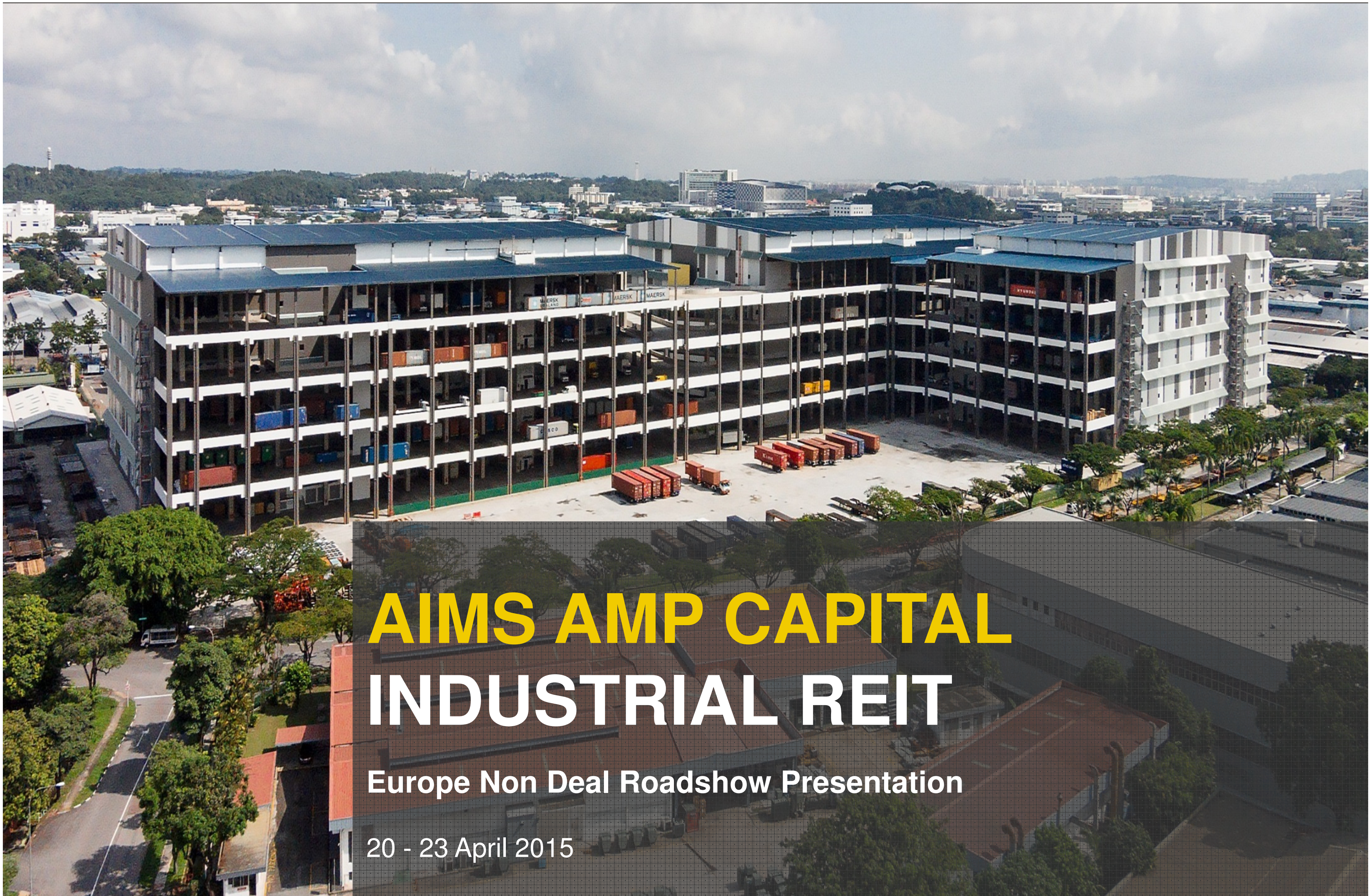

AIMS AMP CAPITAL INDUSTRIAL REIT

Europe Non Deal Roadshow Presentation

20 - 23 April 2015

Important notice

Disclaimer

This Presentation is focused on comparing actual results for the financial period from 1 October 2014 to 31 December 2014 ("3Q FY2015") versus actual results year-on-year ("y-o-y") and quarter-on-quarter ("q-o-q"). This Presentation shall be read in conjunction with AIMS AMP Capital Industrial REIT's ("AA REIT" or the "Trust") results for 3Q FY2015 as per the SGXNet Announcement.

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CONTENTS

> 1 OVERVIEW OF THE REIT

Overview of AIMS AMP Capital Industrial REIT

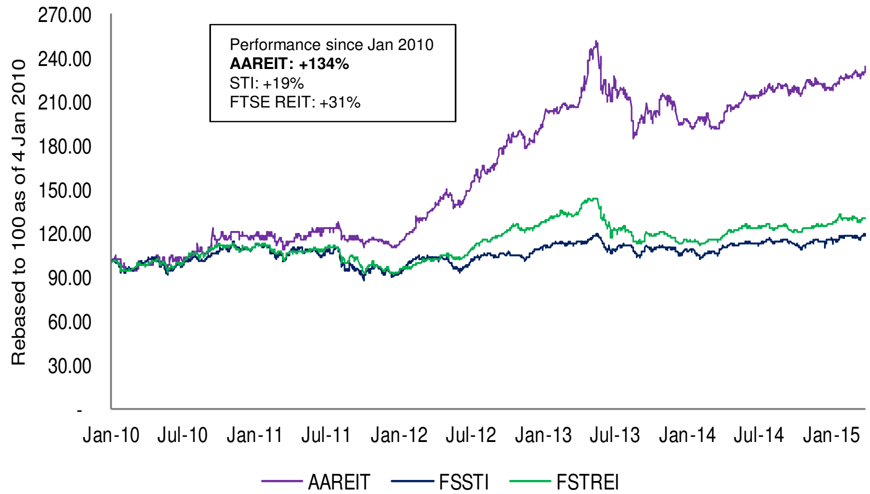
> 1

Overview

Objective	AIMS AMP Capital Industrial REIT focuses on investing in a diversified portfolio of industrial real estate in Singapore & Asia Pacific
Listing date	19 April 2007
No. of properties	25 properties in Singapore, total NLA of 579,764.7[1]sqm 1 property in Sydney, Australia, total NLA of 41,255.1[2] sqm
Market cap[3]	S$937.1m
Free float (%)	83.4%
Total Assets[1]	S$1.46bn
Gearing[1]	31.7%
DPU yield[3]	7.3%
NAV per unit[1]	S$1.53
Discount to NAV[3]	(2.6)%
Weighted debt maturity[1]	3.4 years
Rating (S&P)	Investment Grade BBB-

Note:
(1) As at 31 December 2014
(2) Based on 49% interest in the property
(3) Based on closing price of S$1.49 as at 31 March 2015 and annualised DPU of 10.87 cents. Annualised DPU is computed based on actual DPU payout for 1Q FY2015 to 3Q FY2015 and annualised to the full year.

Performance of AIMS AMP Capital Industrial REIT[(A)(B)]



Source: Bloomberg as of 31 March 2015
Note:
(A) Assumes dividends reinvested
(b) Price is adjusted for Equity Transactions

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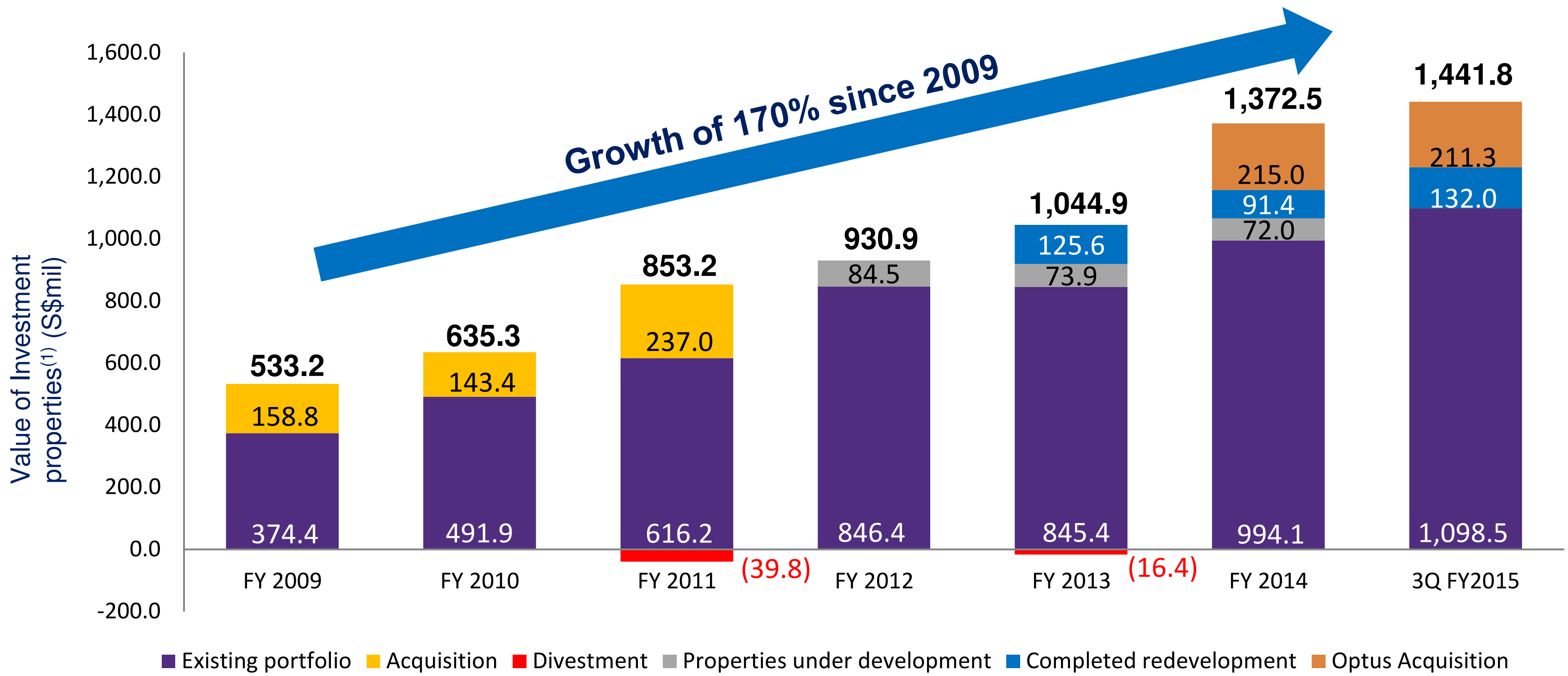
Delivery on Our Strategy

