AIMS 宝泽 | AMP CAPITAL

AIMS AMP CAPITAL INDUSTRIAL REIT

Annual Report 2012

Driven to **PERFORM.** Positioned for **GROWTH.**

Contents

Introduction

AIMS AMP Capital Industrial REIT

AIMS AMP Capital Industrial REIT ("AIMSAMPIREIT") actively manages a portfolio of 25 high-quality, strategically located industrial properties in Singapore that delivers stable and consistent returns. Rated by Standard & Poor's investment grade BBB-, the AIMSAMPIREIT manager actively manages the portfolio to unlock the value for Unitholders and takes a prudent and consistent approach to capital management.

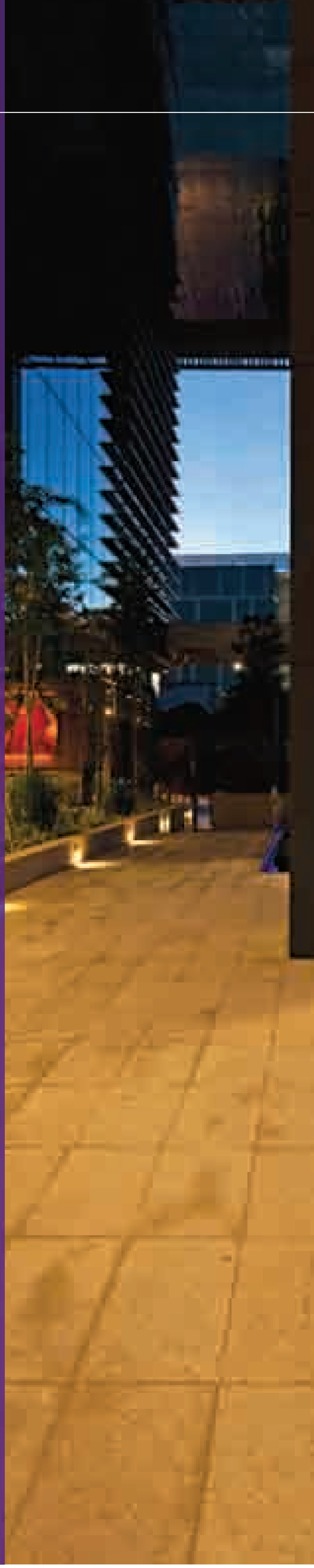
During the financial year 2012, the manager successfully improved portfolio returns for Unitholders. The amount available for distribution increased by 24.5 percent compared to the previous year, and the annual distribution per unit increased 5.3 percent to 10.45 cents. The portfolio's occupancy rate is 99.2 percent, higher than the Urban Redevelopment Authority's industrial average of 93.8 percent. This reflects the quality of the properties and supportive market conditions for industrial property in Singapore.

The manager is committed to unlocking the value of the portfolio to deliver improved returns to Unitholders. It is doing this by converting master leases to multi-tenancy leases and achieving stronger rental returns in the process, and redeveloping 20 Gul Way, where the plot ratio was underutilised, to improve returns. The manager estimates 50 percent of the portfolio has underutilised plot ratio that could be developed.

The Trust has the benefit of strong sponsors in AIMS Financial Group and AMP Capital, one of Australia's leading institutional property investors. The Trust is managed by AIMS AMP Capital Industrial REIT Management Limited (the "Manager"), a joint venture REIT management company owned 50 percent each by AIMS Financial Group and AMP Capital. AIMS Financial Group is a privately owned Australian, non-bank financial services and investment group, which has a solid track record in the Australian mortgage and securitisation markets. AMP Capital is a wholly-owned subsidiary of Australian Securities Exchange listed AMP Limited, one of Australia's largest retail and corporate pension providers and one of the region's most significant investment managers. The Manager is able to tap into the sponsors' capabilities and expertise in the areas of real estate funds management, corporate governance, debt structuring and development.

The Manager's key objectives are to deliver secure and stable distributions to Unitholders and to provide long-term capital growth.

Our Sponsors



AIMS Financial Group

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

Since 1999, AIMS has directly and indirectly about A$4 billion in funds from the capital markets. AIMS has issued about A$3 billion residential mortgage-backed securities with most of them rated AAA by both Standard & Poor's and Fitch Ratings, and has originated over A$5 billion of high-quality prime home loans since 1997.

AIMS has been very active in introducing international investors into the Australian real estate market, having attracted a large volume of investment from its international clients to invest in Australian direct property. AIMS is the investment manager and investor for AIMS' funds, and manages over A$1.5 billion in real estate assets as at 31 March 2012.

AIMS' 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, funds management, high-tech, infrastructure, banking and financial services.

www.aims.com.au

AMP Capital

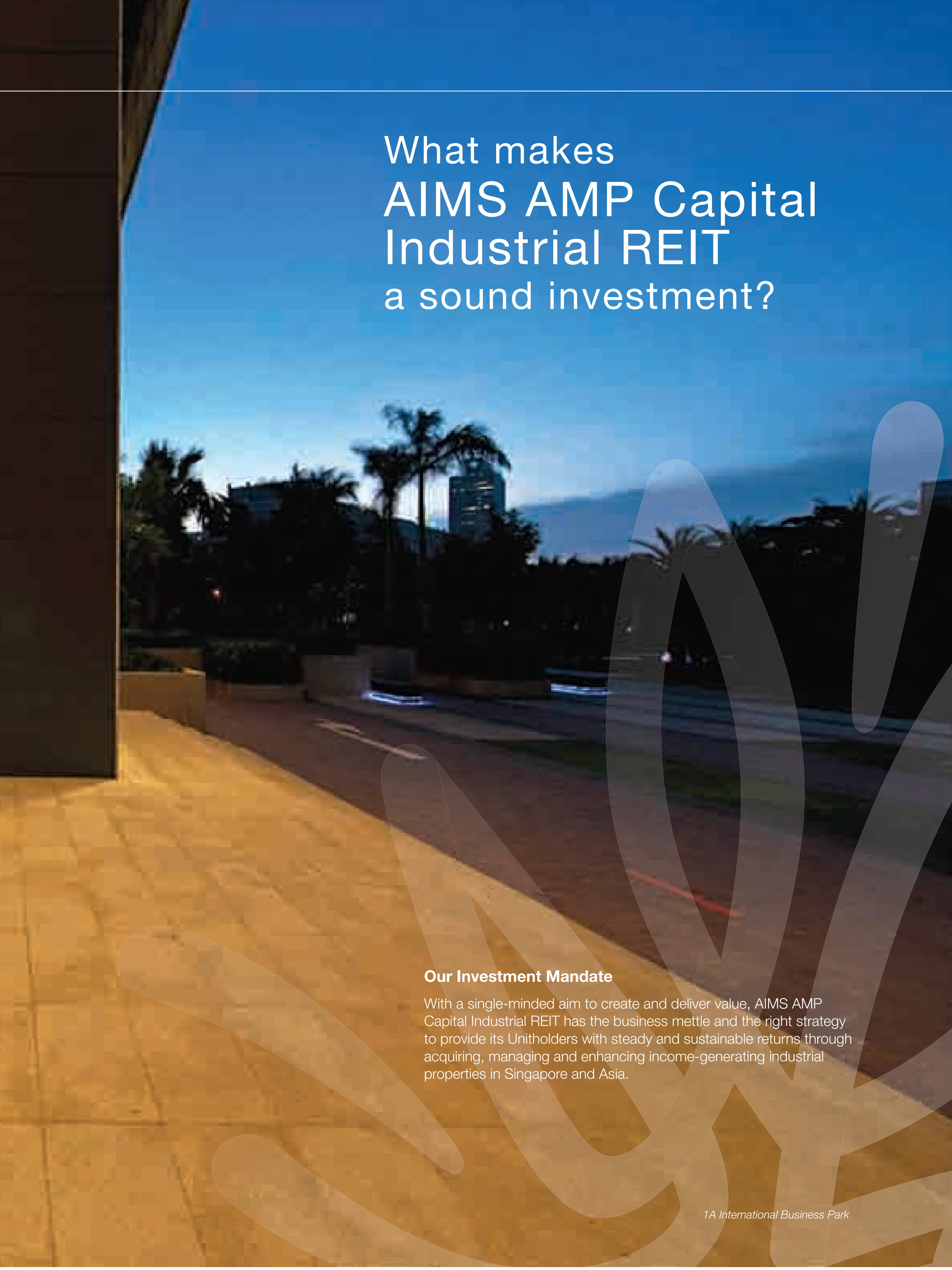
AMP Capital is one of Asia Pacific's largest investment managers with over A$124 billion in funds under management as at 31 March 2012. Ranked a Top 3 real estate investment manager in Asia by ANREV 2011, AMP Capital has over A$22 billion in global direct and listed real estate funds under management, 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 Industrial 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, 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 mean AMP Capital can source competitive investment opportunities catering to the varied needs of its clients.

www.ampcapital.com



What makes AIMS AMP Capital Industrial REIT a sound investment?

Our Investment Mandate

With a single-minded aim to create and deliver value, AIMS AMP Capital Industrial REIT has the business mettle and the right strategy to provide its Unitholders with steady and sustainable returns through acquiring, managing and enhancing income-generating industrial properties in Singapore and Asia.

1A International Business Park

Financial Highlights FY2012

(S$'million unless otherwise stated)

For the Financial Year ended 31 March	2012	2011
Gross revenue[1]	84.0	73.2
Net property income	58.9	52.7
Distribution to Unitholders	46.3	37.2
Distribution per Unit ("DPU")(cents)[2,3]	10.45	9.92

1 *Gross revenue comprises property rental income and property expenses recoverable from tenants.*

2 *On 4 October 2011, AIMSAMPIREIT announced the completion of the consolidation ("Unit Consolidation") of every five existing units ("Units") held as at 3 October 2011 into one consolidated Unit. The number of Units used to calculate DPU is 443,851,849, being the Units in issue after the Unit Consolidation.*

3 *The number of Units used to calculate the DPU for FY2011 have been adjusted for the effect of the Unit Consolidation to allow for comparison.*

Balance Sheet as at 31 March	2012	2011
Total assets	939.0	874.7
Total liabilities	312.8	288.4
Total borrowings	281.8	279.3
Unitholders' funds	626.2	586.2
Total Units in issue (million)[4, 5]	445.5	441.4

Key Financial Ratios as at 31 March	2012	2011
Earnings per Unit ("EPU")(cents)[5]	17.05	13.74
Net Asset Value per Unit ("NAV") (S$)[5]	1.406	1.328
Aggregate leverage (%)	30.0	31.9
Interest cover ratio (times)[6]	6.2	4.9
Management expense ratio (%)[7]	0.96	0.94

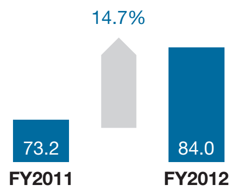
4 *Total Units in issue included 1,685,917 units issued on 25 May 2012 for the payment for the performance component of the management fees for FY2012.*

5 *For FY2011, the total Units in issue were adjusted for the effect of Unit Consolidation. The number of units used to calculate EPU and NAV were adjusted to allow for comparison.*

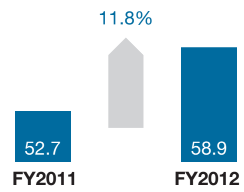
6 *Bank covenant: minimum of 2.5 times.*

7 *Expenses to weighted average net assets (excludes performance related fee): The expenses refer to the expenses of the Group excluding property-related expenses, borrowing costs, change in fair value of financial derivatives and investment properties and foreign exchange gains/(losses). The management expense ratio including performance fee for FY2012 was 1.27%. There was no performance fee for FY2011.*

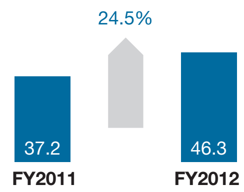
Gross Revenue (S$'m)



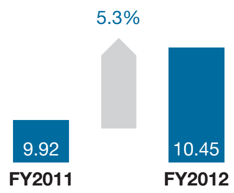
Net Property Income (S$'m)



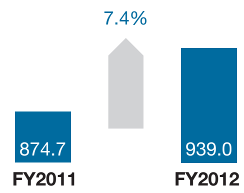
Distribution to Unitholders (S$'m)



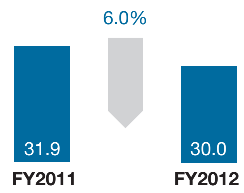
Distribution per Unit (cents)



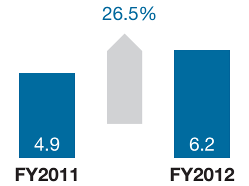
Total Assets (S$'m)



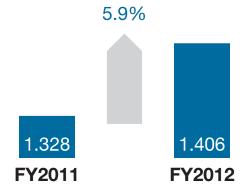
Aggregate Leverage (%)



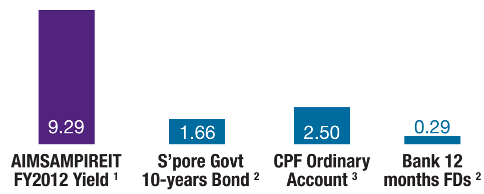
Interest Cover Ratio (times)



Net Asset Value per Unit (S$)



Yield per annum (%)



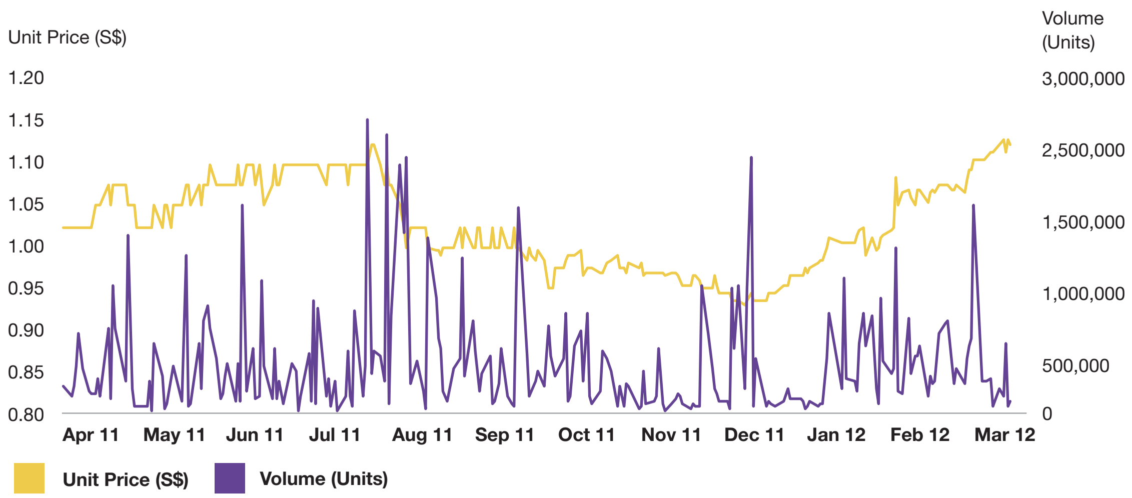
[1] *Based on closing price of S$1.125 on 31 March 2012 and DPU of 10.45 cents for FY2012.*
[2] *Source: Bloomberg data as at March 2012.*
[3] *Prevailing CPF Ordinary Account interest rate.*

Trading Performance

Unit Performance	**31 March 2012**	**31 March 2011**	**31 March 2011**
(Source: Bloomberg)		(restated)	(reported)
Closing price (S$)	1.125	1.025	0.205
Highest price during financial year (S$)	1.130	1.175	0.235
Lowest price during financial year (S$)	0.930	0.975	0.195
Total volume traded ('million Units)	109.2	161.9	778.9
Average daily volume traded (Units)	436,893	639,831	3,078,458
Market capitalisation (S$'million)[4]	499.3	452.4	452.4

[4] *Based on closing price per unit of S$1.125 on 31 March 2012 and S$1.025 on 31 March 2011 (restated to take into consideration of Unit consolidation).*

AIMS AMP Capital Industrial REIT Unit Price and Volume (Source: Bloomberg)



AIMSAMPIREIT's Total Returns

	%
Since listing on 19 April 2007 to 31 March 2012	(3.99)
From 1 April 2011 to 31 March 2012	19.78

The total returns are calculated on the following assumptions:

(a) The investor has fully subscribed for its rights entitlements.
(b) The distributions are assumed gross, before deducting any withholding tax which may be applicable.
(c) The distributions are assumed to be reinvested into the Trust
  i. At the closing price on the ex-distribution date; and
  ii. On the day the distributions were paid out.

Significant Events during the Financial Year 2012

19 APRIL 2011

4QFY2011 Financial Result

Announced results for the financial year ended 31 March 2011. DPU of 9.92 cents (adjusted for the effect of the Unit Consolidation) for the year ended 31 March 2011.

30 JUNE 2011

2nd Annual General Meeting

AGM on 30 June 2011. All three resolutions, as set out in the notice of AGM dated 8 June 2011, were duly passed at the AGM.

26 JULY 2011

1QFY2012 Financial Results & 20 Gul Way Redevelopment

Announced financial results for the first quarter ended 30 June 2011 achieving 22.1 percent year-on-year increase in net property income and a DPU of 0.53 cents.

Announced a significant redevelopment of 20 Gul Way, Singapore for S$155 million. Value on completion of S$214 million, up from a current book value of S$41.8 million, increasing the total portfolio size to in excess of S$1.0 billion.

22 AUGUST 2011

Proposed Unit Consolidation

Announced proposed Unit Consolidation of every five existing units into one unit. The rationale for the proposed Unit Consolidation was to reduce the magnitude of volatility in unit trading price and market capitalisation as well as improve the profile and attractiveness of AIMSAMPIREIT and the units.

5 SEPTEMBER 2011

Upgrade in Credit Rating by Moody's & CWT Limited Private Placement

Moody's upgraded AIMSAMPIREIT's corporate rating to Ba1.

Issued 12,195,122 new units to CWT Limited at market price, bringing the total number of units in issue to 2,219,259,296.

23 SEPTEMBER 2011

Extraordinary General Meeting

Extraordinary General Meeting ("EGM") held on 23 September 2011. The proposed Unit Consolidation of every five existing units into one unit as set out in the notice of EGM dated 6 September 2011, was duly passed at the EGM.

4 OCTOBER 2011

Completion of Unit Consolidation

Completion of Unit Consolidation of every five existing units into one unit, bringing the total number of units in issue to 443,851,849 from 2,219,259,296.

Significant Events during the Financial Year 2012

6 OCTOBER 2011

2QFY2012 Financial Results

Announced financial results for the second quarter ended 30 September 2011 achieving 28.2 percent year-on-year increase in net property income and a DPU of 2.5 cents (post Unit Consolidation).

28 OCTOBER 2011

Divestment of Property

Announced the sale of 31 Admiralty Road, Singapore for S$16.438 million. The sale price was 8.9 percent above book value and 22.7 percent above the REIT's initial purchase price of S$13.4 million.

20 JANUARY 2012

3QFY2012 Financial Results

Announced financial results for the third quarter ended 31 December 2011 achieving 11.7 percent year-on-year increase in amount available for distribution and a DPU of 2.6 cents (post Unit Consolidation).

17 APRIL 2012

Investment Grade Rating BBB- by Standard & Poor's

Standard & Poor's assigned AIMSAMPIREIT investment grade rating BBB-. Standard & Poor's credit assessment reflects the Trust's stable cash flows from its well-located and good quality industrial assets. It also reflects the Trust's proven track record of prudent and consistent capital management.

20 APRIL 2012

4QFY2012 & FY2012 Financial Results

Announced results for the financial year ended 31 March 2012. DPU of 10.45 cents (adjusted for the effect of the Unit Consolidation) for the year ended 31 March 2012, a 5.3 percent increase on FY2011.

Establishment of Distribution Reinvestment Plan

Announced the implementation of the Distribution Reinvestment Plan for 4QFY2012. The Distribution Reinvestment Plan provides Unitholders with the option to elect to receive units in lieu of the cash distribution (including any interim, final, special or other distribution).

"We're prudently managing the Trust's capital base while we unlock value within the portfolio to strengthen Unitholder returns. Our S$155 million redevelopment of 20 Gul Way will transform the site, significantly improve the asset's revenue contribution, and deliver stronger returns to Unitholders."

Nicholas McGrath

Executive Director and Chief Executive Officer

Strategy

Chairman's and CEO's Letter to Unitholders

"The Manager focused on unlocking the value of larger, higher quality assets, and continued with its strategy of selectively recycling capital by divesting smaller assets and achieving sale prices above book value."

Dear Unitholders,

The financial year 2012 ("FY2012") was a significant and rewarding year for the Trust and Unitholders. The Manager continued with its strategy of actively managing the portfolio to deliver strong returns to Unitholders. The Manager focused on unlocking the value of larger, higher quality assets, and continued with its strategy of selectively recycling capital by divesting smaller assets and achieving sale prices above book value.

During the year, the Manager launched its first redevelopment project to unlock value from within the portfolio, began implementing a Distribution Reinvestment Plan ("DRP"), and increased the amount available for distribution year on year by 24.5 percent while at the same time prudently managing capital requirements.

The redevelopment of 20 Gul Way will unlock the inherent value of the site by maximising the plot ratio to 1.4 from 0.46 and is projected to improve distributions per unit ("DPU") by around 1.465 cents (or around 15 percent)[1], delivering superior returns for investors on a significantly de-risked basis.

Selectively recycling capital, unlocking the value within the portfolio by redeveloping 20 Gul Way and implementing the DRP is all part of the Manager's strategy of prudently managing capital and enhancing the Trust's financial flexibility for future investment opportunities. The Trust has sufficient financial capacity to grow without the need to carry out any equity raising this calendar year.

During the year, Standard & Poor's assigned the investment grade corporate rating of BBB- to the Trust, reflecting the Trust's stable capital structure, ten consecutive quarters of aggregate leverage of around 30 percent and stronger portfolio performance compared to a year ago. This rating affirms the Trust's moderate leverage and stable cash flows from its ownership of well-located and good quality assets. Achieving an investment grade rating will potentially allow the Trust to broaden its sources of funding in the future.

In the last few months of the financial year, trading volumes improved which can be attributed to more investors recognising the Trust's strong and stable performance over the last few years.

Performance Highlights

For FY2012, the Trust increased its DPU by 5.3 percent to 10.45 cents compared to FY2011 and the amount available for distribution increased by 24.5 percent compared to FY2011. The Manager successfully increased distributable income in FY2012 by virtue of the acquisition of two high-quality properties (27 Penjuru Lane and 29 Woodlands Industrial Park E1) in FY2011, capturing rental growth across the portfolio and prudently managing capital to keep financing costs low.

The Manager achieved more than 3.8 percent uplift in property valuations compared to the previous year and the Trust's net asset value ("NAV") per unit as at 31 March 2012 was S$1.406.

Assets under management grew by 7.4 percent year-on-year to S$939.0 million. The Trust's portfolio value grew from S$853.2 million as at 31 March 2011 to S$930.9 million as at 31 March 2012.

Prudent Capital and Risk Management

Whilst the outlook for calendar year 2012 is clouded by volatility and uncertainty emanating from the Eurozone, the Trust is well positioned to weather challenging market conditions. There is no debt due for refinancing until October 2013 so the Trust is not under any immediate refinancing pressure. Furthermore, the Trust's strategy of selectively recycling capital (as demonstrated by our recent sale of 31 Admiralty Road at 8.9 percent above book value and 22.7 percent above the Trust's initial purchase price) not only lowers the Trust's aggregate leverage to 28.8 percent as at 31 March 2012 on a pro forma basis, but also demonstrates the strength of the Trust's asset values.

The Manager prudently ensures that funding is secured for any transaction the Trust undertakes. For example, the Manager has secured a S$150 million facility from its banking syndicate to largely fund the S$155 million redevelopment of 20 Gul Way. Importantly, the Trust's existing lenders fully supported the 20 Gul Way redevelopment transaction, with better all in pricing being achieved than the Trust's existing loan facilities and with a debt maturity extended to October 2015.

In order to protect the Trust's earnings from short-term interest rate volatility and to ensure the stability of distributions, the Trust has leveraged on the low interest rate environment and entered into a series of interest rate swaps with differing tenors, including some which are well beyond the debt maturity in October 2015. To date, approximately 81.2 percent of the Trust's debt has been hedged via interest rate swaps.

[1] *Please note that the DPU impact referred to in this letter is for illustration purposes only and purely on a pro forma basis based on the assumption that AIMSAMPIREIT had completed, held and operated the proposed redevelopment for the whole of the financial year ended 31 March 2011 and the proposed redevelopment was funded using 100 percent debt based on units in issue as at 31 March 2011 of 2,207,064,174 units being the number of units on issue pre-Unit Consolidation in October 2011.*

The Trust is well positioned to begin the financial year 2013 ("FY2013") with the following key financial metrics:

- Aggregate leverage of 28.8 percent as at 31 March 2012 on a pro forma basis post completion of the sale of 31 Admiralty Road.
- NAV per unit of S$1.406 as at 31 March 2012.
- A unit price of S$1.120 as at 5 June 2012, representing a 20.3 percent discount to the NAV per unit.
- An interest cover ratio ("ICR") of 6.2 times for the financial year 2012, compared to the Trust's bank facility ICR covenant of 2.5 times.
- A weighted average debt maturity of 2.5 years.

Repositioning of the Trust's portfolio and Recycling of capital

A key strategy for the Trust has been to focus on improving the overall quality of the portfolio, purchasing larger, better quality facilities and selectively divesting smaller properties likely to underperform over the longer term. The capital released by such divestments has been recycled into debt repayment, giving the Trust the financial strength to pursue redevelopment and enhancement opportunities.

Over the past year, higher valuations driven by increased competition for properties have made good quality and yield-accretive properties more difficult to access in Singapore. To achieve higher portfolio yield, the Manager has begun the Trust's first redevelopment - 20 Gul Way Singapore – as part of the strategy to unlock value from within the existing portfolio to boost Unitholder returns.

Upon completion of the S$155 million redevelopment, 20 Gul Way will emerge as a best-in-class ramp up warehouse, fully leased to CWT Limited, and is projected to increase the Trust's DPU by approximately 15 percent (around 1.465 cents)[1]. The 20 Gul Way redevelopment is an excellent example of how the Manager is unlocking the value that exists within the portfolio.

The Manager will continue to identify properties in the Trust's portfolio which have growth potential through repositioning, enhancement or redevelopment. There are properties in the portfolio with underutilised plot ratios, representing real potential for improving their value by increasing lettable area to meet tenants' growth requirements.

Proactive Asset Management

The Manager actively manages the portfolio to enhance returns to Unitholders. During the year, the Manager renewed or signed new leases representing 19.9 percent of the Trust's portfolio and successfully achieved positive rental reversion of between 10 percent to 15 percent. The focus of the Manager in FY2013 is on the six properties that will revert to multi-tenancy in the coming year and we expect to see continued positive rental reversion given the growth in market rental over the past year.

As at 31 March 2012, the Trust's top 10 tenants accounted for 72.7 percent of the Trust's rental income with no single tenant contributing to more than 19.7 percent of the Trust's rental income. With the reversion of two of our largest assets from master lease (8 & 10 Pandan Crescent and 27 Penjuru Lane) to multi-tenancy, the tenant concentration risk will reduce further in FY2013.

The Trust's strong and stable distributions are supported by the following key factors as at 31 March 2012:

- High portfolio occupancy rate of 99.2 percent, compared to the Singapore industrial average of 93.8 percent.
- Security deposits underpinning the rental obligation of tenants with the average being 8.1 months per property (9.7 months for 20 master lease properties and 3.7 months for six multi-tenancy properties).
- A weighted average lease expiry of 2.62 years which will increase upon the completion of Phase 1 and Phase 2 of 20 Gul Way.
- Organic rental growth supported by built-in rent escalations that range from 2.0 percent to 7.5 percent on 20 of the Trust's properties which are subject to a master lease.
- Rental reversions on 11 multi-tenancy properties (six properties will revert to multi-tenancy properties in FY2013) in the Trust's portfolio, giving it exposure to future growth in market rentals.

Sponsorship Support

The Trust's well capitalised sponsors, AIMS Financial Group and AMP Capital, enable the Manager to tap into the Sponsors' capabilities and expertise in the areas of real estate funds management, corporate governance, debt structuring and development. Sponsor support was evident in the redevelopment of 20 Gul Way where the Sponsors assisted in structuring the transaction to achieve superior returns on a significantly de-risked basis. The Sponsors remain committed to growing the Trust and their presence in Asia.

[1] *Please note that the DPU impact referred to in this letter is for illustration purposes only and purely on a pro forma basis based on the assumption that AIMSAMPIREIT had completed, held and operated the proposed redevelopment for the whole of the financial year ended 31 March 2011 and the proposed redevelopment was funded using 100 percent debt based on units in issue as at 31 March 2011 of 2,207,064,174 units being the number of units on issue pre-Unitholder Consolidation in October 2011.*

Strategy for FY2013

The objective of the Trust is to provide a competitive total return for investors comprising strong and stable distributions and potential capital growth. The Manager has a clear set of strategies which are designed to close the gap between trading price and NAV and to clearly differentiate itself from other Singapore industrial REITs. The goal of the Manager at all times is to enhance Unitholder wealth by growing distributable income and to maximise the value of the Trust's portfolio.

The Manager will consolidate upon the substantial achievements of the Trust in FY2012 and will continue to implement the following strategies for the Trust in FY2013:-

- Singapore investments:
  The Trust is currently a Singapore focused industrial REIT with 25 industrial properties located in Singapore. In FY2013, the Manager will focus on:

- The successful delivery of the 20 Gul Way redevelopment on time and within budget.
- The enhancement of selected assets in the portfolio by increasing lettable area to meet tenants' growth requirements or identified demand in the market.
- The potential participation in pre-committed redevelopment opportunities in Singapore with partners within the limits prescribed by the Singapore Property Funds Appendix.
- The continual evaluation of yield accretive investment opportunities in Singapore and the potential for further opportunities to divest assets in the portfolio which are more likely to underperform over the longer term.

- Intensive asset and leasing management:
  Six of the Trust's 25 Singapore properties revert to multi-tenancy properties during the course of FY2013. The Manager will conduct intensive asset management programmes to manage the lease expiry profile and to use this as an opportunity to achieve positive rental reversion whilst maintaining high occupancy.
- Capital and risk management:
  The Manager intends to continue to manage the Trust with a view to maintaining an appropriately conservative capital structure throughout the property cycle and to maintain a stable and growing DPU.

- Continued evaluation of opportunities to appropriately extend the term of some or all of the Trust's existing debt.
- Maintenance of aggregate leverage (debt/total assets) between 30 percent and 40 percent.
- Following on from the formation of relationships with the Trust's local and international lenders, a continued focus on broadening and diversifying the Trust's funding sources.
- Maintenance of appropriate hedging of market based risks such as interest rate risk, locking in low interest rates through interest rate swaps.
- Following the assignment of an investment grade corporate credit rating of BBB- by Standard and Poor's, maintenance of strict financial discipline and conservative financial metrics.

- Geographic focus:
  For FY2013, the focus of the Trust remains on Singapore. The Manager will, however, continue to allocate resources to a complete analysis of investment opportunities and structures in potential target markets for the Trust where the Sponsors have a real estate capability such as Australia, China and Japan. The objective is to ensure the Trust is positioned to take advantage of opportunities in those countries in a meaningful way as they arise over the medium term to longer term.

In Appreciation

We wish to extend our appreciation to our fellow directors and to the management team for their insight and dedication throughout the year.

We also wish to thank our tenants, business partners and service providers for their unwavering support during the year.

The Board of Directors extend their thanks and appreciation to Mr George Wang for his contribution as Chairman of the Trust over the past two and a half years. The Trust is a much stronger and more stable vehicle today, delivering solid returns, and is well positioned for growth in the future.

Most importantly, we thank the owners of the Trust, the Unitholders, for your continued support and encouragement of the Trust. We look forward to your ongoing support and to another rewarding year ahead.

Yours faithfully,

Andrew Bird
Chairman

Nicholas McGrath
Chief Executive Officer

Chairman's Message

"We have a team of smart, motivated professionals managing the Trust and its assets for the benefit of Unitholders. Prudent capital management, active asset management and stronger returns to Unitholders underpinned a solid performance for FY2012. Building on this momentum and led by our dedicated team of investment professionals, the Trust is well positioned to achieve solid results again in the year ahead."

