



AIMS AMP CAPITAL INDUSTRIAL REIT

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT  
ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 MARCH 2014  
("4Q FY2014")**

**Introduction**

AIMS AMP Capital Industrial REIT ("AACI REIT" or the "Trust") is a real estate investment trust which was listed on the Main Board of the SGX-ST on 19 April 2007. The principal investment objective of AACI REIT is to invest in a diversified portfolio of income-producing real estate assets located in Singapore and 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 Manager's key objectives are to deliver stable distributions to Unitholders and to provide long-term capital growth.

The Group<sup>1</sup> has a portfolio of 26 industrial properties, 25 of which are located throughout Singapore. On 7 February 2014, the Group completed the acquisition of a 49.0% interest in Optus Centre, Sydney, Australia.

**Summary of AIMS AMP Capital Industrial REIT Group results**

	Note	4Q FY2014	3Q FY2014	+ / (-)	4Q FY2013	+ / (-)	FY2014	FY2013	+ / (-)
		S\$'000	S\$'000	%	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	(a)	29,473	27,317	7.9	23,810	23.8	108,240	92,082	17.5
Net property income	(a)	19,260	18,677	3.1	15,516	24.1	71,895	59,896	20.0
Distribution to Unitholders	(b)	15,591	14,643	6.5	14,111	10.5	57,203	48,062	19.0
- from operations		15,591	14,643	6.5	12,763	22.2	57,203	46,714	22.5
- from capital gain		-	-	-	1,348	(100.0)	-	1,348	(100.0)
<b>Distribution per Unit ("DPU") (cents)</b>	(c)	<b>2.510</b>	<b>2.770</b>	<b>(9.4)</b>	<b>3.140</b>	<b>(20.1)</b>	<b>10.530</b>	<b>10.720</b>	<b>(1.8)</b>
- from operations	(c)	2.510	2.770	(9.4)	2.840	(11.6)	10.530	10.420	1.1
- from capital gain		-	-	-	0.300	(100.0)	-	0.300	(100.0)

- (a) Please refer to section 8 on "Review of the performance" for explanation of the variances.
- (b) The Trust achieved an amount available for distribution of S\$15.6 million for 4Q FY2014. AACI REIT's distribution policy is to distribute at least 90.0% of the Trust's taxable income for the full financial year. For FY2014, the Manager has resolved to distribute 100.0% of the taxable income available for distribution to the Unitholders. Please refer to details in section 1(a)(ii) for the distribution statement.
- (c) The DPU for FY2014 was lower compared to FY2013 mainly due to the increase in Units arising from the private placement of 68,750,000 Units in May 2013 and the recent issuance of 92,512,712 Units pursuant to a rights issue in March 2014. Excluding the effects from the recent rights issue, DPU for 4Q FY2014 and FY2014 would be approximately 2.95 cents and 10.97 cents respectively.

<sup>1</sup> The Group comprises AIMS AMP Capital Industrial REIT and its wholly-owned subsidiaries.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**Distribution and Books Closure Date**

Distribution	For 1 January 2014 to 31 March 2014
Distribution Type	(a) Taxable Income (b) Tax-Exempt Income
Distribution Rate	(a) Taxable Income Distribution: 2.4862 cents per Unit (b) Tax-Exempt Income Distribution: <u>0.0238 cents per Unit</u> <u>2.5100 cents per Unit</u>
Books Closure Date	16 May 2014
Payment Date	24 June 2014

**1 (a)(i) Consolidated Statement of Total Return**

		Group 4Q FY2014 S\$'000	Group 4Q FY2013 S\$'000	+ /(-) %	Group FY2014 S\$'000	Group FY2013 S\$'000	+ /(-) %
Gross revenue	(a)	29,473	23,810	23.8	108,240	92,082	17.5
Property operating expenses	(a)	(10,213)	(8,294)	23.1	(36,345)	(32,186)	12.9
<b>Net property income</b>	(a)	19,260	15,516	24.1	71,895	59,896	20.0
Share of joint venture results	(a)	(476)	-	NM	(476)	-	NM
Foreign exchange gain	(a)	370	-	NM	2	-	NM
Interest income		65	2	>100.0	81	11	>100.0
Borrowing costs	(a)	(4,452)	(3,851)	15.6	(13,810)	(14,137)	(2.3)
Manager's management fees	(a)	(1,613)	(1,294)	24.7	(5,803)	(4,961)	17.0
Manager's performance fees	(a)	-	(1,056)	(100.0)	-	(1,056)	(100.0)
Other trust expenses	(a)	(702)	(377)	86.2	(1,941)	(1,238)	56.8
Non-property expenses		(6,767)	(6,578)	2.9	(21,554)	(21,392)	0.8
<b>Net income</b>		12,452	8,940	39.3	49,948	38,515	29.7
Net change in fair value of investment properties and investment properties under development	(b)	14,579	5,137	>100.0	31,401	40,794	(23.0)
Net change in fair value of financial derivatives	(c)	118	139	(15.1)	2,686	(1,571)	>(100.0)
Gain on liquidation of a subsidiary	(d)	-	-	-	-	1,411	(100.0)
<b>Total return before income tax</b>		27,149	14,216	91.0	84,035	79,149	6.2
Income tax expense	(e)	(88)	-*	NM	(88)	-*	NM
<b>Total return after income tax</b>		27,061	14,216	90.4	83,947	79,149	6.1

NM : not meaningful

\* : less than S\$1,000.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**Notes:**

- (a) Please refer to section 8 on “Review of the performance” for explanation of the variances.
- (b) Net change in fair value of investment properties and investment properties under development arose from the revaluation of the Trust’s Singapore investment properties and investment properties under development as at 31 March 2014. The valuers for the properties were Knight Frank Pte Ltd and Colliers International Consultancy & Valuation (Singapore) Pte Ltd. The net change in fair value of investment properties and investment properties under development is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.
- (c) This relates to changes in fair value due to the revaluation of interest rate swap contracts in accordance with Financial Reporting Standard (“FRS”) 39. Please refer to note (f) of section 1(b)(i) for further details of the swap contracts. The net change in fair value of financial derivatives registered a favourable change in 4Q FY2014. This was mainly due to higher Singapore dollar interest rates as at the end of 4Q FY2014 as compared to the previous quarter. The net change in fair value of financial derivatives is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.
- (d) The gain on liquidation of a subsidiary in FY2013 relates to the Trust’s investment in its wholly-owned subsidiary, Japan Industrial Property Pte Ltd (“JIP”), a company incorporated in Singapore. The liquidation of JIP was completed on 8 August 2012 and resulted in the realisation of a translation gain. JIP was dormant following the liquidation of its Japanese subsidiary, Guodou Kaisha Bayside in November 2011.
- (e) Income tax expense relates to withholding tax paid / payable by the Trust on the distribution and interest income from Australia as well as income tax payable by the Trust’s wholly-owned subsidiary, AACI REIT MTN Pte Ltd (“AACI REIT MTN”).