> 1

Demonstrated track record in delivering on our strategy successfully

Growth from Prudent Acquisitions → Strategic Divestment and Capital Recycling to Better Quality Assets → Growth from Expanded Redevelopment Strategy

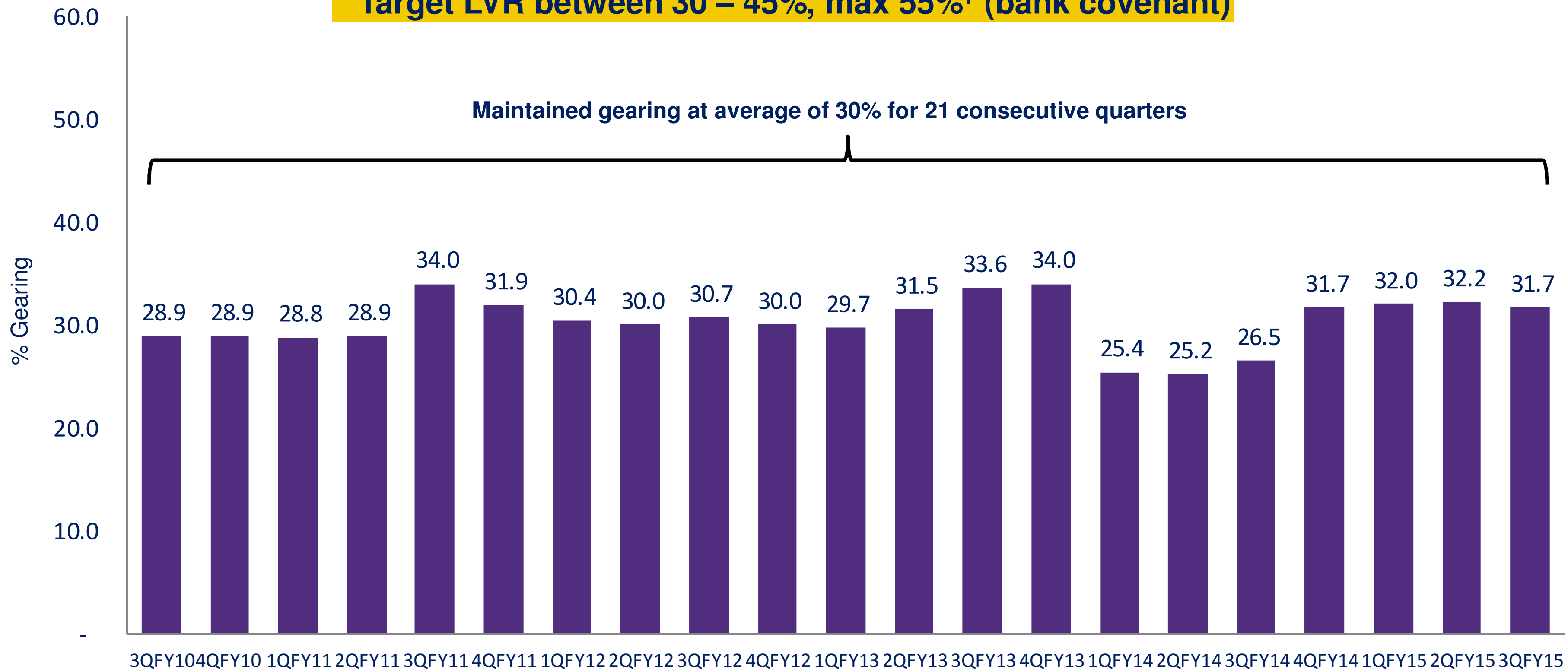


Notes:
(1)Includes investment properties under development and 49% interest in Optus Centre
(2)Divestment is based on sale price

Gearing level since 2009

> 1

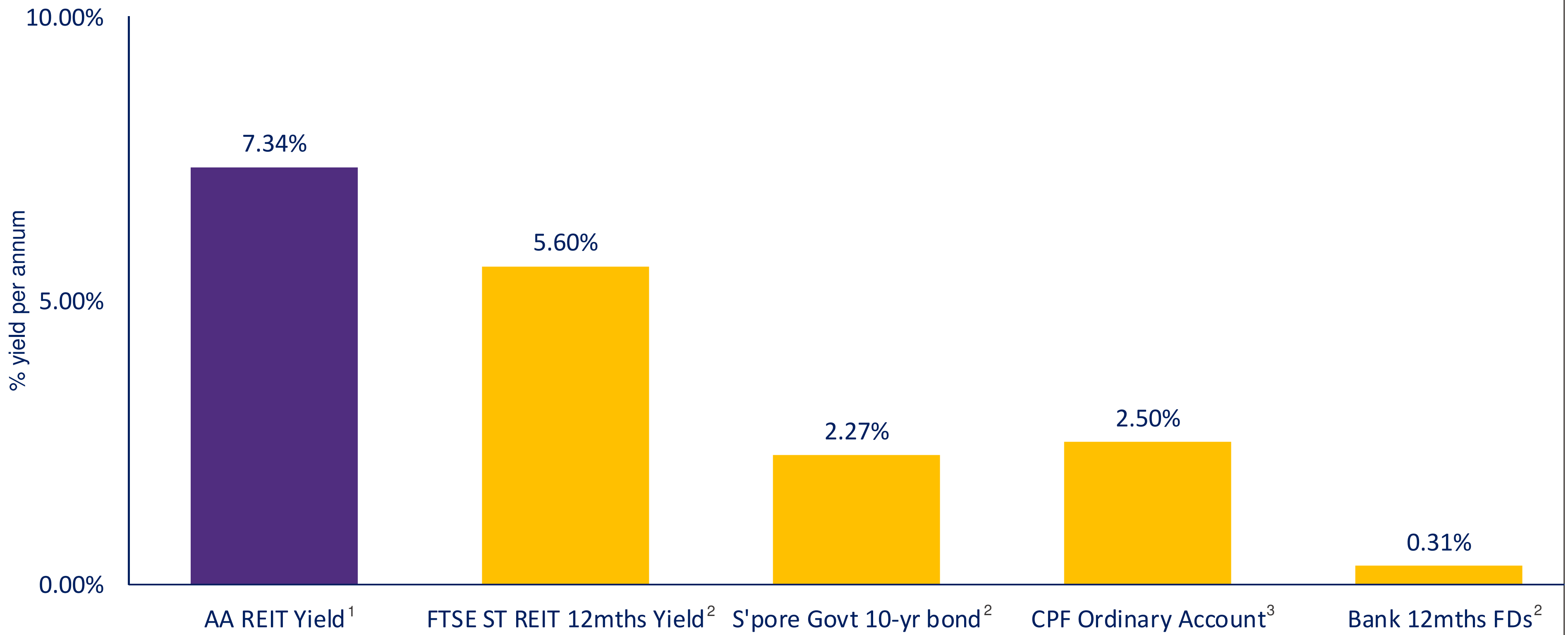
Target LVR between 30 – 45%, max 55%[1] (bank covenant)



[1] Based on new bank covenant with effect from 20 November 2014.

Stable and attractive yield

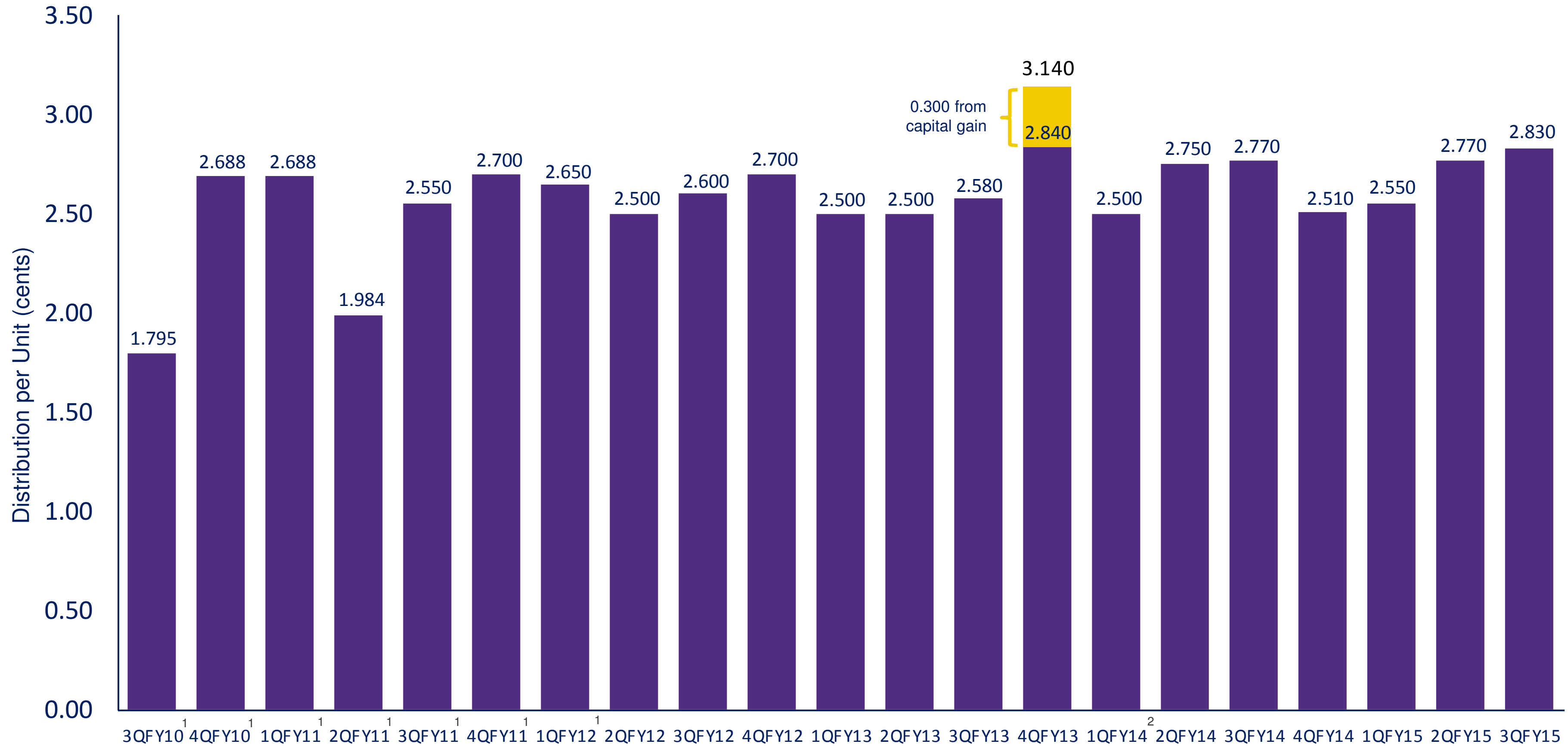
> 1



[1] Based on closing price of S$1.48 on 28 January 2015 and annualised DPU of 10.87 cents. Annualised DPU is computed based on actual DPU payout for 1Q FY2015 to 3Q FY2015 and annualised to full year.
[2] Source: Bloomberg data as at December 2014.
[3] Prevailing CPF Ordinary Account interest rate.