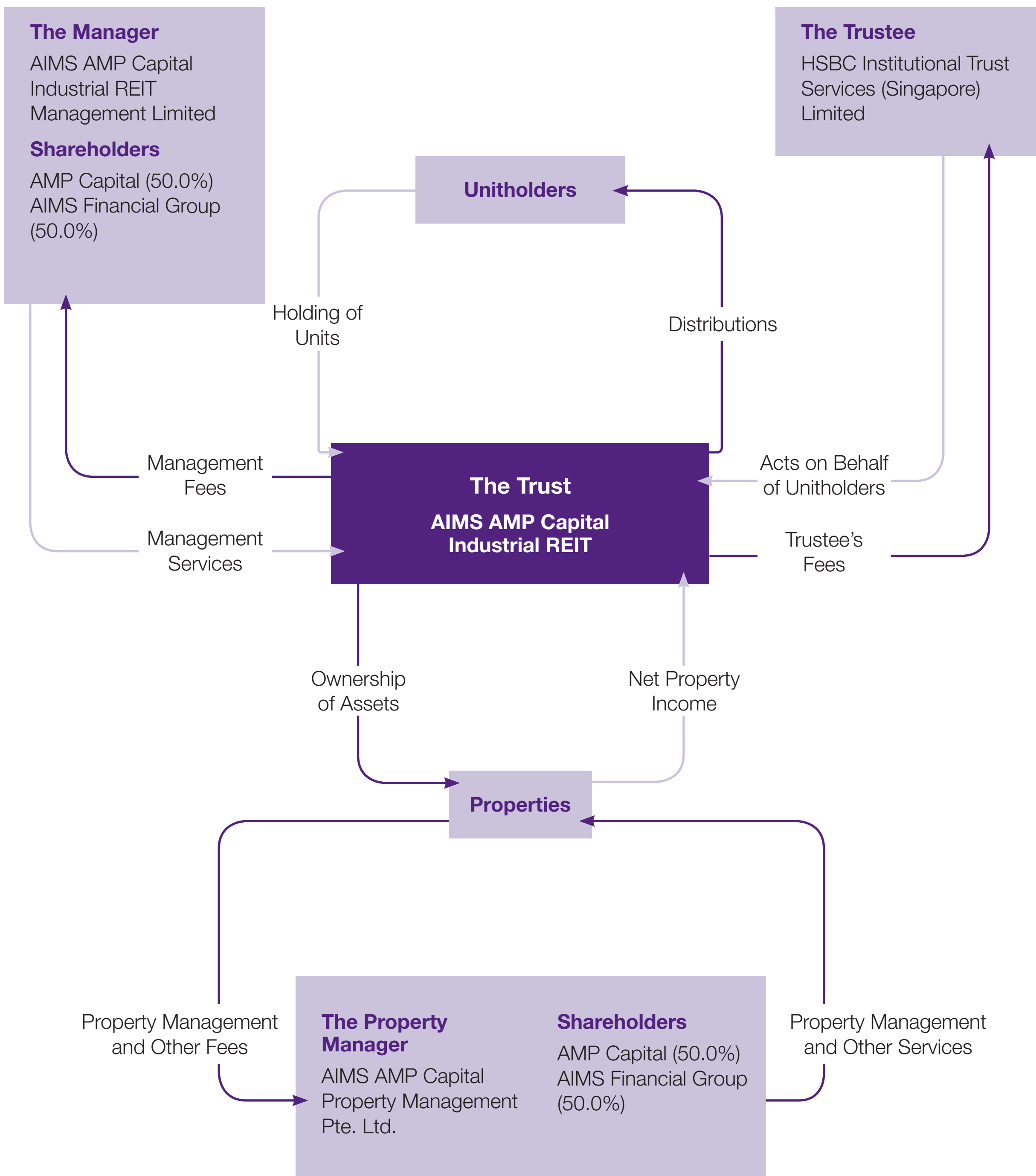
Andrew Bird

Chairman


People

Structure of AIMS AMP Capital Industrial REIT

The following diagram indicates the relationships between the Trust, the Manager, the Property Manager, the Trustee and the Unitholders.



Board of Directors of the Manager

Mr Andrew Bird[1]

Non-Executive, Non-Independent Chairman

Mr Bird was appointed as a Director on 30 March 2012 and was appointed Chairman of the Manager on 19 April 2012. Mr Bird is the Director of AMP Capital's A$16 billion property investment and management business. With over 30 years of experience in the property industry in Australia, the UK and Asia Pacific, Mr Bird oversees the fund management of property assets for external clients, significant private client portfolios and opportunistic funds along with the development of new property business initiatives. In addition, he supervises AMP Capital's substantial property investment services including asset management, retail, commercial and industrial property management, development, research and investment strategy and capital transactions.

As Chief Investment Officer (Property) of AMP Capital, Mr Bird responsible for overseeing the Property Investment Committees which govern investment strategy and strategy implementation.

Mr Bird joined AMP Capital Investors in April 2000 from APN Funds Management in Melbourne. Prior to his role at APN, he was Head of Property at Colonial First State. Mr Bird is a member of the AMP Capital Leadership Team.

Mr George Wang[2]

Non-Executive, Non-Independent Director

Mr Wang was appointed as a Director on 7 August 2009. Mr Wang is the Chief Executive Officer and Chairman of the AIMS Financial Group. He has over 20 years of experience in lending, real estate investment and financial services. Mr Wang immigrated to Australia from China in 1989 and founded AIMS two years later in 1991. Since its establishment, AIMS has grown into a diversified financial services group, active in the areas of lending, securitisation, investment banking, real estate investment and funds management, resources, high-tech and infrastructure investment.

Mr Wang is an active participant in both the Australian and Chinese financial services industries. He is an advisor to a number of Chinese government bodies and government agencies and holds the position of Deputy President of the International Trade Council of China, a constituent body of the China Council for the Promotion of International Trade. In Australia, Mr Wang is the President of the Australia-China Finance and Investment Council.

Board of Directors of the Manager continued

Mr Simon Vinson[3]

Non-Executive, Non-Independent Director and Member of the Audit, Risk and Compliance Committee

Mr Vinson was appointed as a Director on 24 December 2009. Mr Vinson has extensive experience in property development on both retail and commercial projects, as well as experience in property acquisitions and disposals across all property sectors.

Joining the AMP Group in 1982, Mr Vinson has worked in varied roles, including a substantial period heading the AMP Capital Property Group's Business Development Team, during which time the business launched several key property funds, including an unlisted Shopping Centre Fund, an unlisted Office Fund and the Global Direct Property Fund.

Since 2006, Mr Vinson has been the Head of Asian Property and is responsible for establishing and growing AMP Capital's property investment capability in Asia and all aspects of property investment, research, acquisitions, disposals and portfolio management in the region. In March 2009, he was also appointed as the Head of New Business Initiatives where he leads a team that is responsible for sourcing and developing new business and product opportunities for AMP Capital's Property business. From 2006 to 2009, Mr Vinson also held the position of Managing Director, AMP Capital Singapore and spearheaded the establishment of AMP Capital's Asian hub office in that city.

In 2012, Mr Vinson also became responsible for overseeing AMP Capital Property's opportunity fund business which consists of the suite of Select Property Fund's.

Mr Vinson sits on AMP Capital's Property Leadership team and is a member of several Property Investment Committees.

Mr Andrew Lam[4]

Non-Executive, Non-Independent Director

Mr Lam was appointed as a Director on 16 September 2011. Mr Lam has 15 years of experience in real estate funds management, property development and financial operations. He is currently the Head of Finance for the MacarthurCook Group, which is part of the AIMS Financial Group. He is also the Fund Manager for all of the Australian direct property funds managed by the MacarthurCook Group. Furthermore, he is involved in the group's broader investment and property development activities.

Prior to joining MacarthurCook and AIMS, Mr Lam worked with Hastings Funds Management (the real estate and infrastructure funds management arm of Westpac Banking Corporation) in its real estate funds management division. His responsibilities were diverse covering real estate acquisitions and bid submissions, structuring of new funds, property development, property workouts and funds management.

Prior to Hastings, Mr Lam worked in funds management with Valad Property Group, a company which was at the time listed on the Australian Securities Exchange and involved in property development, funds management and investment. At Valad, Mr Lam was responsible for a number of property development funds (with total projects having an on-completion value in excess of A$1 billion) and was also involved in setting up new funds. Mr Lam worked at Macquarie Bank in its property financial operations division prior to working at Valad.

Mr Tan Kai Seng[5]

Independent, Non-Executive Director and Chairman of the Audit, Risk and Compliance Committee

Mr Tan was appointed as a Director on 1 December 2006 and is also the Chairman of the Audit, Risk and Compliance Committee.

Mr Tan is also an Independent Non-Executive Director and the Chairman of the Audit Committee of IGB Corporation Berhad, listed on Bursa Malaysia, Kuala Lumpur. He is also the Non-Executive Director of Kian Ho Bearings Ltd which is listed on the Singapore Exchange. In addition, he holds several other directorships in companies in the fields of building construction, investment holdings and water management.

Mr Tan started his career with Price Waterhouse Singapore and was the Finance Director of Parkway Holdings Limited from 1988 until his retirement in 2005.

Mr Norman Ip Ka Cheung[6]

Independent, Non-Executive Director and Member of the Audit, Risk and Compliance Committee

Mr Ip was appointed as a Director on 31 March 2010. Mr Ip, a Chartered Accountant by training, has over 30 years of financial and commercial experience. Mr Ip retired in October 2009 as the President and Group Chief Executive Officer of The Straits Trading Company Limited ("STC"), which main activities are in real estate, mining and hospitality. Prior to joining STC in 1983, he was with Ernst & Whinney (now known as Ernst & Young LLP).

Currently, Mr Ip is the Chairman of the Board of UE E&C Ltd., WBL Corporation Limited and Malaysia Smelting Corporation Berhad. He is an Independent Non-Executive Director of Great Eastern Holdings Limited and United Engineers Limited. He is also a member of the Building and Construction Authority Board of Singapore.

Mr Eugene Paul Lai Chin Look[7]

Independent, Non-Executive Director

Mr Lai was appointed as a Director on 26 February 2010. Mr Lai began his career as an attorney in New York and in Singapore and has a wealth of experience in law, investment banking, real estate and private equity. He is currently a Managing Director at Southern Capital Group and was previously the Managing Director and Senior Country Officer of Investment Banking at JP Morgan in Malaysia as well as the Managing Director and Chief Executive Officer of the Ascott Group Limited. He has also held the position of Managing Director at the Carlyle Group Asia and Managing Director at Citigroup Singapore.

Mr Lai also holds non-executive directorships in several companies such as National Council Against Drug Abuse and Singapore Anti-Narcotics Association.

Mr Nicholas McGrath[8]

Executive Director and Chief Executive Officer

Mr McGrath joined the Manager as Chief Executive Officer in January 2009. Mr McGrath was appointed an Executive Director of the Manager in February 2010. As the CEO of the Manager, he is responsible for the overall planning, management and operation of AIMSAMPIREIT. He works closely with the Board of Directors to determine business strategies for the strategic development of AIMSAMPIREIT.

Prior to joining the Manager, Mr McGrath was the Chief Executive Officer of the Allco Commercial REIT (now known as Frasers Commercial Trust) and Managing Director of Allco (Singapore) Limited. Mr McGrath moved to Singapore in 2005 to establish Allco's real estate funds management business and was responsible for growing assets under management in excess of S$2 billion. Prior to that, he spent over five years with Allco Finance Group in a range of senior executive roles in its property funds management and structured finance divisions. Before joining Allco Finance Group, Mr McGrath was a lawyer at a leading Australian law firm, Blake Dawson (now known as Ashurst).

Senior Management Team

Mr Nicholas McGrath

Chief Executive Officer

Mr McGrath is also an Executive Director of the Manager. Please refer to his profile under the Board of Directors section of this Annual Report.

Ms Regina Yap

Head of Finance /
Company Secretary of the Manager

Ms Yap joined the Manager as Head of Finance and Company Secretary in September 2011. She is responsible for the financial performance of the REIT and Manager, financial accounting and reporting, treasury and capital management, compliance as well as corporate secretarial matters.

Prior to joining the Manager, she has spent almost 14 years in various senior finance roles in CapitaLand within several business units including hospitality, residential, commercial, corporate headquarter and Australand Property Group (a subsidiary of CapitaLand listed on the Australian Securities Exchange). She has had good regional exposure and her portfolios spanned across South East Asia, North Asia and Australia. Immediately prior to her appointment to the Manager, she was the Vice President, Finance (South East Asia & Australia) with The Ascott Limited, a wholly-owned subsidiary of CapitaLand Limited. In all, she has more than 17 years of experience in group financial and management reporting, operational management and control, tax planning and performance analysis.

She began her career as a Tax Consultant with Price Waterhouse (now known as PricewaterhouseCoopers LLP) in Singapore.

Ms Yap holds a Master of Applied Finance from the Macquarie University of Sydney, Australia and a Bachelor of Accountancy degree from the Nanyang Technological University of Singapore. She is a Certified Public Accountant with the Institute of Certified Public Accountants of Singapore.

Mr Koh Wee Lih

Head of Real Estate

Mr Koh joined the Manager as Senior Investment Manager in December 2008. In October 2011, Mr Koh was promoted to Head of Real Estate and oversees the investment and asset management team for the Trust. He works closely with the CEO and Assistant Fund Manager to formulate strategic plans to maximize the returns of the Trust assets.

Before joining the Manager, Mr Koh managed real estate investments for an international real estate private equity fund as well as for one of Asia's largest real estate developers. He has 16 years of experience in investment and corporate finance, of which more than 7 years are in real estate investment, asset management and structuring of private real estate funds.

Mr Koh holds a Master of Business Administration (Distinction), a Master of Science in Industrial and Operations Engineering, and a Bachelor of Science (Summa Cum Laude) in Aerospace Engineering from the University of Michigan.

Ms Joanne Loh

Assistant Fund Manager and Investor Relations

Ms Loh joined the Manager as Asset Manager in August 2007 and was responsible for the oversight of the REIT's initial portfolio of 12 properties from an asset management and leasing perspective. In April 2011, she was promoted as the new Investor Relations Manager and subsequently to Assistant Fund Manager in October 2011 with minor asset management responsibilities for a few assets. In her new role, Ms Loh reports to the CEO and is responsible for all aspects of investor relations for the Trust together with fund level analysis of the Trust's portfolio. She works closely with the CEO and Head of Real Estate to formulate strategic plans to maximize the returns of the Trust assets.

Prior to joining the Manager, Ms Loh was with a property consultant firm, Colliers International as the property manager managing a portfolio of residential and industrial assets. She was also previously with real estate developers like Far East Organisation and Keppel Land. In all, she has over 8 years of experience in the real estate industry handling asset management, leasing and property management.

Ms Loh holds a Bachelor of Science degree in Building and Master of Science degree in Real Estate from the National University of Singapore.

Our Team

1 **Nicholas McGrath**
Chief Executive Officer

2 **Regina Yap**
Head of Finance/ Company Secretary

3 **Koh Wee Lih**
Head of Real Estate

4 **Charlotte Khoo**
Fund Accountant

5 **Joanne Loh**
Assistant Fund Manager & Investor Relations

6 **Patrina Tan**
Fund Accountant

7 **Avril Chong**
Office Manager, Assistant Asset Manager, PA to CEO

8 **Janet Foo**
Fund Accountant

9 **Sharon Tay**
Leasing & Asset Manager

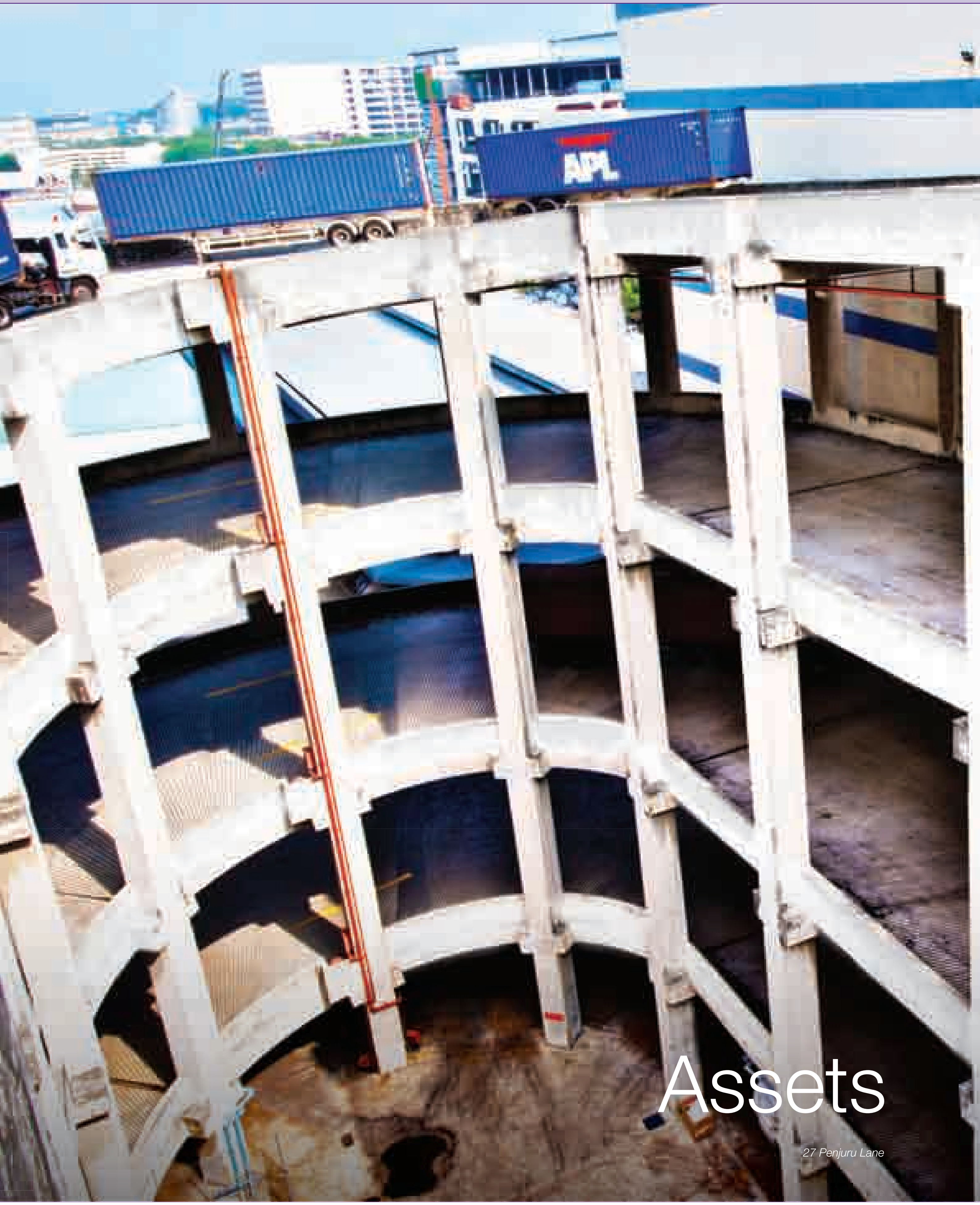
10 **Louis Ng**
Assistant Asset Manager

Head of Real Estate's message

"Our actively managed portfolio of strategically located, high-quality industrial assets is performing well. There's short supply and continued demand for high-quality logistics and warehouse properties like ours, which positions AIMSAMPIREIT well to capitalise on tenancy demand and rental upside, as evidenced by our 99.2 percent occupancy rate achieved in the final quarter of FY2012."

Koh Wee Lih

Head of Real Estate



Assets

27 Penjuru Lane

Property Showcase

Redevelopment of 20 Gul Way, Singapore

Artist's impression of the proposed five storey ramp up warehouse on the site

Property Showcase

Fact Sheet

	Prior	Post Redevelopment
Property	10 single storey buildings	Five storey ramp up warehouse (completed in 2 Phases)
Valuation	S$41.8 m[1]	S$214.0 m[2]
Annual Rental Income	S$3.6 m[1]	S$16.3 m (when completed)
Plot Ratio	0.46	1.4
Maximum Plot Ratio	1.4	1.4
Land Area	828,248 sqft	828,248 sqft
Gross Floor Area (GFA)	378,064 sqft	Approx. 1,159,536 sqft
Land Tenure	35-year lease wef 16 January 2006	35-year lease wef 16 January 2006
Lease Term	Master Lease - Enviro-Metals for 10 years commencing April 2007	Master Lease – CWT Limited for 4 years on middle floors & 5 years on ground floor and 5th floor (Surrender of lease with existing tenant by phases)

[1] *As at 31 March 2011*
[2] *Based on CBRE's valuation dated 22 June 2011*

Redevelopment

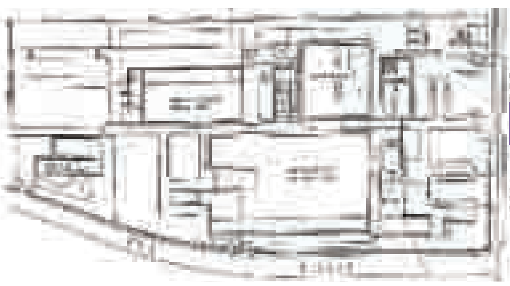
Cluster of 10 single-storey buildings with an underutilised plot ratio.

Before

After

Purpose built five-storey ramp up warehouse facility maximising 20 Gul Way's plot ratio. CWT Limited to take up all five storeys under a Master Lease.

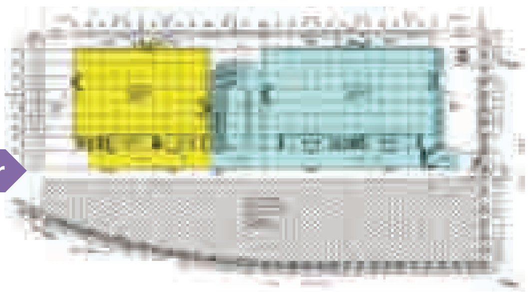
Site Plans



Cluttered layout of single storey buildings

Before

After



Five storey ramp up warehouse maximising plot ratio together with an extensive marshalling yard for use by tenants

Property Showcase

Structure of the Transaction

Key Terms of the Transaction			
D&C Contractor	Indeco Engineers Pte Ltd (subsidiary of CWT Limited)		
Total Redevelopment	Approx. S$155.0 m (excluding land)		
Land Valuation	S$41.8m[1]		
	Phase 1	**Phase 2**	**Total**
GFA (sqft)	671,289 + ramp	488,247	1,159,536
Commencement	August 2011	November 2012	
Completion	November 2012	December 2013	
Construction Period	15 months	13 months	
Master Tenant	CWT Limited		
Master Lease Terms	5 years 2 months lease on ground and 5th floors of each Phase 4 years 2 months lease on 2nd, 3rd and 4th floors of each Phase Triple net rental at market rate Annual rent escalation of 2% p.a. 2 month rent free from TOP of each phase		

[1] *As at 31 March 2011*

Post Redevelopment

	S$ million
Gross development value upon completion	214.0
Project redevelopment cost	(155.0)
Land cost	(41.8)
Net rental income during redevelopment	6.8
Profit	24.0
Profit margin	12.2%
Project IRR (unleveraged)	10.7%
DPU impact[2] (pre-Unit Consolidation)	+0.293 cents
DPU impact[2] (post Unit Consolidation)	+1.465 cents
Net property income yield	8.1% (based on development cost) 7.4% (based on valuation)

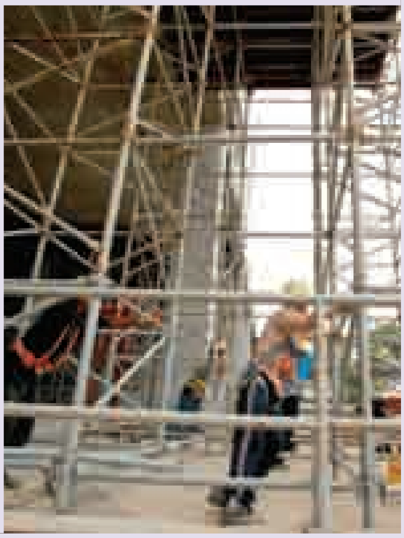
[2] *Please note that the DPU impact shown is for illustration purposes only and purely on a pro forma basis based on the assumption that AIMSAMPIREIT had completed, held and operated the proposed redevelopment for the whole of the financial year ended 31 March 2011 and the proposed redevelopment was funded using 100% debt based on units in issue as at 31 March 2011 of 2,207,064,174 units.*

Property Showcase

Benefits of the Redevelopment

Transform property into high value ramp up warehouse	Strategically located near proposed new port facilities	Total assets > S$1 billion upon completion
Risks substantially mitigated with attractive returns	Returns superior to ordinary 3rd party acquisition	NAV accretion
Top quality tenant (contributing to approx. 20% of rental income upon completion)	High quality partner in CWT Limited	Portfolio diversification via quality asset
AIMSAMPIREIT to become one of the major ramp up warehouse landlords in Singapore	27 Penjuru Lane GFA 1.03m sqft	20 Gul Way GFA 1.16m sqft

Progress Photos of 20 Gul Way



Photos taken on 25 May 2012

Progress Photos of 20 Gul Way

Phase One of the Trust's inaugural redevelopment project at 20 Gul Way. The project is a fully funded S$155 million development and is progressing on time and on budget.

It is a good example of our strategy of redeveloping existing assets to unlock the value within the portfolio to deliver greater value for Unitholders.

Photos taken on 25 May 2012

Property Showcase

27 Penjuru Lane

27 Penjuru Lane comprises two buildings that were built in 2 phases. Phase 1 comprises a five-storey ramp-up warehouse and logistics building incorporating mezzanine offices and a nine-storey ancillary office with a canteen on the first storey. Phase 2 comprises a five-storey ramp-up warehouse and logistics building with mezzanine offices. The two buildings are serviced by a central circular ramp and via four passenger lifts.

The property is located along Penjuru Lane, off Penjuru Road and Jalan Buroh, within Jurong Industrial Estate and approximately 16km from the City Centre. It is well-served by expressways/major roads such as the Ayer Rajah Expressway, Penjuru Road and Jalan Buroh.

Property Details

Valuation (S$'million)	175.00
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	18.80
Capitalisation Rate (%)	6.50
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	15 October 2010
Purchase Price (S$'million)	161.00
Leasehold Title Expiry Year	15 October 2049
Land Area (sq m)	38,297.00
Gross Floor Area (sq m)	95,758.40
NLA (sq m)	90,506.00
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.50

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	C&P Holdings Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	12.83

8 & 10 Pandan Crescent

8 & 10 Pandan Crescent comprises one block of five-storey (Block 8) and one block of six-storey (Block 10) warehouse buildings. The two blocks are serviced by 16 cargo lifts and 12 passenger lifts. The property has 80 loading/unloading bays with 38 dock-levellers on the 1st storey.

The property is located at the southern junction of Pandan Crescent and West Coast Highway and approximately 13km away from the City Centre. It is well-served by expressways/major roads such as the West Coast Highway, Ayer Rajah Expressway and Jalan Buroh.

Property Details

Valuation (S$'million)	127.00
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	13.64
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	115.00
Leasehold Title Expiry Year	31 May 2068
Land Area (sq m)	32,376.50
Gross Floor Area (sq m)	80,940.00
NLA (sq m)	65,838.30
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.50

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	United Tech Park Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	8.30

Property Showcase

1A International Business Park

1A IBP comprises a 13-storey high-tech business park building with ground level retail and showroom areas together with a basement car park for 114 cars. The building is suitable for business park use and incorporates office and warehouse areas, in addition to ancillary showroom areas.

The property is located at the south-eastern side within the prestigious precinct of International Business Park, off Boon Lay Way and Jurong East Street 11. It is well-served by a network of roads which include the Ayer Rajah Expressway, Pan-Island Expressway and Commonwealth Avenue West and is approximately 14km from the City Centre. International Business Park is a business and technology hub for companies involved in high-technology industries that include software development, research and ancillary activities.

Property Details

Valuation (S$'million)	85.30
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	9.16
Capitalisation Rate (%)	6.50
Terminal Yield (%)	6.75
Discount Rate (%)	8.25
Acquisition Date	30 November 2009
Purchase Price (S$'million)	90.20
Leasehold Title Expiry Year	31 May 2059
Land Area (sq m)	7,988.0
Gross Floor Area (sq m)	19,949.00
NLA (sq m)	16,697.00
Property Type	Business Park
Town Planning	Business Park
Maximum Plot Ratio	2.50
Current Plot Ratio	2.49

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Eurochem Corporation Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	6.03

20 Gul Way

20 Gul Way is currently undergoing redevelopment works which will comprise a purpose-built five-storey ramp-up warehouse complex with ancillary offices at 2nd to 5th storey mezzanine floors and a staff canteen on 1st storey. There will be direct vehicular ramp access to every floor and there will be loading and unloading bays with dock levellers on every floor.

The property is located at the north-western junction of Gul Way and Gul Circle, within Jurong Industrial Estate and some 25km from the City Centre. It is well-served by major arterial roads/ expressways such as the Jalan Ahmad Ibrahim, Ayer Rajah Expressway and the Pan-Island Expressway.

Property Details

Market Value on 'As Is Where Is' Basis (S$'million)	84.50
Gross Development Value (S$'million)	214.00
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	9.08
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	39.40
Leasehold Title Expiry Year	15 January 2041
Land Area (sq m)	76,946.10
Proposed Gross Floor Area (sq m)	107,724.50
Proposed NLA (sq m)	107,724.50
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	1.40
Current Plot Ratio	Under development
Target Year of Completion	Phase 1 - November 2012 Phase 2 - December 2013

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	CWT Limited (upon completion)
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million) (E-hub Metals Pte Ltd & Leong Hin Piling)	1.65

Property Showcase

29 Woodlands Industrial Park E1

29 Woodlands Industrial Park E1 comprises a four-storey high technology light industrial building with basement car park. The building is serviced by nine passenger lifts, nine cargo lifts and six lift lobbies.

The property is located at the junction of Admiralty Road West and Woodlands Avenue 8. The property is approximately 24km from the City Centre and is well-served by expressways/major roads such as the Bukit Timah Expressway and the Seletar Expressway.

Property Details

Valuation (S$'million)	75.50
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	8.11
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	21 February 2011
Purchase Price (S$'million)	72.00
Leasehold Title Expiry Year	8 January 2055
Land Area (sq m)	18,365.90
Gross Floor Area (sq m)	45,481.26
NLA (sq m)	36,244.00
Property Type	Hi-Tech Space
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.48

Lease Terms

Lease Type	Multi-tenancy
No. of Tenants	19
Name of Major Tenants	Broadcom Singapore Pte Ltd Illumina Singapore Pte Ltd Ellipsiz Pte Ltd
Occupancy of Property	98.4%
Annual Rental Income FY2012 (S$'million)	5.05

15 Tai Seng Drive

15 Tai Seng Drive comprises a five-storey industrial warehouse building with a basement. Basement warehouse/storage areas have been created within an area originally designated for car parking. The property has three loading/unloading bays with dock-levellers and is serviced by two passenger and two cargo lifts.

The property is located along the north-eastern end of Tai Seng Drive, a cul-de-sac off Airport Road and is approximately 9.5km away from the City Centre. It is well-served by the Pan-Island Expressway, Kallang Paya Lebar Expressway, Paya Lebar Road Airport Road and Macpherson Road.

Property Details

Valuation (S$'million)	29.80
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	3.20
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	17 December 2007
Purchase Price (S$'million)	28.90
Leasehold Title Expiry Year	31 March 2051
Land Area (sq m)	9,077.90
Gross Floor Area (sq m)	21,350.08
NLA (sq m)	17,886.40
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.35

Lease Terms

Lease Type	Multi-tenancy
No. of Tenants	8
Name of Major Tenants	Element14 Kumpulan Development (S) Pte Ltd Westfalia Separator (S.E.A.) Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	2.64

Property Showcase

10 Changi South Lane

10 Changi South Lane comprises a part five-storey and part seven-storey warehouse with ancillary office space. The property is also equipped with eight loading and unloading bays with dock-levellers together with an Automated Storage and Retrieval System (ASRS) provided at the 1st storey warehouse area.

The property is located within Changi South Industrial Estate. It is approximately 15.5km away from the City Centre and is well-served by expressways/major roads such as the East Coast Parkway, Pan-Island Expressway and Upper Changi Road East.

Property Details

Valuation (S$'million)	28.60
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	3.07
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	33.80
Leasehold Title Expiry Year	15 June 2056
Land Area (sq m)	9,219.10
Gross Floor Area (sq m)	14,793.00
NLA (sq m)	12,655.90
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	1.60

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Ossia International Limited
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	2.55

1 Bukit Batok Street 22

1 Bukit Batok Street 22 comprises an eight-storey industrial building incorporating a four-storey factory and eight storeys of ancillary office space. The building is served by two passenger and two cargo lifts.

The property is located at the south-eastern junction of Bukit Batok Street 22 and Bukit Batok Avenue 6 approximately 16km away from the City Centre. The property is well-served by expressways/ major roads such as the Pan-Island Expressway and Bukit Batok Road.

Property Details

Valuation (S$'million)	25.70
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	2.76
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	18.00
Leasehold Title Expiry Year	30 June 2055
Land Area (sq m)	6,399.30
Gross Floor Area (sq m)	15,978.40
NLA (sq m)	14,066.40
Property Type	Warehouse and Logistics
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	2.50

Lease Terms

Lease Type	Multi-tenancy
No. of Tenants	17
Name of Major Tenants	Mentor Media Ltd Omega Integration Pte Ltd Guan Ming Hardware & Engineering
Occupancy of Property	94.7%
Annual Rental Income FY2012 (S$'million)	1.61

Property Showcase

11 Changi South Street 3

11 Changi South Street 3 comprises a four-storey with basement light industrial building incorporating warehouse, office and showroom accommodation. A single basement level incorporates car parking for 60 bays and ancillary storage areas. The property is served by two passenger lifts and two cargo lifts which serve the basement to the 4th storey. There are three loading/unloading bays with dock-levellers.

The property is located on the southern side of Changi South Street 3, north of Xilin Avenue and approximately 16.5km away from the City Centre. It is well-served by Xilin Avenue, the Pan-Island Expressway and the East Coast Parkway.

