AIMS AMP CAPITAL INDUSTRIAL REIT	**AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED** As Manager of AIMS AMP Capital Industrial REIT 1 Raffles Place, #21-01 One Raffles Place Singapore 048616

Media Release

AIMS AMP Capital Industrial REIT delivers higher distributions in 4Q and FY2012

Singapore 20 April 2012 - AIMS AMP Capital Industrial REIT Management Limited (the Manager) as Manager of AIMS AMP Capital Industrial REIT (the Trust) today announced it has achieved a 24.5% increase in the amount available for distribution to unitholders in FY2012 compared to FY2011.

The Trust will pay a distribution of 2.7 cents per unit for 4QFY2012. Together with previous quarterly distributions, the Trust will pay unitholders an annual distribution of 10.45 cents per unit for the full year 2012, representing a 5.3 percent increase compared to full year 2011.

AIMS AMP Capital Industrial REIT's Chief Executive Officer Mr Nick McGrath said: "The Trust performed solidly during the 2012 financial year, with stronger distributions reflecting the value we are unlocking from within the portfolio.

"We are actively managing the portfolio of top quality high performing assets to deliver solid and growing returns for unitholders. During 2012 we strengthened the portfolio by exiting lower quality assets and retaining and improving high performing assets that can create greater value for unitholders.

"We achieved more than 3.8 percent uplift in our property valuations compared to March 2011, we grew assets under management by 7.4 percent year on year to S$939.0 million, and we are generating a strong and attractive yield of around nine percent on an annualised basis," Mr McGrath said.

The S$155 million redevelopment of 20 Gul Way is one example of how the Manager is unlocking value for unitholders. Progressing on budget and on time, the Gul Way redevelopment is expected to improve distributions to unitholders by around 15 percent, or 1.465 cents per unit once completed in December 2013.

Gross revenue increased by 14.7% to $84.0 million in FY2012 compared to FY2011. Net property income increased by 11.8% to $58.9 million in FY2012 compared to FY2011.

Key highlights for 4Q FY2012:

- Solid DPU performance: 2.70 cents per unit for the quarter
- Strong increase in distribution to Unitholders of 24.5% in FY2012 compared to FY2011
- Total DPU of 10.45 cents for FY2012, a 5.3% increase over DPU of 9.92 cents in FY2011
- Implementation of Distribution Reinvestment Plan ("DRP") for 4Q FY2012
- Conservative aggregate leverage of 30.0% (28.8% on a pro forma basis post completion of the sale of 31 Admiralty Road)

- 20% of lettable area leased at rates between 10% – 15% higher than previous rental rates
- Redevelopment works at 20 Gul Way progressing according to schedule and within budget
- Revaluation of 25 Singapore properties: +2.3% vs 30 September 2011 valuations
  +3.8% vs 31 March 2011 valuations
- NAV per unit increased from S$1.367 to S$1.406
- Portfolio size grew from S$893.5 million in 3Q FY2012 to S$930.9 million in 4Q FY2012

The Trust's strong and stable distributions are supported by the following portfolio strengths:

- High portfolio occupancy rate of 99.2%, compared to the Singapore industrial average of 93.8%
- Organic rental growth supported by built-in rent escalations that range from 2% to 7.5% on 14 of the Trust's properties which are under a master lease.
- Rental reversions on 11 multi-tenanted properties (six properties will revert to multi-tenanted properties in FY2013) in the Trust's portfolio, giving it exposure to future growth in market rentals.
- Security deposit underpinning the rental obligation of tenants with the average being 8.1 months per property (9.7 months for 21 properties under master leases and 3.7 months for 5 properties under multi-tenancies).
- A weighted average lease expiry of 2.62 years which will increase upon the completion of Phase 1 and 2 of 20 Gul Way.

