

 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))

SGX Announcement

Completion of the proposed sale of AMP Capital's interests in the management entities of AA REIT to AIMS Financial Group

(Unless otherwise defined herein, all capitalised terms shall have the meaning ascribed to them in the Announcements)

Singapore, 29 March 2019 – Reference is made to the announcements issued by AIMS AMP Capital Industrial REIT Management Limited ("**Manager**"), as the manager of AIMS AMP Capital Industrial REIT ("**AA REIT**"), on 21 November 2018, 24 December 2018, 1 March 2019 and 15 March 2019 in relation to the proposed sale by AMP Capital Investors Limited and its affiliates ("**AMP Capital**") of:

- its 50% shareholding in the management entities of AA REIT ("**Share Sale**"); and
- its principal 10.26% stake in AA REIT ("**Unit Sale**"),

(together, the "**Transaction**") to AIMS Financial Service Group Pty Ltd and its affiliates ("**AIMS Financial Group**").

The Manager has been informed by AIMS Financial Group and AMP Capital today that completion of the Share Sale ("**Completion**") occurred on 28 March 2019 in accordance with the Transaction documents dated in November 2018 (as amended)¹.

Following Completion, the shareholders of the management entities of AA REIT are as follows:

- AIMS AMP Capital Industrial REIT Management Limited, the Manager – each of Great World Capital Holdings Limited and AIMS Financial Holding Limited, each a member of AIMS Financial Group, holds 50% of the shares in the Manager;
- AIMS AMP Capital Property Management Pte. Ltd. (the "**Property Manager**") – each of Great World Capital Holdings Limited and AIMS Financial Holding Limited, each a member of AIMS Financial Group, holds 50% of the shares in the Property Manager; and
- AIMS AMP Capital Industrial REIT Management Australia Pty Limited ("**Investment Manager**") - each of AIMS Capital Management Pty Ltd and AIMS Financial Service Group Pty Ltd, each a member of AIMS Financial Group, holds 50% of the shares in the Investment Manager.

The relevant entities of AIMS Financial Group and AMP Capital will release their relevant forms to the Singapore Exchange Securities Trading Limited ("**SGX**") describing the change to their holding of shares in the Manager following Completion.

¹ Certain payment obligations of AIMS Financial Group under the Transaction are the subject of unit security provided to an entity of AMP Capital.

Following Completion, the name of the management entities of AA REIT will be changed as follows:

- change of the name of the Manager from “AIMS AMP Capital Industrial REIT Management Limited” to “AIMS APAC REIT Management Limited”;
- change of the name of the Property Manager from “AIMS AMP Capital Property Management Pte. Ltd.” to “AIMS APAC Property Management Pte. Ltd.”; and
- change of the name of the Investment Manager from “AIMS AMP Capital Industrial REIT Management Australia Pty Limited” to “AA REIT Management Australia Pty Limited”.

In addition, as soon as practicable following Completion, the name of AA REIT and its sub-trust will be changed to remove references to “AMP” or “AMP Capital” as contemplated in the trust deeds of AA REIT and its sub-trust.

A further announcement will be issued following the completion of the Unit Sale following the exercise of a put option or a call option pursuant to the put and call option agreement entered into between AMP Capital Finance Limited and Great World Capital Holdings Limited on 28 November 2018 (as amended) or as otherwise required under the listing rules of the SGX.

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

29 March 2019

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 (www.aimsampcapital.com)

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. AA REIT’s existing portfolio consists of 26 industrial properties, 25 of which are located throughout Singapore and a 49.0% interest in one business park property, Optus Centre, which is located in Macquarie Park, New South Wales, Australia with a total value of S\$1.45 billion as at 30 September 2018.

About AIMS Financial Group (www.aims.com.au)

AIMS Financial Group (“**AIMS**”) is the sponsor of AA REIT. 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.

AIMS has actively introduced a number of international investors into the Australian markets 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.

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. Our highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and Asia across various sectors.