Property Details

Valuation (S$'million)	24.30
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	2.61
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	17 December 2007
Purchase Price (S$'million)	20.80
Leasehold Title Expiry Year	31 March 2055
Land Area (sq m)	8,832.60
Gross Floor Area (sq m)	14,015.90
NLA (sq m)	11,547.40
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.00
Current Plot Ratio	1.59

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Builders Shop Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	2.23

61 Yishun Industrial Park A

61 Yishun Industrial Park A comprises a six-storey industrial building suitable for light manufacturing, warehouse and distribution and ancillary offices. The building is served by a single passenger lift and three cargo lifts. There are six loading/unloading bays located on the 1st storey.

The property is located at the south-eastern side of Yishun Industrial Park A, approximately 20km away from the City Centre. It is well-served by major expressways/major roads, including Yishun Avenue 2, which directly links with the Seletar Expressway.

Property Details

Valuation (S$'million)	24.20
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	2.60
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	21 January 2008
Purchase Price (S$'million)	24.60
Leasehold Title Expiry Year	31 August 2052
Land Area (sq m)	5,921.80
Gross Floor Area (sq m)	14,601.00
NLA (sq m)	13,471.00
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.47

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	BTH Global Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.98

Property Showcase

135 Joo Seng Road

135 Joo Seng Road comprises an eight-storey light industrial building with car park on the 1st storey and a canteen located on the 2nd storey. The property is primarily suitable for light industrial activities with retail areas on the second storey. The building is served by two passenger lifts, two cargo lifts and six loading/ unloading bays located on the 1st storey.

The property is located at the north-western junction of Joo Seng Road and Jalan Bunga Rampai, approximately 9km away from the City Centre. It is well-served by the Upper Paya Lebar Road and Upper Aljunied Road, which link with the Pan-Island Expressway and the Kallang Paya Lebar Expressway.

Property Details

Valuation (S$'million)	23.80
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	2.56
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	10 March 2008
Purchase Price (S$'million)	25.00
Leasehold Title Expiry Year	30 June 2054
Land Area (sq m)	5,420.10
Gross Floor Area (sq m)	12,385.00
NLA (sq m)	9,535.00
Property Type	Manufacturing
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	2.29

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Powermatic Data Systems Limited
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.91

3 Tuas Avenue 2

3 Tuas Avenue 2 comprises a two-storey ancillary office building, a single-storey factory building and a part two-/ part three-storey warehouse building. The property is served by a cargo lift at the warehouse building, which has loading and unloading areas.

The property is located on the north-western side of Tuas Avenue 2, near its junction with Pioneer Road, within the Jurong Industrial Estate. It is approximately 25.5km away from the City Centre and well-served by major arterial roads/ expressways such as Jalan Ahmad Ibrahim, the Ayer Rajah Expressway and the Pan-Island Expressway.

Property Details

Valuation (S$'million)	23.70
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	2.55
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	20.80
Leasehold Title Expiry Year	15 March 2055
Land Area (sq m)	17,802.70
Gross Floor Area (sq m)	16,334.30
NLA (sq m)	14,700.00
Property Type	Manufacturing
Town Planning	Business 2
Maximum Plot Ratio	1.40
Current Plot Ratio	0.92

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Cimelia Resource Recovery Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.75

Property Showcase

3 Toh Tuck Link

3 Toh Tuck Link comprises high-bay and conventional warehouse areas on the 1st and 3rd storeys, and ancillary office areas on all five storeys. The building is served by seven loading/unloading bays and dock levellers located at the 1st storey of the building.

The property is located to the south-eastern side of Toh Tuck Link, bounded by Old Toh Tuck Road and Toh Tuck Avenue 3, approximately 13km from the City Centre. It is well-served by major roads and expressways such as Boon Lay Way, Commonwealth Avenue West and the Pan-Island Expressway.

Property Details

Valuation (S$'million)	20.30
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	2.18
Capitalisation Rate (%)	6.50
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price (S$'million)	19.30
Leasehold Title Expiry Year	15 November 2056
Land Area (sq m)	10,724.40
Gross Floor Area (sq m)	12,492.40
NLA (sq m)	11,446.00
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	1.60
Current Plot Ratio	1.16

Lease Terms

Lease Type	Multi-tenancy
No. of Tenants	2
Name of Master Major Tenants	SGS Testing & Control Services Singapore Pte Ltd Asia Storage Inn LLP
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.61

23 Tai Seng Drive

23 Tai Seng Drive comprises a purpose-built six-storey light industrial building with a basement car park. The building accommodates reception/ancillary office/ warehouse areas on the 1st storey and data centre, production areas for clean and light industry uses, and ancillary office areas on the upper levels. The building is served by one cargo and two passenger lifts with two loading/unloading bays with raised platform.

The property is located at the junction of Tai Seng Drive and Tai Seng Avenue, approximately 9.5km away from the City Centre. The property is well-served by major roads and expressways such as the Paya Lebar Road, Eunos Link and Pan-Island Expressway.

Property Details

Valuation (S$'million)	18.80
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	2.02
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price (S$'million)	17.20
Leasehold Title Expiry Year	31 July 2050
Land Area (sq m)	3,813.60
Gross Floor Area (sq m)	9,493.12
NLA (sq m)	8,698.10
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.49

Lease Terms

Lease Type	Multi-tenancy
No. of Tenants	2
Name of Major Tenants	T-Systems Singapore Pte Ltd IPC Corporation Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.48

Property Showcase

30/32 Tuas West Road

30/32 Tuas West Road comprises two three-storey detached industrial buildings connected by a covered link at the 1st storey driveway. No. 30 Tuas West Road is a single-user factory with an office building while No. 32 Tuas West Road accommodates warehouse, production and offices areas on the 1st storey and production and ancillary office areas on the upper floors. 32 Tuas West Road is served by two cargo lifts and a passenger lift.

The property is located on the south-eastern flank of Tuas West Road near its junction with Pioneer Road, within the Tuas Industrial Estate. It is approximately 28km away from the City Centre and well served by the Second Link to Johor Malaysia and close proximity to the Ayer Rajah Expressway.

Property Details

Valuation (S$'million)	18.00
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.93
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price (S$'million)	17.30
Leasehold Title Expiry Year	31 December 2055
Land Area (sq m)	12,894.90
Gross Floor Area (sq m)	14,838.10
NLA (sq m)	14,081.10
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	1.40
Current Plot Ratio	1.15

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Tavica Logistics Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.61

56 Serangoon North Avenue 4

56 Serangoon North Avenue 4 comprises a purpose built seven-storey light industrial building incorporating warehouse areas on the 1st storey and factory areas with ancillary office areas on the upper floors. The building is served by six loading/unloading bays and three dock-levellers at the 1st storey.

The property is located on the eastern end of Serangoon North Avenue 4, bounded by Yio Chu Kang Road to the east within the Serangoon North Industrial Estate. It is approximately 12km from the City Centre. The property is well-served by major roads and expressways such as Yio Chu Kang Road, Ang Mo Kio Avenue 5 and the Central Expressway.

Property Details

Valuation (S$'million)	17.00
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.83
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price (S$'million)	14.80
Leasehold Title Expiry Year	15 May 2055
Land Area (sq m)	4,999.10
Gross Floor Area (sq m)	11,750.95
NLA (sq m)	10,424.00
Property Type	Warehouse and Logistics
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	2.35

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Major Tenant	Crescendas Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.41

Property Showcase

31 Admiralty Road

31 Admiralty Road comprises a seven-storey factory building with ancillary office and showroom. The building is served by two passenger and two cargo lifts with a loading/unloading area with two dock levellers on the 1st storey.

The property is located along Admiralty Road, at its junction with Marsiling Lane, approximately 23.5km away from the City Centre. The property is well-served by expressways such as the Bukit Timah Expressway and Seletar Expressway.

The property was sold on 11 May 2012.

Property Details

Sale price (S$'million)	16.44
Completion Date	11 May 2012
Purchase price as percentage of total portfolio value (%)	1.77
Acquisition Date	19 April 2007
Purchase Price (S$'million)	13.40
Leasehold Title Expiry Year	30 April 2037
Land Area (sq m)	5,109.50
Gross Floor Area (sq m)	12,745.00
NLA (sq m)	10,197.10
Property Type	Warehouse and Logistics
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	2.49

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Major Tenant	Fook Tong Nam Industries Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.23

541 Yishun Industrial Park A

541 Yishun Industrial Park A comprises a four-storey factory building primarily incorporating production, warehouse and office areas. The building is served by a single passenger lift and two cargo lifts with six loading/unloading bays with dock-levellers located at the 1st storey.

The property is located at the northern-eastern junction of Yishun Industrial Park A, approximately 20.5km away from the City Centre. The property is well-served by expressways/major roads, including Yishun Avenue 2, which directly links with the Seletar Expressway.

Property Details

Valuation (S$'million)	15.00
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.61
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	3 October 2007
Purchase Price (S$'million)	16.80
Leasehold Title Expiry Year	30 June 2054
Land Area (sq m)	6,851.40
Gross Floor Area (sq m)	8,770.90
NLA (sq m)	8,017.50
Property Type	Manufacturing
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	1.28

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	King Plastic Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.27

Property Showcase

1 Kallang Way 2A

1 Kallang Way 2A comprises an eight-storey light industrial building incorporating production areas, offices and showrooms. The building also features recreational areas in the form of an executive lounge, guest accommodation rooms, swimming pool, gymnasium, sauna, steam room and open seating areas. The building is served by two passenger lifts, a cargo lift, a fireman's lift and two loading/unloading bays.

The property is located at the western junction of Kallang Way 2A and Kallang Way, approximately 7.5km away from the City Centre. It is well-served by the Pan-Island Expressway, Central Expressway, Kallang Paya Lebar Expressway, MacPherson Road and Aljunied Road.

Property Details

Valuation (S$'million)	14.00
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.50
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	30 January 2008
Purchase Price (S$'million)	14.00
Leasehold Title Expiry Year	30 June 2055
Land Area (sq m)	3,231.40
Gross Floor Area (sq m)	7,811.10
NLA (sq m)	6,910.60
Property Type	Manufacturing
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	2.42

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Xpress Print Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.02

Property Details

Valuation (S$'million)	13.80
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.48
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	15.20
Leasehold Title Expiry Year	31 March 2047
Land Area (sq m)	5,610.20
Gross Floor Area (sq m)	7,325.00
NLA (sq m)	6,255.00
Property Type	Manufacturing
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	1.31

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	CIT Cosmeceutical Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.25

2 Ang Mo Kio Street 65

2 Ang Mo Kio Street 65 comprises an "L-shaped" three-storey detached factory building which was refurbished in 2006. The building is served by a cargo lift and a passenger lift.

The property is located on the north-eastern junction of Ang Mo Kio Street 65 and Street 64, off Yio Chu Kang Road and approximately 14km away from the City Centre. It is well-served by major arterial roads/expressways such as the Central Expressway.

Property Showcase

8 & 10 Tuas Avenue 20

8 & 10 Tuas Avenue 20 comprises two adjoining two-storey detached factories currently amalgamated into one factory.

The property is located on the north-western side of Tuas Avenue 20, near its junction with Tuas Avenue 11, within the Jurong Industrial Estate. It is approximately 28km away from the City Centre. It is well-served by major arterial roads and expressways such as Jalan Ahmad Ibrahim, Ayer Rajah Expressway and the Pan-Island Expressway.

Property Details

Valuation (S$'million)	12.80
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.37
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	11.60
Leasehold Title Expiry Year	8 Tuas Avenue 20 – 31 December 2050 10 Tuas Avenue 20 – 30 September 2052
Land Area (sq m)	10,560.00
Gross Floor Area (sq m)	10,918.00
NLA (sq m)	8,873.10
Property Type	Manufacturing
Town Planning	Business 2
Maximum Plot Ratio	1.40
Current Plot Ratio	1.03

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	CS Graphics Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	0.95

103 Defu Lane 10

103 Defu Lane 10 comprises a two-storey warehouse with an adjoining three-storey office building. The building is served by two loading and unloading bays, a passenger lift and a cargo lift.

The property is located on the north-western side of Defu Lane 10, within Defu Industrial Estate, and is approximately 11.5km away from the City Centre. It is well-served by major roads including the Kallang Paya Lebar Expressway and Hougang Avenue 3, which provides access to the Pan-Island Expressway via Eunos Link.

Property Details

Valuation (S$'million)	12.80
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.37
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	21 January 2008
Purchase Price (S$'million)	14.50
Leasehold Title Expiry Year	30 June 2043
Land Area (sq m)	7,541.00
Gross Floor Area (sq m)	9,045.60
NLA (sq m)	8,361.30
Property Type	Warehouse and Logistics
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	1.20

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Success Global Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	1.21

Property Showcase

7 Clementi Loop

7 Clementi Loop comprises a warehouse and office building consisting of a single-level high-bay warehouse with a mezzanine level and a three level section incorporating an ancillary air-conditioned storage and office accommodation. The building is served by a passenger lift servicing the office and ancillary storage and eight loading and unloading bays with dock-levellers on the 1st storey.

The property is located to the western side of Clementi Avenue 6, within Clementi West Distripark, approximately 13km away from the City Centre.

The property is well-served by the Pan-Island Expressway, Ayer Rajah Expressway and Commonwealth Avenue West.

Property Details

Valuation (S$'million)	12.60
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.35
Capitalisation Rate (%)	6.50
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	31 March 2008
Purchase Price (S$'million)	18.30
Leasehold Title Expiry Year	15 June 2053
Land Area (sq m)	9,998.30
Gross Floor Area (sq m)	9,081.30
NLA (sq m)	8,099.30
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	1.60
Current Plot Ratio	0.91

Lease Terms

Lease Type	Multi-tenancy
No. of Tenants	3
Name of Major Tenants	Mammoet (S) Pte Ltd EBS Logistics Pte Ltd
Occupancy of Property	63.7%
Annual Rental Income FY2012 (S$'million)	0.95

Property Details

Valuation (S$'million)	12.40
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.33
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	12.80
Leasehold Title Expiry Year	31 October 2054
Land Area (sq m)	7,031.30
Gross Floor Area (sq m)	9,249.00
NLA (sq m)	7,278.90
Property Type	Manufacturing
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	1.30

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Sin Hwa Dee Food Stuff Industries Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	0.99

8 Senoko South Road

8 Senoko South Road comprises a six-storey factory with an ancillary office building and a single-storey annex building. The building is served by a passenger lift and two cargo lifts, as well as five loading/unloading bays with dock-levellers on the 1st storey.

The property is located along Senoko South Road, off Woodlands Avenue 8 and Admiralty Road West, within the Woodlands East Industrial Estate. It is approximately 25km from the City Centre and well-served by expressways such as the Bukit Timah Expressway and the Seletar Expressway.

Property Showcase

26 Tuas Avenue 7

26 Tuas Avenue 7 comprises a two-storey purpose-built factory with a mezzanine office level. The building is served by a loading/unloading bay, a cargo lift and substation.

The property is located at the eastern junction of Tuas Avenue 7 and Tuas West Road, within the Jurong Industrial Estate. It is approximately 26.5km away from the City Centre and well-served by major arterial roads/ expressways such as Jalan Ahmad Ibrahim, Ayer Rajah Expressway and the Pan-Island Expressway.

Property Details

Valuation (S$'million)	9.90
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.06
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	8.30
Leasehold Title Expiry Year	31 December 2053
Land Area (sq m)	5,823.30
Gross Floor Area (sq m)	6,125.30
NLA (sq m)	5,522.10
Property Type	Manufacturing
Town Planning	Business 2
Maximum Plot Ratio	1.40
Current Plot Ratio	1.05

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Aalst Chocolate Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	0.84

Property Details

Valuation (S$'million)	9.70
Valuation Date	31 March 2012
Valuation as percentage of total portfolio value (%)	1.04
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price (S$'million)	8.70
Leasehold Title Expiry Year	12 March 2041
Land Area (sq m)	9,303.30
Gross Floor Area (sq m)	8,142.00
NLA (sq m)	7,214.40
Property Type	Manufacturing
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	0.88

Lease Terms

Lease Type	Master Lease
No. of Tenant	1
Name of Master Tenant	Fullmark Pte Ltd
Occupancy of Property	100%
Annual Rental Income FY2012 (S$'million)	0.77

10 Soon Lee Road

10 Soon Lee Road comprises a four-storey factory with an ancillary office building and a single-storey factory building. The building is served by a passenger lift, a goods lift, a pallet lift and three loading/unloading area with dock-levellers on the 1st storey.

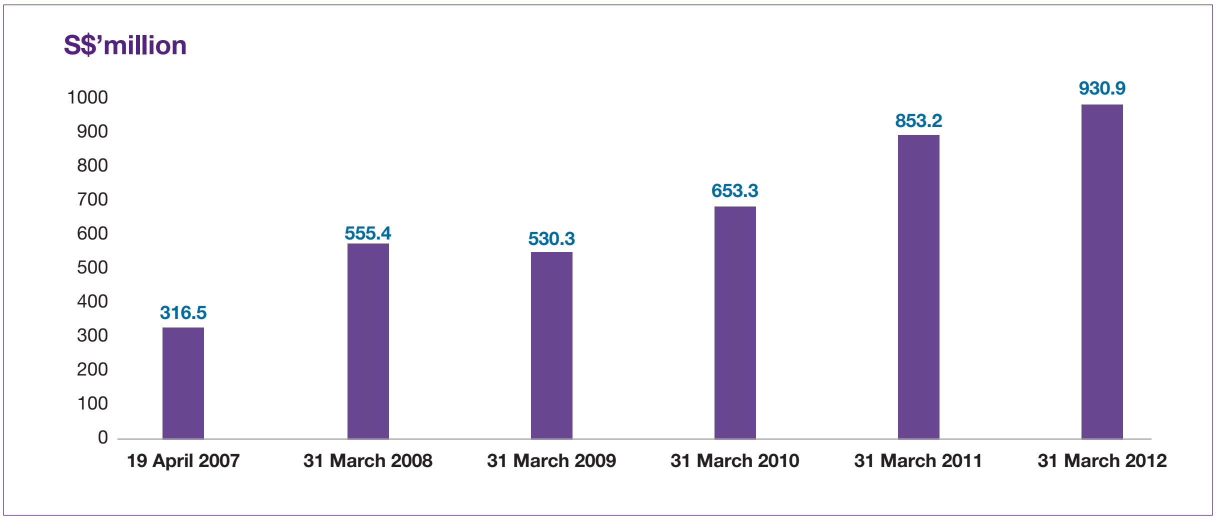
The property is located on the southern side of Soon Lee Road, off International Road, within the Jurong Industrial Estate, and is approximately 21km away from the City Centre. It is well-served by major arterial roads/ expressways such as Jalan Ahmad Ibrahim, Ayer Rajah Expressway and the Pan-Island Expressway.

Portfolio Analysis

AIMS AMP Capital Industrial REIT Property Portfolio Key Statistics

	As at 19 April 2007 (IPO)	As at 31 March 2008	As at 31 March 2009	As at 31 March 2010	As at 31 March 2011	As at 31 March 2012
Number of Properties	12	21	21	26	26	26
Portfolio Value (S$'m)	316.5	555.4	530.3	635.3	853.2	930.9
Net Lettable Area (sqm)	194,980.7	289,022.4	288,969.2	349,987.3	456,615.5	456,607.1
Number of Tenants	12	27	25	49	71	70
Occupancy (%)	100	100	98.6	96.0	99.0	99.2
Location of Properties	Singapore	Singapore, Japan	Singapore, Japan	Singapore, Japan	Singapore	Singapore

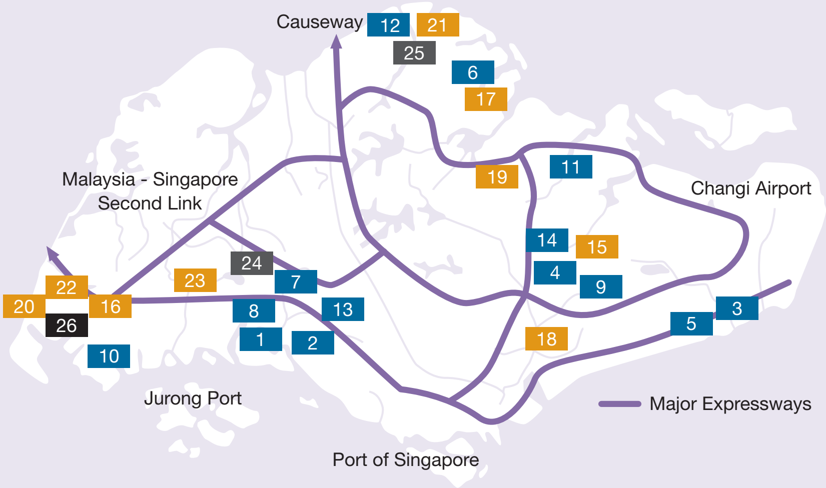
Portfolio Value



Portfolio Analysis

Strategically Located Portfolio

The portfolio comprises 26 quality properties which are strategically located in Singapore's established industrial areas. The properties are easily accessible by major highways and are in close proximity to sea ports, airports, amenities and public transportation.



Property Portfolio as at 31 March 2012

Logistics and Warehousing

1 27 Penjuru Lane
2 8 & 10 Pandan Crescent
3 10 Changi South Lane
4 15 Tai Seng Drive
5 11 Changi South Street 3
6 61 Yishun Industrial Park A
7 1 Bukit Batok Street 22
8 3 Toh Tuck Link
9 23 Tai Seng Drive
10 30/32 Tuas West Road
11 56 Serangoon North Avenue 4
12 31 Admiralty Road
13 7 Clementi Loop
14 103 Defu Lane 10

Manufacturing

15 135 Joo Seng Road
16 3 Tuas Avenue 2
17 541 Yishun Industrial Park A
18 1 Kallang Way
19 2 Ang Mo Kio Street 65
20 8 & 10 Tuas Avenue 20
21 8 Senoko South Road
22 26 Tuas Avenue 7
23 10 Soon Lee Road

Business Park/Hi-Tech

24 1A International Business Park
25 29 Woodlands Industrial Park E1

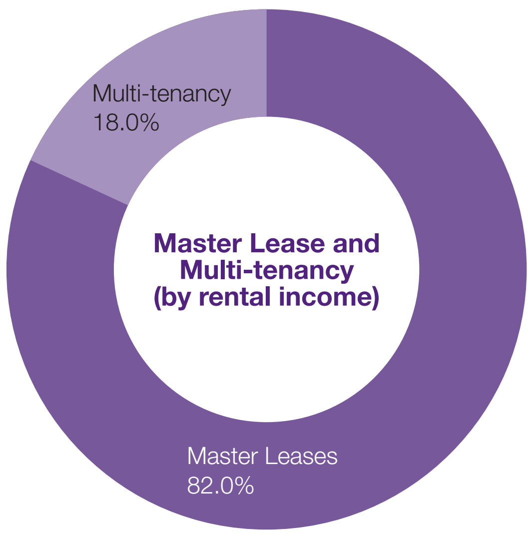
Redevelopment

26 20 Gul Way

Master Lease and Multi-tenancy Properties

As at 31 March 2012, 20 out of the 26 properties were on a master lease arrangement. The master lease arrangements provide for long lease durations ranging from three to ten years thus providing a stable income stream for the portfolio. Multi-tenancy properties, with typically shorter leases of around three years, allow the opportunity for the Trust to enjoy potential positive rental reversion, providing potential organic income growth within the portfolio.

The 20 properties with master leases contributed to approximately 82.0 percent of the rental income for the year whilst the multi-tenancy properties contributed the balance.



Portfolio Analysis

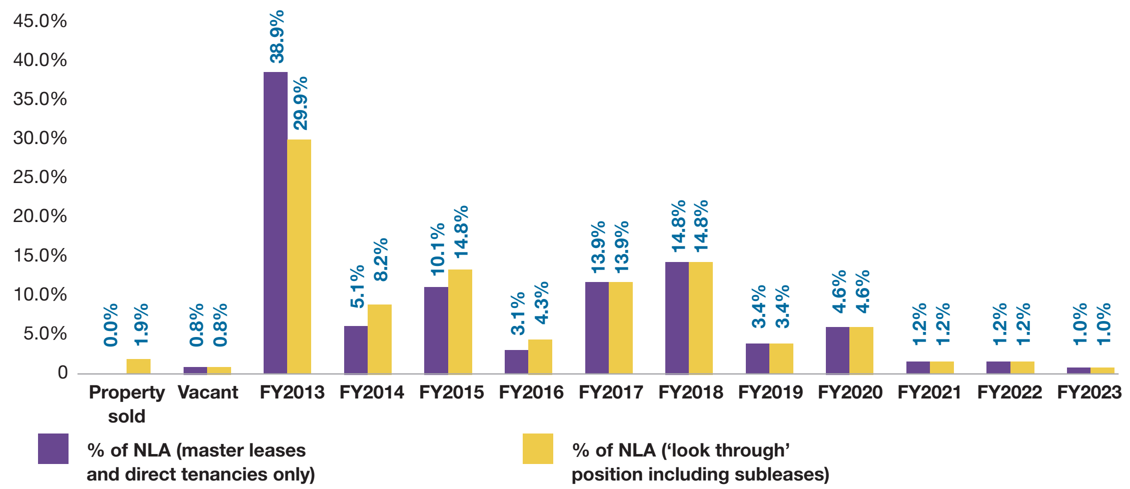
Organic Rental Growth

Organic rental growth is supported by built-in rental escalations on the master lease properties that range from 2.0 percent to 7.5 percent. The Trust signed new leases and renewed leases representing 19.9 percent of the total net lettable area of the portfolio in FY2012, achieving positive rental reversion of between 10 percent to 15 percent on these new leases / lease renewals. In FY2013, the Trust will have the opportunity to renew leases on 11 multi-tenancy properties (six properties will revert to multi-tenancy properties in FY2013), giving it exposure to potential future growth in market rentals.

Portfolio Lease Expiry Profile

As at 31 March 2012, the weighted average lease term to expiry ("WALE") by rental income of the portfolio was 2.62 years (2.36 years WALE for master lease properties and 3.57 years WALE for multi-tenancy properties). Master leases and direct leases (in multi-tenancy properties) representing 38.9 percent of the portfolio by net lettable area are expiring in FY2013. However, the Manager has successfully secured the renewal of underlying subleases beyond the master lease period and reduced the Trust's underlying lease exposure to 29.9 percent as at 31 March 2012. In addition, the renewal risk is further mitigated as 88.2 percent of the master leases expiring in FY2013 are supported by underlying subleases. The Manager is conducting intensive asset management programmes to ensure high occupancy is maintained with a view to achieving positive rental reversions on the properties.

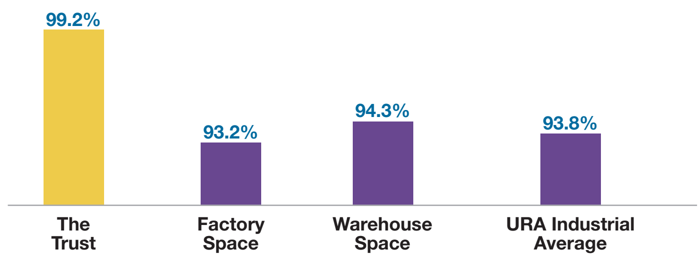
Lease Expiry Profile (by net lettable area)



High Occupancy Levels

The Trust's occupancy rate improved to 99.2 percent as at 31 March 2012 from 99.0 percent and 96.0 percent as at 31 March 2011 and 31 March 2010 respectively. This compares favorably with the Singapore industrial average occupancy rate of 93.8 percent[1].

High Occupancy Levels
The Trust vs the Singapore industrial average



[1] *Based on URA 4th quarter 2011 statistics. URA industrial average is the average of the factory and warehouse space occupancy rates of 93.2% and 94.3% respectively.*

Portfolio Analysis

Security Deposits

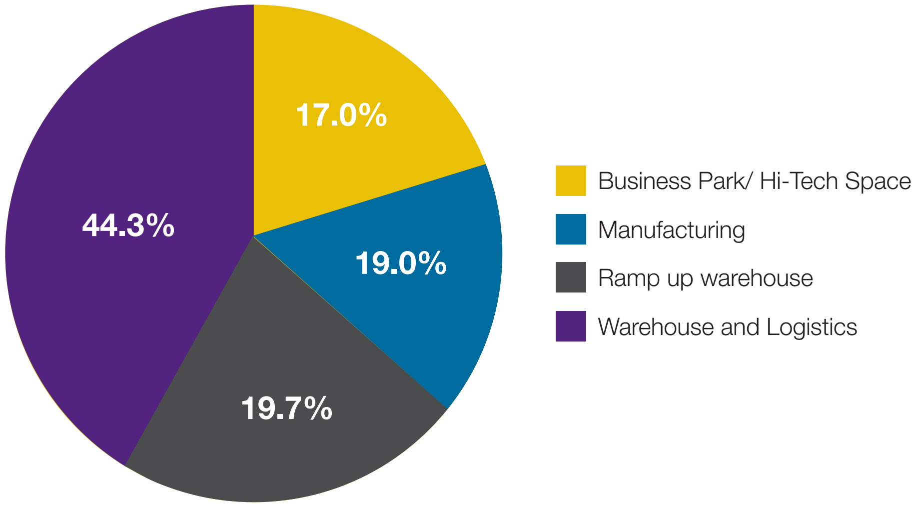
All of the Trust's properties are supported by security deposits in the form of cash or bankers' guarantees. As at 31 March 2012, the deposits ranged from 3 months rental to 12 months rental, with an average of 8.1 months per property (9.7 months for 20 properties under master leases and 3.7 months for the six multi-tenancy properties).

Diversification

Diversified Property Usage

The Trust's properties are well-diversified across a spread of industrial trade sectors. Warehousing and Logistics continued to be the largest sector with a bias towards high quality ramp up warehouse.

Portfolio breakdown by Industrial Trade Sector (by rental income)



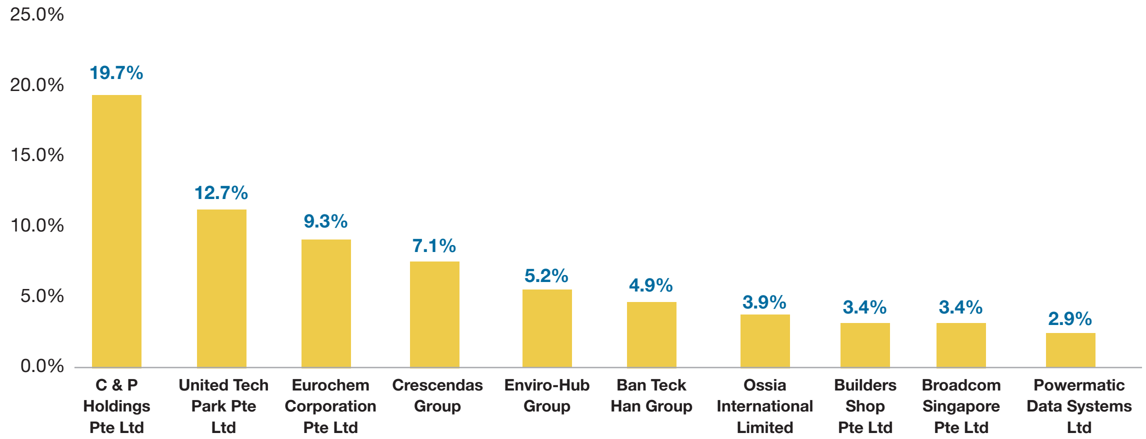
Portfolio Analysis

Diversified Income Base

The Manager has successfully increased the diversity of the portfolio's tenant base, with no single tenant now contributing to more than 19.7 percent of rental income. This compares to 33.6 percent contribution from the largest tenant at the time of listing in 2007. The top 10 tenants accounted for 72.5 percent of the Trust's rental income, compared to 94.2 percent in the initial portfolio at the time of listing. The diversity of the portfolio's tenant base and rental income will improve in the coming year as six properties revert from master lease to multi-tenancy.

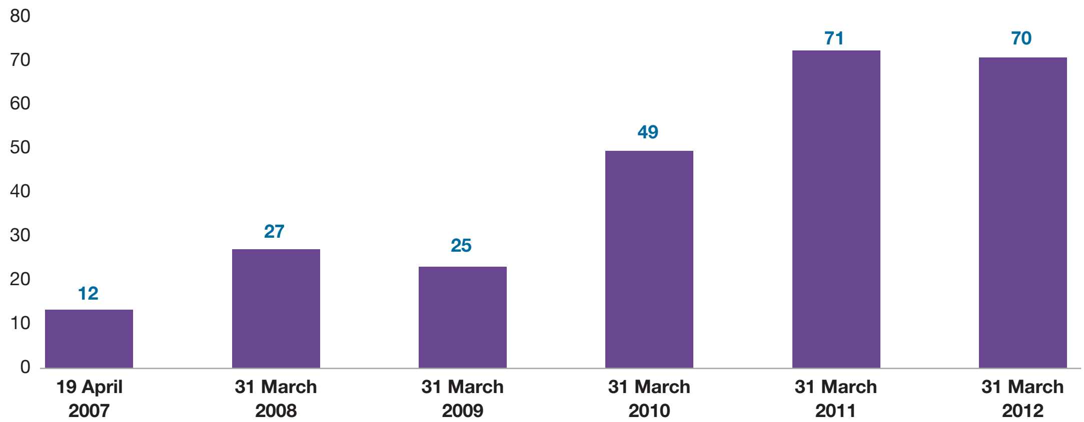
The high-quality tenant base includes a mixture of large multinational companies, companies listed on Singapore Exchange and private companies.