Stable and growing DPU

> 1



[1] The number of Units used to calculate the distribution per Unit ("DPU") has been adjusted for the effect of the Unit Consolidation to allow for comparison.
[2] 1Q FY2014 DPU comprised (i) advanced distribution of 0.85 cents for the period from 1 April to 1 May 2013 which was paid on 18 June 2013 and (ii) DPU of 1.65 cents for the period from 2 May to 30 June 2013 which was paid on 20 September 2013.

> 2 3Q FY2015 FINANCIAL RESULTS

Results for 3Q FY2015

> 2

	3Q FY2015 S$'000	2Q FY2015 S$'000	Q-o-Q %	3Q FY2014 S$'000	Y-o-Y %	YTD FY2015 S$'000	YTD FY2014 S$'000	Y-o-Y %
Gross Revenue	29,720[1]	28,261	5.2	27,317	8.8	85,341	78,767	8.3
Net Property Income	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)[2]	15,230	3,898	>100.0	-	NM	22,850	-	NM
Distribution to Unitholders[3]	17,725	17,258	2.7	14,643	21.0	50,832	41,612	22.2
DPU (cents)	2.83	2.77	2.2	2.77	2.2[4]	8.15	8.02	1.6
DPU yield[5] (%)	7.34							

1 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.

2 The share of results of joint venture (net of tax) included 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.

3 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.

4 DPU increased by 2.2% despite a 21.0% increase in distribution to Unitholders due to a larger unit base arising from a rights issue in March 2014.

5 Based on closing price of S$1.48 on 28 January 2015 and annualised DPU of 10.87 cents. Annualised DPU is computed based on actual DPU payout for 1Q FY2015 to 3Q FY2015 and annualised to full year.

Balance Sheet

> 2

	31 December 2014	30 September 2014	31 March 2014
Total Assets (S$'M)	1,460.5	1,454.0	1,405.2
Comprising (S$'M):			
- Investment properties	1,230.6	1,230.1	1,085.5
- Investment properties under development	-	-	72.0
- Joint venture	211.4	204.9	215.2
- Trade and other receivables	9.4	9.7	10.5
- Derivative financial instruments	-	-	0.2
- Cash at banks and in hand	9.1	9.3	21.8
Total Liabilities (S$'M)	499.1	503.7	493.3
Net Assets (S$'M)	961.4	950.3	911.9
NAV per Unit (S$)	1.53	1.52	1.47
Total Debt[1] (S$'M)	463.2	467.6	445.7
Aggregate Leverage (%)	31.7	32.2	31.7

[1] Excluding unamortised loan transaction costs.

Key financial metrics

> 2

	3Q FY2015	2Q FY2015
Appraised Value of Property Portfolio	S$1,441.8[1,3] million	S$1,434.9[2,4] million
Market Capitalisation[5]	S$924.8 million	S$912.8 million
NAV per Unit	S$1.53	S$1.52
Premium / (Discount) to NAV[5]	(3.3%)	(3.6%)
Aggregate Leverage[6]	31.7%	32.2%
Interest Cover Ratio[7]	4.5 times	4.2 times
Weighted Average Debt Maturity	3.4 years	2.9 years

1 Based on valuation as at 30 September 2014 appraised by Knight Frank Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd and including capitalised capital expenditure.
2 Based on valuation as at 30 September 2014 appraised by Knight Frank Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd.
3 Based on 49% interest in the property, Optus Centre, Sydney, Australia appraised by Savills Valuations Pty Ltd as at 31 December 2014.
4 Based on 49% interest in the property, Optus Centre, Sydney, Australia appraised by Savills Valuations Pty Ltd as at 31 March 2014 and including capitalised capital expenditure.
5 Based on the closing price per unit of S$1.48 on 28 January 2015 and S$1.465 on 29 October 2014.
6 Total debt as a % of total assets.
7 Based on new bank covenant with effect from 20 November 2014 of at least 2.0 times.

> 3

PRUDENT CAPITAL MANAGEMENT

Debt facilities as at 31 December 2014

> 3

Secured borrowings (Singapore)

- Consortium of 6 banks comprising regional and foreign banks
- Total secured facility of **S$245.0 million and A$66.0 million** debt comprising:
  - 3-year term loan facility of A$66.0 million, maturing in November 2017
  - 4-year term loan facility of S$125.0 million, maturing in November 2018
  - 3-year revolving credit facility of S$120.0 million, maturing in November 2017
- Total funding cost of **4.15%** (includes AUD loan to part finance Optus Centre)
- 60.0% of interest rate fixed for weighted average period of 2.6 years at 1.44% (Fixed Base Rate)

Debt facilities as at 31 December 2014

Secured borrowings (Australia)

- Non-recourse syndicated facility from 2 Australian banks
- Secured facility of A$110.655 million to part finance the acquisition of Optus Centre
- Total funding cost of approximately 5%
- 50.0% of interest rate fixed for weighted average period of 4.1 years at 3.825% (Fixed Base Rate)

Unsecured borrowings

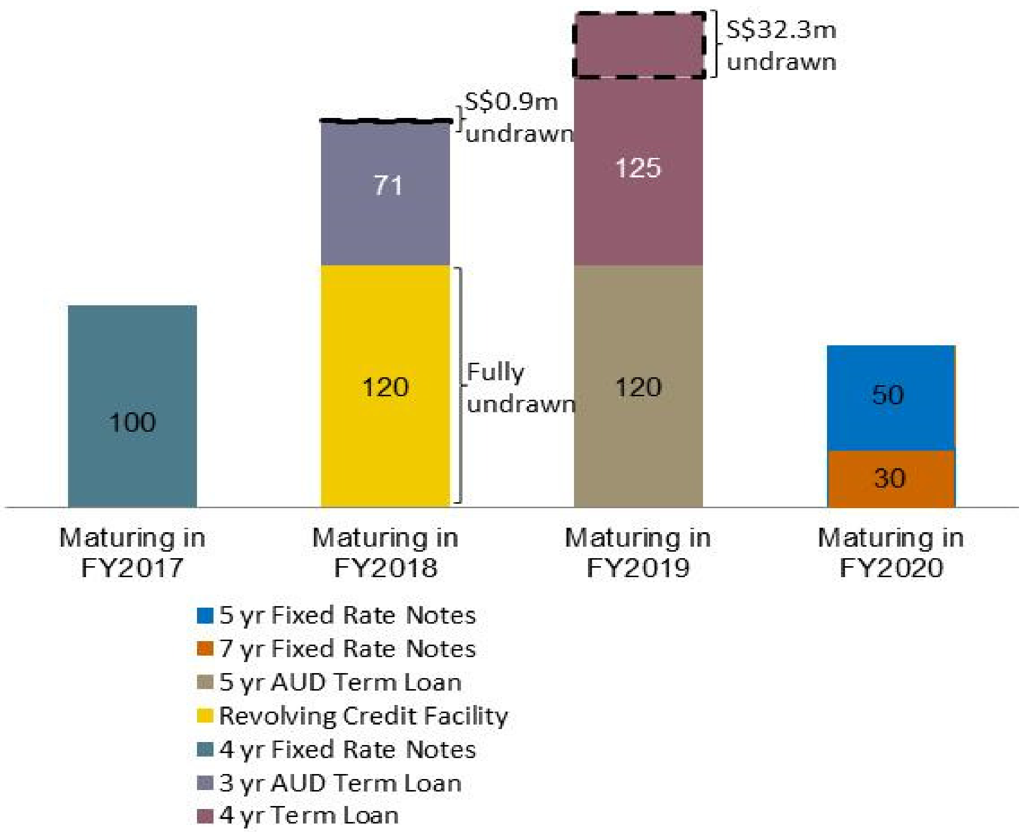
- S$100.0 million 4 year Fixed Rate Notes at 4.90% maturing in August 2016
- S$50.0 million 5 year Fixed Rate Notes at 3.80% maturing in May 2019
- S$30.0 million 7 year Fixed Rate Notes at 4.35% maturing in December 2019

Summary

- Overall blended funding cost of **4.63%**
- 73.0% of the portfolio's interest rate is fixed taking into account interest rate swaps and Fixed Rate Notes
- Weighted average debt maturity of 3.4 years