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**1(a)(ii) Distribution Statement**

		<b>Group</b>	<b>Group</b>	<b>+ / (-)</b>	<b>Group</b>	<b>Group</b>	<b>+ / (-)</b>
	<b>Note</b>	<b>4Q FY2014</b>	<b>4Q FY2013</b>	<b>%</b>	<b>FY2014</b>	<b>FY2013</b>	<b>%</b>
		<b>S\$'000</b>	<b>S\$'000</b>		<b>S\$'000</b>	<b>S\$'000</b>	
Total return after income tax		27,061	14,216	90.4	83,947	79,149	6.1
Net effect of tax adjustments	(a)	(13,134)	(1,848)	>100.0	(27,947)	(32,434)	(13.8)
Other adjustments	(b)	940	-	NM	1,055	(1)	>(100.0)
Release of distribution retained in previous quarters	(c)	576	395	45.8	-	-	-
Amount available for distribution from taxable income	(c)	15,443	12,763	21.0	57,055	46,714	22.1
Distribution from exempt income	(d)	148	-	NM	148	-	NM
Distribution from capital gain	(e)	-	1,348	(100.0)	-	1,348	(100.0)
Distribution to Unitholders		15,591	14,111	10.5	57,203	48,062	19.0

**Notes:**

(a) Net effect of tax adjustments

		<b>Group</b>	<b>Group</b>	<b>+ / (-)</b>	<b>Group</b>	<b>Group</b>	<b>+ / (-)</b>
		<b>4Q FY2014</b>	<b>4Q FY2013</b>	<b>%</b>	<b>FY2014</b>	<b>FY2013</b>	<b>%</b>
		<b>S\$'000</b>	<b>S\$'000</b>		<b>S\$'000</b>	<b>S\$'000</b>	
Amortisation and write-off of borrowing costs		327	711	(54.0)	1,090	3,551	(69.3)
Share of joint venture results		476	-	NM	476	-	NM
Foreign exchange gain		(368)	-	NM	-	-	-
Manager's management fees in Units		-	1,294	(100.0)	2,188	2,569	(14.8)
Manager's performance fees in Units		-	1,056	(100.0)	-	1,056	(100.0)
Net change in fair value of investment properties and investment properties under development		(14,579)	(5,137)	>100.0	(31,401)	(40,794)	(23.0)
Net change in fair value of financial derivatives		(118)	(139)	(15.1)	(2,686)	1,571	>(100.0)
Prepayment fee on borrowings		-	-	-	-	147	(100.0)
Gain on liquidation of a subsidiary		-	-	-	-	(1,411)	(100.0)
Industrial building allowance		-	-	-	-	112	(100.0)
Temporary differences and other tax adjustments		1,128	367	>100.0	2,386	765	>100.0
Net effect of tax adjustments		(13,134)	(1,848)	>100.0	(27,947)	(32,434)	(13.8)

NM: not meaningful

(b) Other adjustments comprised primarily the net accounting results of the Trust's subsidiaries.

(c) The Trust's distribution policy is to distribute at least 90.0% of the Trust's taxable income for the full financial year. For FY2014, the Manager has resolved to distribute 100.0% of the taxable income available for distribution to the Unitholders. The distribution to Unitholders in 4Q FY2014 includes an amount of S\$0.6 million retained in the previous quarters of FY2014.

(d) This relates to exempt income arising from the maiden contribution received (for the period from 7 to 28 February 2014) from the Group's recent acquisition of a 49.0% interest in Optus Centre.

(e) This relates to the partial distribution of the capital gain arising from the divestment of 31 Admiralty Road.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**1(b)(i) Statements of Financial Position as at 31 March 2014 vs. 31 March 2013**

	Note	Group 31 Mar 2014 S\$'000	Group 31 Mar 2013 S\$'000	+ /(-) %	Trust 31 Mar 2014 S\$'000	Trust 31 Mar 2013 S\$'000	+ /(-) %
<b>Non-current assets</b>							
Investment properties	(a)	1,085,500	971,040	11.8	1,085,500	971,040	11.8
Investment properties under development	(b)	72,000	73,945	(2.6)	72,000	73,945	(2.6)
Subsidiaries	(c)	-	-	-	87,185	-*	NM
Joint venture	(d)	215,186	-	NM	-	-	-
Trade and other receivables	(e)	3,365	-	NM	3,365	-	NM
Derivative financial instruments	(f)	177	-	NM	177	-	NM
Plant and equipment		26	71	(63.4)	26	71	(63.4)
		<b>1,376,254</b>	<b>1,045,056</b>	<b>31.7</b>	<b>1,248,253</b>	<b>1,045,056</b>	<b>19.4</b>
<b>Current assets</b>							
Trade and other receivables		7,178	8,217	(12.6)	6,585	8,210	(19.8)
Cash at banks and in hand	(g)	21,809	2,975	>100.0	21,414	2,974	>100.0
		<b>28,987</b>	<b>11,192</b>	<b>&gt;100.0</b>	<b>27,999</b>	<b>11,184</b>	<b>&gt;100.0</b>
<b>Total assets</b>		<b>1,405,241</b>	<b>1,056,248</b>	<b>33.0</b>	<b>1,276,252</b>	<b>1,056,240</b>	<b>20.8</b>
<b>Current liabilities</b>							
Trade and other payables	(h)	39,099	19,659	98.9	37,579	19,652	91.2
Derivative financial instruments	(f)	49	534	(90.8)	49	534	(90.8)
		<b>39,148</b>	<b>20,193</b>	<b>93.9</b>	<b>37,628</b>	<b>20,186</b>	<b>86.4</b>
<b>Non-current liabilities</b>							
Rental deposits		5,221	7,276	(28.2)	5,221	7,276	(28.2)
Trade and other payables		5,587	3,481	60.5	5,587	3,481	60.5
Interest-bearing borrowings	(i)	442,120	356,860	23.9	314,336	356,860	(11.9)
Derivative financial instruments	(f)	1,277	3,102	(58.8)	737	3,102	(76.2)
		<b>454,205</b>	<b>370,719</b>	<b>22.5</b>	<b>325,881</b>	<b>370,719</b>	<b>(12.1)</b>
<b>Total liabilities</b>		<b>493,353</b>	<b>390,912</b>	<b>26.2</b>	<b>363,509</b>	<b>390,905</b>	<b>(7.0)</b>
<b>Net assets</b>		<b>911,888</b>	<b>665,336</b>	<b>37.1</b>	<b>912,743</b>	<b>665,335</b>	<b>37.2</b>
Represented by:							
Unitholders' funds		911,888	665,336	37.1	912,743	665,335	37.2
		<b>911,888</b>	<b>665,336</b>	<b>37.1</b>	<b>912,743</b>	<b>665,335</b>	<b>37.2</b>

NM: not meaningful  
\* : less than S\$1,000.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**Notes:**

- (a) The increase in investment properties was primarily due to:
- (i) the transfer of S\$91.4 million (which included revaluation gain of S\$10.9 million recognised in 1Q FY2014) from investment properties under development for Phase Two of the 20 Gul Way development upon achieving TOP on 7 May 2013;
  - (ii) revaluation surplus of S\$5.9 million and S\$13.8 million recognised in September 2013 and March 2014, respectively; and
  - (iii) capital expenditure capitalised on asset enhancement work of S\$3.5 million.
- (b) As at 31 March 2014, investment properties under development refers to the redevelopment at 103 Defu Lane 10 and further development of Phase 2 Extension ("2E") and Phase Three of 20 Gul Way as well as revaluation surplus of S\$0.8 million recognised in March 2014.

