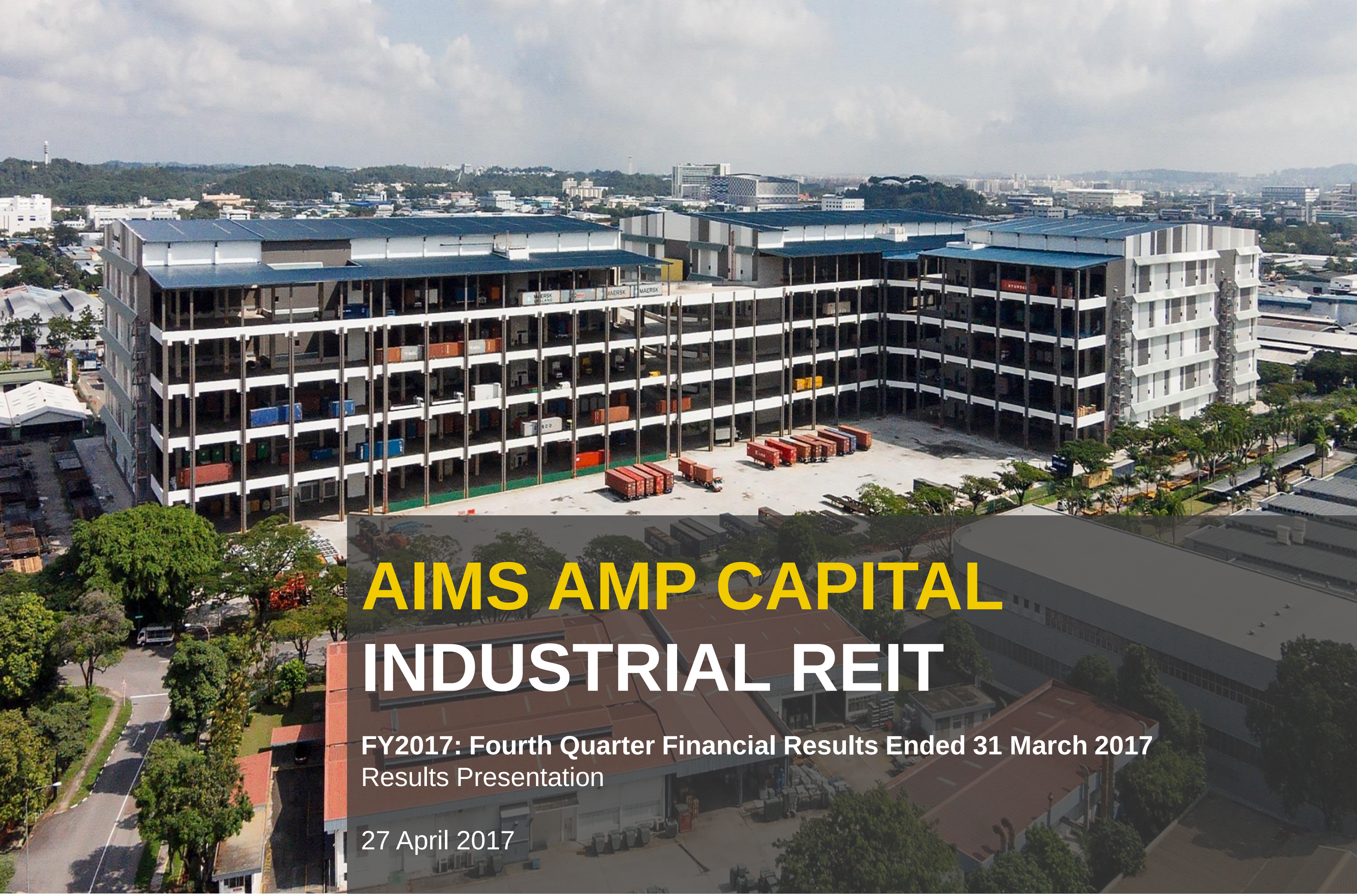

AIMS AMP CAPITAL INDUSTRIAL REIT

FY2017: Fourth Quarter Financial Results Ended 31 March 2017

Results Presentation

27 April 2017

Important notice

Disclaimer

This Presentation is focused on comparing actual results for the financial period from 1 April 2016 to 31 March 2017 (“FY2017”) and 1 January 2017 to 31 March 2017 (“4Q FY2017”) versus actual results year-on-year (“y-o-y”) and quarter-on-quarter (“q-o-q”). This Presentation shall be read in conjunction with AIMS AMP Capital Industrial REIT’s (“AA REIT” or the “Trust”) results for 4Q FY2017 as per the SGXNet Announcement.

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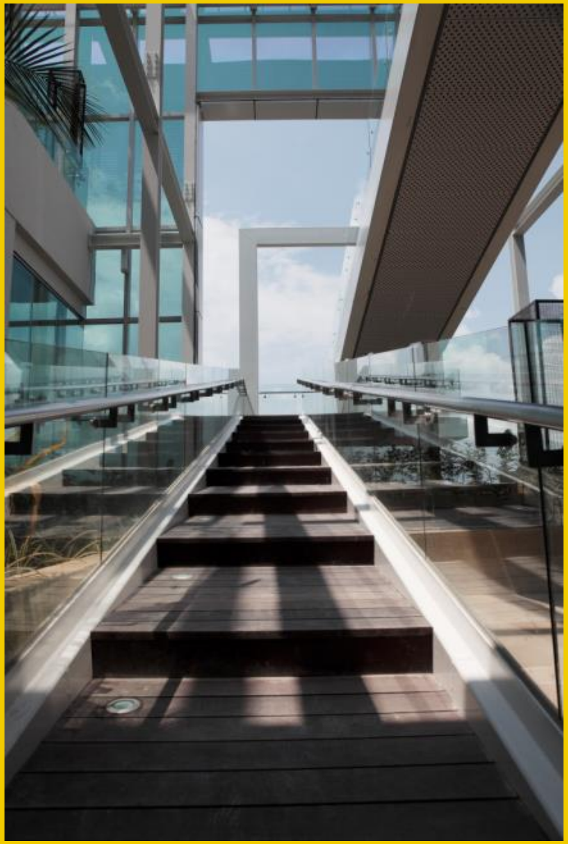


> 1 HIGHLIGHTS FOR 4Q FY2017

Highlights for 4Q FY2017

> 1

Active portfolio management in navigating challenging market conditions

- DPU performance: 2.78 cents per Unit for the quarter (increase of 0.4% q-o-q).
- Gross revenue and net property income increased marginally mainly due to the maiden contribution from the newly completed property at 30 Tuas West Road from 27 February 2017.
- DPU for FY2017 of 11.05 cents, compared to DPU for FY2016 of 11.35 cents.

Leasing renewals

- Executed 27 new and renewal leases in 4Q FY2017, representing 36,884.3 sqm (5.9% of net lettable area) at a weighted average rental increase of 0.6% on the renewals.
- Increased portfolio occupancy of 94.6% compared to 94.0% in December quarter and continue to be above the industrial average of 89.5%.
- Second phase of master lease at 20 Gul Way (9,160.4 sqm of net lettable area), AA REIT's largest asset, which expired in February 2017 has been 100% leased out.
- Successfully extended the master lease of CIT Cosmeceutical Pte Ltd (6,255.0 sqm of net lettable area), a top ten tenant, ahead of its lease expiry in FY2018.