Top Ten Tenants (by rental income)



The tenant concentration risk has improved from 12 tenants at listing to 70 tenants as at 31 March 2012.
The tenant concentration risk will continue to improve as another six properties will revert to multi-tenancy in FY2013.

Number of Tenants

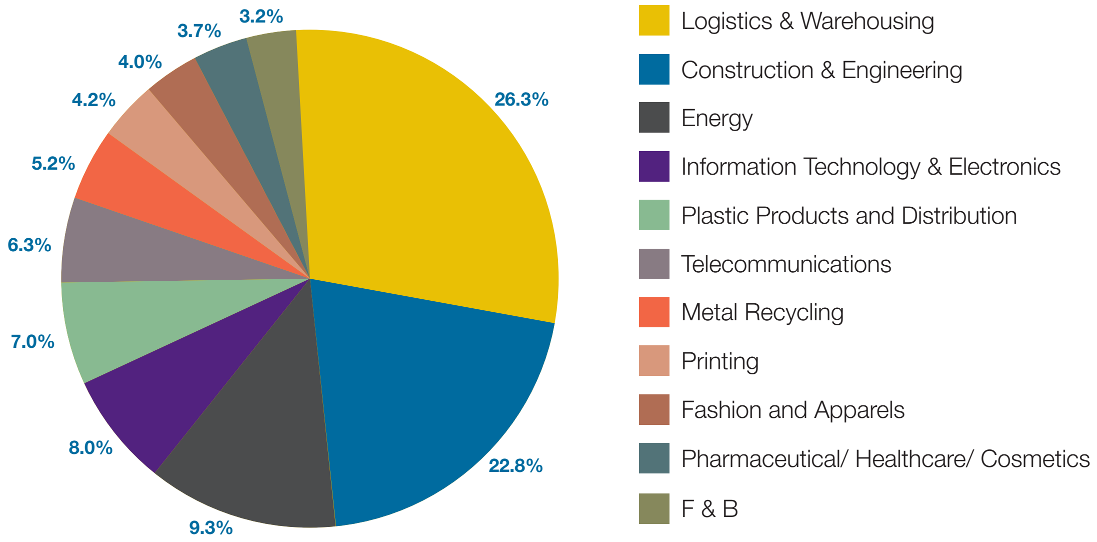


Portfolio Analysis

Diversified Tenant Mix

The Trust seeks to achieve portfolio diversification and stability by maintaining a good tenant mix. Construction & Engineering and Logistics & Warehousing remained the two largest sectors contributing to 49 percent of the total revenue.

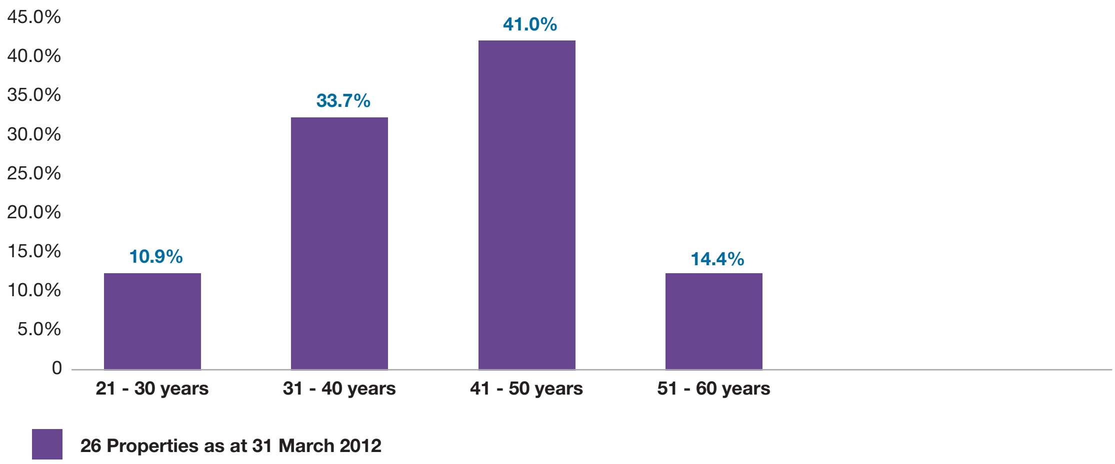
Tenant Base by Trade Sector (by rental income)



Long Leasehold for Expiry of Underlying Land Lease

As at 31 March 2012, the weighted average unexpired lease term for the underlying leasehold land is 41.7 years.

Land Lease Expiry Profile (by net lettable area)



Overview of the Singapore Economy and Industrial Real Estate Market

The following report was prepared as at 18 April 2012 by Colliers International Singapore Pte Ltd for the purpose of this Annual Report

1 MACROECONOMIC TRENDS

1.1 REVIEW OF ECONOMIC PERFORMANCE IN THE PAST YEAR

According to the Ministry of Trade & Industry (MTI), Singapore's Gross Domestic Product (GDP) grew by 4.9% year-on-year (YoY) in 2011, a significant slowdown from an unprecedented expansion of 14.8% YoY in 2010 due to the economic headwinds on the global front.

The slower economic growth in 2011 can be attributed to several factors, including weaknesses in the electronics-related manufacturing sector, trade-related services industries and the sentiment-driven segments of the financial sector.

Nonetheless, the manufacturing sector as a whole, managed to register an overall expansion of 7.6% YoY in 2011 on the back of pockets of strength in the biomedical manufacturing, precision engineering and chemical industries.

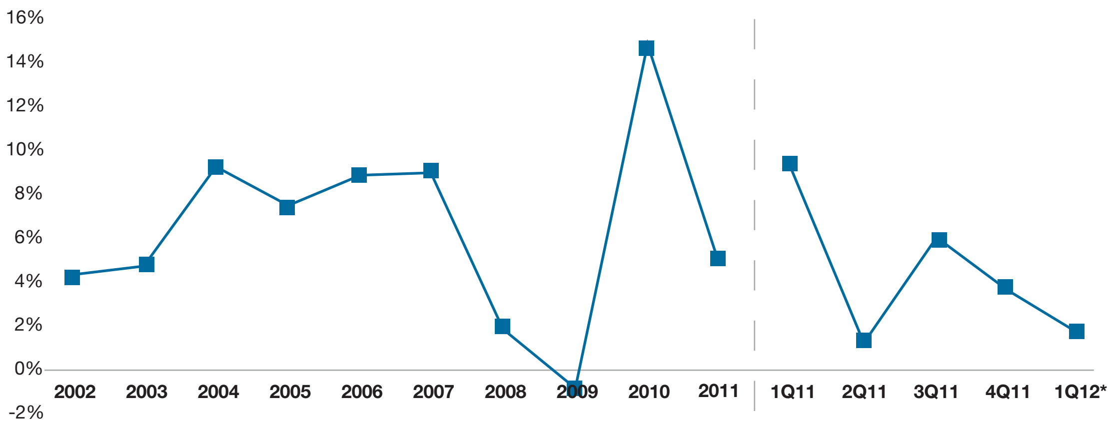
Singapore's economy continued to register a modest growth of 1.6% on a YoY basis in 1Q or 9.9% on a quarter-on-quarter (QoQ) basis, according to advance estimates from the MTI. This reverses the 2.5% contraction in the preceding three-month period, indicating a pick-up in growth momentum.

The improved growth momentum was largely lifted by a sequential upturn in the manufacturing sector, which saw higher levels of output in the electronics and precision engineering clusters compared to the previous quarter. However, compared to 1Q 2011, overall manufacturing output contracted 2.0% YoY in 1Q 2012.

On the other hand, the construction sector grew by 6.2% YoY in 1Q 2012, faster than the 2.9% growth recorded in the last quarter, due mainly to a pick-up in residential construction activities.

Meanwhile, supported by increased stock market trading activities in the finance and insurance sector, a rebound in real estate activities in the business services sector as well as robust growth in the tourism-related sectors, the services producing industries continued to expand by 2.9% YoY in 1Q 2012, following a 2.1% YoY gained in 4Q 2011.

Year-on-Year Growth in Gross Domestic Product (GDP)



Advance estimates

Source: Singapore Department of Statistics

1.2 ECONOMIC OUTLOOK

Continued global economic uncertainties as well as challenges on the domestic front including weaker business conditions, rising business costs and a tightening of the labour force are expected to weigh on Singapore's trade-dependent economy. Against this backdrop, the MTI forecasts that Singapore's economy could expand at a modest rate of 1 to 3% in 2012, below the long-term potential growth momentum of 3 to 5%.

2 FACTORY MARKET OVERVIEW

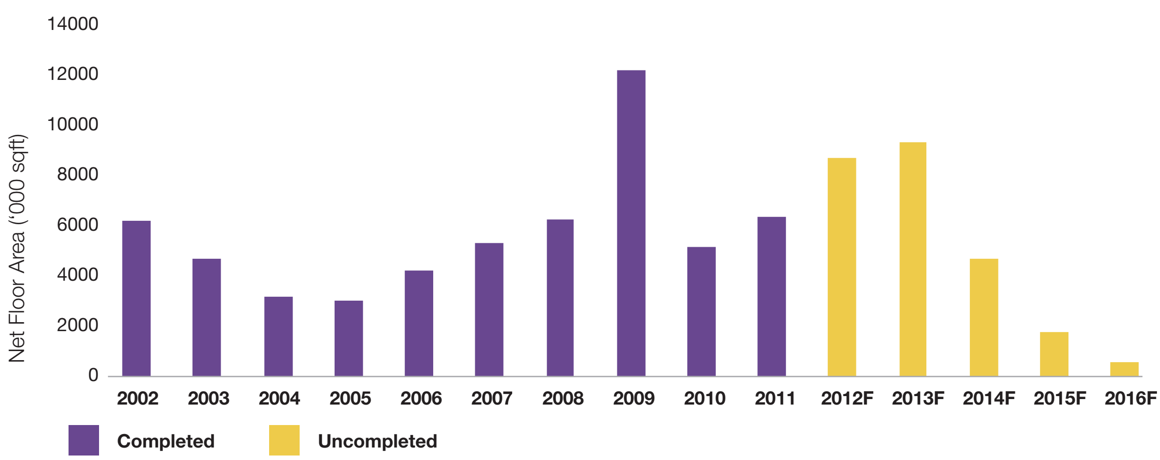
2.1 EXISTING AND POTENTIAL SUPPLY

The latest figures available from the Urban Redevelopment Authority (URA) as of 4Q 2011 show that the islandwide stock of factory space (excluding business park space) amounted to 321.2 million sq ft following a net addition of 6.3 million sq ft of new factory space in 2011.

The majority 43.0% or 138.0 million sq ft of factory space was located in the Western planning region, followed by the Central (19.1%), Northern (16.5%), Eastern (13.1%) and North-eastern (8.4%) planning regions. 83.9% of the islandwide stock was owned by the private sector and the public sector held the remaining 16.1%.

Based on the URA's statistics and Colliers International's estimate as of 4Q 2011, some 24.9 million sq ft (net floor area) of new factory space (excluding business parks) are projected to be completed between 2012 and 2016. This translates to an annual average of 5.0 million sq ft, some 10.7% below the annual average net new supply of 5.6 million sq ft from 2002 to 2011.

Net New and Potential Supply of Factory Space* (as of 4Q 2011)



**Excludes Business Park space*

F: Forecast

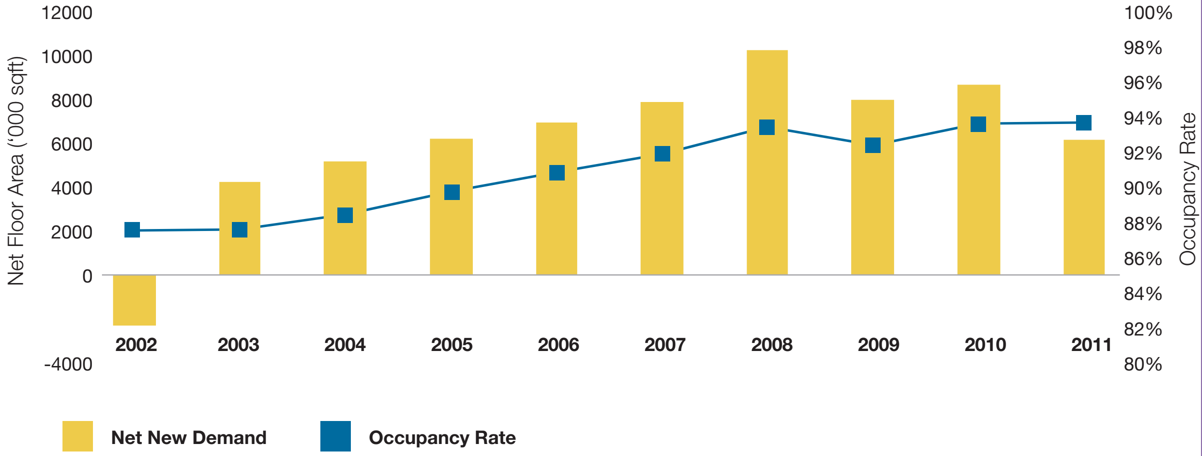
Source: URA/Colliers International Singapore Research

Overview of the Singapore Economy and Industrial Real Estate Market

2.2 DEMAND AND OCCUPANCY

Affected by slower growth in the manufacturing sector on the back of worsening global economic conditions, net new demand for factory space (excluding business parks) slipped by 29.2% YoY to 6.1 million sq ft in 2011. The year's net new demand also nearly matches the corresponding net new supply of 6.3 million sq ft. Hence, occupancy rates for factory space inched up marginally to 93.7% as of the end of 2011, from 93.6% as of 4Q 2010.

Net New Demand and Occupancy Rate of Factory Space*



Excludes Business Park space

Source: URA/Colliers International Singapore Research

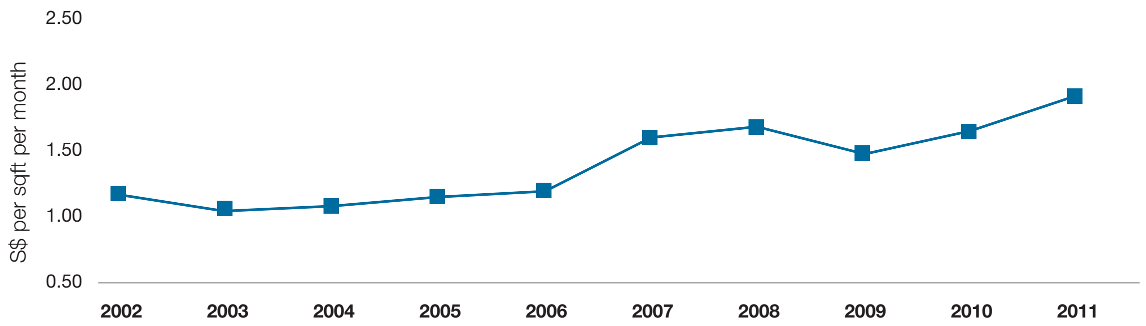
Overview of the Singapore Economy and Industrial Real Estate Market

2.3 RENTS AND CAPITAL VALUES OF MULTI-USER FACTORY SPACE

2.3.1 Rents

Rental data from the URA as of 4Q 2011 showed that after the 11.7% rebound in 2010, the median rent of multi-user factory space continued to trend upwards in 2011 by 16.5% YoY on the back of healthy demand and occupancies. This brought the median rent to a new high of S$1.91 per sq ft per month as of the end of 2011.

Monthly Median Gross Rent of Multi-User Factory Space

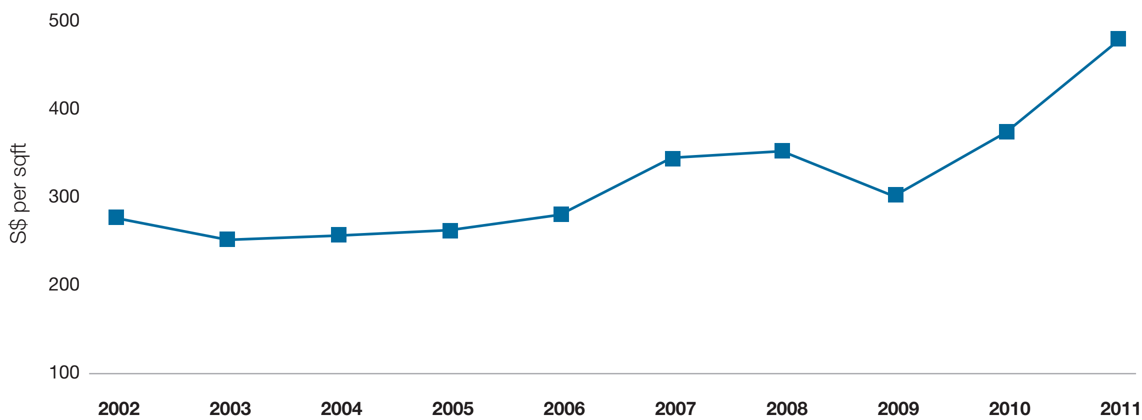


Source: URA/Colliers International Singapore Research

2.3.2 Capital Values

Supported by the spill-over investment demand from the residential market arising from the market cooling measures imposed on the sector as well as sustained buying demand for strata-titled factory space, the price increase of multi-user factory space continued to outperform rental growth in 2011. The figures available from the URA as of 4Q 2011, showed that the median price of multi-user factory space surged by 27.1% YoY to S$474 per sq ft as of 4Q 2011, after the 23.7% recovery in 2010.

Median Price of Multi-User Factory Space



Source: URA/Colliers International Singapore Research

Overview of the Singapore Economy and Industrial Real Estate Market

2.4 OUTLOOK

Given the weaker global economic outlook, the manufacturing sector across most of Asia, including Singapore, is expected to contract on signs of anticipated dwindling external demand. The slowdown of Singapore's manufacturing sector (ex-biomedical) would likely have a bearing on demand for factory space given the intrinsic link between the performance of Singapore's factory property market and that of the manufacturing sector. Additionally, a potential supply averaging 5.0 million sq ft annually between 2012 and 2016 is likely to be a concern amid a weakening business climate. As such, factory occupancy rates, rents and capital values can potentially come under some downward pressure in 2012.

3 WAREHOUSE MARKET OVERVIEW

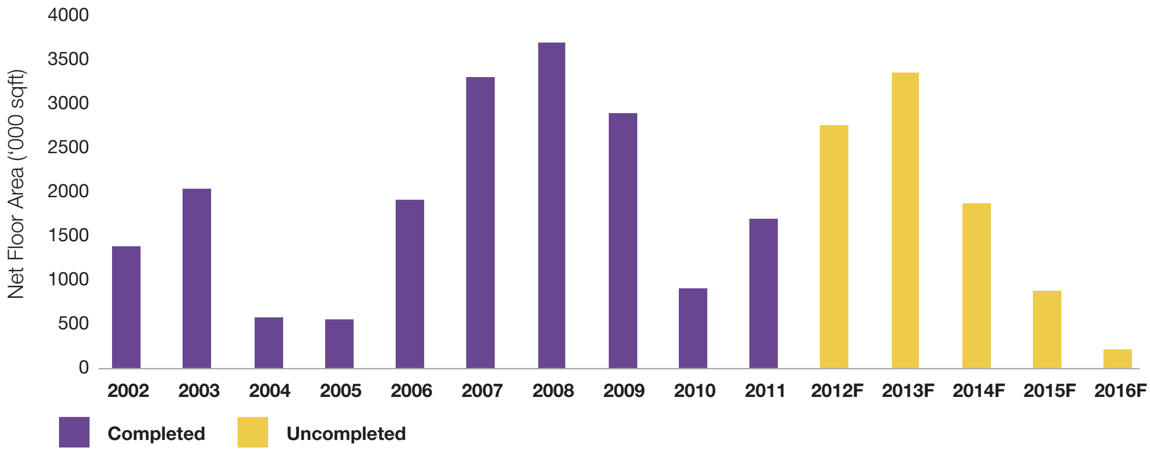
3.1 EXISTING AND POTENTIAL SUPPLY

According to the URA's statistics as of 4Q 2011, the islandwide stock of warehouse space stood at 76.6 million sq ft, following a net addition of 1.7 million sq ft of new warehouse space in 2011.

Geographically, the Western Planning Region held the largest amount of stock with a 58.3% share, followed by the Central (18.1%), Eastern (13.4%), Northern (5.5%) and North-eastern (4.7%) planning regions. The private sector held 99.3% of the total warehouse stock and the remaining 0.7% share was owned by the public sector.

Based on the URA's figures and Colliers International's estimates as of 4Q 2011, approximately 9.1 million sq ft (net floor area) of new warehouse space is expected to come on stream between 2012 and 2016. This represents an annual average new supply of about 1.8 million sq ft for the period, which is 5.9% higher than the 1.7 million sq ft added in 2011 but 5.3% below the 10-year annual average net new supply of 1.9 million sq ft from 2002 to 2011.

Net New and Potential Supply of Warehouse Space (as of 4Q 2011)



F: Forecast

Source: URA/Colliers International Singapore Research

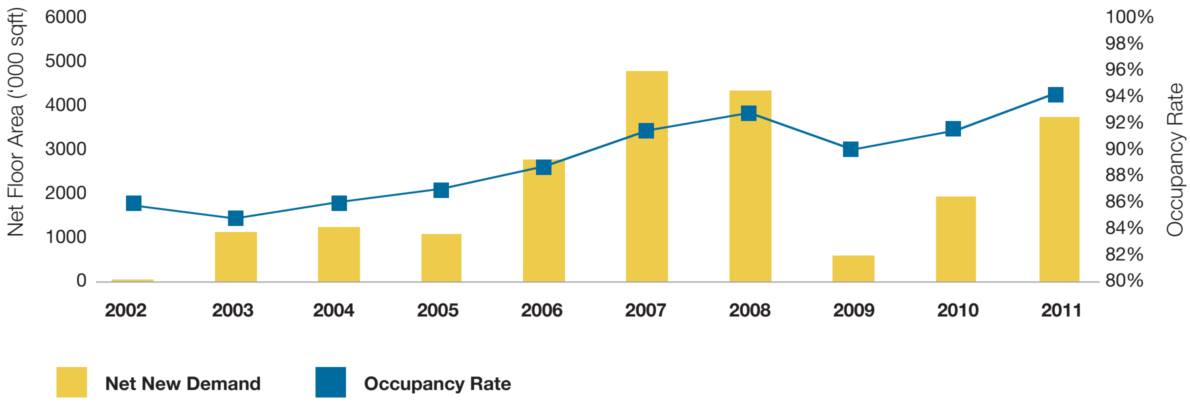
Overview of the Singapore Economy and Industrial Real Estate Market

3.2 DEMAND AND OCCUPANCY

Demand for islandwide warehouse space surged by 3.7 million sq ft in 2011, up 94.7% from the net new demand of 1.9 million sq ft recorded in 2010.

With net new demand outpacing net new supply of 1.7 million sq ft in 2011, the islandwide occupancy rate of warehouse space as of 4Q 2011 climbed to a new high of 94.3% since 1995 from 91.4% in 4Q 2010.

Net New Demand and Occupancy Rate of Warehouse Space



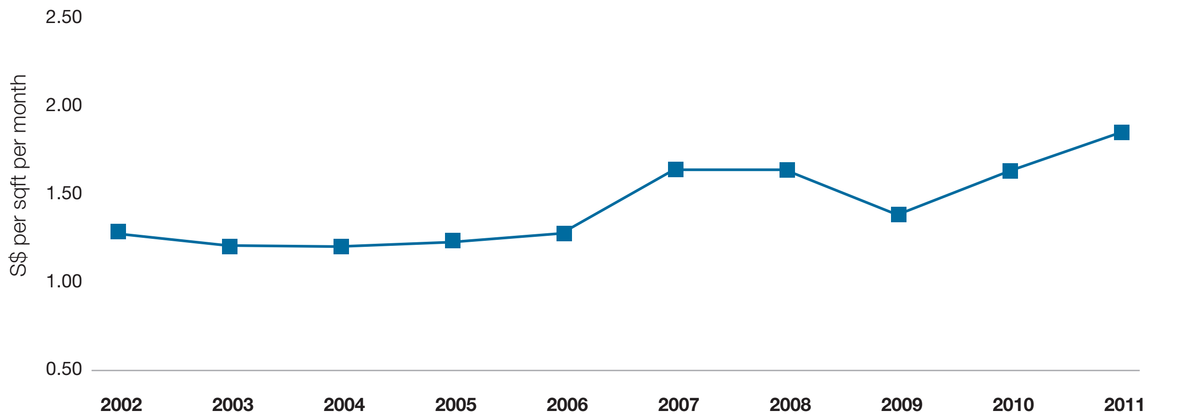
Source: URA/Colliers International Singapore Research

3.3 RENTS AND CAPITAL VALUES OF MULTI-USER WAREHOUSE SPACE

3.3.1 Rents

In 2011, the faster growth in occupier demand compared to net new supply continued to underpin an uptrend in islandwide warehouse rents. According to the rental data sourced from the URA, the median rent of multi-user warehouse space reached a high of S$1.85 per sq ft per month as of 4Q 2011, representing a 13.5% increase from S$1.63 per sq ft per month recorded as of 4Q 2010.

Monthly Median Gross Rent of Multi-User Warehouse Space



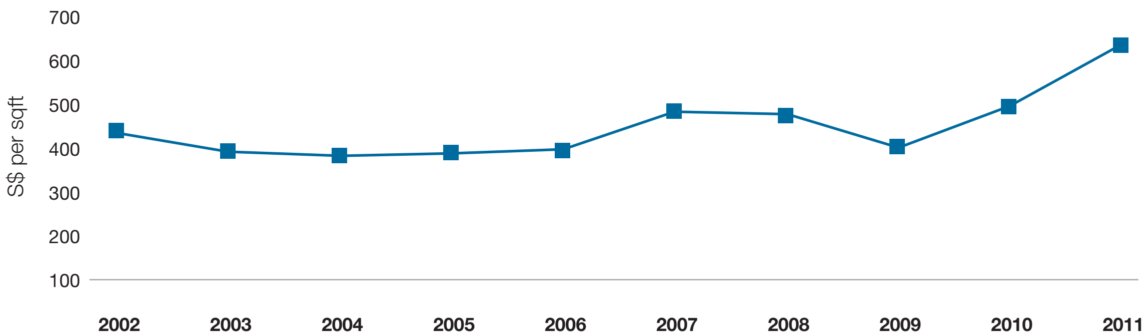
Source: URA/Colliers International Singapore Research

Overview of the Singapore Economy and Industrial Real Estate Market

3.3.2 Capital Values

In tandem with rent movements and demand from investors and end-users, the median price of multi-user warehouse space surged by 28.0% YoY from S$497 in 2010 to S$636 per sq ft as of 4Q 2011, according to the latest statistics available from the URA.

Median Price of Multi-User Warehouse Space



Source: URA/Colliers International Singapore Research

3.4 OUTLOOK

New take-up of industrial space in 2012 is expected to be weighed down as companies and plant expansions may potentially be put on hold due to softening confidence and weakening output.

Hence, although demand for warehouse space may hold up better due to sustained interest from third party logistics players arising from Singapore's strategic position as a major trading hub in the region and the limited supply of warehouses, there is a general lack of impetus for growth in warehouse rents and capital values in 2012. Hence, barring any further deterioration of the current global economic situation, warehouse rents and capital values could hover close to existing levels or correct marginally in 2012.

Overview of the Singapore Economy and Industrial Real Estate Market

4 BUSINESS AND SCIENCE PARK MARKET OVERVIEW

4.1 EXISTING AND POTENTIAL SUPPLY

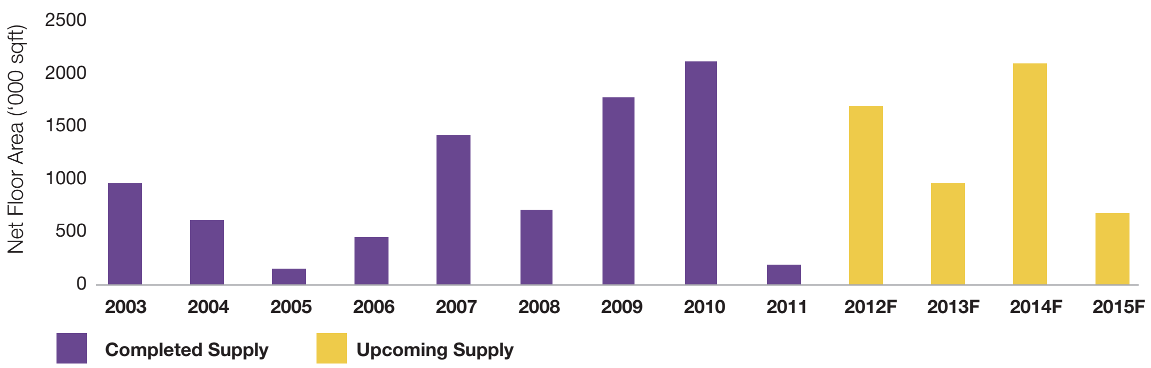
The latest figures sourced from the URA showed that Singapore's business park and science park space amounted to 15.2 million sq ft as of 4Q 2011, after a net addition of just 194,000 sq ft in 2011. This is the lowest level of annual net new supply recorded since the 151,000 sq ft added in 2005.

Geographically, the largest quantity of business park space accounting for 56.2% was located in the Central Planning Region and the remainder was distributed between the Western (24.8%) and the Eastern (19.0%) regions. In terms of ownership, 81.8% of the existing stock was held by the private sector while the public sector owned the smaller 18.2% share.

Based on available statistics from the URA and Colliers International's estimates as of 4Q 2011, an estimated 5.4 million sq ft (net floor area) of new business and science park space are expected to be completed between 2012 and 2015. The bulk (58.6%) of this upcoming supply will be located in one-north while the Changi Business Park is forecast to contribute 24.8% to the total potential supply, followed by Science Park (12.5%) and Cleantech Park (4.1%).

The total upcoming space translates into an average net new supply of 1.4 million sq ft per year between 2012 and 2015, which is 50.2% higher than the annual average net new supply of 932,000 sq ft between 2003 and 2011.

Net New and Potential Supply of Business and Science Park Space (as of 4Q 2011)



F: Forecast

Source: URA/Colliers International Singapore Research

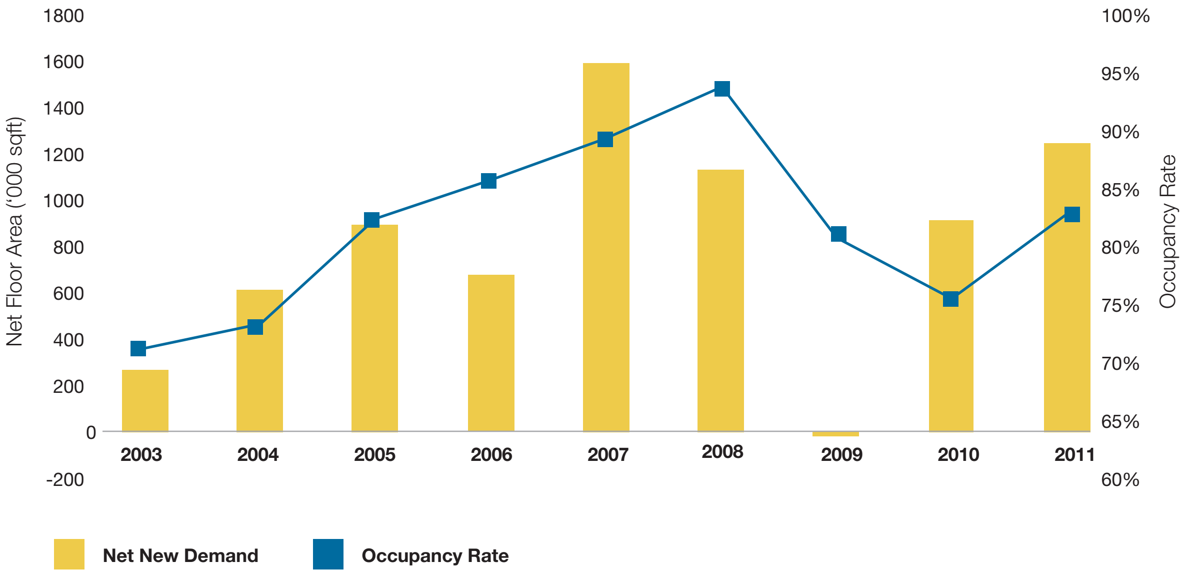
Overview of the Singapore Economy and Industrial Real Estate Market

4.2 DEMAND AND OCCUPANCY

Net new demand for business park space increased by 31.1% YoY to 1.2 million sq ft in 2011 as qualifying users continued to relocate or locate some of their operations out of the Central Business District (CBD) in 2011. This is supported by the availability of compelling business park development options, which have specifications and amenities similar to Grade A office buildings within the CBD.

Therefore, with net new demand far exceeding net new supply in 2011, the islandwide occupancy rate of business park space improved significantly to 82.8% as of 4Q 2011 from 75.5% as of 4Q 2010.

