



AIMS AMP CAPITAL INDUSTRIAL REIT

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT  
ANNOUNCEMENT  
THIRD QUARTER ENDED 31 DECEMBER 2014  
("3Q FY2015")**

## Introduction

AIMS AMP Capital Industrial REIT ("AA REIT" or the "Trust") is a real estate investment trust which was listed on the Main Board of the SGX-ST on 19 April 2007. The principal investment objective of AA REIT is to invest in a diversified portfolio of income-producing real estate assets located in Singapore and throughout the Asia-Pacific region that is used for industrial purposes, including, but not limited to warehousing and distribution activities, business park activities and manufacturing activities. The Manager's key objectives are to deliver stable distributions to Unitholders and to provide long-term capital growth.

The Group<sup>1</sup> has a portfolio of 26 industrial properties, 25 of which are located throughout Singapore and 1 business park in Sydney, Australia<sup>2</sup>.

## Summary of AIMS AMP Capital Industrial REIT Group results

	Note	3Q FY2015	2Q FY2015	+/(−)	3Q FY2014	+/(−)	YTD FY2015	YTD FY2014	+/(−)
		S\$'000	S\$'000	%	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	(a)	29,720	28,261	5.2	27,317	8.8	85,341	78,767	8.3
Net property income	(a)	20,494	19,714	4.0	18,677	9.7	59,701	52,635	13.4
Share of results of joint venture (net of tax)	(a)	15,230	3,898	>100.0	-	NM	22,850	-	NM
Distribution to Unitholders	(b)	17,725	17,258	2.7	14,643	21.0	50,832	41,612	22.2
Distribution per Unit ("DPU") (cents)		2.830	2.770	2.2	2.770	2.2	8.150	8.020	1.6

NM: not meaningful.

## Notes:

- (a) Please refer to section 8 on "Review of the performance" for explanation of the variances.
- (b) The Manager resolved to distribute S\$17.7 million for 3Q FY2015, comprising (i) taxable income of S\$16.6 million from Singapore operations; and (ii) tax-exempt income distribution of S\$0.2 million and capital distribution of S\$0.9 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 Singapore taxable income for the full financial year. For 3Q FY2015, the Manager has resolved to distribute 97.0% of the Singapore taxable income available for distribution to the Unitholders. Please refer to details in section 1(a)(ii) for the distribution statement.

<sup>1</sup> The Group comprises AIMS AMP Capital Industrial REIT and its wholly-owned subsidiaries.

<sup>2</sup> AA REIT has a 49.0% interest in Optus Centre located in Sydney, Australia.

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**Distribution and Books Closure Date**

Distribution	For 1 October 2014 to 31 December 2014
Distribution Type	(a) Taxable Income (b) Tax-Exempt Income (c) Capital Distribution
Distribution Rate	(a) Taxable Income Distribution: 2.65 cents per Unit (b) Tax-Exempt Income Distribution: 0.04 cents per Unit (c) Capital Distribution: <u>0.14 cents per Unit</u> <u>2.83 cents per Unit</u>
Books Closure Date	6 February 2015
Payment Date	26 March 2015

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

		Group 3Q FY2015 S\$'000	Group 3Q FY2014 S\$'000	+ / (-) %	Group YTD FY2015 S\$'000	Group YTD FY2014 S\$'000	+ / (-) %
Note							
Gross revenue	(a)	29,720	27,317	8.8	85,341	78,767	8.3
Property operating expenses	(a)	(9,226)	(8,640)	6.8	(25,640)	(26,132)	(1.9)
<b>Net property income</b>	(a)	20,494	18,677	9.7	59,701	52,635	13.4
Foreign exchange gain/(loss)	(a)	9	(368)	>(100.0)	2	(368)	>(100.0)
Interest income		17	6	>100.0	43	16	>100.0
Borrowing costs	(a)	(6,803)	(3,088)	>100.0	(17,570)	(9,358)	87.8
Manager's management fees	(a)	(1,842)	(1,439)	28.0	(5,425)	(4,190)	29.5
Other trust expenses	(a)	(536)	(411)	30.4	(1,500)	(1,239)	21.1
Non-property expenses		(9,181)	(4,938)	85.9	(24,495)	(14,787)	65.7
<b>Net income before joint venture's results</b>		11,339	13,377	(15.2)	35,251	37,496	(6.0)
Share of results of joint venture (net of tax)	(a),(b)	15,230	-	NM	22,850	-	NM
<b>Net income</b>		26,569	13,377	98.6	58,101	37,496	55.0
Net change in fair value of investment properties and investment properties under development	(c)	-	-	-	36,441	16,822	>100.0
Net change in fair value of derivative financial instruments	(d)	280	364	(23.1)	231	2,568	(91.0)
<b>Total return before income tax</b>		26,849	13,741	95.4	94,773	56,886	66.6
Income tax expense	(e)	(150)	-*	>100.0	(438)	-*	>100.0
<b>Total return after income tax</b>		26,699	13,741	94.3	94,335	56,886	65.8

NM : not meaningful.

\* : less than S\$1,000.

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**Notes:**

- (a) Please refer to section 8 on “Review of the performance” for explanation of the variances.
- (b) The share of results of joint venture (net of tax) comprised of the contribution from the Group’s 49.0% interest in Optus Centre, which is located in Sydney, Australia.
- (c) Net change in fair value of investment properties and investment properties under development of S\$36.4 million for YTD FY2015 relates to :
  - (i) surplus on revaluation of 103 Defu Lane 10 and Phase Two Extension (“2E”) of 20 Gul Way of S\$9.4 million upon obtaining Temporary Occupation Permit (“TOP”) on 28 May 2014 and 14 June 2014 respectively. The assessment was carried out by independent valuers, Knight Frank Pte Ltd for 103 Defu Lane 10 as at 28 May 2014, and Colliers International Consultancy & Valuation (Singapore) Pte Ltd for Phase 2E of 20 Gul Way as at 14 June 2014; and
  - (ii) surplus on revaluation of Phase Three of 20 Gul Way of S\$15.5 million upon obtaining TOP on 9 September 2014 and surplus on revaluation of the Trust’s 25 properties of S\$11.5 million which were valued as at 30 September 2014. The independent valuation of these properties were carried out by Knight Frank Pte Ltd or Colliers International Consultancy & Valuation (Singapore) Pte Ltd.