Highlights for 4Q FY2017

> 1

Developing a higher quality portfolio

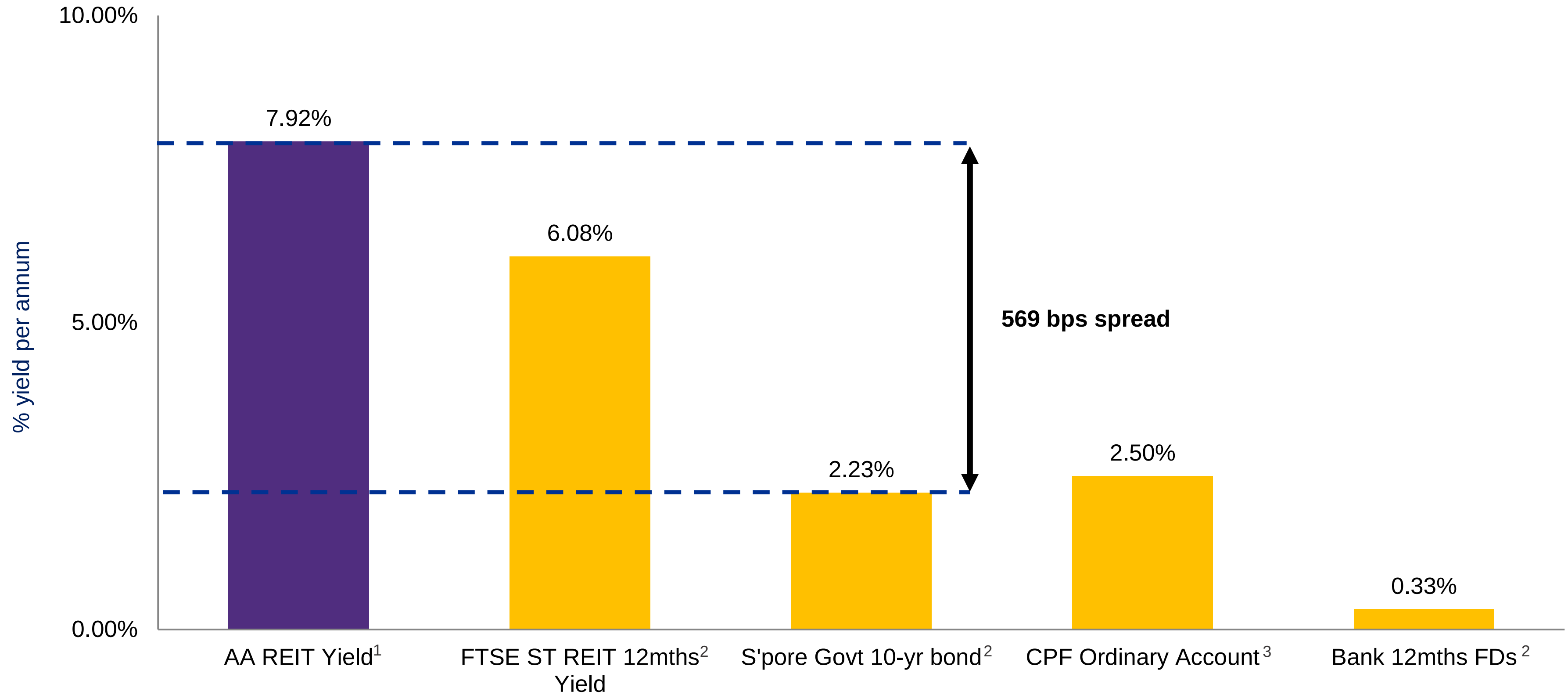
- Partial income contribution from the newly completed property at 30 Tuas West Road from 27 February 2017 which achieved TOP on 27 December 2016.

Prudent capital management

- 84.4% of the portfolio's interest rate is fixed taking into account interest rate swap contracts and fixed rate notes.
- Reduced overall blended funding cost (including funding of the Australian asset with Australian dollar loan) of 3.7% from 4.2% a year ago.
- Aggregate leverage as at 31 March 2017 is at 36.1%.
- Fourth issuance of S$50 million 5-year fixed rate notes at attractive rate of 3.6% to extend debt maturity.
- Standard & Poor's reaffirmed AA REIT's investment grade rating of 'BBB-' with stable outlook.
- In April 2017, AA REIT received commitment from a syndicate of five financial institutions to refinance its existing secured facility due in November 2017.
- Current weighted average debt maturity of 2.3 years. Post refinancing, weighted average debt maturity (on a proforma basis) will increase to 2.7 years.

Attractive return on investment

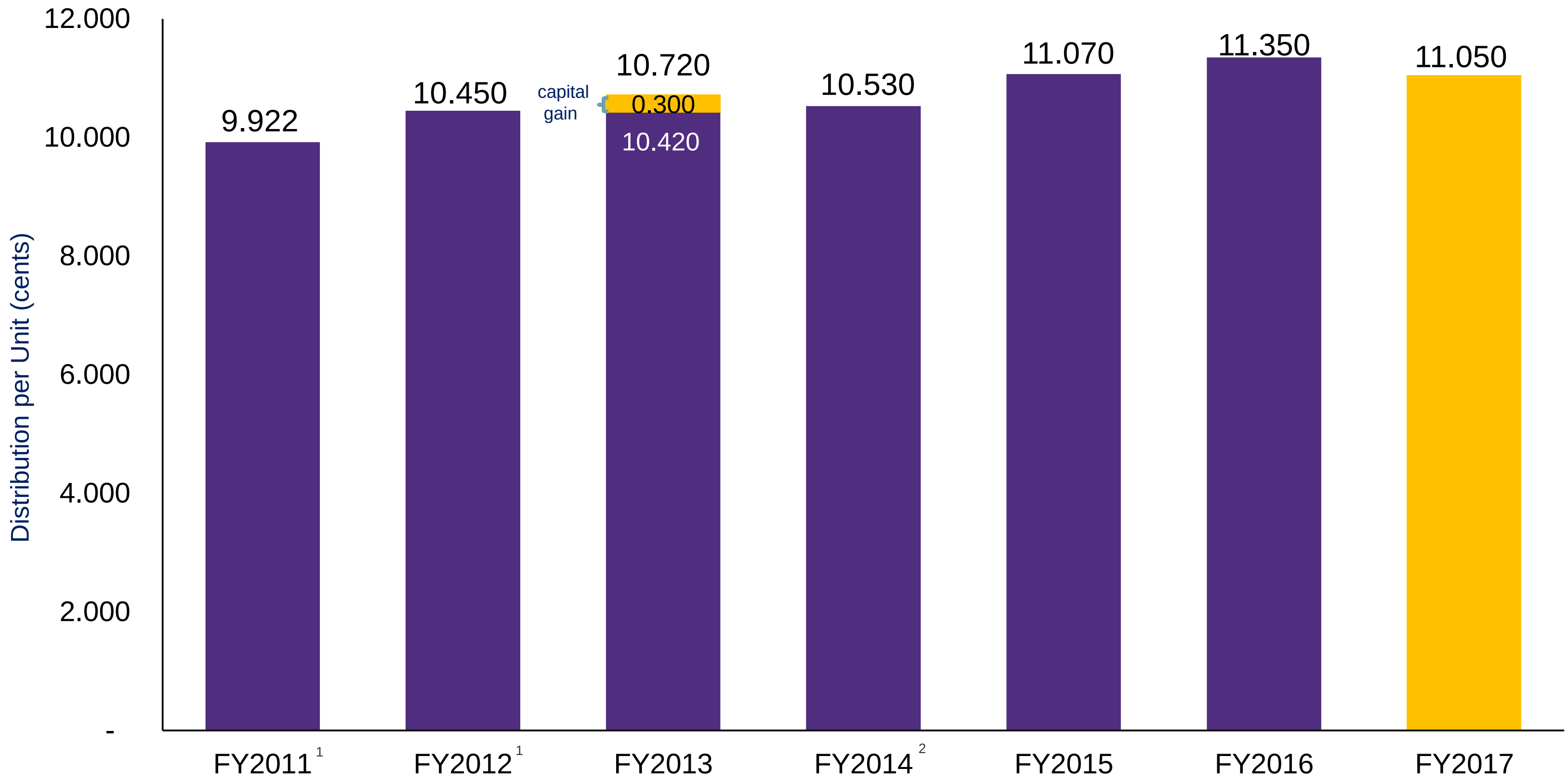
> 1



1 Based on closing price of S$1.395 on 26 April 2017 and actual DPU of 11.05 cents.
2 Source: Bloomberg data as at March 2017.
3 Prevailing CPF Ordinary Account interest rate.

Stable and sustainable DPU

> 1



[1] The number of Units used to calculate the distribution per Unit ("DPU") has been adjusted for the effect of the Unit Consolidation to allow for comparison.
[2] The lower DPU is due to equity fund raising in FY2014 which increased the number of Units in issue.

