AIMS 宝泽 | AMP CAPITAL 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

Media Release

AIMS AMP Capital Industrial REIT to sell property at 10 Soon Lee Road for S$8.17 million

Singapore, 15 January 2018 – AIMS AMP Capital Industrial REIT Management Limited ("Manager") as manager of AIMS AMP Capital Industrial REIT ("AA REIT") announced HSBC Institutional Trust Services (Singapore) Limited, as trustee of AA REIT has entered into an agreement for the sale of 10 Soon Lee Road ("Property") for a consideration of S$8.17 million on 12 January 2018 ("Divestment")[1].

The sale price of S$8.17 million is an approximate 28 per cent premium over the Property's latest valuation of S$6.4 million[2]. The Property contributed 0.8 per cent of the annual gross rental income for the financial year ended 31 March 2017 and was purchased during AA REIT's initial public offering in April 2007. The Property is AA REIT's smallest asset and the only property in AA REIT's portfolio that is valued below S$10 million. The sale is subject to approval by JTC Corporation and is expected to be completed by the end of the current financial year.

The Manager's Chief Executive Officer Mr Koh Wee Lih said, "As part of our proactive asset management strategy, we constantly review our portfolio for efficiencies and growth opportunities. A strategic review of the portfolio shows that the Property is ready for divestment. This is in line with our capital recycling strategy and will give us enhanced financial flexibility, allowing us to further strengthen AA REIT's balance sheet and capital structure."

The Manager intends to use the net proceeds of the Divestment to pare down existing debt to reduce aggregate leverage and create additional debt headroom for future acquisitions, asset enhancement initiatives or development opportunities.

Following the Divestment, AA REIT's portfolio will consist of 26 properties in strategic industrial hubs across Singapore and in New South Wales, Australia. Portfolio occupancy rate will increase from 88.8 per cent as at 30 September 2017 to 89.0 per cent on a pro forma basis. With the Divestment and AA REIT's recent S$55 million private placement, aggregate leverage will also decrease from 37.3 per cent as at 30 September 2017 to 33.3 per cent on a pro forma basis.

In accordance with AA REIT's Trust Deed, the Manager is entitled to a divestment fee of 0.5 per cent of the sale price of the Property.

[1] The Divestment would constitute a "non-discloseable transaction" under Chapter 10 of the Listing Manual of the Singapore Exchange Securities Trading Limited.
[2] Valuation as at 30 September 2017 appraised by CBRE Pte. Ltd.

About the Property

The Property is located within an established industrial estate on the southern side of Soon Lee Road, off International Road in the Jurong Industrial Estate and approximately 21.0 km from the city centre. The Property has a net lettable area of 7,224.20 square metres over a detached single-storey industrial building and a four-storey industrial building with an ancillary office block. The Property has a remaining land lease tenure of less than 24 years.

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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.