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 AIMS 宝泽 AIMS AMP CAPITAL INDUSTRIAL REIT	AMP CAPITAL 	AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED As manager of AIMS AMP Capital Industrial REIT 1 Raffles Place, #21-01 One Raffles Place Singapore 048616
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

SGX-ST Announcement: 17 April 2013

AIMS AMP CAPITAL INDUSTRIAL REIT CLOSE OF PRIVATE PLACEMENT OF NEW UNITS

1. Introduction

AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT ("**AIMSAMPREIT**", and as the manager of AIMSAMPREIT, the "**Manager**"), is pleased to announce that further to its announcement dated 17 April 2013 (the "**Launch Announcement**") in relation to the proposed private placement of new units in AIMSAMPREIT ("**Units**", and the new units to be issued pursuant to the proposed private placement, the "**New Units**") to institutional and other investors (the "**Private Placement**"), Standard Chartered Securities (Singapore) Pte. Limited, Macquarie Capital Securities (Singapore) Pte. Limited and Religare Capital Markets (Singapore) Pte. Limited as joint bookrunners and underwriters for the Private Placement (the "**Joint Bookrunners and Underwriters**"), in consultation with the Manager, have closed the book of orders for the Private Placement on 17 April 2013, and increased the issue size of the Private Placement to S\$110 million as it was 3.5 times subscribed.

The issue price per New Unit has been fixed at S\$1.60 per New Unit (the "**Issue Price**"), as agreed between the Joint Bookrunners and Underwriters, in consultation with the Manager, following an accelerated book building process pursuant to a price determination supplement entered into on 17 April 2013, raising gross proceeds of approximately S\$110 million. The net proceeds from the Private Placement amount to approximately S\$107 million, after deducting for the estimated fees and expenses (including underwriting, selling and management fees, professional fees and expenses) incurred or to be incurred in connection with the Private Placement.

For illustrative purposes only, the Issue Price represents a discount of approximately 3.2% to the adjusted volume weighted average price¹ of S\$1.6524 per Unit for trades of Units done on Singapore Exchange Securities Trading Limited (“**SGX-ST**”) for the preceding Market Day on 16 April 2013 up to the time the placement agreement between the Manager and the Joint Bookrunners was signed on 17 April 2013 (the “**Placement Agreement**”).

There is no change to the percentage allocation of the use of the proceeds as set out in the Launch Announcement.

2. Advanced Distribution

AIMSAMPIREIT’s policy is to distribute its distributable income on a quarterly basis to Unitholders.

In connection with the Private Placement, the Manager however intends to declare in respect of the Units in issue immediately prior to the issue of the New Units (“**Existing Units**”), a distribution of the distributable income of AIMSAMPIREIT for the period from 1 April 2013 to the day immediately prior to the date the New Units are issued pursuant to the Private Placement (the “**Advanced Distribution**”).

The next distribution thereafter will comprise AIMSAMPIREIT’s distributable income for the period from the day the New Units are issued pursuant to the Private Placement to 30 June 2013. Quarterly distributions will resume thereafter.

The Advanced Distribution is intended to ensure that the distributable income of AIMSAMPIREIT accrued up to the day immediately preceding the date of issue of the New Units (which at this point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

The current expectation of the Manager is that the quantum of the DPU under the Advanced Distribution will be approximately 0.85 cents per Unit in respect of the period from 1 April 2013 to the day immediately prior to the date the New Units are issued pursuant to the Private Placement. The actual quantum of the DPU under the Advanced Distribution may differ from the above and will be announced on a later date after the management accounts of AIMSAMPIREIT for the relevant period have been finalised.

3. Status of the New Units

Other than the Advanced Distribution to which the New Units will not be entitled, the New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the Existing Units, including the right to any distributions which may be paid for the period from the date on which the New Units are issued to 30 June 2013, as well as all

¹ The adjusted volume weighted average price is computed based on the volume weighted average price of trades of Units done on the SGX-ST for the preceding Market Day on 16 April 2013 up to the time the Placement Agreement was signed on 17 April 2013 and subtracting 3.14 cents per Unit for the declared distribution in respect of the period from 1 January 2013 to 31 March 2013 and subtracting 0.85 cents per Unit being the approximate amount of the distribution per Unit (“**DPU**”) under the Advanced Distribution (as defined herein) in respect of the period from 1 April 2013 to the day immediately prior to the date the New Units are issued pursuant to the Private Placement. The actual quantum of the DPU under the Advanced Distribution will be announced on a later date after the management accounts of AIMSAMPIREIT for the relevant period have been finalised.

“**Market Day**” refers to a day on which the SGX-ST is open for securities trading.

distributions thereafter. For the avoidance of doubt, the New Units will not be entitled to the distributable income of AIMSAMPIREIT for the period from 1 January 2013 to 31 March 2013.

4. Listing of, Dealing in and Quotation of the New Units

The Manager will make a formal application to the SGX-ST for the listing of, dealing in, and quotation of, the New Units to be issued pursuant to the Private Placement on the Main Board of the SGX-ST. An appropriate announcement will be made upon the receipt of such in-principle approval from the SGX-ST.

The Private Placement shall be subject to certain conditions precedent more particularly set out in the Placement Agreement, including the approval in-principle of the SGX-ST for the listing of, dealing in, and quotation of, the New Units on the Main Board of the SGX-ST.

The trading of the New Units on the SGX-ST is currently expected to commence at 2.00 p.m. on 2 May 2013.

BY ORDER OF THE BOARD

AIMS AMP Capital Industrial REIT Management Limited
(Company Registration No. 200615904N)
(as manager of AIMS AMP Capital Industrial REIT)

Name: Nicholas Paul McGrath
Designation: Chief Executive Officer

17 April 2013

For enquiries, kindly contact:

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Chief Executive Officer

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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.