The net change in fair value of investment properties and investment properties under development is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

- (d) This relates to changes in fair value due to the revaluation of the Singapore dollar 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 of the swap contracts. The fair value of derivative financial instruments registered a favourable change in 3Q FY2015. This was mainly due to higher Singapore dollar interest rates as at the end of 3Q FY2015 as compared to the previous quarter.

The net change in fair value of derivative financial instruments is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

- (e) Income tax expense relates to withholding tax paid / payable by the Trust on the distribution and interest income from Australia as well as income tax payable by the Trust’s wholly-owned subsidiary, AACI REIT MTN Pte Ltd (“AACI REIT MTN”).

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**1(a)(ii) Distribution Statement**

		<b>Group 3Q FY2015 S\$'000</b>	<b>Group 3Q FY2014 S\$'000</b>	<b>+ / (-) %</b>	<b>Group YTD FY2015 S\$'000</b>	<b>Group YTD FY2014 S\$'000</b>	<b>+ / (-) %</b>
	<b>Note</b>						
Total return before income tax		26,849	13,741	95.4	94,773	56,886	66.6
Net effect of tax adjustments	(a)	3,761	1,173	>100.0	(27,930)	(14,813)	88.6
Other adjustments	(b)	(13,497)	121	>(100.0)	(17,599)	120	>(100.0)
Amount available for distribution from Singapore taxable income		17,113	15,035	13.8	49,244	42,193	16.7
Distribution from Singapore taxable income	(c)	16,598	14,643	13.4	47,838	41,612	15.0
Distribution from tax-exempt income	(d)	250	-	NM	561	-	NM
Capital distribution	(e)	877	-	NM	2,433	-	NM
Distribution to Unitholders		17,725	14,643	21.0	50,832	41,612	22.2

**Notes:**

(a) Net effect of tax adjustments

	<b>Group 3Q FY2015 S\$'000</b>	<b>Group 3Q FY2014 S\$'000</b>	<b>+ / (-) %</b>	<b>Group YTD FY2015 S\$'000</b>	<b>Group YTD FY2014 S\$'000</b>	<b>+ / (-) %</b>
Amortisation and write-off of borrowing transaction costs	1,469	295	>100.0	2,122	763	>100.0
Foreign exchange (gain)/loss	(7)	368	>(100.0)	-	368	(100.0)
Manager's management fees in Units	917	473	93.9	2,717	2,188	24.2
Net change in fair value of investment properties and investment properties under development	-	-	-	(36,441)	(16,822)	>100.0
Net change in fair value of derivative financial instruments	(280)	(364)	(23.1)	(231)	(2,568)	(91.0)
Prepayment fee on borrowings	-	-	-	66	-	NM
Net tax adjustment on foreign sourced income	784	-	NM	2,522	-	NM
Temporary differences and other tax adjustments	878	401	>100.0	1,315	1,258	4.5
Net effect of tax adjustments	3,761	1,173	>100.0	(27,930)	(14,813)	88.6

NM: not meaningful.

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

(c) The Trust's distribution policy is to distribute at least 90.0% of the Trust's Singapore taxable income for the full financial year. For 3Q FY2015, the Manager has resolved to distribute 97.0% of the Singapore taxable income available for distribution to the Unitholders.

(d) This relates to tax-exempt income arising from the distributions remitted from the Group's investment in Optus Centre, Sydney, Australia.

(e) This relates to the tax deferred component arising from the distributions remitted from the Group's investment in Optus Centre, Sydney, Australia.

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**1(b)(i) Statements of Financial Position as at 31 December 2014 vs. 31 March 2014**

		<b>Group</b>	<b>Group</b>		<b>Trust</b>	<b>Trust</b>	
	<b>Note</b>	<b>31 Dec 2014</b>	<b>31 Mar 2014</b>	<b>+ / (-)</b>	<b>31 Dec 2014</b>	<b>31 Mar 2014</b>	<b>+ / (-)</b>
		<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>	<b>S\$'000</b>	<b>S\$'000</b>	<b>%</b>
<b>Non-current assets</b>							
Investment properties	(a)	1,230,560	1,085,500	13.4	1,230,560	1,085,500	13.4
Investment properties under development	(b)	-	72,000	(100.0)	-	72,000	(100.0)
Subsidiaries	(c)	-	-	-	85,985	87,185	(1.4)
Joint venture	(d)	211,362	215,186	(1.8)	-	-	-
Trade and other receivables		2,553	3,365	(24.1)	2,553	3,365	(24.1)
Derivative financial instruments	(e)	-	177	(100.0)	-	177	(100.0)
Plant and equipment		6	26	(76.9)	6	26	(76.9)
		<b>1,444,481</b>	<b>1,376,254</b>	<b>5.0</b>	<b>1,319,104</b>	<b>1,248,253</b>	<b>5.7</b>
<b>Current assets</b>							
Trade and other receivables		6,918	7,178	(3.6)	5,528	6,585	(16.1)
Cash at banks and in hand	(f)	9,064	21,809	(58.4)	8,557	21,414	(60.0)
		<b>15,982</b>	<b>28,987</b>	<b>(44.9)</b>	<b>14,085</b>	<b>27,999</b>	<b>(49.7)</b>
<b>Total assets</b>		<b>1,460,463</b>	<b>1,405,241</b>	<b>3.9</b>	<b>1,333,189</b>	<b>1,276,252</b>	<b>4.5</b>
<b>Non-current liabilities</b>							
Rental deposits		6,534	5,221	25.1	6,534	5,221	25.1
Trade and other payables	(g)	2,166	5,587	(61.2)	2,166	5,587	(61.2)
Interest-bearing borrowings	(h)	459,913	442,120	4.0	340,793	314,336	8.4
Derivative financial instruments	(e)	3,391	1,277	>100.0	372	737	(49.5)
		<b>472,004</b>	<b>454,205</b>	<b>3.9</b>	<b>349,865</b>	<b>325,881</b>	<b>7.4</b>
<b>Current liabilities</b>							
Trade and other payables	(i)	27,075	39,099	(30.8)	25,621	37,579	(31.8)
Derivative financial instruments	(e)	6	49	(87.8)	6	49	(87.8)
		<b>27,081</b>	<b>39,148</b>	<b>(30.8)</b>	<b>25,627</b>	<b>37,628</b>	<b>(31.9)</b>
<b>Total liabilities</b>		<b>499,085</b>	<b>493,353</b>	<b>1.2</b>	<b>375,492</b>	<b>363,509</b>	<b>3.3</b>
<b>Net assets</b>		<b>961,378</b>	<b>911,888</b>	<b>5.4</b>	<b>957,697</b>	<b>912,743</b>	<b>4.9</b>
Represented by:							
Unitholders' funds		961,378	911,888	5.4	957,697	912,743	4.9
		<b>961,378</b>	<b>911,888</b>	<b>5.4</b>	<b>957,697</b>	<b>912,743</b>	<b>4.9</b>

