AIMS AMP CAPITAL INDUSTRIAL REIT TRANSFORMATION ANNUAL REPORT 2011

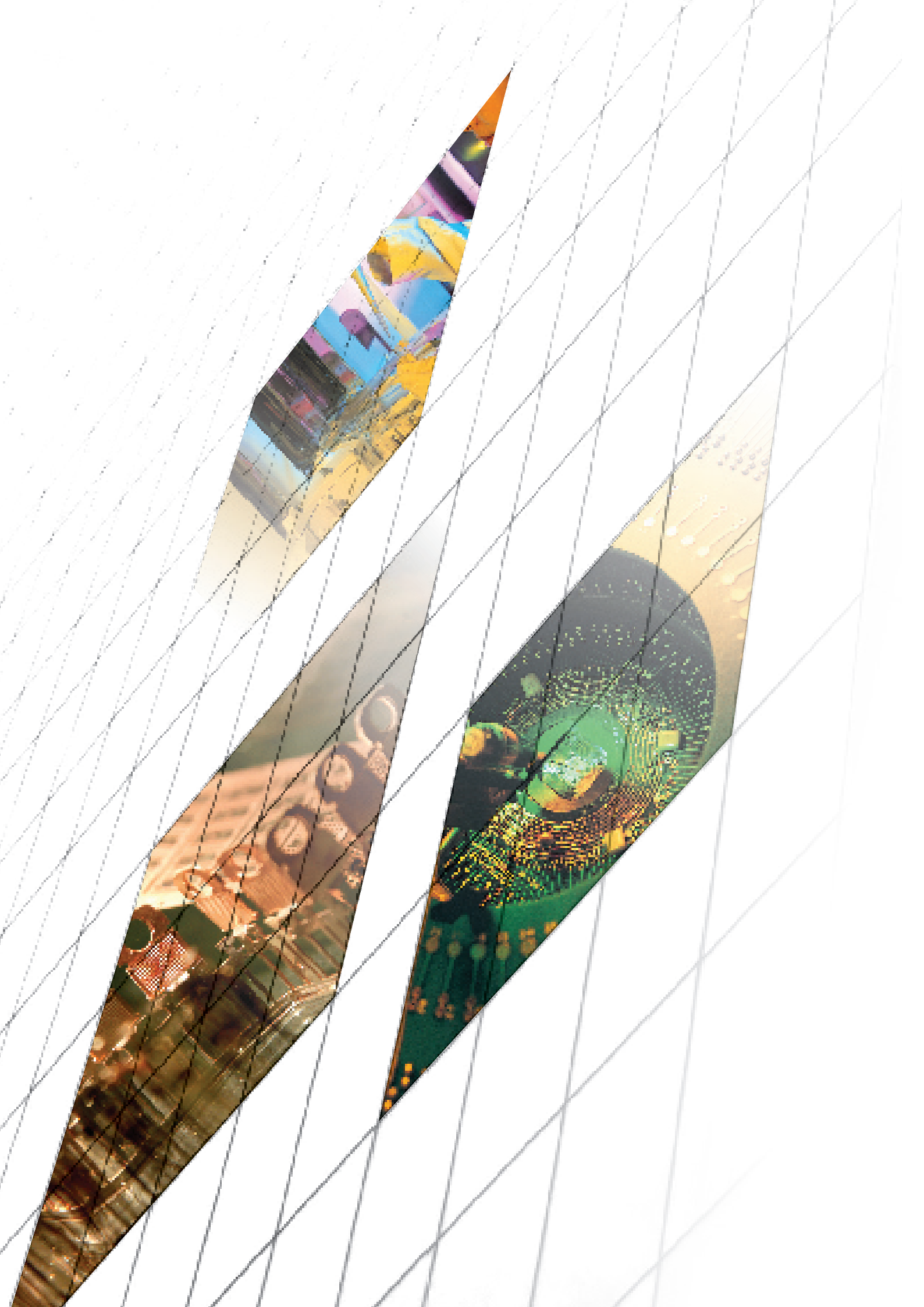
AIMS 宝泽

AMP capital INVESTORS

AIMS AMP CAPITAL INDUSTRIAL REIT

ANNUAL REPORT 2011

SGX Counter Name: AIMSAMPIReit



CONTINUED TRANSFORMATION **CREATING VALUE**

AIMS AMP Capital Industrial REIT

AIMS AMP Capital Industrial REIT ("AIMSAMPIREIT" or the "Trust") is a real estate investment trust ("REIT") that was first listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 19 April 2007. The Trusts has the investment objective of owning and invest in a diversified portfolio of income-producing industrial real estate assets in Singapore and Asia.

As at 31 March 2011, AIMSAMPIREIT's portfolio comprised 26 industrial properties located in Singapore with an appraised total value of $853.2 million. The Trust's portfolio is diversified across the key industrial subsectors of: warehouse and logistics, manufacturing, business parks and hi-tech space. The properties house a tenant base of international and local companies engaged in a wide range of economic activity, including construction and engineering, logistics and warehousing, energy, metal recycling, plastic products and distribution, information technology and electronics, pharmaceutical/healthcare/cosmetics, fashion and apparels, printing, telecommunications and the food and beverage industry.

The Trust is managed by AIMS AMP Capital Industrial REIT Management Limited (the **"Manager"**), a joint venture REIT management company owned by AIMS Financial Group and AMP Capital Investors, each with a 50% stake. AIMS Financial Group is a privately owned Australian, non-bank financial services and investment group. AMP Capital Investors is a wholly-owned subsidiary of the 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's key objectives are to deliver secure and stable distributions to Unitholders and to provide long-term capital growth.

Our Sponsors

AIMS FINANCIAL GROUP ("AIMS")

Established in 1991, AIMS Financial Group is an Australian diversified non-bank financial services and investment group with a solid track record and enviable reputation in the mortgage lending, fund management and securitisation markets. 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 raised directly and indirectly about A$4.0 billion in funds from the capital markets. AIMS has issued about A$3.0 billion residential mortgage-backed securities with most of them rated AAA by both Standard & Poors and Fitch Ratings, and has originated over A$5.0 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 Australia.

AIMS manages over A$1.5 billion in assets as at 31 December 2010 and is the investment manager for the MacarthurCook Industrial Property Fund, MacarthurCook Office Property Trust, MacarthurCook Mortgage Fund, Advance Mortgage Fund, MacarthurCook Property Securities Fund, Advance Property Securities Fund and the RMR Asia Pacific Real Estate Fund. AIMS also manages, in a joint-venture arrangement with AMP Capital Investors, AIMS AMP Capital Industrial REIT in Singapore.

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

www.aims.com.au

Our Sponsors continued

AMP CAPITAL INVESTORS ("AMP CAPITAL")

AMP Capital is a specialist investment manager with over A$99.8 billion in assets under management as at 31 March 2011. AMP Capital is a wholly owned subsidiary of AMP Limited. AMP Capital's teams of specialists operate across direct and listed real estate, infrastructure, equities, diversified funds, fixed income and credit.

As one of the largest institutional real estate fund managers in Australia and New Zealand, AMP Capital has over A$23 billion in global direct and listed real estate funds under management. The group has 50 years of real estate investment expertise and was ranked Top 3 real estate investment manager in Asia Pacific by ANREV in 2010. AMP Capital was also ranked a Top 10 Australian company by Forbes in 2010.

With established operations in Australia, Bahrain, China, Hong Kong, India, Japan, Luxembourg, New Zealand, Singapore, United Kingdom and the United States, AMP Capital has over 230 in-house investment professionals, more than 900 staff globally and a carefully selected network of regional investment partners who can source competitive international investment opportunities catering for the varying needs of its clients.

AMP Capital expanded its Singapore office in 2006 and is committed to building its investment business in Asia. As AMP Capital's Asian regional hub, the Singapore team specialises in Asian real estate, Asian equities and distribution.

AMP is a leading wealth management company operating in Australia and New Zealand, with selected investment management activities in parts of Asia, and a growing banking business in Australia. AMP was established in 1849 as a mutual company and listed on the Australian and New Zealand stock exchanges in 1998.

AMP has merged with the Australian and New Zealand businesses of AXA Asia Pacific Holdings. This merger brings together two of Australia's longest standing businesses, creating a competitive new force in financial services for consumers. By joining together as a larger combined company, AMP has the expertise and the size to be more competitive. Together, AMP becomes Australia's market leader for advice, pension funds, personal insurance, retail managed funds and retirement income.

The combined company has A$130 billion of funds under management and around 6,000 employees. It has one of Australia's largest shareholder registers, with approximately 970,000 shareholders.

www.ampcapital.com

AMP Capital has over 230 in-house investment professionals, more than 900 staff globally and a carefully selected network of regional investment partners who can source competitive international investment opportunities catering for the varying needs of its clients.

Financial Highlights FY2011 ($'million unless otherwise stated)

For the Financial Year ended 31 March	2011	2010
Gross revenue[1]	73.2	50.9
Net property income	52.7	40.1
Distributable income	37.2	22.3
Distribution per Unit ("DPU")(cents)[2]	1.9844	5.1234

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

[2] DPU for FY2011 was lower due to the issuance of 513,309,781 rights Units pursuant to the renounceable 7-for-20 rights issue (**"2010 Rights Issue"**) and the 219,989,907 Units issued on 23 February 2011 to investors (the **"2011 Placement"**).

Balance Sheet as at 31 March	2011	2010
Total assets	874.7	657.7
Total liabilities	288.4	200.9
Total borrowings	279.3	190.0
Unitholders' funds	586.2	456.7
Total Units in issue (million)	2,207.1	1,466.6

Key Financial Ratios as at 31 March	2011	2010
Earnings per unit (cents)	2.75	(2.41)[1]
Net Asset Value ("NAV") per unit ($)[2]	0.27	0.31
Aggregate leverage ratio (%)	31.9	28.9
Interest coverage ratio[3] (times)	4.9	3.2
Management expense ratio[4] (%)	0.94	1.26

[1] The comparative figures have been restated for effect of the issuance of 513,309,781 units pursuant to the 2010 Rights Issue.

[2] NAV per Unit as at 31 March 2011 was lower primarily due to the issuance of 513,309,781 rights units pursuant to the 2010 Rights Issue and the 219,989,907 Units pursuant to the 2011 Placement.

[3] Bank covenant: minimum of 2.5 times.

[4] 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 and foreign exchange gains/(losses). There was no performance fee for FY2010 or FY2011.

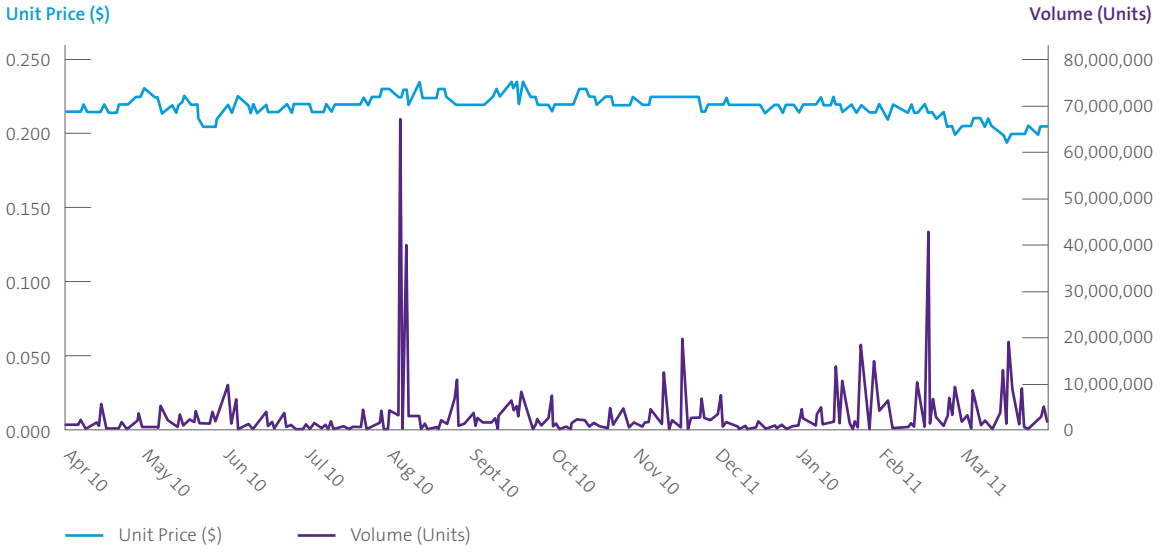
Trading Performance

Trading Statistics (Source: Bloomberg)	31 March 2011	31 March 2010
Closing price	$0.205	$0.215
Highest price during financial year	$0.235	$0.450
Lowest price during financial year	$0.195	$0.195
Total volume traded ('million Units)	778.9	449.4
Average daily volume traded (Units)	3,078,458	1,721,816
Market capitalisation[1] ($'million)	452.4	315.3
Net asset value ("NAV") per unit	$0.27	$0.31
Discount to NAV per unit[1] (%)	24.1	30.6

[1] Based on closing price per unit of $0.205 on 31 March 2011 and $0.215 on 31 March 2010

The gap between trading price and NAV per Unit has narrowed to 24.1% as at 31 March 2011 from 30.6% a year ago, demonstrating the confidence the market increasingly has in the Trust and its prospects.

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



Total Returns	%
Since listing on 19 April 2007 to 31 March 2011	(11.64)
From 1 April 2010 to 31 March 2011	14.65

The total returns are calculated on the following assumptions:

(a) The investor fully subscribed for his 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 2011 Financial Year

May 2010	Announced results for the financial year ending 31 March 2010 (**"FY2010"**) and a DPU of 0.5376 cents for the quarter ended 31 March 2010.
June 2010	AGM on 30 June 2010. All four resolutions, as set out in the AGM notice dated 11 June 2010, were duly passed.
July 2010	1A International Business Park wins prestigious Architecture Award at International Property Awards. Announced financial results and a DPU of 0.5376 cents for the first quarter ended 30 June 2010.
August 2010	Announced a proposed acquisition of 27 Penjuru Lane for $161.0 million, a new debt facility of $280.0 million and a fully underwritten renounceable rights issue to raise $79.6 million. Issue of a Unitholder Circular dated 24 August 2010 seeking Unitholders' approval for the acquisition of 27 Penjuru Lane and the AMP Debt Advisory Services.
September 2010	Extraordinary General Meeting (**"EGM"**) held on 13 September 2010. The resolutions, as set out in the EGM notice dated 24 August 2010, were duly passed. Lodged an Offer Information Statement on 22 September 2010 to the Monetary Authority of Singapore in relation to a fully underwritten, 7-for-20 renounceable rights issue to raise $79.6 million (the **"2010 Rights Issue"**).
October 2010	Issued 513,309,781 new Units in AIMSAMPIREIT pursuant to the 2010 Rights Issue, bringing the total number of Units in issue to 1,979,909,158. Completed the acquisition of 27 Penjuru Lane. Announced financial results and a DPU of 0.3968 cents for the quarter ending 30 September 2010.
November 2010	Announced the sale of 23 Changi South Avenue 2 for $16.7 million, above the independently appraised value. Announced 100% occupancy achieved at 15 Tai Seng Drive Singapore, one of the Trust's multi tenancy properties and the joining of Doris Lim as Senior Asset Manager.

Significant Events during the 2011 Financial Year continued

January 2011	Announced financial results and a DPU of 0.51 cents for the quarter ending 31 December 2010.
February 2011	Announced the acquisition of 29 Woodlands Industrial Park E1, NorthTech for $72.0 million and the launch of a private placement of 219,989,907 new Units to raise gross proceeds of $43.5 million. Completed the sale of 23 Changi South Avenue 2. Moody's Investors Service re-affirmed the Trust's Ba2 corporate family rating following the acquisition of 29 Woodlands Industrial Park E1, NorthTech. Completed the acquisition of 29 Woodlands Industrial Park E1, NorthTech for $72.0 million. Announced the sale of the Asahi Ohmiya Warehouse for JPY1.49 billion (about $22.8 million), above book value. Issued 219,989,907 new Units in AIMSAMPIREIT pursuant to a private placement, bringing the total number of Units in issue to 2,207,064,174 as of 23 February 2011 and raising $43.5 million.
March 2011	Announced the payment of an advance distribution of 0.285 cents per unit in cash for the period from 1 January 2011 to 22 February 2011. Completed the sale of Asahi Ohmiya Warehouse, Tokyo, Japan.

Chairman's and CEO's Letter to Unitholders

Dear Unitholders,

Starting the financial year with a solid balance sheet and a stable debt platform, AIMSAMPIREIT continued its transformation in FY2011 delivering strong operating and financial performance. FY2011 was characterised by prudent capital and risk management coupled with a repositioning of the portfolio through selective asset recycling and acquisitions. Proactive asset management of the portfolio has resulted in a high occupancy rate of 99.0% compared to 96.0% one year ago. Moving forward, in addition to maintaining a stable and secure income distribution, the Board and management will continue to be focused on increasing Unitholders' value and liquidity.

Performance Highlights FY2011

The Trust delivered full year revenue of $73.2 million and $37.2 million of distributable income in FY2011. This compares to revenue of $50.9 million and distributable income of $22.3 million in financial year 2010 (**"FY2010"**), a significant increase of 43.8% and 66.8% respectively. The increase in distributable income was largely attributable to the revenue contribution from the acquisition of two high quality properties during the year, the steady income stream from the existing portfolio and the lower financing cost after the refinancing in October 2010. The DPU per unit for FY2011 was 1.9844 cents.

The Trust's portfolio value grew from $635.3 million at 31 March 2010 to $853.2 million at 31 March 2011, following the acquisition of 27 Penjuru Lane and 29 Woodlands Industrial Park E1 (**"NorthTech"**), the sale of 23 Changi South Avenue 2 and portfolio revaluations as at 31 March 2011. The Trust's portfolio enjoyed revaluation gains of 4% year on year and the Trust's net asset value ("NAV") per unit as at 31 March 2011 was $0.27.

Prudent Capital and Risk Management

A fundamental element of the Manager's strategy is to maintain a solid capital structure at all times to ensure Unitholders' capital is protected and distributions remain stable. The Manager seeks to deliver this by maintaining an optimal mix of debt and equity funding for the Trust.

One of the Manager's top priorities during the year was to renegotiate AIMSAMPIREIT's $175.0 million debt facility (**"Existing Facility"**) which was secured during the global financial crisis. The refinancing of the Existing Facility with a new $280.0 million debt facility (**"New Facility"**) in October 2010 significantly improved the financing terms for the Trust in multiple ways:

- Reduced cost of debt by achieving lower interest margins on the New Facility (2.16%), compared to the Existing Facility (3.5%), thus significantly lowering the interest cost.
- The debt was refinanced with longer and split maturities of three ($180.0 million) and five year ($100 million) tranches.
- Increased financing flexibility via the $80.0 million three year revolving facility (part of the $180.0 million three year tranche) which allows for repayment and redraw to fund growth opportunities as they arise.
- Broadening and enhancement of relationships with a strong syndicate of local and international banks.

In addition, the Trust negotiated a three year $45.0 million acquisition debt facility in February 2011 which provides the Trust with additional financial flexibility.

The Trust's borrowings and aggregate leverage stood at $279.3 million and 31.9% respectively as at 31 March 2011 compared to $190.0 million and 28.9% as at 31 March 2010. The Trust's interest cover ratio (**"ICR"**) improved to 4.9 times as at 31 March 2011 compared to 3.2 times as at 31 March 2010. Approximately 71.6% of the debt has been hedged via interest rate swaps as at 31 March 2011.

The Manager successfully completed two capital raisings during FY2011 to partially fund the growth of the Trust: firstly, a 7-for-20 renounceable rights issue which raised $79.6 million in October 2010 to partially fund the acquisition of 27 Penjuru Lane and secondly, a private placement of $43.5 million in February 2011 to partially fund the acquisition of NorthTech. The capital raisings were well supported by our existing investors and new investors involved in the private placement, both of which demonstrate the confidence the market increasingly has in the Trust and its prospects.

One of the Manager's top priorities during the year was to renegotiate AIMSAMPIREIT's $175.0 million debt facility which was secured during the global financial crisis.

The Trust commences the 2012 financial year ("FY2012") with the following solid and stable financial metrics:

- Aggregate leverage of 31.9% as at 31 March 2011.
- NAV per unit of $0.27 as at 31 March 2011.
- A unit price of 21.5 cents as at 18 April 2011, representing a 20.4% discount to the NAV per Unit.
- An ICR of 5.7 times for 4Q FY2011 and an ICR of 4.9 times for FY2011, compared to the Trust's bank facility ICR covenant of 2.5 times.
- A weighted average debt maturity of 3.5 years.

