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|  AIMS 宝泽 |  | AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED As Manager of AIMS AMP Capital Industrial REIT One George Street, #23-03 Singapore 049145 |
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AIMS AMP CAPITAL INDUSTRIAL REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL

Pursuant to Rule 704(31) of the Listing Manual of Singapore Exchange Securities Trading Limited, AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT (“**AIMSAMPIREIT**”, and the manager of AIMSAMPIREIT, the “**Manager**”) wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AIMSAMPIREIT (the “**Trustee**”) had on 30 September 2013 entered into a third supplemental loan facility agreement (relating to the facility agreement dated 8 October 2010 as amended and restated by a supplemental agreement dated 12 September 2011 and a second supplemental dated 3 December 2012), *inter alia*, to increase the loan facility amount from S\$330,000,000 to up to S\$370,000,000 (the “**Facility Upsize**”) on 15 October 2013 (as amended, the “**Subject Facility Agreement**”).

Pursuant to Rule 704(31) of the Listing Manual, the Manager wishes to announce that the Subject Facility Agreement contains conditions which make reference to the shareholding interest of its controlling shareholder or places restrictions on a change of control of the Manager. A description of the relevant conditions and the aggregate level of the facilities that may be affected by a breach of such conditions are set out in the Appendix to this announcement.

As at the date of this Announcement, there has not been any breach of the conditions.

BY ORDER OF THE BOARD

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

Nicholas Paul McGrath
 Chief Executive Officer

3 October 2013

| I. | Relevant Condition |
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| | <p>Under the terms of the Subject Facility Agreement, the lenders under the Subject Facility Agreement (the “Lenders”) have the right to require the Trustee to repay all amounts due under the Subject Facility Agreement in the event (each, a “Change of Control Event”):</p> <ul style="list-style-type: none"> (i) without the prior written consent of all the Lenders (acting reasonably), AIMS AMP Capital Industrial REIT Management Limited (Company Registration Number 200615904N) ceases to be the manager of AIMSAMPIREIT or there is any other change of the Manager; (ii) without the prior written consent of all the Lenders, AIMS Group Holding Pty Ltd (“AIMS”) and/or AMP Capital Holdings Limited (“AMP”) cease(s) to have effective control over, or to be (together) the holder(s) of more than half of the issued shares of the Manager, either directly or indirectly; or (iii) AIMS and AMP cease to remain Holders (as defined in the Trust Deed), whether directly or indirectly of at least five per cent. (5%) of the units of AIMSAMPIREIT (“Units”) in aggregate, save with the prior written consent of all the Lenders (such consent not to be unreasonably withheld). |
| II. | Aggregate level of facilities that may be affected by a breach of Relevant Condition |
| | <p>None of the Change of Control Events has occurred. Assuming that the full amounts of the facilities under the Subject Facility Agreement are fully drawn and based on S\$130 million notes issued to-date out of the S\$500 million Medium Term Note Programme established on 25 July 2012 (collectively, the “Facilities”) and a Change of Event occurs and there is a breach of the Relevant Condition, these may trigger cross defaults of the Facilities and the aggregate level of facilities that may be affected is estimated to be (i) approximately S\$460 million (excluding interest) as of 3 October 2013, and (ii) (following the Facility Upsize on 15 October 2013 under the Subject Facility Agreement), approximately S\$500 million (excluding interest) as of 15 October 2013.</p> <p>As at 3 October 2013, the aggregate amount that has been drawn down or issued (as the case may be) under the Facilities is S\$279 million.</p> |
| III. | Additional Information |
| | <p>As of 3 October 2013, AIMS and AMP each holds a 50.0% stake in the Manager, either directly or indirectly. In addition, as at 3 October 2013, AIMS and AMP hold in aggregate directly or indirectly 11.43% of the total number of Units in issue.</p> |

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, part of the AMP Group, one of Australia's largest retail and corporate pension providers and one of the region's most significant investment managers. 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.

About AMP Capital

AMP Capital is one of Asia Pacific's largest investment managers with over A\$131 billion in funds under management (as at 30 June 2013). Ranked a Top 5 real estate investment manager in Asia by ANREV 2013, AMP Capital has over A\$21 billion in global direct and listed real estate funds under management (as at 30 June 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. 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. In September 2013 AMP Capital formed a joint venture with China Life Insurance (Group) Company to create China Life AMP Asset Management Company Limited, which will offer retail and institutional investors in China access to investment solutions.

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.