The redevelopment of 103 Defu Lane 10 will transform the site into a six storey industrial facility with an estimated gross floor area of approximately 202,900 square feet. The redevelopment is expected to complete in May 2014.

In September 2013, the Trust commenced development of Phase 2E and Phase Three of 20 Gul Way following the satisfaction of all conditions precedent to the second development agreement with CWT Limited and Indeco Engineers (Pte) Ltd. The development will add 496,949 square feet of gross floor area ("GFA") to 20 Gul Way, bringing the total GFA to approximately 1,656,485 square feet. The construction is expected to take approximately 17 months.

The estimated redevelopment costs of 103 Defu Lane 10 and Phase 2E and Phase Three of 20 Gul Way are approximately S\$25.4 million and S\$77.2 million respectively, which are expected to be funded mainly by the proceeds from the private placement in May 2013.

- (c) This relates to the Trust's interest in its wholly-owned subsidiaries, AACI REIT MTN Pte. Ltd., AIMS AMP Capital Industrial REIT (Australia) Trust ("AACI REIT MIT") and AACI REIT Opera Pte. Ltd. AACI REIT MIT and AACI REIT Opera Pte. Ltd. were established for the purpose of the acquisition of a 49.0% interest in Optus Centre which is located at Macquarie Park, Sydney, Australia, through the acquisition of 172,867,925 fully paid ordinary units in Macquarie Park Trust (comprising 49.0% of the units in Macquarie Park Trust, an Australian unit trust holding the legal title to the property). On 16 January 2014, the Trust obtained Unitholders' approval of this acquisition and the completion of the acquisition took place on 7 February 2014.
- (d) This relates to the Group's 49.0% interest in Macquarie Park Trust, the Australian unit trust which holds Optus Centre, Macquarie Park, Sydney Australia.
- (e) Trade and other receivables (non-current) of the Group and the Trust relate to marketing services commissions incurred. The commissions are amortised over the respective tenors of the leases. The unamortised portion of the marketing services commission for leases with tenors of more than 12 months have been reclassified from current assets to non-current assets.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

- (f) The derivative financial instruments as at 31 March 2014 were in relation to interest rate swap contracts with a total notional amount of S\$191.2 million. During the quarter, the Group entered into two interest rate swap contracts to hedge 50.0% of its Australian five-year debt facility. As at 31 March 2014, approximately 72.1% of the Group's borrowings were on fixed rates taking into account (i) the interest rate swaps entered into and (ii) the Medium Term Notes. Under the interest rate swap contracts, the Group pays fixed interest rates of between 0.748% to 3.825% per annum and receives interest at the three-month Singapore dollar swap offer rate or at the three-month Australia bank bill swap bid rates, as the case may be.
- (g) Cash at banks and in hand as at 31 March 2014 was S\$21.8 million which was S\$18.8 million higher compared to balances as at 31 March 2013. The increase in the Group's cash at banks and in hand as at 31 March 2014 was mainly due to the net proceeds from the rights issue and private placement after repayment of a term loan facility.
- (h) Trade and other payables (current) as at 31 March 2014 included development costs payable of S\$10.6 million and retention sum of S\$2.2 million relating to the redevelopment of 20 Gul Way and 103 Defu Lane 10. (31 March 2013: included retention sum of S\$1.4 million relating to the redevelopment of 20 Gul Way). These development costs are to be funded by the loan facilities of the Trust.

On 31 March 2014, the Group and the Trust have undrawn committed facilities of S\$107.0 million to fulfil their liabilities as and when they fall due.

- (i) The increase in interest-bearing borrowings of the Group by S\$85.3 million as at 31 March 2014 was mainly due to the borrowings of A\$175.8 million (approximately S\$204.6 million) to fund the acquisition of a 49.0% interest in Optus Centre, as well as the drawdown of S\$58.0 million for the development costs incurred on the Trust's development of 20 Gul Way and 103 Defu Lane 10. This was partially offset by the repayment of a S\$176.0 million term loan facility using the proceeds received from the rights issue and the private placement.

Please refer to the details of interest-bearing borrowings in section 1(b)(ii).

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**1(b)(ii) Aggregate amount of borrowings**

	<b>Group 31 Mar 2014 S\$'000</b>	<b>Group 31 Mar 2013 S\$'000</b>	<b>Trust 31 Mar 2014 S\$'000</b>	<b>Trust 31 Mar 2013 S\$'000</b>
<b>Interest-bearing borrowings</b>				
Amount repayable after one year				
<b>Secured</b>				
Term loans	239,932	229,257	111,161	229,257
Revolving credit facility	75,800	-	75,800	-
	315,732	229,257	186,961	229,257
<b>Unsecured</b>				
Medium Term Notes	130,000	130,000	130,000	130,000
	445,732	359,257	316,961	359,257
Less : Unamortised borrowing transaction costs	(3,612)	(2,397)	(2,625)	(2,397)
	442,120	356,860	314,336	356,860

**Details of borrowings and collateral**

**(a) Secured borrowings**

The Trust has a debt facility from a syndicate of five financial institutions secured by the collateral described below. The facility comprised the following:

- S\$150.0 million development loan facility to partially finance the redevelopment of Phase One and Phase Two of 20 Gul Way. As at 31 March 2014, the Trust has prepaid S\$76.0 million of the outstanding loan using the proceeds from the rights issue, and has a remaining outstanding loan balance of S\$73.0 million;
- S\$100.0 million term loan facility which was prepaid using the proceeds from the private placement. The Trust can redraw under this term loan facility to fund development costs and acquisitions. As at 31 March 2014, the Trust has drawn down S\$38.2 million under this term loan facility for the redevelopment of the property at 103 Defu Lane 10 and the further development of Phase 2E and Phase Three of 20 Gul Way; and
- dual currency SGD or AUD revolving credit facility of S\$120.0 million. As at 31 March 2014, the Trust has drawn down S\$75.8 million under this revolving credit facility to fund the acquisition of the 49.0% interest in Optus Centre.

The details of the collateral for the facility are as follows:

- first legal mortgage over 17 investment properties of the Trust;
- assignment of rights, title and interest in leases, insurances, contracts and rental proceeds of the related mortgaged investment properties; and
- a fixed and floating charge over certain assets arising out of or in connection with the mortgaged properties.