Repositioning of AIMSAMPIREIT's portfolio and recycling of capital

The repositioning of the Trust's portfolio was another key focus for the Manager during FY2011. The strategy involved the disposal of the single Japanese asset and the identification and disposal of other properties in the portfolio which have reached their optimal stage of their life cycle. Our objective is to ensure the quality of the property portfolio remains investment grade with a recycling of capital released via asset sales into asset enhancement works or yield accretive acquisitions. Consistent with this strategy, the Trust sold Asahi Ohmiya Warehouse in Japan for JPY1.49 billion (about $22.8 million) and 23 Changi South Avenue 2 in Singapore for $16.7 million. Each property was sold above its respective book value.

During the year, we sought to position AIMSAMPIREIT as an investor in larger and higher quality facilities where income from multiple tenants spreads income risk and gives us the opportunity to add value through active asset management. Consistent with this strategy, the Trust acquired 27 Penjuru Lane, a premium quality ramp up warehouse facility in October 2010 for $161.0 million and NorthTech, a four-storey high technology light industrial building, in February 2011 for $72.0 million. Both acquisitions were funded with a prudent mix of debt and equity and were well received by investors and the market generally.

Proactive Asset Management

AIMSAMPIREIT's occupancy rate increased to 99.0% as at 31 March 2011 which comfortably exceeds the industry's average of 93.0%[1]. The weighted average lease expiry profile is approximately 3.5 years. In addition, the Trust enjoys organic rental growth supported by built-in escalations on 20 of the Trust's properties which are under master leases. The combination of the security of the income from the Trust's properties and the organic growth profile of that income means the Trust's unitholders enjoy a stable and strong distribution stream over time.

The Manager has sought to improve the quality and diversification of the portfolio through active asset management and a selective acquisition strategy. As at 31 March 2011, AIMSAMPIREIT's top 10 tenants accounted for 72.1% of the Trust's rental income with no single tenant contributing to more than 14.2% of the Trust's rental income compared to 94.2% and 33.6% respectively in the initial portfolio at the time of listing in 2007.

Strategy for FY2012

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 per unit and to clearly differentiate itself from other Singapore industrial REITs. Our goal at all times is to enhance Unitholders' 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 FY2011 and will continue to implement the following strategies for the Trust in FY2012:

- **Singapore investments:** Following the sale of the Tokyo warehouse in March 2011, the Trust is now invested only in Singapore with 26 industrial properties. In FY2012, the Manager will focus on improving the performance of this Singapore based portfolio through:
  - 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 management:** Eight of the Trust's 26 Singapore properties revert to multi-tenancy buildings during the course of FY2012 and the 2013 financial year. The Manager will conduct intensive asset management programs on these assets to ensure high occupancy is maintained with a view to achieving positive rental reversions on the properties.
- **Capital and risk management:** The Manager will continue to manage the Trust with a view to maintaining an appropriately conservative capital structure throughout the property cycle.
  - Continued evaluation of opportunities to appropriately extend the term of some or all of the Trust's existing debt.

[1] Source: Based on URA 1st quarter 2011 statistics. URA Industrial average is the average of the factory and warehouse space occupancy rates of 93.1% and 92.8% respectively.

- Maintenance long-term aggregate leverage of between 30.0% and 40.0%.
- Following on from the formation of relationships with the Trust's local and international lenders to the New Facility, 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.

> **Geographic focus:** For FY2012, the focus of the Trust remains on Singapore. The Manager will, however, continue to monitor economic and property market trends in readiness for potential future investment opportunities in potential target markets for the Trust such as China, Australia and Japan. This will ensure the Trust is well positioned to take advantage of opportunities in those countries as they arise.

Looking Ahead

Singapore's gross domestic product grew by 8.3% year-on-year in the first quarter of 2011, compared to the growth of 12.0% in the preceding quarter according to the Ministry of Trade & Industry ("MTI"). The increase in economic activity in the first quarter was broad-based, with growth led by the manufacturing sector, reflected by higher production in the biomedical manufacturing, precision engineering and electronics clusters. Singapore's economy is expected to continue on an expansionary path in 2011 as external macroeconomic conditions remain broadly positive. On a seasonally-adjusted quarter-on-quarter annualised basis, the economy grew by 22.5%. This is a strong improvement from the 3.9% growth in the previous quarter. The MTI's official growth forecast for 2011 has been upgraded from 4.0% to 6.0% to 5.0% to 7.0%.

Looking ahead, the outlook for the industrial property market in Singapore is cautiously optimistic with moderate increases in rental rates. Only 4.6% of AIMSAMPIREIT's net rental is due for renewal in FY2012. The Manager aims to deliver a stable and secure income stream to its Unitholders, which is consistent with previous quarters' performance, by continuing its efforts to achieve high tenant retention and occupancy levels for its properties.

Thank You

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.

And finally, and 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 a rewarding year ahead.

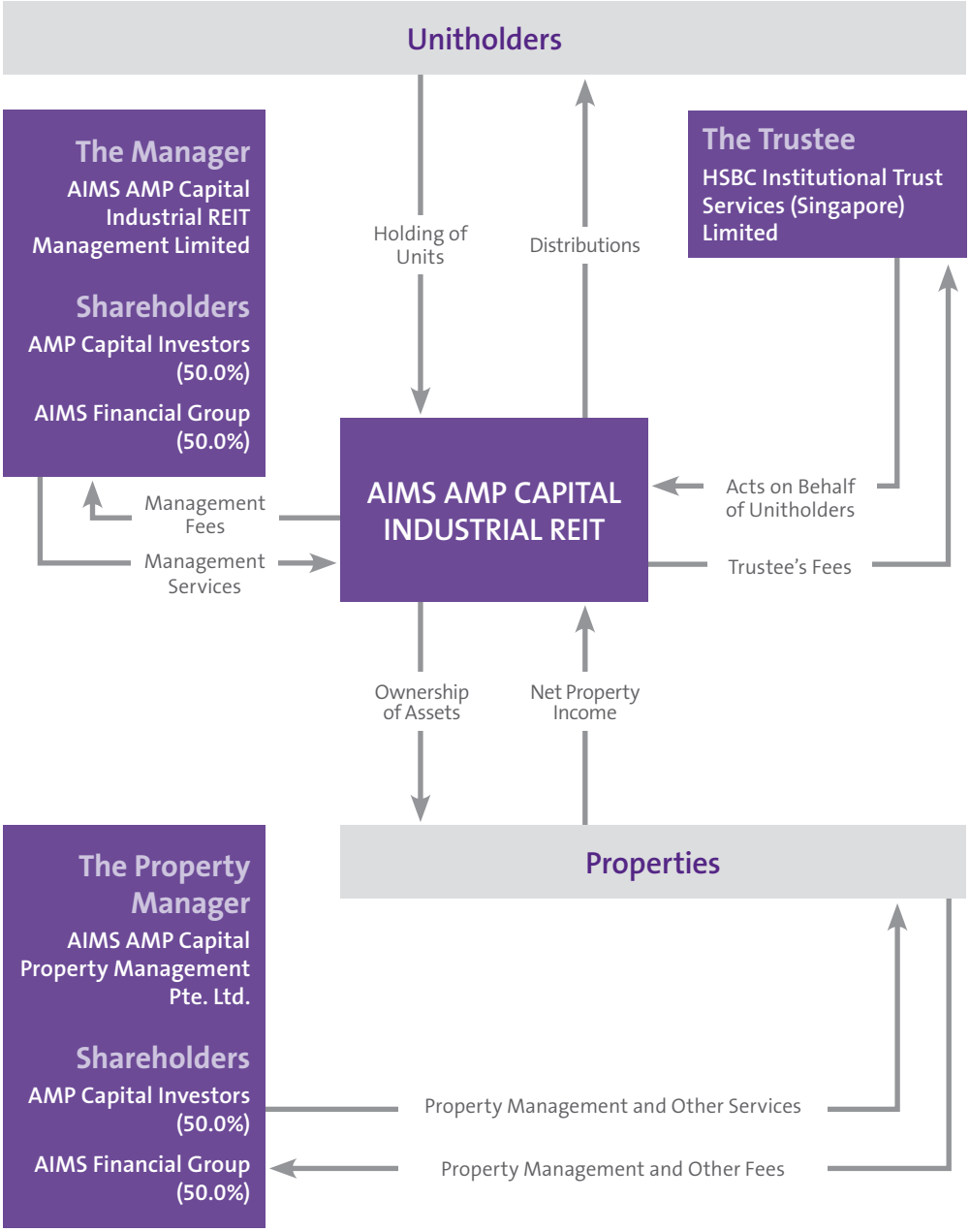
Yours faithfully,

George Wang
Chairman
25 May 2011

Nicholas McGrath
Chief Executive Officer

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 George Wang
BSc (Environment Engineering),
Non-Executive,
Non-Independent Chairman

Mr Wang was appointed as a Director on 7 August 2009. Mr Wang is the Chief Executive Officer and Chairman of the AIMS Group of Companies. He has 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.

Mr Wang holds a Bachelor in Environment Engineering from China Eastern University, Shanghai, China.

Mr Tan Kai Seng
BAcc, CPA (Singapore),
FCCA (UK)
Independent, Non-Executive Director and Chairman of the Audit, Risk and Compliance Committee

Mr Tan was appointed as a Director on 1 December 2006.

Mr Tan is also an Independent Non-Executive Director and Chairman of Audit Committee of IGB Corporation Berhad, a significant property investment and development company listed on Bursa Malaysia, Kuala Lumpur, Malaysia. Mr Tan also holds non-executive directorship in several companies in the fields of building construction, investment holdings, water management and bearing wholesalers.

Mr Tan was the Group Financial Controller from 1980 to 1988 of Parkway Holdings Limited and was Finance Director between 1988 and 2005. Prior to joining Parkway Holdings in 1980, Mr Tan had seven years of audit experience with Price Waterhouse Singapore and San Francisco.

Mr Tan holds a Bachelor of Accountancy from the University of Singapore. He is a member of the Institute of Certified Public Accountants of Singapore and a Fellow of the Association of Chartered Certified Accountants, United Kingdom.

Board of Directors of the Manager continued

Mr Norman Ip Ka Cheung
BSC (Econs), Fellow (ICAEW), Fellow (ICPAS)
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 has over 30 years of financial and commercial experience and is currently the advisor to the Straits Trading Company Limited, a listed company with diversified businesses in property, hospitality and metal and mineral resources, where he had served for 26 years prior to his retirement in 2009. Prior to his retirement, Mr Ip held the position of Executive Director, President and Group Chief Executive Officer at the Straits Trading Company Limited between 2000 and 2009.

Mr Ip is the Chairman of the Board of Malaysia Smelting Corporation Berhad (listed on Bursa Malaysia Securities Berhad) and UE E&C Ltd. He also holds non-executive directorships in Australia Oriental Minerals NL (listed on the Australian Stock Exchange), WBL Corporation Limited, United Engineers Limited and Great Eastern Holdings Limited. These companies specialize in the fields of mining, technology, real estate property development, facilities management and insurance. He was also a Member of the Board of the Building and Construction Authority in Singapore.

Mr Ip holds a Bachelor of Science (Econs) from the London School of Economics and Political Science. He is a Fellow of both the Institute of Chartered Accountants in England and Wales and the Institute of Certified Public Accountants of Singapore.

Mr Eugene Paul Lai Chin Look
LL. M, LL. B
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 Partner at Southern Capital Group and was previously a Managing Director, Investment Banking and Senior Country Officer at JP Morgan 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 of The Carlyle Group Asia and Managing Director of Citigroup, Investment Banking.

Mr Lai also holds several other directorships including at the National Council Against Drug Abuse and Singapore Anti Narcotics Association.

He was awarded an LL.M degree from Harvard University and an LL.B degree from The London School of Economics and Political Science.

Board of Directors of the Manager continued

Mr Simon Vinson
BCom (Accounting, Finance & Systems), DipVal
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, the Core Property Fund for retail investors 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.

Mr Vinson holds a Bachelor of Commerce (Accounting, Finance and Systems) from the University of New South Wales, and a Graduate Diploma in Real Estate Valuation from the New South Wales Institute of Technology, Sydney, Australia.

Mr Graham Sugden
MA, MRICS, AAPI
Non-Executive, Non-Independent Director

Mr Sugden was appointed as a Director on 24 December 2009. Mr Sugden has over 33 years of experience in the industry and has handled the creation and listing of REIT funds on the Australian, Korean and Singaporean stock exchanges and has considerable ongoing management experience in those markets. Mr Sugden is the Head of Asian Funds Management at AMP Capital Investors where he is responsible for the development and management of AMP Capital's Asian real estate funds management operations.

Prior to joining AMP Capital, Mr Sugden worked with other major real estate investment groups in Australia, Korea, Malaysia and Singapore, including several years with the Macquarie Bank Group. Mr Sugden's prior experience in Australia includes senior roles with Richard Ellis and Chestertons, and with Legal & General Life of Australia, where he was a Director of the property investment management business. Mr Sugden was a representative on the Founding Members Committee of the Asian Public Real Estate Association (APREA), and in March 2006 was appointed to the Board at the first annual general meeting. He has remained as a member of the Executive Committee, continuously serving as Vice President since.

Mr Sugden holds a Masters degree in Land Economy from the University of Cambridge, England. He is a Member of the Royal Institution of Chartered Surveyors (MRICS) and an Associate of the Australian Property Institute (AAPI).

Board of Directors of the Manager continued

Ms Giam Lay Hoon
LLB. Sing (Hons)
Non-Executive,
Non-Independent Director

Ms Giam was appointed as a Director on 31 March 2010. Ms Giam is an Executive Director at AIMS Financial Group (Singapore) Pte. Ltd., a subsidiary of AIMS Financial Group. She is a qualified lawyer by training and has over 25 years of experience in legal, corporate governance, compliance and regulatory matters.

Ms Giam has been Senior Vice President (Legal & Corporate Secretariat) at Mapletree Investments Pte Ltd and the Company Secretary and in-house counsel (Vice President) at Temasek Holdings Pte Ltd. Before joining Temasek Holdings Pte Ltd, she was a partner at a leading Singapore law firm, specialising in the areas of real estate, corporate law and retail and institutional banking. Ms Giam is experienced in real estate investment trust management and corporate governance and compliance issues. She has also been involved in the structuring of many public and private real estate funds.

Ms Giam is also an angel-investor in several companies in the fields of social robotics, laser phosphorous display technologies, data storage, solar-silica, educational electronic tablet innovations and a medical pathology laboratory. She has a keen interest in the nurture and building up of private companies.

Mr Nicholas Mcgrath
B.Bus (Accounting), LLB (Hons)
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 $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.

Mr McGrath holds a Bachelors Business (Accounting)/LLB (Hons) from the University of Technology Sydney, a Practical Legal Certificate from the College of Law, and a Graduate Diploma of Applied Finance & Investment from the Securities Institute of Australia.

Senior Management Team


Mr Nicholas McGrath


Ms Tang Buck Kiau


Mr Koh Wee Lih


Ms Doris Lim


Ms Joanne Loh

Mr Nicholas Mcgrath
B.Bus (Accounting), LLB (Hons)
Chief Executive Officer

Mr Nicholas 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 Tang Buck Kiau
CPA (Singapore)
Head of Finance/Company Secretary of the Manager

Ms Tang joined the Manager as Finance Manager and Company Secretary in October 2007 and is currently the Head of Finance. As the Head of Finance, she is responsible for the achievement of key performance indicators and for the financial performance of the REIT. Ms Tang also handles the Manager's corporate secretarial matters.

Prior to joining the management, Ms Tang worked at Far East Organization for 12 years in the finance, accounting and treasury departments, eventually becoming the Senior Finance Manager in the corporate finance department. Her key responsibilities included financial reporting, treasury and structuring, sourcing and management of project financing. Prior to joining Far East Management, she held the position of audit manager at Coopers & Lybrand, Singapore. She has extensive experience in finance, accounting and treasury within the real estate industry.

Ms Tang is a Certified Public Accountant of Singapore and a fellow of the Association of Chartered Certified Accountants.

Mr Koh Wee Lih
MBA, MSc (Industrial and Operations Engineering), BSc (Aerospace Engineering)
Senior Investment Manager

Mr Koh joined the Manager as Senior Investment Manager in December 2008. He is responsible for formulating investment strategies in acquisitions and divestments of the REIT portfolio.

Prior to joining the REIT, 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 15 years of experience in investment and corporate finance, of which more than 6 years were 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.

Senior Management Team continued

Ms Doris Lim
BSc (Estate Management)
Senior Asset Manager

Ms Lim joined the Manager as Senior Asset Manager in October 2010. Ms Lim oversees the Asset Management Team and is responsible for the asset management and leasing strategies for the REIT's portfolio of industrial properties.

Prior to joining the Manager, she was a key executive of the management team of Mapletree Industrial Trust Management Limited ("MITML") as Senior Asset Manager and before that, Mapletree Investments Private Limited ("MIPL"). Before joining Mapletree, she was an asset manager with Ascendas Funds Management (S) Limited/ Ascendas Services Pte Ltd managing Ascendas Real Estate Investment Trust's ("A-REIT") Hi-Tech portfolio with assets under management of S$947 million (as at 31 March 2009). Earlier on in her career, she worked for private and public industrial landlords like JTC Corporation.

In all, she has 15 years of experience in the industrial real estate industry, where she has worked for both public and private real estate trusts and is involved in asset management, investment, marketing, lease management and property management activities.

Ms Lim holds a Bachelor of Science degree in Estate Management (2nd Upper Honours) from the National University of Singapore.

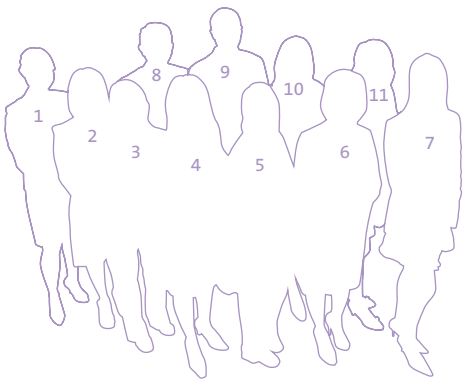
Ms Joanne Loh
BSc (Building), MSc (Real Estate)
Investor Relations Manager

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 with minor asset management responsibilities for a few assets. In her new role, Ms Loh is responsible for all aspects of investor relations for the Trust.

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 7 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. Janet Foo – Fund Accountant
2. Patrina Tan – Fund Accountant
3. Sharon Wong – Asset Manager
4. Doris Lim – Senior Asset Manager
5. Charlotte Khoo – Fund Accountant
6. Tang Buck Kiau – Head of Finance
7. Avril Chong – Office Manager, PA to CEO
8. Koh Wee Lih – Senior Investment Manager
9. Nicholas McGrath – Chief Executive Officer
10. Joanne Loh – Investor Relations Manager
11. Sharon Tay – Asset & Leasing Manager

Property Showcase

27 Penjuru Lane

27 Penjuru Lane comprises two buildings that were built in 2 phases. Phase 1 consists of 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 consists of a five-storey ramp-up warehouse and logistics building with mezzanine offices. The two buildings are serviced by a central circular ramp and 4 passenger lifts.
The property is located along Penjuru Lane, off Penjuru Road and Jalan Buroh, within the Jurong Industrial Estate approximately 16km from the City Centre.

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 first storey.

The property is located at the southern junction of Pandan Crescent and West Coast Highway approximately 14km away from the City Centre.

Property Details	27 Penjuru Lane
Valuation ($'million)	165.00
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	19.3%
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	15 October 2010
Purchase Price ($'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 FY2011[1] ($'million)	6.02

Property Details	8 & 10 Pandan Crescent
Valuation ($'million)	126.00
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	14.8%
Capitalisation Rate (%)	6.50
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	115.0
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)	65,856.40
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 FY2011 ($'million)	8.27

[1] Rental income earned in FY2011 from acquisition date of 15 October 2010.

Property Showcase

1A International Business Park

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

The property is located on the south-eastern side of the city within the prestigious International Business Park precinct, 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 approximately 14 km 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	1A International Business Park
Valuation ($'million)	79.0
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	9.3%
Capitalisation Rate (%)	6.50
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	30 November 2009
Purchase Price ($'million)	90.2
Leasehold Title Expiry Year	31 May 2059
Land Area (sq m)	7,998.4
Gross Floor Area (sq m)	19,949.0
NLA (sq m)	16,697.0
Property Type	Business Park
Town Planning	Business Park
Maximum Plot Ratio	2.5
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 FY2011 ($'million)	5.93

29 Woodlands Industrial Park E1

29 Woodlands Industrial Park E1 comprises a four-storey high technology light industrial building with a 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, approximately 23 km from the City Centre and is well-served by expressways/major roads such as the Bukit Timah Expressway (BKE) and the Seletar Expressway (SLE).