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**Notes:**

- (a) The increase in investment properties was primarily due to:
- (i) the transfer of S\$132.5 million (which included revaluation gain of S\$24.9 million recognised in YTD FY2015) from investment properties under development for 103 Defu Lane 10, Phase 2E and Phase Three of 20 Gul Way upon obtaining TOP on 28 May 2014, 14 June 2014 and 9 September 2014 respectively;
  - (ii) revaluation surplus of S\$11.5 million recognised in September 2014; and
  - (iii) capital expenditure capitalised on asset enhancement work of S\$1.1 million.
- (b) As of 31 March 2014, investment properties under development comprised of the redevelopment at 103 Defu Lane 10 and further development of Phase 2E and Phase Three of 20 Gul Way. These developments were completed during the current financial year and were transferred to investment properties.
- (c) This relates to the Trust's interest in its wholly-owned subsidiaries, AACI REIT MTN, AIMS AMP Capital Industrial REIT (Australia) Trust and AACI REIT Opera Pte. Ltd.
- (d) This relates to the Group's 49.0% interest in Macquarie Park Trust, the Australian unit trust which holds Optus Centre, located in Sydney, Australia. The decrease in the joint venture balances was mainly due to the strengthening of the Singapore dollar against the Australia dollar of S\$15.1 million, but partially offset by the share of net change in fair value of the underlying property of S\$11.2 million. As the Australian investment is substantially hedged through the use of Australia dollar denominated loans, there is a corresponding reduction in interest-bearing borrowings of S\$14.1 million (see note 1(b)(i)(h) below).
- (e) The derivative financial instruments as at 31 December 2014 were in relation to interest rate swap contracts with a total notional amount of S\$157.9 million. As at 31 December 2014, approximately 73.0% of the Group's borrowings were on fixed rates taking into account (i) the interest rate swaps entered into and (ii) the medium term notes. Under the interest rate swap contracts, the Group pays fixed interest rates of between 0.748% to 3.825% per annum and receives interest at the three-month Singapore dollar swap offer rate or at the three-month Australia bank bill swap bid rates, as the case may be. The net change in fair value of financial derivatives registered an unfavourable change during the period mainly due to lower Australia dollar interest rates as at 31 December 2014 compared to 31 March 2014.
- (f) Cash at banks and in hand as at 31 December 2014 was S\$9.1 million which was S\$12.7 million lower compared to balances as at 31 March 2014. This was mainly attributable to funding of development costs at Phase 2E and Phase Three of 20 Gul Way and 103 Defu Lane 10, borrowing costs and distributions paid. The above was partially offset by net cash flows generated from operating activities and borrowings from loan facilities. During the quarter, the Trust refinanced its existing Singapore secured loan facilities (originally due in October 2015 and 2016) with a syndicate of six financial institutions and extended the loan maturity of the facility to November 2017 and 2018.
- (g) The decrease in non-current trade and other payables as at 31 December 2014 was mainly due to the payables with tenors of less than one year which have been reclassified to current trade and other payables.

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- (h) The increase in interest-bearing borrowings of the Group by S\$17.8 million as at 31 December 2014 was mainly due to the drawdown of S\$31.6 million to fund the development costs incurred on the Trust's development of 20 Gul Way and 103 Defu Lane 10, partially offset by the decrease in the Australia dollar denominated borrowings of S\$14.1 million due to the strengthening of the Singapore dollar against the Australia dollar. Please refer to the details of interest-bearing borrowings in section 1(b)(ii).
- (i) Trade and other payables as at 31 December 2014 included retention sum of S\$5.6 million relating to the redevelopment of 20 Gul Way and 103 Defu Lane 10. (31 March 2014: included development costs payable of S\$10.6 million and retention sum of S\$2.2 million relating to the redevelopment of 20 Gul Way and 103 Defu Lane 10). These development costs are to be funded by the loan facilities of the Trust.

On 31 December 2014, the Group and the Trust have undrawn committed facilities of S\$153.2 million to fulfil their liabilities as and when they fall due.

**1(b)(ii) Aggregate amount of borrowings**

	<b>Group 31 Dec 2014 S\$'000</b>	<b>Group 31 Mar 2014 S\$'000</b>	<b>Trust 31 Dec 2014 S\$'000</b>	<b>Trust 31 Mar 2014 S\$'000</b>
<b>Interest-bearing borrowings</b>				
Amount repayable after one year				
<b>Secured</b>				
Term loans	283,185	239,932	163,305	111,161
Revolving credit facility	-	75,800	-	75,800
	<u>283,185</u>	<u>315,732</u>	<u>163,305</u>	<u>186,961</u>
<b>Unsecured</b>				
Medium Term Notes	180,000	130,000	180,000	130,000
	<u>463,185</u>	<u>445,732</u>	<u>343,305</u>	<u>316,961</u>
Less: Unamortised borrowing transaction costs	(3,272)	(3,612)	(2,512)	(2,625)
	<u><u>459,913</u></u>	<u><u>442,120</u></u>	<u><u>340,793</u></u>	<u><u>314,336</u></u>

**Details of borrowings and collateral**

**(a) Secured borrowings**

On 20 November 2014, HSBC Institutional Trust Services (Singapore) Limited, as trustee of AA REIT entered into a new facility agreement to refinance its existing secured loan facilities with a syndicate of six financial institutions. The new facility extended the loan maturity to November 2017 and 2018 and comprised the following:

- a three year term loan facility of A\$66.0 million to partially fund the 49.0% interest in Optus Centre, Sydney. As of 31 December 2014, the Trust has drawn down A\$65.1 million (or S\$70.6 million) under this facility to refinance the amounts drawn previously under its dual SGD or AUD revolving credit facility of S\$120.0 million;
- a four year term loan facility of S\$125.0 million to refinance the outstanding loan used to fund the redevelopment of 20 Gul Way and 103 Defu Lane 10. As at 31 December 2014, the Trust has drawn down S\$92.7 million under this facility; and
- a three year revolving credit facility of S\$120.0 million which is available and undrawn as at 31 December 2014.