On 7 February 2014, AMP Capital AA REIT Investments (Australia) Pty Limited in its capacity as trustee of AA REIT Macquarie Park Investment Trust (an indirect wholly-owned subsidiary of the Trust) (the "Borrower") entered into a A\$110,655,000 syndicated facility agreement with two financial institutions for a five-year debt facility ("AUD term loan facility") to partially fund the recent acquisition of the 49.0% interest in Optus Centre.



**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

The details of the collateral are as follows:

- first ranking general security agreement over the current and future assets and undertakings of the Borrower, including the Borrower's units in Macquarie Park Trust; and
- first ranking specific security agreement from AMP Capital Investors Limited in its capacity as trustee for AIMS AMP Capital Industrial REIT (Australia) Trust over the units of the Borrower and all present and future rights and property interests in respect of the units in the Borrower.

The Group and the Trust have undrawn committed facilities of S\$107.0 million (31 March 2013: S\$100.7 million) to fulfil their liabilities as and when they fall due.

**(b) Unsecured borrowings**

On 25 July 2012, the Trust, through its subsidiary AACI REIT MTN, established a S\$500 million Multi-currency Medium Term Note Programme ("MTN Programme"). As at 31 March 2014, S\$130.0 million medium term notes ("Medium Term Notes") have been issued comprising:

- (i) S\$100.0 million four year Medium Term Notes with a fixed rate of 4.90% per annum, payable semi-annually in arrears and will mature on 8 August 2016.
- (ii) S\$30.0 million seven year Medium Term Notes with a fixed rate of 4.35% per annum, payable semi-annually in arrears and will mature on 5 December 2019.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**1(c) Consolidated Statement of Cash Flows**

	Group 4Q FY2014 S\$'000	Group 4Q FY2013 S\$'000	Group FY2014 S\$'000	Group FY2013 S\$'000
<b>Cash flows from operating activities</b>				
Total return after income tax	27,061	14,216	83,947	79,149
<b>Adjustments for:</b>				
Share of joint venture results	476	-	476	-
Borrowing costs	4,452	3,851	13,810	14,137
Depreciation	6	13	45	55
Foreign exchange gain	(370)	-	(2)	-
Gain on liquidation of a subsidiary	-	-	-	(1,411)
Manager's management fees in Units	-	1,294	2,188	2,569
Manager's performance fees in Units	-	1,056	-	1,056
Net change in fair value of financial derivatives	(118)	(139)	(2,686)	1,571
Net change in fair value of investment properties	(14,579)	(5,137)	(31,401)	(40,794)
Income tax expense	88	-	88	-
<b>Operating income before working capital changes</b>	<b>17,016</b>	<b>15,154</b>	<b>66,465</b>	<b>56,332</b>
<b>Changes in working capital</b>				
Rental and security deposits	871	464	2,105	2,647
Trade and other receivables	601	(470)	818	(2,442)
Trade and other payables	3,009	1,996	2,908	3,877
Income tax paid	(88)	-	(88)	-
<b>Cash from operating activities</b>	<b>21,409</b>	<b>17,144</b>	<b>72,208</b>	<b>60,414</b>
<b>Cash flows from investing activities</b>				
Capital expenditure on investment properties and investment properties under development	(20,769)	(15,848)	(66,706)	(99,094)
Investment in a joint venture	(197,676)	-	(208,387)	-
Distributions from a joint venture	995	-	995	-
Proceeds from divestment of investment properties	-	-	-	15,938
Purchase of plant and equipment	-	-	-	(76)
<b>Net cash used in investing activities</b>	<b>(217,450)</b>	<b>(15,848)</b>	<b>(274,098)</b>	<b>(83,232)</b>
<b>Cash flows from financing activities</b>				
Borrowing costs paid	(5,263)	(4,431)	(15,040)	(12,963)
Distributions to Unitholders	(14,659)	(11,564)	(48,329)	(42,222)
Proceeds from interest-bearing borrowings	212,057	16,116	260,181	251,013
Repayments of interest-bearing borrowings	(83,049)	(9,300)	(183,049)	(173,600)
Proceeds from placement	-	-	110,000	-
Proceeds from rights issue	99,914	-	99,914	-
Issue expenses paid	(182)	-	(2,977)	(15)
<b>Net cash from/(used in) financing activities</b>	<b>208,818</b>	<b>(9,179)</b>	<b>220,700</b>	<b>22,213</b>
<b>Net increase / (decrease) in cash at banks and in hand</b>	<b>12,777</b>	<b>(7,883)</b>	<b>18,810</b>	<b>(605)</b>
<b>Cash at banks and in hand at beginning of the period</b>	<b>9,008</b>	<b>10,858</b>	<b>2,975</b>	<b>3,580</b>
Effect of exchange rate fluctuation	24	-	24	-
<b>Cash at banks and in hand at end of the period</b>	<b>21,809</b>	<b>2,975</b>	<b>21,809</b>	<b>2,975</b>

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**1(c)(a) Significant non-cash transactions**

There were the following significant non-cash transactions:

- (i) On 27 May 2013, the Trust issued an aggregate of 671,102 new Units amounting to S\$1.1 million as payment for the performance component of the Manager's management fees for the year ended 31 March 2013.
- (ii) During the financial year, the Trust issued an aggregate of 2,203,440 new Units amounting to S\$3.5 million as partial payment for the base fee element of the Manager's management fees incurred for the period from 1 January 2013 to 31 December 2013.
- (iii) During the financial year, the Trust issued an aggregate of 4,360,350 new Units amounting to S\$7.1 million as part payment of the distributions for 4Q FY2013, 1Q FY2014 and 2Q FY2014, pursuant to the distribution reinvestment plan (the "AACI REIT DRP"). Please refer to details in section 1(d).
- (iv) During the financial year, the Trust issued an aggregate of 3,259,877 new Units amounting to S\$5.0 million to AIMS AMP Capital Property Management Pte. Ltd. ("Property Manager") as payment for marketing services provided by the Property Manager in respect of securing tenants at three industrial properties, namely 20 Gul Way Phase One and Phase Two, 27 Penjuru Lane and 103 Defu Lane 10.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**1(d)(i) Statement of Movements in Unitholders' Funds (4QFY2014 vs. 4QFY2013)**

