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 AIMS 宝泽 AIMS AMP CAPITAL INDUSTRIAL REIT	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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(Constituted in the Republic of Singapore pursuant to a trust deed dated 5 December 2006 (as amended))

SGX-ST Announcement: 20 November 2013

AIMS AMP CAPITAL INDUSTRIAL REIT UPDATE ON THE USE OF PROCEEDS FROM THE PRIVATE PLACEMENT

AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT ("**AACI REIT**", and as manager of AACI REIT, the "**Manager**"), refers to its announcement dated 17 April 2013 in relation to the launch of the private placement of new units in AACI REIT (the "**New Units**") to institutional and other investors (the "**Private Placement**") and the use of proceeds announcement dated 3 May 2013 in relation to the use of proceeds of the Private Placement pending the deployment of such funds for their intended use (collectively, the "**Previous Announcements**").

The Manager had earlier announced that out of the gross proceeds of S\$110.0 million raised from the Private Placement of 68,750,000 New Units, S\$100.2 million (which is equivalent to approximately 91.1% of the gross proceeds of the Private Placement) had been used to repay outstanding borrowings¹, pending the deployment of such funds for their intended use.

The Manager wishes to announce that it intends to set aside approximately S\$100.0 million² (which is equivalent to approximately 90.9% of the gross proceeds of the Private Placement) from the Existing Loan Facility to partially fund the Phase 2E and Phase Three development of 20 Gul Way, Singapore 629196 ("**20 Gul Way**") and the redevelopment of 103 Defu Lane 10, Singapore 539223 (together, the "**Development Projects**") progressively over the course of the next 12 to 18 months. The first draw down of S\$13.7 million will be made on 21 November 2013.

¹ The borrowings were incurred under a S\$370.0 million facility granted to it pursuant to a secured loan facility agreement dated 8 October 2010 (as amended) (the "**Existing Loan Facility**").

² Assuming a full drawdown of S\$100.0 million from the Existing Loan Facility for the funding of the Development Projects, the remaining balance of the S\$100.2 million gross proceeds from the Private Placement which was used previously to repay outstanding borrowings will be S\$0.2 million.

The aforementioned use is in accordance with the stated use of the gross proceeds stated in the Previous Announcements. The increase in percentage allocation of the gross proceeds towards the funding of the Development Projects was determined to be necessary by the Manager following the finalisation of the plans and expected development costs to be incurred under the Design and Construct Contract for the Phase 2E and Phase Three development of 20 Gul Way in September 2013. At the end of the development period, the Manager will make a further announcement via SGXNET on the actual aggregate loan proceeds drawn down to fund the Development Projects.

The Manager will also make further announcements via SGXNET when the balance of S\$6.8 million from the net proceeds of the Private Placement are materially utilised.

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

20 November 2013

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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 AACI REIT 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 AACI REIT is not necessarily indicative of the future performance of AACI REIT.

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, AACI REIT 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 AACI REIT 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. AACI REIT consists of 25 industrial properties located throughout Singapore with an appraised total value of S\$1.09 billion based on valuations obtained as at 30 September 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.