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Media Release

AIMS AMP Capital Industrial REIT increases Q4 DPU by 16.3 percent

Singapore 16 April 2013 – AIMS AMP Capital Industrial REIT Management Limited (the Manager) as Manager of AIMS AMP Capital Industrial REIT (the Trust) today announced a 16.3 percent year-on-year rise in Q4 Distribution Per Unit (DPU) to 3.14 cents per unit.

The Q4 DPU brings the total FY2013 distribution per unit to 10.72 cents, representing a 2.6 percent year-on-year increase. Overall distribution to Unitholders rose 3.8 percent to S\$48.1 million for the full year, compared to the previous year. The DPU of 3.14 cents includes a distribution amount of 0.30 cents from the capital gain arising from the divestment of 31 Admiralty Road and 0.09 cents of retained distribution from the previous three quarters in FY2013.

The Manager's Chief Executive Officer, Mr Nick McGrath said: "We are pleased to deliver stable and growing distributions for Unitholders this year despite the loss of income from the sale of 31 Admiralty Road and the redevelopment of 20 Gul Way and 103 Defu Lane 10."

"Our focused strategy is now reaping rewards for the Trust and Unitholders. Q4 DPU was boosted by a full quarter's rental contribution from Phase One of 20 Gul Way. In addition, we expect Phase Two of 20 Gul Way to complete in the June 2013 quarter (approximately six months ahead of schedule) and this will mean that Unitholders can expect further enhanced distribution in the September 2013 quarter."

During the financial year the Trust's unit price performed strongly, rising 40.0 percent between 1 April 2012 and 31 March 2013 and outperforming the FTSE Straits Times REIT Index¹ and Straits Times Index² by 9.3 and 30.1 percentage points respectively.

Net property income rose 10.6 percent during Q4 FY2013 to S\$15.5 million when compared to the same period last financial year, while net property income rose 1.4 percent year-on-year for the full financial year.

The Trust's portfolio value grew 1.9 percent to S\$1.04 billion as at 31 March 2013, compared to the previous valuation as at 30 September 2012 and adjusted for capitalised development cost on the two properties under development – 20 Gul Way and 103 Defu Lane 10.

Key highlights for 4Q FY2013:

- DPU of 3.14 cents per unit for the quarter
- Increase in distribution to Unitholders of 3.8 percent year-on-year to S\$48.1 million
- Redevelopment of Phase Two of 20 Gul Way progressing well ahead of schedule and within budget
- Redevelopment of 103 Defu Lane 10 commenced in February 2013

¹ FTSE Straits Times REIT Index: +30.7 percent between 1 April 2012 and 31 March 2013 (Source: Bloomberg)

² Straits Times Index: +9.9 percent between 1 April 2012 and 31 March 2013 (Source: Bloomberg)

- Portfolio value grew from S\$930.9 million in FY2012 to S\$1.04 billion in FY2013
- Revaluation of 25 Singapore properties:
 - Up 1.9 percent compared to 30 September 2012 valuations (adjusted for capitalised development cost on the two investment properties under development – 20 Gul Way and 103 Defu Lane 10)
- Application of Distribution Reinvestment Plan (DRP) for 4Q FY2013

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

- Strong portfolio occupancy rate of 96.1%, compared to the Singapore industrial average of 93.0%;
- Security deposits underpinning the rental obligation of tenants with the average being 5.9 months per property;
- Long weighted average unexpired land lease of 40.2 years, as at 31 March 2013;
- A weighted average lease expiry of 3.16 years which increased upon completion of Phase One of 20 Gul Way.

For the final quarter of FY2013, the Manager achieved the following financial performance metrics:

- Aggregate leverage of 34.0 percent;
- NAV per unit of S\$1.476;
- A unit price of S\$1.66 as at 15 April 2013, representing a 12.5% premium to NAV per unit;
- An Interest Cover Ratio (ICR) of 4.9 times for FY2013, compared to the Trust's bank facility ICR covenant of 2.5 times;
- A weighted average debt maturity of 3.1 years.

Mr McGrath said the Trust was strongly positioned for further growth in FY2014.

"We are successfully creating and delivering growth for Unitholders by unlocking value within the portfolio with selective redevelopments, intensive asset management and prudent capital management."

"Global economic growth is likely to remain subdued as concerns remain over the extent of the fiscal cutback with the budget sequester in the US, as well as the potential re-emergence of the debt crisis in the Eurozone. With this backdrop, we remain cautiously positive for the 2014 outlook and growth is likely to be moderate, supported by resilient domestic demand and modest growth in external demand," Mr McGrath said.

Financial results summary

	Note	4Q FY2013	3Q FY2013	+ / (-)	4Q FY2012	+ / (-)	FY 2013	FY 2012	+ / (-)
		S\$'000	S\$'000	%	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	(a)	23,810	25,741	(7.5)	20,296	17.3	92,082	83,983	9.6
Net property income	(a)	15,468	14,701	5.2	13,990	10.6	59,757	58,927	1.4
Distribution to Unitholders		14,111	11,595	21.7	11,984	17.7	48,062	46,318	3.8
- from operations	(b)	12,763	11,595	10.1	11,984	6.5	46,714	46,318	0.9
- from capital gain	(c)	1,348	-	NM	-	NM	1,348	-	NM
Distribution per Unit (DPU)(cents)		3.140	2.580	21.7	2.700	16.3	10.720	10.450 ^(d)	2.6
- from operations	(c)	2.840	2.580	10.1	2.700	5.2	10.420	10.450 ^(d)	(0.3)
- from capital gain	(c)	0.300	-	NM	-	NM	0.300	-	NM

NM: not meaningful

- (a) Please refer to the unaudited Financial Statement announcement section 8 on “Review of the performance” for explanation of the variances.
- (b) The Trust achieved an amount available for distribution from taxable income of S\$12.8 million for 4Q FY2013. AIMSAMPIREIT’s distribution policy is to distribute at least 90% of the Trust’s taxable income for the full financial year. For FY2013, the Manager has resolved to distribute 100% of the taxable income available for distribution to the Unitholders.
- (c) The DPU of 3.14 cents includes a distribution amount of 0.30 cents from the capital gain arising from the divestment of 31 Admiralty Road and 0.09 cents of retained distribution from the previous three quarters in FY2013.
- (d) The applicable number of Units used to compute DPU were adjusted for the effect of the Unit Consolidation which took place on 3 October 2011, for every five existing units into one consolidated Unit.

Distribution details

Distribution	For 1 January 2013 to 31 March 2013
Distribution Rate	3.14 cents per Unit comprising: (a) from operations : 2.84 cents per Unit (b) from capital gain : 0.30 cents per Unit
Ex-date	26 April 2013, 9.00am
Books Closure Date	30 April 2013, 5.00pm
Tax Declaration Forms	23 May 2013, 5.00pm
DRP Notice of Election Forms	23 May 2013, 5.00pm
Distribution Payment Date	18 June 2013

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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 25 industrial properties located throughout Singapore with an appraised total value of S\$1.04 billion based on valuations obtained as at 31 March 2013.

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 2012 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\$128 billion in funds under management (as at 31 December 2012). Ranked a Top 5 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A\$22.9 billion in global direct and listed real estate funds under management (as at 31 December 2012), and over 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 Industrial REIT 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.