

 AIMS 宝泽 AIMS AMP CAPITAL INDUSTRIAL REIT	AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED As Manager of AIMS AMP Capital Industrial REIT One George Street, #23-03 Singapore 049145
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SGX Announcement

AIMS AMP Capital Industrial REIT's portfolio valuation

Singapore 29 October 2015 – Pursuant to Rule 703 of the SGX-ST Listing Manual, AIMS AMP Capital Industrial REIT Management Limited (the Manager) as Manager of AIMS AMP Capital Industrial REIT (the Trust) today announced the half yearly valuation of the Trust's portfolio as at 30 September 2015.

The Manager appointed Colliers International Consultancy & Valuation (Singapore) Pte Ltd and Knight Frank Pte Ltd to conduct a desktop valuation of the Trust's 24 properties in Singapore. The investment properties under development relate to the redevelopment of 30 & 32 Tuas West Road which were not subject to independent valuation as at 30 September 2015 and are carried at fair value based on directors' valuation.

The portfolio valuation also included the Trust's 49 per cent interest in Optus Centre which is located in Macquarie Park, New South Wales, Australia. The independent valuation was carried out by CBRE Valuations Pty Limited as at 30 September 2015.

Copies of the valuation reports for the properties are available for inspection by prior appointment at the Manager's registered office during the normal business hours for three months from date hereof.

The property valuations as at 30 September 2015 are set out below.

Singapore Investment properties		S\$ million
1	20 Gul Way	303.4
2	27 Penjuru Lane	182.0
3	8 & 10 Pandan Crescent	156.9
4	29 Woodlands Industrial Park E1	89.0
5	1A International Business Park	86.7
6	103 Defu Lane 10	41.0
7	15 Tai Seng Drive	36.6
8	10 Changi South Lane	30.5
9	1 Bukit Batok Street 22	26.3
10	61 Yishun Industrial Park A	24.5
11	3 Tuas Avenue 2	23.8
12	135 Joo Seng Road	23.0
13	23 Tai Seng Drive	22.7
14	3 Toh Tuck Link	22.6
15	11 Changi South Street 3	21.3
16	56 Serangoon North Avenue 4	19.6
17	541 Yishun Industrial Park A	15.9
18	1 Kallang Way 2A	13.8
19	8 & 10 Tuas Ave 20	13.8
20	2 Ang Mo Kio Street 65	13.3
21	7 Clementi Loop	12.8
22	26 Tuas Ave 7	11.7
23	8 Senoko South Road	11.6
24	10 Soon Lee Road	7.8
	Subtotal	1,210.60
Singapore Investment properties under development		S\$ million
25	30 & 32 Tuas West Road	14.3
Australia Investment properties		A\$ million
26	Optus Centre, Macquarie Park, NSW	210.7 ¹

BY ORDER OF THE BOARD
 AIMS AMP Capital Industrial REIT Management Limited
 (Company Registration No. 200615904N)
 (as manager of AIMS AMP Capital Industrial REIT)

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¹ Based on 49 per cent interest in the property. The valuation for the property was A\$430.00 million.

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\$1.22 billion based on valuations obtained as at 30 September 2015. AA REIT has 49.0% interest in one business park property, Optus Centre located in Macquarie Park, New South Wales, Australia valued at A\$430.0 million as at 30 September 2015.

About AIMS Financial Group ("AIMS")

Established in 1991, AIMS Financial Group is a diversified financial services and investment group, active in the areas of mortgage lending, securitisation, investment banking, funds management, property investment and stock broking. AIMS also 100% owns Asia Pacific Stock Exchange.

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\$8.0 billion of high quality prime home loans since 1991.

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 is also the investment manager for AIMS' funds, which amount to approximately A\$1.8 billion fund as at 31 March 2015.

Since 2009 after the global financial crisis, AIMS Group had a total acquisition and investment amount of over A\$2.0 billion assets.

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 committed to delivering outstanding investment outcomes for clients with contemporary solutions in fixed income, equities, real estate, infrastructure and multi-asset portfolios. Sharing a heritage with AMP that spans more than 160 years, AMP Capital is one of the largest investment managers in the Asia Pacific region. A home strength in Australia and New Zealand has enabled AMP Capital to grow internationally, and operations are now established in Bahrain, China, Hong Kong, India, Japan, Luxembourg, the United Kingdom and the United States.

AMP Capital collaborates with a network of global investment partners, leveraging insights to provide greater access to new investment opportunities across a range of single sector and diversified funds. For more information, please visit: ampcapital.com.au