For the fourth quarter, the Manager achieved the following financial performance metrics:

- Maintained aggregate leverage of 30.0%, as at 31 March 2012.
- NAV per unit of $1.406 as at 31 March 2012.
- A unit price of $1.185 as at 19 April 2012, representing a 15.7% discount to the NAV per unit.
- An interest cover ratio ("**ICR**") of 6.2 times for FY2012, compared to the Trust's bank facility ICR covenant of 2.5 times.
- A weighted average debt maturity of 2.5 years.

The Manager is committed to growing total returns for unitholders by successfully executing the investment strategy, which focuses on:

- managing the portfolio to maximise each asset's financial performance,
- creating a development pipeline to unlock the value within the portfolio, and
- continual evaluation of yield accretive investment opportunities.

Mr McGrath said the Trust is well-positioned to build on the momentum achieved this year to deliver continued growth in the next financial year.

"Our portfolio of quality assets is performing well, and we have a solid financial foundation on which to continue building through the 2013 financial year. We continue to take a prudent approach to capital management, maintaining aggregate leverage of 30.0% as at 31 March. Our consistent approach to prudent capital management was recognised by Standard & Poor's when it upgraded the Trust to investment grade (BBB-) on 17 April 2012.

"The outlook for Singapore industrial property in 2013 remains cautiously optimistic with potential for moderate increases in rental rates. Singapore's economy grew by 4.9 percent in 2011, with forecast growth slowing to 1.0 to 3.0 percent for 2012[1]. Despite this, industrial prices and rental rates for the fourth quarter of 2011 rose by 3.8 percent and

[1] According to Singapore's Ministry of Trade and Industry, as announced on 16 February 2012

0.6 percent respectively.[2] Importantly, the Trust's high quality assets are strategically located in service hubs supporting Singapore's ports infrastructure, and market demand and tight supply of quality industrial space is underpinning portfolio performance.

Market uncertainties stemming from the crisis in the Eurozone continue to dampen the global economy and business sentiment. The outlook is slightly more positive for the warehouse sector due to sustained demand from third party logistics players arising from Singapore's strategic position as a major trading hub in the region. In addition, resilient domestic demand in emerging Asia may provide some support to global demand. However, demand in Asia is unlikely to be able to fully mitigate the effects of an economic slowdown in the advanced economies. If the global economy continues to worsen, Singapore's economic growth could be affected and may impact the Singapore industrial property market.

Financial results summary

	4Q FY2012 S$'000	3Q FY2012 S$'000	Q-o-Q %	4Q FY2011 S$'000	Y-o-Y %	FY2012	FY2011	+/-
Gross revenue	20,296	21,217	(4.3)	20,806	(2.5)	83,983	73,245	14.7
Net property income	13,990	15,156	(7.7)	14,395	(2.8)	58,926	52,721	11.8
Distribution to Unitholders	11,984[3]	11,540	3.8	11,291	6.1	46,318	37,204	24.5
Distribution per unit ("**DPU**") (cents)	2.700[3,4]	2.600	3.8	2.700[4,5]	0.0	10.450	9.922	5.3
DPU yield (%)	8.8[6]							

Distribution details

Distribution period	1 January 2012 – 31 March 2012
DPU (cents)	2.70
Ex-date	2 May 2012, 9.00am
Books closure date	4 May 2012, 5.00pm
Tax Declaration Forms	25 May 2012, 5.00pm
DRP Notice of Election Forms	25 May 2012, 5.00pm
Distribution payment date	19 June 2012

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2 According to the Urban Redevelopment Authority's 4Q 2011 statistics released on 27 January 2012
3 The Trust's distribution policy is to distribute at least 90% of the Trust's taxable income for the full financial year. For FY2012, the Manager has resolved to distribute 100% of the taxable income available for distribution to the Unitholders.
4 On 4 October 2011, AIMSAMPIREIT announced the completion of the consolidation ("Unit Consolidation") of every five existing units ("Units") held as at 3 October 2011 into one consolidated Unit. The number of Units used to calculate the DPU is 443,851,849, being the Units in issue after the Unit Consolidation.
5 The number of Units used to calculate the DPU in 4QFY2011 has been adjusted for the effect of the Unit Consolidation to allow for comparison.
6 Based on closing price of S$1.185 on 19 April 2012 and DPU of 10.45 cents based on actual DPU payout for the full year.

