

 <p>AIMS 宝泽</p>		<p>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</p> <p>As manager of AIMS AMP Capital Industrial REIT One George Street, #23-03 Singapore 049145</p>
<p>AIMS AMP CAPITAL INDUSTRIAL REIT</p>		

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

SGX-ST Announcement: 7 February 2014

COMPLETION OF THE ACQUISITION OF A 49.0% INTEREST IN OPTUS CENTRE, SYDNEY, AUSTRALIA

1. COMPLETION OF ACQUISITION

Further to its announcement on 16 January 2014 in relation to the approval by unitholders of AIMS AMP Capital Industrial REIT (“**AACI REIT**” and unitholders of AACI REIT, “**Unitholders**”) of the acquisition of a 49.0% interest in Optus Centre, Sydney, Australia (the “**Acquisition**”), 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**”) wishes to announce that the Acquisition has been completed today.

The total cost of the Acquisition is approximately S\$208.8 million, comprising:

- (i) the purchase consideration of A\$184,425,000 (approximately S\$205.3 million)¹;
- (ii) the acquisition fee payable to the Manager for the Acquisition of A\$1.8 million (S\$2.1 million); and
- (iii) the estimated professional and other fees and expenses incurred in connection with the Acquisition which amount to approximately S\$1.4 million.

2. DRAWDOWN OF THE NEW LOAN AND THE EXISTING LOAN

In connection with the Acquisition, AMP Capital AA REIT Investments (Australia) Pty Limited in its capacity as trustee of AA REIT Macquarie Park Investment Trust (an indirect wholly-owned subsidiary of AACI REIT), had on 11 December 2013 accepted a letter of commitment from Australia and New Zealand Banking Group Limited and Commonwealth Bank of Australia (the “**Financiers**”) for a new five-year term debt facility of A\$110.7 million (S\$122.9 million²) and has today entered into the syndicated facility agreement with the Financiers for the new debt facility (the “**New Loan**”).

The total purchase consideration was fully funded³ by a drawdown of the entire New Loan and a partial drawdown of AACI REIT’s existing dual currency SGD or AUD revolving credit facility (the “**Existing Loan**”).

¹ The 49.0% indirect interest in Optus Centre was acquired by an indirect wholly-owned subsidiary of AACI REIT through the acquisition of 172,867,925 fully paid ordinary units in Macquarie Park Trust (comprising 49.0% of the units in Macquarie Park Trust) held by the vendor. Macquarie Park Trust is an Australian unit trust holding the legal title to Optus Centre. The purchase consideration is subject to completion adjustment for the net assets or net liabilities of Macquarie Park Trust (excluding the value of Optus Centre and any associated accounts) as at the completion date of the Acquisition.

² Based on the exchange rate of A\$1=S\$1.1106.

³ A portion of the deposit for the Acquisition was funded in the interim by the working capital of AACI REIT and it is the intention of the Manager to draw down on the Existing Loan at a later date to replenish the working capital of AACI REIT when required.

BY ORDER OF THE BOARD

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

Koh Wee Lih
Chief Executive Officer

7 February 2014

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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.