AIMS AMP CAPITAL INDUSTRIAL REIT	AIMS AMP CAPITAL INDUSTRIAL REIT UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT SECOND QUARTER ENDED 30 SEPTEMBER 2010 (“2Q FY2011”)

Summary of AIMS AMP Capital Industrial REIT Group results

	Note	2Q FY2011	1Q FY2011	+/(-)	2Q FY2010	+/(-)	1H FY2011	1H FY2010	+/(-)
		S$'000	S$'000	%	S$'000	%	S$'000	S$'000	%
Gross revenue	(a)	16,802	16,047	4.7	11,825	42.1	32,849	22,789	44.1
Net property income	(a)	12,041	11,749	2.5	9,053	33.0	23,790	18,370	29.5
Amount available for distribution		8,098	8,086	0.1	5,166	56.8	16,184	9,188	76.1
Distribution per Unit (“DPU”) (cents)									
- For the Period	(b)	0.3968	0.5376						

(a) Please refer to section 8 on “Review of the performance” for an explanation of the variances.

(b) DPU is lower for 2Q FY2011 due to the issue of 513,309,781 Rights Units (as defined herein) on 14 October 2010 and 7,165,109 Units to the Manager on 19 October 2010 for payment of the acquisition fee in relation to the acquisition of 27 Penjuru Lane. These new Units are entitled to participate in the 2Q FY2011 distribution. If the new Units issued in October 2010 were excluded in the computation, the adjusted DPU would have been the same as 1Q FY2011 DPU of 0.5376 cents, with annualized yield being 9.6% based on a closing price of S$0.225 on 28 October 2010.

Introduction

The investment policy of AIMS AMP Capital Industrial REIT (“**AIMSAMPIREIT**” or the “**Trust**”) is to invest primarily in industrial real estate assets in Singapore and Asia. The Manager’s key objectives are to deliver secure and stable distributions to Unitholders and to provide long-term capital growth.

Unitholders at an extraordinary general meeting held on 13 September 2010 approved, among other things, the acquisition of 27 Penjuru Lane, from DB International Trust (Singapore) Limited, in its capacity as trustee of AMP Capital Business Space REIT, for an aggregate purchase consideration of S$161.0 million.

The acquisition of 27 Penjuru Lane, completed on 15 October 2010, was funded by a combination of debt financing and proceeds from a fully underwritten renounceable rights issue of 513,309,781 rights units (the “**Rights Units**”) at an issue price of S$0.155 for each rights unit on the basis of seven (7) rights units for every twenty (20) existing Units (the “**2010 Rights Issue**”). Following this acquisition, the Trust has a portfolio of 26 properties in Singapore and one property in Japan.

1(a)(i) Consolidated Statement of Total Return

	Note	Group 2Q FY2011 S$'000	Group 2Q FY2010 S$'000	+/(-) %	Group 1H FY2011 S$'000	Group 1H FY2010 S$'000	+/(-) %
Gross revenue	(a)	16,802	11,825	42.1	32,849	22,789	44.1
Property operating expenses	(a)	(4,761)	(2,772)	71.8	(9,059)	(4,419)	>100
Net property income	(a)	12,041	9,053	33.0	23,790	18,370	29.5
Interest income		42	32	31.3	85	65	30.8
Other income		-	20	(100.0)	-	20	(100.0)
Net foreign exchange gain/(loss)		-	(6)	(100.0)	-	(6)	(100.0)
Manager's management fees	(a)	(836)	(668)	25.1	(1,661)	(1,346)	23.4
Borrowing costs	(a)	(8,628)	(3,454)	>100	(11,782)	(6,397)	84.2
Other trust expenses	(a)	(211)	114	>(100)	(430)	(189)	>100
Non-property expenses		(9,675)	(4,008)	>100	(13,873)	(7,932)	74.9
Net income		2,408	5,091	(52.7)	10,002	10,517	(4.9)
Net change in fair value of financial derivatives	(b)	(101)	(680)	(85.1)	(1,416)	(820)	72.7
Net change in fair value of investment properties	(c)	4,155	(37,133)	>(100)	3,425	(40,277)	>(100)
Total return before income tax		6,462	(32,722)	>(100)	12,011	(30,580)	>(100)
Income tax expense		-	-	-	-	-	-
Total return after income tax		6,462	(32,722)	>(100)	12,011	(30,580)	>(100)
Non-controlling interests		17	(16)	>(100)	22	23	(4.3)
Total return after income tax and non-controlling interests		6,479	(32,738)	>(100)	12,033	(30,557)	>(100)

Notes:

(a) Please refer to section 8 on "Review of the Performance" for explanation of the variances.

