
 <p>AIMS 宝泽</p> <p>AMP CAPITAL </p> <p>AIMS AMP CAPITAL INDUSTRIAL REIT</p>	<p>AIMS AMP CAPITAL INDUSTRIAL REIT MANAGEMENT LIMITED</p> <p>As Manager of AIMS AMP Capital Industrial REIT 1 Raffles Place, #21-01 One Raffles Place Singapore 048616</p>
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Media Release

AIMS AMP Capital Industrial REIT delivers consistent DPU for 2Q FY2013

Singapore 24 October 2012 - AIMS AMP Capital Industrial REIT Management Limited (the Manager) as Manager of AIMS AMP Capital Industrial REIT (AA REIT) today announced it would pay unitholders 2.50 cents distribution per unit (DPU) for the quarter ended 30 September, which is consistent with DPU paid in the previous quarter.

AIMS AMP Capital Industrial REIT CEO Mr Nick McGrath said: "During the quarter, AA REIT achieved significant milestones in terms of asset development, portfolio management and capital management, demonstrating we are executing well on strategy.

"We renewed 12.8 percent of our portfolio's lettable area and achieved a weighted average increase of 17.3 percent on these renewals. We have de-risked the lease expiry exposure for FY2013 from 35.7 percent one year ago to 9.9 percent in 2Q FY2013. In addition, we successfully diversified our funding sources by establishing a Medium Term Notes programme and raising S\$100 million in August," he said.

The amount available for distribution was S\$11.3 million. The Manager determined to pay a consistent DPU of 2.50 cents, paying out 98.8 percent of taxable income available for distribution in line with its policy to pay at least 90 percent of its taxable income.

"We are pleased to deliver unitholders a stable, consistent DPU of 2.50 cents until the completion of Phase One and Two of 20 Gul Way which will result in DPU uplift¹. Active asset management and supportive market conditions have enabled solid rental rises which have largely offset the loss of income from 20 Gul Way during its redevelopment and the divestment of our property at 31 Admiralty Road.

Key highlights for Q2 2013:

- Delivered stable DPU of 2.50 cents, despite the loss of income from 20 Gul Way redevelopment and divestment of 31 Admiralty Road.
- Portfolio value grew by 5.6 percent to S\$965.7 million in 2Q FY2013 from S\$914.5 million in 4Q FY2012, due to asset revaluations.

¹ As per announcement on 26 July 2011.

- Renewed 12.8 percent of the portfolio's lettable area at a weighted average increase of 17.3 percent on these renewals.
- De-risked the lease expiry exposure for FY2013 from 35.7 percent one year ago to 9.9 percent in 2Q FY2013.
- Diversified funding sources by establishing a Medium Term Notes programme; raised S\$100 million 4.9 percent fixed rate due in August 2016, increasing the Trust's weighted debt tenor to 3.1 years.

Asset management

"During the quarter, our asset management team successfully negotiated renewals of 12.8 percent of our lettable area at a rental rate that was on weighted average 17.3 percent higher than previous rates. We achieved these attractive rates because of our strong landlord-tenant relationships and the limited supply of high quality warehousing and logistics property," Mr McGrath said.

The Manager continued to intensively manage FY2013 lease expiry risk. Active asset management has secured 96.7 percent of underlying leases at 27 Penjuru Lane, extending leases to FY2016 and FY2018 at 8.5 percent higher weighted average rental.

The Trust's consistent and stable distributions are supported by the following portfolio strengths:

- High portfolio occupancy rate of 99.2 percent, compared to the Singapore Industrial Average of 93.8² percent.
- Average security deposit of 7.2 months per property underpinning the rental obligation of tenants.
- Weighted average lease expiry (WALE) of 2.58 years which will increase upon completion of 20 Gul Way.
- Weighted average land lease expiry of 40.7 years.

Capital management

"We made considerable progress with capital management during the quarter. We established a \$500 million Medium Term Notes (MTN) programme, and raised \$100 million in a four year debt issuance. This programme enables us to diversify our sources of debt funding and lengthen our debt maturity profile.

"While establishing the MTN programme increased our borrowing costs in the short term, we believe that lengthening our debt maturity profile and broadening the REIT's sources of funding will benefit the REIT in the long term. The net proceeds from this issuance was used to substantially repay debt due in October 2013," Mr McGrath said.

The Manager achieved the following financial performance metrics:

- Aggregate leverage of 31.5 percent, as at 30 September 2012 (maintained gearing at average of 30 percent for 12 consecutive quarters).
- NAV per unit of S\$1.443 as at 30 September 2012.

² Based on URA 2nd quarter 2012 statistics. Singapore Industrial Average is the average of the factory and warehouse space occupancy rates of 93.1% and 94.4%, respectively.

- A unit price of S\$1.465 as at 23 October 2012, representing a 1.5 percent premium to NAV per unit.
- Distribution yield of 6.8³ percent.
- Interest Cover Ratio (ICR) of 4.8 times, compared to the Trust's bank facility ICR covenant of 2.5 times.
- Weighted average debt maturity of 3.1 years, compared to 2.3 years in the previous quarter.

Outlook

"We remain cautiously optimistic about the outlook and believe the REIT is well positioned to weather any downturn. We have a diversified mix of tenants across a range of industries, the majority of which are multinational or listed Singapore companies; a high occupancy rate; and high quality properties strategically located to Singapore's port and airport infrastructure," Mr McGrath said.

Financial results summary

	2Q	1Q	Q-o-Q	4Q	2QFY13 vs	2Q	Y-o-Y
	FY2013	FY2013	+ / (-)	FY2012	4QFY12	FY2012	+ / (-)
	S\$'000	S\$'000	%	S\$'000	%	S\$'000	%
Gross revenue	21,583	20,948	3.0	20,296	6.3	21,475	0.5
Net property income	14,691	14,897	(1.4)	13,990	5.0	15,440	(4.9)
Amount available for distribution	11,342	11,405	(0.6)	10,574	7.3	11,989	(5.4)
Distribution to Unitholders	11,208	11,149	0.5	11,984	(6.5)	11,096	1.0
Distribution per Unit (DPU)(cents)	2.500	2.500	-	2.700	(7.4)	2.500	-

Distribution and Book Closure details

Distribution	For 1 July 2012 to 30 September 2012
Distribution Rate	2.5 cents per Unit
Book Closure Date	6 November 2012
Payment Date	20 December 2012

For enquiries, kindly contact:

Media

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³ Based on closing price of S\$1.465 on 23 October 2012 and annualised DPU of 10.0 cents.

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. AIMSAMPIREIT consists of 25 industrial properties located throughout Singapore with an appraised total value of S\$965.7 million based on valuations obtained as at 30 September 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