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

### **AIMS AMP Capital Industrial REIT announces interest savings with refinancing agreement**

**Singapore 21 November 2014** – AIMS AMP Capital Industrial REIT Management Limited (the Manager) as manager of AIMS AMP Capital Industrial REIT (the Trust) today announced it will save approximately S\$1.3 million<sup>1</sup> per annum in interest cost under a new refinancing arrangement for its Singapore secured borrowings.

The Trust entered into an agreement to refinance its existing secured loan facilities originally due in October 2015 and 2016 respectively. The new facility will comprise:

- A three-year term loan facility of A\$66.0 million;
- A four-year term loan facility of S\$125.0 million; and
- A three-year revolving credit facility of S\$120.0 million.

The new Australia dollar loan (A\$66.0 million) will be used for the partial funding of the Optus Centre acquisition. The Optus Centre acquisition was previously partially funded by a S\$120.0 million dual currency revolving credit facility that was due in October 2016. Under this new arrangement, the S\$120.0 million revolving credit facility is freed up and its maturity extended to November 2017. As a result, undrawn facilities now increase to approximately S\$153.2 million.

The Manager's Chief Executive Officer Koh Wee Lih said: "The new bank facility has multiple benefits; the Trust will enjoy interest savings of approximately S\$1.3 million per annum, extends our debt maturity profile and provides greater financial flexibility by freeing up our revolving credit line for us to execute on future opportunities."

The refinancing arrangement improves the Trust's debt maturity profile of the Singapore secured borrowings from 1.5 years to 3.6 years<sup>2</sup>.

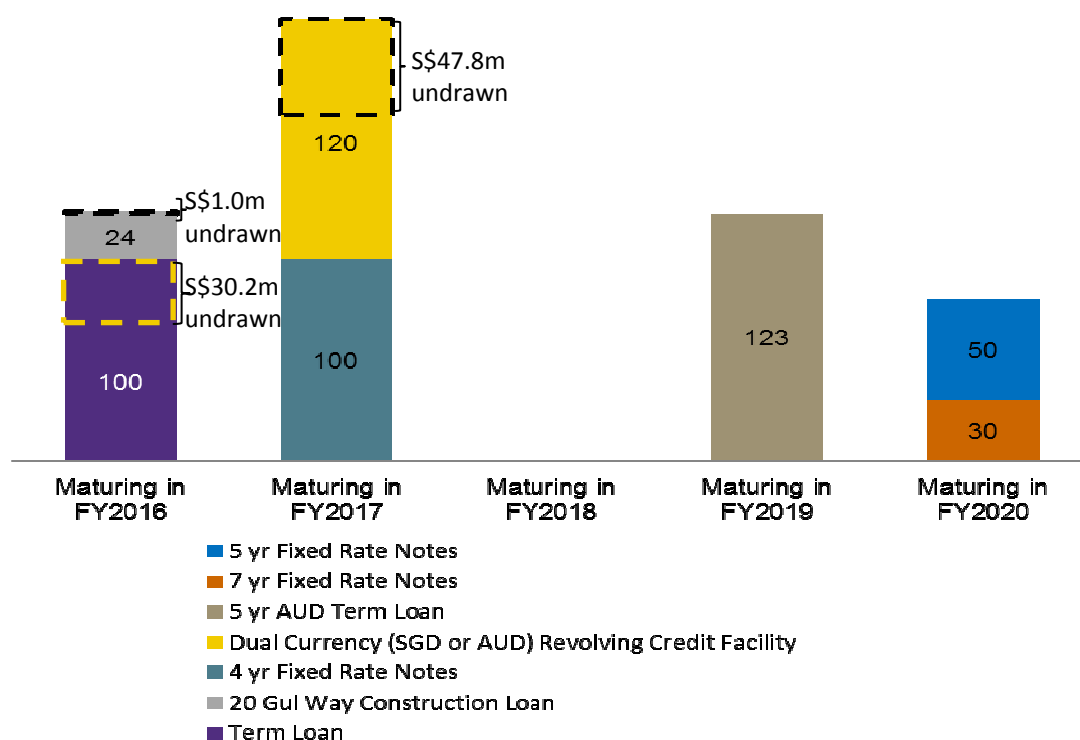
The Manager has also broaden its banking relationships in Singapore and increased its bank syndicate from five to six banks.