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The details of the collateral for the facility are as follows:

- first legal mortgage over 12 investment properties of the Trust; and
- assignment of rights, title and interest in leases, insurances and rental proceeds of the related mortgaged investment properties.

On 7 February 2014, AMP Capital AA REIT Investments (Australia) Pty Limited in its capacity as trustee of AA REIT Macquarie Park Investment Trust (an indirect wholly-owned subsidiary of the Trust) (the "Borrower") entered into a A\$110,655,000 syndicated facility agreement with two financial institutions for a five year debt facility to partially fund the acquisition of the 49.0% interest in Optus Centre.

The details of the collateral are as follows:

- first ranking general security agreement over the current and future assets and undertakings of the Borrower, including the Borrower's units in Macquarie Park Trust; and
- first ranking specific security agreement from AMP Capital Investors Limited in its capacity as trustee for AIMS AMP Capital Industrial REIT (Australia) Trust over the units of the Borrower and all present and future rights and property interests in respect of the units in the Borrower.

The Group and the Trust have undrawn committed facilities of S\$153.2 million (31 March 2014: S\$107.0 million) to fulfil their liabilities as and when they fall due.

**(b) Unsecured borrowings**

On 25 July 2012, the Trust, through its subsidiary AACI REIT MTN, established a S\$500 million Multi-currency Medium Term Note Programme ("MTN Programme").

On 21 May 2014, AACI REIT MTN issued S\$50.0 million five year fixed rate notes due 2019 under its S\$500 million MTN Programme. The notes will mature on 21 May 2019 and bear interest at a fixed rate of 3.80% per annum payable semi-annually in arrears. AACI REIT MTN has on-lent to the Trust the proceeds from the issuance of the notes to enable the Trust to repay a term loan of S\$50.0 million which was due to expire in October 2015.

As at 31 December 2014, S\$180.0 million medium term notes ("Medium Term Notes") had been issued comprising:

- (i) S\$100.0 million four year Medium Term Notes with a fixed rate of 4.90% per annum, payable semi-annually in arrears and will mature on 8 August 2016;
- (ii) S\$50.0 million five year Medium Term Notes with a fixed rate of 3.80% per annum, payable semi-annually in arrears and will mature on 21 May 2019; and
- (iii) S\$30.0 million seven year Medium Term Notes with a fixed rate of 4.35% per annum, payable semi-annually in arrears and will mature on 5 December 2019.



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**1(b)(iii) Use of Proceeds from 2013 Placement and 2014 Rights Issue**

On 2 May 2013, AA REIT issued 68,750,000 Units at an issue price of S\$1.60 per Unit by way of private placement, raising gross proceeds of S\$110.0 million ("2013 Placement"). On 20 March 2014, AA REIT issued 92,512,712 Units at an issue price of S\$1.08 per Unit in an underwritten and renounceable rights issue on the basis of seven rights Units for every 40 existing Units, raising gross proceeds of S\$99.9 million ("2014 Rights Issue").

Status report on the specific use of proceeds is as follows:

	<b>2013 Placement S\$ million</b>	<b>2014 Rights Issue S\$ million</b>
Gross Proceeds	110.0	99.9
Use of proceeds		
Development costs at 103 Defu Lane 10 and 20 Gul Way	89.8	-
Repay outstanding borrowings	0.3	17.2
Issue expenses in relation to the 2013 Placement and 2014 Rights Issue	2.7	2.5
Asset enhancement initiatives	4.5	0.5
	<u>97.3</u>	<u>20.2</u>

As at 31 December 2014, the balance proceeds of the 2013 Placement was approximately S\$12.7 million, of which S\$10.2 million of the proceeds from the 2013 Placement had been used to repay outstanding borrowings pending the deployment of such funds for their intended use. As at 31 December 2014, the balance proceeds of the 2014 Rights Issue was approximately S\$79.7 million, of which S\$59.4 million of the proceeds from the 2014 Rights Issue had been used to repay outstanding borrowings pending the deployment of such funds for their intended use.

The use of proceeds from the 2013 Placement and 2014 Rights Issue was in accordance with the stated use of proceeds and there is no material deviation from the percentage allocated as previously disclosed.

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**1(c) Consolidated Statement of Cash Flows**

