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

Media Release

AIMS AMP Capital Industrial REIT announces total distributable income of S$67.4 million for FY2018

Singapore, 25 April 2018 – AIMS AMP Capital Industrial REIT Management Limited (the Manager) as manager of AIMS AMP Capital Industrial REIT (AA REIT) today announced its final quarter and full year financial results, which saw a stable Distribution Per Unit (DPU) of 2.63 cents for the quarter ended 31 March 2018. This brings the total DPU for FY2018 to 10.3 cents[1] and total distributable income of S$67.4 million for the full year.

Gross revenue and net property income were at S$116.9 million and S$76.4 million for the full year, down 2.7 per cent and 3.8 per cent respectively mainly due to lower rental reversions and the expiry of the master lease at 3 Tuas Avenue 2.

The Manager's Chief Executive Officer, Koh Wee Lih, said, "Despite headwinds in the market, we closed off FY2018 on a good note, once again delivering stable distributions to our Unitholders. Our focus on disciplined investment, prudent capital management and active asset and lease management has been crucial to this resilient performance, and is reflected in the high quality portfolio and strong capital structure we hold today."

During the year, the Manager had been focused on strengthening the quality and returns of its portfolio by undertaking strategic investments and redevelopment projects. AA REIT's first third-party greenfield build-to-suit development at 51 Marsiling Road is now 100 per cent leased to manufacturing leader Beyonics International Pte Ltd for a lease term of 10 years and will be income-producing in 1Q FY2019. Its newly developed property at 8 Tuas Avenue 20, which was completed in August 2017, is currently 83.2 per cent occupied.

The Manager has also announced plans to redevelop its property at 3 Tuas Avenue 2 into a contemporary ramp-up industrial facility suitable for general industrial usage[2]. Once completed, gross floor area will increase by 52 per cent to approximately 24,890 sqm, improving the plot ratio from the current 0.92 to 1.40.

In FY2018, the Manager also executed 94 new and renewal leases representing 209,957 sqm and approximately 33 per cent of the total net lettable area. The overall portfolio

[1] The DPU for FY2018 was lower compared to FY2017 of 11.05 cents partly due to the increase in Units arising from the private placement of 42,145,000 Units in December 2017. Excluding the effects from the private placement, DPU for 4Q FY2018 and FY2018 would be approximately 2.75 cents and 10.46 cents respectively.

[2] Subject to authorities' approval.

occupancy improved to 90.5 per cent[3] from 88.4 per cent in the preceding quarter, above the industrial average of 88.9 per cent.

Mr Koh added, "Even as we work to stay ahead of current market situations, we continue to position ourselves for further growth opportunities and create sustainable earnings for our Unitholders. We successfully raised S$55 million from a private placement exercise in December 2017 and completed the sale of one of our smallest assets at 10 Soon Lee Road. In April 2018, we secured early refinancing to our existing secured facilities due in November 2018 and February 2019 in order to strengthen the balance sheet and enhance our financial flexibility."

AA REIT's aggregate leverage stood at 33.5 per cent and weighted average debt maturity is at 1.8 years as at 31 March 2018. Post refinancing, weighted average debt maturity (on a pro forma basis) will increase to 3.3 years with no debt due for refinancing until May 2019.

Key highlights for 4Q FY2018 are:

- DPU of 2.63 cents per Unit for the quarter;
- Executed 25 new and renewal leases in 4Q FY2018, representing 45,120.0 sqm (7.1 per cent of total net lettable area);
- Increased portfolio occupancy to 90.5 per cent[3] from 88.4 per cent in preceding quarter, above industrial average of 88.9 per cent;
- Completed the sale of AA REIT's smallest asset, 10 Soon Lee Road for S$8.17 million (approximately 28 per cent premium over latest valuation of S$6.4 million) as part of AA REIT's capital recycling strategy;
- Proposed redevelopment of 3 Tuas Avenue 2 into a contemporary ramp-up industrial facility, making it suitable for general industrial usage. Upon completion, gross floor area will increase by 52 per cent to approximately 24,890 sqm, improving the plot ratio from the current 0.92 to 1.40.

For the fourth quarter of FY2018, the Manager achieved the following financial performance metrics:

- 88.1 per cent of the portfolio's interest rate is fixed taking into account interest rate swaps and fixed rate notes;
- Overall blended funding cost (including funding of the Australian asset with Australian dollar loan) of 3.6 per cent;
- Aggregate leverage as at 31 March 2018 is at 33.5 per cent;
- In April 2018, AA REIT received commitments from a syndicate of financial institutions to refinance its existing secured facilities due in November 2018 and February 2019;
- Current weighted average debt maturity of 1.8 years as at 31 March 2018. Post refinancing, weighted average debt maturity (on a pro forma basis) will increase to 3.3 years with no debt due for refinancing until May 2019.

[3] Excludes redevelopment of 3 Tuas Avenue 2.

Outlook

The Singapore economy clocked faster-than-expected growth of 3.6 per cent in 2017, helped largely by a strong performance in the manufacturing sector which makes up one-fifth of the economy. However, economic growth for 2018 is expected to moderate, with the estimated forecast in the range of 1.5 per cent to 3.5 per cent, barring the materialisation of any downside risk in particular US trade protectionism policies.

While the outlook for global growth has improved slightly since last November, growth in most of Singapore's key final demand markets, such as Eurozone, Japan and ASEAN-5, is projected to moderate or remain unchanged in 2018, according to Ministry of Trade and Industry Singapore. On balance, the external demand outlook for Singapore is expected to be slightly weaker in 2018 as compared to 2017.