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 AIMSAMPIREIT 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 AIMSAMPIREIT is not necessarily indicative of the future performance of AIMSAMPIREIT.

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, AIMSAMPIREIT was established with the principal investment objective of owning and investing in a diversified portfolio of income-producing industrial real estate assets in Singapore and Asia. The principal sponsors of AIMSAMPIREIT are the AIMS Financial Group and AMP Capital Investors International Holdings Limited, a direct wholly-owned subsidiary of AMP Capital. AIMSAMPIREIT consists of 26 industrial properties located throughout Singapore with an appraised total value of S$930.9 million based on valuations obtained as at 31 March 2012.

About AIMS Financial Group ("AIMS")

Established in 1991, AIMS Financial Group is an Australian diversified non-bank financial services and investment group with a solid track record and enviable reputation in the mortgage lending, fund management and securitisation markets. AIMS has expanded to become an international financial group focusing on lending, securitization, real estate investment, private equity, investment banking, funds management, securities exchange ownership and e-commerce across the Asia Pacific region.

Since 1999, AIMS has raised directly and indirectly about A$4.0 billion in funds from the capital markets. AIMS has issued about A$3.0 billion residential mortgage-backed securities with most of them rated AAA by both Standard & Poors and Fitch Ratings, and has originated over A$5.0 billion of high quality prime home loans since 1997.

AIMS have been very active in introducing international investors into the Australian real estate market, having attracted a large volume investment from its international clients to invest in Australian.

AIMS manages over A$1.5 billion in assets as at 31 December 2010 and is the investment managers for the MacarthurCook Industrial Property Fund, MacarthurCook Office Property Trust, MacarthurCook Mortgage Fund, Advance Mortgage Fund, MacarthurCook Property Securities Fund, Advance Property Securities Fund and the RMR Asia Pacific Real Estate Fund. AIMS also manages, in a joint-venture arrangement with AMP Capital Investors, AIMS AMP Capital Industrial REIT in Singapore.

AIMS's head office is in Sydney, Australia, and it has offices across Australia, China and Singapore. Together with our highly qualified, professional and experienced cross-cultural teams, AIMS is in a very strong position to bridge the gap between Australia and China in various markets, especially in property, resources, fund management, high-tech, infrastructure, banking and financial services.

AMP Capital

AMP Capital is one of Asia Pacific's largest investment managers with over A$123 billion in funds under management as at 31 December 2011. Ranked a Top 3 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A$21 billion in global direct and listed real estate funds under management, and 50 years of investment experience.

AMP Capital's team of specialists operate across direct and listed real estate and infrastructure, fixed income, equities and diversified funds. AMP Capital is proud to support the AIMS AMP Capital REIT through more than 65 real estate investment professionals with specialist expertise across industrial development, industrial asset management and debt management. The team also has access to AMP Capital's structuring and operating professionals with legal, tax, fund accounting and investor relations capabilities.

AMP Capital has established operations in Australia, Bahrain, China, Hong Kong, India, Japan, Luxembourg, New Zealand, Singapore, the United Kingdom and the United States. AMP Capital's ongoing commitment to the Asian region is exemplified through their strategic partnerships in the region. As well as resigning a Memorandum of Understanding with China Life Insurance (Group) Company in 2011, AMP Capital entered a strategic business and capital alliance with Mitsubishi UFJ Trust and Banking Corporation (MUTB), a leading Japanese trust bank which provides services to institutions and retail clients, across retail and corporate banking, trust assets, real estate and global markets.

AMP Capital's on the ground resources and extensive network of carefully selected regional investment partners means AMP Capital can source competitive investment opportunities catering to the varied needs of its clients.