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Media Release

Demand for quality industrial property improves net income for 1Q FY2013

Singapore 19 July 2012 – The manager of AIMS AMP Capital Industrial Trust today reported first quarter results which saw a seven percent rise in net income to \$14.9 million compared to the previous quarter of \$14.0 million in 4Q FY2012.

The amount available for distribution also rose, up eight percent to \$11.4 million, compared to the previous quarter 4Q FY2012.

AIMS AMP Capital Industrial REIT Chief Executive Officer Nick McGrath said: “The Trust delivered a solid result, despite the loss of rental income during 20 Gul Way’s redevelopment and the sale of 31 Admiralty Road. We increased net income with higher rental rates, maintained prudent gearing at 29.7 percent and delivered a stable distribution of 2.5 cents per unit.

“We achieved a solid uplift in net income, largely due to a 9.5 percent increase in average rental rates upon expiry of the master lease at 8 and 10 Pandan Crescent and our existing multi-tenancy properties. This reflects management’s active asset management and the market’s continued demand for high quality warehouse and logistics properties,” Mr McGrath said.

The manager announced a stable distribution of 2.5 cents per unit for the 1Q FY2013 period, which was down seven per cent compared to the last quarter. The distribution in 4Q FY2012 was higher since retained distributable income from the first three quarters was distributed in Q4 FY2012.

For 1Q FY2013, the Board decided to distribute 97.7 percent of taxable income available for distribution to unitholders, which is in line with the policy to distribute at least 90 percent of taxable income.

Key highlights for 1Q FY2013:

- Stable Distribution Per Unit (DPU) performance: 2.50 cents per unit for the quarter
- 7.9 percent increase in the amount available for distribution in 1Q FY2013 compared the previous quarter, 4Q FY2012.
- Conservative aggregate leverage of 29.7 percent (maintained gearing at around 30 percent for 11 consecutive quarters)
- Eighteen percent of lettable area leased at rates between 9.5 percent higher than previous rental rates
- Secured 55 percent of underlying leases at 27 Penjuru Lane to FY2016 and FY2018 at a higher weighted average rental of 7.5 percent
- Delivered a strong yield of 7.6¹ percent for the quarter
- Completed sale of 31 Admiralty Road on 11 May 2012, 8.9 percent above book value.

¹ Based on closing price of \$1.315 on 18 July 2012 and annualised DPU of 10.0 cents. Annualised DPU is computed based on actual DPU payout for 1Q FY2013 annualised to full year.

Gross revenue was up 3.2 percent to S\$20.9 million in 1Q FY2013 compared to the previous quarter, due to higher rental contributions from 8 & 10 Pandan Crescent, and increased rentals and recoveries at 1 Bukit Batok Street 22, 1A International Business Park, 3 Toh Tuck Link, and 29 Woodlands Industrial Park E1.

The Trust's portfolio occupancy of 99.1 percent continued to be above the industry average, as at 30 June 2012.

For the first quarter, the Manager delivered on the following financial performance metrics:

- Maintained aggregate leverage of 29.7%, as at 30 June 2012.
- NAV per unit of \$1.400 as at 30 June 2012.
- A unit price of \$1.315 as at 18 July 2012, representing a 6.1 percent discount to the NAV per unit.
- An Interest cover ratio ("ICR") of 6.0 times for 1Q FY2013, compared to the Trust's bank facility ICR covenant of 2.5 times.
- A weighted average debt maturity of 2.3 years.

The Manager is committed to growing total returns for unitholders by successfully executing the investment strategy, which focuses on:

- managing the portfolio to maximise each asset's financial performance, and
- unlocking the value within the portfolio by way of redevelopment and/or asset enhancement.

Q1 Financial results summary

	1Q FY2013 S\$'000	4Q FY2012 S\$'000	+ /(-) %	1Q FY2012 S\$'000	+ /(-) %
Gross revenue	20,948	20,296	3.2	20,995	(0.2)
Net property income	14,897	13,990	6.5	14,341	3.9
Amount available for distribution	11,405	10,574	7.9	12,084	(5.6)
Distribution to Unitholders	11,149	11,984	(7.0)	11,697	(4.7)
Distribution per Unit (DPU) (cents)	2.50 ²	2.70	(7.4)	2.65 ³	(5.7)
Annualised DPU yield ¹ (%)	7.60%				

Distribution details

Distribution period	1 April 2012 – 30 June 2012
DPU (cents)	2.50
Ex-date	30 July 2012
Books closure date	1 August 2012, 5:00pm
Distribution payment date	18 September 2012

² The Trust achieved an amount available for distribution of S\$11.4 million. AIMSAMPREIT's distribution policy is to distribute at least 90% of the Trust's taxable income for the full financial year. For 1Q FY2013, the Manager has resolved to distribute 97.7% of the taxable income available for distribution to the Unitholders, amounting to S\$11.1 million.