Property Details	29 Woodlands Industrial Park E1
Valuation ($'million)	72.0
Valuation Date	31 January 2011
Valuation as Percentage of Total Portfolio Value	8.4%
Capitalisation Rate (%)	7.25
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	21 February 2011
Purchase Price ($'million)	72.0
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	2.5
Current Plot Ratio	2.48
Lease Terms	
Lease Type	Multi-tenanted
No of tenants	21
Name of Major Tenants	Broadcom Singapore Pte Ltd Illumina Singapore Pte Ltd Ellipsiz Pte Ltd
Occupancy of property	97.2%
Annual rental income FY2011[1] ($'million)	0.52

[1] Rental income earned in FY2011 from acquisition date of 21 February 2011.

20 Gul Way

20 Gul Way comprises a large-scale industrial facility with nine single storey production and warehouse areas and ancillary office. The buildings include an administration block (Building A), a canteen block (Building B), a plant room/technician bay (Building D) and five production/warehouse buildings denoted as Buildings C1, C2, E, F, G, H and I. Buildings C and F each have a small single-storey annex building which is generally used for storage. The buildings are spread over the site with generous open spaces.

The property is located at the north-western junction of Gul Way and Gul Circle, within the Jurong Industrial Estate, approximately 25 km 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	20 Gul Way
Valuation ($'million)	41.80
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	4.9%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	39.40
Leasehold Title Expiry Year	15 January 2041
Land Area (sq m)	76,946.10
Gross Floor Area (sq m)	35,123.00
NLA (sq m)	32,208.00
Property Type	Manufacturing
Town Planning	Business 2
Maximum Plot Ratio	1.40
Current Plot Ratio	0.46
Lease Terms	
Lease Type	Master Lease
No of tenant	1
Name of Master Tenant	Enviro-Metals Pte Ltd
Occupancy of property	100%
Annual rental income FY2011 ($'million)	3.58

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 and an Automated Storage and Retrieval System (ASRS) provided at the first-storey warehouse area.

The property is located within Changi South Industrial Estate. It is approximately 15.5 km 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	10 Changi South Lane
Valuation ($'million)	28.0
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	3.3%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	33.8
Leasehold Title Expiry Year	15 June 2056
Land Area (sq m)	9,219.1
Gross Floor Area (sq m)	14,793.0
NLA (sq m)	12,655.9
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 FY2011 ($'million)	2.48

Property Showcase

15 Tai Seng Drive

15 Tai Seng Drive comprises a five-storey with basement industrial warehouse building. The building accommodates warehouse areas and ancillary office areas over five levels. Basement warehouse/storage areas have been created over an area originally designated for car parking. The property has three loading/unloading bays with dock-levellers. The building is also serviced by two passenger and two cargo lifts which operate between all storeys, including the basement level.

The property is located along the north-eastern end of Tai Seng Drive, a cul-de-sac off Airport Road approximately 9.5 km 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	15 Tai Seng Drive
Valuation ($'million)	27.00
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	3.2%
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	17 December 2007
Purchase Price ($'million)	28.9
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)	17,886.14
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.35
Lease Terms	
Lease Type	Multi-tenanted
No of tenants	8
Name of Major Tenants	element 14 Kumpulan Development (S) Pte Ltd Westfalia Separator (S.E.A.) Pte Ltd
Occupancy of property	100%
Annual rental income FY2011 ($'million)	2.22

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 fourth 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 approximately 16.5 km away from the City Centre. It is well-served by Xilin Avenue, the Pan-Island Expressway and the East Coast Parkway.

Property Details	11 Changi South Street 3
Valuation ($'million)	23.5
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.8%
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	17 December 2007
Purchase Price ($'million)	20.8
Leasehold Title Expiry Year	31 March 2055
Land Area (sq m)	8,832.6
Gross Floor Area (sq m)	14,015.9
NLA (sq m)	11,547.4
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.0
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 FY2011 ($'million)	2.07

61 Yishun Industrial Park A

61 Yishun Industrial Park A comprises a six-storey industrial building suitable for light manufacturing, warehousing, 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 first storey.

The property is located at the south-eastern side of Yishun Industrial Park A, approximately 20 km 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	61 Yishun Industrial Park A
Valuation ($'million)	23.5
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.8%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	21 January 2008
Purchase Price ($'million)	24.6
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 FY2011 ($'million)	1.90

135 Joo Seng Road

135 Joo Seng Road comprises an 8-storey light industrial building with parking lots on the first storey and a canteen located on the second 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 first storey.

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

Property Details	135 Joo Seng Road
Valuation ($'million)	23.3
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.7%
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	10 March 2008
Purchase Price ($'million)	25.0
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 FY2011 ($'million)	1.91

Property Showcase

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 25.5 km away from the City Centre and is well-served by major arterial roads/ expressways such as Jalan Ahmad Ibrahim, the Ayer Rajah Expressway and the Pan-Island Expressway.

Property Details	3 Tuas Avenue 2
Valuation ($'million)	23.0
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.7%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	20.8
Leasehold Title Expiry Year	15 March 2055
Land Area (sq m)	17,802.7
Gross Floor Area (sq m)	16,334.3
NLA (sq m)	14,700.1
Property Type	Manufacturing
Town Planning	Business 2
Maximum Plot Ratio	1.4
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 FY2011 ($'million)	1.67

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 16 km 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	1 Bukit Batok Street 22
Valuation ($'million)	22.5
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.6%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	18.0
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)	14,066.20
Property Type	Warehouse and Logistics
Town Planning	Business 1
Maximum Plot Ratio	2.50
Current Plot Ratio	2.50
Lease Terms	
Lease Type	Multi-tenanted
No of tenants	17
Name of Major Tenants	Mentor Media Ltd Guan Ming Hardware & Engineering Scigate Automation (S) Pte Ltd
Occupancy of property	77.2%
Annual rental income FY2011 ($'million)	1.58

3 Toh Tuck Link

3 Toh Tuck Link comprises high-bay and conventional warehouse areas on the first and third storeys as well as ancillary office areas on all storeys. The building is served by seven loading/unloading bays and a dock leveller located on the first storey of the building.

The property is located on the south-eastern side of Toh Tuck Link, bounded by Old Toh Tuck Road and Toh Tuck Avenue 3, approximately 13 km 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	3 Toh Tuck Link
Valuation ($'million)	19.50
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.3%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price ($'million)	19.3
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	Master Lease
No of tenant	1
Name of Master Tenant	Tavica Logistics Pte Ltd
Occupancy of property	100%
Annual rental income FY2011 ($'million)	1.94

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 offices and warehouse areas on the first storey and data centre and 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 platforms, located at the front of the building facing the main entrance to the development.

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

Property Details	23 Tai Seng Drive
Valuation ($'million)	18.60
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.2%
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price ($'million)	17.2
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)	8,561.00
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	2.50
Current Plot Ratio	2.49
Lease Terms	
Lease Type	Multi-tenanted
No of tenants	2
Name of Major Tenants	T-Systems Singapore Pte Ltd IPC Corporation Ltd
Occupancy of property	100%
Annual rental income FY2011 ($'million)	1.46

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 first-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 first 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 28 km 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	30/32 Tuas West Road
Valuation ($'million)	17.50
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.1%
Capitalisation Rate (%)	7.25
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price ($'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 FY2011 ($'million)	1.60

56 Serangoon North Avenue 4

56 Serangoon North Avenue 4 comprises a purpose built seven-storey light industrial building incorporating warehouse areas on the first storey and factory areas with ancillary office space on the upper floors. The building is served by six loading/unloading bays and three dock-levellers at the first 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 12 km 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	56 Serangoon North Avenue 4
Valuation ($'million)	17.00
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	2.0%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	11 January 2010
Purchase Price ($'million)	14.8
Leasehold Title Expiry Year	15 May 2055
Land Area (sq m)	4,999.10
Gross Floor Area (sq m)	11,751.95
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 FY2011 ($'million)	1.40

31 Admiralty Road

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

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

Property Details	31 Admiralty Road
Valuation ($'million)	15.10
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.8%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.25
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'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 FY2011 ($'million)	1.18

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 first storey.

The property is located at the north-eastern junction of Yishun Industrial Park A, approximately 20.5 km 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	541 Yishun Industrial Park A
Valuation ($'million)	14.50
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.7%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	3 October 2007
Purchase Price ($'million)	16.8
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 FY2011 ($'million)	1.23

Property Showcase

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 and 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 approximately 14 km away from the City Centre. It is well-served by major arterial roads/expressways such as the Central Expressway.

Property Details	2 Ang Mo Kio Street 65
Valuation ($'million)	13.80
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.6%
Capitalisation Rate (%)	7.25
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	15.2
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 FY2011 ($'million)	1.24

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, a 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 7.5 km 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	1 Kallang Way 2A
Valuation ($'million)	13.8
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.6%
Capitalisation Rate (%)	6.75
Terminal Yield (%)	7.00
Discount Rate (%)	8.25
Acquisition Date	30 January 2008
Purchase Price ($'million)	14.0
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 Holdings Ltd
Occupancy of property	100%
Annual rental income FY2011 ($'million)	1.01

8 & 10 Tuas Avenue 20

8 & 10 Tuas Avenue 20 comprises two adjoining "Type D" 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 28 km away from the City Centre. It is well-served by major arterial roads and expressways such as Jalan Ahmad Ibrahim, the Ayer Rajah Expressway and the Pan-Island Expressway.

Property Details	8 & 10 Tuas Avenue 20
Valuation ($'million)	12.8
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.5%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'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 FY2011 ($'million)	0.90

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 running between the office and ancillary storage sections as well as eight loading/unloading bays with dock-levellers on the first storey.

The property is located to the western side of Clementi Avenue 6, within Clementi West Distripark, approximately 13 km away from the City Centre. The property is well-served by the Pan-Island Expressway, the Ayer Rajah Expressway and Commonwealth Avenue West.

Property Details	7 Clementi Loop
Valuation ($'million)	12.6
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.5%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	31 March 2008
Purchase Price ($'million)	18.3
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)	8,099.40
Property Type	Warehouse and Logistics
Town Planning	Business 2
Maximum Plot Ratio	1.60
Current Plot Ratio	0.91
Lease Terms	
Lease Type	Multi-tenanted
No of tenants	3
Name of Major Tenants	Mammoet (S) Pte Ltd EBS Logistics Pte Ltd EM Services Pte Ltd
Occupancy of property	80.9%
Annual rental income FY2011 ($'million)	1.21

Property Showcase

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 approximately 11.5 km 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	103 Defu Lane 10
Valuation ($'million)	12.3
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.4%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	21 January 2008
Purchase Price ($'million)	14.5
Leasehold Title Expiry Year	30 June 2043
Land Area (sq m)	7,541.0
Gross Floor Area (sq m)	9,045.6
NLA (sq m)	8,361.3
Property Type	Warehouse and Logistics
Town Planning	Business 1
Maximum Plot Ratio	2.5
Current Plot Ratio	1.2
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 FY2011 ($'million)	1.17

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 first 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 25 km from the City Centre and well-served by expressways such as the Bukit Timah Expressway and the Seletar Expressway.

Property Details	8 Senoko South Road
Valuation ($'million)	12.1
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.4%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	12.8
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	2.5
Current Plot Ratio	1.3
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 FY2011 ($'million)	0.98

26 Tuas Avenue 7

26 Tuas Avenue 7 comprises a two-storey purpose-built factory with a mezzanine office level. The building is served 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 26.5 km 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	26 Tuas Avenue 7
Valuation ($'million)	9.6
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.1%
Capitalisation Rate (%)	7.25
Terminal Yield (%)	7.50
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	8.3
Leasehold Title Expiry Year	31 December 2053
Land Area (sq m)	5,823.3
Gross Floor Area (sq m)	6,125.3
NLA (sq m)	5,522.1
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 FY2011 ($'million)	0.81

10 Soon Lee Road

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

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

Property Details	10 Soon Lee Road
Valuation ($'million)	9.40
Valuation Date	31 March 2011
Valuation as Percentage of Total Portfolio Value	1.1%
Capitalisation Rate (%)	7.00
Terminal Yield (%)	7.75
Discount Rate (%)	8.25
Acquisition Date	19 April 2007
Purchase Price ($'million)	8.7
Leasehold Title Expiry Year	12 March 2041
Land Area (sq m)	9,303.3
Gross Floor Area (sq m)	8,142.0
NLA (sq m)	7,214.4
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 FY2011 ($'million)	0.73

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
Number of properties	12	21	21	26	26
Portfolio Value ($'m)	316.5	555.4	530.3	635.3	853.2
Net Lettable Area (sqm)	194,980.7	289,022.4	288,969.2	349,987.3	456,615.5
Number of Tenants	12	27	25	49	71
Occupancy	100%	100%	98.6%	96.0%	99.0%
Location of Properties	Singapore	Singapore, Japan	Singapore, Japan	Singapore, Japan	Singapore

The AIMS AMP Capital Industrial REIT Portfolio

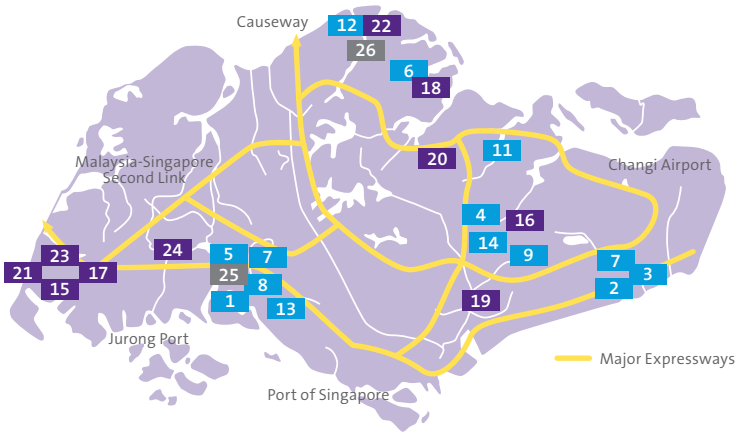
Strategically-Located Portfolio

The portfolio comprises 26 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 2011

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 20 Gul Way
16 135 Joo Seng Road
17 3 Tuas Avenue 2
18 541 Yishun Industrial Park A
19 1 Kallang Way
20 2 Ang Mo Kio Street 65
21 8 & 10 Tuas Avenue 20
22 8 Senoko South Road
23 26 Tuas Avenue 7
24 10 Soon Lee Road

Business Park /Hi Tech

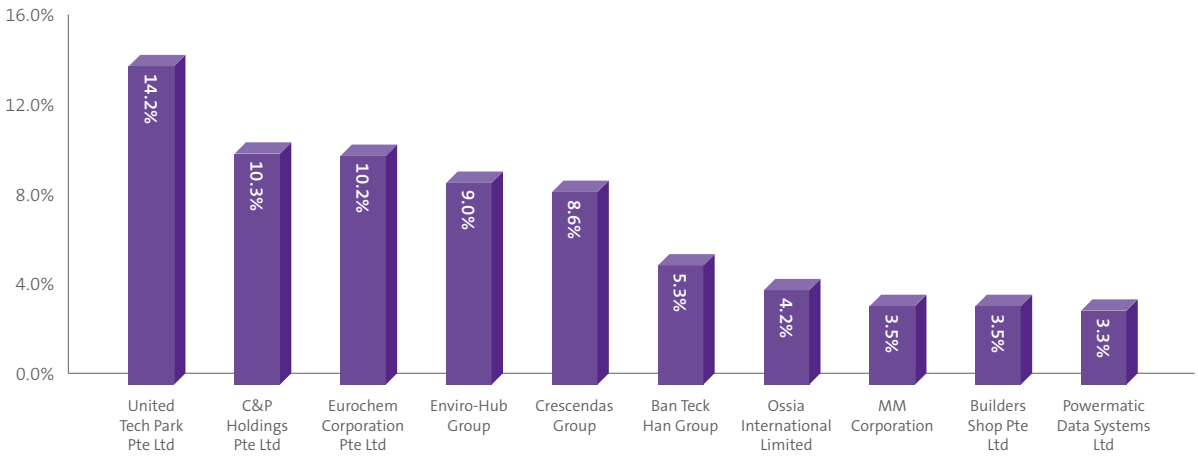
25 1A International Business Park
26 29 Woodlands Industrial Park E1

Diversified Income Base

The Manager has successfully increased the diversity of the portfolio's tenant base, with no single tenant now contributing more than 14.2% of rental income. This compares to the 33.6% contribution from the largest tenant at the time of listing and 16.7% in the last financial year. The top 10 tenants accounted for 72.1% of the Trust's rental income, compared to 94.2% in the initial portfolio at the time of listing and 73.4% in the last financial year.

Portfolio Analysis continued

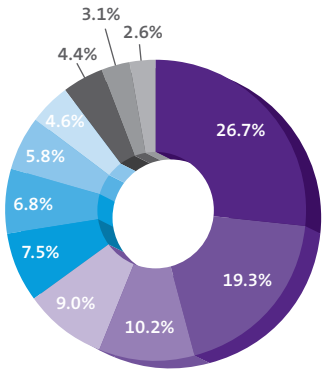
Top 10 Tenants



Diversified Tenant Mix Provides Portfolio Stability

AIMSAMPIREIT seeks to achieve portfolio diversification by maintaining a good tenant mix. Construction & Engineering and Logistics & Warehousing remained the two largest sectors contributing 46.0% of the total revenue.

Tenant Base by Trade Sector (by Rental Income)

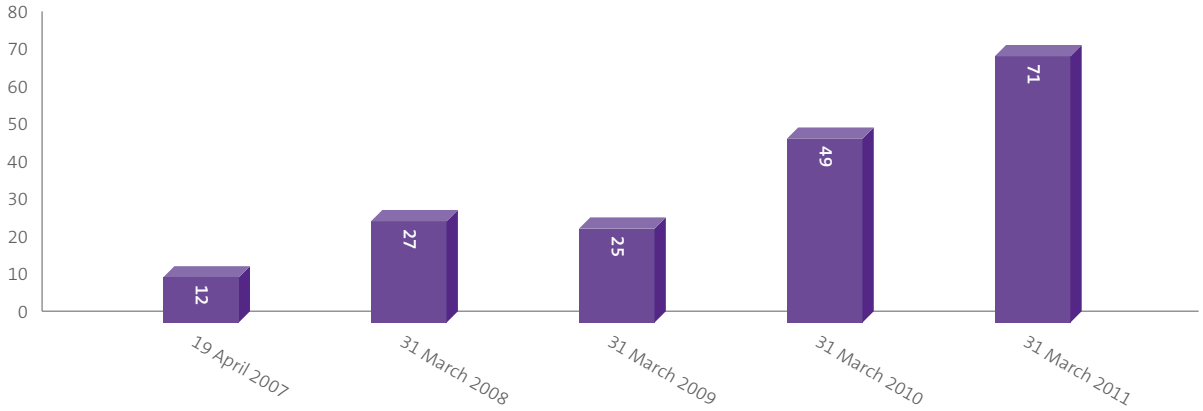


- Construction and Engineering 26.7%
- Logistic & Warehousing 19.3%
- Energy 10.2%
- Metal Recycling 9.0%
- Plastic Products and Distribution 7.5%
- Information Technology & Electronics 6.8%
- Pharmaceutical/Healthcare/ Cosmetics 5.8%
- Printing 4.6%
- Fashion and Apparels 4.4%
- F&B 3.1%
- Telecommunications 2.6%

Portfolio Analysis continued

The number of tenants has grown from 12 as at listing, to 49 as at end of 31 March 2010, and to 71 as at 31 March 2011, a continued reduction of tenant concentration risks.

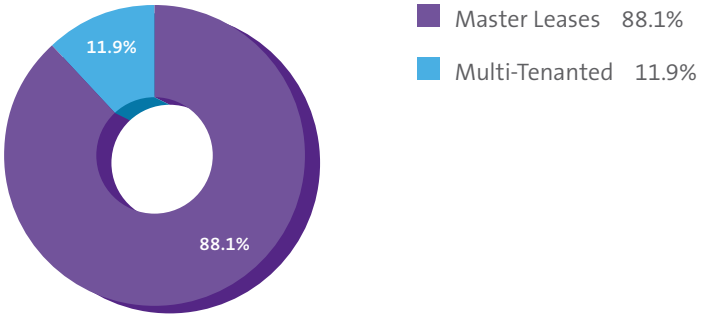
Number of Tenants



Master Lease Properties and Multi-Tenanted Properties

As at 31 March 2011, properties with master leases contributed approximately 88.1% of the rental income whilst multi-tenanted properties contributed the balance. Properties with master leases typically have a longer lease period and provide a stable income stream for the portfolio, whilst multi-tenanted properties allow the Trust to enjoy potential rental reversion, providing potential organic income growth within the portfolio.

