

 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: 24 February 2014

UNDERWRITTEN RENOUNCEABLE RIGHTS ISSUE LODGEMENT AND DESPATCH OF OFFER INFORMATION STATEMENT

*Unless otherwise defined, capitalised terms used herein shall bear the same meaning ascribed to them as in the offer information statement dated 24 February 2014 in connection with the Rights Issue (the “**Offer Information Statement**”).*

Further to the announcement made on 14 February 2014 by 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**”) in connection with the proposed issue of 92,512,712 new units in AACI REIT (the “**Rights Units**”) through an underwritten and renounceable rights issue (the “**Rights Issue**”), the Manager is pleased to announce that it has on 24 February 2014 lodged with the Monetary Authority of Singapore (the “**MAS**”) the Offer Information Statement in relation to the issue of 92,512,712 Rights Units through the Rights Issue, on a basis of seven (7) Rights Units for every forty (40) existing Units held by each Eligible Unitholder¹ as at 24 February 2014 at 5.00 p.m. (the “**Rights Issue Books Closure Date**”), at an issue price of S\$1.08 per Rights Unit (the “**Rights Issue Price**”), fractional entitlements to be disregarded, to raise gross proceeds of approximately S\$100.0 million.

The Offer Information Statement is available on the website of the MAS at www.mas.gov.sg and is expected to be despatched by 27 February 2014 to Eligible Unitholders together with the ARE² issued in connection with the Rights Issue.

Eligible Unitholders who do not receive the Offer Information Statement and the ARE may obtain copies from CDP at 4 Shenton Way, #02-01, SGX Centre 2, Singapore 068807 up to 5:00 p.m. on 13 March 2014.

1 “**Eligible Unitholders**” are unitholders of AACI REIT (“**Unitholders**”) with units in AACI REIT (“**Units**”) standing to the credit of their securities account with The Central Depository (Pte) Limited (“**CDP**”) (but do not include securities sub-accounts) (“**Securities Account**”) and (a) whose registered addresses with CDP are in Singapore as at the Rights Issue Books Closure Date or who have, at least three market days prior to the Rights Issue Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents and (b) such Unitholders who the Manager, on behalf of AACI REIT, and in consultation with Standard Chartered Securities (Singapore) Pte. Limited, Macquarie Capital Securities (Singapore) Pte. Limited and Religare Capital Markets (Singapore) Pte. Limited in their capacity as the joint bookrunners and underwriters for the Rights Issue (the “**Joint Bookrunners and Underwriters**”) determine, may be offered Rights Units without breaching applicable securities laws.

2 “**ARE**” refers to the application and acceptance form for Rights Units and Excess Rights Units (as defined herein) issued to Eligible Unitholders in respect of their “nil-paid” provisional allotments of Rights Units under the Rights Issue (“**Rights Entitlements**”).

Purchasers who do not receive the ARS³ form, accompanied by the Offer Information Statement, may obtain the same from CDP at the address stated above.

Trading of Rights Entitlements

The trading period for the Right Entitlements on Singapore Exchange Securities Trading Limited (the “SGX-ST”) commences from 9.00 a.m. on 27 February 2014 and ends at 5.00 p.m. on 7 March 2014.

Eligible Unitholders who sell their Rights Entitlements through the book-entry (scripless) settlement system on the SGX-ST during this period do not need to forward the ARE to the Purchasers as arrangements will be made by CDP for a separate ARS to be issued to the Purchasers. Purchasers should note that CDP will, on behalf of the Manager, send the ARS accompanied by the Offer Information Statement, by ordinary post and at the Purchasers’ own risk, to their respective Singapore addresses as maintained in the records of CDP.

The Offer Information Statement and its accompanying documents will not be despatched to persons purchasing the Rights Entitlements, whose registered addresses with CDP are outside Singapore (“**Foreign Purchasers**”). Foreign Purchasers who wish to accept the Rights Entitlements credited to their Securities Accounts should ensure that they comply with the applicable rules, regulations and make the necessary arrangements with their Depository Agents (as defined in Section 130A of the Companies Act, Chapter 50 of Singapore) or stockbrokers in Singapore.

Acceptances of Rights Entitlements and (if applicable) Applications for Excess Rights Units

For Eligible Unitholders, acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units⁴ may be made through CDP or through an automated teller machine (“**ATM**”) of a Participating Bank⁵ in accordance with the terms and conditions of the Offer Information Statement.

The acceptance, payment, renunciation and application for Rights Units and/or Excess Rights Units by Eligible Unitholders ends at 5:00 p.m. (9:30 p.m. for electronic applications through ATMs of Participating Banks) on 13 March 2014.

