

 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))

ANNOUNCEMENT

DISCLOSURE PURSUANT TO RULE 704(31) OF THE LISTING MANUAL

Pursuant to Rule 704(31) of the Listing Manual of Singapore Exchange Securities Trading Limited (the “**Listing Manual**”), AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT (“**AA REIT**”, and the manager of AA REIT, the “**Manager**”) wishes to announce that in connection with the refinancing of its existing S\$370,000,000 loan facility, HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT (the “**Borrower**”) has today entered into a A\$66,000,000 and S\$245,000,000 facility agreement with various institutional banks (the “**Facility Agreement**”).

Pursuant to Rule 704(31) of the Listing Manual, the Manager wishes to announce that the Facility Agreement contains conditions which make reference to the shareholding interest of its controlling shareholder or places restrictions on a change of control of the Manager. A description of the relevant conditions and the aggregate level of the facilities that may be affected by a breach of such conditions are set out in the Appendix to this announcement.

As at the date of this Announcement, there has not been any breach of the conditions.

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

20 November 2014

APPENDIX

I.	<p align="center">Relevant Condition</p>
	<p>Under the terms of the Facility Agreement, the lenders under the Facility Agreement (the “Lenders”) may, <i>inter alia</i>, require the Borrower to repay all amounts due under the Facility Agreement in the event any of the following (each, a “Change of Control Event”) occurs:</p> <ul style="list-style-type: none"> (a) without the prior written consent of all the Lenders (acting reasonably), AIMS AMP Capital Industrial REIT Management Limited (Company Registration Number 200615904N) or its Affiliates (as defined in the Facility Agreement) ceases to be the manager of AA REIT or there is any other change of the Manager; (b) AIMS Group Holding Pty Ltd (“AIMS”) and/or AMP Capital Holdings Limited (“AMP”) cease(s) to have effective control over, or to be (together) the holder(s) of more than half of the issued shares of the Manager, either directly or indirectly; or (c) without the prior written consent of all the Lenders (such consent not to be unreasonably withheld), AIMS and AMP (or any of their subsidiaries) cease to remain holders of at least five per cent. (5%) of the units of AA REIT in aggregate.
II.	<p align="center">Aggregate level of facilities that may be affected by a breach of Relevant Condition</p> <p>None of the Change of Control Events has occurred. Assuming that the full amounts of the facilities of AA REIT and/or its subsidiaries under the Facility Agreement and other loan facilities are fully drawn and based on the actual debt issued by AA REIT and/or its subsidiaries to date (collectively referred to as the “Facilities”), and a Change of Control Event occurs and there is a breach of the Relevant Condition, these may trigger cross defaults of the Facilities and the aggregate level of Facilities that may be affected (assuming the full repayment of the existing S\$370,000,000 loan facility by the new facility) is estimated to be approximately S\$622.6 million¹ (excluding interest) as at 20 November 2014.</p> <p>As at 20 November 2014, the aggregate amount that has been drawn down or issued (as the case may be) under the Facilities is approximately S\$469.3 million¹.</p>
III.	<p align="center">Additional Information</p> <p>As at 20 November 2014, AIMS and AMP each holds a 50.0% stake in the Manager, either directly or indirectly. In addition, as at 20 November 2014, AIMS and AMP hold in aggregate directly or indirectly 11.56% of the total number of Units of AA REIT in issue.</p>

¹ Based on the exchange rate of A\$1 = S\$1.118363.

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.