> 2

4Q FY2017 AND FULL YEAR FINANCIAL RESULTS

Distribution details

> 2

Stock counter	Distribution period	DPU (cents)
AIMSAMP Cap Reit Code: O5RU	For 1 January 2017 to 31 March 2017	2.78

Distribution timetable

Ex-date	5 May 2017, 9.00am
Books closure date	9 May 2017, 5.00pm
Return of Tax Declaration Forms	29 May 2017, 5.00pm
Distribution payment date	22 June 2017

Results for 4Q FY2017 and Full Year

> 2

	4Q FY2017 S$'000	3Q FY2017 S$'000	Q-o-Q %	4Q FY2016 S$'000	Y-o-Y %	FY2017 S$'000	FY2016 S$'000	Y-o-Y %
Gross Revenue[1]	30,606	30,369	0.8	30,287	1.1	120,119	124,389	(3.4)
Net Property Income[1]	19,973	19,789	0.9	20,372	(2.0)	79,433	82,329	(3.5)
Share of results of joint venture (net of tax)[2]	4,119	3,714	10.9	10,720	(61.6)	14,758	36,769	(59.9)
Distribution to Unitholders[3]	17,755	17,690	0.4	18,743	(5.3)	70,497	72,062	(2.2)
DPU (cents)	2.78	2.77	0.4	2.95	(5.8)	11.05	11.35	(2.6)
DPU yield[4] (%)	7.92%							

1 Please refer to section 8 of the unaudited financial statement for explanation of the variances.

2 The share of results of joint venture (net of tax) for FY2017 comprised the contribution from the Group's 49.0% interest in Optus Centre which is located in Macquarie Park, NSW, Australia. The share of results of joint venture (net of tax) in FY2016 included the share of revaluation surplus of S$22.5 million recognised from the valuation of Optus Centre. In FY2017, the valuation of property was maintained at A$445 million based on the independent valuation carried out by CBRE Valuations Pty Limited as at 31 March 2017.

3 The Manager resolved to distribute S$17.8 million for 4Q FY2017, comprising (i) taxable income of S$16.8 million from Singapore operations; and (ii) tax-exempt income distribution of S$0.6 million and capital distribution of S$0.4 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% of the Trust's Singapore taxable income for the full financial year. For FY2017, the Manager has resolved to distribute 100.0% of the Singapore taxable income available for distribution to the Unitholders.

4 Based on closing price of S$1.395 on 26 April 2017 and actual DPU of 11.05 cents.

Balance Sheet

> 2

	31 March 2017	31 December 2016	31 March 2016
Total Assets (S$'M)	1,465.5	1,500.1	1,459.4
Comprising (S$'M):			
- Investment properties	1,175.1	1,229.1	1,172.4
- Investment properties under development	37.6	24.1	44.9
- Joint venture	232.1	227.4	225.2
- Trade and other receivables	8.6	9.2	9.4
- Derivative financial instruments	0.4	1.4	-
- Cash and cash equivalents	11.7	8.9	7.5
Total Liabilities (S$'M)	577.0	556.6	518.7
Net Assets (S$'M)	888.5	943.5	940.7
NAV per Unit (S$)	1.39	1.48	1.48
Total Debt[1] (S$'M)	529.3	518.6	473.4
Aggregate Leverage (%)	36.1	34.6	32.4

[1] Excluding unamortised loan transaction costs.

Key financial metrics

> 2

	4Q FY2017	3Q FY2017
Appraised Value of Property Portfolio	S$1,445.3 million[1]	S$1,480.9 million[2]
Market Capitalisation[3]	S$890.9 million	S$875.0 million
NAV per Unit	S$1.39	S$1.48
Share Price	S$1.395	S$1.37
Premium / (Discount) to NAV[3]	0.4%	(7.4%)
Aggregate Leverage[4]	36.1%	34.6%
Interest Cover Ratio[5]	5.0 times	5.1 times
Weighted Average Debt Maturity	2.3 years	2.1 years

[1] Singapore portfolio was based on valuation as at 31 March 2017 appraised by CBRE Pte. Ltd. and Savills Valuation And Professional Services (S) Pte Ltd. Optus Centre, Macquarie Park, NSW, Australia is based on 49% interest in the property appraised by CBRE Valuations Pty Limited as at 31 March 2017.

[2] Singapore portfolio included (i) investment properties based on 30 September 2016 valuation appraised by CBRE Pte. Ltd. and Savills Valuation And Professional Services (S) Pte Ltd, (ii) investment properties under development at 8 & 10 Tuas Ave 20 and greenfield development at Marsiling, (iii) capitalised capital expenditure and (iv) completed redevelopment at 30 Tuas West Road appraised by Savills Valuation And Professional Services (S) Pte Ltd on 27 December 2016. Optus Centre, Macquarie Park, NSW, Australia is based on 49% interest in the property appraised by CBRE Valuations Pty Limited as at 31 March 2016 and capitalised capital expenditure.

[3] Based on the closing price per unit of S$1.395 on 26 April 2017 and S$1.37 on 8 February 2017.

[4] Total debt as a % of total assets.

[5] Bank covenant of at least 2.0 times.

> 3

PRUDENT CAPITAL MANAGEMENT

Debt facilities as at 31 March 2017

Secured SGD borrowings

- Consortium of 6 banks comprising regional and foreign banks
- Total secured facility of **S$345.0 million** comprising:
  - 4-year term loan facility of S$125.0 million, maturing in November 2018
  - 3-year revolving credit facility of S$120.0 million, maturing in November 2017. AA REIT received credit approved term sheet to extend debt to 2021
  - 4-year term loan facility of S$100.0 million, maturing August 2020

Secured AUD borrowings

- Secured AUD borrowings as natural hedge for the investment in Optus Centre, Australia
- Total secured facility of **A$175.791 million** comprising:
  - 5-year onshore term loan facility of A$110.655 million, maturing in February 2019
  - 3-year offshore term loan facility of A$65.136 million, maturing in November 2017. AA REIT received credit approved term sheet to extend debt to 2020

Debt facilities as at 31 March 2017

> 3

Unsecured borrowings

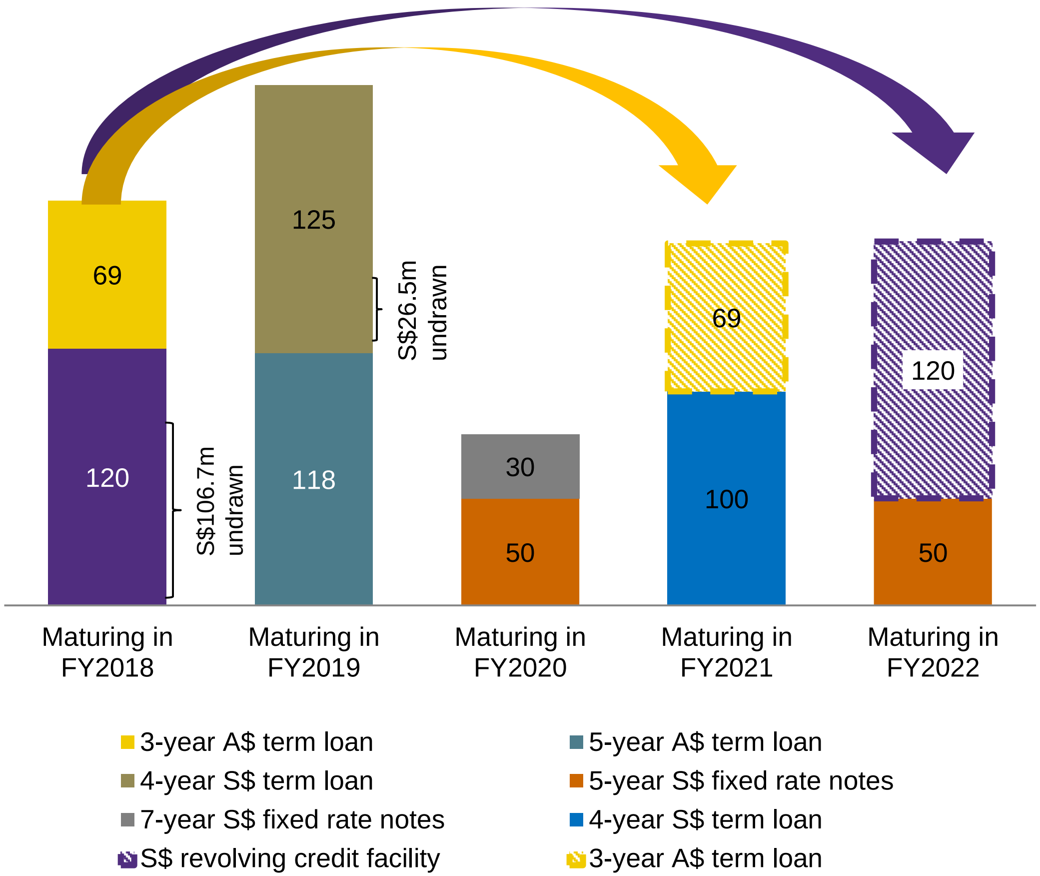
- S$30.0 million 7-year fixed rate notes at 4.35% maturing in December 2019 (2nd issuance)
- S$50.0 million 5-year fixed rate notes at 3.80% maturing in May 2019 (3rd issuance)
- S$50.0 million 5-year fixed rate notes at 3.60% maturing in March 2022 (4th issuance)

