
 <p><b>AIMS</b> 宝泽</p> <p><b>AIMS AMP CAPITAL INDUSTRIAL REIT</b></p>	 <p><b>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</b></p> <p>As Manager of AIMS AMP Capital Industrial REIT 1 Raffles Place, #21-01 One Raffles Place Singapore 048616</p>
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## Media Release

### AA REIT enters development agreement with CWT Limited

**Singapore, 6 June 2013** – AIMS AMP Capital Industrial REIT (AA REIT) today announced it had entered into a conditional development agreement with CWT Limited, which would see further development at 20 Gul Way of an additional 496,944 sqft via a Phase 2 Extension (2E) and Phase Three.

The Conditions Precedent (CPs) in the development agreement include obtaining approvals from Urban Redevelopment Authority (URA), Jurong Town Corporation (JTC) and the mortgagee.

Upon satisfaction of the CPs (estimated to be by August / September 2013), AA REIT and CWT Limited will enter into a design and construction contract, agreement for lease and other related transaction documents. Construction will commence thereafter and is expected to take approximately 17 months.

AIMS AMP Capital Industrial REIT Management Limited's Chief Executive Officer, Nick McGrath said: "We are pleased to enter into this development agreement with CWT Limited. Once completed, Phases 2E and Three are forecast to add S\$89.4<sup>1</sup> million to 20 Gul Way's value, creating an asset valued in total at S\$306.4<sup>2</sup> million and will be the largest asset in our portfolio."

"By undertaking this further development at the property, we expect to deliver superior returns to our investors, with the net yield on cost of this further development estimated to be around 8.3%<sup>3</sup>," Mr McGrath said.

Upon completion of the development, CWT Limited will lease the Phase 2E and Phase 3 warehouses over a period of five years and two months on the ground floor, and 32 months for levels two to five, with an annual rent escalation of two percent.

The total development cost is estimated to be S\$77.2 million which will be funded from the S\$110.0 million raised in a private placement in April 2013.

<sup>1</sup> CBRE Pte. Ltd.'s valuation dated 15 April 2013 on an "as-if-complete" basis.

<sup>2</sup> CBRE Pte. Ltd.'s valuation of Phase One and Two at 20 Gul Way of S\$217.0 million dated 31 March 2013 on an "as-if-complete" basis and CBRE Pte. Ltd.'s valuation of Phase 2E and Three at 20 Gul Way of S\$89.4 million dated 15 April 2013 on an "as-if-complete" basis.

<sup>3</sup> Based on development costs including construction cost, professional fees, capitalised land rent, capitalised interest cost, capitalised lease incentives and contingency (excluding non cash cost).

In April this year, AA REIT announced that URA had approved in principle AA REIT's application to increase the plot ratio at 20 Gul Way from the existing 1.4 to 2.0<sup>4</sup> which facilitates the further development at the site. Upon endorsement of the development plans by JTC, land rent will be revised to prevailing market rates based on the increased plot ratio of 2.0<sup>5</sup>.

The increase in land rent for Phase 2E and Phase Three will be recoverable from CWT Limited. However, the increase in land rent for the existing Phases One and Two of 20 Gul Way and hardstand area will not be recoverable from CWT Limited.

Year One rental income for Phase 2E and Phase Three is projected to be S\$6.3 million, which takes into account the unrecoverable land rent. This is estimated to have a pro forma positive impact on Distribution Per Unit (DPU) of approximately 0.70<sup>6</sup> cents per annum.

CBRE Pte. Ltd.'s valuation assessment of Phase One and Phase Two of 20 Gul Way was S\$217.0<sup>7</sup> million, which is now classified as an investment property on AA REIT's balance sheet.

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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**AIMS AMP Capital Industrial REIT Management Limited**  
(Company Registration No. 200615904N)  
As Manager of AIMS AMP Capital Industrial REIT

<sup>4</sup> Please refer to the announcement dated 16 April 2013.

<sup>5</sup> Based on area West of Sungei Lanchar.

<sup>6</sup> Please note that the DPU impact shown in this announcement is for illustration purposes only and purely on a pro forma basis based on the assumption that AIMSAMP REIT had completed, held and operated the proposed further development for the whole of the financial year ended 31 March 2013 and the proposed development was funded using 100% debt based on units in issue as at 31 March 2013 of 449,399,302 units.

<sup>7</sup> As at 31 March 2013 on an "as-if-complete" basis.

## **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 and high-tech investment. 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\$130 billion in funds under management (as at 31 March 2013). Ranked a Top 5 real estate investment manager in Asia by ANREV 2012, AMP Capital has over A\$23 billion in global direct and listed real estate funds under management (as at 31 March 2013), 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.