

 <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
---	---

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

## Announcement

### ENTRY INTO SUPPLEMENTAL FACILITY AGREEMENT AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT (“**AA REIT**” and as manager of AA REIT, the “**Manager**”) wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of AA REIT (the “**Borrower**”), has today entered into a supplemental agreement (the “**Supplemental Agreement**”) to the facility agreement dated 20 November 2014 (as amended and restated pursuant to the Supplemental Agreement, the “**Facility Agreement**”) with various institutional banks pursuant to which it has secured an additional S\$100 million term loan facility.

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**

(as manager of AIMS AMP Capital Industrial REIT)

(Company Registration no.: 200615904N)

Koh Wee Lih

Chief Executive Officer

25 July 2016

I.	Relevant Condition
	<p>Under the terms of the Facility Agreement, the lenders under the Facility Agreement (the “<b>Lenders</b>”) 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 “<b>Change of Control Event</b>”) occurs:</p> <ul style="list-style-type: none"> <li>(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;</li> <li>(b) without the prior written consent of all the Lenders, AIMS Group Holding Pty Ltd (“<b>AIMS</b>”) and/or AMP Capital Holdings Limited (“<b>AMP</b>”) 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</li> <li>(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 (“<b>Units</b>”) in aggregate.</li> </ul>
II.	Aggregate level of facilities that may be affected by a breach of Relevant Condition
	<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 are fully drawn and based on the actual debt issued by AA REIT and/or its subsidiaries to date (collectively referred to as the “<b>Facilities</b>”), 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 is estimated to be approximately S\$704.1 million<sup>1</sup> (excluding interest) as at 25 July 2016.</p> <p>As at 25 July 2016, the aggregate amount that has been drawn down or issued (as the case may be) under the Facilities is approximately S\$477.4 million<sup>1</sup>.</p>
III.	Additional Information
	<p>As at 25 July 2016, AIMS and AMP each holds a 50.0% stake in the Manager, either directly or indirectly. In addition, as at 25 July 2016, AIMS and AMP (or any of their subsidiaries) hold in aggregate 12.06% of the total number of Units in issue.</p>

<sup>1</sup> Based on the exchange rate of A\$1 = S\$1.019098.

## **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\$1.22 billion based on valuations obtained as at 31 March 2016. AA REIT has 49.0% interest in one business park property, Optus Centre located in Macquarie Park, New South Wales, Australia valued at A\$445.0 million as at 31 March 2016.

## **About AIMS Financial Group ("AIMS")**

Established in 1991, AIMS Financial Group ("AIMS") is a diversified financial services and investment group, active in the areas of mortgage lending, securitisation, investment banking, funds management, property investment and stock broking. AIMS also 100% owns Sydney Stock Exchange.

Since 1999, AIMS has raised approximately A\$4.0 billion in funds from the capital markets. This includes both residential mortgage-backed securities and investments into Australia from overseas investors. AIMS is also the investment manager for AIMS Fund Management and manages approximately A\$1.8 billion as at 31 March 2016. Since 2009 after the global financial crisis, AIMS Group had a total acquisition and investment amount of over A\$2.0 billion assets.

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 committed to delivering outstanding investment outcomes for clients with contemporary solutions in fixed income, equities, real estate, infrastructure and multi-asset portfolios. Sharing a heritage with AMP that spans more than 160 years, AMP Capital is one of the largest investment managers in the Asia Pacific region. A home strength in Australia and New Zealand has enabled AMP Capital to grow internationally, and operations are now established in Bahrain, China, Hong Kong, India, Japan, Luxembourg, the United Kingdom and the United States.

AMP Capital collaborates with a network of global investment partners, leveraging insights to provide greater access to new investment opportunities across a range of single sector and diversified funds. For more information, please visit: [ampcapital.com.au](http://ampcapital.com.au)