

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

### **AACI REIT announces the redeveloped 103 Defu Lane 10 is 100% leased**

**Singapore, 29 July 2014** – AIMS AMP Capital Industrial REIT (AACI REIT) today announced that it had fully leased the redeveloped 103 Defu Lane 10 property.

Chief Executive Officer of the REIT manager, Koh Wee Lih said: “We are very pleased to announce that our Defu Lane 10 property is fully leased just two months after achieving temporary occupation permit.

“We redeveloped 103 Defu Lane 10 into a high-value, six storey industrial facility that caters to the diverse needs of our tenants. Now fully leased, the property will deliver a significantly improved yield compared to its lease terms before redevelopment.

“This redevelopment is a good example of how we are unlocking value within the portfolio to deliver long term returns to unitholders. The S\$21.7 million redevelopment project tripled the value of 103 Defu Lane 10 to S\$43.1 million<sup>1</sup> from the initial valuation of S\$12.0 million<sup>2</sup>, and more than doubled the previous gross floor area to 202,901<sup>3</sup> sq ft, based on the maximum allowable plot ratio of 2.5,” Mr Koh said.

The redeveloped 103 Defu Lane 10 is designed and constructed sustainably using environmentally responsible and resource-efficient materials (e.g: pre-cast panel). Energy efficient facilities like sensors are built to reduce electricity consumption and windows of the property are enlarged to allow higher sunlight penetration to reduce electricity needs.

Seventy six per cent of the gross floor area is pre-leased to confectionary and chocolate distributor Focus Network Agencies (Singapore) Pte Ltd (FNA), owner of chocolate boutique chain The Cocoa Trees.

The remaining net lettable area (45,500 sq ft) is leased to a subsidiary of SingPost. Rental income from this lease will be reflected in December quarter financial results, with yield on cost of approximately 8.4 per cent for the entire property.

103 Defu Lane 10 is situated within Defu Industrial Estate, near the commercial hub of Paya Lebar Central. The redevelopment supports Housing Development Board’s strategy to upgrade Defu Industrial Estate to a modern industrial park which was announced in December 2012.

<sup>1</sup> Based on Knight Frank Pte Ltd’s assessment dated 28 May 2014.

<sup>2</sup> Based on Cushman & Wakefield VHS Pte Ltd’s valuation dated 30 September 2012.

<sup>3</sup> Subject to final survey.

*Photo of the redeveloped 103 Defu Lane 10*



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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 located throughout the Asia Pacific that is used for industrial purposes, including, but not limited to warehousing and distribution activities, business park activities and manufacturing activities. 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's existing portfolio consists of 26 industrial properties, 25 of which are located throughout Singapore with a total appraised value of S\$1.16 billion based on valuations obtained as at 31 March 2014. 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 stock broking. AIMS also 100% owns Asia Pacific Stock Exchange (APX) which went live with its first listings on 6 March 2014.

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 also manages funds domestically and abroad as a part of its funds management business, which amount to over A\$1.5 billion as at March 2014.

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 a leading investment house with over A\$142 billion as at 31 March 2014 in funds under management. Ranked as the largest real estate investment manager in Asia according to Towers Watson Global Alternatives Survey 2013 and INREV/ANREV Manager Survey 2013, AMP Capital has over A\$17.4 billion as at 31 March 2014 in global direct and listed real estate funds under management, 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, 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 2012, 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 November 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.