(b) This relates to change in fair value due to the revaluation of cross currency swap contracts, foreign exchange forward contracts and interest rate swap contracts in accordance with Financial Reporting Standard ("**FRS**") 39. Please refer to note (e) of section 1(b)(i) for further details on the derivative financial instruments. The net fair value of financial derivatives registered an unfavourable change in 2Q FY2011. This was mainly due to the Singapore dollar interest rate at the end of the period being lower than the rate at the beginning of the period. Net change in fair value of financial derivatives is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

(c) The investment properties in Singapore and in Japan were valued by independent professional valuers as at 30 September 2010. The net change in fair value of investment properties is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

1(a)(ii) Distribution Statement

	Note	Group 2Q FY2011 S$'000	Group 2Q FY2010 S$'000	+/(-) %	Group 1H FY2011 S$'000	Group 1H FY2010 S$'000	+/(-) %
Total return after income tax and non-controlling interests		6,479	(32,738)	>(100)	12,033	(30,557)	>(100)
Net effect of tax adjustments	(a)	1,861	38,113	(95.1)	4,598	40,058	(88.5)
Other adjustments	(b)	(242)	(209)	15.8	(447)	(313)	42.8
Amount available for distribution to the Unitholders		8,098	5,166	56.8	16,184	9,188	76.1
Distribution to Unitholders	(c)	7,885	5,166	52.6	15,769	9,188	71.6

Notes:

(a) Net effect of tax adjustments

	Group 2Q FY2011 S$'000	Group 2Q FY2010 S$'000	+/(-) %	Group 1H FY2011 S$'000	Group 1H FY2010 S$'000	+/(-) %
Amortisation of borrowing costs	6,057	630	>100	6,675	1,014	>100
Net change in fair value of financial derivatives	101	680	(85.1)	1,416	820	72.7
Straight-lining of rental income	(150)	(274)	(45.3)	25	(551)	>(100)
Net change in fair value of investment properties	(4,155)	37,133	>(100)	(3,425)	40,277	>(100)
Industrial building allowance	-	-	-	-	(1,641)	>(100)
Temporary differences and other tax adjustments	8	(56)	>(100)	(93)	139	>(100)
Net effect of tax adjustments	1,861	38,113	(95.1)	4,598	40,058	(88.5)

(b) Other adjustments comprised primarily the net accounting profits of the Trust's subsidiaries.

(c) The Trust's distribution policy is to distribute at least 90% of the Trust's taxable income for the full financial year. For 2Q FY2011, the Manager has resolved to distribute 97.4% of the taxable income available for distribution to the Unitholders.

1(b)(i) Balance Sheets as at 30 September 2010 vs. 31 March 2010

	Note	Group 30 Sep 2010 S$'000	Group 31 Mar 2010 S$'000	+/(-) %	Trust 30 Sep 2010 S$'000	Trust 31 Mar 2010 S$'000	+/(-) %
Non-current assets							
Investment properties		635,964	631,066	(0.8)	609,133	602,158	1.2
Subsidiaries	(a)	-	-	-	14,469	16,741	(13.6)
		635,964	631,066	(0.8)	623,602	618,899	0.8
Current assets							
Trade and other receivables	(b)	9,767	6,093	60.3	9,758	6,054	61.2
Cash and cash equivalents	(c)	14,133	20,569	(31.3)	12,331	18,566	(33.6)
		23,900	26,662	(10.4)	22,089	24,620	(10.3)
Total assets		**659,864**	**657,728**	0.3	**645,691**	**643,519**	0.3
Current liabilities							
Derivative financial instruments	(d)	569	1,017	(44.1)	569	1,017	(44.1)
Trade and other payables	(e)	8,552	12,609	(32.2)	10,160	13,301	(23.6)
		9,121	13,626	(33.1)	10,729	14,318	(25.1)
Non-current liabilities							
Rental deposits		2,922	2,625	11.3	2,394	2,124	12.7
Interest-bearing borrowings	(f)	190,051	182,499	4.1	174,905	168,230	4.0
Derivative financial instruments	(d)	3,979	2,115	88.1	3,979	2,115	88.1
		196,952	187,239	5.2	181,278	172,469	5.1
Total liabilities		**206,073**	**200,865**	2.6	**192,007**	**186,787**	2.8
Net assets		**453,791**	**456,863**	(0.7)	**453,684**	**456,732**	0.7
Represented by:							
Unitholders' funds		453,684	456,737	(0.7)	453,684	456,732	(0.7)
Non-controlling interests		107	126	(15.1)	-	-	-
		453,791	**456,863**	(0.7)	**453,684**	**456,732**	(0.7)