	Group 3Q FY2015 S\$'000	Group 3Q FY2014 S\$'000	Group YTD FY2015 S\$'000	Group YTD FY2014 S\$'000
<b>Cash flows from operating activities</b>				
Total return after income tax	26,699	13,741	94,335	56,886
<b>Adjustments for:</b>				
Share of results of joint venture (net of tax)	(15,230)	-	(22,850)	-
Borrowing costs	6,803	3,088	17,570	9,358
Depreciation	6	11	20	39
Foreign exchange (gain)/loss	(9)	368	(2)	368
Manager's management fees in Units	917	473	2,717	2,188
Net change in fair value of derivative financial instruments	(280)	(364)	(231)	(2,568)
Net change in fair value of investment properties	-	-	(36,441)	(16,822)
Income tax expense	150	-*	438	-*
<b>Operating income before working capital changes</b>	<b>19,056</b>	<b>17,317</b>	<b>55,556</b>	<b>49,449</b>
<b>Changes in working capital</b>				
Rental and security deposits	463	756	1,063	1,234
Trade and other receivables	221	257	2,343	217
Trade and other payables	(1,912)	220	(5,942)	(101)
Income tax paid	(150)	-	(438)	-
<b>Cash from operating activities</b>	<b>17,678</b>	<b>18,550</b>	<b>52,582</b>	<b>50,799</b>
<b>Cash flows from investing activities</b>				
Capital expenditure on investment properties and investment properties under development	(847)	(20,586)	(43,777)	(45,937)
Proceeds from divestment of investment property <sup>3</sup>	98	-	98	-
Refundable deposit paid <sup>4</sup>	-	(10,711)	-	(10,711)
Distributions from joint venture	3,999	-	10,301	-
<b>Net cash from/(used in) investing activities</b>	<b>3,250</b>	<b>(31,297)</b>	<b>(33,378)</b>	<b>(56,648)</b>
<b>Cash flows from financing activities</b>				
Borrowing costs paid	(6,558)	(3,119)	(17,265)	(9,777)
Distributions to Unitholders	(14,595)	(12,033)	(43,871)	(33,670)
Proceeds from interest-bearing borrowings	165,889	28,333	247,467	48,124
Repayments of interest-bearing borrowings	(165,889)	-	(215,889)	(100,000)
Proceeds from placement	-	-	-	110,000
Issue expenses paid	-	(58)	(2,334)	(2,795)
<b>Net cash (used in)/from financing activities</b>	<b>(21,153)</b>	<b>13,123</b>	<b>(31,892)</b>	<b>11,882</b>
<b>Net (decrease)/increase in cash at banks and in hand</b>	<b>(225)</b>	<b>376</b>	<b>(12,688)</b>	<b>6,033</b>
<b>Cash at banks and in hand at beginning of the period</b>	<b>9,299</b>	<b>8,632</b>	<b>21,809</b>	<b>2,975</b>
Effect of exchange rate fluctuation	(10)	-	(57)	-
<b>Cash at banks and in hand at end of the period</b>	<b>9,064</b>	<b>9,008</b>	<b>9,064</b>	<b>9,008</b>

\* : less than S\$1,000.

<sup>3</sup> The proceeds pertain to the compulsory acquisition by Singapore Land Authority of a strip of land with an area of 410.4 sq m at 29 Woodlands Industrial Park E1 for the purpose of constructing a dual 3-lane expressway and comprehensive redevelopment of certain land.

<sup>4</sup> The refundable deposit paid was in relation to the acquisition of a 49.0% interest in Optus Centre, Sydney, Australia.

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**1(c)(a) Significant non-cash transactions**

There were the following significant non-cash transactions:

- (i) On 31 July 2014, the Trust issued an aggregate of 370,140 new Units amounting to S\$0.5 million as partial payment for the base fee element of the Manager's management fees incurred for the period from 1 April 2014 to 30 June 2014.
- (ii) During the financial year, the Trust issued an aggregate of 3,307,869 new Units amounting to S\$4.8 million as part payment of the distributions for 1Q FY2015 and 2Q FY2015 pursuant to the AIMS AMP Capital Industrial REIT Distribution Reinvestment Plan (the "AA REIT DRP"). Please refer to details in section 1(d).

**1(d)(i) Statement of Movements in Unitholders' Funds (3Q FY2015 vs. 3Q FY2014)**

	<b>Group 3Q FY2015 S\$'000</b>	<b>Group 3Q FY2014 S\$'000</b>	<b>Trust 3Q FY2015 S\$'000</b>	<b>Trust 3Q FY2014 S\$'000</b>
<b>Balance at beginning of the period</b>	950,334	801,012	955,229	801,010
<b>Operations</b>				
Total return after income tax	26,699	13,741	16,226	13,874
<b>Foreign currency translation reserve</b>				
Translation differences relating to financial statements of foreign subsidiaries and net investment in foreign operations	(470)	13	-	-
<b>Hedging reserve</b>				
Effective portion of changes in fair value of cash flow hedges	(1,427)	-	-	-
<b>Unitholders' transactions</b>				
Issuance of Units (including units to be issued):				
- Manager's management fees	917	473	917	473
- Distribution Reinvestment Plan	2,583	1,958	2,583	1,958
Distributions to Unitholders	(17,258)	(14,481)	(17,258)	(14,481)
Issue expenses	-	(58)	-	(58)
Change in Unitholders' funds resulting from Unitholders' transactions	(13,758)	(12,108)	(13,758)	(12,108)
Total increase in Unitholders' funds	11,044	1,646	2,468	1,766
<b>Balance at end of the period</b>	<b>961,378</b>	<b>802,658</b>	<b>957,697</b>	<b>802,776</b>

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**1(d)(ii) Statement of Movements in Unitholders' Funds (YTD FY2015 vs. YTD FY2014)**

	<b>Group YTD FY2015 S\$'000</b>	<b>Group YTD FY2014 S\$'000</b>	<b>Trust YTD FY2015 S\$'000</b>	<b>Trust YTD FY2014 S\$'000</b>
<b>Balance at beginning of the period</b>	911,888	665,336	912,743	665,335
<b>Operations</b>				
Total return after income tax	94,335	56,886	86,187	57,018
<b>Foreign currency translation reserve</b>				
Translation differences relating to financial statements of foreign subsidiaries and net investment in foreign operations	(976)	13	-	-
<b>Hedging reserve</b>				
Effective portion of changes in fair value of cash flow hedges	(2,636)	-	-	-
<b>Unitholders' transactions</b>				
Issuance of Units (including units to be issued):				
- Manager's management fees	2,717	2,188	2,717	2,188
- Placement	-	110,000	-	110,000
- Distribution Reinvestment Plan	4,784	7,075	4,784	7,075
- Property Manager's fees in Units	-	5,035	-	5,035
Distributions to Unitholders	(48,698)	(41,080)	(48,698)	(41,080)
Issue expenses	(36)	(2,795)	(36)	(2,795)
Change in Unitholders' funds resulting from Unitholders' transactions	(41,233)	80,423	(41,233)	80,423
Total increase in Unitholders' funds	49,490	137,322	44,954	137,441
<b>Balance at end of the period</b>	<b>961,378</b>	<b>802,658</b>	<b>957,697</b>	<b>802,776</b>

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**1(d)(iii) Details of any change in the Units**