Net New and Demand and Occupancy Rate of Business and Science Park Space



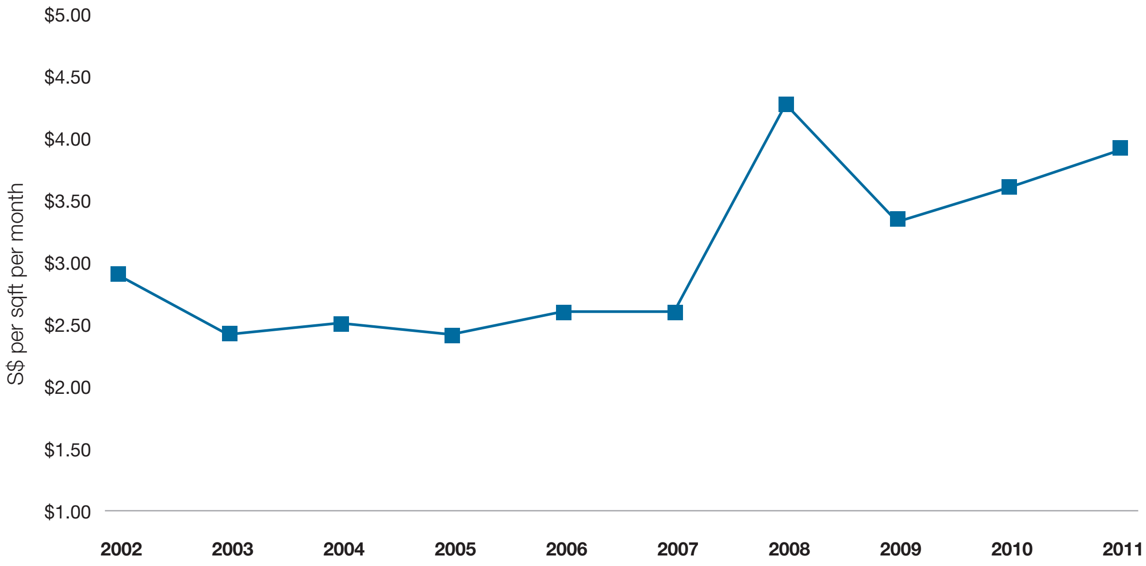
Source: URA/Colliers International Singapore Research

Overview of the Singapore Economy and Industrial Real Estate Market

4.3 RENTS OF MULTI-USER BUSINESS AND SCIENCE PARK SPACE

Based on the actual rental transaction records captured by the URA's Real Estate Information System as of 4Q 2011, the median rent of business and science park space continued to strengthen by 8.3% YoY in 2011, after the 8.1% increase in 2010, to end the year at S$3.90 per sq ft per month. The continued rise in rents was supported by robust demand and a corresponding slackening in net new supply in 2011.

Monthly Median Gross Rent of Islandwide Business and Science Park Space



Source: URA/Colliers International Singapore Research

4.4 OUTLOOK

Going forward, similar to other industrial segments, the business park market is expected to be affected by the weak global macro-economic environment. Although business consolidations or relocations by qualifying office tenants out of the CBD to business park developments are likely to continue, this is expected to take place at a moderated pace given the softening office rental market. Nonetheless, these could still lend some support to demand and in turn, rents.

Additionally, while the new supply of business park space averaging 1.4 million sq ft per year between 2012 and 2015 is 50.2% above the annual average net new supply of 932,000 sq ft between 2003 and 2011, close to 65% of the space has been pre-committed. As such, any downside correction for rents for islandwide business park space is likely to be contained at 3.0%.

Financial Review

	FY2012 S$'000	FY2011 S$'000	+/(-) %
Gross revenue	83,983	73,245	14.7
Property operating expenses	(25,056)	(20,524)	22.1
Net property income	**58,927**	**52,721**	**11.8**
Interest and other income	28	164	(82.9)
Manager's management fees	(6,328)	(3,751)	68.7
Borrowing costs	(11,026)	(18,309)	(39.8)
Other trust expenses	(1,349)	(984)	37.1
Non-property expenses	(18,703)	(23,044)	(18.8)
Net Income	**40,252**	**29,841**	**34.9**
Amount available for distribution to the Unitholders	**46,318**	**37,204**	**24.5**
Distribution per Unit ("DPU")[1]	**10.45**	**9.92**	**5.3**

[1] *On 4 October 2011, AIMSAMPIREIT announced the completion of the consolidation ("Unit Consolidation") of every five existing units ("Units") held as at 3 October 2011 into one consolidated Unit. The number of Units used to calculate the DPU has been adjusted for the effect of the Unit Consolidation.*

Revenue

Gross revenue for FY2012 was S$84.0 million, an increase of S$10.7 million or 14.7 percent as compared to FY2011. The increase was mainly due to the net effect of the following:

(a) Full year contribution from 27 Penjuru Lane and 29 Woodlands Industrial Park E1 which were acquired on 15 October 2010 and 21 February 2011 respectively; and

(b) Loss in revenue due to (i) the sale of 23 Changi South Avenue 2 on 14 February 2011 and Asahi Ohmiya Warehouse, Japan on 24 March 2011 and (ii) the redevelopment of 20 Gul Way.

Net Property Income

Property operating expenses for FY2012 increased by S$4.5 million as compared to FY2011. The increase was mainly due to the net effects of the acquisitions, divestments and the redevelopment of 20 Gul Way referred to above.

Taking into consideration the increase in gross revenue as well as higher property operating expenses, the net result was an increase in net property income by S$6.2 million in FY2012 compared to FY2011.

Net Income

The Manager's management fees were higher in FY2012 compared to FY2011 as the result of a net increase in the size of the Trust's property portfolio as well as the performance component of the management fees for the period from 1 April 2011 to 31 March 2012.

Borrowing costs in FY2012 were S$7.3 million lower than in FY2011. The reduction was largely due to an accelerated recognition of unamortised loan transaction costs of S$5.4 million in FY2011 and annual borrowing costs for Asahi Ohmiya Warehouse in Japan amounting to S$0.7 million.

Other trust expenses in FY2012 were higher than FY2011 by S$0.4 million mainly due to cost associated with distribution reinvestment plan, credit rating cost and outsourcing of internal audit function.

Financial Review

Distribution

AIMSAMPIREIT achieved Unitholders' distribution of S$46.3 million for FY2012, S$9.1 million or 24.5% higher as compared to FY2011. DPU for FY2012 was 10.45 cents, representing a 5.3 percent increase compared to FY2011. The increase was mainly attributed to the full year contribution from 27 Penjuru Lane and 29 Woodlands Industrial Park E1 which were acquired in FY2011. AIMSAMPIREIT continued to pay out 100 percent of Unitholders' distribution, demonstrating a firm commitment to deliver stable distributions to Unitholders.

Total Assets

As at 31 March 2012, the total assets of AIMSAMPIREIT and its subsidiaries were S$939.0 million compared with S$874.7 million as at 31 March 2011. The increase of S$64.3 million was mainly due to capitalisation of development cost for the redevelopment of 20 Gul Way into a five-storey ramp up warehouse facility as well as a revaluation surplus of S$34.6 million recognised during FY2012.

Corporate Liquidity and Capital Resources (in S$'000 unless otherwise indicated)

	FY2012	FY2011
Banking facilities and available funds		
Outstanding bank loans[1]	281,844	279,300
Available undrawn bank facilities	176,956	37,779
Cash and bank balances	3,580	17,851
Total available undrawn facilities and bank balances	180,536	55,630
Weighted average debt to maturity (years)	2.5	3.5
Leverage		
Total borrowings	281,844	279,300
Total assets	938,972	874,679
Aggregate leverage (%)	30.0	31.9
Interest service ratio		
EBITDA	54,412	48,337
Interest expenses	8,812	9,820
Interest cover ratio (times)	6.2	4.9
Derivative financial instruments		
Negative fair value of derivative financial instruments	2,257	1,827
Total assets	938,972	874,679
Percentage of fair value of derivative financial instruments to total assets (%)	0.2	0.2

[1] *Outstanding bank loans excluding unamortised loan transaction costs.*

Financial Review

Borrowings

Total borrowings as at 31 March 2012 of S$281.8 million was S$2.5 million higher than the total borrowings as at 31 March 2011. This was largely due to additional loans taken during the year for the financing of the redevelopment of 20 Gul Way. The Trust has drawn down S$23.0 million under the facility during FY2012. However, it has also deployed excess cash towards the reduction of the borrowings under the Trust's revolving credit facility.

During the financial year, AIMSAMPIREIT has increased the facility limit from the previous S$280.0 million facility to S$430.0 million to fund the redevelopment of 20 Gul Way. The additional term loan of S$150.0 million improved the interest margin from 2.16 percent to 2.03 percent.

The debt maturity profile of the Trust as at 31 March 2012 is set out below:

Maturity date	S$'000	% of Debt
Due in October 2013	130,000	46.1
Due in February 2014	28,800	10.2
Due in October 2015	123,044	43.7
	281,844	100.0

AIMSAMPIREIT has no refinancing requirement in FY2013. Out of the total borrowings, 46.1 percent falls due in October 2013, 10.2 percent falls due in February 2014 and the balance falls due in October 2015.

As at 31 March 2012, S$228.8 million or 81.2 percent of the borrowings are on fixed interest rates as the Trust's exposure to floating rate borrowings has been hedged through interest rate swaps.

The Trust has approximately S$177.0 million of undrawn debt facilities as at 31 March 2012. This provides the Trust with the financial ability to complete the redevelopment of 20 Gul Way and greater financial flexibility to capitalise on other development or acquisition opportunities.

The aggregate leverage as at 31 March 2012 was 30.0 percent (28.8 percent on a pro forma basis post completion of the sale of 31 Admiralty Road), well within the 60.0 percent gearing limit allowed by the Monetary Authority of Singapore for property trusts in Singapore with a credit rating.

AIMSAMPIREIT has an investment grade credit rating of BBB- assigned by Standard & Poor's Ratings Services.

Cash Flows

Total net cash flows from operating activities for FY2012 were S$54.7 million. This was an increase of S$9.7 million over the preceding financial year, largely due to full year contribution by 27 Penjuru Lane and 29 Woodlands Industrial Park E1.

Net cash used in investing activities was S$25.6 million comprising the redevelopment cost of the property at 20 Gul Way.

The cash outflows from financing activities comprised mainly distributions paid to Unitholders and borrowing costs, offset partially by proceeds from borrowings and the issuance of 12,195,122 units to CWT Limited at an issue price of S$0.205 per Unit (pre-Unit Consolidation), raising gross proceeds of S$2.5 million.

Corporate Governance Statement

Our Role

AIMS AMP Capital Industrial REIT ("AIMSAMPIREIT") is a real estate investment trust listed on the Main Board of the Singapore Exchange Securities Trading Limited ("SGX-ST"). AIMSAMPIREIT is managed by AIMS AMP Capital Industrial REIT Management Limited (the "Manager").

The Board of Directors of the Manager (the "Board") and the management ("Management"), are fully committed to ensure high standards of corporate governance are practised in line with the Code of Corporate Governance 2005 ("the Code").The Manager uses the Code as its benchmark, as and where relevant.

The primary role of the Manager is to set the strategic direction of AIMSAMPIREIT and to give recommendation to HSBC Institutional Trust Services (Singapore) Limited in its capacity as trustee of AIMSAMPIREIT (the "Trustee"), on the acquisition, divestment and enhancement of assets in accordance with its stated investment strategy.

As the Manager, we have general powers of management over the assets of AIMSAMPIREIT. Our main responsibility is to manage the assets and liabilities of AIMSAMPIREIT in the best interests of the Unitholders. We do this with a focus on generating rental income and, where appropriate, increasing the value of AIMSAMPIREIT's assets over time so as to enhance the returns from the investments, and ultimately distributions and the total return to Unitholders.

The Manager has covenanted in the Trust Deed to use its best endeavours to ensure that the business of AIMSAMPIREIT is carried out and conducted in a proper and efficient manner and to conduct all transactions with or for AIMSAMPIREIT at arm's length and on normal commercial terms.

Other main functions and responsibilities of the Manager include:

(a) Ensuring compliance with the applicable provisions of the Securities and Futures Act, Chapter 289 of Singapore and all other relevant legislation, the Listing Manual of SGX-ST, the Code on Collective Investment Schemes (including the Property Funds Appendix) issued by the Monetary Authority of Singapore ("MAS"), the Trust Deed, the tax rulings issued by the Inland Revenue Authority of Singapore on the taxation of AIMSAMPIREIT and its Unitholders and all the relevant contracts.

(b) Preparing property plans on an annual basis for review by the Board, including proposals and forecasts on net property income, capital expenditure, sales and valuations, explanation of major variances to previous plan, commentary on key issues and relevant assumptions. These plans explain the performance of AIMSAMPIREIT's assets.

(c) Managing the finances of AIMSAMPIREIT, including accounts preparation, capital management, coordination of the budget process, forecast modeling and corporate treasury functions.

(d) Attending to all regular communications with Unitholders.

(e) Supervising the Property Manager, AIMS AMP Capital Property Management Pte Ltd, which performs the day-to-day property management functions (including lease management, property management, maintenance and administration), pursuant to the Property Management Agreement.

AIMSAMPIREIT, constituted as a trust is externally managed by the Manager. The Manager appoints experienced and well-qualified management to run its day-to-day operations. The Manager holds a capital market services licence issued by MAS to conduct real estate investment management activities. All Directors and employees of the Manager are remunerated by the Manager and not AIMSAMPIREIT.

The Trust Deed outlines certain circumstances under which the Manager can be removed by notice in writing given by the Trustee, in favour of a corporation appointed by the Trustee upon the occurrence of certain events, including by a resolution passed by a simple majority of the Unitholders present and voting at a meeting of the Unitholders duly convened and held in accordance with the provision of the Trust Deed.

Our Corporate Governance Culture

We are committed to maintaining high standards of corporate governance in our management of AIMSAMPIREIT, and operate in keeping with the spirit of the Code in the discharge of our responsibilities as the Manager in our dealings with Unitholders and other stakeholders. We believe that strong and effective corporate governance is imperative for the success of AIMSAMPIREIT and to protect the best interests of the Unitholders.

The following paragraphs describe our corporate governance policies and practices in FY2012 as the Manager, with specific references to the Code to the extent the Code is relevant and applicable to real estate investment trusts. Any deviations from the Code are also explained.

Corporate Governance Statement

Board Matters

The Board's Conduct of Affairs

Principle 1: Every company should be headed by an effective Board to lead and control the company. The Board is collectively responsible for the long-term success of the company. The Board works with Management to achieve this objective and Management remains accountable to the Board.

The Board is responsible for the overall management and corporate governance of the Manager and AIMSAMPIREIT. It provides leadership to the Manager, sets strategic directions and oversees the competent management of AIMSAMPIREIT. The Board establishes goals for the Management and monitors the achievement of these goals. It also ensures that proper and effective controls are in place to assess and manage business risk and compliance with applicable laws.

The Board comprises members with a breadth of expertise in real estate, accounting/finance, law, business and management. The Board members are:

Mr Andrew Bird	Chairman, Non-Executive	Non-independent
Mr George Wang	Non-Executive	Non-independent
Mr Tan Kai Seng	Non-Executive	Independent
Mr Norman Ip Ka Cheung	Non-Executive	Independent
Mr Eugene Paul Lai Chin Look	Non-Executive	Independent
Mr Simon Vinson	Non-Executive	Non-independent
Mr Andrew Lam	Non-Executive	Non-independent
Mr Nicholas McGrath	Executive Director and Chief Executive Officer	Non-independent

The profiles of the Directors and other relevant information are set out on pages 17 to 20 of this Report.

Each Director must act honestly, with due care and diligence, and in the best interests of AIMSAMPIREIT. This obligation ties in with the Manager's prime responsibility in managing the assets and liabilities of AIMSAMPIREIT for the benefit of the Unitholders. Decisions are taken objectively in the interests of AIMSAMPIREIT. The Manager has adopted guidelines for related party transactions and details of which are set out on page 72 of this Report.

The Board meets regularly, at least once every quarter and as warranted by particular circumstances, to discuss and review the strategies and policies of AIMSAMPIREIT, including any significant acquisition and disposal, the annual budget, the financial performance of AIMSAMPIREIT against a previously approved budget and to approve the release of the quarterly, half-year and full year results. The Board also reviews the risks to the assets of AIMSAMPIREIT and acts upon recommendations from both the internal and external auditors of AIMSAMPIREIT.

In the discharge of its functions, the Board is supported by special Board Committees that provide independent oversight of Management, and which also serve to ensure that there are appropriate checks and balances. These Board Committees are the Audit, Risk & Compliance Committee ("ARCC") and Property Investment Committee ("PIC").

Each of these Board Committees operates under delegated authority from the Board; however, the Board retains overall responsibility for any decision made by the Board Committees. Other Board Committees may be formed as dictated by business imperatives and/or to promote operational efficiency.

Information on the ARCC can be found in the section "Audit, Risk & Compliance Committee" on pages 70 to 71 of this Report.

The PIC has adopted terms of reference to define its scope of authority and responsibilities in relation to AIMSAMPIREIT which include:

- Consider the appropriateness of potential purchases and sales of the following assets:
  - direct property assets; and
  - other Permissible Investments within Property Funds Appendix of the Code on Collective Investment Schemes issued and administered by MAS (Permissible Investment);

  and then recommend to the Board for approval;

Corporate Governance Statement

- Consider the appropriateness of potential asset enhancement and or development projects to be undertaken by AIMSAMPIREIT;
- Oversee the asset management strategy of the investment property portfolio of AIMSAMPIREIT; and
- Oversee the valuation process of the assets within AIMSAMPIREIT.

Decisions taken and minutes are circulated to the Board for information.

The Manager has adopted a set of internal guidelines which sets out the financial authority limits for acquisition and/or divestment of investment properties, operating/capital expenditure, leasing, disposal and write-off of assets, bank borrowings as well as arrangements in relation to cheque signatories that require the approval of the Board. Appropriate delegation of authority and approval sub-limits are also provided at management level to facilitate operational efficiency.

The number of Board and ARCC meetings held during the year, as well as the attendance of each Board member at these meetings are set out in the table below:

	BOARD MEETINGS	**ARCC MEETINGS**
No. of meeting held	5	6
BOARD MEMBERS		
Mr Andrew Bird [1]	1 of 1	-
Mr George Wang	5	-
Mr Tan Kai Seng	5	6
Mr Norman Ip Ka Cheung	5	6
Mr Eugene Paul Lai Chin Look	5	-
Mr Simon Vinson [2]	5	5
Mr Graham Sugden [3]	4 of 4	-
Mr Andrew Lam [4]	3 of 3	-
Ms Giam Lay Hoon [4]	2 of 2	-
Mr Nicholas McGrath [5]	5	6

[1] *Mr Andrew Bird was appointed as Director with effect from 30 March 2012 to replace Mr Graham Sudgen. He was subsequently appointed as the Chairman of the Board on 19 April 2012.*
[2] *Mr Simon Vinson abstained from voting and attendance for ARCC meeting held on 20 June 2011 in respect of an interested party transaction.*
[3] *Mr Graham Sugden resigned as a Director with effect from 27 January 2012.*
[4] *Mr Andrew Lam was appointed as Director with effect from 16 September 2011 to replace Ms Giam Lay Hoon who resigned as a Director on the same day.*
[5] *Mr Nicholas McGrath, being the Chief Executive Officer, attends all ARCC meetings although he is not a member of the ARCC.*

The Manager's Articles of Association permit Board meetings to be held by way of telephone conference or any other electronic means of communication by which all persons participating in the meeting are able, contemporaneously, to hear and be heard by all other participants.

The Manager issues formal letters to new Directors upon appointment. Newly appointed directors are briefed on their roles and responsibilities as directors of the Manager, business activities of AIMSAMPIREIT and its strategic directions and the contribution they would be expected to make, including the time commitment and any participation in sub-committees of the Board.

The Board is regularly updated either during Board Meetings or at specially convened meetings involving the relevant professionals on new laws that may affect AIMSAMPIREIT's business, regulatory changes, changes in the Singapore Companies Act and industry-related matters and changes in financial reporting standards. Management also provides the Board with information in a timely manner through regular updates on financial results, market trends and business developments. Directors are also encouraged to participate in industry conferences, seminars and training programmes in connection with their duties.

Board Composition and Guidance

Principle 2: There should be a strong and independent element on the Board, which is able to exercise objective judgement on corporate affairs independently, in particular, from Management. No individual or small group of individuals should be allowed to dominate the Board's decision making.

Currently, the Board consists of eight members, of whom three are Independent Non-Executive directors. The majority of the Board members are Non-Executive, with more than one-third of the Board being independent. The Chief Executive Officer is the only Executive Director.

Non-Executive Directors actively participate in setting and developing strategies and goals for Management and reviewing and assessing Management's performance. This enables Management to benefit from the external, diverse and objective perspective of the Independent and Non-Executive Directors on issues that are brought before the Board. It also enables the Board to interact and work with Management through a robust exchange of ideas and views to help shape the strategic process.

A Director is considered independent if he has no relationship with the Manager or its officers that could interfere or be reasonably perceived to interfere with the exercise of the Director's independent business judgment in the best interests of AIMSAMPIREIT.

The Board is of the view that its current composition comprises persons who as a group, provides the necessary core competencies, is adequate and that the current Board size is appropriate taking into consideration the nature and scope of AIMSAMPIREIT's operations.

Coupled with a clear separation of the roles of the Chairman and the Chief Executive Officer, this provides a healthy professional relationship between the Board and the Manager with clarity of roles and robust deliberation on the business activities of AIMSAMPIREIT.

Chairman and Chief Executive Officer

Principle 3: There should be a clear division of responsibilities between the leadership of the Board and the executive responsible for managing the company's business. No one individual should represent a considerable concentration of power.

The roles of Chairman and Chief Executive Officer are separate and the positions are held by two separate persons in order to maintain an effective segregation of duties and greater capacity of the Board for independent decision making.

The Chairman is responsible for the overall leadership and management of the Board as well as ensuring that the Directors receive adequate, clear and timely information. The Chairman leads the Board meetings, facilitates the contribution of Non-Executive Directors, encourages constructive relations between Executive Directors, Non-Executive Directors and Management, ensures effective communication with Unitholders and promotes a high standard of corporate governance. The Chairman also ensures that the Board works together with integrity and competency, and that the Board engages the Management in constructive debate on strategy, business operations, enterprise risk and other plans.

The Chief Executive Officer has full executive responsibilities over the business directions and operational decisions in the day-to-day management of the Manager and AIMSAMPIREIT.

The division of responsibilities between the Chairman and the Chief Executive Officer facilitates effective oversight and a clear segregation of duties. The Chairman and the Chief Executive Officer are not related to each other.

Board Membership

Principle 4: There should be a formal and transparent process for the appointment and re-appointment of directors to the Board.

As the Manager is not itself a listed entity, the Manager does not consider it necessary for the Board to establish a nominating committee as it believes that the performance of the Manager, and hence, its Board, is reflected in the long term success of AIMSAMPIREIT. Thus, the Board performs the functions that such a committee would otherwise perform, namely, it administers nominations to the Board, reviews the structure, size and composition of the Board, and reviews the independence of Board members. In addition, as part of regulatory requirements, MAS also provides prior approval for any change of the Chief Executive Officer or of any appointments of Director. Directors of the Manager are not subjected to periodic retirement by rotation.

The composition of the Board, including the selection of candidates for new appointments to the Board as part of the Board's renewal process, is determined using the following principles:

(a) The Board should comprise Directors with a broad range of commercial experience, including expertise in funds management, the property industry, legal and financial management.

(b) At least one-third of the Board should comprise independent Directors.

The selection of candidates is evaluated taking into account various factors including the current and mid-term needs and goals of AIMSAMPIREIT, and hence, the Manager, as well as the relevant expertise of the candidates and their potential contributions. Candidates may be put forward or sought through contacts and recommendations.

Board Performance

Principle 5: There should be a formal annual assessment of the effectiveness of the Board as a whole and its board committees and the contribution by each Director to the effectiveness of the Board.

The Board assesses the performance of the Board as a whole and the contribution of each Director, taking into consideration factors such as Directors' attendance, commitments and contributions during Board meetings.

Review of Board members' performance is informal where renewal or replacement of a member does not necessarily reflect his/her contributions to-date, but may be driven by the need to position and shape the Board in line with the needs of AIMSAMPIREIT and its business going forward.

The Manager believes that the Board's performance is ultimately reflected in the performance of the Manager. The Board's performance is measured through its ability to lend support to Management in steering AIMSAMPIREIT in the appropriate direction, and the long term performance of AIMSAMPIREIT whether under favourable or challenging market conditions. Contributions by an individual Board member can also take other forms, including providing objective perspectives of issues, facilitating business opportunities and strategic relationships, and accessibility to Management outside of a formal environment of Board meetings.

Access to Information

Principle 6: In order to fulfil their responsibilities, Directors should be provided with complete, adequate and timely information prior to board meetings and on an on-going basis so as to enable them to make informed decisions to discharge their duties and responsibilities.

Management provides the Board with complete, timely and adequate information on Board matters and issues requiring the Board's deliberations. All Directors are also provided with ongoing reports relating to the operational and financial performance of the Trust to enable them to exercise effective oversight over AIMSAMPIREIT. Directors are briefed by the Manager during Board meetings, at specially convened sessions or via circulation of Board papers. Information provided to the Board includes explanatory background relating to the matters to be brought before the Board.

Proposals to the Board and/or Board Committees for decision or mandate sought by Management are in the form of Board papers and/or Board Committee papers that provide facts, analysis, resource needed, conclusions and recommendations.

The Company Secretary of the Manager ("Secretary") works with the Chairman and the Chief Executive Officer to ensure that Board papers and the agenda are provided to each Director in advance of the Board meetings so that they can familiarise themselves with the matters prior to the Board meetings. Senior executives who can provide additional insights into matters to be discussed are requested to also attend the Board meetings so as to be at hand to answer questions. AIMSAMPIREIT's auditors, who can provide additional insight into the matters for discussion, are also invited from time to time to attend such meetings.

The Board has separate and independent access to the Management team and the Secretary, as well as to all statutory records of the Manager. The Secretary attends Board meetings and Board Committee meetings to take minutes. The appointment and removal of the Secretary is a Board reserved matter.

The Directors, either as a group or individually, may at the Manager's expense, seek independent professional advice where necessary to discharge his or their duties effectively.

Remuneration Matters

Principle 7: There should be a formal and transparent procedure for developing policy on executive remuneration and for fixing the remuneration packages of individual Directors. No Director should be involved in deciding his own remuneration.

Principle 8: The level and structure of remuneration should be aligned with the long-term interest and risk policies of the company, and should be appropriate to attract, retain and motivate the Directors to provide good stewardship of the company, and key management personnel to successfully manage the company. However, companies should avoid paying more than is necessary for this purpose.

Principle 9: Each company should provide clear disclosure of its remuneration policies, level and mix of remuneration, and the procedure for setting remuneration, in the company's Annual Report. It should provide disclosure in relation to its remuneration policies to enable investors to understand the link between remuneration paid to Directors and key management personnel, and performance.

AIMSAMPIREIT, constituted as a trust, is externally managed by the Manager and accordingly, it has no personnel of its own. The Manager appoints experienced and well-qualified personnel to handle the day-to-day operations of the Manager. Non-Executive, Non-Independent Directors are not paid directors' fees by the Manager. The Independent Directors and employees of the Manager are remunerated by the Manager, and not by AIMSAMPIREIT.

Accountability and Audit

Principle 10: The Board should present a balanced and understandable assessment of the company's performance, position and prospects.

Management provides the Board with periodic financial reports which present a balanced and understandable assessment of AIMSAMPIREIT's performance, position and prospects.

The Board is responsible for providing a balanced and understandable assessment of AIMSAMPIREIT's performance, position and prospects, including interim and other price-sensitive public reports and reports to regulators.

Internal Controls and Audit

Principle 11: The Board is responsible for the governance of risk. The Board should ensure that Management maintains a sound system of risk management and internal controls to safeguard shareholders' interests and the company's assets, and should determine the nature and extent of the significant risks which the Board is willing to take in achieving its strategic objectives.

Principle 13: The company should establish an effective internal audit function that is adequately resourced and independent of the activities it audits.

The Board recognises the importance of sound internal controls and risk management practices to good corporate governance. The Manager has put in place a system of internal controls comprising procedures and processes to safeguard AIMSAMPIREIT's assets, Unitholders' interests as well as to manage risks.

In January 2012, BDO was appointed by the ARCC to provide internal audit services. The internal auditor is independent of the Management and reports directly to the ARCC on audit matters and to the Board on administrative matters. BDO has unrestricted access to the ARCC. The internal auditor's activities are guided by the International Standards for Professional Practice of Internal Auditing set by The Institute of Internal Auditors.

The role of the internal auditors is to assist the ARCC to ensure that Management maintains a sound system of internal controls by regular monitoring of key controls and procedures and ensuring their effectiveness. BDO's scope of work include risk assessments and compliance audits in order to ensure internal controls are aligned to business objectives and in place to address related risks.

During the year, BDO adopted a risk-based auditing approach covering financial and operational controls. The internal auditor conducts audit reviews on the internal audit plan approved by ARCC. Upon completion of each audit assignment, BDO reports their findings and recommendations to the Management who would respond on the actions to be taken. Internal audit reports are submitted to the ARCC for review and the summary of findings and recommendations are discussed at the ARCC meetings.

The Board is satisfied that there is no material weakness in the Group's system of internal control, based on the findings from internal and external auditors and the management control in place.

Based on the internal controls established and maintained by the Group, reviews conducted by the internal and external auditors, various Board Committees, the Board opines, with the concurrence of the ARCC, that there are adequate controls in place within the Group addressing material financial, operational and compliance risks to meet the needs of the Group in its current business environment.

Corporate Governance Statement

The system of internal control established by the Manager provides reasonable assurance that the Group will not be adversely affected by any event that can be reasonably foreseen as it strives to achieve its business objectives. However, the Board also notes that no system of internal controls and risk management can provide absolute assurance in this regard, or absolute assurance against poor judgment in decision making, human error, fraud, other irregularities and losses.

Audit, Risk & Compliance Committee

Principle 12: The Board should establish an Audit Committee with written terms of reference which clearly set out its authority and duties.

The ARCC is appointed by the Board. The ARCC comprises all Non-Executive Directors, the majority of whom, including the Chairman are independent. The members are:

Mr Tan Kai Seng	Chairman
Mr Norman Ip Ka Cheung	Member
Mr Simon Vinson	Member

Members of the ARCC are appropriately qualified to discharge their responsibilities as they possess the requisite accounting and related financial management expertise and experience.

The ARCC is governed by written terms of reference with explicit authority to investigate any matter within its terms of reference, has full access to, and cooperation of Management, and full discretion to invite any Director or executive officer to attend its meetings.

The role of the ARCC is to monitor and evaluate the effectiveness of the Manager's internal controls relating to financial, operational, compliance and risk management processes. The ARCC also reviews the quality and reliability of information prepared for inclusion in financial reports, and is responsible for the appointment of internal and external auditors and review of the adequacy of work carried out. The ARCC meets with the external auditors without the presence of the Management, at least once a year.

During the financial year ended 31 March 2012 ("FY2012"), the ARCC's activities included the following:-

- performed independent reviews of AIMSAMPIREIT's quarterly and full year financial results before their submission to the Board. In conducting its review of the audited financial statements of AIMSAMPIREIT for FY2012, the ARCC had discussed with Management and the external auditor the accounting principles that were applied. Based on the review and discussions with Management and the external auditors, the ARCC is of the view that the financial statements are fairly presented, and conform to generally accepted accounting principles in all material aspects.

  In performing its duties, the ARCC had met the external auditor without the presence of Management once during the year and confirmed that they had full access to and received full co-operation and support of the Management.

- The ARCC reviewed and approved the audit plan and scope of external auditors on the audit of the full year financial statements.

- The ARCC also reviewed the nature and extent of the non-audit services provided to AIMSAMPIREIT by the external auditors for the financial year and is satisfied that the nature and extent of such services will not prejudice the independence and objectivity of the external auditors.

  The aggregate amount of audit fees paid and payable by AIMSAMPIREIT and its subsidiaries ("the Group") to the external auditor for FY2012 was approximately S$213,000, of which audit fees amount to approximately S$165,000 and non-audit fees amounted to approximately S$48,000.

  The ARCC is satisfied with the independence and objectivity of the external auditors and has recommended to the Board the nomination of the external auditors for re-appointment of KPMG LLP as the external auditors of AIMSAMPIREIT at the forthcoming annual general meeting.

  The Board, on behalf of AIMSAMPIREIT, has complied with the requirements of Rule 712 and 715 of the Listing Manual of SGX-ST in respect of the suitability of the auditing firm for AIMSAMPIREIT.

- The ARCC approved and made recommendation to the Board on the engagement of BDO LLP ("BDO") as the independent party to provide out-sourced internal audit services for AIMSAMPIREIT.

- The ARCC reviewed and approved the internal audit plan and scope of internal auditors work and its audit program. It reviewed the findings during the year and Management's responses thereto, and it satisfied itself as to the adequacy of the internal audit function.
- The ARCC also reviewed interested party transactions to ensure compliance with the SGX-ST Listing Manual and the Property Funds Appendix.