Summary

- Overall blended funding cost of **3.7%**
- 84.4% of the portfolio's interest rate is fixed taking into account interest rate swap contracts and fixed rate notes
- In April 2017, AA REIT received commitment from a syndicate of five financial institutions to refinance its existing secured facility due in November 2017.
- Current weighted average debt maturity of 2.3 years. Post refinancing, weighted average debt maturity (on a proforma basis) will increase to 2.7 years.

Debt facilities as at 31 March 2017

Effect of April refinancing of its existing secured facility due in November 2017. Post refinancing, weighted average debt maturity (on a proforma basis) will increase to 2.7 years.



Maturity date	S$ 'million
Due in November 2017 (FY2018)	82.8
Due in November 2018 (FY2019)	98.4
Due in February 2019 (FY2019)	118.1
Due in May 2019 (FY2020)	50.0
Due in December 2019 (FY2020)	30.0
Due in August 2020 (FY2021)	100.0
Due in March 2022 (FY2022)	50.0
Total debt drawn down	**529.3**
Undrawn available facilities	**133.2**
Total committed facilities	**662.5**

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PORTFOLIO PERFORMANCE

Total assets since 2009

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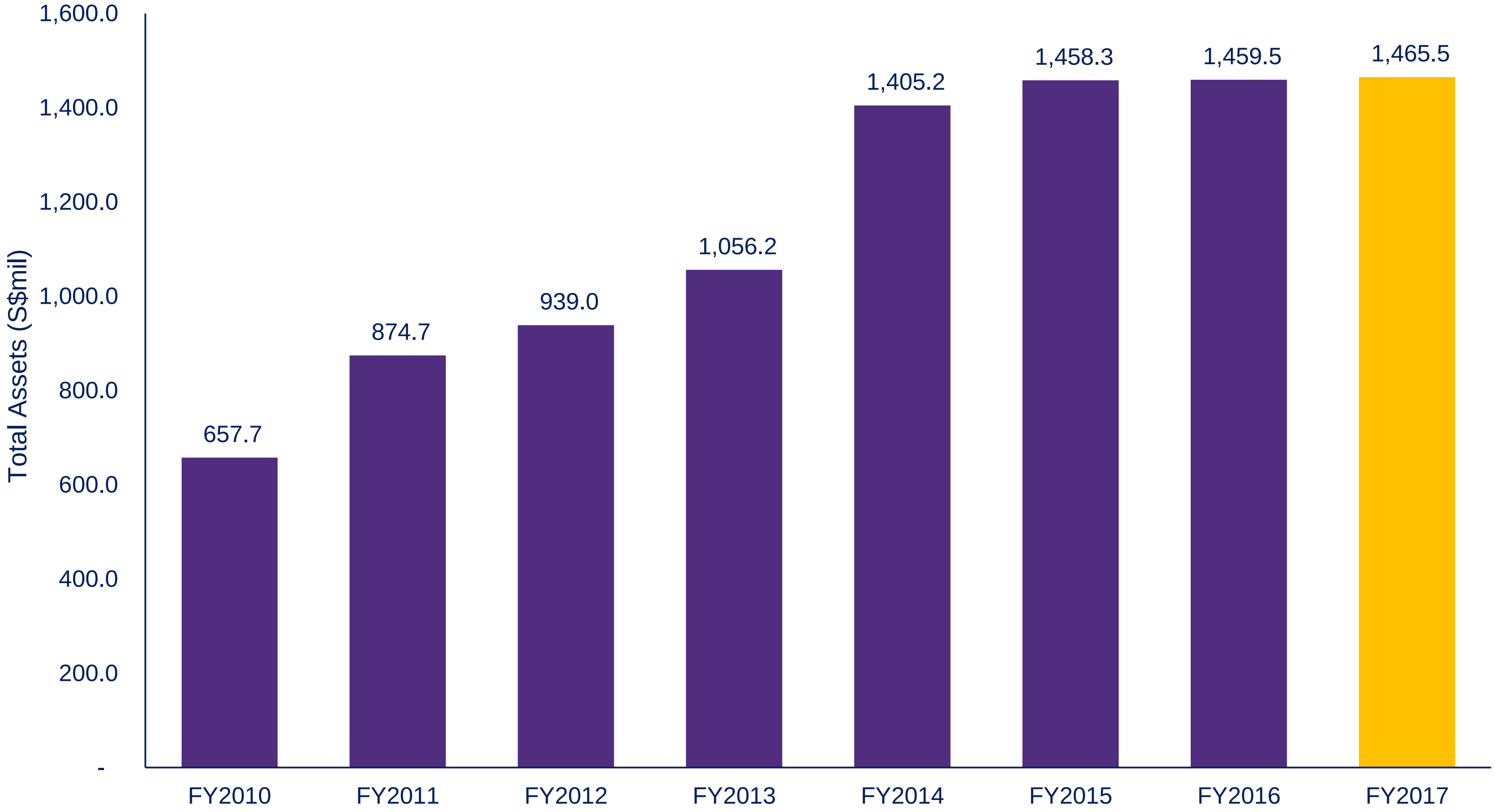

