

 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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Media Release

AIMS AMP Capital Industrial REIT announces renounceable rights issue to fund future growth opportunities

Singapore 14 February 2014 – The Board of Directors of AIMS AMP Capital Industrial REIT Management Limited (the Manager) as manager of AIMS AMP Capital Industrial REIT (the Trust) today announced a 7 for 40 underwritten and renounceable rights issuance (the Rights Issue) which will be open to all eligible unitholders of the Trust (Unitholders).

The Manager's Chief Executive Officer, Koh Wee Lih said the Rights Issue aimed to raise gross proceeds of approximately S\$100.0 million. The majority of the funds raised from the Rights Issue will be used to finance the Trust's asset enhancement initiatives (including redevelopment projects), development projects and/or third party acquisitions in Singapore, and a portion will be used to pay down debt, working capital purposes, as well as cover the equity issuance costs.

"Since 2009, the Manager has demonstrated a strong track record of growth by successfully implementing disciplined investment strategies which include prudent acquisitions, strategic divestments and capital recycling of assets into better quality assets and the carrying out of asset enhancement initiatives."

"The Manager continues to see a strong pipeline of potential asset enhancement initiatives, development projects and/or third party acquisitions for the Trust in Singapore. There is an estimated 801,308 sqft of untapped potential gross floor area (GFA) which represents 12.9 percent of the portfolio's current GFA¹. The funds we raise will enable us to tap these potentials and unlock the value of our existing assets and strengthen the portfolio's long term growth potential," Mr Koh said.

Following the Rights Issue, the Trust gearing is expected to fall to 31.9² percent, strengthening the balance sheet and providing the financial flexibility to invest in strategic development projects and potential acquisitions in Singapore.

In addition, the Rights Issue would provide Unitholders with the opportunity to subscribe for rights units at an attractive issue price of S\$1.08 per rights unit, which is at a discount of 23.7 percent to the closing price of S\$1.415 per Unit on 14 February 2014 and 20.9 percent to the theoretical ex-rights price of S\$1.365.

The Manager, the Trust's sponsors AIMS Financial Group and AMP Capital, and the Trust's largest Unitholder Dragon Pacific Assets Limited, have given their commitment to subscribe for their pro-rata rights representing 27.8 percent of the Rights Issue.

The Rights Issue will be underwritten by Standard Chartered Securities (Singapore) Pte. Limited, Macquarie Capital Securities (Singapore) Pte. Limited and Religare Capital Markets (Singapore) Pte. Limited.

¹ Excluding committed development of 20 Gul Way 2E and Three, redevelopment of 103 Defu Lane 10 and recent acquisition of 49% interest in Optus Centre, Sydney, Australia on 7 February 2014.

² On a pro forma basis adjusting for the recent acquisition and assuming that pending deployment of the net proceeds from the Rights Issue that the fund are used to repay outstanding borrowings.

The acceptance / application and payment of the rights entitlement will open at 9am on 27 February 2014 and close at 5pm on 12 March 2014 (9.30pm for electronic application).

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Important Notice

Any offering of Rights Units will be made in and accompanied by the Offer Information Statement. A potential investor should read the Offer Information Statement before deciding whether to subscribe for Rights Units under the Rights Issue. The Offer Information Statement may be accessed online at the website of the MAS at <<http://masnet.mas.gov.sg/opa/sdrprosp.nsf>> when it is lodged with the MAS. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of AACI REIT. This announcement is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement when it is lodged with the MAS.

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.

This document is for informational purposes only and is not intended, and should not be construed, as an offer of securities for sale in the United States. The securities described herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**U.S. Securities Act**") or the laws of any state, and may not be offered or sold within the United States, except pursuant to an exemption from or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state laws. The Manager does not intend to register any portion of any offering in the United States or to conduct a public offering of securities in the United States.

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. On 7 February 2014, AACI REIT completed the acquisition of a 49.0% interest in Optus Centre, Sydney, Australia at a purchase consideration of A\$184.425 million.

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\$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.