A Whistle Blowing Policy has been put in place to provide a channel through which employees may report, in good faith and in confidence, any concerns in financial and other matters, and arrangements are in place for independent investigation with appropriate follow-up action.

The number of ARCC meetings held and corresponding attendances for the financial year are set out on page 66 of this Report.

Communication With Unitholders

Principle 15: Companies should actively engage their Unitholders and put in place an investor relations policy to promote regular, effective and fair communication with Unitholders.

The listing rules of the SGX-ST require that a listed entity discloses to the market matters that could or might reasonably be expected to have a material effect on the price of the entity's securities. The Manager upholds a strong culture of continuous disclosure and transparent communication with Unitholders and the investing community. The Manager's disclosure policy requires timely and full disclosure of all material information relating to AIMSAMPIREIT by way of public releases or announcements through the SGX-ST via SGXNET.

The Manager also conducts regular briefings and conference calls for analysts and media representatives which generally coincide with the release of the Group's results. During these briefings, the Manager reviews the Group's most recent performance as well as discusses the business outlook. In line with the Manager's objective of transparent communication, briefing materials are released to the SGX-ST via SGXNET and posted on AIMSAMPIREIT's website at www.aimsampcapital.com.

Principle 14: Companies should treat all Unitholders fairly and equitably, and should recognise, protect and facilitate the exercise of Unitholders' rights, and continually review and update such governance arrangements.

Principle 16: Companies should encourage greater Unitholder participation at general meetings of Unitholders, and allow Unitholders the opportunity to communicate their views on various matters affecting the company.

An Annual General Meeting of Unitholders ("AGM") is held after the close of each financial year. The Notice of AGM setting out all items of business to be transacted at the AGM is published on SGXNET and AIMSAMPIREIT's website. A copy of AIMSAMPIREIT's Annual Report is sent to all Unitholders.

Board members, senior management of the Manager and the external auditors of AIMSAMPIREIT are in attendance at the AGM and Unitholders are given the opportunity to raise questions and clarify any issues they may have relating to the resolutions to be passed. Any Unitholder who is unable to attend the AGM is allowed to appoint up to two proxies to attend and vote on the Unitholder's behalf.

Additional Information

Dealings in AIMSAMPIREIT Units

In line with Listing Rule 1207 (19) on Dealings in Securities, a quarterly memorandum is issued to the Directors, officers and employees of the Manager on restrictions on dealings in the units in AIMSAMPIREIT (the "Units"):

(a) during the period one month before the public announcement of the Group's annual results and two weeks before the public announcement of the Group's quarterly results, and ending on the date of announcement of the relevant results; and

(b) at any time while in possession of price sensitive information.

The Directors and officers are also advised not to deal in the Units on short-term considerations.

Each Director is required to give notice to the Manager of his acquisition of Units or changes in the number of Units which he holds or in which he has an interest, within two business days after such acquisition or the occurrence of the event giving rise to changes in the number of Units which he holds or in which he has an interest.

In addition, the Manager has given an undertaking to MAS that it will announce to the SGX-ST the particulars of its holdings in the Units and any changes thereto within two business days after the date on which it acquires or disposes of any Units, as the case may be. The Manager has also undertaken that it will not deal in the Units one month before the public announcement of the Group's annual results and two weeks before the public announcement of the Group's quarterly results, and ending on the date of announcement of the relevant results.

Interested Party Transactions

The Manager has established an internal control system to ensure that all transactions involving the Trustee and a related party of the Manager ("Interested Party Transactions") are undertaken on an arm's length basis and on normal commercial terms and will not be prejudicial to the interests of AIMSAMPIREIT and the Unitholders. As a general rule, the Manager must demonstrate to the ARCC that such transactions satisfy the foregoing criteria, which may include obtaining (where practicable) quotations from parties unrelated to the Manager, or obtaining one or more valuations from independent professional valuers (in accordance with the Property Funds Appendix).

The Manager maintains a register to record all Interested Party Transactions which are entered into by AIMSAMPIREIT and the bases, including any quotations from unrelated parties and independent valuations obtained to support such bases, on which they are entered into. Furthermore, the following procedures will be adhered to:

(a) transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding $100,000 in value but below 3.0 percent of the Group's net tangible assets will be subject to review by the ARCC at regular intervals;

(b) transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding 3.0 percent but below 5.0 percent of the Group's net tangible assets will be subject to the review and prior approval of the ARCC;

(c) transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested party during the same financial year) equal to or exceeding 5.0 percent of the Group's net tangible assets will be reviewed and approved prior to such transactions being entered into, on the basis described in the preceding paragraph by the ARCC which may, as it deems fit, request advice on the transaction from independent sources or advisors, including the obtaining of valuations from independent professional valuers. Furthermore, under the Listing Manual and the Property Funds Appendix, such transactions would have to be approved by the Unitholders at a meeting of Unitholders; and

(d) ARCC's approval shall only be given if the transactions are on arm's length and on normal commercial terms and consistent with similar types of transactions undertaken by the Trustee, with third parties which are unrelated to the Manager.

Where matters concerning AIMSAMPIREIT relate to transactions entered into or to be entered into by the Trustee for and on behalf of AIMSAMPIREIT with a related party of the Manager (which would include relevant associates thereof), the Trustee is required to ensure that such transactions are conducted on normal commercial terms, are not prejudicial to the interests of AIMSAMPIREIT and the Unitholders, and are in accordance with all applicable requirements of the Property Funds Appendix and/or the Listing Manual relating to the transaction in question. Furthermore, the Trustee has the ultimate discretion under the Trust Deed to decide whether or not to enter into a transaction involving an interested party of the Manager. If the Trustee is to sign any contract with a related party of the Manager, the Trustee will review the contract to ensure that it complies with the requirements relating to Interested Party Transactions in the Property Funds Appendix (as may be amended from time to time) and the provisions of the Listing Manual relating to interested person transactions (as may be amended from time to time) as well as other guidelines as may from time to time be prescribed by the MAS and the SGX-ST to apply to real estate investment trusts.

AIMSAMPIREIT will, in compliance with Rule 905 of the Listing Manual, announce any Interested Person Transactions if such transaction, by itself or when aggregated with other Interested Person Transactions entered into with the same interested person during the same financial year, is 3.0 percent or more of the Group's latest audited net tangible assets.

Details of all Interested Party Transactions (equal to or exceeding $100,000 each in value) entered into by AIMSAMPIREIT during the financial year are disclosed on page 121 of this report.

Financial Statements

Report of the Trustee

HSBC Institutional Trust Services (Singapore) Limited (the "Trustee") is under a duty to take into custody and hold the assets of AIMS AMP Capital Industrial REIT (the "Trust") and its subsidiaries (the "Group") in trust for the Unitholders. In accordance with, the Securities and Futures Act, Chapter 289 of Singapore, its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of AIMS AMP Capital Industrial REIT Management Limited (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the amending and restating trust deed dated 8 March 2007 between the Trustee and the Manager (the "Trust Deed") in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Group during the year covered by these financial statements, set out on pages 77 to 118, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee
HSBC Institutional Trust Services (Singapore) Limited

Antony Wade Lewis
Director

Singapore
18 May 2012

Statement by the Manager

In the opinion of the Directors of AIMS AMP Capital Industrial REIT Management Limited, the accompanying financial statements set out on pages 77 to 118 comprising the Balance Sheets, Statements of Total Return, Distribution Statements, Statements of Movements in Unitholders' Funds and Portfolio Statements of the Group and the Trust, the Consolidated Cash Flow Statement of the Group and Notes to the Financial Statements are drawn up so as to present fairly, in all material respects, the financial position of the Group and of the Trust as at 31 March 2012, and the total return, distributable income and movements in Unitholders' funds of the Group and of the Trust and cash flows of the Group for the year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore and the provisions of the Trust Deed. At the date of this statement, there are reasonable grounds to believe that the Group and the Trust will be able to meet their financial obligations as and when they materialise.

For and on behalf of the Manager
AIMS AMP Capital Industrial REIT Management Limited

Nicholas McGrath

Nicholas McGrath
Director

Singapore
18 May 2012

Independent Auditors' Report

Unitholders of AIMS AMP Capital Industrial REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed)

We have audited the accompanying financial statements of AIMS AMP Capital Industrial REIT (the "Trust") and its subsidiaries (the "Group"), which comprise the balance sheets and portfolio statements of the Group and of the Trust as at 31 March 2012, and the statements of total return, distribution statements and statements of movements in Unitholders' funds of the Group and the Trust and the consolidated cash flow statement of the Group for the year then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages 77 to 118.

Manager's responsibility for the financial statements

The Manager of the Trust is responsible for the preparation and fair presentation of these financial statements in accordance with the recommendations of Statement of Recommended Accounting Practice ("RAP") 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore, and for such internal control as the Manager of the Trust determines is necessary to enable the preparation of financial statements that are free from material misstatements, whether due to fraud or error.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Manager of the Trust, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements of the Group and the balance sheet, portfolio statement, statement of total return, distribution statement and statement of movements in Unitholders' funds of the Trust present fairly, in all material respects, the financial position of the Group and of the Trust as at 31 March 2012, and the total return, distributable income and movements in Unitholders' funds of the Group and of the Trust and cash flows of the Group for the year then ended, in accordance with recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore.

KPMG LLP

Public Accountants and Certified Public Accountants

Singapore

18 May 2012

Balance Sheets
As at 31 March 2012

	Note	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Non-current assets					
Plant and equipment	4	50	81	50	81
Investment properties	5	830,000	853,200	830,000	853,200
Investment property under development	6	84,500	–	84,500	–
Subsidiaries	7	–	–	–*	–*
		914,550	853,281	914,550	853,281
Current assets					
Asset held for sale	5	16,438	–	16,438	–
Loan to a subsidiary	7	–	–	–	408
Trade and other receivables	8	4,404	3,547	4,404	3,541
Cash at banks and in hand		3,580	17,851	3,580	16,432
		24,422	21,398	24,422	20,381
Total assets		**938,972**	**874,679**	**938,972**	**873,662**
Current liabilities					
Derivative financial instruments	9	292	–	292	–
Trade and other payables	10	28,236	10,275	28,236	9,277
		28,528	10,275	28,528	9,277
Non-current liabilities					
Rental deposits		4,945	3,755	4,945	3,755
Interest-bearing borrowings	11	277,297	272,590	277,297	272,590
Derivative financial instruments	9	1,965	1,827	1,965	1,827
		284,207	278,172	284,207	278,172
Total liabilities		**312,735**	**288,447**	**312,735**	**287,449**
Net assets		**626,237**	**586,232**	**626,237**	**586,213**
Represented by:					
Unitholders' funds		626,237	586,217	626,237	586,213
Non-controlling interests	12	–	15	–	–
		626,237	**586,232**	**626,237**	**586,213**

* less than $1,000

The accompanying notes form an integral part of these financial statements.

Statements of Total Return

Year Ended 31 March 2012

	Note	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Gross revenue	15	83,983	73,245	83,983	71,210
Property operating expenses	16	(25,056)	(20,524)	(25,056)	(19,971)
Net property income		58,927	52,721	58,927	51,239
Interest and other income		28	164	28	164
Net foreign exchange gain/(loss)		–	–	–	462
Borrowing costs		(11,026)	(18,309)	(11,026)	(17,197)
Manager's management fees	17	(6,328)	(3,751)	(6,328)	(3,751)
Reversal of impairment loss/ (Impairment loss) on loan to subsidiary	7	–	–	22	(6,938)
Other trust expenses	18	(1,349)	(984)	(1,371)	(827)
Non-property expenses		(18,703)	(23,044)	(18,703)	(28,713)
Net income		40,252	29,841	40,252	23,152
Net change in fair value of investment properties and investment property under development		35,827	19,725	35,827	27,027
Net change in fair value of financial derivatives		(429)	(829)	(429)	(829)
Loss on liquidation of a subsidiary		(172)	–	–	–
Gain on termination of financial derivatives		–	446	–	446
Gain on divestment of investment properties		–	396	–	217
Total return before income tax		75,478	49,579	75,650	50,013
Income tax expense	19	–	–	–	–
Total return after income tax		75,478	49,579	75,650	50,013
Non-controlling interests		–	50	–	–
Total return after income tax and non-controlling interests		75,478	49,629	75,650	50,013
Earnings per unit (cents)					
Basic and diluted	20	17.05	13.74[1]	17.08	13.85[1]

[1] The comparative figures have been restated for the effect of the consolidation of every five existing Units into one consolidated Unit during the financial year ended 31 March 2012 ("Unit Consolidation").

The accompanying notes form an integral part of these financial statements.

Distribution Statements

Year Ended 31 March 2012

	Note	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Amount available for distribution to Unitholders at beginning of the year		5,638	7,885	5,638	7,885
Total return after income tax and non-controlling interests		75,478	49,629	75,650	50,013
Net effect of tax adjustments	A	(29,148)	(12,162)	(29,339)	(12,809)
Other adjustments	B	(19)	(263)	–	–
		46,311	37,204	46,311	37,204
Amount available for distribution to the Unitholders		51,949	45,089	51,949	45,089
Distributions to Unitholders during the year:					
0.5376 cents[1] per unit for the period from 1 January 2010 - 31 March 2010		–	(7,884)	–	(7,884)
0.5376 cents[1] per unit for the period from 1 April 2010 – 30 June 2010		–	(7,885)	–	(7,885)
0.3968 cents[1] per unit for the period from 1 July 2010 – 30 September 2010		–	(7,885)	–	(7,885)
0.51 cents[1] per unit for the period from 1 October 2010 – 31 December 2010		–	(10,134)	–	(10,134)
0.285 cents[1] per unit for the period from 1 January 2011 – 22 February 2011		–	(5,663)	–	(5,663)
0.255 cents[1] per unit for the period from 23 February 2011 – 31 March 2011		(5,628)	–	(5,628)	–
0.53 cents[1] per unit for the period from 1 April 2011 – 30 June 2011		(11,698)	–	(11,698)	–
2.5 cents per unit for the period from 1 July 2011 – 30 September 2011		(11,096)	–	(11,096)	–
2.6 cents per unit for the period from 1 October 2011 – 31 December 2011		(11,540)	–	(11,540)	–
		(39,962)	(39,451)	(39,962)	(39,451)
Amount available for distribution to Unitholders at end of the year		**11,987**	**5,638**	**11,987**	**5,638**

[1] Distribution per Unit for the period from 1 January 2010 to 30 June 2011 are based on Unit before the Unit Consolidation.

Please refer to Note 3.11 for the Trust's distribution policy.

The accompanying notes form an integral part of these financial statements.

Distribution Statements continued

Year Ended 31 March 2012

Note A – Net Effect of Tax Adjustments

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Amortisation and write-off of borrowing costs	2,326	7,686	2,326	7,686
Manager's management fees in Units	1,878	–	1,878	–
Straight-lining of rental income	1,229	(102)	1,229	(102)
Net change in fair value of financial derivatives	429	829	429	829
Loss on liquidation of a subsidiary	172	–	–	–
Unrealised foreign exchange gain	–	–	–	(462)
Gain on divestment of investment properties	–	(396)	–	(217)
Impairment loss on loan to subsidiary	–	–	(22)	6,938
Gain on termination of financial derivatives	–	(446)	–	(446)
Net change in fair value of investment properties and investment property under development	(35,827)	(19,725)	(35,827)	(27,027)
Temporary differences and other tax adjustments	645	(8)	648	(8)
Net effect of tax adjustments	(29,148)	(12,162)	(29,339)	(12,809)

Note B – Other Adjustments

Other adjustments for the Group comprised primarily the accounting results of the Trust's subsidiaries.

The accompanying notes form an integral part of these financial statements.

Statements of Movements in Unitholders' Funds

Year Ended 31 March 2012

	Note	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Balance at beginning of the year		586,217	456,737	586,213	456,732
Operations					
Total return after income tax and non-controlling interests		75,478	49,629	75,650	50,013
Foreign currency translation reserve					
Translation differences relating to financial statements of a foreign subsidiary and net investment in foreign operation		–	383	–	–
Exchange difference realised on disposal of a subsidiary		168	–	–	–
Unitholders' transactions					
Issuance of units:					
– Manager's acquisition fees in Units		–	1,610	–	1,610
– Manager's management fees in Units		1,878	–	1,878	–
– Placements		2,500	43,470	2,500	43,470
– Rights issues		–	79,563	–	79,563
Distributions to Unitholders		(39,962)	(39,451)	(39,962)	(39,451)
Issue expenses	13	(42)	(5,724)	(42)	(5,724)
Change in Unitholders' funds resulting from Unitholders' transactions		(35,626)	79,468	(35,626)	79,468
Total increase in Unitholders' funds		40,020	129,480	40,024	129,481
Balance at end of the year		626,237	586,217	626,237	586,213
Units in issue and to be issued ('000)	14	445,538	441,413[1]	445,538	441,413[1]
Net asset value per Unit ($)		1.406	1.328[1]	1.406	1.328[1]

[1] The applicable number of units for the computation of net asset value per Unit were adjusted for the effect of the Unit Consolidation.

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2012

	Description of property	Location	Term [1] of land lease	Remaining term of land lease (years)
	Trust			
	Properties in Singapore – Leasehold			
1	27 Penjuru Lane	27 Penjuru Lane	45 years	37.5
2	8 & 10 Pandan Crescent	8 & 10 Pandan Crescent	92 years and 8 months	56.5
3	1A International Business Park	1A International Business Park	52 years	47.2
4	20 Gul Way [4]	20 Gul Way	35 years	28.8
5	NorthTech	29 Woodlands Industrial Park E1	60 years	42.8
6	Element 14	15 Tai Seng Drive	60 years	39.0
7	Ossia Building	10 Changi South Lane	60 years	44.2
8	1 Bukit Batok Street 22	1 Bukit Batok Street 22	60 years	43.3
9	Builders Centre	11 Changi South Street 3	60 years	43.0
10	61 Yishun Industrial Park A	61 Yishun Industrial Park A	60 years	40.4
11	PM Industrial Building	135 Joo Seng Road	60 years	42.3
12	3 Tuas Avenue 2	3 Tuas Avenue 2	73 years	43.0
13	3 Toh Tuck Link	3 Toh Tuck Link	60 years	44.7
14	23 Tai Seng Drive	23 Tai Seng Drive	60 years	38.4
15	30 / 32 Tuas West Road	30 / 32 Tuas West Road	60 years	43.8
16	56 Serangoon North Avenue 4	56 Serangoon North Avenue 4	60 years	43.2
17	Fook Tong Nam Building [3]	31 Admiralty Road	60 years	25.1
18	King Plastic	541 Yishun Industrial Park A	60 years	42.3
19	Xpress	1 Kallang Way 2A	60 years	43.3
20	2 Ang Mo Kio Street 65	2 Ang Mo Kio Street 65	60 years	35.0
21	8 & 10 Tuas Avenue 20	8 Tuas Avenue 20	57 years and 2 months	38.6
		10 Tuas Avenue 20	60 years	40.5
22	103 Defu Lane 10	103 Defu Lane 10	60 years	31.3
23	7 Clementi Loop	7 Clementi Loop	60 years	41.2
24	8 Senoko South Road	8 Senoko South Road	60 years	42.6
25	Aalst Chocolate Building	26 Tuas Avenue 7	60 years	41.8
26	Fullmark Industrial Building	10 Soon Lee Road	60 years	29.0
	Investment properties, at valuation			
	Asset held for sale			
27	Fook Tong Nam Building [3]	31 Admiralty Road	60 years	25.1
	Investment property under development, at valuation			
28	20 Gul Way [4]	20 Gul Way	35 years	28.8
	Other assets and liabilities (net)			
	Total Unitholders' funds			

[1] Includes the period covered by the relevant options to renew.
[2] The occupancy rates shown are on committed basis.
[3] During the financial year ended 31 March 2012, the property was transferred to "Asset held for sale".
[4] On 22 August 2011, the Trust started redevelopment of 20 Gul Way and transferred it to "Investment property under development".

Existing use	Occupancy (2) rate 2012 %	2011 %	At valuation 2012 $'000	2011 $'000	Group percentage of total Unitholders' funds 2012 %	2011 %	Trust percentage of total Unitholders' funds 2012 %	2011 %
Logistics and Warehousing	100%	100%	175,000	165,000	27.9	28.1	27.9	28.1
Logistics and Warehousing	100%	100%	127,000	126,000	20.3	21.5	20.3	21.5
Business Park	100%	100%	85,300	79,000	13.6	13.5	13.6	13.5
Manufacturing	–	100%	–	41,800	–	7.1	–	7.1
Hi-Tech	98%	97%	75,500	72,000	12.1	12.3	12.1	12.3
Logistics and Warehousing	100%	100%	29,800	27,000	4.8	4.6	4.8	4.6
Logistics and Warehousing	100%	100%	28,600	28,000	4.6	4.8	4.6	4.8
Logistics and Warehousing	95%	77%	25,700	22,500	4.1	3.8	4.1	3.8
Logistics and Warehousing	100%	100%	24,300	23,500	3.9	4.0	3.9	4.0
Logistics and Warehousing	100%	100%	24,200	23,500	3.9	4.0	3.9	4.0
Manufacturing	100%	100%	23,800	23,300	3.8	4.0	3.8	4.0
Manufacturing	100%	100%	23,700	23,000	3.8	3.9	3.8	3.9
Logistics and Warehousing	100%	100%	20,300	19,500	3.2	3.3	3.2	3.3
Logistics and Warehousing	100%	100%	18,800	18,600	3.0	3.2	3.0	3.2
Logistics and Warehousing	100%	100%	18,000	17,500	2.9	3.0	2.9	3.0
Logistics and Warehousing	100%	100%	17,000	17,000	2.7	2.9	2.7	2.9
Logistics and Warehousing	–	100%	–	15,100	–	2.6	–	2.6
Manufacturing	100%	100%	15,000	14,500	2.4	2.5	2.4	2.5
Manufacturing	100%	100%	14,000	13,800	2.2	2.4	2.2	2.4
Manufacturing	100%	100%	13,800	13,800	2.2	2.4	2.2	2.4
Manufacturing	100%	100%	12,800	12,800	2.0	2.2	2.0	2.2
Logistics and Warehousing	100%	100%	12,800	12,300	2.0	2.1	2.0	2.1
Logistics and Warehousing	64%	94%	12,600	12,600	2.0	2.1	2.0	2.1
Manufacturing	100%	100%	12,400	12,100	2.0	2.1	2.0	2.1
Manufacturing	100%	100%	9,900	9,600	1.6	1.6	1.6	1.6
Manufacturing	100%	100%	9,700	9,400	1.5	1.6	1.5	1.6
			830,000	853,200	132.5	145.6	132.5	145.6
Logistics and warehousing	100%	–	16,438	–	2.6	–	2.6	–
–	–	N.A.	84,500	–	13.5	–	13.5	–
			930,938	853,200			148.6	145.6
			(304,701)	(266,987)			(48.6)	(45.6)
			626,237	586,213			100.0	100.0

The accompanying notes form an integral part of these financial statements.

Portfolio Statements continued
As at 31 March 2012

	Description of property	Location	Term of land lease	Remaining term of land lease (years)
	Group			
1-26	**Investment properties, at valuation – Leasehold (Pages 82 to 83)**		N.A.	N.A.
	Asset held for sale			
27	Fook Tong Nam Building	31 Admiralty Road	60 years	25.1
	Investment property under development, at valuation			
28	20 Gul Way	20 Gul Way	35 years	28.8
	Other assets and liabilities (net)			
	Total Unitholders' funds			

Portfolio statement by industry segment is not presented as the Group's and the Trust's activities for the year ended 31 March 2012 and 31 March 2011 relate wholly to investing in real estate in the industrial sector in Singapore.

Year ended 31 March 2012

All the investment properties and investment property under development were revalued as at 31 March 2012 by Colliers International Consultancy & Valuation (Singapore) Pte Ltd. The manager believes that the independent valuer has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The valuations of the investment properties were based on capitalisation approach, discounted cash flow analysis and direct comparison methods. The valuation of the investment property under development was based on the same methods as well as the residual value method. The fair value of the asset held for sale at 31 Admiralty Road was based on the contractual sale price.

The accompanying notes form an integral part of these financial statements.

Portfolio Statements continued

As at 31 March 2012

Existing use	Occupancy rate 2012 %	Occupancy rate 2011 %	At valuation 2012 $'000	At valuation 2011 $'000	Group percentage of total Unitholders' funds 2012 %	Group percentage of total Unitholders' funds 2011 %
N.A.	–	–	830,000	853,200	132.5	145.6
Logistics and warehousing	100%	–	16,438	–	2.6	–
–	–	N.A.	84,500	–	13.5	–
			930,938	853,200	148.6	145.6
			(304,701)	(266,983)	(48.6)	(45.6)
			626,237	586,217	100.0	100.0

Year ended 31 March 2011

With the exception of NorthTech, all the other investment properties were revalued on 31 March 2011 by Colliers International Consultancy & Valuation (Singapore) Pte Ltd. NorthTech was valued by Cushman & Wakefield VHS Pte Ltd on 31 January 2011. The fair value of NorthTech as at 31 March 2011 was based on internal valuation by the Manager, after taking into consideration the independent valuation on 31 January 2011. The Manager believes that the independent valuers have appropriate professional qualifications and recent experience in the location and category of the properties being valued. The valuations were based on capitalisation approach, discounted cash flow analysis and direct comparison methods.

The accompanying notes form an integral part of these financial statements.

Consolidated Cash Flow Statement
Year Ended 31 March 2012

	Note	Group 2012 $'000	Group 2011 $'000
Cash flow from operating activities			
Total return before income tax		75,478	49,579
Adjustments for:			
Borrowing costs		11,026	18,309
Manager's management fee in Units		1,878	–
Loss on liquidation of a subsidiary		172	–
Net change in fair value of financial derivatives		429	829
Net change in fair value of investment properties and investment property under development		(35,827)	(19,725)
Straight-lining of rental income		1,229	(102)
Depreciation		31	10
Gain on divestment of investment properties		–	(396)
Gain on termination of financial derivatives		–	(446)
Operating income before working capital changes		**54,416**	**48,058**
Changes in working capital			
Rental deposits		5	(2,890)
Trade and other receivables		(855)	(1,646)
Trade and other payables		1,154	1,537
Net cash from operating activities		**54,720**	**45,059**
Cash flows from investing activities			
Capital expenditure on investment properties and investment property under development		(25,595)	(147)
Purchase of plant and equipment		–	(91)
Purchase of investment properties (including acquisition costs)	A	–	(234,332)
Proceeds from divestment of investment properties	B	–	39,280
Net cash used in investing activities		**(25,595)**	**(195,290)**
Cash flows from financing activities			
Borrowing costs paid		(9,185)	(17,141)
Distributions to Unitholders		(39,188)	(39,451)
Payment on termination of financial derivatives		–	(1,688)
Proceeds from interest-bearing borrowings		40,044	300,800
Repayment of interest-bearing borrowings		(37,500)	(212,094)
Decrease in restricted cash and deposits		–	1,275
Proceeds from placements		2,500	43,470
Proceeds from rights issues		–	79,563
Issue expenses paid		(47)	(5,800)
Distribution to non-controlling interests		(15)	(64)
Net cash (used in)/from financing activities		**(43,391)**	**148,870**
Net decrease in cash and cash equivalents		**(14,266)**	**(1,361)**
Cash and cash equivalents at beginning of the year		**17,851**	**19,295**
Effect of exchange rate fluctuations on cash held		(5)	(83)
Cash and cash equivalents at end of the year		**3,580**	**17,851**

The accompanying notes form an integral part of these financial statements.

Consolidated Cash Flow Statement continued
Year Ended 31 March 2012

Note:

A Cash outflow on acquisition of investment properties

	Group 2012 $'000	Group 2011 $'000
Investment properties	–	233,000
Acquisition related costs	–	1,332
Cash consideration paid	–	234,332

B Cash inflow from divestment of investment properties

	Group 2012 $'000	Group 2011 $'000
Investment properties	–	39,850
Disposal related costs	–	(570)
Cash received	–	39,280

C Significant non-cash transaction

In financial year 2011, the Trust issued 7,165,109 Units in satisfaction of the Manager's acquisition fees of $1,610,000 in respect of the acquisition of 27 Penjuru Lane.

The accompanying notes form an integral part of these financial statements.

Notes to the Financial Statements

These notes form an integral part of the financial statements.

The financial statements were authorised for issue by the Manager and the Trustee on 18 May 2012.

1 GENERAL

AIMS AMP Capital Industrial REIT (the "Trust") is a Singapore-domiciled real estate unit trust constituted pursuant to the trust deed dated 5 December 2006, subsequently amended by the amending and restating deed dated 8 March 2007 ("Trust Deed"), entered into between AIMS AMP Capital Industrial REIT Management Limited (the "Manager") and HSBC Institutional Trust Services (Singapore) Limited (the "Trustee"). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the Trust in trust for the holders ("Unitholders") of units in the Trust (the "Units").

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 19 April 2007 (the "Listing Date") and was included under the Central Provident Fund ("CPF") Investment Scheme on 21 February 2007. On 21 March 2007, the Trust was declared as an authorised unit trust scheme under the Trustees Act, Chapter 337.

The principal activity of the Trust and its subsidiaries is to own and invest in a diversified portfolio of income-producing properties throughout Asia that are primarily used for industrial purposes, including, but not limited to warehousing, manufacturing and distribution activities.

The consolidated financial statements relate to the Trust and its subsidiaries (the "Group").

The Trust has entered into several service agreements in relation to the management of the Trust and its property operations. The fee structures of these services are summarised below.

1.1 Trustee's fees

Under the Trust Deed, the Trustee fee shall not exceed 0.1% per annum of the value of the Deposited Property (as defined in the Trust Deed) or such higher percentage as may be fixed by an extraordinary resolution at a meeting of Unitholders.

The Trustee's fee is accrued daily and is payable out of the value of the Deposited Property of the Group on a monthly basis, in arrears. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

1.2 Manager's fees

Under the Trust Deed, the Manager is entitled to receive the base fee and performance fee as follows:

Base fee

The Manager is entitled to a base fee of 0.5% per annum of the value of the Deposited Property or such higher percentage as may be fixed by an extraordinary resolution of a meeting of Unitholders.

The base fees are payable in the form of cash and/or units as the Manager may elect. Where the base fee (or any part or component thereof) is payable in the form of cash, such payment shall be made out of the Deposited Property within 30 days of the last day of each calendar month in arrears. Where the base fee (or any part or component thereof) is payable in the form of units, such payment shall be made within 30 days of the last day of each calendar half-year in arrears.

1 GENERAL (continued)

1.2 Manager's fees (continued)

Performance fee

The Manager is also entitled to a performance fee of 0.1% per annum of the value of the Deposited Property, provided that growth in distribution per unit ("DPU") in a given financial year (calculated before accounting for the performance fee in that financial year) relative to the DPU in the previous financial year exceeds 2.5%. The performance fee is 0.2% per annum if the growth in DPU in a given financial year relative to the DPU in the previous financial year exceeds 5.0%.

For a period of 60 months from the Listing Date (save for the period from Listing Date to 31 March 2008 whereby no performance fee is payable), 100% of the performance fee shall be paid to the Manager in units and thereafter, at the Manager's discretion.

Acquisition and divestment fee

The Manager is entitled to receive the following fees:

(a) An acquisition fee of 1.0% of the acquisition price of any Authorised Investment (as defined in the Trust Deed), acquired directly or indirectly by the Trust or such higher percentage as may be fixed by an extraordinary resolution at a meeting of Unitholders.

(b) A divestment fee of 0.5% of the sale price of any Authorised Investment sold or divested by the Trustee or such higher percentage as may be fixed by an extraordinary resolution at a meeting of Unitholders.

The acquisition and divestment fee will be paid in the form of cash or/and units and is payable as soon as practicable after completion of the acquisition or disposal.

1.3 Property Manager's fees

The Manager and the Trustee has appointed AIMS AMP Capital Property Management Pte Ltd, a company related to the Manager, as the property manager (the "Property Manager") to operate, maintain and market all of the properties of the Group. The following fees are payable to the Property Manager in respect of all of the investment properties in Singapore:

(i) A property management fee of 2.0% per annum of the rental income of each of the relevant properties.

(ii) A lease management fee of 1.0% per annum of the rental income of each of the relevant properties.

(iii) A marketing services commission equivalent to:

(a) one month's gross rent for securing a tenancy of three years or less;
(b) two months' gross rent for securing a tenancy of more than three years;
(c) half of one month's gross rent for securing a renewal of tenancy of three years or less;
(d) one month's gross rent for securing a renewal of tenancy of more than three years.

If a third party agent secures a tenancy, the Property Manager will be responsible for all marketing services commissions payable to such third party agent, and the Property Manager shall be entitled to a marketing services commission equivalent to:

(a) 1.2 months' gross rent for securing a tenancy of three years or less; or
(b) 2.4 months' gross rent for securing a tenancy of more than three years.

The gross rental, where applicable includes service charge, reimbursements, which are the contributions paid by tenants towards covering the operating maintenance expenses of the property, and licence fees.