In Singapore, the industrial oversupply situation will continue into 2018 and that may continue to put downward pressure on rentals and occupancy. AA REIT remains focused on active asset and lease management, and unlocking organic value within the portfolio through asset enhancement initiatives and redevelopments.

AA REIT will continue to remain focused on managing risks through prudent capital management and to optimise the portfolio through sector and tenant diversification across its portfolio of 26 properties.

Summary of AIMS AMP Capital Industrial REIT Group results

	Note	**4Q FY2018**	**3Q FY2018**	**+/(-)**	**4Q FY2017**	**+/(-)**	**FY2018**	**FY2017**	**+/(-)**
		S$'000	**S$'000**	**%**	**S$'000**	**%**	**S$'000**	**S$'000**	**%**
Gross revenue	(a)	28,032	28,867	(2.9)	30,606	(8.4)	116,916	120,1199	(2.7)
Net property income	(a)	17,669	19,233	(8.1)	19,973	(11.5)	76,417	79,433	(3.8)
Share of results of joint venture (net of tax)	(a)	6,363	3,654	74.1	4,119	54.5	17,418	14,758	18.0
Distributions to Unitholders	(b)	17,975	17,076	5.3	17,755	1.2	67,370	70,497	(4.4)
Distribution per Unit ("DPU") (cents)	(c)	2.63	2.62	0.4	2.78	(5.4)	10.30	11.05	(6.8)

Notes:

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

(b) The Manager resolved to distribute S$18.0 million for 4Q FY2018, comprising (i) taxable income of S$16.1 million from Singapore operations; and (ii) tax-exempt income distribution of S$1.0 million and capital distribution of S$0.9 million from distributions remitted from the Group's investment in Optus Centre, Macquarie Park, NSW, Australia.

AA REIT's distribution policy is to distribute at least 90.0 per cent of the Trust's Singapore taxable income for the full financial year. For FY2018, the Manager has resolved to distribute 100 per cent of the Singapore taxable income available for distribution to the Unitholders.

(c) The DPU for FY2018 was lower compared to FY2017 partly due to the increase in Units arising from the private placement of 42,145,000 Units in December 2017. Excluding the effects from the private placement, DPU for 4Q FY2018 and FY2018 would be approximately 2.75 cents and 10.46 cents respectively.

Distribution and Books Closure Date

Distribution	For 1 January 2018 to 31 March 2018
Distribution Type	(a) Taxable Income (b) Tax-Exempt Income (c) Capital Distribution[4]
Distribution Rate	(a) Taxable Income Distribution: 2.35 cents per Unit (b) Tax-Exempt Income Distribution: 0.15 cents per Unit (c) Capital Distribution[4]: 0.13 cents per Unit 2.63 cents per Unit
Books Closure Date	8 May 2018
Payment Date	21 June 2018

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[4] This relates to the tax deferred component arising from the distributions remitted from the Group's investment in Optus Centre, Macquarie Park, NSW, Australia.

Important Notice

The value of units of AIMS AMP Capital Industrial REIT ("**AA REIT**") ("**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, AIMS AMP Capital Industrial REIT Management Limited ("**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 Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement 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 announcement 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 the Manager, 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 ("**AIMS**") and AMP Capital, 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 (including one redevelopment at 3 Tuas Ave 2) with a total value of S$1.23 billion based on valuations obtained as at 31 March 2018. AA REIT also has 49.0% interest in one business park property, Optus Centre, which is located in Macquarie Park, New South Wales, Australia, and is valued at A$450.0 million as at 31 March 2018.

About AIMS Financial Group

Established in 1991, AIMS is a diversified financial services and investment group, active in the areas of mortgage lending, securitisation, investment banking, funds management, property investment, private equity, venture capital, stock broking and high-tech investment. AIMS is also a strategic investor in the Sydney Stock Exchange.

Since 1999, AIMS has raised more than A$4.0 billion in funds from the capital markets. AIMS has issued approximately A$3.0 billion of residential mortgage-backed securities, predominantly rated AAA by both Standard & Poor's and Fitch Ratings and has originated over A$8.0 billion mortgages since 1991.

AIMS has actively introduced a number of international investors into the Australian market and to date has attracted in excess of A$1.0 billion of investment funding into Australia from overseas investors. AIMS is the investment manager for AIMS' funds, which amount to circa A$2.0 billion as at 30 November 2016.

During the global financial crisis ("**GFC**"), AIMS expanded its activities and acquired three businesses at a time when many other businesses were experiencing immense difficulties.

Since the GFC in 2009, AIMS has completed total asset acquisition and investment volumes of over A$2.0 billion.

AIMS' head office is in Sydney and it has businesses across Australia, China, Hong Kong and Singapore. Its highly qualified, professional and experienced cross-cultural teams enable AIMS to bridge the gap between Australia and Asia across various sectors.

About AMP Capital

AMP Capital is one of the largest investment managers in the Asia Pacific region. As part of the AMP Group, we share a heritage that spans over 160 years.

Our home strength in Australia and New Zealand has enabled us to grow internationally, and today we have operations established in Dubai, China, Hong Kong, India, Ireland, Japan, Luxembourg, the United Kingdom and the United States. We also collaborate with a network of global investment partners, leveraging our shared capabilities to provide greater access to new investment opportunities.

Our asset class specialists, investment strategists and economists work together with the aim of delivering strong investment outcomes for clients. That is why our clients trust us to invest over A$187.7 billion (as at 31 December 2017) on their behalf, across a range of single sector and diversified funds.

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