Notes:

(a) This relates to the investment in the Trust's wholly owned subsidiary, Japan Industrial Property Pte Ltd, a company incorporated in Singapore. The subsidiary company in turn has a 99.3% interest in a property in Japan - Ohmiya Warehouse, through Goudou Kaisha Bayside, a company incorporated in Japan. The decrease was mainly due to an additional provision for impairment loss on loan to the subsidiary.

(b) Trade and other receivables were higher mainly due to:

(i) An increase in amounts owing by two tenants, CIT Cosmeceutical Pte Ltd and Nova Engineering & Logistics Pte Ltd. The Trust has commenced litigation against these two tenants for arrears in rental. The receivables from these two tenants as at 30 September 2010 were covered by sufficient rental deposits.

(ii) S$1.6 million deposit paid to DB International Trust (Singapore) Limited in relation to the proposed acquisition of the property at 27 Penjuru Lane (the "**Penjuru Deposit**").

(c) Cash and cash equivalents of the Group were lower by S$6.4 million. This was mainly attributable to:

(i) A replacement of rental deposits in cash with banker's guarantee by a major tenant; and

(ii) Payment of Penjuru Deposit.

(d) The derivative financial instruments relate to the following contracts:

(i) cross currency swaps with tenors of between two to five years with total notional amount of JPY970.0 million to manage the foreign currency risk of the Trust's investment in Japan;

(ii) a five-year coupon-only foreign exchange forward contract to minimise the foreign exchange exposure of the forecast distributions from the Trust's investment in Japan; and

(iii) three-year interest rate swap contracts with total notional amount of S$175.0 million where the Trust pays fixed interest rates of between 1.905% to 1.91% and receives three-month Singapore dollar swap offer rate.

(e) Trade and other payables were lower largely due to the refund of rental deposits referred to in note (c)(i) above.

(f) Please refer to details in section 1(b)(ii).

1(b)(ii) Aggregate amount of borrowings

Interest-bearing borrowings - secured	**Group 30 Sep 2010 S$'000**	**Group 31 Mar 2010 S$'000**	**Trust 30 Sep 2010 S$'000**	**Trust 31 Mar 2010 S$'000**
Amount repayable after one year	190,696	189,978	175,000	175,000
Less: Unamortised portion of transaction fees in relation to the secured borrowings	(645)	(7,479)	(95)	(6,770)
	190,051	182,499	174,905	168,230

Details of collateral

AIMSAMPIREIT has granted securities in favour of the lenders, such securities principally include the following:

(a) S$175.0 million term loan (the "**Existing Loan**")

- First legal mortgage over 21 investment properties of the Trust in Singapore; and
- Assignment of rights, title and interest in leases, insurances and rental proceeds of the related mortgaged investment properties.

(b) JPY994.5 million (31 March 2010 : JPY1.0 billion) term loan

- Mortgage over the property in Japan; and
- Assignment of rights and interest in the insurances of the related mortgaged investment property.