1 GENERAL (continued)

1.3 Property Manager's fees (continued)

(iv) A project management fee in relation to development or redevelopment, the refurbishment, retrofitting and renovation works on a property.

(v) A property tax services fee in respect of property tax objections submitted to the tax authority on any proposed annual value of a property if, as a result of such objections, the proposed annual value is reduced resulting in property tax savings for the relevant property.

The Property Manager's fees are payable monthly, in arrears.

2 BASIS OF PREPARATION

2.1 Statement of compliance

The financial statements have been prepared in accordance with the Statement of Recommended Accounting Practice ("RAP") 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore and the applicable requirements of the Code on Collective Investment Schemes ("CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed.

2.2 Basis of measurement

The financial statements have been prepared on the historical cost basis, except for investment properties, investment property under development, derivative financial instruments and certain financial assets and liabilities, which are stated at fair value.

2.3 Functional and presentation currency

The financial statements are presented in Singapore Dollars, which is the functional currency of the Trust. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

2.4 Use of estimates and judgements

The preparation of financial statements in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of accounting policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

In particular, information about significant areas of estimation, uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements is included in the following notes:

- Note 5 – Valuation of investment properties
- Note 6 – Valuation of investment property under development
- Note 8 – Valuation of trade and other receivables
- Note 9 – Valuation of derivative financial instruments

3 SIGNIFICANT ACCOUNTING POLICIES

The accounting policies set out below have been applied consistently to all years presented in these financial statements.

3.1 Basis of consolidation

Subsidiaries

Subsidiaries are entities controlled by the Group. The financial statements of subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

The accounting policies of subsidiaries have been changed when necessary to align them with the policies adopted by the Group. Losses applicable to the non-controlling interests in a subsidiary are allocated to the non-controlling interests even if doing so causes the non-controlling interests to have deficit balance.

Special purpose entities

The Group has established a special purpose entity ("SPE") for investment purposes. The Group does not have any direct or indirect shareholdings in this entity. A SPE is consolidated if, based on an evaluation of the substance of its relationship with the Group and the SPE's risks and rewards, the Group concludes that it controls the SPE. The SPE controlled by the Group was established under terms that impose strict limitations on the decision–making powers of the SPE's management and that results in the Group receiving the majority of the benefits related to the SPE's operation and net assets, being exposed to the majority of risks incidental to the SPE's activities and retaining the majority of the residual or ownership risks related to the SPE or its assets.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income or expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised losses are eliminated in the same way as unrealised gains but only to the extent that there is no evidence of impairment.

Accounting for subsidiaries by the Trust

Investments in subsidiaries are stated in the Trust's balance sheet at cost less accumulated impairment losses.

3.2 Foreign currencies

Foreign currency transactions

Transactions in foreign currencies are translated to the respective functional currencies of the entities in the Group at the exchange rates at the dates of the transactions. Monetary assets and liabilities denominated in foreign currencies at the reporting date are retranslated to the functional currency at the exchange rate at that date. The foreign currency gain or loss on monetary items is the difference between amortised cost in the functional currency at the beginning of the year, adjusted for effective interest and payments during the year, and the amortised cost in foreign currency translated at the exchange rate at the end of the year.

Non-monetary assets and liabilities denominated in foreign currencies that are measured at fair value are retranslated to the functional currency at the exchange rate at the date the fair value was determined. Non-monetary items in a foreign currency that are measured in terms of historical cost are translated using the exchange rate at the date of the transaction.

Foreign currency differences arising on retranslation are recognised in the statement of total return, except for differences arising on the retranslation of monetary items that in substance form part of the Group's net investment in a foreign operation (see below).

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 Foreign currencies (continued)

Foreign operations

The assets and liabilities of foreign operations are translated to Singapore dollars at exchange rates at the end of the reporting period. The income and expenses of foreign operations are translated to Singapore dollars at exchange rates at the dates of the transactions. Goodwill and fair value adjustments arising on the acquisition of a foreign operation are treated as assets and liabilities of the foreign operation and translated at the closing rate.

Foreign currency differences are recognised in Unitholders' funds. When a foreign operation is disposed of, in part or in full, the relevant amount is transferred to the statement of total return.

Net investment in a foreign operation

Exchange differences arising from monetary items that in substance form part of the Trust's net investment in a foreign operation are recognised in the Trust's statement of total return. Such exchange differences are reclassified to Unitholders' funds in the consolidated financial statements. When the foreign operation is disposed of, the cumulative amount in Unitholders' funds is transferred to the statement of total return as an adjustment to total return arising on disposal.

3.3 Investment properties

Investment properties and investment property under development

Investment properties are properties held either to earn rental income or capital appreciation or both. Investment property under development is property being constructed or developed for future use as investment property. Investment properties and investment property under development are accounted for as non-current assets and are stated at initial cost on acquisition and at fair value thereafter.

Cost includes expenditure that is directly attributable to the investment property or investment property under development. Transaction costs shall be included in the initial measurement. The cost of self-constructed investment property includes the cost of materials and direct labour, any other cost directly attributable to bringing the investment property to a working condition for their intended use and capitalised borrowing costs.

Fair value is determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers in the following events:

(i) in such manner and frequency as required under the CIS code issued by MAS; and

(ii) at least once in each period of 12 months following the acquisition of each investment property.

Any increase or decrease on revaluation is credited or charged directly to the statement of total return as a net change in fair value of investment properties and investment property under development.

Subsequent expenditure relating to investment properties or that has already been recognised is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of originally assessed standard of performance of the existing asset, will flow to the Group. All other subsequent expenditure is recognised as an expense in the period in which it is incurred.

When an investment property or investment property under development is disposed of, the resulting gain or loss recognised in the statement of total return is the difference between net disposal proceeds and the carrying amount of the property.

Investment properties are not depreciated. The properties are subject to continued maintenance and regularly revalued on the basis set out above.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 Investment properties (continued)

Asset held for sale

Non-current asset that is expected to be recovered primarily through sale rather than through continuing use is classified as asset held for sale. The asset held for sale is stated at fair value.

3.4 Plant and equipment

Recognition and measurement

Plant and equipment are measured at cost less accumulated depreciation and accumulated impairment losses. Cost includes expenditure that is directly attributable to the acquisition of the asset.

When parts of an item of plant and equipment have different useful lives, they are accounted for as separate items (major components) of plant and equipment.

Gains and losses on disposal of an item of plant and equipment are determined by comparing the proceeds from disposal with the carrying amount of plant and equipment, and are recognised in the statement of total return.

Subsequent costs

The cost of replacing a part of an item of plant and equipment is recognised in the carrying amount of the item if it is probable that the future economic benefits embodied within the part will flow to the Group, and its cost can be measured reliably. The carrying amount of the replaced part is derecognised. The costs of the day-to-day servicing of plant and equipment are recognised in the statement of total return as incurred.

Depreciation

Depreciation is calculated over the depreciable amount, which is the cost of an asset, or other amount substituted for cost, less its residual value.

Depreciation is recognised in the statement of total return on a straight-line basis over the estimated useful lives of each part of an item of plant and equipment, since this most closely reflects the expected pattern of consumption of the future economic benefits embodied in the asset.

The estimated useful lives for the current period are as follows:

Plant and machinery – 3 years

Depreciation methods, useful lives and residual values are reviewed at each financial year-end and adjusted if appropriate.

3.5 Financial instruments

Non-derivative financial assets

The Group recognises loans and receivables on the date that they are originated. All other financial assets (including assets designated at fair value through profit or loss) are recognised on the trade date, which is the date that the Group becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Group is recognised as a separate asset or liability.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 Financial instruments (continued)

Non-derivative financial assets (continued)

Financial assets and liabilities are offset and the net amount presented in the balance sheet when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Group has the following non-derivative financial assets: loans and receivables.

Loans and receivables

Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables are measured at amortised cost using the effective interest method, less any impairment losses.

Loans and receivables comprise cash at banks and in hand, loan to subsidiary, and trade and other receivables.

Non-derivative financial liabilities

The Group initially recognises financial liabilities on the trade date, which is the date that the Group becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial liability when its contractual obligations are discharged, cancelled or expired.

Financial assets and liabilities are offset and the net amount presented in the balance sheet when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Group classifies non-derivative financial liabilities into the other financial liabilities category. Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortised cost using the effective interest method.

Other financial liabilities comprise interest-bearing borrowings, rental deposits and trade and other payables.

Derivative financial instruments

The Group holds derivative financial instruments to manage its foreign currency and interest rate risk exposures. Derivatives are recognised initially at fair value; attributable transaction costs are recognised in the statement of total return as incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are recognised in the statement of total return.

3.6 Impairment

Non-derivative financial assets

A financial asset not carried at fair value through the statement of total return is assessed at the end of each reporting year to determine whether there is objective evidence that it is impaired. A financial asset is impaired if objective evidence indicates that a loss event has occurred after the initial recognition of the asset, and that the loss event has a negative effect on the estimated future cash flows of that asset that can be estimated reliably.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.6 Impairment (continued)

Non-derivative financial assets (continued)

Objective evidence that financial assets are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Group on terms that the Group would not consider otherwise, indications that a debtor or issuer will enter bankruptcy, adverse changes in the payment status of borrowers or issuers in the Group, economic conditions that correlate with defaults or the disappearance of an active market for a security.

Loans and receivables

The Group considers evidence of impairment for loans and receivables at both a specific asset and collective level. All individually significant loans and receivables are assessed for specific impairment. All individually significant receivables found not to be specifically impaired are then collectively assessed for any impairment that has been incurred but not yet identified. Loans and receivables that are not individually significant are collectively assessed for impairment by grouping together loans and receivables with similar risk characteristics.

In assessing collective impairment, the Group uses historical trends of the probability of default, the timing of recoveries and the amount of loss incurred, adjusted for the Manager's judgement as to whether current economic and credit conditions are such that the actual losses are likely to be greater or less than suggested by historical trends.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount and the present value of the estimated future cash flows, discounted at the asset's original effective interest rate. Losses are recognised in the statement of total return and reflected in an allowance account against loans and receivables. Interest on the impaired asset continues to be recognised. When a subsequent event (e.g. repayment by a debtor) causes the amount of impairment loss to decrease, the decrease in impairment loss is reversed through the statement of total return.

Non-financial assets

The carrying amounts of the Group's non-financial assets, other than investment properties and investment property under development, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, then the asset's recoverable amount is estimated.

The recoverable amount of an asset or cash-generating unit is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset. For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit, or CGU").

An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of total return.

Impairment losses recognised in prior years are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 Unitholders' funds

Unitholders' funds represent the Unitholders' residual interest in the Group's net assets upon termination and is classified as equity. Incremental cost, directly attributable to the issuance, offering and placement of units in the Trust are deducted directly against Unitholders' funds.

3.8 Revenue recognition

(i) Rental income and service charge from operating leases

Rental income and service charge receivable under operating leases are recognised in the statement of total return on a straight-line basis over the term of the lease except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets. Contingent rentals are recognised as an income in the accounting period in which they are earned.

(ii) Interest income

Interest income is recognised on an accrual basis using the effective interest method.

(iii) Dividend income

Dividend income is recognised in the statement of total return on the date that the Group's right to receive payment is established.

3.9 Expenses

(i) Manager's management fees

Manager's management fees are recognised on an accrual basis based on the applicable formula stipulated in Note 1.2.

(ii) Property expenses

Property expenses are recognised on an accrual basis. Included in property expenses is the Property Manager's fee which is based on the applicable formula stipulated in Note 1.3.

(iii) Other trust expenses

Other trust expenses are recognised on an accrual basis. Included in other trust expenses is the Trustee's fees which are based on the applicable formula stipulated in Note 1.1.

(iv) Borrowing costs

Borrowing costs comprise interest expenses on borrowings and amortisation of borrowing related transaction costs which are recognised in the statement of total return using the effective interest rate method over the period for which the borrowings are granted.

3.10 Income tax expense

Income tax expense comprises current and deferred tax. Current tax and deferred tax are recognised in the statements of total return except to the extent that it relates to items recognised directly in Unitholders' funds.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date, and any adjustment to tax payable in respect of previous years.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Income tax expense (continued)

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit;
- differences related to investments in subsidiaries to the extent that it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and they relate to income taxes levied by the same tax authority on the same taxable entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or their tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised for unused tax losses, tax credits and deductible temporary differences, to the extent that it is probable that future taxable profits will be available against which the temporary differences can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of the Trust and its Unitholders. Subject to meeting the terms and conditions of the tax ruling issued by IRAS, which includes a distribution of at least 90% of the taxable income of the Trust, the Trustee will not be assessed to tax on the taxable income of the Trust that is distributed to the Unitholders. In the event that there are subsequent adjustments to the taxable income when the actual taxable income of the Trust is finally agreed with IRAS, such adjustments are taken up as an adjustment to the taxable income for the next distribution following the agreement with IRAS.

Distributions made by the Trust out of such taxable income to Individuals and Qualifying Unitholders (as defined below) are distributed without deducting any income tax. This treatment is known as the "tax transparency" treatment.

The Trustee will deduct tax at the reduced rate of 10.0% from distributions made out of the Trust's taxable income (that is not taxed at the Trust level) during the period from the date of constitution to 17 February 2010, to beneficial Unitholders who are foreign non-individual Unitholders (as defined below). It was announced in the Singapore Budget 2010 that the existing income tax concession for listed Real Estate Investment Trusts on distributions made to foreign non-individual Unitholders will be renewed for the period from 18 February 2010 to 31 March 2015. Based on this, the reduced rate of 10.0% in respect of distributions made to foreign non-individual Unitholders during the period from 18 February 2010 to 31 March 2015 will continue to apply.

For other types of Unitholders, the Trustee is required to withhold tax at the prevailing corporate tax rate on the distributions made by the Trust. Such Unitholders are subject to tax on the regrossed amounts of the distributions received but may claim a credit for the tax deducted at source by the Trustee.

3 SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 Income tax expense (continued)

Any portion of the taxable income that is not distributed, known as retained taxable income, tax will be assessed on the Trustee in accordance with section 10(1)(a) of the Income Tax Act, Chapter 134. Where such retained taxable income is subsequently distributed, the Trustee need not deduct tax at source.

A "Qualifying Unitholder" is a Unitholder who is:

- A Singapore-incorporated company which is a tax resident in Singapore;
- A body of persons other than a company or a partnership, registered or constituted in Singapore (e.g. a town council, a statutory board, a registered charity, a registered cooperative society, a registered trade union, a management corporation, a club and a trade industry association); or
- A Singapore branch of a foreign company which has been presented a letter of approval from IRAS granting waiver from tax deducted at source in respect of distributions from the Trust.

A "foreign non-individual Unitholder" is one which is not a resident of Singapore for income tax purposes and:

- who does not have a permanent establishment in Singapore; or
- who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the units are not obtained from that operation in Singapore.

The above tax transparency ruling does not apply to gains from sale of real estate properties, if considered to be trading gains derived from a trade or business carried on by the Trust. Tax on such gains or profits will be assessed, in accordance with section 10(1)(a) of the Income Tax Act, Chapter 134 and collected from the Trustee. Where the gains are capital gains, it will not be assessed to tax and the Trustee and the Manager may distribute the capital gains without tax being deducted at source.

3.11 Distribution policy

The Manager's distribution policy is to distribute at least 90.0% of its taxable income, comprising substantially its income from the letting of its properties after deduction of allowable expenses. The actual level of distribution will be determined at the Manager's discretion.

The Trust makes distributions to Unitholders on a quarterly basis, with the amount calculated as at 30 June, 30 September, 31 December and 31 March in each distribution year for the three-month period ending on each of those dates. Under the Trust Deed, the Manager shall pay distributions within 90 days after the end of each distribution period. Distributions, when paid, will be in Singapore dollars.

In the event that there are gains arising from sale of real estate properties, and only if such gains are surplus to the business requirements and needs of the Group, the Manager may, at its discretion, direct the Trustee to distribute such gains. Such gains, if not distributed, will form part of the Deposited Property.

3.12 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. All operating segments' operating results are reviewed regularly by the Group's Chief Operating Decision Makers ("CODMs") which comprise mainly the Board of Directors and CEO of the Manager to make decisions about resources to be allocated to the segment and assess its performance, and for which discrete financial information is available.

4 PLANT AND EQUIPMENT

	Group and Trust Plant and Machinery $'000
Cost	
At 1 April 2010	–
Additions	91
At 31 March 2011	91
At 1 April 2011/At 31 March 2012	91
Accumulated depreciation	
At 1 April 2010	–
Depreciation for the year	10
At 31 March 2011	10
At 1 April 2011	10
Depreciation for the year	31
At 31 March 2012	41
Carrying amounts	
At 1 April 2010	–
At 31 March 2011/1 April 2011	81
At 31 March 2012	50

5 INVESTMENT PROPERTIES

	Note	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
At 1 April		853,200	635,258	853,200	606,350
Acquisition of investment properties		–	233,000	–	233,000
Acquisition related costs		–	2,920	–	2,920
Capital expenditure capitalised		503	–	503	–
Disposal of investment properties		–	(38,967)	–	(16,199)
Straight lining of rental income		(1,229)	102	(1,229)	102
Net change in fair value of investment properties		35,764	19,725	35,764	27,027
Transfer to investment property under development	6	(41,800)	–	(41,800)	–
Translation adjustment		–	1,162	–	–
At 31 March		846,438	853,200	846,438	853,200
Classified as:					
Investment properties (non-current)		830,000	853,200	830,000	853,200
Asset held for sale (current)		16,438	–	16,438	–
		846,438	853,200	846,438	853,200

As at the balance sheet date, all the investment properties of the Group and the Trust have been pledged as security for the interest-bearing borrowings (Note 11).

5 INVESTMENT PROPERTIES (continued)

Investment properties (non-current) are stated at fair values based on valuations performed by independent professional valuers and the Manager as at 31 March 2012. Asset held for sale is stated at fair value based on the contractual sale price.

The fair values are based on current open market values, being the estimated amount for which a property could be exchanged on the date of the valuation between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The key assumptions used to determine the fair value of investment properties include market corroborated capitalisation rates, discount rates and terminal yields. The Manager is satisfied that the valuation methods and estimates used are reflective of the current market conditions.

6 INVESTMENT PROPERTY UNDER DEVELOPMENT

	Note	Group and Trust 2012 $'000	Group and Trust 2011 $'000
At 1 April		–	–
Transfer from investment properties	5	41,800	–
Change in fair value recognised in statement of total return		63	–
Development expenditure capitalised		42,637	–
At 31 March		84,500	–

Included in the development expenditure capitalised is $2,701,507 borrowing costs capitalised during the year.

The investment property under development is stated at fair value based on valuation performed by independent professional valuer as at 31 March 2012. The valuer has considered valuation techniques including the residual value method, in arriving at the market value as at 31 March 2012.

The fair value is based on market value, being the estimated amount for which a property could be exchanged on the reporting date between a willing buyer and a willing seller in an arm's length transaction after proper marketing wherein the parties had each acted knowledgeably, prudently and without compulsion.

The key assumptions used to determine the fair value of the investment property under development include estimated costs of development and discount rate. The Manager is satisfied that the valuation method and estimates used are reflective of the current market conditions.

7 SUBSIDIARIES

	Trust 2012 $'000	Trust 2011 $'000
Non-current		
Unquoted equity, at cost	–*	–*
Current		
Loan to a subsidiary	–	10,824
Impairment loss on loan to subsidiary	–	(10,416)
	–	408

* Less than $1,000

7 SUBSIDIARIES (continued)

The movement in impairment losses in respect of loan to a subsidiary is as follows:

	Trust 2012 $'000	Trust 2011 $'000
At 1 April	10,416	3,638
Impairment losses (reversed)/recognised	(22)	6,938
Amount utilised	(10,433)	–
Effect of movements in exchange rates	39	(160)
At 31 March	–	10,416

Details of the subsidiaries are as follows:

	Country of incorporation	Effective equity interest held by the Group 2012 %	Effective equity interest held by the Group 2011 %
Subsidiary of the Trust			
Japan Industrial Property Pte Ltd [1]	Singapore	100.0	100.0
Subsidiary of Japan Industrial Property Pte Ltd			
Goudou Kaisha Bayside [2]	Japan	–	99.3

[1] Audited by KPMG Singapore
[2] Audited by Akasaka International Tax & Co

The Group's investment in Goudou Kaisha Bayside ("GK Bayside") was held through a Tokumei-Kumiai Agreement – a silent partnership agreement ("TK Agreement"). Although the Group did not have legal control over this investment, it had a beneficial interest over the entity through the TK Agreement which entitled the Trust to the share of distributable income from GK Bayside. Consequently, the Group consolidated its investment in GK Bayside as a subsidiary of the Group until its liquidation in the financial year ended 31 March 2012.

GK Bayside divested its single property Asahi Ohmiya Warehouse, Japan on 24 March 2011 and the termination of TK Agreement was completed on 24 March 2011.

The loan to a subsidiary was denominated in Japanese Yen and was non-trade in nature, unsecured and interest-free. The loan was repaid in 2011 out of the sales proceeds from the divestment of Asahi Ohmiya Warehouse.

At 31 March 2011, the Trust recognised an impairment loss of $6,938,027 on its loan to subsidiary.
The recoverable amount was determined based on the fair value less cost to sell. The fair value of the subsidiary was estimated based on the revalued net asset value of the subsidiary. The allowance on impairment loss was utilised during the year.

8 TRADE AND OTHER RECEIVABLES

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Trade receivables	1,694	2,530	1,694	2,530
Impairment losses	(380)	–	(380)	–
Net trade receivables	1,314	2,530	1,314	2,530
Deposits	480	380	480	380
Other receivables	1,678	112	1,678	112
Loans and receivables	3,472	3,022	3,472	3,022
Prepayments	932	525	932	519
	4,404	3,547	4,404	3,541

The ageing of the loans and receivables at the reporting date was:

	Gross Group and Trust		Impairment loss Group and Trust	
	2012 $'000	2011 $'000	2012 $'000	2011 $'000
Not past due	2,284	112	–	–
Past due 0 – 30 days	355	221	81	–
Past due 31 – 90 days	397	135	162	–
Past due more than 90 days	336	2,174	137	–
	3,372	2,642	380	–

The movement in impairment losses in respect of trade receivables during the year is as follows:

	Group and Trust 2012 $'000	Group and Trust 2011 $'000
At 1 April	–	–
Impairment loss recognised	380	–
At 31 March	380	–

The Manager believes that no additional impairment allowance is necessary in respect of the remaining trade receivables as these receivables relate to tenants that have provided sufficient security deposits, bankers' guarantees or other form of collateral.

9 DERIVATIVE FINANCIAL INSTRUMENTS

	Group and Trust 2012 $'000	Group and Trust 2011 $'000
Current liabilities:		
Interest rate swaps	292	–
Non-current liabilities:		
Interest rate swaps	1,965	1,827

9 DERIVATIVE FINANCIAL INSTRUMENTS (continued)

The Group and Trust use interest rate swaps to manage their exposures to interest rate movements on the floating rate interest-bearing term loan by swapping the interest expense on a portion of term loan from floating rates to fixed rates.

As at 31 March 2012, the Group and Trust have interest rate swap contracts with tenors between two and seven years with total notional amounts of $228.8 million (2011: $200.0 million). Under the contracts, the Group and Trust pay fixed interest rates of 0.95% to 1.86% (2011: 1.02% to 1.91%) and receives interest at the three-month Singapore Dollar swap offer rate ("SOR").

The following are the expected contractual undiscounted cash inflows/(outflows) of derivative financial instruments:

		Contractual Cash flows			
	Carrying Amount $'000	Total $'000	Less than 1 year $'000	1 to 5 years $'000	After 5 years $'000
Group and Trust					
31 March 2012					
Current liabilities:					
Interest rate swaps	292	(301)	(301)	–	–
Non-current liabilities:					
Interest rate swaps	1,965	(1,911)	(1,564)	(1,296)	949
	2,257	(2,212)	(1,865)	(1,296)	949
31 March 2011					
Non-current liabilities:					
Interest rate swaps	1,827	(2,033)	(1,945)	(88)	–

10 TRADE AND OTHER PAYABLES

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Trade payables and accrued expenses	23,699	4,555	23,699	4,261
Amounts due to related parties (trade)				
– the Manager	399	487	399	487
– the Property Manager	174	178	174	178
– the Trustee	31	31	31	31
Goods and services tax payable	109	2,165	109	1,461
Rental received in advance	515	60	515	60
Rental deposits	879	2,064	879	2,064
Deposit received on asset held for sale	1,644	–	1,644	–
Interest payable	786	735	786	735
	28,236	10,275	28,236	9,277

11 INTEREST-BEARING BORROWINGS

	Group and Trust 2012 $'000	Group and Trust 2011 $'000
Non-current		
Term loans	251,844	228,800
Revolving credit facilities	30,000	50,500
	281,844	279,300
Less: Unamortised loan transaction costs	(4,547)	(6,710)
	277,297	272,590

At 31 March 2012, the Group has the following debt facilities from financial institutions:

(a) A $430 million (2011: $280 million) facility granted to the Trust and secured on the following:

(i) Mortgage over 25 investment properties of the Trust in Singapore;

(ii) Assignment of rights, title and interest in leases, insurances and rental deposits of the related mortgage properties; and

(iii) A fixed and floating charge over certain assets arising out of or in connection with the mortgaged properties.

(b) A $28.8 million (2011: $45 million) facility granted to the Trust and secured on the following:

(i) Mortgage over an investment property of the Trust in Singapore;

(ii) Assignment of rights, title and interest in leases, insurances and rental deposits of the related mortgage property; and

(iii) A fixed and floating charge over certain assets arising out of or in connection with the mortgaged property.

Terms and debt repayment schedule

Terms and conditions of the interest-bearing borrowings are as follows:

	Normal Interest rate %	Date of maturity	Group and Trust Face value $'000	Group and Trust Carrying amount $'000
31 March 2012				
SGD floating rate term loan	SOR[1] + margin	October 2013	100,000	98,760
SGD floating rate term loan	SOR[1] + margin	February 2014	28,800	28,192
SGD floating rate term loan	SOR[1] + margin	October 2015	100,000	98,293
SGD floating rate term loan	SOR[1] + margin	October 2015	23,044	23,044
SGD floating rate revolving credit facility	SOR[1] + margin	October 2013	30,000	29,008
			281,844	277,297
31 March 2011				
SGD floating rate term loan	SOR[1] + margin	October 2013	100,000	97,973
SGD floating rate term loan	SOR[1] + margin	February 2014	28,800	27,911
SGD floating rate term loan	SOR[1] + margin	October 2015	100,000	97,827
SGD floating rate revolving credit facility	SOR[1] + margin	October 2013	50,500	48,879
			279,300	272,590

[1] Swap offer rate

11 INTEREST-BEARING BORROWINGS (continued)

The following are the expected contractual undiscounted cash inflows/(outflows) of financial liabilities, including interest payments:

	Carrying Amount $'000	Total $'000	Contractual Cash flows Less than 1 year $'000	1 to 5 years $'000	After 5 years $'000
31 March 2012					
Group and Trust					
Term loans	277,297	(301,615)	(6,432)	(295,183)	–
Trade and other payables	28,236	(28,236)	(28,236)	–	
Non-current rental deposits	4,945	(4,945)	–	(4,634)	(311)
	310,478	(334,796)	(34,668)	(299,817)	(311)
31 March 2011					
Group					
Term loans	272,590	(311,906)	(6,301)	(305,605)	–
Trade and other payables	10,275	(10,275)	(10,275)	–	–
Non-current rental deposits	3,755	(3,755)	–	(3,010)	(745)
	286,620	(325,936)	(16,576)	(308,615)	(745)
Trust					
Term loans	272,590	(311,906)	(6,301)	(305,605)	–
Trade and other payables	9,277	(9,277)	(9,277)	–	–
Non-current rental deposits	3,755	(3,755)	–	(3,010)	(745)
	285,622	(324,938)	(15,578)	(308,615)	(745)

12 NON-CONTROLLING INTERESTS

	Group 2012 $'000	Group 2011 $'000
Balance at beginning of the year	15	126
Total return for the year	–	(50)
Distribution to non-controlling interests	(15)	(64)
Translation differences relating to financial statements of a foreign subsidiary	–	3
Balance at end of the year	–	15

13 ISSUE EXPENSES

Issue expenses comprised professional, underwriting and selling commission and other costs in relation to issuance of Units in the Trust. These expenses are deducted directly against Unitholders' funds.

Issue expenses included an amount of non-audit fees paid to the auditors of the Trust of $Nil (2011: $110,409) in connection with the issuance of Units during the financial year.

14 UNITS IN ISSUE AND TO BE ISSUED

	Note	Group and Trust 2012 $'000	2011 $'000
Units in issue at beginning of the year		2,207,064	1,466,599
Issue of new Units:			
Units issued pursuant to placements	(a)	12,195	219,990
Units issued pursuant to rights issues	(b)	–	513,310
Units issued as payment of acquisition fees	(c)	–	7,165
Adjustment arising from unit consolidation	(d)	(1,775,407)	(1,765,651)[1]
Units in issue at end of the year		443,852	441,413[1]
Units to be issued:			
Manager's management fees		1,686	–
Units in issue and to be issued at end of the year		445,538	441,413[1]

[1] The comparative figures have been restated for the effect of the Unit Consolidation

(a) On 5 September 2011, the Trust issued 12,195,122 Units at an issue price of $0.205 per Unit by way of private placement. The gross proceeds of $2.5 million were included for working capital and general corporate purposes of the REIT.

On 23 February 2011, the Trust issued 219,989,907 Units at an issue price of $0.1976 per Unit by way of private placement. The gross proceeds of $43.5 million were used to partially fund the acquisition of the NorthTech property.

(b) On 14 October 2010, 513,309,781 Units were issued at $0.155 per Unit pursuant to the renounceable 7-for-20 rights issue. The rights units were listed on SGX-ST on 15 October 2010. The gross proceeds of $79.6 million were used to partially fund the acquisition of 27 Penjuru Lane.

(c) On 19 October 2010, 7,165,109 Units were issued at $0.2247 per Unit in payment of Manager's acquisition fees in respect of the acquisition of the property at 27 Penjuru Lane.

(d) On 3 October 2011, the Trust completed the consolidation of every five existing Units held as at 3 October 2011 into one consolidated Unit.

The issue price for management fees and acquisition fees payable in units were determined based on the volume weighted average traded price for all trades done on SGX-ST in the ordinary course of trading for 10 business days immediately preceding the last business day of (a) the respective month-end in the case of management fees; and (b) the day of issue, in the case of acquisition fees.

14 UNITS IN ISSUE AND TO BE ISSUED (continued)

Each unit in the Trust represents an undivided interest in the Trust and carries the same voting rights. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- Receive income and other distributions attributable to the Units held;
- Participate in the termination of the Trust by receiving a share of all net cash proceeds derived from the realisation of the assets of the Trust less any liabilities, in accordance with their proportionate interests in the Trust. However, a Unitholder does not have the right to require that any assets (or part thereof) of the Trust be transferred to him;
- Attend all Unitholder meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders representing not less than one-tenth of the issued Units of the Trust) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed; and
- One vote per Unit at meetings of the Trust.

The restrictions on a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of the Trust in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request redemption of his Units while the Units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any Units in the Trust. The provisions of the Trust Deed provide that no Unitholders will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that liabilities of the Trust exceed its assets.

15 GROSS REVENUE

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Property rental income	63,881	58,488	63,881	56,453
Property expenses recoverable from tenants	20,102	14,757	20,102	14,757
	83,983	73,245	83,983	71,210

16 PROPERTY OPERATING EXPENSES

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Land rent	6,305	6,128	6,305	6,128
Property and lease management fees	1,982	1,906	1,982	1,699
Property tax	6,590	4,914	6,590	4,798
Other operating expenses	10,179	7,576	10,179	7,346
	25,056	20,524	25,056	19,971

17 MANAGER'S MANAGEMENT FEES

	Group and Trust 2012 $'000	Group and Trust 2011 $'000
Manager's management fees (base fees) paid and payable in cash	4,450	3,751
Performance fee payable in Units	1,878	–
	6,328	3,751

18 OTHER TRUST EXPENSES

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Auditors' remuneration to:				
– Auditors of the Trust	165	160	165	155
– Other auditors	–	17	–	–
Non-audit fees paid/payable to auditors of the Trust	48	52	48	51
Trustee's fees	183	164	183	164
Professional fees	247	60	260	60
Non-deal road show expenses	67	15	67	15
Other expenses	639	516	648	382
	1,349	984	1,371	827

19 INCOME TAX EXPENSE

Reconciliation of effective tax rate:

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Total return before income tax	75,478	49,579	75,650	50,013
Tax calculated using Singapore tax rate of 17%	12,831	8,428	12,861	8,502
Non-tax chargeable items	(6,091)	(3,439)	(6,095)	(4,728)
Non-tax deductible items	1,136	1,371	1,107	2,551
Tax losses foregone	(3)	(35)	–	–
Tax transparency	(7,873)	(6,325)	(7,873)	(6,325)
	–	–	–	–

20 EARNINGS PER UNIT

The earnings per Unit ("EPU") is computed using total return after tax and non-controlling interests over the weighted average number of Units for the financial year, computed as follows:

	Group and Trust 2012 $'000	2011 $'000
Units in issue at beginning of the year	2,207,064	1,466,599
Effect of creation of new Units:		
– rights issue	–	237,670
– placement	1,393	22,300
– issued and issuable as payment of Manager's management fees	5	–
– issued as payment of Manager's acquisition fees	–	3,219
– adjustment for effect of rights issue	–	76,236
Effect of Unit Consolidation	(1,765,652)	(1,444,819)[1]
Weighted average number of Units at end of the year	442,810	361,205[1]

[1] The comparative figures have been restated for the effect of the Unit Consolidation.