Debt facilities as at 31 December 2014

> 3

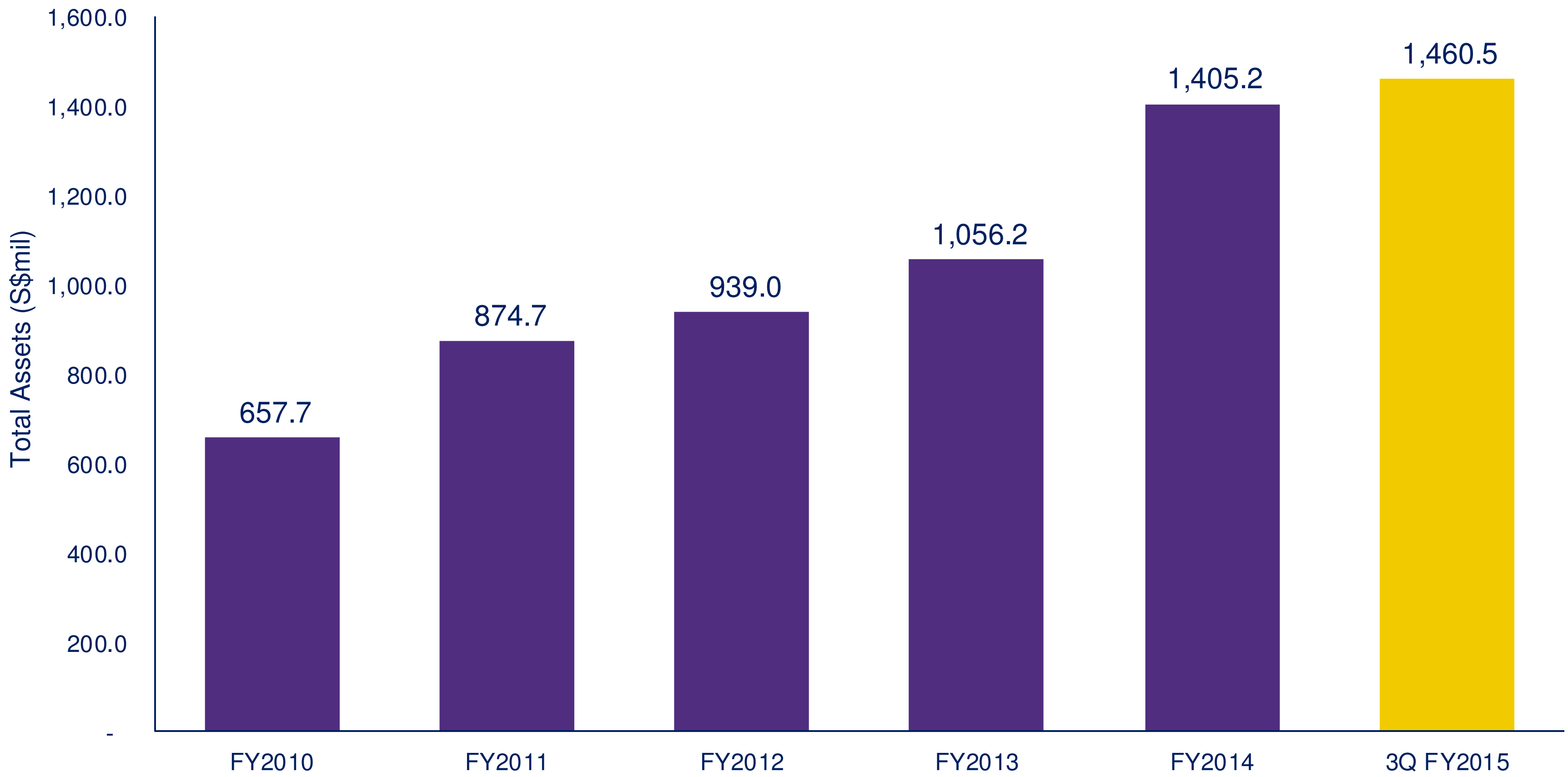


Maturity date	**S$ 'million**
Due in August 2016 (FY2017)	100.0
Due in November 2017 (FY2018)	70.6
Due in November 2018 (FY2019)	92.7
Due in February 2019 (FY2019)	119.9
Due in May 2019 (FY2020)	50.0
Due in December 2019 (FY2020)	30.0
Total debt drawn down	**463.2**
Undrawn available facilities	**153.2**
Total committed facilities	**616.4**

> 4 PORTFOLIO PERFORMANCE

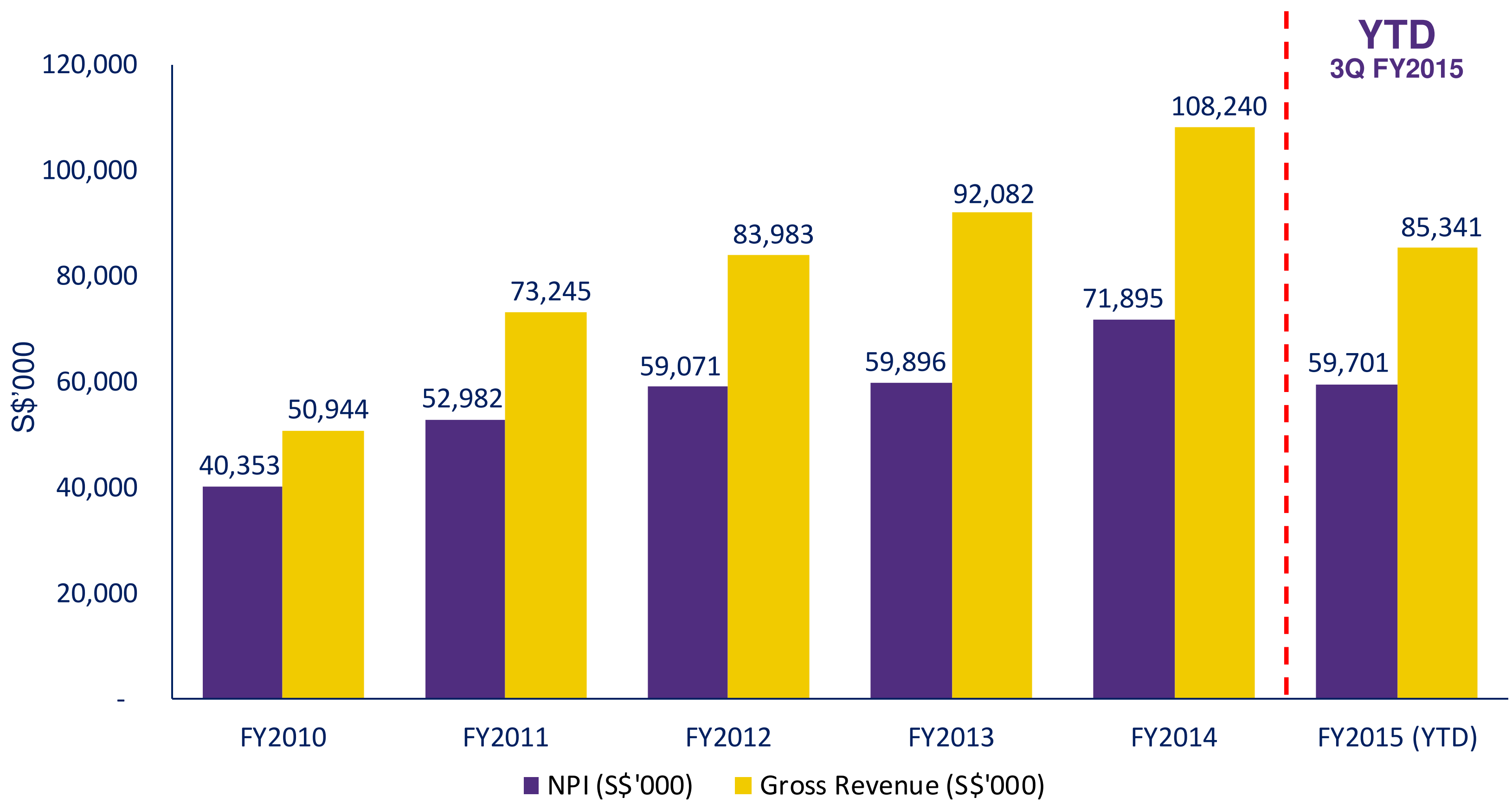
Total assets since 2009

> 4



Revenue performance since 2009

> 4



Key portfolio statistics

	As at 31 December 2014	As at 30 September 2014	As at 19 April 2007 (Listing)
Number of Properties	26	26	12
Appraised Value (S$ million)	1,441.8[1,3]	1,434.9[2,4]	316.5
Net Lettable Area (sq m)	621,019.8	620,841.8	194,980.7
Number of Tenants	152	146	12
Portfolio Occupancy (%)	95.9	96.6	100.0
Weighted Average Lease Expiry (WALE) (years)	3.40	3.57	6.7
Weighted Average Land Lease Expiry (years)	40.5[5]	40.7[5]	47.8
Location of Properties	Singapore, Australia	Singapore, Australia	Singapore

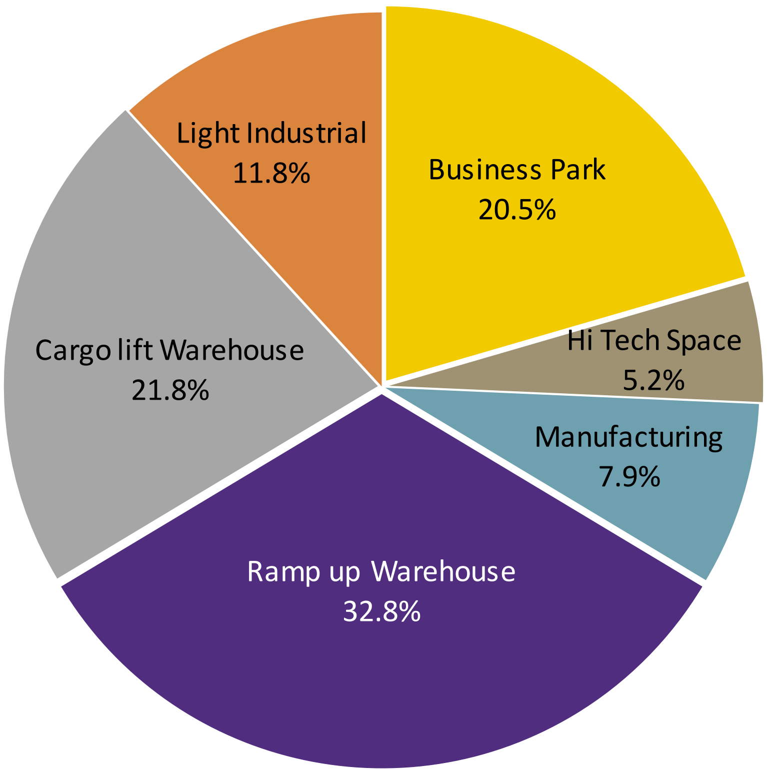
[1] Based on valuation as at 30 September 2014 appraised by Knight Frank Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd and including capitalised capital expenditure.
[2] Based on valuation as at 30 September 2014 appraised by Knight Frank Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd.
[3] Based on 49% interest in the property, Optus Centre, Sydney, Australia appraised by Savills Valuations Pty Ltd as at 31 December 2014.
[4] Based on 49% interest in the property, Optus Centre, Sydney, Australia appraised by Savills Valuations Pty Ltd as at 31 March 2014 and including capitalised capital expenditure.
[5] For the calculation of the weighted average land lease, AA REIT's interest in the freehold property, Optus Centre has been assumed as a 99-year leasehold interest.