Revenue performance since 2009

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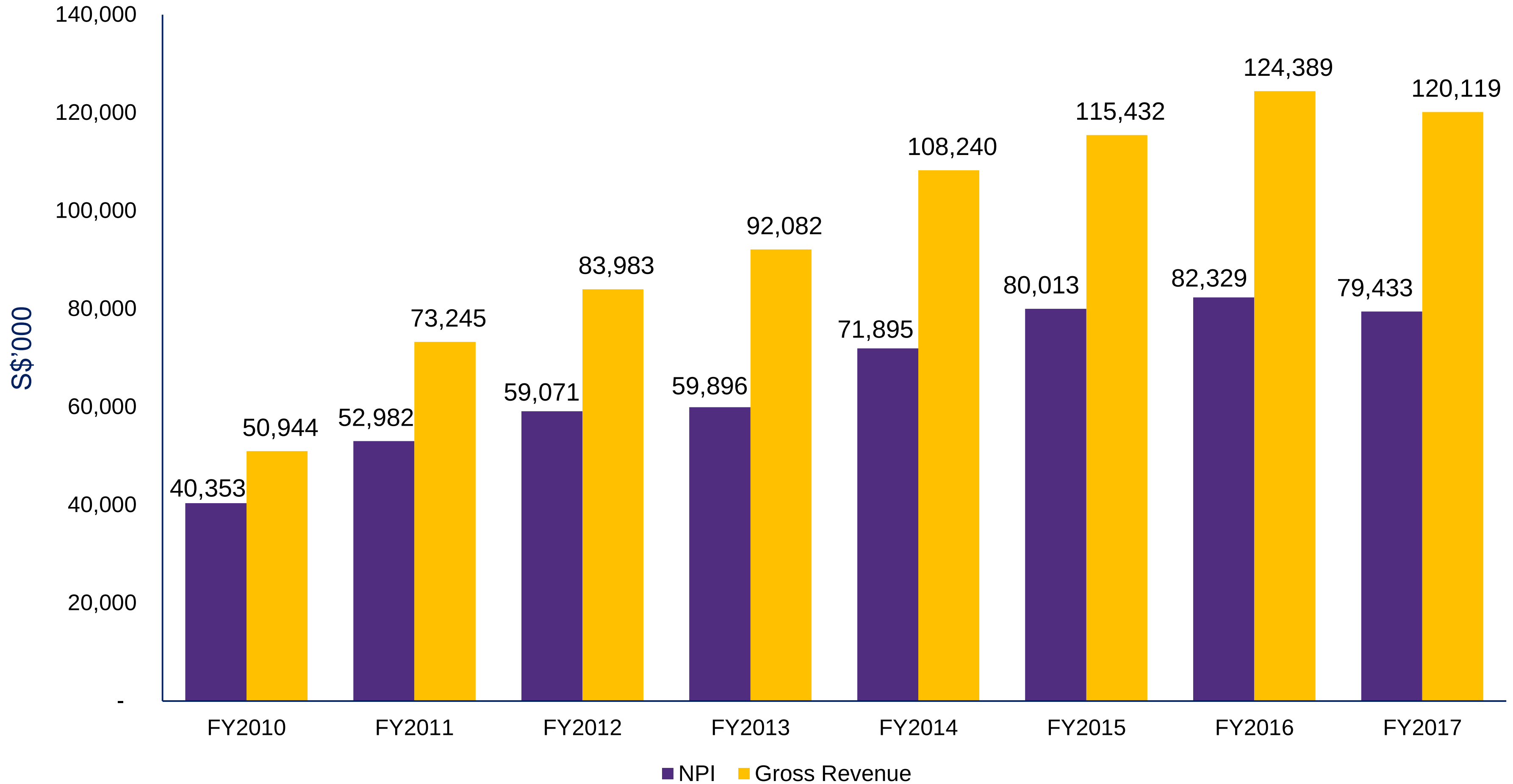


Key portfolio statistics

> 4

	As at 31 March 2017	As at 31 December 2016
Number of Properties	27	27
Appraised Value (S$ million)	1,445.3[1]	1,480.9[2]
Net Lettable Area (sq m) [3]	627,155.2	627,350.74
Number of Tenants[3]	148	146
Portfolio Occupancy (%) [3]	94.6	94.0
Weighted Average Lease Expiry (WALE) (years) [3]	2.52	2.49
Weighted Average Land Lease Expiry (years) [3,4]	38.4	38.7
Location of Properties	Singapore, Australia	Singapore, Australia

[1] Singapore portfolio was based on valuation as at 31 March 2017 appraised by CBRE Pte. Ltd. and Savills Valuation And Professional Services (S) Pte Ltd. Optus Centre, Macquarie Park, NSW, Australia is based on 49% interest in the property appraised by CBRE Valuations Pty Limited as at 31 March 2017.

[2] Singapore portfolio included (i) investment properties based on 30 September 2016 valuation appraised by CBRE Pte. Ltd. and Savills Valuation And Professional Services (S) Pte Ltd, (ii) investment properties under development at 8 & 10 Tuas Ave 20 and greenfield development at Marsiling, (iii) capitalised capital expenditure and (iv) completed redevelopment at 30 Tuas West Road appraised by Savills Valuation And Professional Services (S) Pte Ltd on 27 December 2016. Optus Centre, Macquarie Park, NSW, Australia is based on 49% interest in the property appraised by CBRE Valuations Pty Limited as at 31 March 2016 and capitalised capital expenditure.

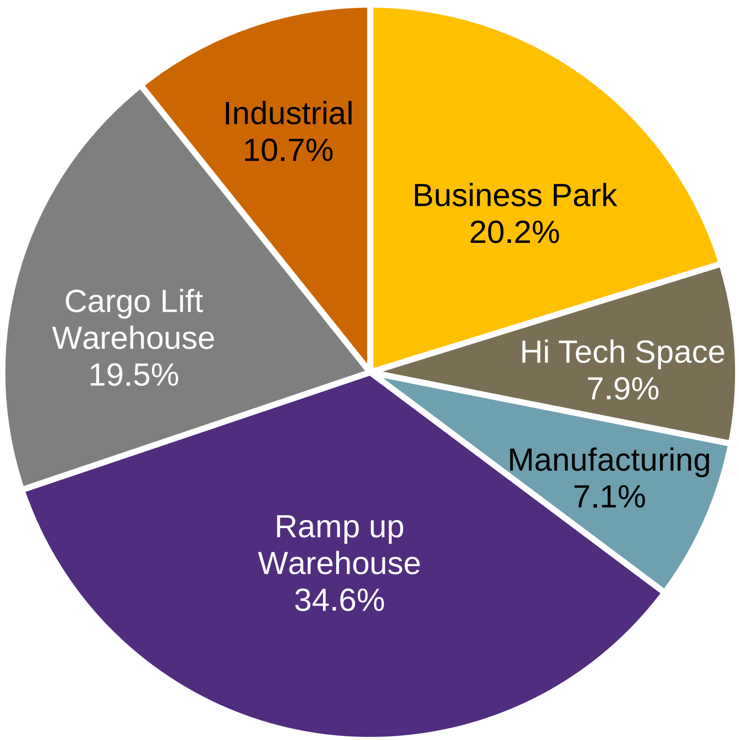
[3] Includes newly completed property at 30 Tuas West Road and excludes redevelopment of 8 & 10 Tuas Ave 20 and greenfield development at Marsiling.

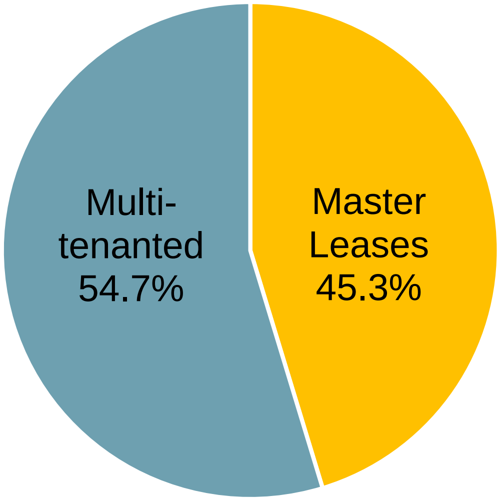
[4] For the calculation of the weighted average land lease, AA REIT's interest in the freehold property, Optus Centre has been assumed as a 99-year leasehold interest.

Portfolio breakdown

By 4Q FY2017 gross rental income

> 4





	Occupancy (%)
Total Portfolio[1] (25 properties)	94.6
Master Leases[2] (9 properties)	100.0
Multi-tenanted[2] (17 properties)	91.3