Master Lease and Multi-Tenanted (by Rental Income)



Security Deposits

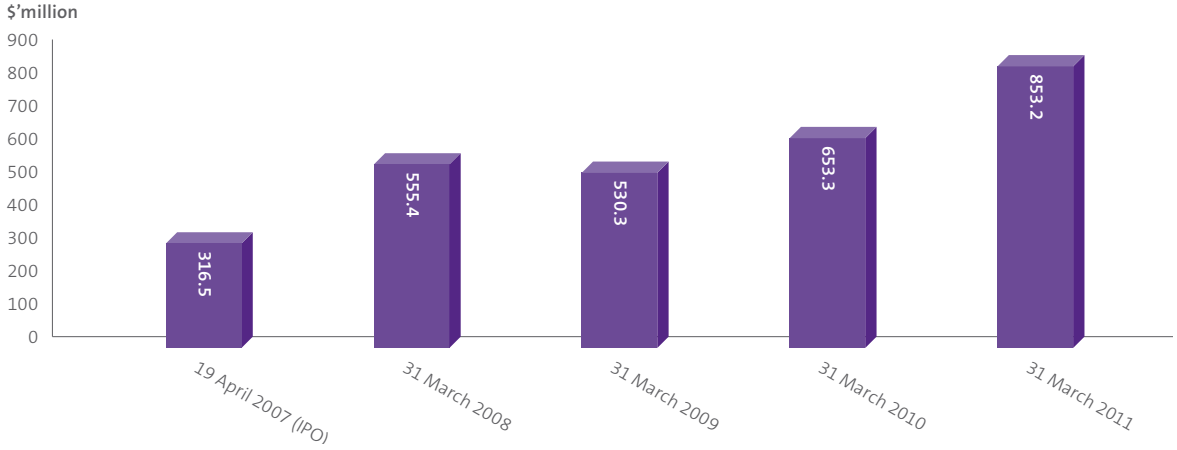
All of the Trust's properties are supported by security deposits in the form of cash or bankers' guarantees. As at 31 March 2011, the deposits ranged from 3 months rental to 12 months rental, with an average of 8.4 months rental per property for the portfolio.

Rental Escalations

Organic rental growth is supported by built-in rental escalations staggered throughout the leases of 20 of the Trust's properties which are under master leases.

Portfolio Value

The Trust's portfolio value grew from $635.3 million as at 31 March 2010 to $853.2 million as at 31 March 2011.



The Trust executed the following real estate transactions during FY2011:

(a) Yield accretive acquisitions

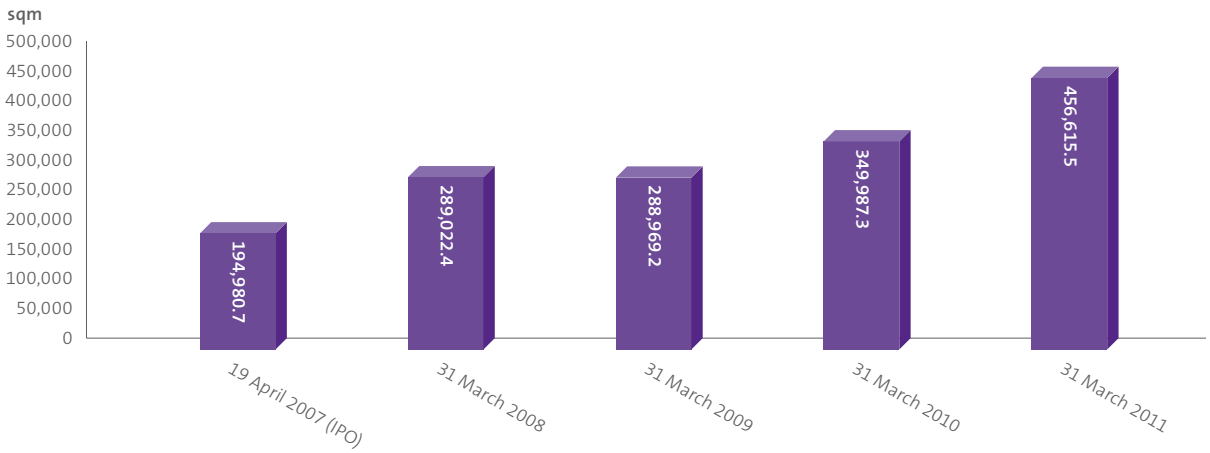
During FY2011, AIMSAMPIREIT acquired two high-quality assets, 27 Penjuru Lane and NorthTech for $161.0 million and $72.0 million, respectively. 27 Penjuru Lane is a ramp-up warehouse and logistics facility while NorthTech is a high-tech facility. The respective vendors were DB International Trust (Singapore) Limited as Trustee of AMP Capital Business Space REIT and Prime Industrial Holdings Private Limited. The properties were valued for $165.0 million and $72.0 million, respectively, using the discounted cash flows approach & direct capitalisation approach.

(b) Strategic Divestments

The Manager adopts a proactive approach towards managing the Trust's properties. During FY2011, the Trust divested two properties, 23 Changi South Avenue 2 and 1-398-3,11,13 Yoshinocho, Kita-ku, Saitama City, Saitama, Tokyo for $16.7 million and JPY1.49 billion respectively. The divestments are consistent with the Manager's strategy of recycling the Trust's capital to maximise returns to unitholders. The respective buyers were Premier Land (East) Pte Ltd and Industrial & Infrastructure Fund Investment Corporation.

Net Lettable Area

The Trust's net lettable area has continued to expand commensurate with the Trust's portfolio growth.

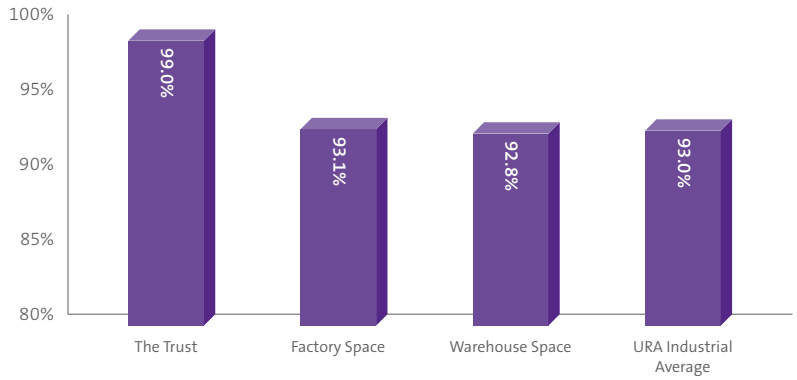


Portfolio Analysis continued

High Occupancy Levels

The Trust's occupancy rate improved to 99.0% as at 31 March 2011 from 96.0% as at 31 March 2010, which compares favourably with the Singapore industrial average occupancy rate of 93.0%[1].

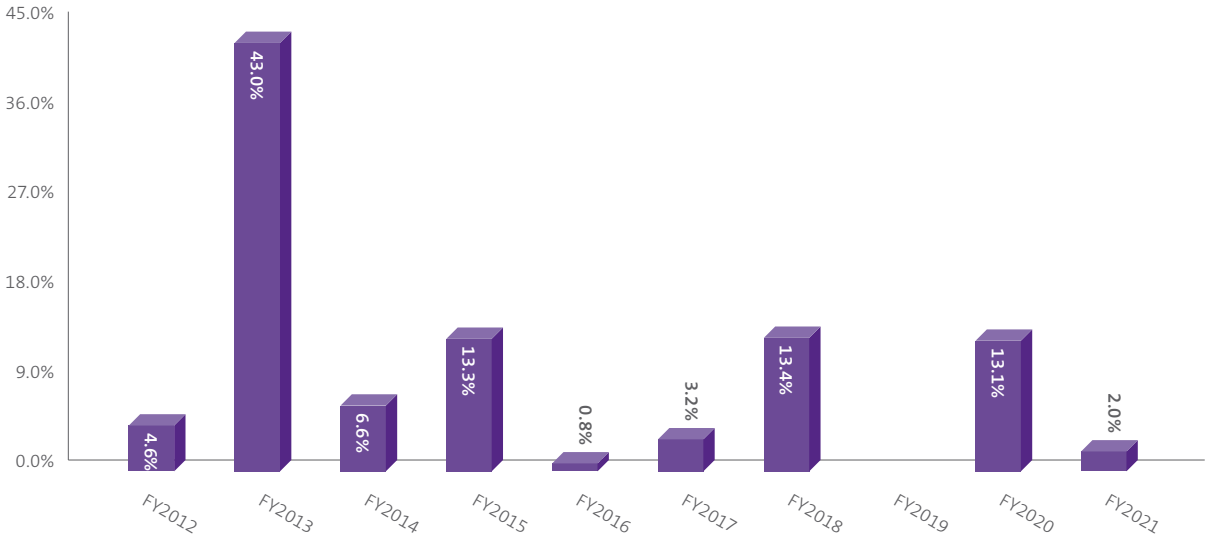
The Trust vs the Singapore Industrial Average



Lease Expiry Profile

As at 31 March 2011, the weighted average lease term to expiry (by rental income) of all the properties was 3.5 years. Leases representing 43.0% of the portfolio by rental are expiring in FY2013. The renewal risk is mitigated as 93.0% of these leases are either master leases supported by underlying subleases or multi-tenanted properties. The Manager is conducting intensive asset management programmes to ensure high occupancy is maintained with a view to achieving rental reversions on the properties.

Lease Expiry Profile (by Rental Income)



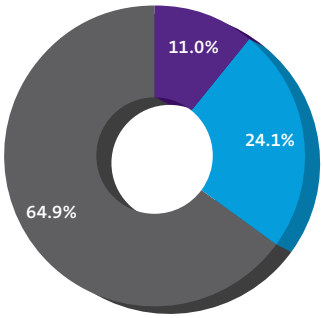
[1] Source: Based on URA 1st quarter 2011 statistics. URA Industrial average is the average of the factory and warehouse space occupancy rates of 93.1% and 92.8% respectively.

Portfolio Analysis continued

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.

Property Usage by Industrial Subsector (by Rental Income)

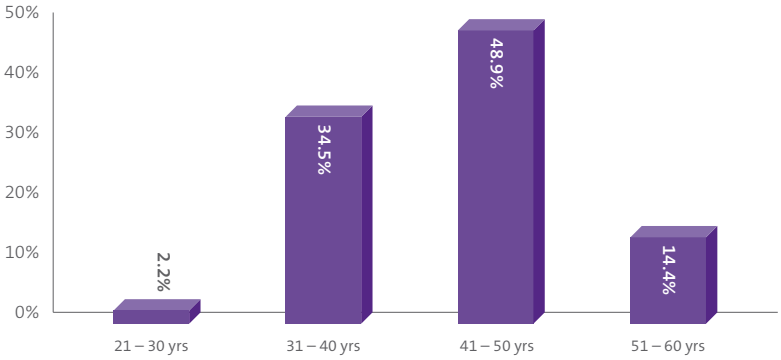


- Business Park/Hi-Tech 11.0%
- Manufacturing 24.1%
- Warehousing and Logistics 64.9%

Long Leasehold for Expiry of Underlying Land Lease

As at 31 March 2011, the weighted average unexpired lease term for the underlying leasehold land is 42.7 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 15 April 2011, by Colliers International Singapore Pte Ltd for the purpose of this Annual Report)

1. Macroeconomic Trends

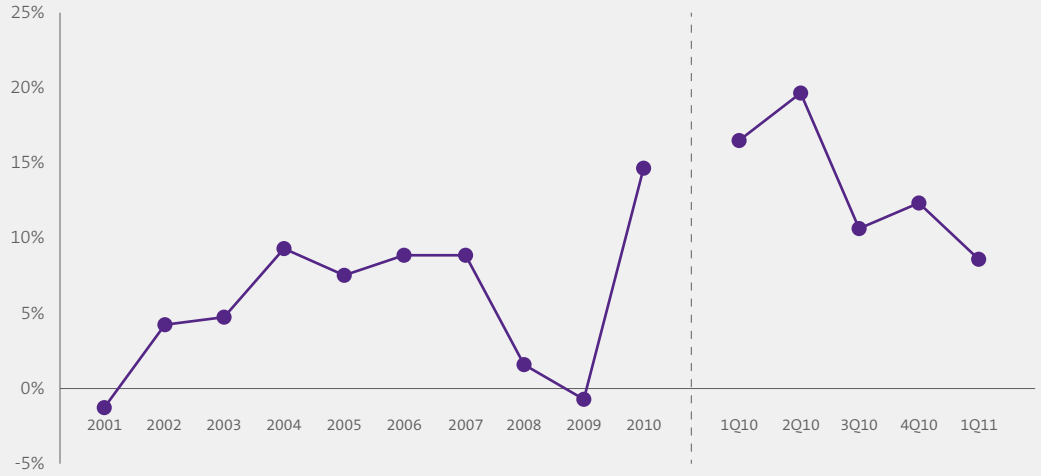
1.1 Review of Economic Performance in the Past Year

Singapore's Gross Domestic Product (GDP) grew by 14.5% year-on-year (YoY) in 2010, according to the Ministry of Trade & Industry (MTI). This is a strong turnaround from a 0.8% contraction in 2009, when the economy was weighed down by the global financial crisis and places Singapore as one of the fastest growing Asian economies in 2010.

The strong economic rebound in 2010 is mainly supported by a strong expansion in the manufacturing sector which grew by 29.7% YoY in 2010 compared to a 4.2% contraction in 2009, driven by a surge in electronics and biomedical manufacturing output.

The Singapore economy continued to grow by 8.5% YoY in 1Q 2011, based on advance[1] estimates from the MTI. Growth was led by the 13.9% YoY expansion in manufacturing sector which was driven by the electronics and precision engineering clusters on the back of a pick-up in business investment in the region.

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



Source: Singapore Department of Statistics

1.2 Economic Outlook

Though the external macroeconomic conditions are expected to remain supportive of growth in 2011, downside risks such as growing inflationary pressures, global supply disruptions due to natural disasters as well as a proliferation of the Eurozone debt crisis continues to impinge on Singapore's economy. Thus, the double-digit GDP growth achieved in 2010 is expected to moderate to a more sustainable rate of between 4% and 6% in 2011, according to the MTI.

[1] The advance GDP estimates for the first quarter of 2011 are computed largely from data in the first two months of the quarter (i.e. January and February 2011). They are intended as an early indication of the GDP growth in the quarter, and are subject to revision when more comprehensive data become available.

2 Factory Market Overview

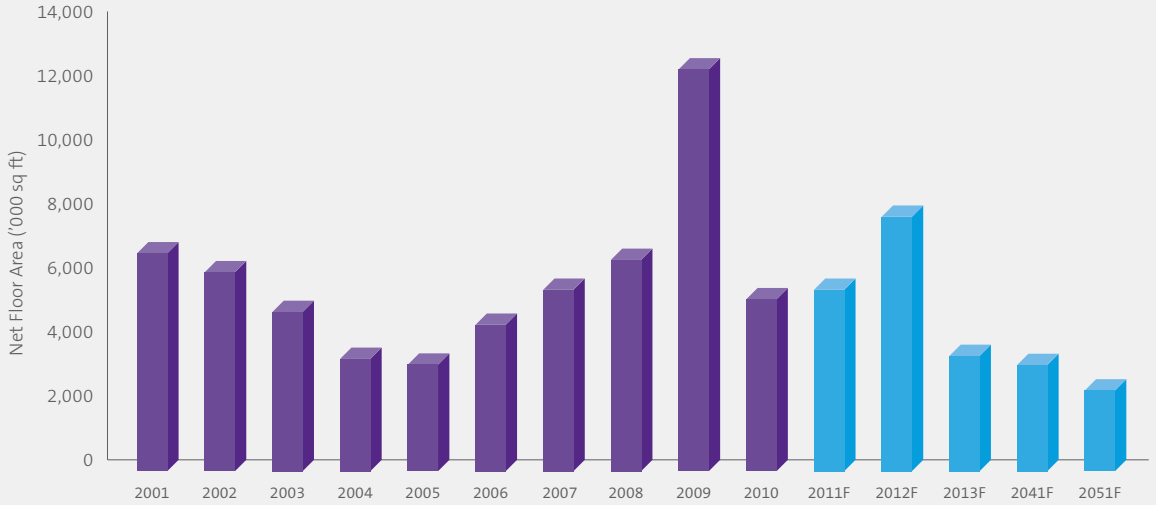
2.1 Existing and Potential Supply

As of 4Q 2010, Singapore's islandwide stock of factory space (excluding Business Park space) stood at 314.9 million sq ft, according to figures sourced from the Urban Redevelopment Authority (URA), after the net addition of 5.1 million sq ft of new factory space in the whole of 2010.

Geographically, the majority 42.7% or 134.5 million sq ft of factory space was located in the Western planning region, followed by the Central (19.3%), North (16.5%), East (13.3%) and Northeast (8.2%) planning regions. The private sector owned 82.6% of total islandwide factory stock while the public sector owned the rest.

Based on URA's statistics and Colliers International's estimate as of 4Q 2010, some 21.8 million sq ft[2] (net floor area) of new factory space (excluding Business Parks) are projected to be completed between 2011 and 2015. This translates to an annual average of 4.4 million sq ft, some 21.4% below the average annual net new supply of 5.6 million sq ft from 2001 and 2010.

Net New and Potential Supply of Factory Space* (as of 4Q 2010)



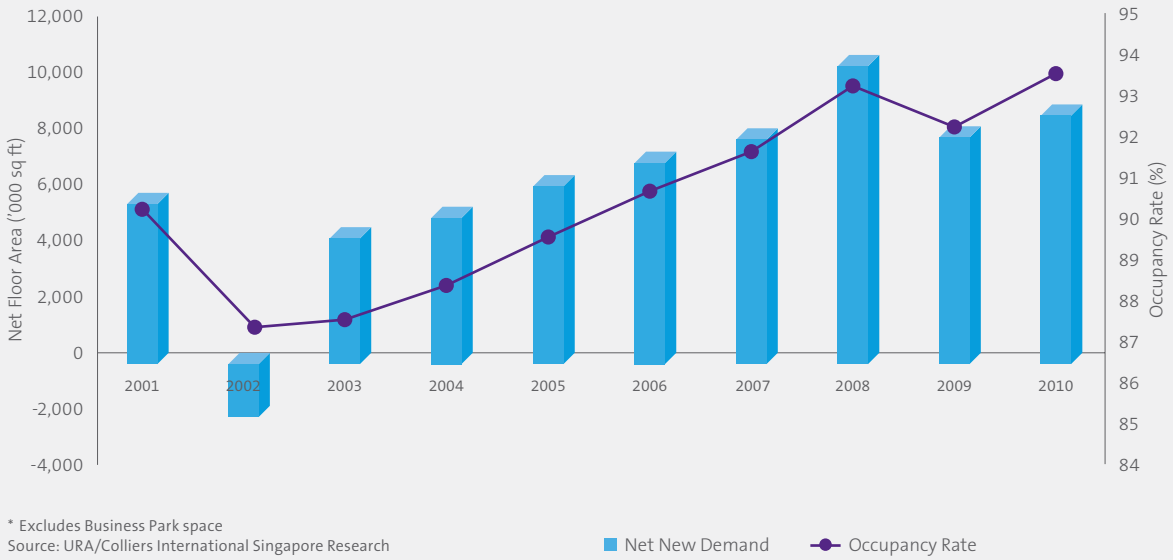
* Excludes Business Park space
F: Forecast
Source: URA/Colliers International Singapore Research

Completed Upcoming

2.2 Demand and Occupancy

Buoyed by a better than expected rebound in global and local economic conditions in 2010, which signalled that the worst of the global financial crisis has passed, businesses' appetite for factory space also expanded. Net new demand for factory space (excluding Business Parks) amounted to about 8.7 million sq ft in 2010, far outstripping the 5.1 million sq ft net new supply in the same period. Occupancy rates for factory space thus returned to a respectable 93.6% by end-2010, from 92.4% in 2009.

[2] Note that the level of potential supply could increase due to new projects that may be proposed in the next one to two years.