Portfolio breakdown

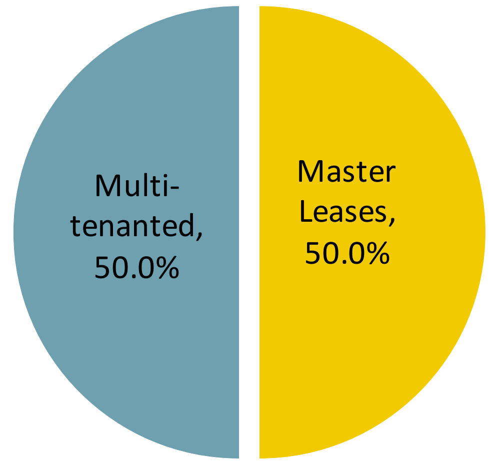
By 3Q FY2015 rental income

> 4

Breakdown by Property Sector



Master Leases vs Multi-tenanted



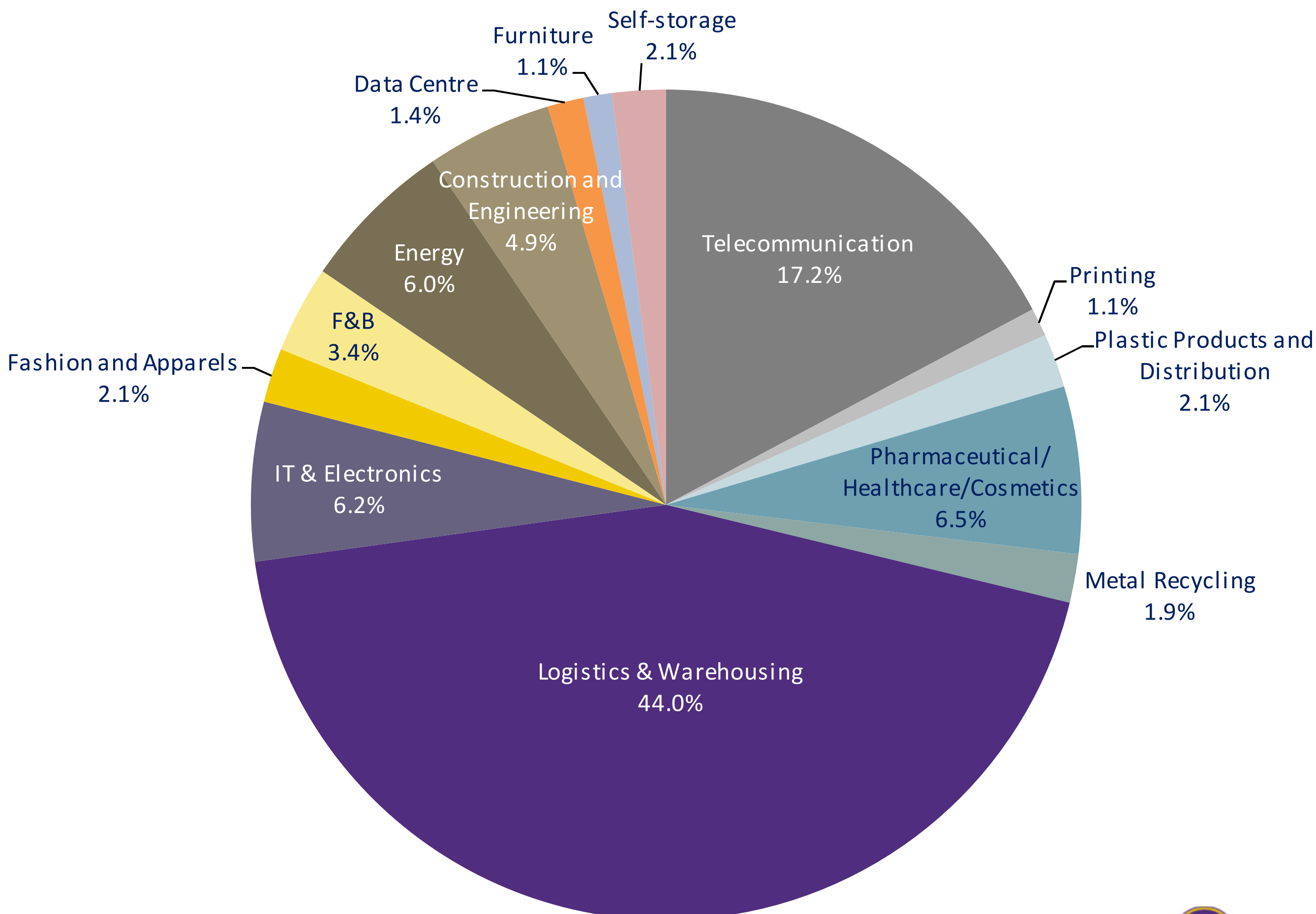
	Occupancy	Average security deposit[1]
Total Portfolio (26 properties)	95.9	5.0 months
Master Leases (10 properties)	100.0	7.4 months
Multi-tenanted (16 properties)	92.7	3.7 months

[1] Excluding Optus Centre whose lease is guaranteed by SingTel Optus

Diversification reduces risk

> 4

Tenant Base by Industry (By 3Q FY2015 Rental Income)

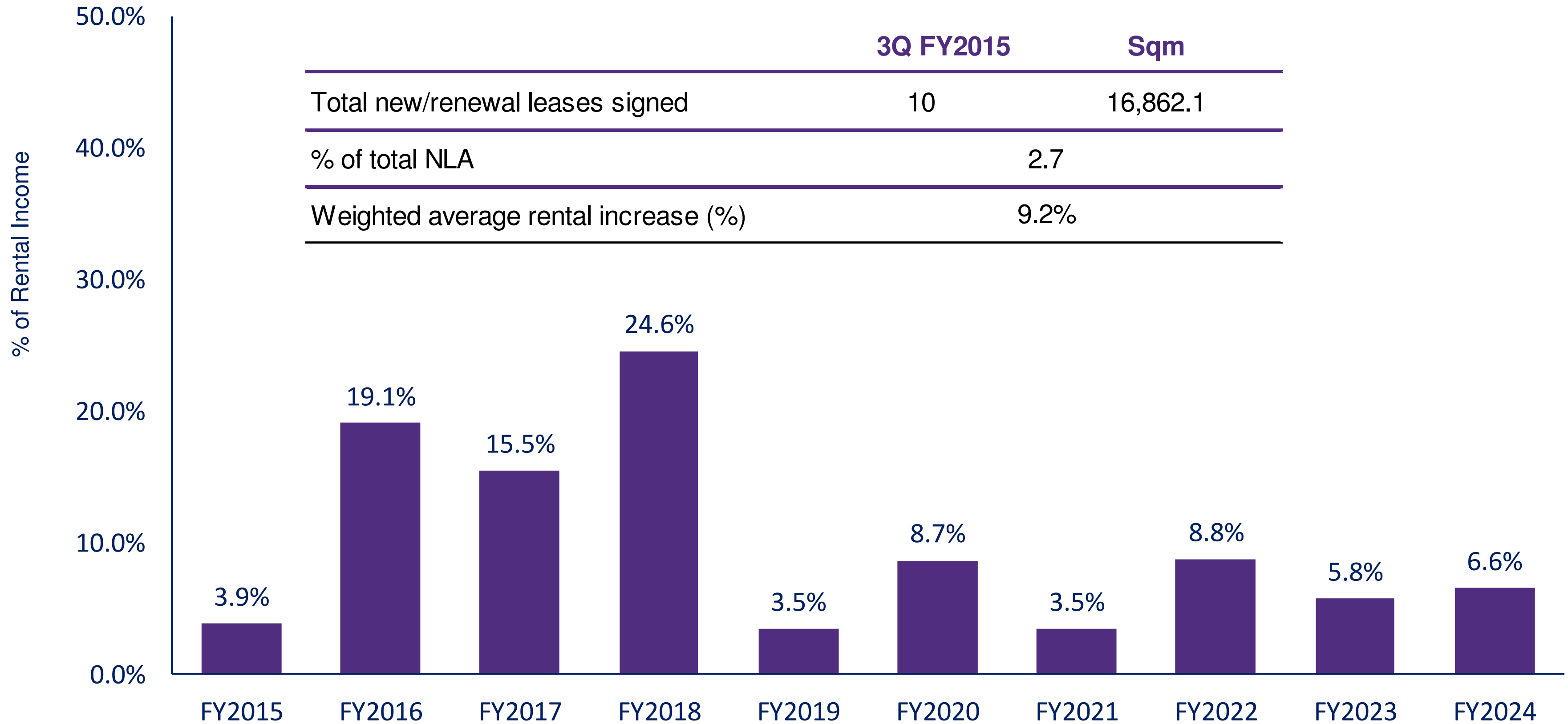


Active lease management

> 4

Lease Expiry Profile as at 31 December 2014
(By 3Q FY2015 Rental Income)

	3Q FY2015	Sqm
Total new/renewal leases signed	10	16,862.1
% of total NLA	2.7	
Weighted average rental increase (%)	9.2%	