	Note	Trust 3Q FY2015 Units '000	Trust 3Q FY2014 Units '000	Trust YTD FY2015 Units '000	Trust YTD FY2014 Units '000
Units in issue at beginning of the period		623,049	526,575	621,156	449,399
<u>Issue of new Units</u>					
- Units issued pursuant to placement		-	-	-	68,750
- Units issued as payment of Manager's base fees	(a)	-	-	370	1,428
- Units issued as payment of Manager's performance fees		-	-	-	671
- Units issued as payment of Property Manager's fees		-	-	-	3,260
- Units issued pursuant to Distribution Reinvestment Plan	(b)	1,785	1,293	3,308	4,360
Units in issue at end of the period		624,834	527,868	624,834	527,868
<u>Units to be issued:</u>					
Manager's base fees	(c)	1,504	775	1,504	775
<b>Total Units in issue and to be issued at end of the period</b>		<b>626,338</b>	<b>528,643</b>	<b>626,338</b>	<b>528,643</b>

- (a) On 31 July 2014, the Trust issued 370,140 new Units at an average issue price of S\$1.4329 per Unit as partial payment of the base fee element of the Manager's management fee incurred for the period from 1 April 2014 to 30 June 2014.
- (b) During the current financial year, there were the following issuances of Units pursuant to the AA REIT DRP:
- (i) 1,522,993 new Units on 23 September 2014 at an issue price of S\$1.4446 per Unit. The new Units were issued to eligible Unitholders who elected to participate in the AA REIT DRP in respect of the 1Q FY2015 distribution; and
  - (ii) 1,784,876 new Units on 23 December 2014 at an issue price of S\$1.4462 per Unit. The new Units were issued to eligible Unitholders who elected to participate in the AA REIT DRP in respect of the 2Q FY2015 distribution.
- (c) The new Units to be issued relate to Units to be issued to the Manager as partial payment of the base fee element of the Manager's management fees incurred for the period from 1 July 2014 to 31 December 2014.

The issue price for the Manager's management fees paid/payable in Units was determined based on the volume weighted average traded price for a Unit for all trades done on the SGX-ST in the ordinary course of trading for the last 10 business days of the relevant period in which the fees accrued.

**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 auditors.

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- 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.**

On 1 April 2014, the Group adopted Singapore Financial Reporting Standard ("FRS") 111 *Joint Arrangements* and FRS 112 *Disclosures of Interests in Other Entities* issued by the Institute of Singapore Chartered Accountants. The adoption of the new standards did not have a significant impact to the financial position or performance of the Group and the Trust. The accounting policies and methods of computation applied in the financial statements for the current financial period are consistent with those disclosed in the audited financial statements for the year ended 31 March 2014.

- 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 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. The prior period comparatives have been restated for the effect of the rights issue which occurred in March 2014.

	<b>Group 3Q FY2015</b>	<b>Group 3Q FY2014</b>	<b>Group YTD FY2015</b>	<b>Group YTD FY2014</b>
Weighted average number of Units ('000)	623,241	543,053	621,982	531,794
<b>Earnings per Unit (cents) - basic and diluted</b>	<b>4.28</b>	<b>2.53</b>	<b>15.17</b>	<b>10.70</b>

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

	<b>Group 3Q Y2015</b>	<b>Group 3Q FY2014</b>	<b>Group YTD FY2015</b>	<b>Group YTD FY2014</b>
Number of Units in issue at end of period ('000)	624,834	527,868	624,834	527,868
Number of Units to be issued before the Books Closure Date ('000)	1,504	775	1,504	775
Applicable number of Units for calculation of DPU	626,338	528,643	626,338	528,643
<b>Distribution per Unit (cents)</b>	<b>2.830</b>	<b>2.770</b>	<b>8.150</b>	<b>8.020</b>

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**7 Net asset value per Unit based on issued Units at the end of the period**

	<b>Group 31 Dec 2014 S\$</b>	<b>Group 31 Mar 2014 S\$</b>	<b>Trust 31 Dec 2014 S\$</b>	<b>Trust 31 Mar 2014 S\$</b>
Net asset value per Unit <sup>5</sup>	1.5349	1.4680	1.5290	1.4694

**8 Review of the performance**

	<b>Group 3Q FY2015 S\$'000</b>	<b>Group 2Q FY2015 S\$'000</b>	<b>Group 3Q FY2014 S\$'000</b>	<b>Group YTD FY2015 S\$'000</b>	<b>Group YTD FY2014 S\$'000</b>
Gross revenue	29,720	28,261	27,317	85,341	78,767
Property operating expenses	(9,226)	(8,547)	(8,640)	(25,640)	(26,132)
<b>Net property income</b>	<b>20,494</b>	<b>19,714</b>	<b>18,677</b>	<b>59,701</b>	<b>52,635</b>
Foreign exchange gain/(loss)	9	(16)	(368)	2	(368)
Interest income	17	12	6	43	16
Borrowing costs	(6,803)	(5,534)	(3,088)	(17,570)	(9,358)
Manager's management fees	(1,842)	(1,814)	(1,439)	(5,425)	(4,190)
Other trust expenses	(536)	(544)	(411)	(1,500)	(1,239)
Non-property expenses	(9,181)	(7,892)	(4,938)	(24,495)	(14,787)
<b>Net income before joint venture's results</b>	<b>11,339</b>	<b>11,818</b>	<b>13,377</b>	<b>35,251</b>	<b>37,496</b>
Share of results of joint venture (net of tax)	15,230	3,898	-	22,850	-
<b>Net income</b>	<b>26,569</b>	<b>15,716</b>	<b>13,377</b>	<b>58,101</b>	<b>37,496</b>
<b>Distribution to the Unitholders</b>	<b>17,725</b>	<b>17,258</b>	<b>14,643</b>	<b>50,832</b>	<b>41,612</b>

**Review of the performance for 3Q FY2015 vs. 2Q FY2015**

The gross revenue achieved for 3Q FY2015 of S\$29.7 million was S\$1.5 million higher than the preceding quarter mainly due to:

- (i) the rental contribution from the newly completed properties at 103 Defu Lane 10 and Phase 2E of 20 Gul Way as they became income producing from 1 August 2014 and 14 August 2014 respectively; and
- (ii) the maiden rental contribution from Phase Three of 20 Gul Way which became income producing from 9 November 2014.