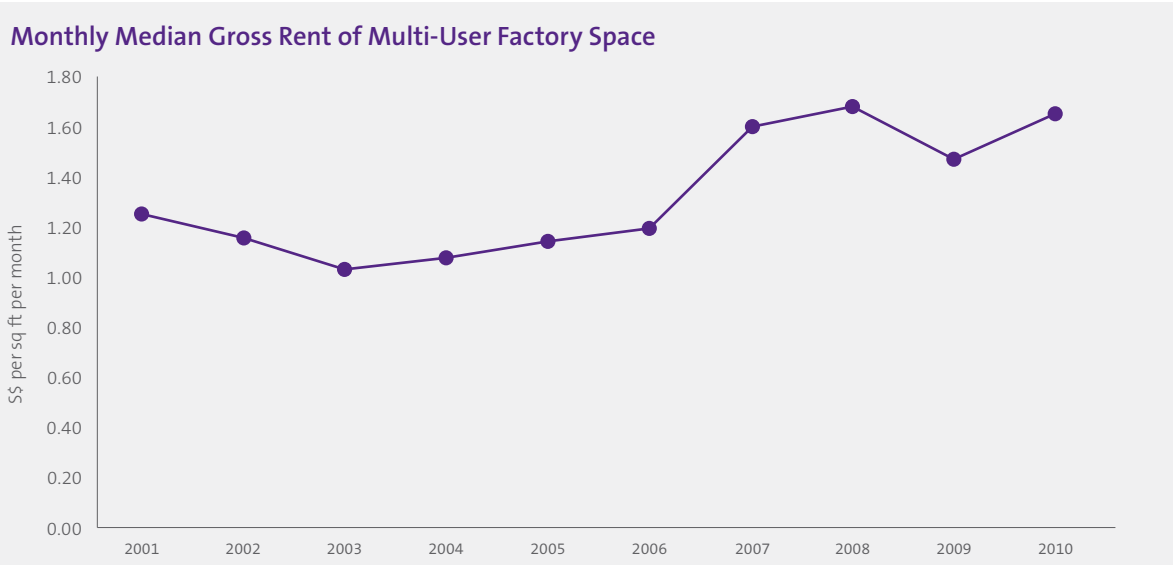


* Excludes Business Park space
Source: URA/Colliers International Singapore Research

2.3 Rents and Capital Values of Multi-User Factory Space

2.3.1 Rents

According to rental data sourced from the URA as of 4Q 2010, the median rent of multi-user factory space rebounded by 11.7% in 2010 to reach S$1.64 per sq ft per month, in the wake of strengthening demand and the rise in occupancies. This came after a momentary 12.1% dipped in rents in 2009, which were weighed down by the global financial crisis.

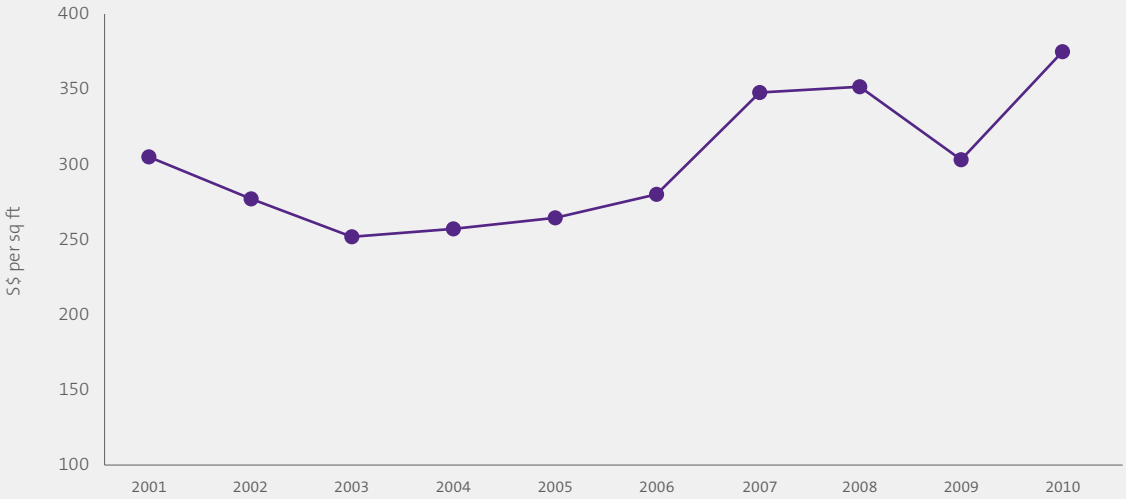


Source: URA/Colliers International Singapore Research

2.3.2 Capital values

Bolstered by the low interest rate environment and the prospect of near-term capital appreciation, the sales market was noticeably more active than the leasing market in 2010, resulting in prices outperforming rents. Figures from the URA showed the median price of multi-user factory space surged by 23.7% in 2010 to S$373 per sq ft by the end of 2010, a strong turnaround from the 14.2% drop in 2009.

Median Price of Multi-User Factory Space



Source: URA/Colliers International Singapore Research

2.4 Outlook

Underpinned by positive economic and manufacturing sector outlook, more firms are expected to set up new facilities or embark on business expansion plans to ride on the wave of economic recovery, thereby supporting demand for factory space. Coupled with a moderated potential supply averaging about 4.4 million sq ft annually between 2011 and 2015, from the annual average of 5.6 million sq ft from 2001 and 2010, occupancy levels are expected to continue to firm. Thus, though downside risks exist, factory rents and capital values are expected to have enduring strength to grow by between 5% and 10% in 2011.

3 Warehouse Market Overview

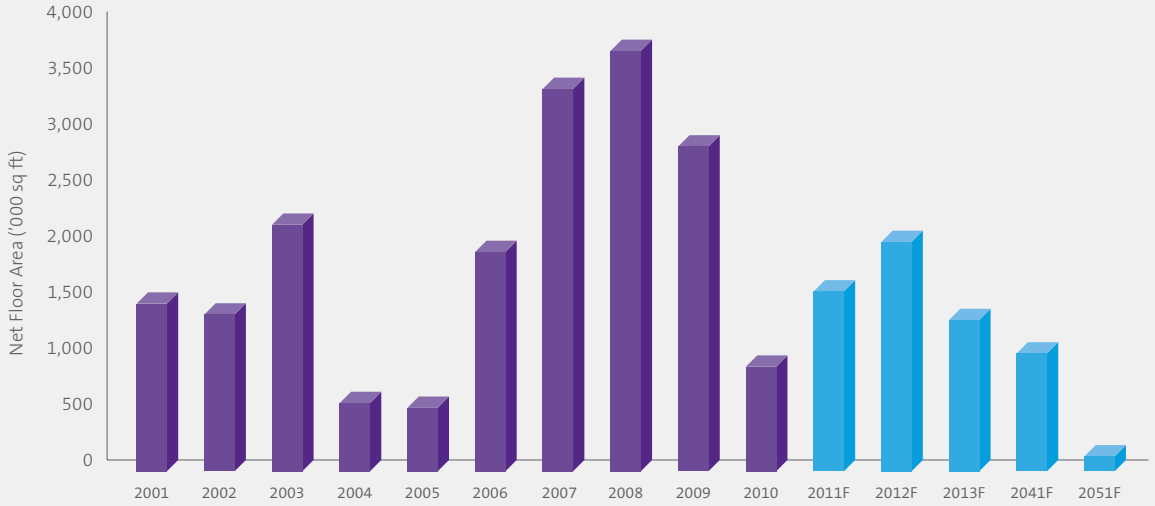
3.1 Existing and Potential Supply

According to latest figures from the URA as of 4Q 2010, Singapore held a total warehouse stock of some 74.9 million sq ft, following a net addition of 0.9 million sq ft of new warehouse space in the whole of 2010.

The bulk or 58.1% of the warehouse space was located in the Western planning region, followed by the Central (18.6%), East (13.3%), North (5.3%) and Northeast (4.7%) planning regions. The majority share of 99.3% was held by the private sector while the public sector owned the remaining 0.7% share.

Between 2011 and 2015, approximately 5.9 million sq ft[3] (net floor area) of new warehouse space is expected to be completed, according to URA's statistics and Colliers International's estimates as of 4Q 2010. This reflects an average annual new supply of about 1.2 million sq ft for the period. Though this is 33.3% higher than the 0.9 million sq ft added in 2010, it is 36.8% less than the 10-year average annual net new supply of 1.9 million from 2001 to 2010.

Net New and Potential Supply of Warehouse Space (as of 4Q 2010)



F: Forecast
Source: URA/Colliers International Singapore Research

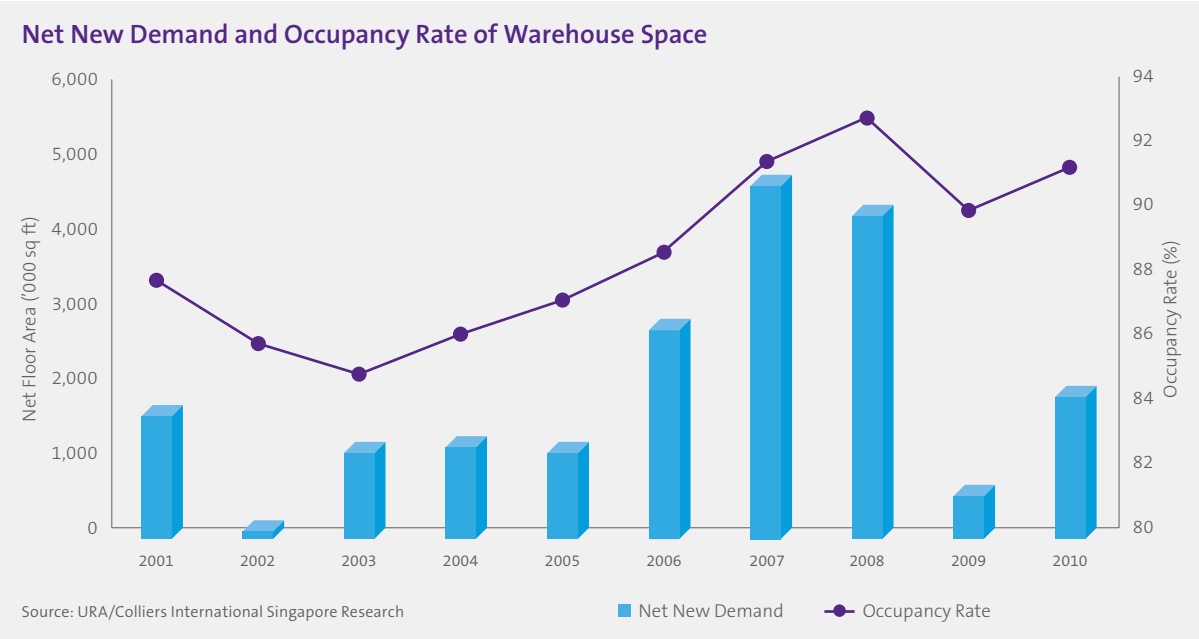
Completed Upcoming

3.2 Demand and Occupancy

Underpinned by an expansion in manufacturing output production which gave rise to the need for more logistics and storage facilities, islandwide net new demand for warehouse space totalled 1.9 million sq ft in 2010, more than three times the 600,000 sq ft taken up in 2009.

With demand outpacing net new supply of 0.9 million sq ft in 2010, islandwide occupancy rate of warehouse space strengthened to 91.4% as of 4Q 2010 from 90.0% in 4Q 2009.

[3] Note that the level of potential supply could increase due to new projects that may be proposed in the next one to two years.

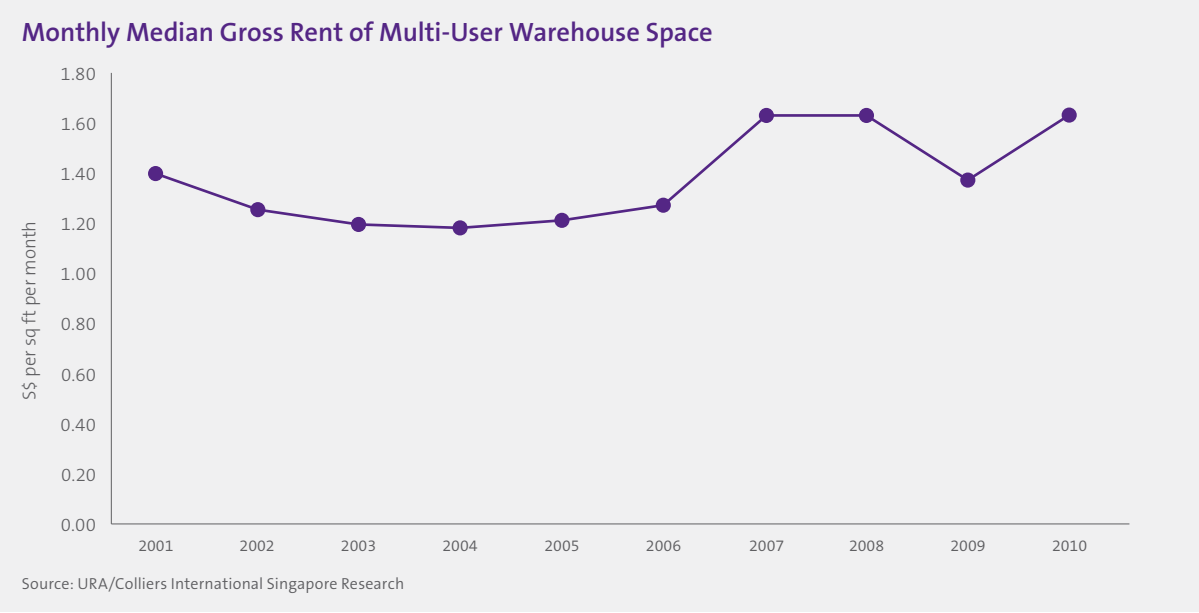


3.3 Rents and Capital Values of Multi-User Warehouse Space

3.3.1 Rents

Strong economic growth and the resultant boost in occupier demand coupled with a tightening of available warehouse space provided impetus for rents to regain lost ground in 2010.

As such, the median rent of multi-user warehouse space, recovered by a strong 17.7% in 2010 to reach S$1.63 per sq ft per month as of 4Q 2010, negating the 15.5% fall in 2009, based on rental data from the URA.



3.3.2 Capital Values

In line with rental trends as well as with the return of investors' and end-users' demand for warehouse space, the median price of multi-user warehouse space, in accordance with URA's latest available statistics, bounced back by a hefty 23.7% in 2010 to S$497 per sq ft as of 4Q 2010, after falling by 16.0% in 2009.

Median Price of Multi-User Warehouse Space

Source: URA/Colliers International Singapore Research

3.4 Outlook

Outlook for the demand of warehouse space in Singapore remains positive on the back of healthy economic fundamentals as well as the government's continued commitment to stimulate growth in the manufacturing and logistics sector. Meanwhile, with net new supply of warehouse space slowing down to around 1.2 million sq ft per annum between 2011 and 2015, compared to the average 1.9 million sq ft yearly between 2001 and 2010, occupancy rates are expected to continue to strengthen. Though downside risks persist, warehouse rents and capital values are poised to escalate by a projected rate of between 5% and 10% in 2011.

4 Business and Science Park Market Overview

4.1 Existing and Potential Supply

URA's latest data showed that with the addition of some 2.1 million sq ft of new business and science park space in 2010 – the largest annual net new supply seen since 2003[4] – the islandwide stock of business and science park space amounted to around 15.0 million sq ft, as of 4Q 2010.

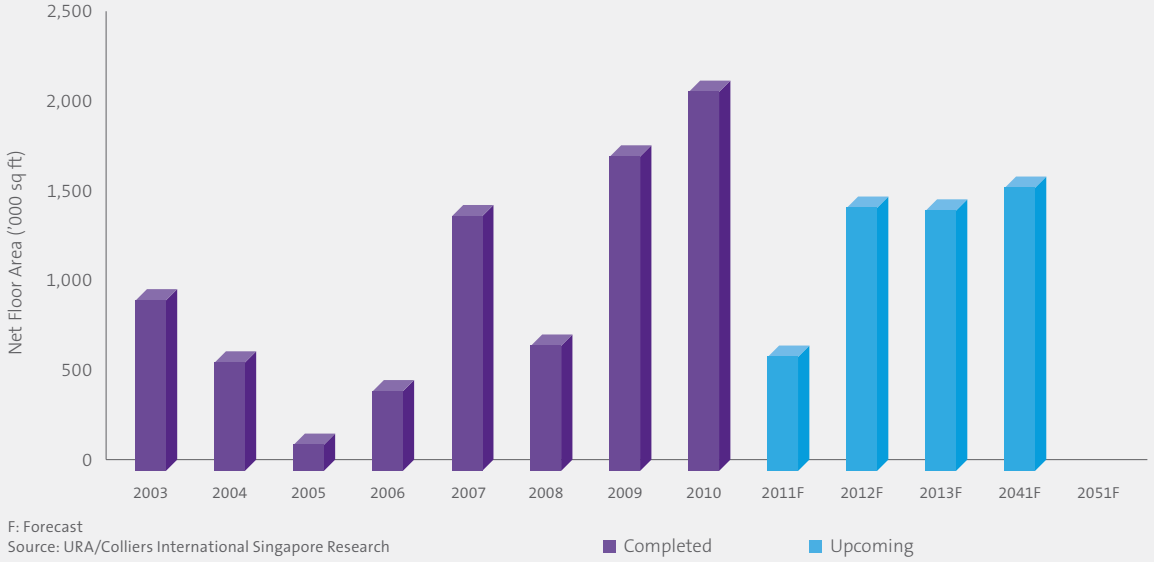
Approximately 55.7% of this supply was located in the Central planning region and the remainder was distributed between the West (25.0%) and East (19.2%) regions. In terms of ownership, 81.7% of the existing stock was held by the private sector and the public sector owned the smaller 18.3% share.

[4] URA's statistical series for business park space commences from 3Q 2002.

An estimated 5.2 million sq ft[5] (net floor area) of new business and science park space are expected to be completed between 2011 and 2015, based on available URA's statistics and Colliers International's estimates as of 4Q 2010. The majority 57.8% of this upcoming supply will be located in one-north. The Changi Business Park is forecast to contribute 21.5% to the total potential supply, followed by Science Park (15.4%) and Cleantech Park (5.3%).

The total upcoming space works out to an average of 1.0 million sq ft per annum new supply between 2011 and 2015, which is on par with the average annual net new supply of 1.0 million sq ft between 2003 and 2010.

Net New and Potential Supply of Business and Science Park Space (as of 4Q 2010)



F: Forecast
Source: URA/Colliers International Singapore Research

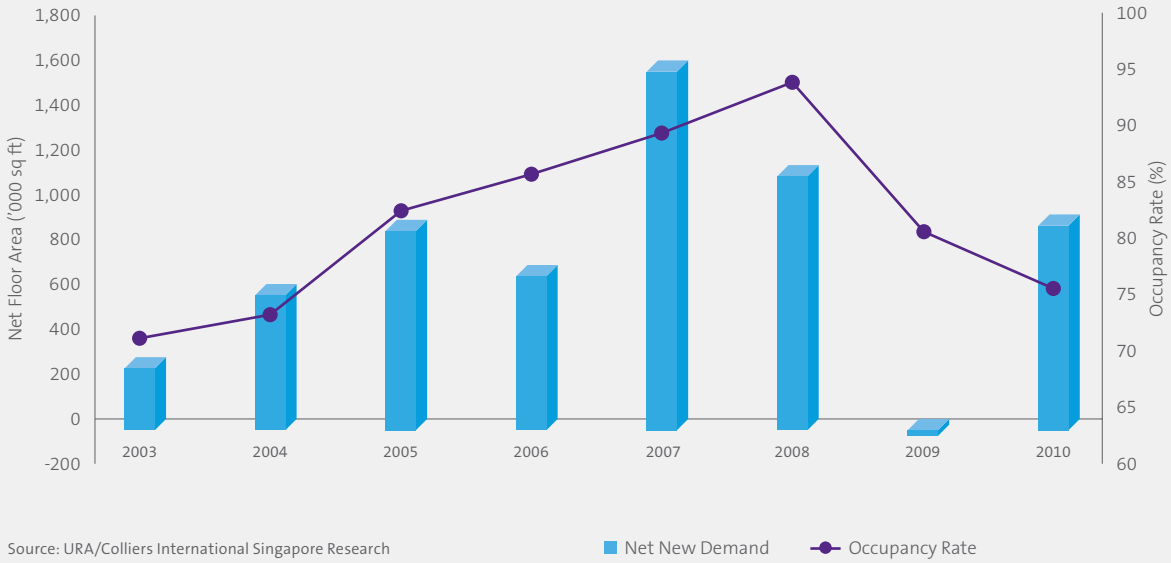
4.2 Demand and Occupancy

Companies or business units that are less sensitive to business locations in the Central Business District (CBD) increasingly view business park space as an attractive alternative to the typical office space. In addition to rental savings, this trend is also due to the narrowing gap in the offerings between business park space and office developments, particularly older buildings.

