


NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES

 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
--	---

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

**CLOSE OF PRIVATE PLACEMENT OF NEW UNITS IN AIMS AMP CAPITAL INDUSTRIAL REIT
("AA REIT") AT AN ISSUE PRICE OF S\$1.305 PER UNIT**

1. Introduction

AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMS AMP Capital Industrial REIT ("**AA REIT**", and as the manager of AA REIT, the "**Manager**"), is pleased to announce that further to its announcement dated 21 November 2017 (the "**Launch Announcement**") in relation to the proposed private placement of new units in AA REIT ("**Units**", and the new units to be issued pursuant to the proposed private placement, the "**New Units**") to institutional and other investors (the "**Private Placement**"), Maybank Kim Eng Securities Pte. Ltd. as the sole bookrunner and underwriter (the "**Bookrunner and Underwriter**"), in consultation with the Manager, have closed the book of orders for the Private Placement on 22 November 2017. As the Private Placement has been over-subscribed, the Manager is pleased to announce that the issue size of the Private Placement has been increased from approximately S\$50 million to approximately S\$55 million.

A total of 42,145,000 New Units will be issued at an issue price of S\$1.305 per New Unit (the "**Issue Price**"), pursuant to the Private Placement, as agreed between the Manager and the Bookrunner and Underwriter, following an accelerated book building process pursuant to a price determination supplement entered into on 22 November 2017.

2. Issue Price

The Issue Price represents a discount of:

- (i) 6.9% to the volume weighted average price ("**VWAP**") of S\$1.402 per Unit in AA REIT, of trades in the Units done on Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the Market Day¹ on 21 November 2017 (being the date on which the placement agreement between the Manager and the Bookrunner and Underwriter (the "**Placement Agreement**") was entered into); and
- (ii) (for illustrative purposes only) 5.6% to the adjusted VWAP² ("**Adjusted VWAP**") of S\$1.383 per Unit.

¹ "**Market Day**" refers to a day on which the SGX-ST is open for securities trading.

² The Adjusted VWAP is computed based on the VWAP of trades in the Units done on the SGX-ST for the Market Day on 21 November 2017 (being the date on which the Placement Agreement was entered into) and subtracting the Advanced Distribution (as defined in the Launch Announcement). This amount is only an estimate based on information currently available to the Manager, and the actual Advanced Distribution may differ.

Based on the Issue Price, the gross proceeds from the Private Placement amount to approximately S\$55 million. The net proceeds from the Private Placement amount to approximately S\$53.4 million, after deducting (i) the underwriting and placement commission and related fees and expenses payable to the Bookrunner and Underwriter and (ii) professional and other fees and expenses to be incurred by AA REIT in connection with the Private Placement.

There is no change to the percentage allocation of the use of the proceeds as set out in the Launch Announcement.

3. Listing of, Dealing in and Quotation of the New Units

The Manager will be making a formal application to the SGX-ST for the listing of, dealing in, and quotation for, the New Units on the Main Board of the SGX-ST. An appropriate announcement will be made upon the receipt of such in-principle approval from the SGX-ST.

The Private Placement shall be subject to certain conditions precedent more particularly set out in the Placement Agreement, including the receipt of the approval in-principle of the SGX-ST for the listing of, dealing in, and quotation for, the New Units on the Main Board of the SGX-ST.

The trading of the New Units on the SGX-ST is currently expected to commence at 9.00a.m. on 1 December 2017.

BY ORDER OF THE BOARD

AIMS AMP Capital Industrial REIT Management Limited

(Registration Number: 200615904N)

As Manager of AIMS AMP Capital Industrial REIT

Koh Wee Lih

Chief Executive Officer

22 November 2017

Important Notice

The value of units of AIMS AMP Capital Industrial REIT (“**AA REIT**”) (“**Units**”) and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, AIMS AMP Capital Industrial REIT Management Limited (“**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 Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement 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 announcement 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 the Manager, 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 (“**AIMS**”) and AMP Capital, 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 27 industrial properties, 26 of which are located throughout Singapore (including one greenfield development at Marsiling) with a total value of S\$1.22 billion based on valuations obtained as at 30 September 2017. AA REIT also has 49.0% interest in one business park property, Optus Centre, which is located in Macquarie Park, New South Wales, Australia, and is valued at A\$445.0 million as at 31 March 2017.

About AIMS Financial Group

Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of mortgage lending, securitisation, investment banking, funds management, property investment, private equity, venture capital, stock broking and high-tech investment. AIMS is also a strategic investor in the Sydney Stock Exchange.

Since 1999, AIMS has raised more than A\$4.0 billion in funds from the capital markets. AIMS has issued approximately A\$3.0 billion of residential mortgage-backed securities, predominantly rated AAA by both Standard & Poor’s and Fitch Ratings and has originated over A\$8.0 billion mortgages since 1991.

AIMS has actively introduced a number of international investors into the Australian market and to date has attracted in excess of A\$1.0 billion of investment funding into Australia from overseas investors. AIMS is the investment manager for AIMS’ funds, which amount to circa A\$2.0 billion as at 30 November 2016.

During the global financial crisis (“**GFC**”), AIMS expanded its activities and acquired three businesses at a time when many other businesses were experiencing immense difficulties.

Since the GFC in 2009, AIMS has completed total asset acquisition and investment volumes of over A\$2.0 billion.

AIMS’ head office is in Sydney and it has businesses across Australia, China, Hong Kong and Singapore. Its highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and Asia across various sectors.

About AMP Capital

AMP Capital is one of the largest investment managers in the Asia Pacific region. As part of the AMP Group, we share a heritage that spans over 160 years.

A home strength in Australia and New Zealand has enabled AMP Capital to grow internationally, and today has operations established in Dubai, China, Hong Kong, India, Ireland, Japan, Luxembourg, the United Kingdom and the United States. AMP Capital also collaborates with a network of global investment partners, leveraging the shared capabilities to provide greater access to new investment opportunities.

AMP Capital’s asset class specialists, investment strategists and economists work together with the aim of delivering strong investment outcomes for clients. That is why AMP Capital’s clients trust AMP Capital to invest over A\$165.4 billion (as at 31 December 2016) on their behalf, across a range of single sector and diversified funds.