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Media Release

AA REIT achieves TOP for Phase Two of 20 Gul Way

Singapore, 7 May 2013 – AIMS AMP Capital Industrial REIT (AA REIT) today announced that it had received the Temporary Occupation Permit (TOP) on 7 May 2013 for Phase Two of its development at 20 Gul Way.

Phase Two of the 20 Gul Way development, comprising approximately 488,247¹ square feet, has been pre-leased to CWT Limited, with the lease commencing immediately after the issue of TOP. Rental payments will commence on 7 July 2013, following the two months rent-free period as agreed in the lease.

AA REIT therefore expects the net income from Phase Two of 20 Gul Way to contribute to the September 2013 quarter financial results.

AIMS AMP Capital Industrial REIT Chief Executive Officer, Nick McGrath said: “We are very pleased to have reached TOP for Phase Two approximately seven months ahead of schedule and within budget.”

“This inaugural redevelopment project at 20 Gul Way will significantly enhance the value of our portfolio and is a good example of our strategy of unlocking value within the portfolio to deliver growth to unitholders. We have successfully repositioned and transformed the property as the largest and newest asset in our portfolio,” Mr McGrath said.

Following the completion of both phases of the 20 Gul Way development, annual rental income will increase from S\$3.6 million (as at 31 March 2011) to S\$16.3 million, and the initial net property income yield will be around 8.1 percent².

CBRE Pte Ltd assessed the value of the entire completed development (Phase One and Phase Two) at S\$217.0 million as at 31 March 2013.

CWT Limited has an agreement with AA REIT to lease 100 percent of the redeveloped 20 Gul Way (both Phase One and Phase Two) for up to five years, with an annual rent escalation of two percent. Levels one and five of the warehouse are leased for five years and two months, and levels two, three and four are leased for four years and two months.

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¹ The precise area to be subjected to a survey.

² Based on development cost. Please refer to the announcement dated 26 July 2011.

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Media

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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 (AIMS) is a diversified financial services and investment group with a solid track record and enviable reputation in the mortgage lending, fund management and securitisation markets in Australia, active in the areas of lending, securitisation, investment banking, funds management, property investment, high-tech investment and AIMS also 100% owns Asia Pacific Stock Exchange (APX).

Since 1999, AIMS has raised approximately A\$4.0 billion in funds from the capital markets. Of this, AIMS has issued approximately 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 has actively introduced a number of international investors into the Australian markets and to date has also attracted over A\$1.0 billion of investments into Australia from overseas investors.

AIMS is also the investment manager for AIMS' funds, which amount to approximately A\$1.5 billion fund as at 31 December 2012.

AIMS' head office is in Sydney, Australia, and it has businesses across Australia, China, Hong Kong and Singapore. Our highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and China across various sectors.

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.