The diluted EPU is the same as the basic EPU as there were no dilutive instruments in issue as at the balance sheet date.

21 COMMITMENTS

(a) Lease commitments

The Group leased out its investment properties. The future minimum lease payments receivable under non-cancellable operating leases contracted for at the reporting date are as follows:

	Group and Trust 2012 $'000	2011 $'000
Within 1 year	46,666	68,827
After 1 year but within 5 years	77,102	128,393
After 5 years	21,986	39,491
	145,754	236,711

(b) Operating lease commitments

The Group is required to pay Jurong Town Corporation ("JTC"), the Housing and Development Board ("HDB") and Ascendas Land (Singapore) Pte Ltd ("Ascendas") annual land rent (including payable for investment property under development) in respect of certain properties. The annual land rent payable is based on the market land rent in the relevant year of the lease term. However, the lease agreement limits any increase in the annual land rent from year to year to 5.5% and 7.6% for lease with JTC or HDB and Ascendas respectively, of the annual land rent for the immediate preceding year. The land rent paid to JTC, HDB and Ascendas amounted to $5,462,000 (2011: $4,782,000), $1,061,000 (2011: $1,024,000) and $346,000 (2011: $322,000) respectively, in relation to 23 (2011: 24) properties for the financial year ended 31 March 2012 (including amounts that have been directly recharged to tenants).

Notes to the Financial Statements continued

21 COMMITMENTS (continued)

(c) Capital commitments

	Group and Trust 2012 $'000	Group and Trust 2011 $'000
Capital expenditure commitments contracted but not provided for	100,443	–

22 SIGNIFICANT RELATED PARTY TRANSACTIONS

For the purposes of these financial statements, parties are considered to be related to the Trust if the Trust has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Trust and the party are subject to common significant influence. Related parties may be individuals or other entities.

Other than as disclosed elsewhere in the financial statements, significant related party transactions carried out in the normal course of business on terms agreed between the parties are as follows:

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
The Manager				
Manager's management fees (base fees)	4,450	3,751	4,450	3,751
Manager's management fees (performance fees)	1,878	–	1,878	–
Acquisition fees relating to the purchase of investment properties	–	2,330	–	2,330
Divestment fees relating to the sale of investment properties	–	199	–	199
Entities controlled by a corporate shareholder of the Manager				
Acquisition of investment properties	–	161,000	–	161,000
Debt advisory fees	300	1,050	300	1,050
The Property Manager				
Property management fees	1,302	1,127	1,302	1,127
Lease management fees	651	564	651	564
Marketing services commissions	386	651	386	651
Project management fees	1,378	8	1,378	8
The Trustee				
Trustee fees	183	164	183	164

23 FINANCIAL RISK MANAGEMENT

Capital management

The Board of the Manager reviews the Group's and the Trust's debt and capital management and financing policy regularly so as to optimise the Group's and the Trust's funding structure. The Board also monitors the Group's and the Trust's exposure to various risk elements and externally imposed requirements by closely adhering to clearly established management policies and procedures.

The Trust and its subsidiaries are subject to the aggregate leverage limit as defined in the Property Funds Appendix of the CIS code. The CIS code stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund should not exceed 35.0% of the fund's deposited property. The Aggregate Leverage of a property fund may exceed 35.0% of its deposited property (up to a maximum of 60.0%) only if a credit rating of the property fund from Fitch Inc., Moody's or Standard and Poor's is obtained and disclosed to the public. The property fund should continue to maintain and disclose a credit rating so long as its Aggregate Leverage exceeds 35.0% of its deposited property. As at 31 March 2012, the Aggregate Leverage of the Group and the Trust were 30% (2011: Group 31.9% and Trust 32.0%).

The Group and the Trust's corporate rating as at the date of this report is investment grade BBB- and has complied with the Aggregate Leverage limit during the financial year.

There were no changes in the Group's approach to capital management during the financial year.

Overview of risk management

Exposure to credit, interest rate, liquidity and foreign currency risks arises in the normal course of the Group's business. The Group has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks. The Manager continually monitors the Group's risk management process to ensure an appropriate balance between risk and control is achieved. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

Management monitors compliance with the Group's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Group.

(a) Credit risk

Credit risk is the risk of financial loss resulting from the failure of a lessee to settle its financial and contractual obligations to the Group, as and when they fall due.

Credit evaluations are performed by the Manager before lease agreements are entered into with the lessees. Rental deposits as a multiple of monthly rent, are received, either in cash or bank guarantees, to reduce credit risk. The Manager also monitors the amount owing by the lessees on an ongoing basis.

Cash is placed with financial institutions which are regulated by Monetary Authority of Singapore. Transactions involving derivative financial instruments are allowed only with counterparties who have sound credit ratings.

At 31 March 2012, $789,000 (2011: $2,079,000) of trade receivables relate to 2 tenants. Except for this, concentration of credit risk relating to trade receivables is limited due to the Group's many tenants and credit policy of obtaining security deposits from tenants for leasing the Group's investment properties.

The maximum exposure to credit risk is represented by the carrying value of each financial asset in the balance sheet.

23 FINANCIAL RISK MANAGEMENT (continued)

Overview of risk management (continued)

(b) Liquidity risk

Liquidity risk is the risk that the Group will encounter difficulty in meeting the obligations associated with its financial liabilities that are settled by delivering cash or another financial asset. The Group's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Group's reputation.

The Manager monitors and maintains a level of cash at banks and in hand deemed adequate by management to finance the Group's operations and to mitigate the effect of fluctuations in cash flows. Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a reasonable period, including the servicing of financial obligations.

The Group also monitors and observes the Property Funds Appendix issued by the MAS concerning limits on total borrowings.

(c) Market risk

Market risk is the risk that changes in market prices, such as foreign exchange rates, interest rates and equity prices will affect the Group's income or the value of its holdings of financial instruments. The objective of market risk management is to manage and control market risk exposures within acceptable parameters, while optimising the return.

(i) Interest rate risk

The Manager adopts a proactive interest rate management policy to manage the risk associated with adverse movement in interest rates on the loan facilities while also seeking to ensure that the Group's cost of debt remains competitive. The policy aims to protect the Group's earnings from the volatility in interest rates, providing stability to Unitholders' returns.

As at 31 March 2012, the Group has interest rate swap contracts with total notional amount of $228.8 million (2011: $200.0 million) whereby the Group has agreed with counterparties to exchange at specified intervals, the difference between the floating rate pegged to the SOR and fixed rate interest amounts calculated by reference to the agreed notional amounts. The swaps are used to manage the exposure to fluctuation in the variable interest rates of its floating rate interest-bearing borrowings.

Sensitivity analysis

For the variable rate financial liabilities and the derivative financial instruments, a change of 100 basis points ("bps") in interest rate at the reporting date would increase/(decrease) the total return and Unitholders' funds of the Group and the Trust by the amounts shown below. This analysis assumes that all other variables, in particular foreign currency rates, remain constant.

23 FINANCIAL RISK MANAGEMENT (continued)

Overview of risk management (continued)

(c) Market risk (continued)

(i) Interest rate risk (continued)

	Group and Trust			
	Total Return		Unitholders' Fund	
	100 bps increase $'000	100 bps decrease $'000	100 bps increase $'000	100 bps decrease $'000
31 March 2012				
Variable rate financial liabilities	(2,818)	2,818	–	–
Derivative financial instruments	2,288	(2,288)	–	–
Cash flow sensitivity (net)	(530)	530	–	–
31 March 2011				
Variable rate financial liabilities	(2,793)	2,793	–	–
Derivative financial instruments	2,000	(2,000)	–	–
Cash flow sensitivity (net)	(793)	793	–	–

(ii) Foreign currency risk

As at 31 March 2011, the Trust's foreign currency risk was related to a Japanese Yen ("JPY") denominated loan to a subsidiary. The carrying amount of this loan was $408,000.

The Group's and Trust's exposures to JPY as at balance sheet date are as follows:

	Group 2012 $'000	Group 2011 $'000	Trust 2012 $'000	Trust 2011 $'000
Current				
Loan to a subsidiary	–	–	–	408

Sensitivity analysis

A 10% change in the value of the Singapore Dollar against JPY at the reporting date would increase/(decrease) the total return and Unitholders' fund as at 31 March 2012 by the amounts shown below. This analysis assumes that all other variables, in particular, interest rates remain constant and is stated before the impact of hedging instruments.

23 FINANCIAL RISK MANAGEMENT (continued)

Overview of risk management (continued)

(c) Market risk (continued)

(ii) Foreign currency risk (continued)

	10% increase in $ against JPY		10% decrease in $ against JPY	
	Total Return $'000	Unitholders' Funds $'000	Total Return $'000	Unitholders' Funds $'000
31 March 2012				
Trust				
Loan to a subsidiary	–	–	–	–
31 March 2011				
Trust				
Loan to a subsidiary	(41)	–	41	–

(d) Estimation of fair values

The following summarises the significant methods and assumptions used in estimating the fair values of financial instruments of the Group and the Trust:

(i) Financial derivatives

The fair values of derivative financial instruments are based on quotes by banks. These quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest and currency exchange rates for similar instruments at the reporting date.

(ii) Other financial assets and liabilities

The carrying amounts of financial assets and liabilities with a maturity of less than one year (including trade and other receivables, cash at banks and in hand, trade and other payables and borrowings) and borrowings which reprice within three months are assumed to approximate their fair values because of the short period to maturity or repricing. All other financial assets and liabilities are discounted to determine their fair values.

Discount rates used in determining fair value

Discount rates used to estimate fair values, where applicable, are based on the following rates:

	Group and Trust	
	2012 %	2011 %
SGD financial liabilities	2.38	2.41

23 FINANCIAL RISK MANAGEMENT (continued)

Overview of risk management (continued)

(d) Estimation of fair values (continued)

Classification and fair value of financial instruments

The fair values of financial assets and liabilities, together with the carrying amounts shown in the balance sheet, are as follows:

	Note	Loans and receivables $'000	Trading liabilities $'000	Other financial liabilities $'000	Total carrying amount $'000	Fair value $'000
Group						
2012						
Loans and receivables	8	3,472	–	–	3,472	3,472
Cash at banks and in hand		3,580	–	–	3,580	3,580
		7,052	–	–	7,052	7,052
Financial derivatives	9	–	(2,257)	–	(2,257)	(2,257)
Trade and other payables	10	–	–	(28,236)	(28,236)	(28,236)
Rental deposits		–	–	(4,945)	(4,945)	(4,578)
Interest-bearing borrowings	11	–	–	(277,297)	(277,297)	(277,297)
		–	(2,257)	(310,478)	(312,735)	(312,368)
2011						
Loans and receivables	8	3,022	–	–	3,022	3,022
Cash at banks and in hand		17,851	–	–	17,851	17,851
		20,873	–	–	20,873	20,873
Financial derivatives	9	–	(1,827)	–	(1,827)	(1,827)
Trade and other payables	10	–	–	(10,275)	(10,275)	(10,275)
Rental deposits		–	–	(3,755)	(3,755)	(3,440)
Interest-bearing borrowings	11	–	–	(272,590)	(272,590)	(272,590)
		–	(1,827)	(286,620)	(288,447)	(288,132)

23 FINANCIAL RISK MANAGEMENT (continued)

Overview of risk management (continued)

(d) Estimation of fair values (continued)

Classification and fair value of financial instruments (continued)

	Note	Loans and receivables $'000	Trading liabilities $'000	Other financial liabilities $'000	Total carrying amount $'000	Fair value $'000
Trust						
2012						
Loans and receivables	8	3,472	–	–	3,472	3,472
Cash at banks and in hand		3,580	–	–	3,580	3,580
		7,052	–	–	7,052	7,052
Financial derivatives	9	–	(2,257)	–	(2,257)	(2,257)
Trade and other payables	10	–	–	(28,236)	(28,236)	(28,236)
Rental deposits		–	–	(4,945)	(4,945)	(4,578)
Interest-bearing borrowings	11	–	–	(277,297)	(277,297)	(277,297)
		–	(2,257)	(310,478)	(312,735)	(312,368)
2011						
Loans and receivables	8	3,022	–	–	3,022	3,022
Cash at banks and in hand		16,432	–	–	16,432	16,432
		19,454	–	–	19,454	19,454
Financial derivatives	9	–	(1,827)	–	(1,827)	(1,827)
Trade and other payables	10	–	–	(9,277)	(9,277)	(9,277)
Rental deposits		–	–	(3,755)	(3,755)	(3,440)
Interest-bearing borrowings	11	–	–	(272,590)	(272,590)	(272,590)
		–	(1,827)	(285,622)	(287,449)	(287,134)

Fair value hierarchy

The table below analyses financial instruments carried at fair value, by valuation method. The different levels have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e., as prices) or indirectly (i.e., derived from prices); and
- Level 3: inputs for the asset or liability that are not based on observable market data (unobservable inputs).

23 FINANCIAL RISK MANAGEMENT (continued)

Overview of risk management (continued)

(d) Estimation of fair values (continued)

Fair value hierarchy (continued)

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Level 4 $'000
Group and Trust				
31 March 2012				
Derivative financial instruments	–	2,257	–	2,257
31 March 2011				
Derivative financial instruments	–	1,827	–	1,827

There have been no transfers between the levels during the year.

24 SEGMENT REPORTING

Segment information is presented based on the information reviewed by the Group's CODMs for performance assessment and resource allocation. For the purpose of the assessment of segment performance, the Group's CODMs have focused on its investment properties. This forms the basis of identifying the operating segments of the Group under FRS 108 *Operating Segments.*

As each investment property is mainly used for industrial (including warehousing and business park) purposes, these investment properties are similar in terms of economic characteristics and nature of services. The CODMs are of the view that the Group only has one reportable segment – leasing of investment properties. This forms the basis of identifying the operating segments of the Group under FRS 108 *Operating Segments.*

Accordingly, no operating segment information has been prepared as the Group only has one reportable segment.

No geographical segment information has been prepared as all the investment properties of the Group (except for the property in Japan which was divested on 24 March 2011) are located in Singapore. The contribution of the property in Japan to the Group's revenue, total return and net assets was less than 10%.

Major tenants

Rental income from two major tenants of the Group's reportable segment represents approximately $21,127,000 (2011: $14,286,000) of the Group's property rental income.

25 FINANCIAL RATIOS

	Group 2012 %	Group 2011 %
Expenses to weighted average net assets [1]		
– Expense ratio excluding performance related fee	0.96	0.94
– Expense ratio including performance related fee	1.27	0.94
Portfolio turnover rate [2]	–	7.91

[1] The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of the Group, excluding property related expenses, borrowing costs and foreign exchange gain/(losses).

[2] The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value.

26 SUBSEQUENT EVENT

On 20 April 2012, the Manager announced a distribution of 2.70 cents per Unit, amounting to $11,984,000 in respect of the period from 1 January 2012 to 31 March 2012.

On 11 May 2012, the Manager completed the sale of the property at 31 Admiralty Road Singapore 739984. The net sales proceeds of $15.94 million will be used to repay the Trust's revolving credit facility, reducing the aggregate leverage of the Trust to approximately 28.8% from 30.0% as at 31 March 2012 on a pro forma basis.

Unitholders Information

Statistics of Unitholders as at 31 May 2012

Issued and Fully Paid Units

445,537,766 Units (voting rights: 1 vote per Unit)

There is only one class of Units in AIMS AMP Capital Industrial REIT.

Distribution of unitholdings

Size of unitholdings	Number of Unitholders	%	No. of Units	%
1 - 999	1,002	18.95	414,712	0.09
1,000 - 10,000	2,876	54.41	12,537,924	2.81
10,001 - 1,000,000	1,380	26.11	68,245,142	15.32
1,000,001 and above	28	0.53	364,339,988	81.78
Total	**5,286**	**100.00**	**445,537,766**	**100.00**

Top 20 Unitholders

As listed in the Register of Unitholders

	Name	No. of Units	%
1	HSBC (Singapore) Nominees Pte Ltd	75,316,225	16.90
2	BNP Paribas Securities Services Singapore	64,514,257	14.48
3	DBS Nominees Pte Ltd	51,186,972	11.49
4	DBSN Services Pte Ltd	42,639,352	9.57
5	Great World Capital Holdings Limited	31,022,925	6.96
6	Raffles Nominees (Pte) Ltd	29,994,675	6.73
7	Citibank Nominees Singapore Pte Ltd	28,012,175	6.29
8	Merrill Lynch (Singapore) Pte Ltd	5,863,150	1.32
9	Maybank Kim Eng Securities Pte Ltd	3,139,009	0.70
10	Ng Chung Ming	2,997,380	0.67
11	Morgan Stanley Asia (Singapore) Securities Pte Ltd	2,460,600	0.55
12	CWT Limited	2,439,024	0.55
13	Phillip Securities Pte Ltd	2,252,820	0.51
14	United Overseas Bank Nominees Pte Ltd	2,181,260	0.49
15	BNP Paribas Nominees Singapore Pte Ltd	2,106,700	0.47
16	Asian Trust Investment Pte Ltd	2,000,000	0.45
17	OCBC Securities Private Ltd	1,936,400	0.43
18	AIMS AMP Capital Industrial REIT Management Limited	1,685,917	0.38
19	UOB Kay Hian Pte Ltd	1,546,900	0.35
20	DB Nominees (S) Pte Ltd	1,483,797	0.33
	Total	**354,779,538**	**79.62**

Unitholders Information continued

Substantial Unitholders as at 31 May 2012

As listed in the Register of Substantial Unitholders maintained by the Manager

Name	Direct interest	Deemed interest	% of Total issued Units
AMP Capital Investors (Luxembourg No. 4) S.A.R.L. (1)	–	63,642,857	14.28%
AMP Group Holdings Limited (2)	–	65,328,774	14.66%
AMP Capital Holdings Limited (2)	–	65,328,774	14.66%
AMP Holdings Limited (2)	–	65,328,774	14.66%
AMP Capital Investors International Holdings Limited (2)	–	65,328,774	14.66%
AMP Limited (2)	–	65,328,774	14.66%
Dragon Pacific Assets Limited	52,900,000	–	11.87%
APG Algemene Pensioen Groep N.V.	41,577,771	–	9.33%
Universities Superannuation Scheme Limited	31,448,604	–	7.06%
George Wang (3)	–	32,708,842	7.34%
Great World Capital Holdings Limited	31,022,925	–	6.96%

Note:

(1) AMP Capital Investors (Luxembourg No. 4) S.A.R.L.'s ("AMPCIL") interest in the Units is held through BNP Paribas Securities Services, Singapore Branch.

(2) Deemed to have an interest in the Units held by AMPCIL and 1,685,917 units held by the Manager.

(3) Mr George Wang is deemed to have an interest in the following units:
(i) 31,022,925 units held by Great World Capital Holdings Limited; and
(ii) 1,685,917 units held by the Manager.

Unitholdings of Directors of the Manager as at 31 May 2012

As listed in the Register of Directors' Unitholdings maintained by the Manager

	No. of Units	
Directors	Direct interest	Deemed interest
Mr. George Wang	–	32,708,842
Mr. Nicholas McGrath	36,450	–
Mr. Norman Ip Ka Cheung	135,000	–

Free Float

Under Rule 723 of the Listing Manual of the SGX-ST, a listed issuer must ensure that at least 10% of its listed securities are at all times held by the public. Based on the information made available to the Manager as at 31 May 2012, approximately 78.4% of the Units in AIMS AMP Capital Industrial REIT are held in the hands of the public. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

Additional Information

Interested Party Transactions

The transactions entered into with related parties during the financial year which fall under the Listing Manual of the SGX-ST and the Property Funds Appendix under the Code of Collective Investment Schemes are:

Name of entity	Aggregate value of all Interested Party Transactions during the financial year under review (excluding transactions less than $100,000) $'000
AIMS AMP Capital Industrial REIT Management Limited	
– Management fees (base fees)	4,450
– Management fees (performance fees)	1,878
AIMS AMP Capital Property Management Pte. Ltd.	
– Property management fees	1,302
– Lease management fees	651
– Marketing services commissions	386
– Project management fees	1,378
HSBC Institutional Trust Services (Singapore) Limited	
– Trustee fees	183
AMP Capital Investors (Singapore) Pte Limited	
– Debt advisory fees	150
Great World Capital Holdings Limited	
– Debt advisory fees	150

Please also refer to Note 22 "Significant Related Party Transactions" in the Financial Statements.

Except as disclosed above:

(a) There are no other material contracts entered into by AIMSAMPIREIT and/or its subsidiaries involving the interests of the Chief Executive Officer, any director or controlling Unitholder, either still subsisting at the end of the year or entered into since the end of the previous financial year.

(b) There were no additional interested party transactions (excluding transactions of less than $100,000 each) entered into up to and including 31 March 2012.

Use of Proceeds

On 5 September 2011, AIMSAMPIREIT issued 12,195,122 new units by way of private placement to CWT Limited at $0.205 per Unit (pre-Unit Consolidation).

Status report on the specific use of proceeds from the private placement:

Purpose	$'million
Gross proceeds	2.5
Use of proceeds	
Working capital and general corporate purposes	2.5

Such use of proceeds from the private placements was in accordance with the stated use of proceeds and there is no material deviation from the percentage allocated and previously disclosed.

Corporate Directory

AIMS AMP Capital Industrial REIT

Registered Address
HSBC Institutional Trust Services (Singapore) Limited

21 Collyer Quay
#14-01 HSBC Building Singapore 049320
Telephone: (65) 6534 1900
Fax : (65) 6533 1700

TRUSTEE

HSBC Institutional Trust Services (Singapore) Limited
21 Collyer Quay
#03-01 HSBC Building Singapore 049320
Telephone: (65) 6658 0458
Fax : (65) 6534 5526

AUDITOR

KPMG LLP
Public Accountants and Certified Public Accountants, Singapore
16 Raffles Quay
#22-00 Hong Leong Building Singapore 048581
Telephone: (65) 6213 3388
Fax : (65) 6225 0984
Partner in charge: Leong Kok Keong
(With effect from financial period ended 31 March 2008)

UNIT REGISTRAR

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower Singapore 048623
Telephone: (65) 6536 5355
Fax : (65) 6536 1360

THE MANAGER

Registered address
AIMS AMP Capital Industrial REIT Management Limited
Company Registration No. 200615904N

1 Raffles Place #21-01
One Raffles Place Tower 1 Singapore 048616
Telephone: (65) 6309 1050
Fax : (65) 6534 3942
Website : www.aimsampcapital.com
Email : investorrelations@aimsampcapital.com

DIRECTORS OF THE MANAGER

Mr Andrew Bird (Chairman)
Mr George Wang
Mr Tan Kai Seng
Mr Norman Ip Ka Cheung
Mr Eugene Paul Lai Chin Look
Mr Simon Vinson
Mr Andrew Lam
Mr Nicholas McGrath

AUDIT COMMITTEE

Mr Tan Kai Seng (Chairman)
Mr Norman Ip Ka Cheung
Mr Simon Vinson

COMPANY SECRETARY

Ms Regina Yap

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the 3rd Annual General Meeting ("AGM") of the holders of Units of AIMS AMP Capital Industrial REIT ("AIMSAMPIREIT", and the holders of Units of AIMSAMPIREIT, "Unitholders") will be held at the Amara Hotel, Level 3, Ballroom 2, 165 Tanjong Pagar Road, Singapore 088539 on Thursday, 19 July 2012 at 2.00 p.m. to transact the following business:

Ordinary Business

1. To receive and adopt the Report of HSBC Institutional Trust Services (Singapore) Limited, as trustee of AIMSAMPIREIT (the "Trustee"), the Statement by AIMS AMP Capital Industrial REIT Management Limited, as manager of AIMSAMPIREIT (the "Manager"), the Audited Financial Statements of AIMSAMPIREIT for the financial year ended 31 March 2012 and the Auditors' Report thereon. *(Ordinary Resolution 1)*

2. To re-appoint KPMG LLP as Auditors of AIMSAMPIREIT and to hold office until the conclusion of the next AGM and to authorise the Manager to determine their remuneration. *(Ordinary Resolution 2)*

Special Business

To consider and, if thought fit, to pass the following Ordinary Resolution, with or without any modifications:

3. That authority be and is hereby given to the Manager, to *(Ordinary Resolution 3)*

(a) (i) issue units in AIMSAMPIREIT ("Units") whether by way of rights, bonus or otherwise; and/or
ii) make or grant offers, agreements or options (collectively, "Instruments") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

(b) issue Units in pursuance of any Instrument made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

provided that:

(1) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed fifty per cent. (50%) of the total number of issued Units (excluding treasury Units, if any) (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a pro rata basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed twenty per cent. (20%) of the total number of issued Units (excluding treasury Units, if any) (as calculated in accordance with sub-paragraph (2) below);

(2) subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the "SGX-ST") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the total number of issued Units (excluding treasury Units, if any) shall be based on the number of issued Units (excluding treasury Units, if any) at the time this Resolution is passed, after adjusting for:

(a) any new Units arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution is passed; and

(b) any subsequent bonus issue, consolidation or subdivision of Units;

(3) in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the trust deed constituting AIMSAMPIREIT (as amended) (the "Trust Deed") for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore);

(4) unless revoked or varied by the Unitholders in a general meeting, the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next AGM of AIMSAMPIREIT or (ii) the date by which the next AGM of AIMSAMPIREIT is required to be held, whichever is earlier;

(5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted, in the event of rights, bonus or other capitalisation issues or any other events, the Manager may issue additional Instruments or Units notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and

(6) the Manager and the Trustee, be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interest of AIMSAMPIREIT to give effect to the authority conferred by this Resolution.

(Please see Explanatory Note)

Other Business

4. To transact such other business which may properly be brought forward.

By Order of The Board

AIMS AMP Capital Industrial REIT Management Limited
(Company Registration No. 200615904N, Capital Markets Services license no.: CMS100137-2)
As manager of AIMS AMP Capital Industrial REIT

Nicholas McGrath
Executive Director and Chief Executive Officer
25 June 2012

Notes:

1. A Unitholder entitled to attend and vote at the AGM is entitled to appoint not more than two proxies to attend and vote in his/her stead. A proxy need not be a Unitholder.

2. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.

3. The proxy form must be lodged at the Manager's appointed Unit Registrar's office at ***Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623*** not later than 17 July 2012 at 2.00 p.m. being 48 hours before the time fixed for the AGM.

Explanatory Note:

Resolution 3

Ordinary Resolution 3 above, if passed, will empower the Manager from the date of this AGM until (i) the conclusion of the next AGM of AIMSAMPIREIT or (ii) the date by which the next AGM of AIMSAMPIREIT is required to be held, or (iii) the date on which such authority is revoked or varied by Unitholders in a general meeting, whichever is earlier, to issue Units and to make or grant instruments (such as securities, warrants or debentures) convertible into Units and issue Units pursuant to such instruments, up to a number not exceeding 50% of the total number of issued Units (excluding treasury Units, if any), of which up to 20% of the total number of issued Units (excluding treasury Units, if any) may be issued other than on a pro rata basis to Unitholders.

For determining the aggregate number of Units that may be issued, the percentage of issued Units will be calculated based on the issued Units at the time Ordinary Resolution 3 above is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Fund raising by issuance of new Units may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Unitholders is required under the Listing Manual of the SGX-ST and the Trust Deed or any applicable laws and regulations in such instances, the Manager will then obtain the approval of Unitholders accordingly.

A Unitholder entitled to attend the meeting and vote is entitled to appoint up to two proxies to attend and vote instead of him; a proxy need not be a Unitholder. The instrument appointing the proxy or proxies (a form is enclosed) must be deposited at the Manager's appointed Unit Registrar's office at ***Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623*** not less than 48 hours before the time appointed for holding the meeting.

Important Notice

The value of Units and the income derived from them may fall as well as rise. 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.

The past performance of AIMSAMPIREIT is not necessarily indicative of the future performance of AIMSAMPIREIT.

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AIMS AMP CAPITAL INDUSTRIAL REIT
(Constituted in the Republic of Singapore pursuant to a trust deed dated 5 December 2006 (as amended))

PROXY FORM

ANNUAL GENERAL MEETING

IMPORTANT
1. For investors who have used their CPF monies to buy units in AIMS AMP Capital Industrial REIT, this Annual Report is forwarded to them at the request of their CPF Approved Nominees and is sent FOR INFORMATION ONLY.
2. This Proxy Form is not valid for use by CPF investors and shall be ineffective for all intents and purposes if used or is purported to be used by them.
3. CPF Investors who wish to attend the Annual General Meeting as observers have to submit their requests through their CPF Approved Nominees within the time frame specified. If they also wish to vote, they must submit their voting instructions to the CPF Approved Nominees within the time frame specified to enable them to vote on their behalf.

I/We____ (Name(s) and NRIC/Passport Number(s))

of ____(Address)

being a unitholder/unitholders of AIMS AMP Capital Industrial REIT ("AIMSAMPIREIT"), hereby appoint:

Name	Address	NRIC/Passport Number	Proportion of Unitholdings	
			No. of Units	%

and/or (delete as appropriate)

Name	Address	NRIC/Passport Number	Proportion of Unitholdings	
			No. of Units	%

or, both of whom failing, the Chairman of the Annual General Meeting as my/our proxy/proxies to attend and to vote for me/us on my/our behalf and if necessary, to demand a poll, at the Annual General Meeting of AIMSAMPIREIT to be held at the Amara Hotel, Level 3, Ballroom 2, 165 Tanjong Pagar Road, Singapore 088539 on Thursday, 19 July 2012 at 2.00 p.m. and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against the resolutions to be proposed at the Annual General Meeting as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the Annual General Meeting.

No.	Ordinary Resolutions	No. of Votes For*	No. of Votes Against*
	ORDINARY BUSINESS		
1.	To receive and adopt the Trustee's Report, the Manager's Statement, the Audited Financial Statements of AIMSAMPIREIT for the financial year ended 31 March 2012 and the Auditors' Report thereon.		
2.	To re-appoint KPMG LLP as Auditors and authorise the Manager to determine the Auditors' remuneration.		
	SPECIAL BUSINESS		
3.	To authorise the Manager to issue Units and to make or grant convertible instruments.		
	OTHER BUSINESS		
4.	To transact any other business as may be transacted at an annual general meeting.		

* If you wish to exercise all your votes "For" or "Against", please tick (✓) within the box provided. Alternatively, please indicate the number of votes as appropriate.

Dated this________________ day of______________________ 2012

____
Signature(s) of Unitholder(s)/Common Seal

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM ON THE REVERSE PAGE.

Total number of Units held

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes to Proxy Form

1. A unitholder of AIMSAMPIREIT ("Unitholder") entitled to attend and vote at the Annual General Meeting is entitled to appoint one or two proxies to attend and vote in his/her stead.

2. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.

3. A proxy need not be a Unitholder.

4. A Unitholder should insert the total number of Units held. If the Unitholder has Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited ("CDP"), he/she should insert that number of Units. If the Unitholder has Units registered in his/her name in the Register of Unitholders of AIMSAMPIREIT, he/she should insert that number of Units. If the Unitholder has Units entered against his/her name in the said Depository Register and registered in his/her name in the Register of Unitholders, he/she should insert the aggregate number of Units. If no number is inserted, this proxy form will be deemed to relate to all the Units held by the Unitholder.

5. The instrument appointing a proxy or proxies (the "Proxy Form") must be deposited at the Manager's appointed Unit Registrar's office at ***Boardroom Corporate & Advisory Services Pte. Ltd. at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623***, not less than 48 hours before the time set for the Annual General Meeting.

6. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.

7. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a notarially certified copy of such power or authority must (failing previous registration with the Manager) be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid.

8. The Manager shall be entitled to reject a Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject a Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register as at 48 hours before the time appointed for holding the Annual General Meeting, as certified by CDP to the Manager.

9. All Unitholders will be bound by the outcome of the Annual General Meeting regardless of whether they have attended or voted at the Annual General Meeting.

10. At any meeting, a resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is (before or on the declaration of the result of the show of hands) demanded by the Chairman or by five or more Unitholders present in person or by proxy, or holding or representing one-tenth in value of the Units represented at the meeting. Unless a poll is so demanded, a declaration by the Chairman that such a resolution has been carried or carried unanimously or by a particular majority or lost shall be conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against such resolution.

11. On a show of hands, every Unitholder who (being an individual) is present in person or by proxy or (being a corporation) is present by one of its officers as its proxy shall have one vote. On a poll, every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he/she is the Unitholder. A person entitled to more than one vote need not use all his/her votes or cast them the same way.

an EQUITY communications production

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

1 Raffles Place #21-01
One Raffles Place Tower 1 Singapore 048616
Telephone: (65) 6309 1050
Fax: (65) 6534 3942
Website: www.aimsampcapital.com
Email: investorrelations@aimsampcapital.com