP CAPITAL

**AIMS AMP CAPITAL INDUSTRIAL REIT
MANAGEMENT LIMITED**

AIMS AMP CAPITAL INDUSTRIAL REIT

As manager of AIMS AMP Capital Industrial REIT
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SGX Media Announcement

AIMS AMP Capital Industrial REIT's portfolio value up 5.6 percent

Singapore, 9 October 2012: AIMS AMP Capital Industrial REIT Management Limited (the Manager) as Manager of AIMS AMP Capital Industrial REIT (the Trust) today announced a 5.6 percent uplift in the value of its portfolio, valuing the portfolio at S\$965.7 million as at 30 September 2012.

Excluding 20 Gul Way which is under development, the Trust's portfolio grew in value by 2.6 percent. This was largely due to positive rental growth achieved by the Manager in the execution of its leasing strategy. 20 Gul Way contributed an additional 3 percent in value uplift due to capitalised capital expenditure for the redevelopment. Together, the portfolio's overall valuation rose by 5.6 percent, compared to previous valuations as at 31 March 2012.

AIMS AMP Capital Industrial REIT Chief Executive Officer, Mr Nick McGrath said: "This higher portfolio value is largely the result of excellent leasing agreements with new and existing tenants in the logistics and warehousing sectors. We have experienced strong tenancy demand for quality logistics and warehousing property. On a weighted average, we have negotiated leasing agreements that are 9.5 percent higher in value in the quarter ending 30 June 2012.

"The strengthening value in our portfolio is evidence that our active asset management strategy is building strong relationships with tenants and delivering tangible value to unitholders," Mr McGrath said.

Cushman & Wakefield was appointed by the REIT to conduct valuations of 15 of the REIT's properties as at 30 September 2012. Colliers International Consultancy & Valuation (Singapore) Pte Ltd was appointed to conduct valuations for the remaining 9 properties as at 30 September 2012. 20 Gul Way was not subject to a valuation as it is an investment property under development where capital expenditure is capitalised.

The property valuations as at 30 September 2012 are set out below.

	The Properties	S\$ million
1	27 Penjuru Lane	180.00
2	8 & 10 Pandan Crescent	132.00
3	1A International Business Park	85.50
4	29 Woodlands Industrial Park E1	80.50
5	15 Tai Seng Drive	30.80
6	10 Changi South Lane	28.60
7	1 Bukit Batok St 22	24.50
8	61 Yishun Industrial Park A	24.50
9	11 Changi South St 3	24.30
10	3 Tuas Ave 2	24.00
11	3 Toh Tuck Link	22.00
12	135 Joo Seng Road	21.00
13	23 Tai Seng Drive	19.20
14	30 & 32 Tuas West Road	18.00
15	56 Serangoon North Ave 4	18.00
16	8 & 10 Tuas Ave 20	16.00
17	541 Yishun Industrial Park A	15.25
18	1 Kallang Way 2A	14.20
19	2 Ang Mo Kio St 65	13.80
20	7 Clementi Loop	13.00
21	8 Senoko South Road	12.80
22	103 Defu Lane 10	12.00
23	26 Tuas Ave 7	9.95
24	10 Soon Lee Road	9.90
	Total valuations as at 30 September 2012	851.90
25	20 Gul Way	113.76
	Total	965.66

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)

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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 AIMSAMPREIT 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 AIMSAMPREIT is not necessarily indicative of the future performance of AIMSAMPREIT.

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, AIMSAMPREIT 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 AIMSAMPREIT are the AIMS Financial Group and AMP Capital Investors International Holdings Limited, a direct wholly-owned subsidiary of AMP Capital. AIMSAMPREIT consists of 25 industrial properties located throughout Singapore with an appraised total value of S\$965.7 million based on valuations obtained as at 30 September 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 December 2010 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\$123 billion in funds under management as at 31 December 2011. Ranked a Top 3 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A\$21 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.