Property expenses for 3Q FY2015 was S\$0.7 million higher than 2Q FY2015 in line with the increase in gross revenue.

Net property income for 3Q FY2015 stood at S\$20.5 million which was S\$0.8 million higher compared to 2Q FY2015.

<sup>5</sup> Based on Units in issue and to be issued at the end of the period.

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Borrowing costs for 3Q FY2015 of S\$6.8 million was S\$1.3 million higher than the borrowing costs in the preceding quarter. This was mainly due to the accelerated recognition of unamortised loan transaction costs of S\$1.2 million as a result of the early refinancing of the secured borrowing of the Trust due in October 2015 and 2016.

The share of results of joint venture (net of tax) comprised contribution from the Group's 49.0% interest in Optus Centre which is located in Sydney, Australia. The increase in share of results of joint venture was mainly due to the share of revaluation gain recognised of S\$11.2 million on the valuation of the underlying property. The independent valuation of the property was carried out by Savills Valuation Pty Ltd as at 31 December 2014.

The distribution to the Unitholders for 3Q FY2015 stood at S\$17.7 million, an increase of S\$0.5 million compared to 2Q FY2015. The increase was mainly in line with the increase in net property income and higher contribution from distributions remitted in relation to the Group's interest in Optus Centre, Sydney, Australia.

**Review of the performance for 3Q FY2015 vs. 3Q FY2014**

The gross revenue achieved for 3Q FY2015 of S\$29.7 million was S\$2.4 million higher than the corresponding quarter in the previous year mainly due to:

- (i) rental contribution from 20 Gul Way as Phase 2E and Phase Three of the development became income-producing from 14 August 2014 and 9 November 2014 respectively; and
- (ii) rental contribution from 103 Defu Lane 10 as the development became income producing from 1 August 2014.

Property expenses for 3Q FY2015 was S\$0.6 million higher than 3Q FY2014 in line with the increase in gross revenue.

Net property income for 3Q FY2015 stood at S\$20.5 million which was S\$1.8 million higher compared to 3Q FY2014.

The foreign exchange loss recognised in 3Q FY2014 was due to an unrealised exchange loss in relation to a refundable AUD deposit paid<sup>6</sup>, as a result of the appreciation of the SGD against AUD as at 31 December 2013. The foreign exchange loss is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

Borrowing costs of S\$6.8 million were S\$3.7 million higher than the borrowing costs for the corresponding quarter in the previous year mainly due to the interest expense incurred on the AUD borrowings to fund the Group's 49.0% interest in Optus Centre, Sydney, Australia and the accelerated recognition of unamortised loan transaction costs of S\$1.2 million as a result of the refinancing of the secured loan facilities of the Trust.

Manager's management fees were higher in 3Q FY2015 vis-à-vis 3Q FY2014 as a result of the net increase in size of the Group's portfolio.

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<sup>6</sup> The refundable deposit was paid in relation to the acquisition of a 49.0% interest in Optus Centre, to be acquired then by the Group through the acquisition of 172,867,925 fully paid ordinary units in Macquarie Park Trust (comprising 49.0% of the units in Macquarie Park Trust, an Australian unit trust holding the legal title to the property). On 16 January 2014, the Trust obtained Unitholders' approval of the acquisition and the completion of the acquisition took place on 7 February 2014.



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Other trust expenses for 3Q FY2015 was S\$0.5 million which was S\$0.1 million higher compared to the corresponding quarter in the preceding year of S\$0.4 million mainly due to the Australian trust expenses incurred on the Group's investment in Australia.

The distribution to the Unitholders for 3Q FY2015 stood at S\$17.7 million, an increase of S\$3.1 million compared to 3Q FY2014 in line with the positive net contributions above, as well as contribution from distributions remitted in relation to the Group's interest in Optus Centre, Sydney, Australia.

**Review of the performance for YTD FY2015 vs. YTD FY2014**

The gross revenue achieved for YTD FY2015 of S\$85.3 million was S\$6.6 million higher than the corresponding period in the previous year mainly due to:

- (i) the increase in rental contribution and recoveries of S\$5.2 million from 20 Gul Way as Phase Two, Phase 2E and Phase Three of the development became income-producing from 7 July 2013, 14 August 2014 and 9 November 2014 respectively; and
- (ii) rental contribution of S\$1.1 million from 103 Defu Lane 10 as the development became income producing from 1 August 2014.

Despite the increase in gross revenue, the property operating expenses for YTD FY2015 was S\$0.5 million lower compared to YTD FY2014 mainly due to lower expenditure incurred for the Group's portfolio of properties.

Net property income for YTD FY2015 stood at S\$59.7 million which was S\$7.1 million higher compared to YTD FY2014 in line with the increase in gross revenue and lower expenditure incurred for the Group's portfolio of properties.

Borrowing costs of S\$17.6 million were S\$8.2 million higher than YTD FY2014 largely due to the additional interest expense of S\$7.4 million incurred on the AUD borrowings to fund the Group's 49.0% interest in Optus Centre and the accelerated recognition of unamortised loan transaction costs of S\$1.2 million as a result of the early refinancing of the secured loan facilities of the Trust. This was partly offset by interest cost savings from the repayment of a S\$76.0 million development loan on 20 March 2014 using the proceeds from the rights issue, pending the deployment of such funds for their intended use.

Manager's management fees were higher in YTD FY2015 vis-à-vis YTD FY2014 as a result of the net increase in value of the Group's portfolio.

The distribution to the Unitholders for YTD FY2015 stood at S\$50.8 million, an increase of S\$9.2 million compared to YTD FY2014. The increase was mainly due to the increase in amount available for distribution from Singapore taxable income and distributions remitted from Optus Centre, Sydney, Australia.

**9 Variance between Forecast / Prospect Statement**

The current results are broadly in line with the guidance provided in the previous quarter.