More information on the procedures for acceptance, payment, renunciation and application for Rights Units and/or Excess Rights Units by Eligible Unitholders may be found in the Offer Information Statement.

Unitholders who have subscribed for or purchased Units under the Central Provident Fund Investment Scheme (“CPFIS”) and/or the Supplementary Retirement Scheme (“SRS”) or through a finance company and/or Depository Agent can only accept their Rights Entitlements and (if applicable) apply for Excess Rights Units by instructing the relevant banks, finance company and/or Depository Agent in which they hold their CPFIS accounts and/or SRS accounts to do so on their behalf. Any application made directly by the above-mentioned

3 “**ARS**” refers to the application form and acceptance form for Rights Units to be issued to purchasers of the Rights Entitlements (“**Purchasers**”) under the Rights Issue traded on the SGX-ST under the book-entry (scripless) settlement system.

4 “**Excess Rights Units**” refers to the Rights Units represented by the provisional allotments (A) of (i) Eligible Unitholders who decline, do not accept, and elect not to renounce or sell their Rights Entitlements under the Rights Issue (during the Rights Entitlements trading period prescribed by the SGX-ST) and/or (ii) Unitholders other than Eligible Unitholders which have not been sold during the Rights Entitlements trading period prescribed by the SGX-ST or (B) that have not been validly taken up by the original allottees, renouncees of the provisional allotments or the purchasers of the Rights Entitlements.

5 “**Participating Banks**” refers to DBS Bank Ltd (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited and its subsidiary, Far Eastern Bank Limited (each a “**Participating Bank**”).

Unitholders through CDP or through ATMs will be rejected. Eligible Unitholders who have subscribed for or purchased Units under the CPFIS and/or the SRS or through a finance company and/or Depository Agent should refer to the Offer Information Statement for important details relating to the offer procedure in connection with the Rights Issue.

Timetable of Key Events

The timetable for the Rights Issue is set out below.

Event	Date and Time
Rights Issue Books Closure Date	: 24 February 2014 at 5.00 p.m.
Despatch of the Offer Information Statement (together with the application forms) to Eligible Unitholders	: By 27 February 2014
Commencement of trading of Rights Entitlements	: 27 February 2014 from 9.00 a.m.
Last date and time for trading of Rights Entitlements	: 7 March 2014 at 5.00 p.m.
Closing Date:	
Last date and time for acceptance of the Rights Entitlements and payment for Rights Units ⁽¹⁾	: 13 March 2014 at 5.00 p.m. ⁽²⁾ (9.30 p.m. for electronic applications through ATMs of Participating Banks)
Last date and time for application and payment for Excess Rights Units ⁽¹⁾	: 13 March 2014 at 5.00 p.m. ⁽²⁾ (9.30 p.m. for electronic applications through ATMs of Participating Banks)
Last date and time for acceptance of and payment by the renouncees ⁽¹⁾	: 13 March 2014 at 5.00 p.m. ⁽³⁾ (9.30 p.m. for electronic applications through ATMs of Participating Banks)
Expected date of the issuance of the Rights Units	: 20 March 2014
Expected date for crediting of Rights Units with the Securities Accounts of Eligible Unitholders	: 21 March 2014
Expected date for refund of unsuccessful acceptances or Rights Entitlements and/or applications for Excess Rights Units (if made through CDP)	: 21 March 2014
Expected date for listing of Rights Units on the SGX-ST	: 21 March 2014 from 9.00 a.m.

Notes:

- (1) This does not apply to CPFIS investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent. More information on CPFIS investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent may be found in the Offer Information Statement. Any application made by these investors directly through CDP or through ATMs will be rejected. Such investors, where applicable, will receive notification letter(s) from their respective approved bank, finance company and/or Depository Agent and should refer to such notification letter(s) for details of the last date and time to submit applications to their respective approved bank, finance company and/or Depository Agent.
- (2) If acceptances of the Rights Entitlements and (if applicable) applications for Excess Rights Units, as the case may be, are made through CDP in accordance with the ARE and the ARS.
- (3) Eligible Unitholders who wish to renounce their Rights Entitlements in favour of a third party should note that CDP requires at least three market days to effect such renunciation. As such, Eligible Unitholders who wish to renounce their entire Rights Entitlements or any part of it in favour of one person are advised to do so early to allow sufficient time for the renounee to accept his Rights Entitlements and make payment for Rights Units.

The Manager may, in consultation with the Joint Bookrunners and Underwriters and with the approval of the SGX-ST, modify the above timetable subject to any limitation under any applicable laws. In such an event, the Manager will announce the same via the SGXNET. However, as at the date of this announcement, the Manager does not expect the above timetable to be modified.

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
24 February 2014

For enquiries, kindly contact:

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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.