1(c) Consolidated cash flow statement

	Group 2Q FY2011 S$'000	Group 2Q FY2010 S$'000	Group 1H FY2011 S$'000	Group 1H FY2010 S$'000
Operating activities				
Total return before income tax	6,462	(32,722)	12,011	(30,580)
Adjustments for:				
Net change in fair value of financial derivatives	101	680	1,416	820
Borrowing costs	8,628	3,419	11,782	6,397
Straight-lining of rental income	(150)	(274)	25	(551)
Net change in fair value of investment properties	(4,155)	37,133	(3,425)	40,277
Operating income before working capital changes	**10,886**	**8,236**	**21,809**	**16,363**
Changes in working capital				
Rental deposits	(5,749)	34	(3,524)	34
Trade and other receivables	(2,418)	(1,486)	(3,700)	(1,677)
Trade and other payables	152	574	(163)	(1,122)
Cash generated from operating activities	**2,871**	**7,358**	**14,422**	**13,598**
Investing activities				
Purchase of investment properties (including acquisition costs)	(9)	(1)	(25)	(5)
Capital expenditure on investment properties	-	(84)	(147)	(137)
Net cash used in investing activities	**(9)**	**(85)**	**(172)**	**(142)**
Financing activities				
Borrowing costs paid	(2,814)	(2,812)	(4,765)	(6,738)
Distributions to Unitholders	(7,885)	(4,022)	(15,769)	(9,017)
Proceeds from interest bearing-borrowings	-	-	-	1,087
Repayment of interest bearing-borrowings	(45)	-	(87)	-
Decrease in restricted cash and deposits	(18)	(35)	313	(23)
Issue expenses paid	-	-	(80)	-
Distribution to non-controlling interests	(4)	(3)	(5)	(6)
Net cash used in financing activities	**(10,766)**	**(6,872)**	**(20,393)**	**(14,697)**
Net (decrease)/increase in cash and cash equivalents	**(7,904)**	**401**	**(6,143)**	**(1,241)**
Cash and cash equivalents at beginning of the period	**21,073**	**7,469**	**19,295**	**9,171**
Effect of exchange rate fluctuation	2	35	19	(25)
Cash and cash equivalents at end of the period	**13,171**	**7,905**	**13,171**	**7,905**

For purposes of the consolidated cash flow statement, the cash and cash equivalents comprised the following:

	30 Sep 2010 S$'000	30 Sep 2009 S$'000
Cash at bank and in hand	12,133	3,725
Fixed deposits with financial institutions	2,000	5,000
Cash and cash equivalents at end of the period	14,133	8,725
Restricted cash and deposits	(962)	(820)
Cash and cash equivalents in the consolidated cash flow statement	13,171	7,905

Restricted cash and deposits represent bank balances and deposits of the Japan subsidiary that are required to be maintained to comply with terms of the Japan term loan. The restricted cash and deposits are not freely available for use by the Group.

1(d)(i) Statement of Movements in Unitholders' Funds (2Q FY2011 vs. 2Q FY2010)

	Group 2Q FY2011 S$'000	Group 2Q FY2010 S$'000	Trust 2Q FY2011 S$'000	Trust 2Q FY2010 S$'000
Balance at beginning of the period	454,800	286,016	454,800	286,020
Operations				
Total return after income tax and non-controlling interests	6,479	(32,738)	6,769	(32,397)
Foreign currency translation reserve				
Translation differences relating to financial statements of a foreign subsidiary and net investment in foreign operation	290	338	-	-
Unitholders' transactions				
Distributions to Unitholders	(7,885)	(4,022)	(7,885)	(4,022)
Total decrease in Unitholders' funds	(1,116)	(36,422)	(1,116)	(36,419)
Balance at end of the period	453,684	249,594	453,684	249,601

1(d)(i) Statement of Movements in Unitholders' Funds (1H FY2011 vs. 1H FY2010)

	Group 1H FY2011 S$'000	Group 1H FY2010 S$'000	Trust 1H FY2011 S$'000	Trust 1H FY2010 S$'000
Balance at beginning of the period	456,737	289,074	456,732	289,080
Operations				
Total return after income tax and non-controlling interests	12,033	(30,557)	12,721	(30,462)
Foreign currency translation reserve				
Translation differences relating to financial statements of a foreign subsidiary and net investment in foreign operation	683	94	-	-
Unitholders' transactions				
Distributions to Unitholders	(15,769)	(9,017)	(15,769)	(9,017)
Total decrease in Unitholders' funds	(3,053)	(39,480)	(3,048)	(39,479)
Balance at end of the period	453,684	249,594	453,684	249,601

1(d)(ii) Details of any change in the units

	Trust 2Q FY2011 Units '000	Trust 2Q FY2010 Units '000	Trust 1H FY2011 Units '000	Trust 1H FY2010 Units '000
Units in issue at beginning of the period	1,466,599	266,385	1,466,599	261,716
New units issued:				
Units issued as payment of management fees	-	-	-	4,669
Total Units in issue at end of the period	1,466,599	266,385	1,466,599	266,385

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited or reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter).

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The accounting policies and methods of computation applied in the financial statements for the current financial period are consistent with those described in the audited financial statements for the year ended 31 March 2010.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Not applicable.

6 Earnings per unit ("EPU") and distribution per unit ("DPU") for the period

The EPU is computed using total return after income tax and non-controlling interests over the weighted average number of units for the period. The diluted EPU is the same as the basic EPU as there were no dilutive instruments in issue as at the end of the period.