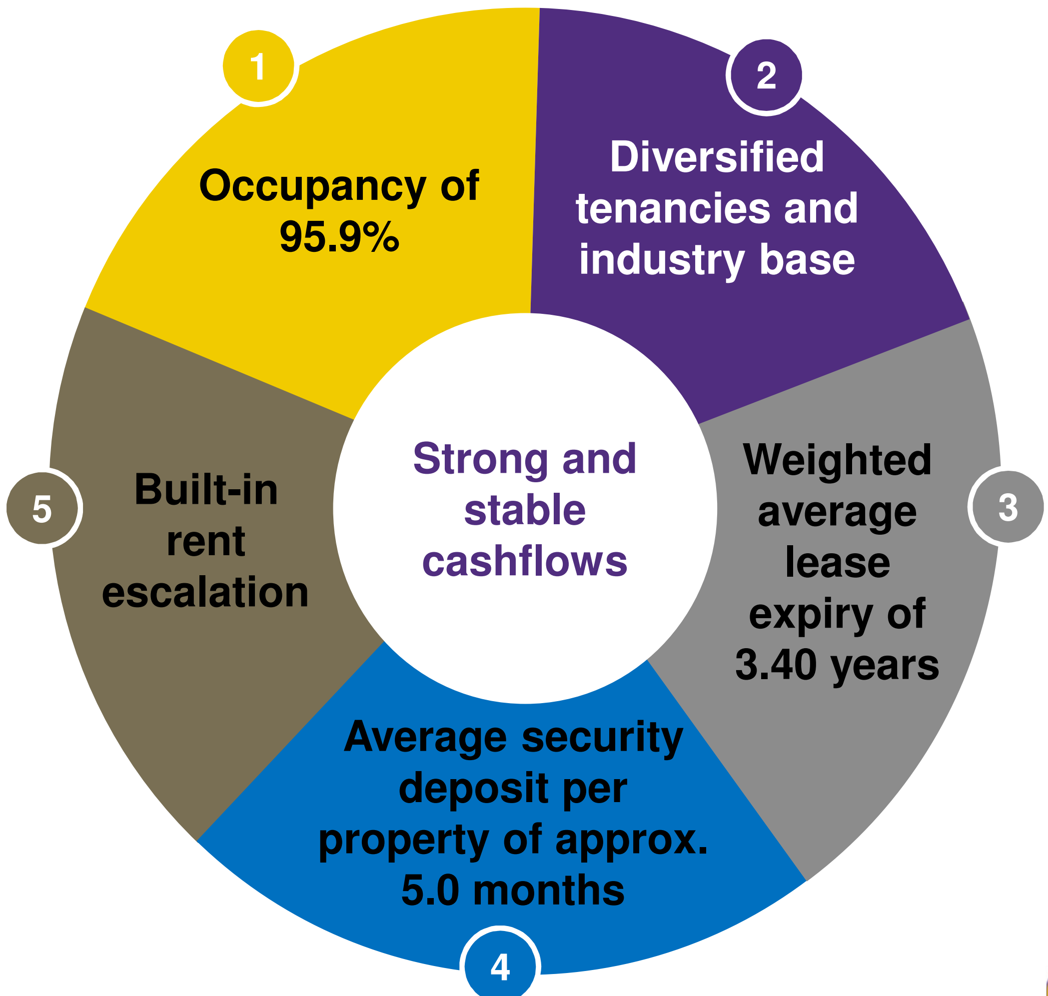
Quality tenant base

Top 10 tenants by 3Q FY2015 by rental income

Tenant	%
CWT Limited*	19.5%
Optus Administration Pty Limited*	14.5%
Eurochem Corporation Pte Ltd	6.0%
Schenker Singapore (Pte) Ltd*	3.6%
Illumina Singapore Pte Ltd*	2.4%
LTH Logistics (Singapore) Pte Ltd* (Vibrant Group Limited)	2.3%
FNA Group International	2.2%
Broadcom Singapore Pte Ltd*	2.1%
Lorenzo International Limited*	1.9%
Enviro-Hub Group*	1.7%
Top 10 tenants	**56.2%**

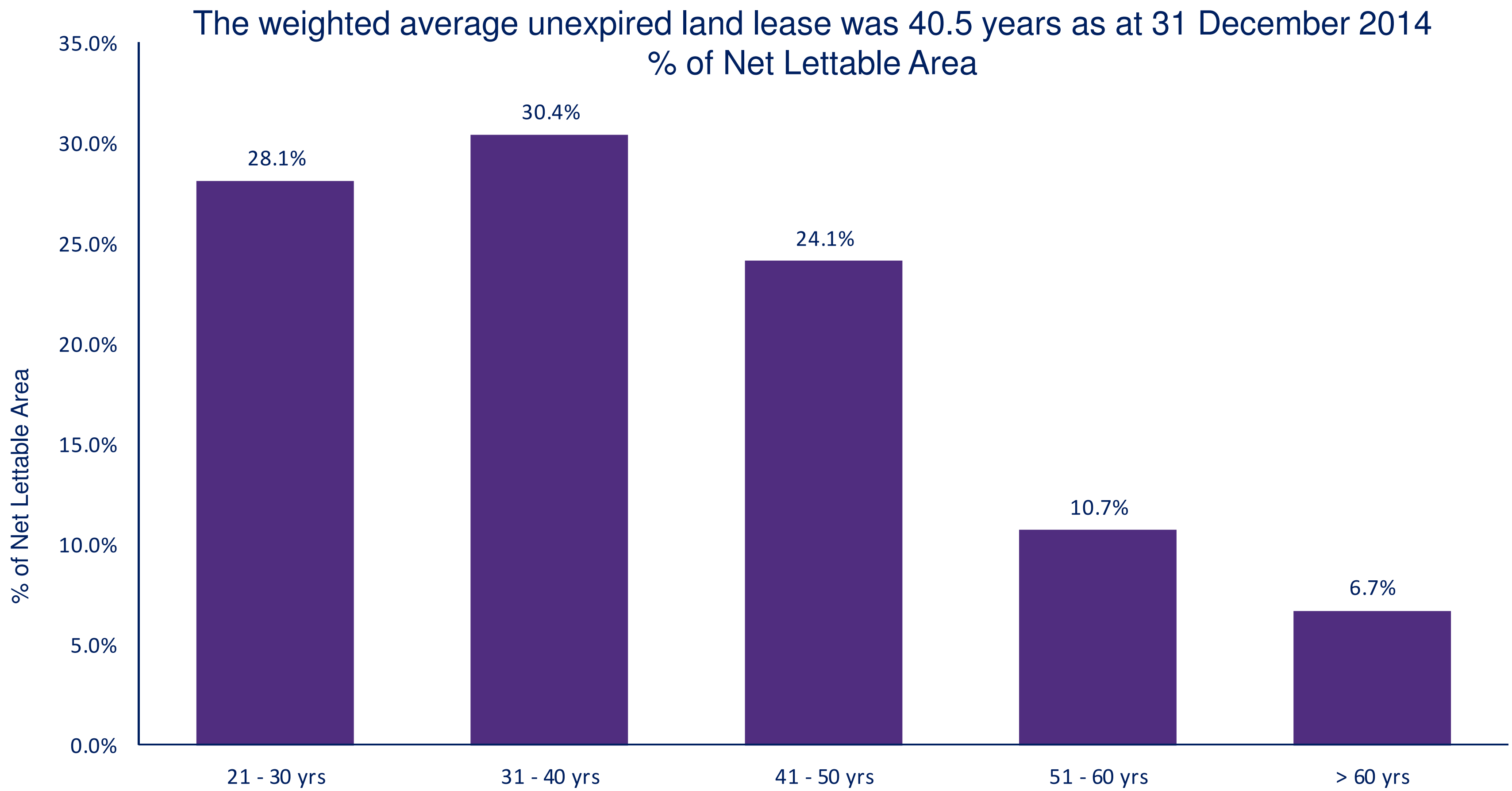
* Listed Groups or subsidiaries of listed entities

Strong and stable cashflows



Long land lease expiry – 40.5 years

> 4



Note: For the calculation of the weighted average land lease of AA REIT, AA REIT's interest in the freehold property, Optus Centre has been assumed as a 99-year leasehold interest.

Comparisons to Singapore industrial average occupancy levels

> 4

Source: Based on JTC's 4th quarter 2014 statistics.

> 5 FY2015 Milestones & Achievements

Achievements and milestones in FY2015

> 5

Active asset and portfolio management driving higher distribution

- ✓ Asset enhancement initiative at 26 Tuas Ave 7, providing a return on investment of 10% and extension of lease from the tenant from year 2017 to year 2022
- ✓ Completion of redevelopments at 20 Gul Way and 103 Defu Lane 10
- ✓ Asset enhancement initiative at 1 Kallang Way 2A, increasing net lettable area by 13% and improving efficiency from 76% to 83.1%
- ✓ 70 new and renewal leases for FY2015[1], representing 77,462.9 sqm at a weighted average rental increase of between 8.6% to 11.9% on the renewals

Prudent Capital Management

- ✓ Aggregate leverage of 31.7% (average of 30% for 21 consecutive quarters)
- ✓ Issuance of third series of fixed rate notes (S$50 million of 5 years at 3.80% due in May 2019) at rate more attractive than earlier issuances
- ✓ Secured new refinancing arrangement for Singapore secured borrowings at a significantly reduced interest cost and improved the Trust's weighted average debt maturity profile from 2.9 years to 3.4 years, with 73.0% of debt on fixed interest rate[1]
- ✓ Unencumbered assets increased to 13 properties with total value at S$527.2 million[2], which was about 42.9% of the Singapore portfolio of S$1.23 billion as at December 2014

[1] Financial year to-date from 1 April 2014 to 31 December 2014
[2] Based on valuations as at 30 September 2014

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Unlocking value within Portfolio: 20 Gul Way

