

 <b>AIMS</b> 宝泽  <b>AIMS AMP CAPITAL INDUSTRIAL REIT</b>	<b>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</b>  As manager of AIMS AMP Capital Industrial REIT 1 Raffles Place, #21-01 One Raffles Place Singapore 048616
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## SGX Announcement

### **AIMS AMP Capital Industrial REIT's portfolio valuation up 1.9 percent**

**Singapore, 16 April 2013:** Pursuant to Rule 703 of the SGX-ST Listing Manual, AIMS AMP Capital Industrial REIT Management Limited (the Manager) as Manager of AIMS AMP Capital Industrial REIT (the Trust) today announced a 1.9 percent uplift in its portfolio value, which was valued at S\$1.04 billion as at 31 March 2013.

The portfolio's overall valuation rose by 1.9 percent, compared to previous valuations as at 30 September 2012 and adjusted for capitalised development cost on the two investment properties under development – 20 Gul Way and 103 Defu Lane 10.

Nick McGrath, Chief Executive Officer of the Manager said: "This recent valuation puts our portfolio at S\$1.04 billion. From this strong, high quality portfolio we are steadily growing returns for unitholders over the long term."

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.

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.

The property valuations as at 31 March 2013 are set out below.

	The Properties	S\$ million
<b>Investment properties</b>		
1	27 Penjuru Lane	180.05
2	8 & 10 Pandan Crescent	136.70
3A	20 Gul Way (Phase One)	125.62
4	1A International Business Park	83.00
5	29 Woodlands Industrial Park E1	82.40
6	15 Tai Seng Drive	30.00
7	10 Changi South Lane	28.60
8	135 Joo Seng Road	25.50
9	11 Changi South St 3	24.70
10	1 Bukit Batok St 22	24.50
11	61 Yishun Industrial Park A	24.50
12	3 Tuas Ave 2	24.00
13	3 Toh Tuck Link	22.05
14	23 Tai Seng Drive	19.23
15	30 & 32 Tuas West Road	17.40
16	56 Serangoon North Ave 4	17.20
17	8 & 10 Tuas Ave 20	16.10
18	541 Yishun Industrial Park A	15.25
19	1 Kallang Way 2A	14.40
20	2 Ang Mo Kio St 65	13.60
21	7 Clementi Loop	13.04
22	8 Senoko South Road	12.80
23	10 Soon Lee Road	10.30
24	26 Tuas Ave 7	10.10
	<b>Subtotal for investment properties</b>	<b>971.04</b>
<b>Investment properties under development</b>		
3B	20 Gul Way (Phase Two)	61.05
25	103 Defu Lane 10	12.90
	<b>Total valuations as at 31 March 2013</b>	<b>1,044.99</b>

**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 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.