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Media Release

AIMS AMP Capital Industrial REIT invests S\$25 million to redevelop 103 Defu Lane 10

Singapore, 28 January 2013 – AIMS AMP Capital Industrial REIT today announced a S\$25.4 million redevelopment of 103 Defu Lane 10, which will triple the value of the asset.

Upon completion, the asset is expected to be valued at S\$42.6 million¹, up from its current value of S\$12.0 million².

The Manager has secured an anchor tenant for the redeveloped site. Singapore company Focus Network Agencies (Singapore) Pte Ltd (FNA) has signed a lease over approximately 76 percent of the property. FNA is a leading distributor and retailer of premier chocolates and confectionary products and is the owner of “The Cocoa Trees” chain of chocolate boutiques. The tenant will occupy levels one, two, three, four and six for a period of six years and four and a half months.

AIMS AMP Capital Industrial REIT CEO, Mr Nick McGrath, said: “This is another excellent example of how we are unlocking value within our portfolio to deliver greater returns to unitholders. By increasing the built plot ratio from 1.2 to 2.5, we will significantly increase the value this asset contributes to our portfolio.”

“This is a relatively small investment but one that will provide high returns, with the redevelopment profit margin expected to be around 14.0 percent,” he said.

AA REIT Manager awarded Boustead Projects Pte Ltd the contract to design and build the 202,901 sqft industrial facility which is expected to be completed in May 2014.

Boustead Projects Pte Ltd Managing Director Thomas Chu said, “We are pleased to bring our design and build industrial experience to this project and look forward to working with the Manager of AA REIT.”

The redevelopment of 103 Defu Lane 10 will see the site transform from a two storey warehouse and adjoining three storey building into a high value six storey industrial facility. The gross floor area will more than double from 97,367 sqft to approximately 202,901 sqft.

FNA Group CEO Paul Loo Lip Giam said, “This is a major milestone for the FNA Group. AA REIT has developed a high quality industrial solution which will enable us to gain efficiencies in our logistics, showcase our operations and products in a more professional manner and give us the space to grow our business.”

¹ Based on Colliers International Consultancy and Valuation (Singapore) Pte Ltd’s valuation dated 25 January 2013

² As at 30 September 2012

103 Defu Lane 10 is situated within Defu Industrial Estate, near the commercial hub of Paya Lebar Central. The redevelopment is in line with HDB's strategy to develop and upgrade Defu Industrial Estate into a modern industrial park.

The development phase will have minimal impact on AA REIT's revenue, with the property contributing less than two percent of net rental revenue in FY2012.

The redevelopment will be funded with a committed debt facility.

Artist's impression of the proposed six storey industrial facility at 103 Defu Lane 10



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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 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 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\$126.9 billion in funds under management (as at 30 September 2012). Ranked a Top 3 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A\$22.8 billion in global direct and listed real estate funds under management (as at 30 September 2012), 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.