	Group 4Q FY2014 S\$'000	Group 4Q FY2013 S\$'000	Trust 4Q FY2014 S\$'000	Trust 4Q FY2013 S\$'000
<b>Balance at beginning of the period</b>	802,658	660,364	802,776	660,363
<b>Operations</b>				
Total return after income tax	27,061	14,216	27,176	14,216
<b>Foreign currency translation reserves</b>				
Translation differences relating to financial statements of foreign subsidiaries and net investment in foreign operation	(82)	-	-	-
<b>Hedging reserves</b>				
Effective portion of change in fair value of cash flow hedges	(540)	-	-	-
<b>Unitholders' transactions</b>				
Issuance of Units (including units to be issued):				
- Manager's performance fees	-	1,056	-	1,056
- Manager's management fees	-	1,294	-	1,294
- Rights issue	99,914	-	99,914	-
Distributions to Unitholders	(14,643)	(11,594)	(14,643)	(11,594)
Issue expenses	(2,480)	-	(2,480)	-
Change in Unitholders' fund resulting from Unitholders' transactions	82,791	(9,244)	82,791	(9,244)
Total increase in Unitholders' funds	109,230	4,972	109,967	4,972
<b>Balance at end of the period</b>	911,888	665,336	912,743	665,335

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**1(d)(i) Statement of Movements in Unitholders' Funds (FY2014 vs. FY2013)**

	<b>Group FY2014 S\$'000</b>	<b>Group FY2013 S\$'000</b>	<b>Trust FY2014 S\$'000</b>	<b>Trust FY2013 S\$'000</b>
<b>Balance at beginning of the period</b>	665,336	626,237	665,335	626,237
<b>Operations</b>				
Total return after income tax	83,947	79,149	84,194	77,737
<b>Foreign currency translation reserves</b>				
Translation differences relating to financial statements of foreign subsidiaries and net investment in foreign operation	(69)	-	-	-
Exchange difference realised on liquidation of a subsidiary	-	(1,411)	-	-
<b>Hedging reserves</b>				
Effective portion of change in fair value of cash flow hedges	(540)	-	-	-
<b>Unitholders' transactions</b>				
Issuance of Units (including units to be issued):				
- Manager's management fees in Units	2,188	2,569	2,188	2,569
- Manager's performance fees in Units	-	1,056	-	1,056
- Placement	110,000	-	110,000	-
- Rights issue	99,914	-	99,914	-
- Distribution Reinvestment Plan	7,075	3,686	7,075	3,686
- Property Manager's fees in Units	5,035	-	5,035	-
Distributions to Unitholders	(55,723)	(45,935)	(55,723)	(45,935)
Issue expenses	(5,275)	(15)	(5,275)	(15)
Change in Unitholders' funds resulting from Unitholders' transactions	163,214	(38,639)	163,214	(38,639)
Total increase in Unitholders' funds	246,552	39,099	247,408	39,098
<b>Balance at end of the period</b>	911,888	665,336	912,743	665,335

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**1(d)(ii) Details of any change in the Units**

	Note	Trust 4Q FY2014 Units '000	Trust 4Q FY2013 Units '000	Trust FY2014 Units '000	Trust FY2013 Units '000
Units in issue at beginning of the period		527,868	448,501	449,399	443,852
<u>Issue of new Units</u>					
- Placement	(a)	-	-	68,750	-
- Manager's performance fees	(b)	-	-	671	1,686
- Manager's management fees	(c)	775	898	2,203	898
- Property Manager's fees	(d)	-	-	3,260	-
- Distribution Reinvestment Plan	(e)	-	-	4,360	2,963
- Rights issue	(f)	92,513	-	92,513	-
Units in issue at end of the period		621,156	449,399	621,156	449,399
<u>Units to be issued:</u>					
Manager's management fees		-	820	-	820
Manager's performance fees		-	671	-	671
<b>Total Units in issue and to be issued at end of the period</b>		<b>621,156</b>	<b>450,890</b>	<b>621,156</b>	<b>450,890</b>

- (a) On 2 May 2013, the Trust issued 68,750,000 new Units at an issue price of S\$1.60 per Unit by way of private placement, raising gross proceeds of S\$110.0 million.
- (b) On 27 May 2013, the Trust issued 671,102 new Units at an issue price of S\$1.5739 per Unit as payment of the performance component of the Manager's management fee for the year ended 31 March 2013.
- (c) During the financial year ended 31 March 2014, there were the following issuance of Units to the Manager:
- (i) 1,428,430 new Units on 30 July 2013 at an average issue price of S\$1.6186 per Unit as partial payment of the base fee element of the management fee incurred for the period from 1 January 2013 to 30 June 2013; and
- (ii) 775,010 new Units on 30 January 2014 at an average issue price of S\$1.5097 per Unit as partial payment of the base fee element of the management fee incurred for the period from 1 July 2013 to 31 December 2013.
- (d) During the financial year ended 31 March 2014, there were the following issuances of Units to the Property Manager:
- (i) 2,121,777 new Units on 28 June 2013 at an issue price of S\$1.6276 per Unit as payment of the marketing services provided by the Property Manager in respect of securing tenants at two properties, namely 20 Gul Way Phase One and 27 Penjuru Lane; and
- (ii) 1,138,100 new Units on 13 September 2013 at an issue price of S\$1.3895 per Unit as payment of the marketing services provided by the Property Manager in respect of securing tenants at two properties, namely 20 Gul Way Phase Two and 103 Defu Lane 10.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

The issue price for management fees and marketing services fee paid/payable in Units was determined based on the volume weighted average traded price for a Unit for all trades done on the SGX-ST in the ordinary course of trading for the last 10 business days of the relevant period in which the fees accrued.

- (e) During the financial year ended 31 March 2014, there were the following issuances of Units pursuant to the AACI REIT DRP:
- (i) 2,939,794 new Units on 18 June 2013 at an issue price of S\$1.6727 per Unit. The new Units were issued to eligible Unitholders who elected to participate in the AACI REIT DRP in respect of the 4Q FY2013 distribution;
  - (ii) 127,298 new Units on 20 September 2013 at an issue price of S\$1.5598 per Unit. The new Units were issued to eligible Unitholders who elected to participate in the AACI REIT DRP in respect of the 1Q FY2014 distribution; and
  - (iii) 1,293,258 new Units on 18 December 2013 at an issue price of S\$1.5134 per Unit. The new Units were issued to eligible Unitholders who elected to participate in the AACI REIT DRP in respect of the 2Q FY2014 distribution.
- (f) On 20 March 2014, the Trust issued 92,512,712 new Units at an issue price of S\$1.08 per Unit pursuant to the underwritten and renounceable rights issue on the basis of 7 rights Units for every 40 existing Units, raising gross proceeds of S\$99.9 million.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

- 2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by auditors.

- 3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter).**

Not applicable.

- 4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

On 1 April 2013, the Group adopted the revised version of the Statement of Recommended Accounting Practice ("RAP") 7 (2012) and Singapore Financial Reporting Standard ("FRS") 113 *Fair Value Measurement* issued by the Institute of Singapore Chartered Accountants (formerly known as the Institute of Certified Public Accountants of Singapore). The adoption of RAP 7 (2012) and FRS 113 has no significant impact to the financial statements of the Group and the Trust. The accounting policies and methods of computation applied in the financial statements for the current financial period are consistent with those disclosed in the audited financial statements for the year ended 31 March 2013.

- 5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Not applicable.