<sup>1</sup> Proforma based on outstanding loan balance as of 30 September 2014

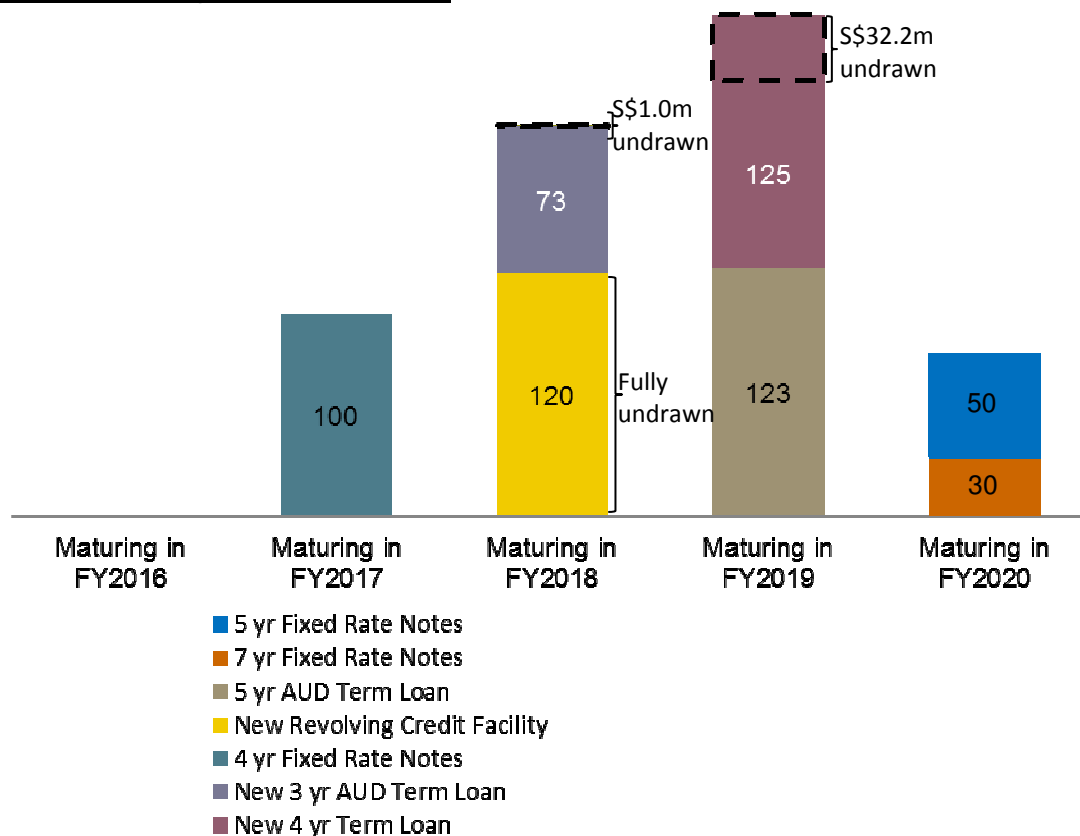
<sup>2</sup> Proforma based on 30 September 2014

## Debt maturity profile as at 30 September 2014

### Before refinancing



### After refinancing (Proforma basis)<sup>3</sup>



<sup>3</sup> Based on exchange rate of A\$1 = S\$1.108275 as at 30 September 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 AA 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 AA REIT is not necessarily indicative of the future performance of AA 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, AA 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 AA 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. AA REIT's existing portfolio consists of 26 industrial properties, 25 of which are located throughout Singapore with a total appraised value of S\$1.23 billion based on valuations obtained as at 30 September 2014. On 7 February 2014, AA 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.