

 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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Media Release

AIMS AMP Capital Industrial REIT proposes first Australian acquisition

To acquire 49 percent interest in Optus Centre, Sydney for A\$184.425 million

Singapore 25 November 2013 – AIMS AMP Capital Industrial REIT Management Limited (the Manager) as manager of AIMS AMP Capital Industrial REIT (the Trust or AACI REIT) today announced it has entered into a conditional agreement with a Stockland (ASX: SPG) managed fund, Stockland Direct Office Trust No. 2, to acquire a 49 percent indirect interest in the Optus Centre, a premium business park located at Macquarie Park in Sydney's north, for A\$184.425 million (S\$215.0 million¹).

Optus Centre is 100 per cent leased to Optus Administration Pty Limited for a weighted average lease term of 8.6² years with fixed annual escalation of three per cent. This will increase the weighted average lease expiry of the Trust to 4.0 years from 3.0 years as at 30 September 2013 on a pro forma basis. Optus Administration Pty Limited is a wholly owned subsidiary of SingTel Optus, which is the second largest telecommunications company in Australia, and is a wholly owned subsidiary of the internationally recognised leading telecommunications group, SingTel.

The proposed acquisition represents the Trust's first acquisition in Australia, with the Trust leveraging on the network and on-the-ground real estate expertise of the Trust's two Australian sponsors, AIMS Financial Group and AMP Capital.

The Manager's Chief Executive Officer, Mr Nicholas McGrath said: "This investment enables the Trust to acquire a premium asset which is accretive to the Trust, provides long-term cashflow certainty, strengthens our asset base and diversifies our portfolio with the addition of a premium business park office campus leased to Optus.

¹ Based on AUD/SGD exchange rate of 1.1658

² As at 30 September 2013

“This accretive acquisition will create significant long term growth for the Trust. Distribution Per Unit (DPU) and Distribution Yield³ will increase by 5.7 per cent and 5.6 per cent respectively on a pro forma basis. In addition, Net Property Income (NPI) yield will increase to 6.6⁴ per cent from 6.3 per cent on a pro forma basis⁵,” Mr McGrath said.

The acquisition will be fully funded by debt from a combination of existing and new debt facilities. Sixty percent (A\$110.66 million) of the purchase price will be funded by a new five year AUD term loan facility, providing a substantial natural currency hedge. The balance of the purchase price will be funded by an existing dual currency SGD/AUD revolving credit facility.

Key benefits of the transaction include:

1. Signature maiden investment in Australia - creates geographic diversity (Australia 17.7⁶ per cent; Singapore 82.3 per cent); leveraging the sponsors’ local real estate expertise
2. Portfolio diversification – entry into Sydney’s business park office space; and the first freehold property – all other 25 assets in Singapore are leasehold
3. Accretive transaction – increases DPU, Distribution yield and NPI yield on a pro forma basis
4. Enhanced cashflow stability – boosts long term cashflow, driven by weighted average lease expiry of 8.6 years, with rental escalations of 3 percent per annum
5. Improved debt maturity profile – weighted average debt maturity improves from 2.8 years as at 30 September 2013 to 3.4 years on a pro forma basis
6. Significantly increases asset base as at 30 September 2013 on a pro forma basis - grows 19.4 per cent to S\$1.32 billion

Optus has three staggered leases over the property, which are due to expire in June 2021, June 2022, and June 2023, reflecting an average weighted lease term of 8.6⁷ years.

³ Based on the annualised DPU divided by the closing price of S\$1.515 as of 21 November 2013. The DPU is annualised on the assumption that the distributable income for the next six-month period ending 31 March 2014 will be the same as the distributable income for six-month period ending 30 September 2013 (1H FY2014). This is not a profit forecast and there is no guarantee that the distribution income for the six-month period ending 31 March 2014 will be the same as that for 1H FY2014.

⁴ Based on NPI divided by Appraised Value / Purchase Consideration. The NPI yield is annualised on the assumption that the NPI for the next six-month period ending 31 March 2014 will be the same as the NPI for 1H FY2014. This is not a profit forecast and there is no guarantee that the NPI for the six-month period ending 31 March 2014 will be the same as that for 1H FY2014.

⁵ The pro forma financial effects of the acquisition on the DPU, distribution yield and NPI yield is calculated on the basis as if AACI REIT had on 1 April 2013 (i) drawn down A\$110.7 million (S\$129.0 million) of the New Loan, (ii) drawn down on additional borrowings of S\$91.6 million from the Existing Loan and (iii) purchased the 49.0% indirect interest in the Property and held the interest through to 30 September 2013.

⁶ Based on 1H FY2014 rental income of the enlarged portfolio consisting of the existing portfolio and a 49.0% interest in the Property.

The proposed acquisition is subject to a number of conditions, including:

- Unitholder approval by way of an ordinary resolution (>50%)
- Australian regulatory approval including the Foreign Investment Review Board (FIRB) approval.

The transaction's indicative timetable is as follows:

Activity	Timing
Unitholders' Circular to be reviewed by SGX	3 – 4 weeks
Circular and Notice of Extraordinary General Meeting (EGM) to be despatched to unitholders	Following completion of SGX review
EGM	At least 16 clear calendar days after despatch of Notice and Circular
Completion of acquisition	Following EGM, subject to Unitholders' approval and FIRB approval

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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

⁷ As at 30 September 2013.

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\$1.09 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.