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

Standard & Poor's reaffirms BBB- rating for AIMS AMP Capital Industrial REIT

Singapore, 12 April 2017 – The Board of Directors of AIMS AMP Capital Industrial REIT Management Limited ("the Manager") as manager of AIMS AMP Capital Industrial REIT ("AA REIT") today announced that Standard & Poor's ("S&P") has reaffirmed its investment grade rating of 'BBB-' with a stable outlook.

The stable rating reflects S&P's expectations that AA REIT will continue to generate steady cash flows with its portfolio of good quality assets, stable occupancy rates and well-staggered lease expiry profile. S&P also believes that AA REIT's strategy of continuously improving its asset quality through asset enhancement initiatives and redevelopments has allowed the REIT to better withstand the current soft industrial property market than some of its peers.

The Manager's Chief Executive Officer, Mr Koh Wee Lih said, "It is pleasing to note that S&P recognises our effort and strategy of focusing on active asset management, and unlocking organic value within the portfolio through asset enhancement initiatives and redevelopments."

"In addition, coupled with prudent capital and leverage management, AA REIT will continue to strive to create long-term value and provide stable and sustainable returns for our valued stakeholders even amidst soft market conditions."

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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 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 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 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 with a total value of S$1.23 billion based on valuations obtained as at 30 September 2016, and 1 greenfield development at Marsiling. The land for the Marsiling site was purchased on 16 November 2016. 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$445.0 million as at 31 March 2016.

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 markets 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 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. Our 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$165.4 billion (as at 31 December 2016) on their behalf, across a range of single sector and diversified funds.