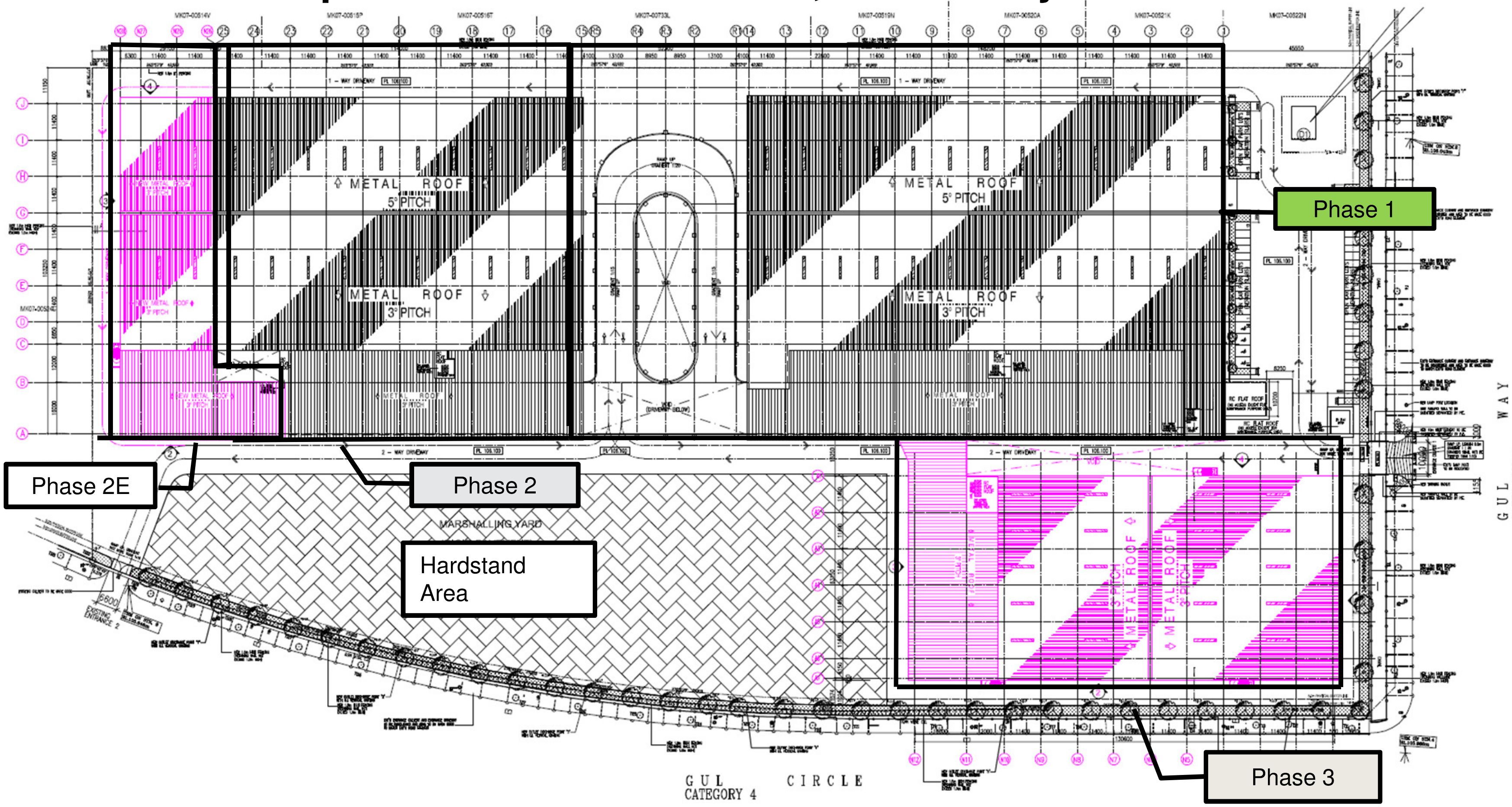
> 5

	Prior to redevelopment	Redevelopment Phase 1 & 2	Development Phase 2E & 3
Property	10 single storey buildings	Five storey ramp up warehouse (completed in two Phases)	Extension to Phase 2 (Phase 2E) and new warehouse connected to the existing ramp (Phase 3)
Valuation	S$41.8 m[1]	S$217.0 m[2]	Additional S$89.4 m[2]
Annual Rental Income	S$3.6 m[1]	S$16.3 m	Additional S$5.9 m[3]
Plot Ratio	0.46	1.4 (max)	2.0[4,5]
Land Area	828,248 sqft	828,248 sqft	828,248 sqft
Gross Floor Area (GFA)	378,064 sqft	1,159,547 sqft	Additional 496,949 sqft
Lease Term	Enviro-Metals (Master Tenant)	CWT Limited (Master Tenant)	CWT Limited (Master Tenant)
Profit		S$25.7 million	S$16.4 million
Profit Margin		13.4%	22.4%
NPI yield (based on development cost)		8.3%	8.1%

1. As at 31 March 2011.
2. Based on Colliers International Consultancy & Valuation (Singapore) Pte Ltd's valuation dated 30 September 2014
3. Rental income net of additional unrecovered Land Rent at the property.
4. The plot ratio at 20 Gul Way was rezoned from the existing 1.4 to 2.0. Please refer to the announcement dated 16 April 2013.
5. Land rent revised to prevailing market land rent payable at plot ratio 2.0 under area West of Sungei Lanchar.

Execution on development pipeline

Further development of Phase 2E and 3, 20 Gul Way



Completed redevelopment of Phase One and Two, 20 Gul Way, Singapore

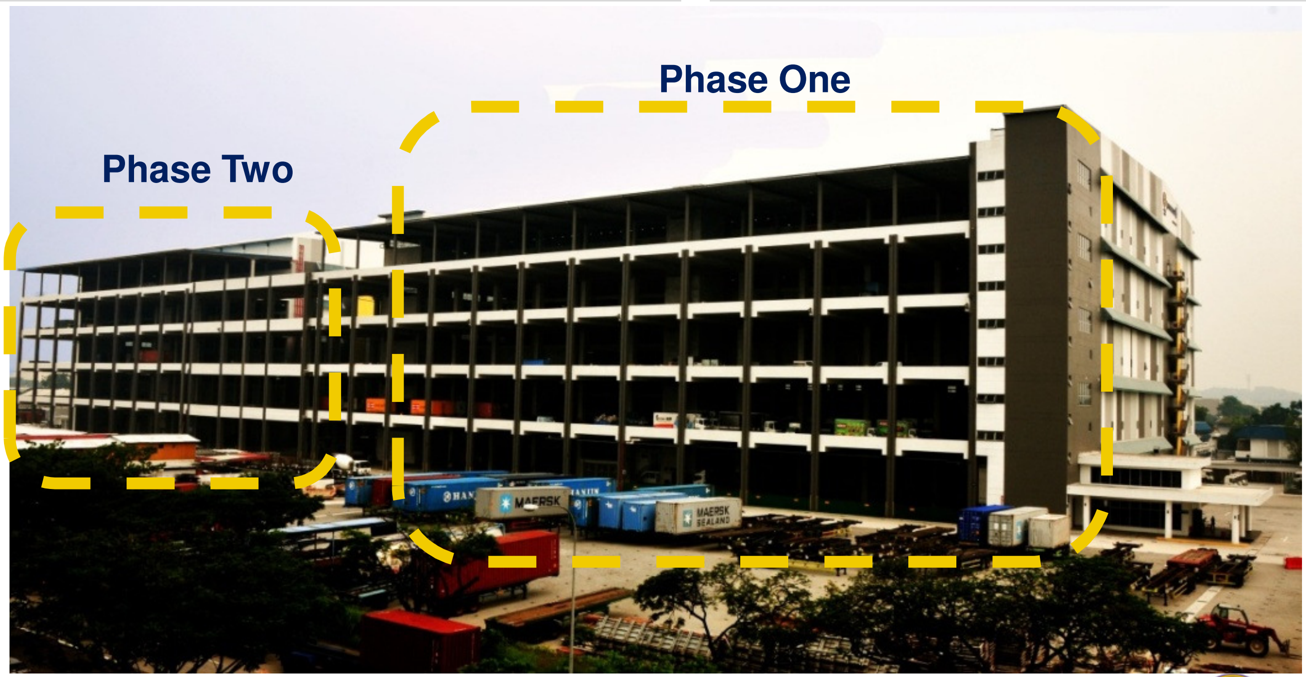
> 5

Phase Two

- TOP was granted on 7 May 2013
  - 7 months ahead of schedule and on budget
- Income contribution in September 2013 quarter – boosting DPU
- Valuation of S$91.4m
  - Profit recognised of S$10.9m

Phase One

- TOP was granted on 29 October 2012
  - 4 weeks ahead of schedule and on budget
- Income contribution in March 2013 quarter – boosting DPU
- Valuation of S$125.6m
  - Profit recognised of S$14.2m



Completed redevelopment of Phase 2E and Three, 20 Gul Way, Singapore

Phase 2E

- TOP was granted on 14 June 2014
  - 6.5 months ahead of schedule time and on budget
- Income contribution in September 2014 quarter
  - Boosting DPU
- Valuation of S$22.2 million
  - Profit recognised of S$0.6 million

Phase Three

- TOP was granted on 9 September 2014
  - 4 months ahead of schedule and on budget
- Income contribution in December 2014 quarter
  - Boosting DPU
- Valuation of S$67.2 million
  - Profit recognised of S$15.8 million

Summary Financials update: 20 Gul Way, Phase 2E & 3

> 5

Summary Financials update

		Per 6 Jun 2013 announcement (S$ million)	Actual Achieved (S$ million)
1.	Gross development value upon completion	89.4[1]	89.4[2]
2.	Project development cost	(77.1)	(73.0)
3.	Profit	12.3	16.4
4.	Profit margin	15.9%	22.4%
5.	Yield on cost		8.1%

[1] Based on CBRE Pte. Ltd's valuation dated 15 April 2013 on an "as-if-complete" basis
[2] Based on Colliers International Consultancy & Valuation (Singapore) Pte Ltd's assessment dated 30 September 2014

Unlocking value within the Portfolio : 103 Defu Lane 10

> 5

103 Defu Lane 10

- TOP was granted on 28 May 2014
  - On time and on budget
- Income contribution in September 2014 quarter
  - Boosting DPU
- Valuation of S$42.6 million
  - Profit recognised of S$8.9 million

Summary Financials update

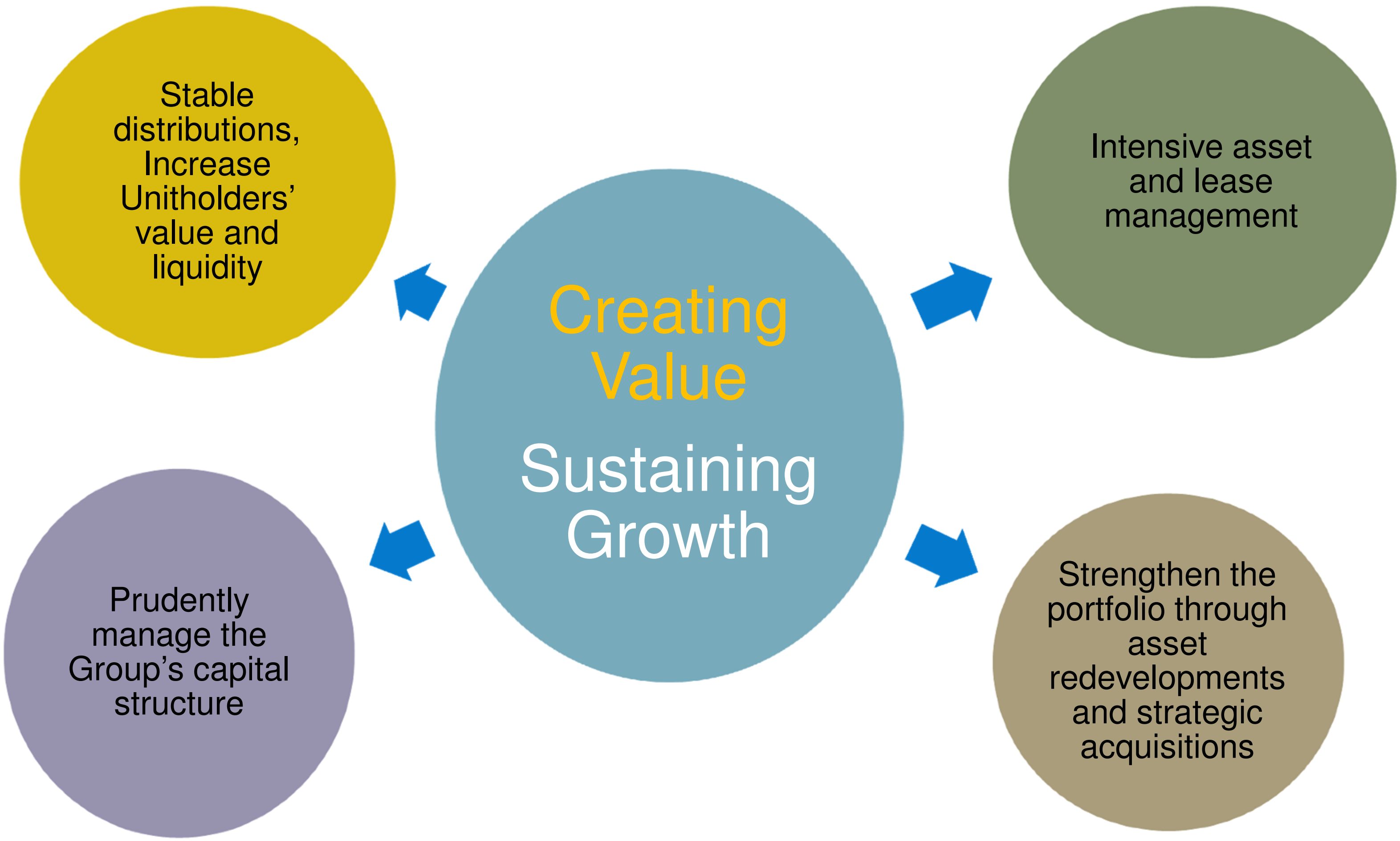
		Per 28 Jan 2013 announcement (S$ million)	Actual Achieved (S$ million)
1.	Gross development value upon completion	42.6[1]	42.6[2]
2.	Project development cost	(25.4)	(21.7)
3.	Land cost[3]	(12.0)	(12.0)
4.	Profit	5.2	8.9
5.	Profit margin	14.0%	26.4%
6.	Yield on cost		8.4%

