



AIMS AMP CAPITAL INDUSTRIAL REIT

**AIMS AMP CAPITAL INDUSTRIAL REIT
MANAGEMENT LIMITED**

As Manager of AIMS AMP Capital Industrial REIT
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Singapore 048616

Media Release

AIMS AMP Capital Industrial REIT strengthens portfolio - eight assets freed from bank security

Singapore, 16 April 2013 – The Manager of AIMS AMP Capital Industrial REIT (AA REIT) today announced that eight assets, valued at S\$209.0¹ million, have been legally freed from serving as bank security. These unencumbered assets will be retained within the Trust's portfolio, which was valued at S\$1.04² billion as at 31 March 2013.

Chief Executive Officer, Nick McGrath said: "Our bank syndicate's agreement to release these eight assets from the security pool reflects confidence in AA REIT's solid financial position, which is rated BBB- by Standard and Poor's. It also reflects the strength of AA REIT's stable, predictable cashflows and our healthy interest cover ratio of 4.9 times for FY2013."

"Unencumbering these assets gives AA REIT greater financial flexibility and balance sheet strength. We are focused on ensuring the Trust has a strong balance sheet which positions the Trust for steady growth in good times as well as challenging times," Mr McGrath said.

AA REIT maintains aggregate leverage at 34.0 percent as at 31 March 2013.

The following assets have been unencumbered from bank security.

No.	Address	Valuation as at 31 March 2013 (S\$' million)
1	30 Tuas West Road, Singapore 638386	S\$17.4
	32 Tuas West Road, Singapore 638387	
2	56 Serangoon North Avenue 4, Singapore 555851	S\$17.2
3	103 Defu Lane 10, Singapore, 539223	S\$12.9
4	61 Yishun Industrial Park A, Singapore 768767	S\$24.5
5	7 Clementi Loop, Singapore 129811	S\$13.0
6	135 Joo Seng Road, Singapore 368363	S\$25.5
7	8 Tuas Avenue 20, Singapore 638821	S\$16.1
	10 Tuas Avenue 20, Singapore 638822	
8	29 Woodlands Industrial Park E1, Singapore 757716	S\$82.4
	Total	S\$209.0

Ends

¹ Based on 31 March 2013 valuation appraised by CBRE Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd.

² All 25 of the Trust's investment properties, including two properties under development, were revalued as at 31 March 2013. The Trust appointed independent and qualified property valuers CBRE Pte Ltd to conduct valuations for 24 of the Trust's properties while Colliers International Consultancy & Valuation (Singapore) Pte Ltd conducted the revaluation for 103 Defu Lane 10.

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Media

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AIMS AMP Capital Industrial REIT Management Limited

(Company Registration No. 200615904N)

As Manager of AIMS AMP Capital Industrial REIT

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\$1.04 billion based on valuations obtained as at 31 March 2013.

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 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\$128 billion in funds under management (as at 31 December 2012). Ranked a Top 5 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A\$22.9 billion in global direct and listed real estate funds under management (as at 31 December 2012), and over 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 Industrial REIT 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.