In computing the DPU, the number of units entitled to the distribution for the respective period was used.

	Note	Group 2Q FY2011	Group 2Q FY2010	Group 1H FY2011	Group 1H FY2010
Weighted average number of units ('000)	(a)	1,466,599	400,830	1,466,599	398,719
Earnings per unit (cents) - basic and diluted		0.44	(8.17)	0.82	(7.66)
Number of units in issue at end of period ('000)		1,466,599	266,385	1,466,599	266,385
Number of units to be issued before the Books closure date ('000)	(b)	520,475	-	520,475	-
Applicable number of units for calculation of DPU ('000)		1,987,074	266,385	1,987,074	266,385
Distribution per unit (cents)	(c)	0.3968	1.9390	0.9344	3.4490

(a) The weighted average number of Units for 2Q FY2010 and 1H FY2010 have been adjusted for the effects of the rights issue pursuant to the issue of 975,627,332 new Units on 24 December 2009.

(b) Comprised:

(i) 513,309,781 Rights Units issued on 14 October 2010 pursuant to the 2010 Rights Issue; and

(ii) 7,165,109 Units issued to the Manager on 19 October 2010 at an issue price of S$0.2247 per Unit, for payment of acquisition fee in relation to the acquisition of 27 Penjuru Lane (the "**Acquisition Units**").

The Rights Units and the Acquisition Units rank *pari passu* in all respects with the existing Units in issue as at the date of issue of the Rights Units, including the right to any distributions which may accrue for the period from 1 July 2010 to 30 September 2010, as well as all distributions thereafter.

(c) DPU for 2Q FY2011 was lower as compared to the same period in FY2010 primarily due to the issuance of the new Units as explained in notes (a) and (b) above.

7 Net asset value per unit based on issued units at the end of the period

	Group 30 Sep 2010 S$	Group 31 Mar 2010 S$	Trust 30 Sep 2010 S$	Trust 31 Mar 2010 S$
Net asset value per Unit	0.31	0.31	0.31	0.31

8 Review of the performance

	Group 2Q FY2011 S$'000	Group 2Q FY2010 S$'000	Group 1Q FY2011 S$'000	Group 1H FY2011 S$'000	Group 1H FY2010 S$'000
Gross revenue	16,802	11,825	16,047	32,849	22,789
Property operating expenses	(4,761)	(2,772)	(4,298)	(9,059)	(4,419)
Net property income	12,041	9,053	11,749	23,790	18,370
Interest income	42	32	43	85	65
Other income	-	20	-	-	20
Net foreign exchange loss	-	(6)	-	-	(6)
Manager's management fees	(836)	(668)	(825)	(1,661)	(1,346)
Borrowing costs	(8,628)	(3,454)	(3,154)	(11,782)	(6,397)
Other trust expenses	(211)	114	(219)	(430)	(189)
Non-property expenses	(9,675)	(4,008)	(4,198)	(13,783)	(7,932)
Net Income	2,408	5,091	7,594	10,002	10,517
Amount available for distribution to the Unitholders	8,098	5,166	8,086	16,184	9,188

<u>Review of the performance for 2Q FY2011 vs. 2Q FY2010</u>

Gross revenue for 2Q FY2011 was S$5.0 million or 42.1% higher year-on-year. The increase was mainly due to additional rental income from five properties acquired during 2H FY2010 and higher recovery of property tax and land rent from tenants.

Property operating expenses for 2Q FY2011 were S$2.0 million higher than 2Q FY2010. The increase was mainly due to higher number of properties in the portfolio as well as higher property tax and land rent expenses incurred.

Taking into consideration the increase in gross revenue as well as higher property operating expenses, the net result was an increase in net property income by S$3.0 million or 33.0% year-on-year.

Manager’s management fees were higher in 2Q FY2011 vis-à-vis 2Q FY2010 as a result of an increase in size of the Trust’s property portfolio.

Borrowing costs for 2Q FY2011 were S$5.2 million higher than 2Q FY2010. The increase was mainly due to the accelerated recognition of the unamortised loan transaction costs of S$5.4 million incurred on the S$175.0 million term loan, which was refinanced on 15 October 2010. The amortisation of transaction cost is a non-tax deductible item and as such, has no impact on the amount available for distribution.