[1] Based on Colliers International Consultancy and Valuation (Singapore) Pte Ltd's valuation dated 25 January 2013
[2] Based on Knight Frank Pte Ltd's assessment dated 30 September 2014
[3] Based on Cushman & Wakefield VHS Pte Ltd's valuation dated 30 September 2012

> 6 STRATEGY FOR FY2016

Objectives

> 6



Strategy

> 6

Yield accretive investments	Active asset and leasing management	Prudent capital and risk management
Focus on successful delivery of current developments on time and within budget.	Continual prudent management of lease expiry profile and using this as an opportunity to achieve positive rental reversions.	Prudent capital management by splitting of debt maturities. Target leverage between 30% - 45%.
Evaluation of further redevelopment opportunities in Singapore.	Unlocking value of selected asset(s) within the portfolio through asset enhancement.	Focus on maintaining stable DPU.
Continued evaluation of yield accretive investment opportunities in Singapore and Australia.	To ensure high occupancy is maintained.	Maintenance of investment grade rating.

Potential opportunities within AA REIT's portfolio

> 6

A large proportion of current portfolio remains unutilised; with select organic opportunities available to AA REIT


10 Soon Lee Rd


3 Tuas Avenue 2


8 Senoko South Rd


10 Changi South Lane


541 Yishun Industrial Park A


2 Ang Mo Kio St 65


3 Toh Tuck Link


7 Clementi Loop


11 Changi South St 3


8 and 10 Tuas Ave 20

Potential untapped GFA

≈ 801,308 sqft

Execution of Asset Enhancement Initiatives: 26 Tuas Ave 7

Proposed AEI

- Creating additional warehouse space
- Addition of production line

Property Details

Description	2 storey purpose-built factory with a mezzanine office level
Land Area	62,682 sq ft
Gross Floor Area	65,933 sq ft
Tenure	30+30 years from 1 Jan 1994
Valuation (31/3/14)	S$10.3 million
Tenant	Aalst Chocolate Pte Ltd
Lease period	10 years till 18 April 2017
Annual Rental (FY2014)	S$0.87 million per annum

26 Tuas Ave 7 - Structure of the Transaction

> 6

	Prior (FY2014)	Post A&A works
Property	Two storey purpose-built factory with a mezzanine office level	Additional production line and additional storage space.
Valuation	S$10.3 million[1]	Cost of AEI at S$1.19 million for further asset enhancement
Lease Terms	10 years till 18 April 2017	Extends master lease for further term of 5 years till 18 April 2022, with rental escalation in 2017, 2019 and 2021
Annual Rental Income	S$0.87 million	Approximately S$1.05 million (start of new term) triple net lease from tenant occupying 100% of the Gross Floor Area.
Yield	8.4%	9.1%[2]
Return on Investment		10%

1. Based on valuation as at 31 March 2014
2. Assuming valuation uplift on the full cost of AEI, ie. final valuation of S$11.49 million

Execution of Asset Enhancement Initiatives: 1 Kallang Way 2A

Proposed AEI

- Convert existing common areas to lettable area
- Deck over void area between level 4 and 5 to create 2 separate floors
- Improve traffic circulation at driveway
- Increase net lettable area by 8,400 sqft (13%)

Property Details

Description	8 storey light industrial building with production, offices & showrooms
Land Area	34,782 sq ft
Gross Floor Area	84,078 sq ft
Net Lettable Area	74,385 sq ft
Tenure	30+30 years from 1 Jul 1995
Valuation	S$12.4 million[1]
Tenancy	Master lease will end January 2015
Annual Rental (FY2015)	S$1.07 million per annum

[1] Based on valuation as at 30 September 2014 appraised by Knight Frank Pte Ltd

1 Kallang Way 2A - Structure of the Transaction

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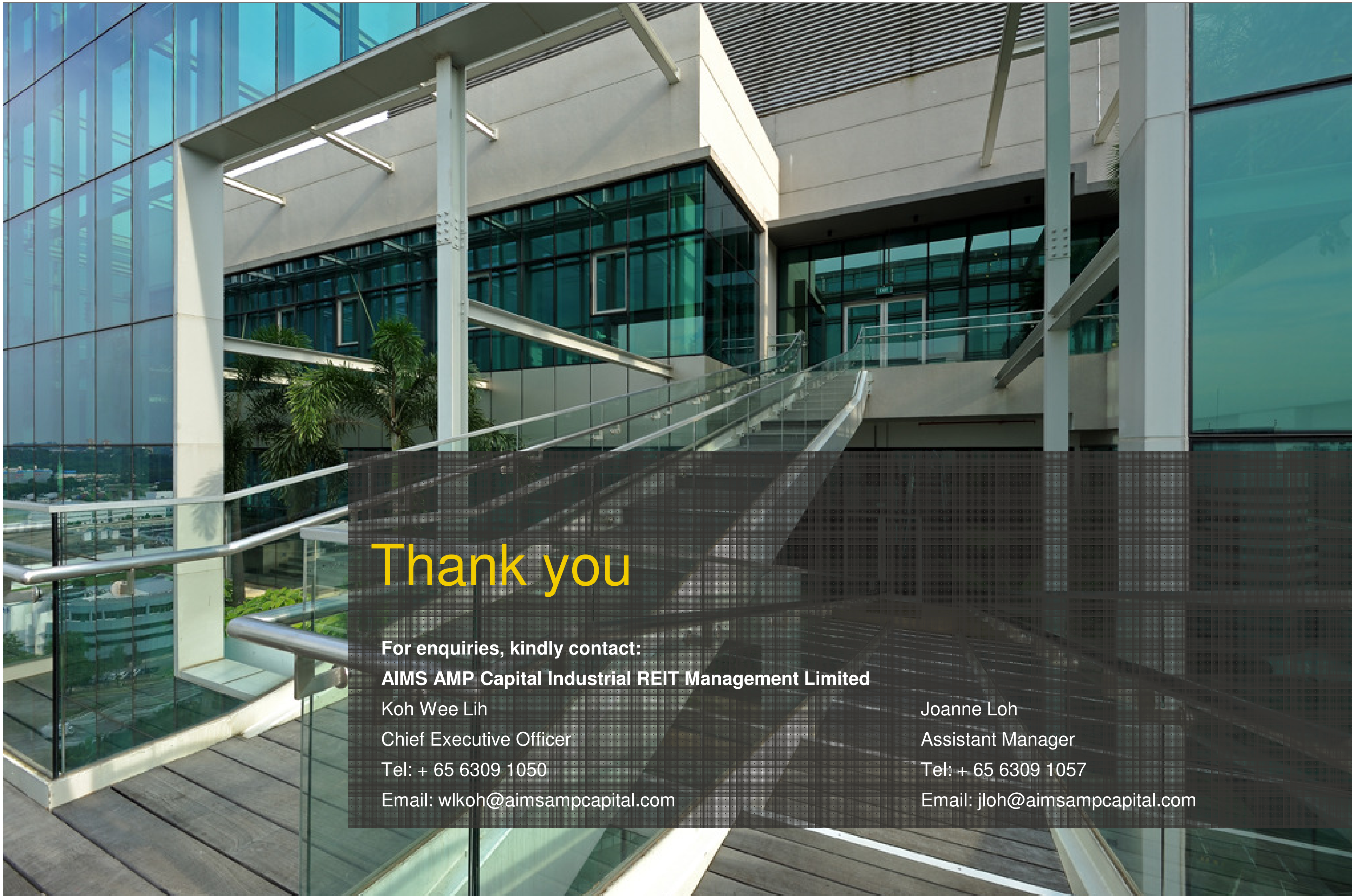
	Prior (FY2015)	Post A&A works
Property	8 storey light industrial building with production, offices & showrooms	Increase net lettable area by 13% (8,400 sqft) for warehouse and ancillary space.
Valuation	S$12.4 million[1]	Cost of asset enhancement at approximately S$2.2 million
Efficiency of Property	76.0%	Improves efficiency of the building to 83.1%
Annual Rental Income	S$1.07 million	Approximately S$1.39 million[2]
Yield	8.6%	9.5%[3]

Note:
1. Based on valuation as at 30 September 2014 appraised by Knight Frank Pte Ltd
2. Assumes full occupancy of the premises
3. Assuming valuation of S$14.6 million comprised of valuation as at 30 September 2014 and cost incurred of S$2.2 million for asset enhancement cost.



Thank you

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