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**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**

Based on advance estimates, the Ministry of Trade and Industry ("MTI") announced on 2 January 2015<sup>7</sup> that the Singapore economy grew by 1.5% on a year-on-year basis in the fourth quarter of 2014, compared to 2.8% in the previous quarter. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy expanded by 1.6%, slower than the 3.1% expansion in the previous quarter.

On a year-on-year basis, the manufacturing sector contracted by 2.0%, a reversal from the 1.7% expansion in the previous quarter. The contraction was mainly due to a decline in the output of the transport engineering, electronics and general manufacturing clusters. The construction sector grew by 0.8% on a year-on-year basis, moderating from the 1.3% growth in the previous quarter. Growth was supported mainly by public sector construction activities. The services producing industries grew by 2.6% on a year-on-year basis in the fourth quarter, easing from the 3.4% growth in the previous quarter. Growth was supported primarily by the finance & insurance and business services sectors.

Based on JTC 4Q 2014 statistics released on 22 January 2015<sup>8</sup>, overall occupancy rates of Singapore's industrial property market remained unchanged at 90.9% on a quarter-on-quarter basis. Supply and demand both rose by 1.3%. On a year-on-year basis, occupancy rates of the overall industrial property market fell by 1.0 percentage point from 91.9% to 90.9%. For multiple-user factory space, the occupancy rate inched up marginally by 0.4 percentage points to 87.2%, as a 1.8% increase in demand outstripped a 1.3% increase in supply. Prices of industrial spaces continued to stabilise. In 4Q 2014, the industrial space and multiple-user factory space price indices fell by 0.1% and 0.2% respectively on a quarter-on-quarter basis, following their respective declines of 0.9% and 1.8% in the previous quarter. On a year-on-year basis, the industrial space and multiple-user factory space price indices rose by 3.5% and 4.4% respectively in 4Q 2014, significantly slower than the average increases of around 14% per year over the past 4 years. Rentals of industrial space also continued to moderate. In 4Q 2014, the industrial space index fell by 0.6% and multiple-user index rose marginally by 0.2% on a quarter-on-quarter basis. On a year-on-year basis, the rental indices for industrial space and multiple-user factory space fell by 2.0% and 0.7% respectively in 4Q 2014. The decline of the rental indices in 2014 on a yearly basis is in sharp contrast compared to the average annual increase of around 7% over the past 4 years. The Group's portfolio occupancy of 95.9% as at 31 December 2014 continued to be above the industry average.

**Outlook for financial year ending 31 March 2015**

The International Monetary Fund ("IMF") downgraded its outlook for global economic growth, citing persistent weakness in the Eurozone and a broad slowdown in several major emerging markets. The IMF expected the global economy to grow by 3.8% in 2015, down from its July forecast of 4%<sup>9</sup>. However, this is better than the estimated growth of 3.3% for 2014. The US Federal Reserve announced on 17 December 2014 that it was on course to raise interest rates but would hold rates at least through the first quarter<sup>10</sup>. In anticipation of a possible rise in interest rate in the medium to long term, the Group's existing capital structure

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<sup>7</sup> Source: [www.mti.gov.sg](http://www.mti.gov.sg)

<sup>8</sup> Source: [www.jtc.gov.sg](http://www.jtc.gov.sg)

<sup>9</sup> Source: [www.wsj.com](http://www.wsj.com)

<sup>10</sup> Source: [www.bloomberg.com](http://www.bloomberg.com)

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is well positioned with a weighted average debt maturity of 3.4 years and 73.0% of the Group's borrowings were on fixed rates taking into account the interest rate swaps and fixed rate notes.

Industrial leasing activity remained healthy in 4Q 2014 with renewals and space commitments by firms expanding their businesses. However, companies remained cost sensitive amid weak manufacturing sentiments and an uneven global economy. Barring any unforeseen event, AA REIT is expected to maintain a stable performance for the financial year ending 31 March 2015.

**11 Distributions**

**(a) Current financial period**

Any distributions declared for the current financial period: Yes

Name of distribution: Thirty-fourth distribution, for the period from 1 October 2014 to 31 December 2014

Distribution Type: Taxable Income  
Tax-Exempt Income  
Capital Distribution

Distribution Rate:	Taxable Income	2.65 cents per Unit
	Tax-Exempt Income	0.04 cents per Unit
	Capital Distribution	<u>0.14 cents per Unit</u>
	Total	<u>2.83 cents per Unit</u>

Par value of units: Not applicable

Tax Rate:

**Taxable Income Distributions**

Taxable Income distributions are made out of AA REIT'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.

**Tax-Exempt Income Distributions**

Tax-exempt income distributions are exempt from tax in the hands of all Unitholders.

**Capital Distributions**

Capital Distributions represent a return of capital to Unitholders for Singapore income tax purposes and are therefore not subject to income tax. For Unitholders who are liable to Singapore income tax on profits from sale of AA REIT Units, the amount of capital distribution will be applied to reduce the cost base of their AA REIT Units for Singapore income tax purposes.

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Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

The Manager has determined that the AA REIT Distribution Reinvestment Plan will apply to the distribution for the period from 1 October 2014 to 31 December 2014.

The Distribution Reinvestment Plan provides Unitholders with an option to elect to receive fully paid Units in AA REIT in lieu of the cash amount of any distribution (including any interim, final, special or other distribution) which is declared on the holding of Units held by them after the deduction of any applicable income tax.

The Unitholders will receive a copy of the Notice of Election for their distribution election. The pricing of the DRP Units issued will be announced by the Manager on or around 6 February 2015.

**(b) Corresponding period of the immediately preceding period**

Any distributions declared for the current financial period: Yes

Name of distribution: Thirtieth distribution, for the period from 1 October 2013 to 31 December 2013

Distribution Type: Income

Distribution Rate: 2.77 cents per Unit

Par value of units: Not applicable

Tax Rate: These distributions are made out of AA REIT'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:** 6 February 2015

**(d) Date payable:** 26 March 2015

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

Not applicable

**13 Interested Person Transactions**

The Trust has not required nor obtained a general mandate from Unitholders for Interested Person Transactions.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
THIRD QUARTER ENDED 31 DECEMBER 2014**

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**14 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 AA 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  
Chairman and Director

Koh Wee Lih  
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)

Koh Wee Lih  
Chief Executive Officer  
29 January 2015