Other trust expenses in 2Q FY2010 were a net credit of S$114,000 mainly due to a reversal of professional fees incurred. If the reversal of professional fees in 2Q FY2010 had been excluded, other trust expenses in 2Q FY2011 would have increased by S$76,000 as compared to 2Q FY2010, mainly due to higher investor relations and professional fees incurred.

The amount available for distribution to the Unitholders was higher in 2Q FY2011 mainly due to higher net property income.

Review of the performance for 2Q FY2011 vs. 1Q FY2011

Net property income in 2Q FY2011 increased by S$0.3 million quarter-on-quarter. This was largely due to a one-off adjustment to the straight-lining of rental income in 1Q FY2011 in relation to a tenant against whom the Trust has commenced litigation for arrears in rental. Excluding the one-off adjustment, there was no material difference in net property income achieved in 2Q FY 2011 and 1Q FY2011.

Borrowing costs for 2Q FY2011 were S$5.5 million higher than 1Q FY2011. The increase was mainly due to the accelerated recognition of the unamortised loan transaction costs of S$5.4 million incurred on the S$175.0 million term loan, which was refinanced on 15 October 2010.

Straight-lining of rental income and amortisation of transaction cost are non-tax chargeable/deductible items and as such, have no impact on the amount available for distribution.

Review of the performance for 1H FY2011 vs. 1H FY2010

Gross revenue for 1H FY2011 was S$10.1 million or 44.1% higher than that the same period in FY2010. The increase was due to additional rental income from five properties acquired during 2H FY2010 and higher recovery of property tax and land rent from tenants.

Property operating expenses for 1H FY2011 were S$4.6 million higher than 1H FY2010. The increase in property operating expenses was mainly due to higher number of properties in the portfolio as well as higher property tax and land rent expenses incurred.

Taking into consideration the increase in gross revenue as well as higher property operating expenses, the net result was an increase in net property income by S$5.4 million or 29.5%.

Manager's management fees were higher in 1H FY2011 vis-à-vis 1H FY2010 as a result of an increase in size of the Trust's property portfolio.

Borrowing costs for 1H FY2011 were S$5.4 million higher than 1H FY2010. The increase was mainly due to the accelerated recognition of the unamortised loan transaction costs of S$5.4 million incurred on the S$175.0 million term loan, which was refinanced on 15 October 2010. The amortisation of transaction cost is a non-tax deductible item and as such, has no impact on the amount available for distribution.

Other trust expenses in 1H FY 2011 was higher by S$0.2 million as compared to 1H FY2010. If a one-off adjustment to professional fees in 1H FY2010 of S$0.2 million had been excluded, other trust expenses 1H FY2011 would have been largely in line with 1H FY2010.

The amount available for distribution to the Unitholders was higher in 1H FY2011 mainly due to higher net property income and an absence of a claim for industrial building allowance in 1H FY2011. In 1H FY2010, the Trust claimed S$1.6 million in industrial building allowance as a deduction against taxable income of the Trust.

9 Variance between Forecast / Prospect Statement

The Trust has not disclosed to the market any forecast in relation to the current financial period.

10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

On 14 October 2010, the Ministry of Trade and Industry ("**MTI**") announced that it expects the Singapore economy to remain on track to achieve the overall growth forecast of 13.0% to 15.0% for the whole of 2010. MTI advance estimates indicate that the gross domestic product ("**GDP**") has expanded by 10.3% in the third quarter of 2010 compared to the same period a year ago. On a seasonally-adjusted quarter-on-quarter annualised basis, GDP contracted by 19.8%, a reversal from the growth of 27.3% in the previous quarter. The decline in growth momentum was an expected correction from the exceptional growth in the first half of the year. MTI maintains that growth in the rest of the year will be underpinned by the continued growth in global demand for electronic products as well as increasing growth from the tourism related sectors.

Singapore's September 2010 non-oil domestic exports ("**NODX**") grew by 23% year-on-year. NODX to all of the top ten NODX markets increased year-on-year. In particular, NODX to the EU 27, the US and Hong Kong rose by 29 per cent, 32 per cent and 29 per cent respectively.

The Singapore industrial property market continued to experience increases in price and rental rates. According to the Urban Redevelopment Authority's 3rd quarter 2010 statistics, the price and rental rates of industrial space increased by 8.3% and 4.8% respectively in the quarter.