Coupled with the recovering economy, the net new demand for business park space in 2010 improved to 0.9 million sq ft, reversing the slight contraction in demand in 2009.

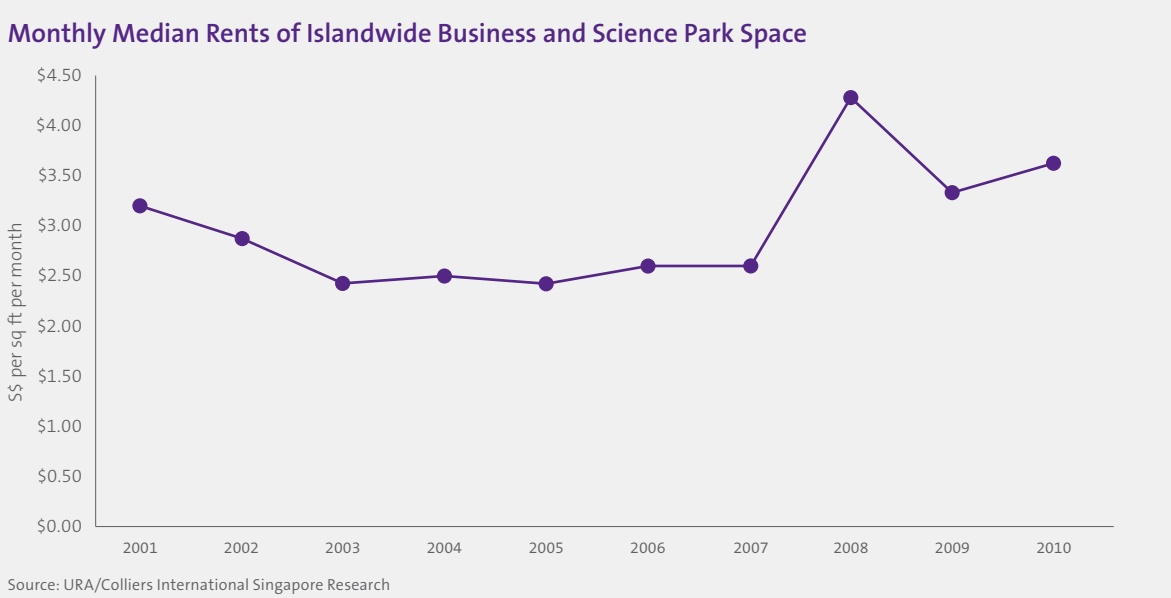
However, as the level of net new demand in 2010 was about 57.1% lower than the 2.1 million sq ft net new supply recorded in the same year, islandwide occupancy rate of business park space fell to 75.5% as of 4Q 2010 from 80.8% in end-2009.

[5] Note that the level of potential supply could increase due to new projects that may be proposed in the next one to two years.



4.3 Rents of Multi-User Business and Science Park Space

According to rental information sourced from the URA's Real Estate Information System (REALIS), which is based on actual rental transactions, the median rent of business and science park space recovered by 8.1% in 2010, following a negative 22.0% correction in 2009, to end the year at S$3.60 per sq ft per month. The recovery in rents comes on the back of strengthening demand for such space that was driven by improved business confidence amid a buoyant local economy and a recovering global economic environment.



4.4 Outlook

Demand for business parks is expected to continue to trend up as companies increasingly move up the value chain from manufacturing and assembly activities to innovation-related development works. The resurgence in the mainstream finance and business services sectors is also expected to facilitate an increase in supporting businesses to locate in business parks instead of traditional office premises, given the expected widening rental gap, as well as the narrowing gap in offerings between the two types of business spaces.

With new supply of business park space expected to average 1.0 million sq ft per annum between 2011 and 2015, which is similar to the average annual net new supply of 1.0 million sq ft between 2003 and 2010, demand and occupancy is expected to remain resilient going forward. Thus, rents could grow by about 5% to 10%, barring any unforeseen external shocks.

Financial Review

	FY2011 S$'000	FY2010 S$'000	+/- %
Gross revenue	73,245	50,944	+43.8
Property operating expenses	(20,524)	(10,804)	+90.0
Net property income	**52,721**	**40,140**	**+31.3**
Interest and other income	164	161	+1.9
Net foreign exchange loss	–	(15)	NM
Manager's management fees	(3,751)	(2,903)	+29.2
Borrowing costs	(18,309)	(13,893)	+31.8
Write back of excess provision for onerous contract	–	955	NM
Other trust expenses	(984)	(1,486)	-33.8
Non-property expenses	(23,044)	(17,327)	+33.0
Net Income	**29,841**	**22,959**	**+30.0**
Amount available for distribution to the Unitholders	**37,204**	**22,343**	**+66.5**
Distribution per Unit ("DPU")	**1.9844**	**5.1234**	**-61.3**

NM: Not meaningful

Revenue

Gross revenue for FY2011 was $73.2 million, an increase of $22.3 million, or 43.8%, over FY2010. Additional revenue contributed by seven additional properties acquired since November 2009 net of the two properties divested in FY2011, accounted for $18.9 million of the increase. The balance was largely due to higher recovery of expenses from tenants.

Net Property Income

Net property income grew by $12.6 million primarily due to a higher number of properties in the portfolio.

Net Income

The Manager's management fees for FY2011 were higher by $0.8 million, in line with an increase in portfolio size. Borrowing costs increased by $4.4 million in FY2011 compared to FY2010. The increase was mainly due to an accelerated recognition of the unamortised loan transaction costs relating to the early repayment of a $175.0 million term loan and a Japanese term loan. The above was offset partially by a lower commitment fee incurred and lower weighted average interest rates in FY2011. Other trust expenses in FY2011 were lower by $0.5 million as compared to FY2010 mainly due to one-off investor relations costs and equity fund raising expenses incurred in FY2010.

Distribution

The FY2011 amount available for distribution of $37.2 million was higher than the previous year mainly due to the reasons explained above. In addition, in FY2010, the Trust claimed $1.6 million in industrial building allowance which correspondingly reduced the amount available for distribution for that period. The DPU for FY2011 of 1.9844 cents was lower compared to FY2010 primarily due to an increase in the number of units in issue from 266,385,094 Units as at 30 September 2009 to 2,207,064,174 Units as at 31 March 2011, following equity raising conducted in late 2009, October 2010 and February 2011.

Total assets

As at 31 March 2011, the total assets of AIMSAMPIREIT and its subsidiaries were $874.7 million compared with $657.7 million as at 31 March 2010. The increase of $217.0 million was mainly due to the acquisition of 27 Penjuru Lane on 15 October 2010 and subsequently the acquisition of NorthTech on 21 February 2011 for a total purchase consideration (inclusive of acquisition related costs) of $235.9 million as well as a net revaluation surplus of $19.7 million. The above was offset by the divestment of 23 Changi South Avenue 2 and the Asahi Ohmiya Warehouse in Japan. The aggregate carrying value of these two properties was $37.8 million.

Borrowings

Total borrowings as at 31 March 2011 were $279.3 million or $89.3 million higher than total borrowings as at 31 March 2010. This was largely due to additional loans drawn down during the year to partially finance the acquisition of 27 Penjuru Lane and NorthTech, offset by repayments out of the sales proceeds of 23 Changi South Avenue 2 and the Asahi Ohmiya Warehouse in Japan.

Cash Flows

Total net cash flows from operating activities for FY2011 were $45.1 million. This increase of $4.0 million over the preceding financial year was largely due to an increase in property portfolio size. Net cash used in investing activities was $195.3 million, comprising mainly $234.3 million for the acquisition of 27 Penjuru Lane and NorthTech, offset by $39.3 million in net proceeds from the divestment of 23 Changi South Avenue 2 and the Asahi Ohmiya Warehouse. Cash inflows from financing activities comprised mainly proceeds from borrowings and the issue of new units, offset partially by the repayment of borrowings and distributions paid to Unitholders.

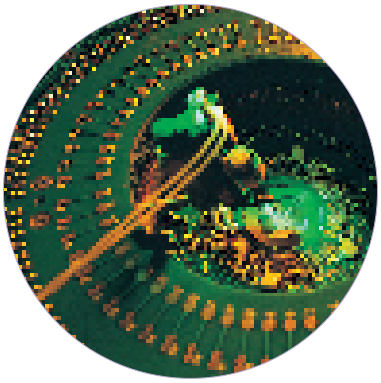
Corporate Liquidity and Capital Resources (In $'000 unless otherwise indicated)

	FY2011	FY2010
Banking facilities and available funds		
Outstanding bank loans	279,300	189,978
Available undrawn bank facilities	37,779	–
Cash and bank balances	17,851	20,569
Total available undrawn facilities and bank balances	55,630	20,569
Weighted average debt to maturity (years)	3.5	2.7
Leverage		
Total borrowings	279,300	189,978
Total assets	874,679	657,728
Aggregate leverage (%)	31.9	28.9
Interest service ratio		
EBITDA	48,307	31,146
Interest expenses	9,887	9,913
Interest cover (times)	4.9	3.2
Derivative financial instruments		
Negative fair value of derivative financial instruments	1,827	3,132
Total assets	874,679	657,728
Percentage of fair value of derivative financial instruments to total assets (%)	0.2	0.5

During the financial year, AIMSAMPIREIT continued its efforts to diversify its funding sources by broadening its banking relationships with Singapore and international banks. The Trust refinanced its $175.0 million term loan facility with improved terms. The interest margin was reduced from 3.5% to 2.16% with split maturities of 3 years and 5 years. The debt maturity profile of the Trust as at 31 March 2011 is set out below:

Maturity Date	$'000
Due in October 2013	150,500
Due in February 2014	28,800
Due in October 2015	100,000
	279,300

As at 31 March 2011, the Trust has approximately $37.8 million of undrawn debt facilities. This provides the Trust with greater financial flexibility as well as the ability to capitalise on acquisition opportunities as they arise.



Corporate Governance Statement

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 its management (**"Management"**), are fully committed to good corporate governance.

The Manager uses the Code of Corporate Governance 2005 issued by the Ministry of Finance (the **"Code"**) as its benchmark, as and where relevant. The following describes the Manager's main corporate governance policies and practices with specific reference to the Code.

The Manager

The Manager possesses general powers of management over the assets of AIMSAMPIREIT. The Manager's main responsibility is to manage the assets and liabilities of AIMSAMPIREIT in the best interests of AIMSAMPIREIT's unitholders (the **"Unitholders"**).

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

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 Singapore Exchange Securities Trading Limited, the Code on Collective Investment Schemes (including the Property Funds Appendix) issued by the Monetary Authority of Singapore (**"MAS"**), the Trust Deed, the tax ruling issued by the Inland Revenue Authority of Singapore on the taxation of AIMSAMPIREIT and its Unitholders and all other relevant contracts;

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

(c) Attending to all regular communications with Unitholders; and

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

The Manager holds a capital market services license issued by the MAS to conduct real estate investment management activities.

Board Matters

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 success of the company. The Board works with Management to achieve this and the Management remains accountable to the Board.

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

Mr George Wang	Chairman, 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 Graham Sugden	Non-Executive	Non-independent
Ms Giam Lay Hoon	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 13 to 16.

The Board 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 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 acquisitions or disposals, the annual budget and the financial performance of AIMSAMPIREIT against a previously approved budget and to approve the release of quarterly, half-year and full year results. The Board also reviews any risks to the assets of AIMSAMPIREIT and acts upon any comments from the auditors of AIMSAMPIREIT.

The number of Board meetings and Audit, Risk & Compliance Committee (**"ARCC"**) meetings held during the year, as well as the attendance of each Board member at these meetings are shown in the table below:

	Board Meetings		ARCC Meetings	
	Held	Attended	Held	Attended
Mr George Wang	7	7	–	–
Mr Tan Kai Seng	7	7	5	5
Mr Norman Ip Ka Cheung	7	7	5	5
Mr Eugene Paul Lai Chin Look	7	6	–	–
Mr Simon Vinson	7	6	5	5
Mr Graham Sugden	7	7	–	–
Ms Giam Lay Hoon	7	7	–	–
Mr Nicholas McGrath	7	7	–	–

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

The Manager has adopted a set of internal guidelines which outlines financial authority limits pertaining to the acquisition and/or divestment of investment properties, operating/capital expenditures, 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 delegations of authority and approval sub-limits are also provided at management level to facilitate operational efficiency.

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, the business activities and strategic directions of AIMSAMPIREIT and the contribution they would be expected to make, including time commitment and any participation in sub-committees of the Board.

The Board is regularly briefed either during Board Meetings or at specially convened meetings involving 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 through regular, timely updates regarding 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 judgment 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.

The Board consists of eight members, of whom three are independent non-executive directors. The chief executive officer is the only executive director with one-third of the Board being independent. 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 perspectives 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 strategic goals.

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 made in the best interests of AIMSAMPIREIT.

Chairman and Chief Executive Officer

Principle 3: There should be a clear division of responsibilities at the top of the company – the working of the Board and the executive responsibility of the company's business – which will ensure a balance of power and authority, such that no one individual represents a considerable concentration of power.

The roles of Chairman and Chief Executive Officer are separate and the respective positions are held by two separate persons in order to maintain an effective check and balance.

The Chairman is responsible for the overall management of the Board as well as ensuring that the Directors and the Management work 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 with respect to decisions regarding business direction and operations 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 of new 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, will be reflected in the long term performance of AIMSAMPIREIT. Thus, the Board performs the functions that such a committee would otherwise perform, namely, administering nominations to the Board, reviewing the structure, size and composition of the Board, and reviewing the independence of Board members. In addition, all Director's appointments shall require prior approval from the MAS. Directors of the Manager are not subject 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, shall be 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 candidates are evaluated based on a multitude of 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 nominated or sought via contacts and recommendations.

Board Performance

Principle 5: There should be formal assessment of the effectiveness of the Board as a whole and the contribution by each director to the effectiveness of the Board.

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

The Manager believes that the Board's performance is ultimately reflected in the performance of the Manager. The Board's performance is measured through (a) its ability to lend support to Management in steering AIMSAMPIREIT in the appropriate direction, and (b) 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 on issues, facilitating business opportunities and strategic relationships, and providing accessibility to Management outside of the formal environment of Board meetings.

Access to Information

Principle 6: In order to fulfill their responsibilities, Board members should be provided with complete, adequate and timely information prior to board meetings and on an on-going basis.

The respective members of the Board and the ARCC are provided with, prior to each meeting, the meeting agenda and the relevant papers submitted by the Management, containing information necessary to facilitate full deliberation on the issues to be considered at the meeting. Management and AIMSAMPIREIT's auditors, who may be able to provide additional insight regarding the matters under discussion, shall also be invited from time to time to attend such meetings.

The Board has separate and independent access to the Management team and the Company Secretary, as well as to all statutory records of the Manager.

The Directors, either as a group or individually, may, at the Manager's expense, seek independent professional advice where necessary to discharge 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 of remuneration should be appropriate to attract, retain and motivate the directors needed to run the company successfully but companies should avoid paying more than is necessary for this purpose. A significant proportion of executive directors' remuneration should be structured so as to link rewards to corporate and individual performance.

Principle 9: Each company should provide clear disclosure of its remuneration policy, 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 executives, and performance.

AIMSAMPIREIT, constituted as a trust, is externally managed by the Manager and accordingly, 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.

Audit, Risk & Compliance Committee

Principle 11: 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 the scope laid out by its terms of reference. It has full access to, and the cooperation of, Management and full discretion to invite any Director or executive officer to attend its meetings.

During the year, the ARCC performed independent reviews of AIMSAMPIREIT's quarterly and full year financial results before their submission to the Board. During this process, the ARCC reviewed the accounting policies and key areas of management judgment applied for adequate provision and disclosure.

The ARCC reviewed and approved the audit plan and scope of external auditors on the audit of the full year financial statements. 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. The ARCC also reviewed the nature and extent of non-audit services provided to AIMSAMPIREIT by the external auditors for the financial year and is satisfied that the provision of such non-audit services do not affect the independence of the external auditors. In performing its duties, the ARCC met with the external auditors without the presence of Management at least once a year.

The ARCC also reviewed interested person 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 regarding financial or other matters, and arrangements are in place for an independent investigation with appropriate follow-up action.

The number of ARCC meetings held and corresponding attendance for the financial year are shown on page 53.

Internal Controls

Principle 12: The Board should ensure that the Management maintains a sound system of internal controls to safeguard the shareholders' investments and the company's assets.

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

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

Internal Audit

Principle 13: The Company should establish an internal audit function that is independent of the activities it audits.

After taking into consideration the corporate and management structures of the Manager and the scale of AIMSAMPIREIT's operations, the Manager has resolved to establish an internal audit function effective FY2012.

Communication with Unitholders

Principle 14: Companies should engage in 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 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 the 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 will generally coincide with the release of AIMSAMPIREIT's results. During these briefings, the Manager reviews AIMSAMPIREIT's most recent performance and discusses the business outlook for AIMSAMPIREIT. In keeping with the Manager's objective of transparent communication, briefing materials are released to SGX-ST via SGXNET and posted on AIMSAMPIREIT's website at **www.aimsampcapital.com**.

Principle 15: Companies should encourage greater Unitholder participation at AGMs 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 outlining 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 resolutions up for approval. 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 (18) on Dealings in Securities, a quarterly memorandum is issued to the Directors, officers and employees of the Manager regarding restrictions on dealings in the units in AIMSAMPIREIT (the **"Units"**):

(a) during the period one month before the public announcement of AIMSAMPIREIT's annual results and two weeks before the public announcement of AIMSAMPIREIT's quarterly results, and ending on the date the relevant results are announced; 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 regarding any acquisition of Units or changes in the number of Units which he holds or in which he has an interest, within two business days of the 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 Units and any changes thereto within two business days of the date on which the acquisition or disposal of Units was made. The Manager has also undertaken that it will not deal in Units one month before the public announcement of AIMSAMPIREIT's annual results and two weeks before the public announcement of AIMSAMPIREIT'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 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 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. Further, the following procedures shall 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% of AIMSAMPIREIT'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% but below 5.0% of AIMSAMPIREIT'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% of AIMSAMPIREIT'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. Further, 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 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. Further, 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 that may from time to time be prescribed by the MAS and SGX-ST that are applicable to real estate investment trusts.

AIMSAMPIREIT will, in compliance with Rule 905 of the Listing Manual, announce any interested person transaction if the transaction, individually or when aggregated with other interested person transactions entered into with the same interested person during the same financial year, equates to 3.0% or more of AIMSAMPIREIT'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 108 of this Annual Report.

Risk Management Framework

Recognising and managing risk is central to the business of AIMSAMPIREIT. AIMSAMPIREIT operates within the overall guidelines and specific parameters set by the Board. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and nature of the Group's activities. The overall risk framework is supported by AMP Capital Investors' risk management and compliance management teams.

Operational Risks

AIMSAMPIREIT has established standard operating procedures to manage its day to day activities and mitigate operational risks that may arise. Procedures are regularly reviewed to ensure relevance and effectiveness.

Investment Risks

AIMSAMPIREIT has adopted a formal process for investment decision-making. This process involves conducting comprehensive due diligence on the proposed assets and obtaining approval from an investment committee and then from the Board prior to the transactions being carried out.

All investment proposals are subject to rigorous scrutiny and assessed against relevant investment criteria including yield accretion, rental sustainability, tenant quality, lease structure and growth potential.

Liquidity Risks

AIMSAMPIREIT actively monitors and maintains a level of cash deemed adequate by Management to finance AIMSAMPIREIT's operations. AIMSAMPIREIT also monitors and observes the CIS Code issued by the MAS concerning limits on total borrowings.

Currency Risks

AIMSAMPIREIT has minimum exposure to foreign currency risk following the divestment of its single property in Japan in March 2011.

Interest rate Risks

AIMSAMPIREIT's policy is to remain substantially hedged on its exposure to interest rate volatility by fixing the interest rate applicable to its borrowings. As at 31 March 2011, 71.6% of its total debt was based on fixed rates.

Credit Risks

Tenant credit evaluations are performed by the Manager at the investment stage prior to the acquisition of an asset. For new leases, credit risk assessments are performed by the Manager prior to signing lease agreements and the Manager monitors the amount owed by tenants on an ongoing basis. Credit risk is further mitigated by rental deposits held for each tenant.

Cash and fixed deposits are placed with financial institutions which are regulated by MAS. Transactions involving derivative financial instruments are allowed only with counterparties who have sound credit ratings.

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 65 to 105, 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
3 May 2011

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 65 to 105 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 2011, 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
DIRECTOR

Singapore
3 May 2011

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 2011, 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 65 to 105.

