

 <p>AIMS 宝隆</p> <p>AMP CAPITAL </p> <p>AIMS AMP CAPITAL INDUSTRIAL REIT</p>	<p>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</p> <p>As Manager of AIMS AMP Capital Industrial REIT One George Street, #23-03 Singapore 049145</p>
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Media Release

AIMS AMP Capital Industrial REIT announces DPU rose 8.6 per cent to 2.77 cents for 2Q FY2015

Singapore, 30 October 2014 – AIMS AMP Capital Industrial REIT Management Limited (the Manager) as manager of AIMS AMP Capital Industrial REIT (the Trust) today announced that Distribution Per Unit (DPU) rose 8.6 per cent quarter-on-quarter to 2.77 cents per unit for the 2Q FY2015 period.

Net property income rose 8.2 per cent year-on-year to S\$19.7 million and Distribution to Unitholders rose 19.2 per cent year-on-year to S\$17.3 million.

The Manager's Chief Executive Officer, Koh Wee Lih, said: "We continued to deliver a solid result this quarter, increasing distribution to Unitholders by 19.2 per cent year-on-year and improving net property income by 8.2 per cent compared to the same period last year.

"This 2Q result reflected the first partial contributions from our newly completed developments at 103 Defu Lane 10 and Phase 2 Extension (2E) of 20 Gul Way. Stable contribution from our investment in Optus Centre, Sydney was also reflected in the share of joint venture's results. In addition to new development and investment income, we achieved rental increases for renewals averaging 8.6 per cent.

"Other highlights for the quarter included Temporary Occupation Permit (TOP) for Phase Three of 20 Gul Way and a 3.1 per cent value uplift of our Singapore portfolio to S\$1.23 billion," Mr Koh said.

During the second quarter of FY2015, the Manager achieved the following milestones:

- DPU of 2.77 cents per unit for the quarter, up 8.6 per cent quarter-on-quarter;
- Increased distribution to unitholders by 19.2 per cent year-on-year to S\$17.3 million;
- Increased net property income by 8.2 per cent year-on-year to S\$19.7 million;
- Achieved TOP for Phase Three of 20 Gul Way, with partial income contribution to be reflected in the December quarter;
- Improved occupancy to 96.6 per cent which is above the Singapore industrial average of 90.9 per cent¹;
- Partial income contribution from newly completed developments at 103 Defu Lane 10 and Phase 2E of 20 Gul Way;
- Secured weighted average rental increase of 8.6 per cent on the renewals;

¹ Based on JTC's 3rd quarter 2014 statistics

For the second quarter of FY2015, the Manager achieved the following financial performance metrics:

- Maintained prudent capital management, with aggregate leverage of 32.2 per cent (average of approximately 30 per cent for 20 consecutive quarters);
- Weighted average debt maturity of 2.9 years;
- 72.6 per cent of debt on fixed interest rates.

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

- Singapore portfolio value rose 3.1 per cent to S\$1.23 billion as at 30 September 2014, compared to the previous valuations² as at 31 March 2014;
- Higher portfolio occupancy rate of 96.6 per cent, compared to the Singapore industrial average of 90.9 per cent;
- Weighted average lease expiry of 3.57 years;
- Weighted average land lease expiry of 40.7 years.

Outlook

While there remains some pressure in the industrial property sector with occupancy moderating, we are cautiously optimistic for the rest of the year. The Trust's portfolio is also well diversified across sectors and property types, with logistics & warehousing, telecommunications, and pharmaceutical / healthcare / cosmetics as the top three tenant types.

With an average debt maturity of 2.9 years, we have full flexibility with debt and capital management, and do not expect to be materially impacted by interest rate movements.

Financial results summary

	Note	2Q FY2015	1Q FY2015	+ / (-)	2Q FY2014	+ / (-)	1H FY2015	1H FY2014	+ / (-)
		S\$'000	S\$'000	%	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	(a)	28,261	27,360	3.3	26,926	5.0	55,621	51,450	8.1
Net property income	(a)	19,714	19,493	1.1	18,224	8.2	39,207	33,958	15.5
Share of joint venture's results	(a)	3,898	3,722	4.7	-	NM	7,620	-	NM
Distribution to Unitholders	(b)	17,258	15,849	8.9	14,481	19.2	33,107	26,969	22.8
Distribution per Unit ("DPU") (cents)		2.77	2.55	8.6	2.75	0.7	5.320	5.250	1.3

(a) Please refer to section 8 of the Trust's unaudited financial statement announcement on "Review of the performance" for explanation of the variances.

(b) The Manager resolved to distribute S\$17.3 million for 2Q FY2015, comprising (i) taxable income of S\$16.2 million from Singapore operations; and (ii) tax-exempt income distribution of S\$0.3 million and capital distribution of S\$0.8 million from distributions remitted from the Group's investment in Optus Centre, Sydney, Australia.

AA REIT's distribution policy is to distribute at least 90.0% of the Trust's taxable income for the full financial year. For 2Q FY2015, the Manager has resolved to distribute 95.6% of the taxable income available for distribution to the Unitholders.

² Being adjusted for capitalised capital expenditure and development cost on investment properties under development.

Distribution and Books Closure Date

Distribution	For 1 July 2014 to 30 September 2014
Distribution Type	(a) Taxable Income (b) Tax-Exempt Income (c) Capital Distribution
Distribution Rate	(a) Taxable Income Distribution 2.60 cents per Unit (b) Tax-Exempt Income Distribution 0.05 cents per Unit (c) Capital Distribution <u>0.12 cents per Unit</u> <u>2.77 cents per Unit</u>
Books Closure Date	7 November 2014
Payment Date	23 December 2014

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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 AA REIT 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 AA REIT is not necessarily indicative of the future performance of AA REIT.

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, 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 and AMP Capital Investors International Holdings Limited, 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 26 industrial properties, 25 of which are located throughout Singapore with a total appraised value of S\$1.23 billion based on valuations

obtained as at 30 September 2014. On 7 February 2014, AA REIT completed the acquisition of a 49.0% interest in Optus Centre, Sydney, Australia at a purchase consideration of A\$184.425 million.

About AIMS Financial Group (“AIMS”)

Established in 1991, AIMS Financial Group (AIMS) is a diversified financial services and investment group with a solid track record and enviable reputation in the mortgage lending, fund management and securitisation markets in Australia, active in the areas of lending, securitisation, investment banking, funds management, property investment and stock broking. AIMS also 100% owns Asia Pacific Stock Exchange (APX) which went live with its first listings on 6 March 2014.

Since 1999, AIMS has raised approximately A\$4.0 billion in funds from the capital markets. Of this, AIMS has issued approximately 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 has actively introduced a number of international investors into the Australian markets and to date has also attracted over A\$1.0 billion of investments into Australia from overseas investors.

AIMS also manages funds domestically and abroad as a part of its funds management business, which amount to over A\$1.5 billion as at March 2014.

AIMS' head office is in Sydney, Australia, 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 China across various sectors.

About AMP Capital

AMP Capital is a leading investment house with over A\$142 billion as at 31 March 2014 in funds under management. Ranked as the largest real estate investment manager in Asia according to Towers Watson Global Alternatives Survey 2013 and INREV/ANREV Manager Survey 2013, AMP Capital has over A\$17.4 billion as at 31 March 2014 in global direct and listed real estate funds under management, 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, 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. In 2012, 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. In November 2013, AMP Capital formed a joint venture with China Life Insurance (Group) Company to create China Life AMP Asset Management Company Limited, which will offer retail and institutional investors in China access to investment solutions.

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.