AIMS AMP Capital Industrial REIT (“AA REIT”) is a real estate investment trust listed on the Mainboard of the Singapore Exchange Securities Trading Limited (“SGX-ST”) with the investment mandate to invest in high quality income-producing industrial real estate throughout Asia Pacific.

AA REIT is managed by AIMS AMP Capital Industrial REIT Management Limited (the “Manager”), a joint venture REIT management company equally owned by AIMS Financial Group and AMP Capital.

Our Vision
To be a high-performing Asia Pacific industrial real estate solutions provider to our partners.

Our Mission
To provide investors with sustainable long-term returns from an actively managed portfolio of quality industrial real estate located throughout Asia Pacific.

CELEBRATING 10 YEARS OF PARTNERSHIP

Growth from Prudent Acquisitions
Strategic Divestment and Capital Recycling
Redevelopment Strategic Growth from AEIs
Growth from Offshore Acquisition
Growth from Build-to-suit Projects

Growth of 171% since 2009 to 31 March 2017

Performance since Jan 2010
AA REIT: +474%
FSTI: +122%
FTSE REIT: +27%

Source: Bloomberg data as of 1 June 2017
(a) Assumes dividends reinvested
(b) Price is adjusted for Equity Transactions

ATTRACTIVE RETURNS AND STABLE YIELD

DIVERSIFIED PORTFOLIO
(by FY2017 gross rental income)

DELIVERING ON OUR STRATEGY

Total assets
S$1.5 billion

26 properties in Singapore; 1 in Australia

6.75 million sq ft NLA

Value of investment properties (S$mil)

1 Includes investment properties under development and completed development properties

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Performance of AIMS AMP Capital Industrial REIT

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AAA REIT Adjusted
FSTI Index
FSTREI Index

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**AIMS AMP CAPITAL INDUSTRIAL REIT**

**OUR GROWTH STORY**

**2007**

**APRIL**

AIMS AMP Capital Industrial REIT (previously known as MacarthurCook Industrial REIT) was listed and began trading on the SGX-ST Mainboard.

**FEBRUARY**

Acquired 29 Woodlands Industrial Park E1, AA REIT’s first hi-tech property.

**MARCH**

Sold AA REIT’s then only overseas asset in Tokyo, Japan, as part of a portfolio repositioning strategy (above book value).

**JULY**

Undertook AA REIT’s first redevelopment of 1.2 million sq ft five-storey ramp-up warehouse at 20 Gul Way which was then 100.0 per cent pre-committed to CWT Limited.

Asset was originally valued at S$41.8 million (prior to redevelopment)

Project size: S$150.1 million

Temporary Occupation Permit (“TOP”) of Phase One: 29 October 2012

TOP of Phase Two: 7 May 2013

**NOVEMBER**

Sold 23 Changi South Avenue 2 as part of a capital recycling strategy (above book value)

**2010**

**OCTOBER**

Acquired 27 Penjuru Lane, AA REIT’s maiden ramp-up warehouse which was then AA REIT’s largest asset in the portfolio.

**2011**

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**2012**

**APRIL**

Assigned an investment grade rating of BBB– by Standard & Poor’s.

**JULY**

Established a S$500.0 million multi-currency medium term note programme for the purpose of diversifying funding sources and lengthening debt maturity.

**AUGUST**

Announced maiden issuance of S$100.0 million unsecured fixed rate notes which were five times oversubscribed

**2013**

**JANUARY**

Undertook a second redevelopment of a modern 203,000 sq ft six-storey industrial facility at 103 Defu Lane 10 which was 76.0 per cent pre-committed to Focus Network Agencies (Singapore) Pte Ltd.

Project size: S$21.7 million

TOP: 28 May 2014

**JUNE**

Undertook a further development of 497,000 sq ft at 20 Gul Way as a result of increase in plot ratio. The asset is the largest in AA REIT’s portfolio and 100.0 per cent leased to CWT Limited.

Project size: S$773.0 million

TOP of Phase Two Extension: 14 June 2014

TOP of Phase Three: 9 September 2014

**2014**

**JANUARY**

Welcomed Koh Wee Lih on board as the Manager’s Chief Executive Officer and Executive Director.

**FEBRUARY**

Acquired a 49.0 per cent interest in business park, Optus Centre, Macquarie Park, New South Wales, marking AA REIT’s maiden acquisition in Australia.

**MAY**

Undertook an asset enhancement initiative at 26 Tuas Avenue 7 to create additional production line and storage space for existing master tenant.

The master tenant, Aalst Chocolate Pte Ltd extended the lease for a further five-year term.

**MAY**

Undertook a third redevelopment of a five-storey ramp-up warehouse (approximately 289,000 sq ft) at 30 Tuas West Road which is fully leased to CWT Limited.

Project size: S$40.6 million

TOP: 27 December 2016

**2015**

**JANUARY**

Target completion: Second half of 2017

**AUGUST**

Announced AA REIT’s first greenfield build-to-suit development of an industrial facility (approximately 232,000 sq ft) at 51 Marsiling Road which will be fully leased to Beyonics International Pte Ltd for ten years upon completion (after fitting out period).

Project size: S$39.4 million (including land cost)

Target completion: Second half of 2017

**2016**

**APRIL**

Undertook a fourth redevelopment of a three-storey industrial facility (approximately 159,000 sq ft) at 8 & 10 Tuas Avenue 20.

Project size: S$27.0 million (including land cost)

Target completion: Second half of 2017

**MAY**

Undertook a third redevelopment of a five-storey ramp-up warehouse (approximately 159,000 sq ft) at 8 & 10 Tuas Avenue 20.

Project size: S$27.0 million (including land cost)

Target completion: Second half of 2017

**Contact us**

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Important Notice

The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the AIMS AMP Capital Industrial REIT Management Limited (the “Manager”). An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem their Units while the Units are listed. It is intended that holders of Units (“Unitholders”) may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “SGX-ST”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of the Units and AA REIT is not indicative of the future performance of AA REIT. Predictions, projections or forecasts of the economy or economic trends of the markets are not necessarily indicative of the future or likely performance of AA REIT.