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' judgment, 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 2011, 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
3 May 2011

Balance Sheets

As at 31 March 2011

	Note	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Non-current assets					
Plant and equipment	4	81	–	81	–
Investment properties	5	848,906	631,066	848,906	602,158
Subsidiaries	6	–	–	–	16,741
		848,987	631,066	848,987	618,899
Current assets					
Loan to a subsidiary	6	–	–	408	–
Trade and other receivables	7	7,841	6,093	7,835	6,054
Cash and cash equivalents	8	17,851	20,569	16,432	18,566
		25,692	26,662	24,675	24,620
Total assets		**874,679**	**657,728**	**873,662**	**643,519**
Current liabilities					
Derivative financial instruments	9	–	1,017	–	1,017
Trade and other payables	10	10,275	12,609	9,277	13,301
		10,275	13,626	9,277	14,318
Non-current liabilities					
Rental deposits		3,755	2,625	3,755	2,124
Interest-bearing borrowings	11	272,590	182,499	272,590	168,230
Derivative financial instruments	9	1,827	2,115	1,827	2,115
		278,172	187,239	278,172	172,469
Total liabilities		**288,447**	**200,865**	**287,449**	**186,787**
Net assets		**586,232**	**456,863**	**586,213**	**456,732**
Represented by:					
Unitholders' funds		586,217	456,737	586,213	456,732
Non-controlling interests	12	15	126	–	–
		586,232	**456,863**	**586,213**	**456,732**

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

Statements of Total Return

Year ended 31 March 2011

	Note	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Gross revenue	15	73,245	50,944	71,210	48,887
Property operating expenses	16	(20,524)	(10,804)	(19,971)	(10,238)
Net property income		52,721	40,140	51,239	38,649
Interest and other income		164	161	164	160
Net foreign exchange gain/(loss)		–	(15)	462	(826)
Manager's management fees	17	(3,751)	(2,903)	(3,751)	(2,903)
Borrowing costs		(18,309)	(13,893)	(17,197)	(13,263)
Impairment loss on loan to subsidiary		–	–	(6,938)	(1,801)
Write back of excess provision for onerous contract		–	955	–	955
Other trust expenses	18	(984)	(1,486)	(827)	(1,336)
Non-property expenses		(23,044)	(17,327)	(28,713)	(18,348)
Net income		29,841	22,959	23,152	19,635
Gain on divestment of investment properties		396	–	217	–
Net change in fair value of investment properties		19,725	(41,356)	27,027	(38,743)
Gain on termination of financial derivatives		446	–	446	–
Net change in fair value of financial derivatives		(829)	(498)	(829)	(498)
Total return before income tax		49,579	(18,895)	50,013	(19,606)
Income tax expense	19	–	–	–	–
Total return after income tax		49,579	(18,895)	50,013	(19,606)
Non-controlling interests		50	15	–	–
Total return after income tax and non-controlling interests		49,629	(18,880)	50,013	(19,606)
Earnings per unit (cents)					
Basic and diluted	20	2.75	(2.41)[1]	2.77	(2.51)[1]

[1] The comparative figures have been restated for effect of the issuance of 513,309,781 units pursuant to the renounceable 7-for-20 rights issue (**"2010 Rights Issue"**).

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

Distribution Statements

Year ended 31 March 2011

	Note	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Amount available for distribution to Unitholders at beginning of year		7,885	4,995	7,885	4,995
Total return after income tax and non-controlling interests		49,629	(18,880)	50,013	(19,606)
Net effect of tax adjustments	A	(12,162)	41,950	(12,809)	41,949
Other adjustments	B	(263)	(727)	–	–
		37,204	22,343	37,204	22,343
Amount available for distribution to the Unitholders		45,089	27,338	45,089	27,338
Distributions to Unitholders during the year:					
1.875 cents per unit for the period from 1 January 2009 – 31 March 2009		–	(4,995)	–	(4,995)
1.51 cents per unit for the period from 1 April 2009 – 30 June 2009		–	(4,022)	–	(4,022)
1.939 cents per unit for the period from 1 July 2009 – 30 September 2009		–	(5,166)	–	(5,166)
0.95 cents per unit for the period from 1 October 2009 – 23 November 2009		–	(2,531)	–	(2,531)
0.1868 cents per unit for the period from 24 November 2009 – 31 December 2009		–	(2,739)	–	(2,739)
0.5376 cents per unit for the period from 1 January 2010 – 31 March 2010		(7,884)	–	(7,884)	–
0.5376 cents per unit for the period from 1 April 2010 – 30 June 2010		(7,885)	–	(7,885)	–
0.3968 cents per unit for the period from 1 July 2010 – 30 September 2010		(7,885)	–	(7,885)	–
0.51 cents per unit for the period from 1 October 2010 – 31 December 2010		(10,134)	–	(10,134)	–
0.285 cents per unit for the period from 1 January 2011 – 22 February 2011		(5,663)	–	(5,663)	–
		(39,451)	(19,453)	(39,451)	(19,453)
Amount available for distribution to Unitholders at end of the year		**5,638**	**7,885**	**5,638**	**7,885**

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 2011

Note A – Net effect of tax adjustments

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Amortisation and write off of borrowing costs	7,686	2,787	7,686	2,787
Equity fund raising expenses	–	260	–	260
Unrealised foreign exchange (gain)/loss	–	–	(462)	811
Gain on divestment of investment properties	(396)	–	(217)	–
Write back of excess provision for onerous contract	–	(955)	–	(955)
Impairment loss on loan to subsidiary	–	–	6,938	1,801
Gain on termination of financial derivatives	(446)	–	(446)	–
Net change in fair value of financial derivatives	829	498	829	498
Straight-lining of rental income	(102)	(1,291)	(102)	(1,291)
Net change in fair value of investment properties	(19,725)	41,356	(27,027)	38,743
Industrial building allowance	–	(1,641)	–	(1,641)
Temporary differences and other tax adjustments	(8)	936	(8)	936
Net effect of tax adjustments	(12,162)	41,950	(12,809)	41,949

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 2011

	Note	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Balance at beginning of the year		456,737	289,074	456,732	289,080
Operations					
Total return after income tax and non-controlling interests		49,629	(18,880)	50,013	(19,606)
Foreign currency translation reserve					
Translation differences relating to financial statements of a foreign subsidiary and net investment in foreign operation		383	(715)	–	–
Unitholders' transactions					
Issuance of units:					
– Manager's acquisition fees in units		1,610	686	1,610	686
– Placements		43,470	62,000	43,470	62,000
– Rights issues		79,563	155,125	79,563	155,125
Distributions to Unitholders		(39,451)	(19,453)	(39,451)	(19,453)
Issue expenses	13	(5,724)	(11,100)	(5,724)	(11,100)
Change in Unitholders' funds resulting from Unitholders' transactions		79,468	187,258	79,468	187,258
Total increase in Unitholders' funds		129,480	167,663	129,481	167,652
Balance at end of the year		586,217	456,737	586,213	456,732
Units in issue ('000)	14	2,207,064	1,466,599	2,207,064	1,466,599
Net asset value per Unit ($)		0.27	0.31	0.27	0.31

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

Portfolio Statements

As at 31 March 2011

	Description of property	Location	Term of land lease[1]	Remaining term of land lease (years)
TRUST				
Properties in Singapore – Leasehold				
1	27 Penjuru Lane	27 Penjuru Lane	45 years	38.5
2	UE Technology Park	8 & 10 Pandan Crescent	92 years and 8 months	57.5
3	1A International Business Park	1A International Business Park	52 years	48.2
4	NorthTech	29 Woodlands Industrial Park E1	60 years	43.8
5	20 Gul Way	20 Gul Way	35 years	29.8
6	Ossia Building	10 Changi South Lane	60 years	45.2
7	Element 14	15 Tai Seng Drive	60 years	40.0
8	Builders Centre	11 Changi South Street 3	60 years	44.0
9	61 Yishun Industrial Park A	61 Yishun Industrial Park A	60 years	41.4
10	PM Industrial Building	135 Joo Seng Road	60 years	43.3
11	3 Tuas Ave 2	3 Tuas Ave 2	73 years	44.0
12	GRP Industrial Building	1 Bukit Batok Street 22	60 years	44.3
13	3 Toh Tuck Link	3 Toh Tuck Link	60 years	45.7
14	23 Tai Seng Drive	23 Tai Seng Drive	60 years	39.4
15	30/32 Tuas West Road	30/32 Tuas West Road	60 years	44.8
16	56 Serangoon North Avenue 4	56 Serangoon North Avenue 4	60 years	44.2
17	Fook Tong Nam Building	31 Admiralty Road	60 years	26.1
18	King Plastic	541 Yishun Industrial Park A	60 years	43.3
19	2 Ang Mo Kio Street 65	2 Ang Mo Kio Street 65	60 years	36.0
20	Xpress Building	1 Kallang Way 2A	60 years	44.3
21	8 & 10 Tuas Ave 20	8 Tuas Ave 20	57 years and 2 months	39.6
		10 Tuas Ave 20	60 years	41.5
22	7 Clementi Loop	7 Clementi Loop	60 years	42.2
23	103 Defu Lane 10	103 Defu Lane 10	60 years	32.3
24	8 Senoko South Road	8 Senoko South Road	60 years	43.6
25	Aalst Chocolate Building	26 Tuas Avenue 7	60 years	42.8
26	Fullmark Industrial Building	10 Soon Lee Road	60 years	30.0
27	KTL Distribution Centre[3]	23 Changi South Avenue 2	N.A.	N.A.
	Investment properties, at valuation			
	Effect of straight-lining of rental income			
	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] Divested on 14 February 2011.

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

Existing use	Occupancy[2] rate 2011 %	Occupancy[2] rate 2010 %	At valuation 2011 $'000	At valuation 2010 $'000	Group percentage of total Unitholders' funds 2011 %	Group percentage of total Unitholders' funds 2010 %	Trust percentage of total Unitholders' funds 2011 %	Trust percentage of total Unitholders' funds 2010 %
Logistics and Warehousing	100%	–	165,000	–	28.1	–	28.1	–
Logistics and Warehousing	100%	100%	126,000	122,900	21.5	26.9	21.5	26.9
Business Park	100%	100%	79,000	73,000	13.5	16.0	13.5	16.0
Business Park/Hi-Tech	97%	–	72,000	–	12.3	–	12.3	–
Manufacturing	100%	100%	41,800	41,200	7.1	9.0	7.1	9.0
Logistics and Warehousing	100%	100%	28,000	26,500	4.8	5.8	4.8	5.8
Logistics and Warehousing	100%	86%	27,000	25,600	4.6	5.6	4.6	5.6
Logistics and Warehousing	100%	100%	23,500	22,400	4.0	4.9	4.0	4.9
Logistics and Warehousing	100%	100%	23,500	22,200	4.0	4.9	4.0	4.9
Manufacturing	100%	100%	23,300	23,300	4.0	5.1	4.0	5.1
Manufacturing	100%	100%	23,000	22,000	3.9	4.8	3.9	4.8
Manufacturing	77%	100%	22,500	20,000	3.8	4.4	3.8	4.4
Logistics and Warehousing	100%	100%	19,500	19,750	3.3	4.3	3.3	4.3
Logistics and Warehousing	100%	84%	18,600	17,600	3.2	3.9	3.2	3.9
Logistics and Warehousing	100%	100%	17,500	17,800	3.0	3.9	3.0	3.9
Logistics and Warehousing	100%	100%	17,000	15,200	2.9	3.3	2.9	3.3
Logistics and Warehousing	100%	100%	15,100	15,000	2.6	3.3	2.6	3.3
Manufacturing	100%	100%	14,500	13,800	2.5	3.0	2.5	3.0
Research and Technology	100%	100%	13,800	12,700	2.4	2.8	2.4	2.8
Manufacturing	100%	100%	13,800	13,200	2.4	2.9	2.4	2.9
Manufacturing	100%	100%	12,800	12,600	2.2	2.8	2.2	2.8
Logistics and Warehousing	94%	100%	12,600	12,200	2.1	2.7	2.1	2.7
Logistics and Warehousing	100%	100%	12,300	11,300	2.1	2.5	2.1	2.5
Manufacturing	100%	100%	12,100	11,300	2.1	2.5	2.1	2.5
Manufacturing	100%	100%	9,600	9,400	1.6	2.0	1.6	2.0
Manufacturing	100%	100%	9,400	9,400	1.6	2.0	1.6	2.0
Logistics and Warehousing	–	100%	–	16,000	–	3.5	–	3.5
			853,200	606,350	145.6	132.8	145.6	132.8
			(4,294)	(4,192)			(0.8)	(0.9)
			848,906	602,158			144.8	131.9
			(262,693)	(145,426)			(44.8)	(31.9)
			586,213	456,732			100.0	100.0

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

Portfolio Statements continued

As at 31 March 2011

	Description of property	Location	Term of land lease[1]	Remaining term of land lease (years)
GROUP				
1-27	**Properties in Singapore - Leasehold (Page 70 – 71)**		N.A.	N.A.
	Property in Japan – Freehold			
28	Asahi Ohmiya Warehouse[3]	1-398-3, 11, 13 Yoshinocho, Kita-ku, Saitama City, Saitama, Tokyo	N.A.	N.A.
	Effect of straight-lining of rental income			
	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] Divested on 24 March 2011.

Portfolio statement by industry segment is not presented as the Group's and the Trust's activities for the year ended 31 March 2011 relate wholly to investing in real estate in the industrial sector in Singapore (31 March 2010: Singapore and Japan).

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.

Existing use	Occupancy[2] rate 2011 %	Occupancy[2] rate 2010 %	At valuation 2011 $'000	At valuation 2010 $'000	Group percentage of total Unitholders' funds 2011 %	Group percentage of total Unitholders' funds 2010 %
N.A.	–	–	853,200	606,350	145.6	132.8
Logistics and Warehousing	–	100%	–	28,908	–	6.3
			853,200	635,258	145.6	139.1
			(4,294)	(4,192)	(0.8)	(0.9)
			848,906	631,066	144.8	138.2
			(262,689)	(174,329)	(44.8)	(38.2)
			586,217	456,737	100.0	100.0

Year ended 31 March 2010

23 Tai Seng Drive, 3 Toh Tuck Link, 56 Serangoon North Avenue 4 and 30/32 Tuas West Road (the "AMP Capital Properties") were valued by CB Richard Ellis (Pte) Ltd and Cushman & Wakefield VHS Pte Ltd as at 21 December 2009. The valuations were based on capitalisation approach, discounted cash flow analysis and direct comparison methods. The fair value of AMP Capital Properties as at 31 March 2010 were based on internal valuation by the Manager, after taking into consideration the independent valuations on 21 December 2009.

The balance 21 investment properties in Singapore were revalued on 21 December 2009 by CB Richard Ellis (Pte) Ltd. 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 fair value of the properties as at 31 March 2010 were based on internal valuation by the Manager, after taking into consideration the independent valuations on 21 December 2009.

An independent valuation of the property in Japan was undertaken by Rich Appraisal Institute on 28 January 2010. 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 valuation was based on capitalisation approach, discounted cash flow analysis and direct comparison methods. The fair value of this property as at 31 March 2010 was based on internal valuation by the Manager, after taking into consideration the independent valuation on 28 January 2010.

The net changes in fair value of investment properties have been recognised in the Statements of Total Return.

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

Consolidated Cash Flow Statement

Year ended 31 March 2011

	Note	Group 2011 $'000	Group 2010 $'000
Cash flow from operating activities			
Total return before income tax		49,579	(18,895)
Adjustments for:			
Borrowing costs		18,309	13,893
Gain on divestment of investment properties		(396)	–
Gain on termination of financial derivatives		(446)	–
Net change in fair value of financial derivatives		829	498
Net change in fair value of investment properties		(19,725)	41,356
Straight-lining of rental income		(102)	(1,291)
Depreciation		10	–
Write back of excess provision		–	(955)
Operating income before working capital changes		**48,058**	**34,606**
Changes in working capital			
Rental deposits		(2,890)	6,017
Trade and other receivables		(1,646)	(1,150)
Trade and other payables		1,537	1,618
Cash generated from operating activities		**45,059**	**41,091**
Cash flows from investing activities			
Capital expenditure on investment properties		(147)	(210)
Purchase of plant and equipment		(91)	–
Purchase of investment properties (including acquisition costs)	A	(234,332)	(161,384)
Proceeds from divestment of investment properties	B	39,280	–
Cash flows from investing activities		**(195,290)**	**(161,594)**
Cash flows from financing activities			
Borrowing costs paid		(17,141)	(21,264)
Distributions to Unitholders		(39,451)	(19,453)
Payment on termination of financial derivatives		(1,688)	–
Proceeds from interest-bearing borrowings		300,800	191,065
Repayment of interest-bearing borrowings		(212,094)	(225,475)
Decrease/(increase) in restricted cash and deposits		1,275	(478)
Proceeds from placements		43,470	62,000
Proceeds from rights issues		79,563	155,125
Issue expenses paid		(5,800)	(11,021)
Distribution to non-controlling interests		(64)	(11)
Cash flows from financing activities		**148,870**	**130,488**
Net (decrease)/increase in cash and cash equivalents		**(1,361)**	**9,985**
Cash and cash equivalents at beginning of the year		**19,295**	**9,171**
Effect of exchange rate fluctuation		(83)	139
Cash and cash equivalents at end of the year	**8**	**17,851**	**19,295**

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

Consolidated Cash Flow Statement continued

Year ended 31 March 2011

Note:

A Cash outflow on acquisition of investment properties

	Group 2011 $'000	Group 2010 $'000
Investment properties	233,000	158,823
Acquisition related costs	1,332	2,561
Cash consideration paid	234,332	161,384

B Cash inflow from divestment of investment properties

	Group 2011 $'000	Group 2010 $'000
Investment properties	39,850	–
Disposal related costs	(570)	–
Cash received	39,280	–

C Significant non-cash transaction

During the financial year, the Trust issued 7,165,109 Units (2010: 3,158,379) in satisfaction of the Manager's acquisition fees of $1,610,000 (2010: $686,000) in respect of the acquisition of 27 Penjuru Lane.

The accompanying notes form an integral part of these 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 3 May 2011.

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 Manager has negotiated a scaled fee with the Trustee at a rate of up to 0.03% per annum of the value of the Deposited Property subject to a minimum of $10,000 per month.

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.

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 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.

(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, 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 judgments

The preparation of financial statements in conformity with RAP 7 requires the Manager to make judgments, 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 judgments 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 7 – Valuation of trade and other receivables
- Note 23 – Valuation of derivative financial instruments

3 Significant Accounting Policies

The accounting policies set out below have been applied consistently to all periods 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), which are recognised in the statement of movements in Unitholders' funds.

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 are properties held either to earn rental income or capital appreciation or both. Investment properties are accounted for as non-current assets and are stated at initial cost on acquisition and at fair value thereafter. The cost of a purchased property comprises its purchase price and any directly attributable expenditure. Transaction costs shall be included in the initial measurement. 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.

Subsequent expenditure relating to investment properties 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 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.

3.4 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 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.

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 and cash equivalents, loan to subsidiary, and trade and other receivables.

Cash and cash equivalents
Cash and cash equivalents comprise cash balances and bank deposits.

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 statement of total return as incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are recognised in statement of total return.

3.6 Impairment

Non-derivative financial assets
A financial asset not carried at fair value through profit or loss is assessed at the end of each reporting period 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.

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 judgment 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 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 statement of total return.

Non-financial assets
The carrying amounts of the Group's non-financial assets, other than investment properties, 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 periods 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.

3.7 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 from operating leases are recognised in the statement of total return on a straight-line basis over the term of the lease. Contingent rentals are recognised as an income in the 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 statement 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.

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.

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 2009 and 31 March 2010	–
At 1 April 2010	–
Additions	91
At 31 March 2011	91
Accumulated depreciation	
At 1 April 2009 and 31 March 2010	–
At 1 April 2010	–
Depreciation for the year	10
At 31 March 2011	10
Carrying amounts	
At 1 April 2009 and 31 March 2010	–
At 1 April 2010	–
At 31 March 2011	81

5 Investment Properties

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
At beginning of the year	631,066	530,341	602,158	497,947
Acquisition of investment properties	233,000	158,823	233,000	158,823
Acquisition related costs	2,920	3,283	2,920	3,283
Disposal of investment properties	(38,967)	–	(16,199)	–
(Reversal of)/capital expenditure	–	(107)	–	(107)
Net change in fair value of investment properties	19,725	(41,356)	27,027	(38,743)
Transfer from provision for onerous contract	–	(19,045)	–	(19,045)
Translation adjustment	1,162	(873)	–	–
At end of the year	848,906	631,066	848,906	602,158

As at the balance sheet date, all the investment properties of the Group and the Trust (2010: Group $560,732,000 and Trust $531,824,000) have been pledged as security for the interest-bearing borrowings (Note 11).