- 6 Earnings per Unit ("EPU") and distribution per Unit ("DPU") for the period**

The EPU is computed using total return after income tax over the weighted average number of Units for the period. The diluted EPU is the same as the basic EPU as there were no dilutive instruments in issue as at the end of the period. The prior year comparatives have been restated for the effect of the rights issue.

	<b>Group 4Q FY2014</b>	<b>Group 4Q FY2013</b>	<b>Group FY2014</b>	<b>Group FY2013</b>
Weighted average number of Units ('000)	557,051	462,989	538,019	460,888
<b>Earnings per Unit (cents) - basic and diluted</b>	<u>4.86</u>	<u>3.07</u>	<u>15.60</u>	<u>17.17</u>



**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

In computing the DPU, the number of Units entitled to the distribution for each respective period was used.

	<b>Group 4Q FY2014</b>	<b>Group 4Q FY2013</b>	<b>Group FY2014</b>	<b>Group FY2013</b>
Number of Units in issue at end of period ('000)	621,156	449,399	621,156	449,399
<b>Distribution per Unit (cents)</b>	<b>2.510</b>	<b>3.140</b>	<b>10.530</b>	<b>10.720</b>

Excluding the effects from the rights issue, DPU for 4Q FY2014 and FY2014 would be approximately 2.95 cents and 10.97 cents respectively.

**7 Net asset value per Unit based on issued Units at the end of the period**

	<b>Group 31 Mar 2014 S\$</b>	<b>Group 31 Mar 2013 S\$</b>	<b>Trust 31 Mar 2014 S\$</b>	<b>Trust 31 Mar 2013 S\$</b>
Net asset value per Unit	1.4680	1.4756	1.4694	1.4756

**8 Review of the performance**

	<b>Group 4Q FY2014 S\$'000</b>	<b>Group 4Q FY2013 S\$'000</b>	<b>Group 3Q FY2014 S\$'000</b>	<b>Group FY2014 S\$'000</b>	<b>Group FY2013 S\$'000</b>
Gross revenue	29,473	23,810	27,317	108,240	92,082
Property operating expenses	(10,213)	(8,294)	(8,640)	(36,345)	(32,186)
<b>Net property income</b>	<b>19,260</b>	<b>15,516</b>	<b>18,677</b>	<b>71,895</b>	<b>59,896</b>
Share of joint venture results	(476)	-	-	(476)	-
Foreign exchange gain / (loss)	370	-	(368)	2	-
Interest income	65	2	6	81	11
Borrowing costs	(4,452)	(3,851)	(3,088)	(13,810)	(14,137)
Manager's management fees	(1,613)	(1,294)	(1,439)	(5,803)	(4,961)
Manager's performance fees	-	(1,056)	-	-	(1,056)
Other trust expenses	(702)	(377)	(411)	(1,941)	(1,238)
Non-property expenses	(6,767)	(6,578)	(4,938)	(21,554)	(21,392)
<b>Net Income</b>	<b>12,452</b>	<b>8,940</b>	<b>13,377</b>	<b>49,948</b>	<b>38,515</b>
<b>Distribution to the Unitholders</b>	<b>15,591</b>	<b>14,111</b>	<b>14,463</b>	<b>57,203</b>	<b>48,062</b>

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**Review of the performance for 4Q FY2014 vs. 3Q FY2014**

Gross revenue for 4Q FY2014 included additional recovery of S\$1.8 million of property tax at 20 Gul Way for the period from 29 October 2012 to 31 December 2013. The additional property tax was due to the change in annual value of property assessed by IRAS which was fully recovered from the master tenant, CWT Limited. Excluding this recovery, the gross revenue for 4Q FY2014 would have been S\$27.7 million, which is broadly in line with 3Q FY2014.

Net property income for 4Q FY2014 of S\$19.3 million was approximately S\$0.6 million higher than the net property income for 3Q FY2014 of S\$18.7 million, mainly due to lower expenditure incurred for the Group's portfolio of properties.

The share of joint venture results relates to the share of profits of the Group's 49.0% interest in Optus Centre which is located at Macquarie Park, Sydney, Australia. This was offset by the impairment arising from the write-off of acquisition costs incurred in relation to the acquisition of the joint venture.

The foreign exchange differences in 4Q FY2014 were mainly due to the transfer of the unrealised exchange differences to the foreign currency translation reserves in accordance with the Group's policy for its foreign currency loan that is considered to form part of the Group's net investment in a foreign operation. Foreign exchange gain/loss is a non-tax chargeable/deductible item and has no impact on the taxable income and distributable income to the Unitholders.

Borrowing costs for 4Q FY2014 of S\$4.5 million was S\$1.4 million higher than the borrowing costs for 3Q FY2014 of S\$3.1 million. This was mainly due to the additional interest expense incurred of S\$1.4 million on the AUD borrowings to fund the acquisition of the Group's 49.0% interest in Optus Centre which is located at Macquarie Park, Sydney, Australia.

Manager's management fees were higher in 4Q FY2014 vis-à-vis 3Q FY2014 as a result in the net increase in size of the Group's portfolio.

Other trust expenses for 4Q FY2014 was S\$0.7 million, which was S\$0.3 million higher compared to the preceding quarter of S\$0.4 million. This mainly due to the legal and professional fees in relation to the renewal of the property management agreements with the Property Manager as well as the Australian trust expenses incurred on the Group's investment in Australia.

The distribution to the Unitholders for 4Q FY2014 stood at S\$15.6 million, an increase of S\$1.1 million compared to 3Q FY2014. The increase was mainly due to the increase in net property income, the maiden contribution of S\$0.1 million received (for the period from 7 to 28 February 2014) from the Group's recent acquisition of a 49.0% interest in Optus Centre, as well as the release of an amount of S\$0.6 million retained in the previous quarters of FY2014.

**Review of the performance for 4Q FY2014 vs. 4Q FY2013**

The gross revenue achieved for 4Q FY2014 of S\$27.7 million (excluding additional property tax recovery of S\$1.8 million) was S\$3.9 million higher than the corresponding quarter in the previous year mainly due to:

- (i) rental contribution from 20 Gul Way as Phase One and Phase Two of the development became income-producing since 29 December 2012 and 7 July 2013, respectively; and

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

- (ii) higher rental rates and recoveries achieved of S\$0.4 million from 27 Penjuru Lane as the property reverted to multi-tenancy leases from 12 December 2012; and
- (iii) higher revenue of S\$0.3 million from 56 Serangoon North Avenue 4 due to the increase in occupancy rates.

Despite the increase in gross revenue, the property operating expenses for 4Q FY2014 (excluding one-off additional property tax recovery of S\$1.8 million) was comparable to 4Q FY2013, mainly due to lower expenditure incurred for the Group's portfolio of properties.

Net property income for 4Q FY2014 stood at S\$19.3 million which was S\$3.7 million higher compared to 4Q FY2013.