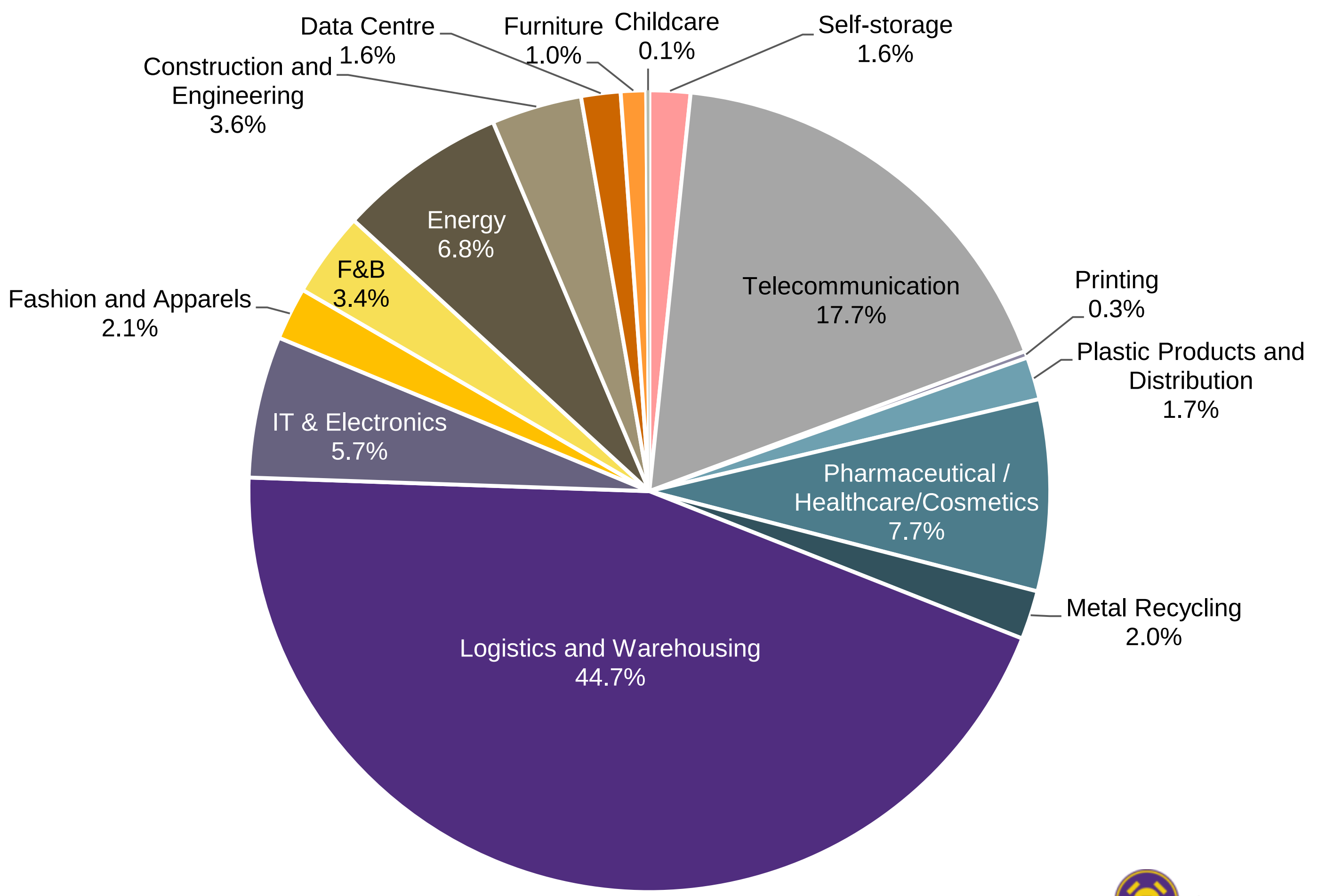
[1] Excludes redevelopment of 8 & 10 Tuas Ave 20 and greenfield development at Marsiling.

[2] 20 Gul Way is partially under master lease and partially multi-tenanted.

Diversification reduces risk

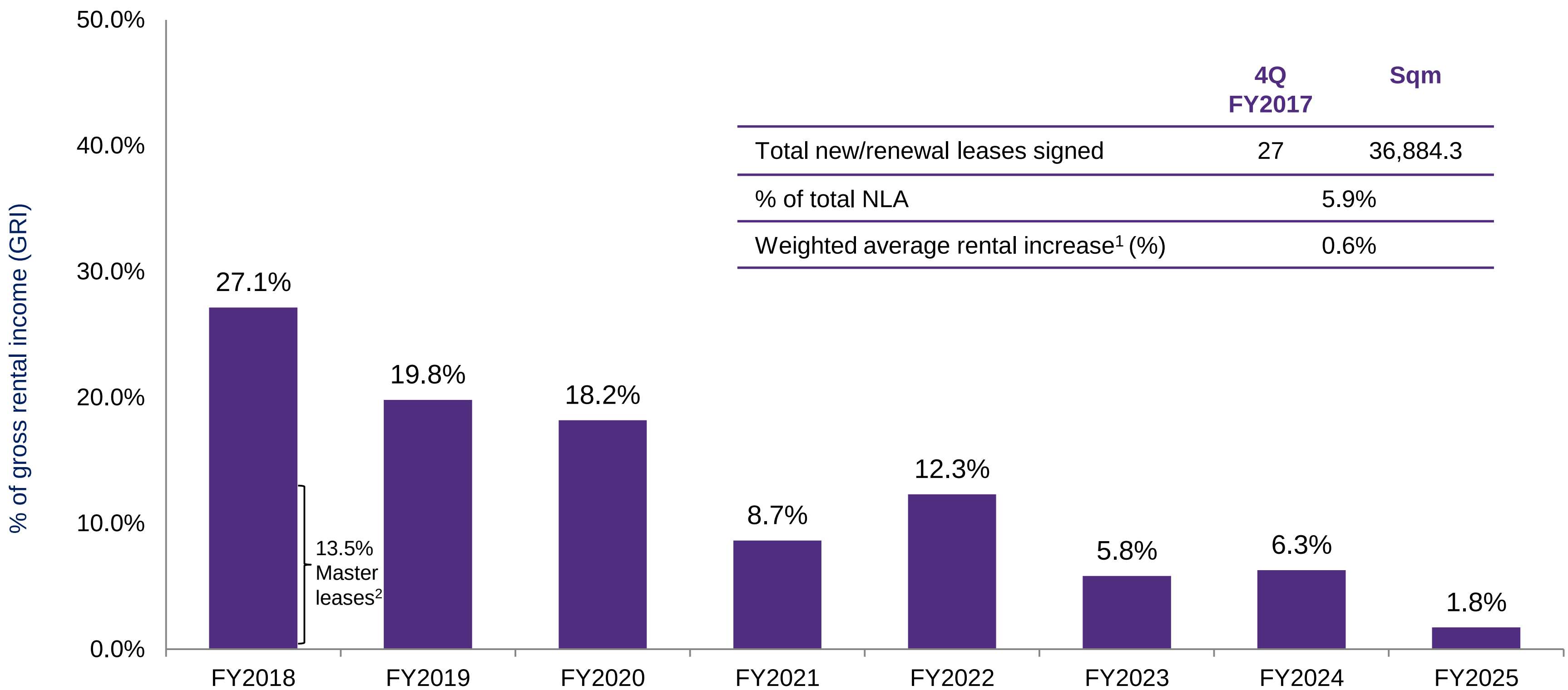
> 4

Tenant Base by Industry (By 4Q FY2017 gross rental income)



Active lease management

Lease Expiry Profile as at 31 March 2017
(By 4Q FY2017 gross rental income)



	4Q FY2017	Sqm
Total new/renewal leases signed	27	36,884.3
% of total NLA	5.9%	
Weighted average rental increase[1] (%)	0.6%	

[1] Takes into account only renewal leases with the same tenant of the same lease area.

[2] Of which, Cimelia Resource Recovery Pte Ltd (2% of portfolio) will not be renewing its master lease. AA REIT is exploring different options for the property, including finding a replacement tenant or rolling out asset enhancement initiative for the property.

Quality tenant base

Top 10 tenants by 4Q FY2017 by gross rental income

Tenant	%
CWT Limited*	20.0%
Optus Administration Pty Limited*	13.6%
Eurochem Corporation Pte Ltd	6.6%
Schenker Singapore (Pte) Ltd*	4.4%
Illumina Singapore Pte Ltd*	4.1%
Broadcom Singapore Pte Ltd*	3.4%
FNA Group International	2.5%
Cimelia Resource Recovery Pte Ltd* (Enviro-Hub Holdings Ltd)	2.0%
CIT Cosmeceutical Pte Ltd	1.6%
Element 14*	1.5%
Top 10 tenants	**59.7%**