The average occupancy rate of factory space improved marginally to 92.5% in 3rd quarter 2010 from 92.4% in 2nd quarter 2010. The average occupancy of warehouse space declined marginally to 91.3% in 3rd quarter 2010 from 91.8% in 2nd quarter 2010. The Trust's portfolio occupancy of 98.0% as at 30 September 2010 continued to be above the industry average.

Outlook for the financial year ending 31 March 2011

Following the completion of the acquisition of 27 Penjuru Lane (the "**Acquisition**") on 15 October 2010, the total appraised value of AIMSAMPIREIT's portfolio will grow from S$640.1 million to S$803.9 million. The larger asset base may enhance AIMSAMPIREIT's overall capital management flexibility.

On 15 October 2010, the Trust drew down S$272.0 million from a loan extended by Standard Chartered Bank, Commonwealth Bank of Australia, United Overseas Bank Limited and ING Bank N.V. Singapore Branch (the "**New Loan**"). Of which, S$97.0 million was used to part finance the Acquisition and S$175.0 million was used to refinance the Existing Loan. The New Loan bears a weighted average interest margin of 2.16% per annum as compared to 3.5% per annum for the Existing Loan.

As at the date of this announcement, AIMSAMPIREIT has outstanding legal proceedings against two tenants, namely, CIT Cosmeceutical Pte. Ltd. and Nova Engineering & Logistics Pte. Ltd. for arrears in rental. The Manager has since re-let part of the space and the net loss in rental income from these two tenants accounts for 3.4% (approximately S$0.4 million per quarter) of AIMSAMPIREIT's rental income for 2Q FY2011. In addition to the above, there is a court proceeding pending against Excalibur Holdings (S) Pte Ltd ("**Excalibur**") for, amongst other things, an order that Excalibur vacates and deliver that part of the premises at 23 Tai Seng Drive, Singapore 535224 which it presently occupies. The Manager does not expect the litigation against Excalibur to have any material impact on the financial position of AIMSAMPIREIT for FY2011 as the Trustee and the AMP Capital Business Space REIT Trustee (in its capacity as the vendor of 23 Tai Seng Drive) have, by the Supplemental Deed agreed, *inter alia*, that it is a fundamental condition of the assignment of the Settlement Agreement that AIMSAMPIREIT's financial position as landlord of 23 Tai Seng Drive would be the same or no worse than if 23 Tai Seng Drive was still tenanted by Excalibur under the original master tenancy agreement, subject to the terms and conditions of the Supplemental Deed.

For the second half of FY2011, only 0.6% of AIMSAMPIREIT's 2Q FY2011 revenue is due for renewal. The Manager is actively seeking to renew these expiring leases. AIMSAMPIREIT's weighted average lease expiry profile of 4.1 years as at 30 September 2010 provides strong support for AIMSAMPIREIT's earnings, barring any unforeseen adverse circumstances.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period:	Yes
Name of distribution:	Fifteenth distribution, for the period from 1 July 2010 - 30 September 2010
Distribution Type:	Taxable income
Distribution Rate:	0.3968 cents per unit
Par value of units:	Not applicable
Tax Rate:	These distributions are made out of AIMSAMPIREIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through a partnership or as trading assets). Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

(b) Corresponding period of the immediately preceding period

Any distributions declared for the previous corresponding financial period:	Yes
Name of distribution:	Ninth distribution, for the period from 1 July 2009 to 30 September 2009
Distribution Type:	Taxable income
Distribution Rate:	1.939 cents per unit
Par value of units:	Not applicable
Tax Rate:	These distributions are made out of AIMSAMPIREIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through a partnership or as trading assets). Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

(c) Books closure date: 9 November 2010

(d) Date payable: 17 December 2010

12 If no distribution has been declared (recommended), a statement to that effect

Not applicable

13 Confirmation by the board pursuant to rule 705(5) of the listing manual

We confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of AIMS AMP Capital Industrial REIT Management Limited (as Manager of AIMS AMP Capital Industrial REIT) which may render these interim financial results to be false or misleading in any material respect.

On behalf of the Board of Directors of
AIMS AMP Capital Industrial REIT Management Limited
(as Manager of AIMS AMP Capital Industrial REIT)

George Wang
Director

Nicholas Paul McGrath
Director

This release 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, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

By Order of the Board

AIMS AMP Capital Industrial REIT Management Limited
(Company Registration No. 200615904N)
(as Manager of AIMS AMP Capital Industrial REIT)

Nicholas McGrath
Chief Executive Officer
29 October 2010