Borrowing costs of S\$4.5 million were S\$0.6 million higher than 4Q FY2013 largely due to the additional interest expense of S\$1.4 million incurred on the AUD borrowings to fund the acquisition of the Group's 49.0% interest in Optus Centre. This was partly offset by:

- (i) the accelerated recognition of unamortised loan transaction costs of S\$0.3 million in 4Q FY2013 as a result of early repayment of the revolving credit facility; and
- (ii) interest cost savings from the repayment of a S\$100.0 million term loan facility on 3 May 2013 using the proceeds from the private placement and the repayment of a S\$76.0 million development loan on 20 March 2014 using the proceeds from the rights issue, pending the deployment of such funds for intended use.

Manager's management fees were higher in 4Q FY2014 vis-à-vis 4Q FY2013 as a result of the net increase in size of the Group's portfolio. No performance fee is payable to the Manager for FY2014.

Other trust expenses for 4Q FY2014 was S\$0.7 million, which was S\$0.3 million higher than 4Q FY2013. This was mainly due to the legal and professional fees in relation to the renewal of the property management agreement with the Property Manager as well as the Australian trust expenses incurred on the Group's investment in Australia.

The distribution to the Unitholders for 4Q FY2014 stood at S\$15.6 million, an increase of S\$1.5 million compared to 4Q FY2013. Notwithstanding 4Q FY2013 distribution included a one-off capital gain distribution of S\$1.3 million arising from the divestment of 31 Admiralty Road, there was an increase in distribution from operations. The increase was mainly in line with the increase in the amount available for distribution from taxable income of S\$2.7 million (see note 1(a)(ii)) and the maiden contribution of S\$0.1 million received (for the period from 7 to 28 February 2014) from the Group's recent acquisition of a 49.0% interest in Optus Centre .

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**Review of the performance for FY2014 vs. FY2013**

The gross revenue achieved for FY2014 of S\$106.4 million (excluding additional property tax of S\$1.8 million<sup>2</sup>) was S\$18.5 million higher than FY2013 of S\$87.9 million<sup>3</sup> mainly due to:

- (i) increase in rental contribution from 20 Gul Way as Phase One and Phase Two of the development became income-producing from 29 December 2012 and 7 July 2013, respectively;
- (ii) higher rental rates and recoveries achieved from 27 Penjuru Lane and 8 and 10 Pandan Crescent as the properties reverted to multi-tenancy leases on 12 December 2012 and 19 April 2012 respectively; and
- (iii) higher rental rates and recoveries achieved for new and renewal leases at 29 Woodlands Industrial Park E1.

This was partly offset by the loss in revenue due to the redevelopment of 103 Defu Lane 10.

Property operating expenses for FY2014 were S\$6.5 million higher than FY2013 (excluding additional property tax recoveries of S\$1.8 million<sup>2</sup> in FY2014 and S\$4.1 million<sup>3</sup> in FY2013), which was consistent with the increase in revenue and the reversion of certain single tenant properties to multi-tenancy properties.

Net property income for FY2014 stood at S\$71.9 million which was S\$12.0 million higher compared to FY2013.

Borrowing costs of S\$13.8 million were S\$0.3 million lower than FY2013 largely due to the accelerated recognition of unamortised loan transaction costs and prepayment fee of S\$1.8 million in FY2013 as a result of early refinancing of the secured borrowings due in October 2013 and February 2014 with the proceeds from the issuance of the Medium Term Notes on 8 August 2012 and 5 December 2012 respectively. This was partly offset by additional interest expense of S\$1.4 million incurred on the AUD borrowings to fund the acquisition of the Group's 49.0% interest in Optus Centre.

Manager's management fees were higher in FY2014 vis-à-vis FY2013 as a result of the net increase in size of the Group's portfolio. No performance fee is payable to the Manager for FY2014.

Other trust expenses of S\$1.9 million was S\$0.7 million higher than FY2013. This was largely due to the increase in operating costs in line with the increase in the Group's size and investor base; legal and professional fees in relation to the renewal of the property management agreement with the Property Manager as well as the Australian trust expenses incurred on the Group's investment in Australia.

---

<sup>2</sup> For FY2014, the gross revenue of S\$108.2 million included an additional property tax of S\$1.8 million at 20 Gul Way for the period from 29 October 2012 to 31 December 2013. The additional property tax was due to the change in annual value of property assessed by IRAS which was fully recovered from the master tenant, CWT Limited. Excluding this additional recovery, gross revenue and property operating expenses for FY2014 would have been S\$106.4 million and S\$34.5 million respectively.

<sup>3</sup> For FY2013, the gross revenue of S\$92.1 million included a one-off additional property tax assessment of S\$4.1 million at 27 Penjuru Lane for the period from 10 April 2007 to 11 December 2012. The additional property tax was due to the change in the prior years' annual value assessed by Inland Revenue Authority of Singapore which was fully recovered from the head tenant, C&P Holdings Pte Ltd. Excluding the one-off additional property tax, gross revenue and property operating expenses for FY2013 would have been S\$87.9 million and S\$28.0 million respectively.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

The distribution to the Unitholders for FY2014 stood at S\$57.2 million, an increase of S\$9.1 million as compared to FY2013. Notwithstanding FY2013 distribution included a one-off capital gain distribution of S\$1.3 million arising from the divestment of 31 Admiralty Road, there was an increase in distributions from operations. The increase was mainly in line with the amount available for distribution from taxable income of S\$10.3 million (see note 1(a)(ii)) and the maiden contribution of S\$0.1 million received (for the period from 7 to 28 February 2014) from the Group's recent acquisition of a 49.0% interest in Optus Centre .

**9 Variance between Forecast / Prospect Statement**

The current results are broadly in line with the guidance provided in the previous quarter.

**10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

Based on advance estimates, the Ministry of Trade and Industry ("MTI") announced on 14 April 2014<sup>4</sup> that the Singapore economy grew by 5.1% on a year-on-year basis in the first quarter of 2014, lower than the 5.5% growth in the previous quarter. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy grew by 0.1%, moderating from the 6.1% expansion in the preceding quarter.

On a year-on-year basis, the manufacturing sector grew by 8.0% in the first quarter of 2014, following the 7.0% growth in the preceding quarter. The faster pace of expansion was mainly due to a sharp recovery in biomedical manufacturing output and stronger growth in chemicals output. The construction sector expanded by 6.5% on a year-on-year basis, improving from the 4.8% growth in the previous quarter. The growth was largely due to stronger expansion in public sector construction activities. The services producing industries also grew by 4.7% on a year-on-year basis in the first quarter, easing from the 5.9% growth in the preceding quarter. The moderation in growth was mainly due to slower expansion in the wholesale & retail trade and finance & insurance sectors.