* Listed Groups or subsidiaries of listed entities

Strong and stable cashflows

Occupancy of 94.6%

Diversified tenancies and industry base

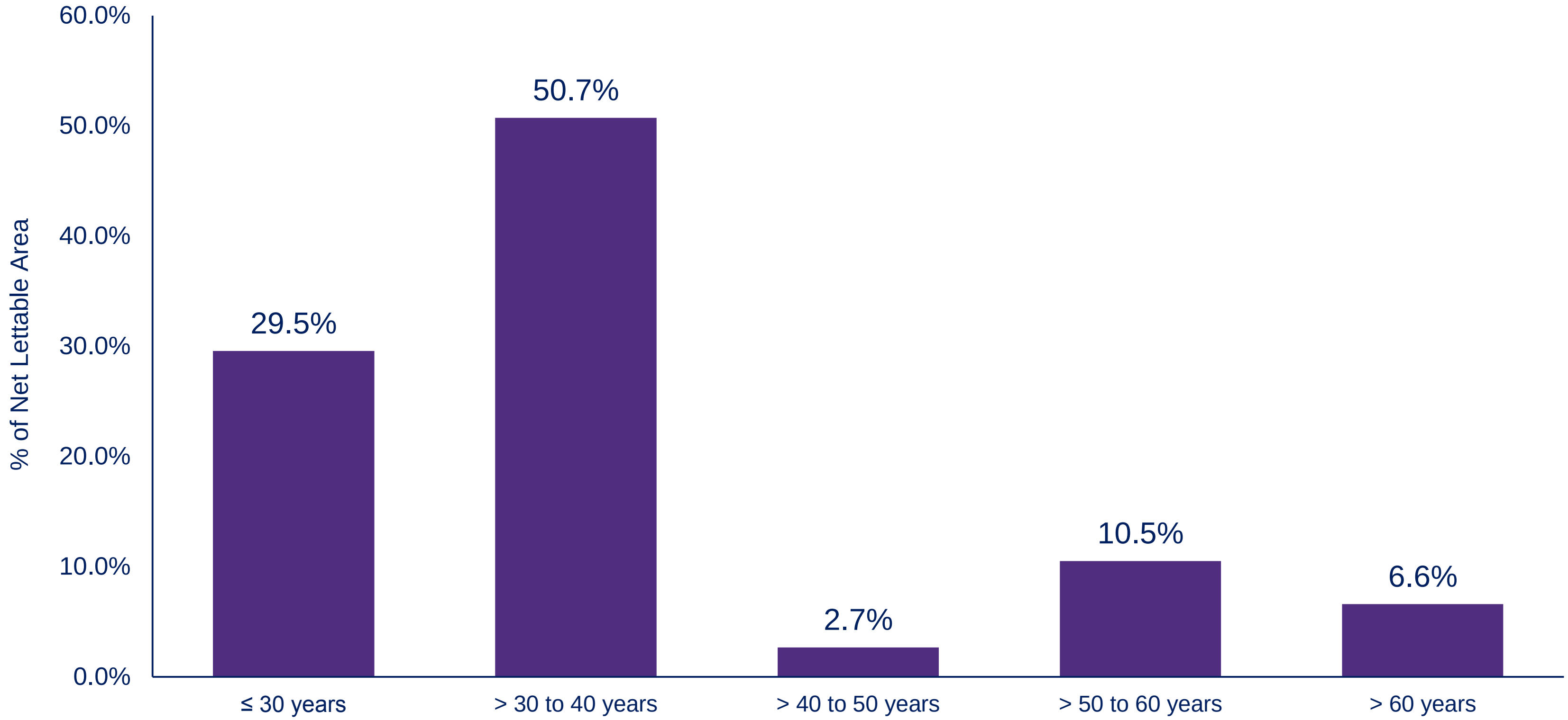
Built-in rent escalation for Master Leases

Weighted average lease expiry of 2.52 years

Long land lease expiry – 38.4 years

> 4

The weighted average unexpired land lease was 38.4 years as at 31 March 2017



Note: For the calculation of the weighted average land lease of AA REIT, AA REIT's interest in the freehold property, Optus Centre has been assumed as a 99-year leasehold interest and excludes the redevelopment of 8 & 10 Tuas Ave 20 and greenfield development at Marsiling.

Comparisons to Singapore industrial average occupancy levels

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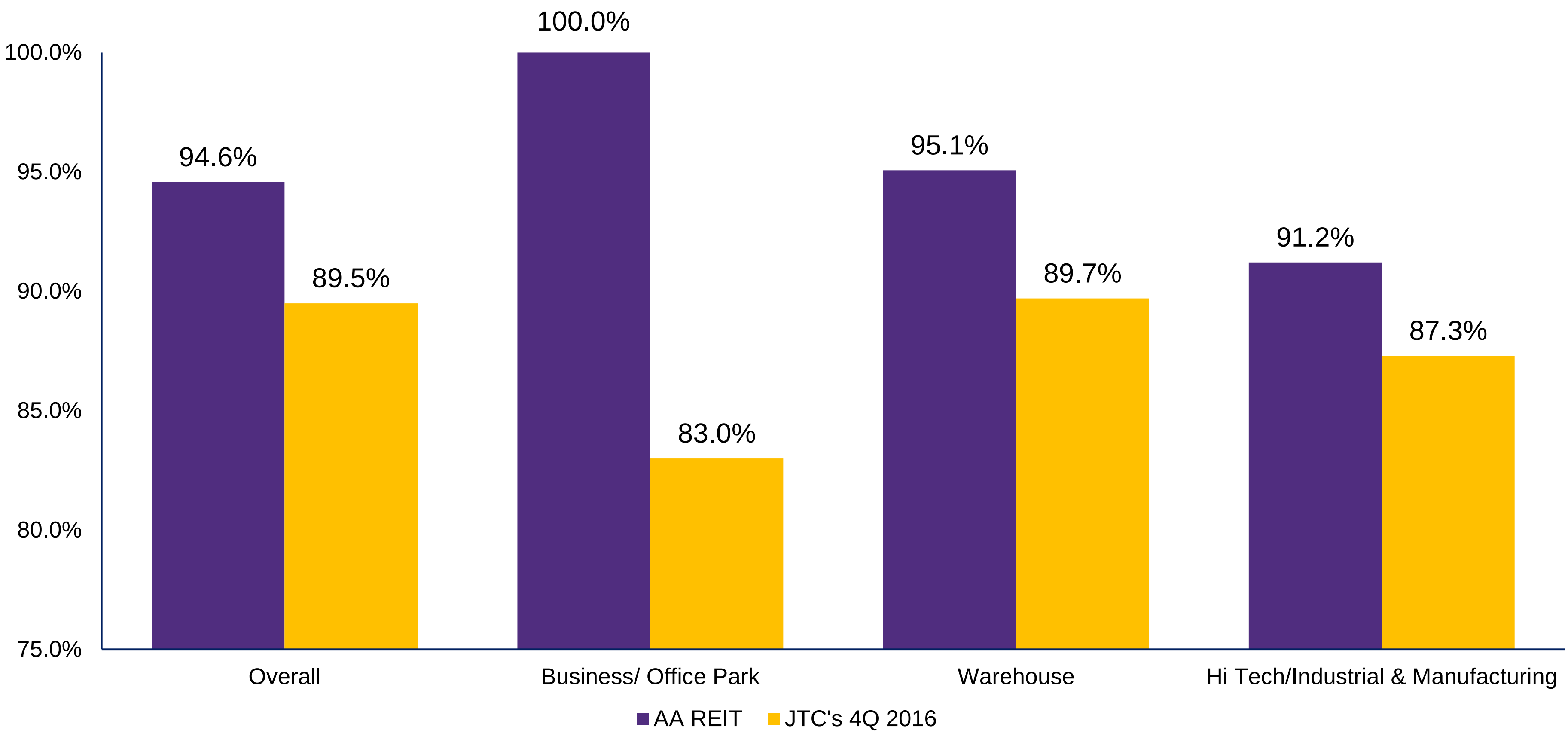

Source: Based on JTC's 4th quarter 2016 statistics.