³ The applicable number of Units used to compute DPU were adjusted for the effect of the Unit Consolidation took place on 3 October 2011, for every five existing units into one consolidated Unit.

Outlook

Despite renewed fears over the Eurozone debt crisis towards the end of the quarter, overall activity in the Singapore industrial property market remained healthy. Against this backdrop, the Manager is cautiously optimistic about the industrial property outlook, and sees potential for moderate increase in rental rates, given the shortage of quality industrial property.

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Important Notice

The value of Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of AIMSAMPIREIT 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 AIMSAMPIREIT is not necessarily indicative of the future performance of AIMSAMPIREIT.

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, AIMSAMPIREIT was established with the principal investment objective of owning and investing in a diversified portfolio of income-producing industrial real estate assets in Singapore and Asia. The principal sponsors of AIMSAMPIREIT are the AIMS Financial Group

and AMP Capital Investors International Holdings Limited, a direct wholly-owned subsidiary of AMP Capital. AIMSAMPREIT consists of 26 industrial properties located throughout Singapore with an appraised total value of S\$930.9 million based on valuations obtained as at 31 March 2012.

About AIMS Financial Group (“AIMS”)

Established in 1991, AIMS Financial Group is an Australian diversified non-bank financial services and investment group with a solid track record and enviable reputation in the mortgage lending, fund management and securitisation markets. AIMS has expanded to become an international financial group focusing on lending, securitization, real estate investment, private equity, investment banking, funds management, securities exchange ownership and e-commerce across the Asia Pacific region.

Since 1999, AIMS has raised directly and indirectly about A\$4.0 billion in funds from the capital markets. AIMS has issued about A\$3.0 billion residential mortgage-backed securities with most of them rated AAA by both Standard & Poors and Fitch Ratings, and has originated over A\$5.0 billion of high quality prime home loans since 1997. AIMS have been very active in introducing international investors into the Australian real estate market, having attracted a large volume investment from its international clients to invest in Australian.

AIMS manages over A\$1.5 billion in assets as at 31 March 2012 and is the investment managers for the MacarthurCook Industrial Property Fund, MacarthurCook Office Property Trust, MacarthurCook Mortgage Fund, Advance Mortgage Fund, MacarthurCook Property Securities Fund, Advance Property Securities Fund and the RMR Asia Pacific Real Estate Fund. AIMS also manages, in a joint-venture arrangement with AMP Capital Investors, AIMS AMP Capital Industrial REIT in Singapore.

AIMS's head office is in Sydney, Australia, and it has offices across Australia, China and Singapore. Together with our highly qualified, professional and experienced cross-cultural teams, AIMS is in a very strong position to bridge the gap between Australia and China in various markets, especially in property, resources, fund management, high-tech, infrastructure, banking and financial services.

AMP Capital

AMP Capital is one of Asia Pacific's largest investment managers with over A\$124 billion in funds under management as at 31 March 2012. Ranked a Top 3 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A\$22 billion in global direct and listed real estate funds under management, and 50 years of investment experience.

AMP Capital's team of specialists operate across direct and listed real estate and infrastructure, fixed income, equities and diversified funds. AMP Capital is proud to support the AIMS AMP Capital REIT through more than 65 real estate investment professionals with specialist expertise across industrial development, industrial asset management and debt management. The team also has access to AMP Capital's structuring and operating professionals with legal, tax, fund accounting and investor relations capabilities.

AMP Capital has established operations in Australia, Bahrain, China, Hong Kong, India, Japan, Luxembourg, New Zealand, Singapore, the United Kingdom and the United States. AMP Capital's ongoing commitment to the Asian region is exemplified through their strategic partnerships in the region. As well as resigning a Memorandum

of Understanding with China Life Insurance (Group) Company in 2011, AMP Capital entered a strategic business and capital alliance with Mitsubishi UFJ Trust and Banking Corporation (MUTB), a leading Japanese trust bank which provides services to institutions and retail clients, across retail and corporate banking, trust assets, real estate and global markets.

AMP Capital's on the ground resources and extensive network of carefully selected regional investment partners means AMP Capital can source competitive investment opportunities catering to the varied needs of its clients.