Based on Jurong Town Corporation's ("JTC") 1Q 2014 statistics released on 24 April 2014<sup>5</sup>, overall occupancy rates of Singapore's industrial property market fell by 0.3 percentage points on a quarter-on-quarter basis to 91.6%. On a year-on-year basis, occupancy rates of the overall industrial property market fell from 93.0% to 91.6%. This decline in occupancy follows an increase in the supply of industrial land and space by the government in recent years. Prices of industrial spaces also continued to moderate compared to previous years. On a year-on-year basis, prices for industrial space rose by 2.5% in 1Q 2014, significantly slower than the average increase of 20.2% per year over the past 4 years. Rentals of industrial space continued to stabilise in 1Q 2014, rising marginally by 0.4% compared to 0.2% in the previous quarter. On a year-on-year basis, rentals of industrial space rose by 4.9% in 1Q 2014, significantly slower than the average increase of 10.6% per year over the past 4 years. The Group's portfolio occupancy of 97.0% as at 31 March 2014 continued to be above the industry average.

---

<sup>4</sup> Source: [www.mti.gov.sg](http://www.mti.gov.sg)

<sup>5</sup> Source: [www.jtc.gov.sg](http://www.jtc.gov.sg)

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**Outlook for financial year ending 31 March 2015**

With the continued tapering of quantitative easing programme by the US Federal reserve, the market is expecting interest rates to rise which will ultimately affect funding costs of all borrowers. The Group's existing capital structure is well positioned with no debt due for refinancing until October 2015, and 72.1% of the Group's borrowings on fixed rates taking into account the interest rate swaps and the Medium Term Notes.

The industrial property sector in Singapore started 2014 on a stable footing which was supported by the pick-up in business sentiment among manufacturers, on the back of improved global macro-economic conditions. The overall level of leasing activity remained subdued with most being lease renewals. Firms appeared to be channeling resources towards driving productivity instead of business expansion, taking heed from the Government to increase productivity amid a tight labour market.

Barring any unforeseen event, AACI REIT is well positioned to maintain a stable performance for the financial year ending 31 March 2015.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**11 Distributions**

**(a) Current financial period**

Any distributions declared for the current financial period: Yes

Name of distribution: Thirty-first distribution, for the period from 1 January 2014 to 31 March 2014

Distribution Type: Taxable Income  
Tax-Exempt Income

Distribution Rate:	Taxable Income	2.4862 cents per Unit
	Tax-Exempt Income	<u>0.0238 cents per Unit</u>
	Total	<u>2.5100 cents per Unit</u>

Par value of units: Not applicable

Tax Rate:

**Taxable Income Distributions**

Taxable income distributions are made out of AACI REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their units through a partnership or as trading assets).

Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

**Exempt Income Distributions**

Tax-exempt income distribution is exempt from tax in the hands of all Unitholders.

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

---

**(b) Corresponding period of the immediately preceding period**

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: Twenty-sixth distribution, for the period from 1 January 2013 to 31 March 2013

Distribution Type: Taxable Income  
Capital Gain

Distribution rate:	Taxable Income	2.8400 cents per Unit
	Capital Gain	<u>0.3000 cents per Unit</u>
	Total	<u>3.1400 cents per Unit</u>

Par value of units: Not applicable

**Tax Rate: Taxable Income Distributions**

Taxable income distributions are made out of AACI REIT's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax (unless they hold their Units through a partnership or as trading assets).

Unitholders should consult their own tax advisers concerning the tax consequences of their particular situation with regard to the distribution.

**Capital Gain Distributions**

These distributions are not taxable in the hands of all Unitholders.

**(c) Books closure date:** 16 May 2014

**(d) Date payable:** 24 June 2014

**12 If no distribution has been declared (recommended), a statement to that effect**

Not applicable

**13 Interested Person Transactions**

The Trust has not required nor obtained a general mandate from Unitholders for Interested Person Transactions.



**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**14 Segment revenue and results**

<b>FY2014</b>	<b>Singapore S\$'000</b>	<b>Australia S\$'000</b>	<b>Total S\$'000</b>
Gross revenue	108,240	-	108,240
Property operating expenses	(36,345)	-	(36,345)
<b>Net property income</b>	71,895	-	71,895
Share of joint venture results	-	(476)	(476)
	71,895	(476)	71,419
Foreign exchange gain			2
Interest income			81
Borrowing costs			(13,810)
Manager's management fees			(5,803)
Other trust expenses			(1,941)
<b>Net income</b>			<b>49,948</b>

For FY2013, no geographical segment information has been prepared as all the investment properties of the Group are located in Singapore. On 7 February 2014, the Group completed the acquisition of a 49.0% interest in Optus Centre, Sydney, Australia.

No business segment information has been prepared as all its investment properties are used mainly for industrial (including warehousing and office park) purposes. The Trust's chief operating decision makers are of the view that AACI REIT has only one reportable business segment, which is the leasing of investment properties.

**15 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.**

Please refer to paragraph 8 for review of actual performance.

**16 Breakdown of sales**

	<b>Group FY2014 S\$'000</b>	<b>Group FY2013 S\$'000</b>	<b>+(-) %</b>
<u>First half of year</u>			
Gross revenue	51,450	42,531	21.0
Total return after income tax	43,145	41,790	3.2
<u>Second half of year</u>			
Gross revenue	56,790	49,551	14.6
Total return after income tax	40,802	37,359	9.2

**AIMS AMP CAPITAL INDUSTRIAL REIT  
UNAUDITED FINANCIAL STATEMENT ANNOUNCEMENT  
FOURTH QUARTER ENDED 31 March 2014**

**17 Breakdown of the total annual distributions**

	<b>DPU (Cents)</b>	<b>Group FY2014 S\$'000</b>	<b>Group FY2013 S\$'000</b>
<u>Distribution paid during the year</u>			
For the period :			
01/10/2013 to 31/12/2013	2.7700	14,643	-
01/07/2013 to 30/09/2013	2.7500	14,481	-
02/05/2013 to 30/06/2013	1.6500	8,668	-
01/04/2013 to 01/05/2013	0.8500	3,820	-
01/01/2013 to 31/03/2013	3.1400	14,111	-
01/10/2012 to 31/12/2012	2.5800	-	11,594
01/07/2012 to 30/09/2012	2.5000	-	11,208
01/04/2012 to 30/06/2012	2.5000	-	11,149
01/01/2012 to 31/03/2012	2.7000	-	11,984
		55,723	45,935

**18 Confirmation by the board pursuant to Rule 704(13) of the Listing Manual**

Pursuant to Rule 704(13) of the Listing Manual, AIMS AMP Capital Industrial REIT Management Limited (the "Company"), the manager of AACI REIT, confirms that there is no person occupying a managerial position in the Company who is a relative of a director, chief executive officer, substantial shareholder of the Company or substantial Unitholder of AACI REIT.

This release 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, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.

**By Order of the Board**

AIMS AMP Capital Industrial REIT Management Limited  
(Company Registration No. 200615904N)  
(as Manager of AIMS AMP Capital Industrial REIT)

Koh Wee Lih  
Chief Executive Officer  
7 May 2014