> 5

FY2017 MILESTONES AND ACHIEVEMENTS

Proactive asset & lease management

> 5

Focus on asset management to deal with challenging market conditions

- Executed 81 new and renewal leases in FY2017, representing 160,888.6 sqm (25.7% of current NLA of the portfolio).
- Increased occupancy to 94.6% from 93.4% a year ago
- Developing a higher value portfolio
  - ✓ Redevelopment of 8 & 10 Tuas Avenue 20, maximising plot ratio and increasing gross floor area by around 41,614 sqft. The redevelopment is targeted to complete in 2H 2017.[1]
  - ✓ Temporary occupation permit of third redevelopment property at 30 Tuas West Road obtained on 27 December 2016, on time and below budget, achieving net property income yield on cost of 7.4% and profit margin of 11%. Property is 100% leased to CWT Limited and maiden contribution of rental income on 27 February 2017.
  - ✓ First third party greenfield build-to-suit development at Marsiling. Upon completion, the property will be 100% leased to Beyonics International Pte Ltd for a lease term of 10 years. The development is targeted to complete in 2H 2017.[2]

[1] Kindly refer to SGX announcement dated 27 April 2016 for more details.
[2] Kindly refer to SGX announcement dated 4 August 2016 for more details.

Recently completed development - 30 Tuas West Road

> 5

30 Tuas West Road

- TOP was granted on 27 December 2016
- Full income contribution in 1Q FY2018
  - Boosting DPU
- Valuation of S$60.7 million
  - Profit recognized of S$6.0 million

Fact Sheet

	Prior redevelopment	Post redevelopment
Property	Two three-storey detached industrial buildings	Five-storey ramp-up warehouse facility
Valuation	S$14.1 million[1]	S$60.7 million[2]
Annual Rental Income	S$0.82 million[3]	S$4.15 million[4]
Plot ratio	1.15	2.07
Gross Floor Area	159,717 sqft	288,663 sqft[5]

[1] Based on Knight Frank Pte Ltd's valuation dated 31 March 2015.
[2] Based on Savills Valuation And Professional Services (S) Pte Ltd's valuation dated 27 December 2016.
[3] Annual Rental Income for FY2015.
[4] First year rental income.
[5] Subject to final survey.

Summary financials update: 30 Tuas West Road

> 5

		Per 22 May 2015 announcement (S$ million)	Actual Achieved (S$ million)
1	Gross development value upon completion	60.7[1]	60.7[2]
2	Project redevelopment cost	(41.7)	(40.6)
3	Land cost[3]	(14.1)	(14.1)
4	Profit	4.9	6.0
5	Profit margin	8.8%	11.0%
6	Net property income yield (based on development cost)	7.2%	7.4%

[1] Based on Colliers International Consultancy and Valuation (Singapore) Pte Ltd's valuation dated 20 May 2015 on an "as-if-complete" basis.
[2] Based on Savills Valuation And Professional Services (S) Pte Ltd's valuation dated 27 December 2016.
[3] Based on Knight Frank Pte Ltd's valuation dated 31 March 2015.

Build-to-Suit industrial facility for Beyonics

- AA REIT is developing a greenfield build-to-suit ("BTS") industrial facility for a leading strategic manufacturer – Beyonics International Pte Ltd ("Beyonics").
- This is AA REIT's first third-party greenfield development project outside its existing portfolio.
- AA REIT has acquired the land from a third party vendor, Seiko Instruments Singapore Pte Ltd, before proceeding with the construction of the BTS project.
- This project reaffirms AA REIT's growth strategy of seeking yield accretive BTS opportunity.

Structure of the Transaction

> 5

Key Terms of the Transaction

Master Tenant	Beyonics International Pte Ltd
Master Lease Terms	10 years master lease on the entire property with annual rent escalation
Option to renew	5 + 5 years
Annual Rental Income	S$3.5 million (Year 1)
Proposed development	5-storey Build-to-Suit production facility
D&C Contractor	Boustead Projects Limited
Development Costs	Approximately S$39.4 million (including land and associated transaction costs)
Financing	AA REIT has sufficient funding capacity for the entire cost of development
GFA	Approx. 231,738 sqft
Target Completion	2H 2017

Summary Estimated Financials

> 5

		S$ million
1	Gross development value upon completion[1]	42.9
2	Project development cost (including land cost)	(39.4)
3	Profit	3.5
4	Profit margin	8.9%
5	Net property income yield	8.9% (based on development cost)
6	DPU impact per annum[2]	+0.30 cents

1 Based on CBRE Pte. Ltd.'s valuation dated 31 March 2017 on an "as-if-complete" basis.

2 The DPU impact set out in this announcement is for illustration purposes only and purely on a pro forma basis based on the assumptions that AA REIT had completed, held and operated the proposed development for the whole of the financial year ended 31 March 2016, the proposed development was fully funded with debt and based on Units in issue of 635,366,206 as at 31 March 2016.

> 6

MARKET OUTLOOK AND STRATEGY

Market update and Outlook

> 6

Macro Environment

- Uncertainty over Trump's commercial policies will continue to weigh on global trade prospects.
- The effect of Brexit, election cycle in Europe and China's growth prospect will affect global recovery.
- Heightened market volatility on the currency and interest rate front.

Singapore Economy

- According to the Ministry of Trade and Industry, the economy grew by 2.0% for the whole of 2016 and 2.5% y-o-y in 1Q 2017.
- Government's official 2017 GDP forecast range between 1% to 3%.

Industrial Sector

- Based on JTC 4Q2016 statistics, overall occupancy rates of Singapore's industria property market rebounded slightly to 89.5% from 89.1% in the preceding quarter.
- Compared to a year ago, the price and rental indices fell by 9.1% and 6.8%.
- In 2016, the total stock of industrial space increased by 1.8m sqm and in 2017 about 2.4m sqm of industrial space is estimated to come on-stream.
- This is higher than the average annual supply and demand of around 1.8m sqm and 1.3m sqm respectively in the past 3 years.

AA REIT

- The portfolio occupancy remained healthy at 94.6% and continue to be above the industrial average in all subsectors.
- Focused on asset management and managing the lease expiries with tenant retention as the top priority.
- Prudent capital and risk management with 84.4% of the portfolio's interest rate fixed.

Strategy

> 6

Yield accretive investments / developments

- Focus on successful delivery of current developments on time and within budget.
- Evaluation of further redevelopment opportunities in Singapore.
- Continued evaluation of yield accretive investment opportunities in Singapore and Australia.

Active asset and leasing management

- Continual focus on prudent asset and lease management.
- Unlocking value of selected asset(s) within the portfolio through asset enhancement.
- To maintain above industrial average occupancy.

Prudent capital and risk management

- Prudent capital management by splitting of debt maturities. Target leverage between 30% - 45%.
- Substantially hedge interest rate exposure.
- Maintenance of investment grade rating.

Increasing Unitholders' value

Strategic developments over the past 5 years that have added approximately 1.79 million sqft of industrial space and approximately S$28.6 million of additional rental income[1]

- Development of 1.16 mil sqft five-storey ramp up warehouse
- Project size: S$150.1mil

20 Gul Way (Phase 1&2)

- Further development of additional 497k sqft
- Project size: S$73.0mil

20 Gul Way (Phase 2E&3)

- Development of a 160k sqft three-storey industrial facility
- Project size: S$27mil (include land cost)

8 &10 Tuas Ave 20

July 2011 | **January 2013** | **June 2013** | **May 2015** | **April 2016** | **August 2016**

103 Defu Lane 10

- Development of a modern 203k sqft six-storey industrial facility
- Project size: $21.7mil

30 Tuas West Road

- Development of a 288k sqft five-storey ramp up warehouse
- Project size: S$40.6mil

Build-to-suit site at Marsiling

- Development of a 231k sqft BTS industrial facility
- Project size: S$39.4 mil (include land cost)

[1] Rental income in year 1 and excluding possible rental income achieved for speculative development at 8&10 Tuas Ave 20.

Potential opportunities within AA REIT's portfolio

> 6

A large proportion of current portfolio remains under-utilised; with select organic opportunities available to AA REIT


10 Soon Lee Rd


3 Tuas Avenue 2


8 Senoko South Rd


11 Changi South St 3


10 Changi South Lane


541 Yishun Industrial Park A


2 Ang Mo Kio St 65


3 Toh Tuck Link


7 Clementi Loop

Potential untapped GFA

≈ 758,480 sqft

Awarded Best Investor Relations Company and *Asia's Best CEO in Singapore* at the *6th Asian Excellence Awards 2016*

Awarded Titanium Award for Excellence in Governance, CSR and Investor Relations at *The Asset* Corporate Awards 2016

Thank you

For enquiries, kindly contact:

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