Investment properties are stated at fair values based on valuations performed by independent professional valuers and the Manager as at 31 March 2011, adjusted for the effect of straight-lining of rental income.

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 Subsidiaries

	Trust 2011 $'000	Trust 2010 $'000
Non-current		
Unquoted equity, at cost	–*	–*
Loan to a subsidiary	–	20,379
Impairment losses on loan to subsidiary	–	(3,638)
	–	16,741
Current		
Loan to a subsidiary	10,824	–
Impairment losses on loan to subsidiary	(10,416)	–
	408	–

* Less than $1,000

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

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
At 1 April	–	–	3,638	1,844
Impairment losses recognised	–	–	6,938	1,801
Effect of movements in exchange rates	–	–	(160)	(7)
At 31 March	–	–	10,416	3,638

Details of the subsidiaries are as follows:

	Country of incorporation	Effective equity interest held by the Group 2011 %	2010 %
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	99.3

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

The Group's investment in Goudou Kaisha Bayside (**"GK Bayside"**) is through a Tokumei-Kumiai Agreement – a silent partnership agreement (**"TK Agreement"**). Although the Group does not have legal control over this investment, it has a beneficial interest over the entity through the TK Agreement which entitles the Trust to the share of distributable income from GK Bayside. Consequently, the Group consolidates its investment in GK Bayside as a subsidiary of the Group.

GK Bayside divested its single property Asahi Ohmiya Warehouse, Japan on 24 March 2011 and the termination of TK Agreement is expected to be completed by 30 June 2011.

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

During the year, the Trust assessed the recoverable amount of its loan to subsidiary. Based on this assessment, the Trust recognised additional impairment loss of $6,938,027 (2010: $1,800,625). Impairment loss was determined based on the fair value less cost to sell. The fair value of the subsidiary is estimated based on the revalued net asset value of the subsidiary.

7 Trade and Other Receivables

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Trade receivables	2,530	1,522	2,530	1,522
Deposits	380	202	380	202
Other receivables	112	51	112	24
Loans and receivables	**3,022**	**1,775**	**3,022**	**1,748**
Straight-lining of rental income	4,294	4,192	4,294	4,192
Prepayments	525	126	519	114
	7,841	6,093	7,835	6,054

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

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Not past due	492	253	492	226
Past due 0 – 30 days	221	623	221	623
Past due 31 – 90 days	135	400	135	400
Past due more than 90 days	2,174	499	2,174	499
	3,022	1,775	3,022	1,748

The Manager believes that no impairment allowance is necessary as at the reporting date as these receivables relate to tenants that have provided sufficient security deposits, bankers' guarantees or other form of collaterals.

The maximum exposure of credit risk for loans and receivables at the reporting date by geographic region was:

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Singapore	3,022	1,750	3,022	1,748
Japan	–	25	–	–
	3,022	1,775	3,022	1,748

8 Cash and Cash Equivalents

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Cash at bank and in hand	17,851	13,569	16,432	11,566
Fixed deposits with financial institutions	–	7,000	–	7,000
	17,851	20,569	16,432	18,566
Restricted cash and deposits	–	(1,274)	–	–
	17,851	19,295	16,432	18,566

There were no interest-earning financial assets as at 31 March 2011.

As at 31 March 2010, the weighted average effective interest rate in respect of fixed deposits with financial institutions was 0.28% per annum. As at 31 March 2010, interest rates were repriced at intervals ranging from three months to four months.

Restricted cash and deposits as at 31 March 2010 were in relation to bank balances and deposits in the Japan subsidiary that were required to be maintained to comply with terms of the Japan term loan and were not freely available for use by the Group.

9 Derivative Financial Instruments

	Group and Trust 2011 $'000	Group and Trust 2010 $'000
Current liabilities:		
Interest rate swaps	–	1,017
Non-current liabilities:		
Interest rate swaps	1,827	674
Cross currency swaps	–	1,189
Foreign exchange forward contracts	–	252
	1,827	2,115

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

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.

The derivative financial instruments as at 31 March 2010 were in relation to the following contracts:

(a) three-year Interest rate swap contracts with total notional amount of S$175.0 million where the Group and Trust paid fixed interest rates of 1.905% – 1.91% and received floating interest rates equal to SOR on the notional amount. The swaps were used to manage the Group and Trust's exposure on variable rate borrowings of S$175.0 million;

(b) Cross currency swaps for terms of 2 to 5 years with total notional amount of JPY970.0 million to manage the foreign currency risk of the Group and Trust's investment in Japan; and

(c) A five-year coupon-only foreign exchange forward contract of JPY17.0 million per quarter to minimise the foreign exchange exposure of the forecast distributions from the Group and Trust's investment in Japan.

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

	Carrying amount $'000	Contractual cash flows Total $'000	Less than 1 year $'000	1 to 5 years $'000
Group and Trust				
31 March 2011				
Non-current liabilities:				
Interest rate swaps	1,827	(2,033)	(1,945)	(88)
Group and Trust				
31 March 2010				
Current liabilities:				
Interest rate swaps	1,017	(907)	(907)	–
Non-current liabilities:				
Interest rate swaps	674	(463)	(779)	316
Cross currency swaps	1,189	(1,366)	114	(1,480)
Foreign exchange forward contracts	252	(253)	(89)	(164)
	2,115	(2,082)	(754)	(1,328)

10 Trade and Other Payables

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Trade payables and accrued expenses	4,555	5,084	4,261	4,663
Amounts due to related parties (trade)				
– the Manager	487	285	487	285
– the Property Manager	178	140	178	140
– the Trustee	31	25	31	25
Goods and services tax payable	2,165	250	1,461	250
Rental received in advance	60	357	60	182
Rental deposits	2,064	6,063	2,064	6,063
Amount due to subsidiary	–	–	–	1,329
Interest payable	735	405	735	364
	10,275	12,609	9,277	13,301

The amount due to subsidiary as at 31 March 2010 was non-trade, unsecured, interest-free and repayable on demand.

11 Interest-Bearing Borrowings

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Non-current				
Term loans	228,800	189,978	228,800	175,000
Revolving credit facilities	50,500	–	50,500	–
Less: Unamortised loan transaction costs	(6,710)	(7,479)	(6,710)	(6,770)
	272,590	182,499	272,590	168,230

At 31 March 2011, the Group has the following debt facilities from financial institutions:

(a) A $280,000,000 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 $45,000,000 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.

At 31 March 2010, the Group had the following term loan facilities from financial institutions:

(a) A $175,000,000 facility granted to the Trust and secured on the following:

(i) Mortgage over 21 investment properties of the Trust in Singapore; and

(ii) Assignment of rights, title and interest in leases, insurances and rental proceeds relating to the 21 investment properties of the Trust located in Singapore.

(b) A JPY1.0 billion facility granted to a subsidiary and secured by a mortgage over the property in Japan.

Terms and debt repayment schedule

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

	Nominal interest rate %	Date of maturity	Group Face value $'000	Group Carrying amount $'000	Trust Face value $'000	Trust Carrying amount $'000
31 March 2011						
SGD floating rate term loan	SOR[1] + margin	October 2013	100,000	97,973	100,000	97,973
SGD floating rate term loan	SOR[1] + margin	February 2014	28,800	27,911	28,800	27,911
SGD floating rate term loan	SOR[1] + margin	October 2015	100,000	97,827	100,000	97,827
SGD floating rate revolving credit facility	SOR[1] + margin	October 2013	50,500	48,879	50,500	48,879
			279,300	272,590	279,300	272,590
31 March 2010						
SGD floating rate term loan	SOR[1] + margin	December 2012	175,000	168,230	175,000	168,230
JPY fixed rate term loan	2.48%	February 2012	14,978	14,269	–	–
			189,978	182,499	175,000	168,230

[1] Swap offer rate

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	More than 5 years $'000
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)

	Carrying amount $'000	Total $'000	Contractual cash flows Less than 1 year $'000	1 to 5 years $'000	More than 5 years $'000
31 March 2010					
Group					
Term loans	182,499	(216,168)	(8,469)	(207,699)	–
Trade and other payables	12,609	(12,609)	(12,609)	–	–
Non-current rental deposits	2,625	(2,625)	–	(2,625)	–
	197,733	(231,402)	(21,078)	(210,324)	–
Trust					
Term loans	168,230	(200,447)	(8,098)	(192,349)	–
Trade and other payables	13,301	(13,301)	(13,301)	–	–
Non-current rental deposits	2,124	(2,124)	–	(2,124)	–
	183,655	(215,872)	(21,399)	(194,473)	–

12 Non-Controlling Interests

	Group 2011 $'000	Group 2010 $'000
Balance at beginning of the year	126	157
Total return for the year	(50)	(15)
Distribution to non-controlling interests	(64)	(11)
Translation differences relating to financial statements of a foreign subsidiary	3	(5)
Balance at end of the year	15	126

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 $110,409 (2010: $252,138) in connection with the issuance of Units during the financial year.

14 Units in Issue

	Note	Group and Trust 2011 '000	Group and Trust 2010 '000
Units in issue at beginning of the year		1,466,599	261,716
Issue of new Units:			
Units issued pursuant to placements	(a)	219,990	221,429
Units issued pursuant to rights issues	(b)	513,310	975,627
Units issued as payment of acquisition fees	(c)	7,165	3,158
Units issued as payment of management fees	(d)	–	4,669
Units in issue at end of the year		2,207,064	1,466,599

(a) 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 to partially fund the acquisition of NorthTech.

On 24 November 2009, the Trust issued 221,428,572 Units to investors, at an issue price of $0.28 per Unit.

(b) On 14 October 2010, 513,309,781 Units were issued at $0.155 per Unit pursuant to the 2010 Rights Issue. The rights Units were listed on the SGX-ST on 15 October 2010.

On 24 December 2009, 975,627,332 Units were issued at $0.159 per Unit pursuant to the underwritten and renounceable rights issue on the basis of two rights Units for every existing Unit. The rights units were listed on the SGX-ST on 28 December 2009.

(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.

On 14 January 2010, 3,158,379 Units were issued at $0.2172 per Unit in payment of Manager's acquisition fees in respect of the acquisition of the properties at 3 Toh Tuck Link, 30/32 Tuas West Road, 23 Tai Seng Drive and 56 Serangoon North Avenue 4.

(d) On 26 May 2009, 4,669,249 Units were issued by the Trust at an average price of $0.2328 per Unit in payment of the Manager's management fees.

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.

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 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Property rental income	58,488	43,028	56,453	40,971
Property expenses recoverable from tenants	14,757	7,916	14,757	7,916
	73,245	50,944	71,210	48,887

16 Property Operating Expenses

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Land rent	6,649	4,287	6,649	4,287
Property and lease management fees	1,906	1,425	1,699	1,216
Property tax	4,914	2,098	4,798	1,978
Other operating expenses	7,055	2,994	6,825	2,757
	20,524	10,804	19,971	10,238

17 Manager's Management Fees

	Group and Trust 2011 $'000	Group and Trust 2010 $'000
Manager's management fees (base fees) paid and payable in cash	3,751	2,903

18 Other Trust Expenses

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Auditors' remuneration to:				
– Auditors of the Trust	160	150	155	145
– Other auditors	17	17	–	–
Non-audit fees paid/payable to auditors of the Trust	52	62	51	58
Trustee's fees	164	136	164	136
Professional fees	60	77	60	64
Equity fund raising expenses, net	–	260	–	260
Non-deal road show expenses	15	23	15	23
Other expenses	516	761	382	650
	984	1,486	827	1,336

19 Income Tax Expense

Reconciliation of effective tax rate:

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Total return before income tax	49,579	(18,895)	50,013	(19,606)
Tax calculated using Singapore tax rate of 17%	8,428	(3,212)	8,502	(3,333)
Non-tax chargeable items	(85)	(382)	(54)	(382)
Non-tax deductible items	(1,983)	7,792	(2,123)	7,792
Tax losses foregone	(35)	(121)	–	–
Industrial building allowance	–	(279)	–	(279)
Tax transparency	(6,325)	(3,798)	(6,325)	(3,798)
	–	–	–	–

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 2011 '000	Restated[1] Group and Trust 2010 '000
Units in issue at beginning of the year	1,466,599	261,716
Effect of creation of new Units:		
– rights issue	237,670	261,949
– placement	22,300	77,652
– issued and issuable as payment of Manager's management fees	–	3,966
– issued as payment of Manager's acquisition fees	3,219	666
– adjustment for effect of rights issue	76,236	176,210
Weighted average number of Units at end of the year	1,806,024	782,159

[1] The comparative figures have been restated for effect of the issuance of 513,309,781 units pursuant to the 2010 Rights Issue.

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 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Within 1 year	68,827	47,922	68,827	45,918
After 1 year but within 5 years	128,393	122,861	128,393	120,566
After 5 years	39,491	55,874	39,491	55,874
	236,711	226,657	236,711	222,358

(b) Operating lease commitments

The Group is required to pay Jurong Town Corporation, the Housing and Development Board and Ascendas Land (Singapore) Pte Ltd, collectively the (**"Lessors"**) annual land rent in respect of certain of its investment properties. The leases with these Lessors are non-cancellable with the remaining lease term of between 26.1 years and 48.2 years as at 31 March 2011.

At 31 March 2011, the Group have commitments for future minimum lease payments under the above non-cancellable operating leases as follows:

	Group and Trust 2011 $'000	Group and Trust 2010 $'000
Within 1 year	6,644	5,599
After 1 year but within 5 years	26,575	22,395
After 5 years	228,761	199,975
	261,980	227,969

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 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
The Manager				
Manager's management fees (base fees)	3,751	2,903	3,751	2,903
Acquisition fees relating to the purchase of investment properties	2,330	1,588	2,330	1,588
Divestment fees relating to the sale of investment properties	199	–	199	–
Entity controlled by a Director of the Manager				
Issuance of Placement Units	–	2,750	–	2,750
Subsidiary of a Corporate Shareholder of the Manager				
Advisory and arrangement fees	–	565	–	565
Entities controlled by a Corporate Shareholder of the Manager				
Acquisition of investment properties	161,000	68,600	161,000	68,600
Debt advisory fees	1,050	–	1,050	–
The Property Manager				
Property management fees	1,127	794	1,127	794
Lease management fees	564	397	564	397
Marketing services commissions	651	17	651	17
Project management fees	8	25	8	25
The Trustee				
Trustee fees	164	136	164	136

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 2011, the Aggregate Leverage of the Group and the Trust were 31.9% and 32.0% (2010: Group 28.9% and Trust 27.2%) respectively.

The Group and the Trust's corporate rating as at the date of this report is Ba2 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 and fixed deposits are placed with financial institutions which are regulated by the Monetary Authority of Singapore. Transactions involving derivative financial instruments are allowed only with counterparties who have sound credit ratings.

At 31 March 2011, $2,079,000 (2010: $819,000) of trade receivables totalling $2,530,000 (2010: $1,522,000) 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.

(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 and cash equivalents 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 2011, the Group has interest rate swap contracts with total notional amount of $200.0 million (2010: $175.0 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.

	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 2011				
Variable rate financial liabilities	(2,793)	2,793	–	–
Derivative financial instruments	2,000	(2,000)	–	–
Cash flow sensitivity (net)	(793)	793	–	–
31 March 2010				
Variable rate financial liabilities	(1,750)	1,750	–	–
Derivative financial instruments	1,750	(1,750)	–	–
Cash flow sensitivity (net)	–	–	–	–

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

The Group's and Trust's exposures to Japanese Yen (**"JPY"**) as at balance sheet date are as follows:

	Group 2011 $'000	Group 2010 $'000	Trust 2011 $'000	Trust 2010 $'000
Non-current				
Loan to a subsidiary	–	–	–	20,379
Derivative financial instruments	–	(1,442)	–	(1,442)
	–	(1,442)	–	18,937
Current				
Loan to a subsidiary	–	–	408	–
Amount due to a subsidiary	–	–	–	(1,329)
	–	–	408	(1,329)
	–	(1,442)	408	17,608

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 2011 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.

	10% increase in S$ against JPY		10% decrease in S$ against JPY	
	Total return $'000	Unitholders' fund $'000	Total return $'000	Unitholders' fund $'000
31 March 2011				
Trust				
Loan to a subsidiary	(41)	–	41	–
31 March 2010				
Group				
Derivative financial instruments	1,769	–	(1,773)	–
Trust				
Loan to a subsidiary	(2,038)	–	2,038	–
Amount due to a subsidiary	133	–	(133)	–
Derivative financial instruments	1,769	–	(1,773)	–
	(136)	–	132	–

(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 and cash equivalents, 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 2011 %	Group and Trust 2010 %
SGD financial liabilities	2.41	3.96
JPY financial liabilities	–	2.49

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	Designated at fair value $'000	Loans and receivables $'000	Other financial liabilities $'000	Total carrying amount $'000	Fair value $'000
Group						
2011						
Loans and receivables	7	–	7,841	–	7,841	7,841
Cash and cash equivalents	8	–	17,851	–	17,851	17,851
		–	25,692	–	25,692	25,692
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)

	Note	Designated at fair value $'000	Loans and receivables $'000	Other financial liabilities $'000	Total carrying amount $'000	Fair value $'000
2010						
Loans and receivables	7	–	6,093	–	6,093	6,093
Cash and cash equivalents	8	–	20,569	–	20,569	20,569
		–	26,662	–	26,662	26,662
Financial derivatives	9	(3,132)	–	–	(3,132)	(3,132)
Trade and other payables	10	–	–	(12,609)	(12,609)	(12,609)
Rental deposits		–	–	(2,625)	(2,625)	(2,031)
Interest-bearing borrowings	11	–	–	(182,499)	(182,499)	(182,499)
		(3,132)	–	(197,733)	(200,865)	(200,271)
Trust						
2011						
Loans and receivables	6, 7	–	8,243	–	8,243	8,243
Cash and cash equivalents	8	–	16,432	–	16,432	16,432
		–	24,675	–	24,675	24,675
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)
2010						
Loans and receivables	6, 7	–	22,795	–	22,795	22,795
Cash and cash equivalents	8	–	18,566	–	18,566	18,566
		–	41,361	–	41,361	41,361
Financial derivatives	9	(3,132)	–	–	(3,132)	(3,132)
Trade and other payables	10	–	–	(13,301)	(13,301)	(13,301)
Rental deposits		–	–	(2,124)	(2,124)	(1,568)
Interest-bearing borrowings	11	–	–	(168,230)	(168,230)	(168,230)
		(3,132)	–	(183,655)	(186,787)	(186,231)

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).

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
Group and Trust				
31 March 2011				
Derivative financial instruments	–	1,827	–	1,827
31 March 2010				
Derivative financial instruments	–	3,132	–	3,132

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 from 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 $14,286,000 (2010: $12,716,000) of the Group's property rental income.

25 Financial Ratios

	Group 2011 %	Group 2010 %
Expenses to weighted average net assets[1]		
– Expense ratio excluding performance related fee	0.94	1.26
– Expense ratio including performance related fee	0.94	1.26
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 19 April 2011, the Manager announced a distribution of 0.255 cents per Unit, amounting to $5,628,000, in respect of the period from 23 February 2011 to 31 March 2011.

Unitholders Information

Statistics of Unitholders as at 12 May 2011

Issued and Fully Paid Units

(Voting rights: 1 vote per Unit) 2,207,064,174 Units

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	7	0.13	1,390	0.00
1,000 – 10,000	2,030	36.80	9,765,278	0.44
10,001 – 1,000,000	3,400	61.64	295,291,702	13.38
1,000,001 and above	79	1.43	1,902,005,804	86.18
Total	**5,516**	**100.00**	**2,207,064,174**	**100.00**

Top 20 Unitholders

As listed in the Register of Unitholders

	Name	No. of Units	%
1	HSBC (Singapore) Nominees Pte Ltd	353,326,300	16.01
2	BNP Paribas Securities Services Singapore	318,484,287	14.43
3	DBS Nominees Pte Ltd	249,040,863	11.28
4	DBSN Services Pte Ltd	246,120,764	11.15
5	Raffles Nominees (Pte) Ltd	171,017,018	7.75
6	Great World Capital Holdings Limited	135,252,028	6.13
7	Citibank Nominees Singapore Pte Ltd	123,781,228	5.61
8	Chan Wai Kheong	25,010,000	1.13
9	OCBC Securities Private Ltd	19,830,050	0.90
10	Kim Eng Securities Pte Ltd.	15,563,807	0.71
11	UOB Kay Hian Pte Ltd	14,727,000	0.67
12	AMP Capital Investors (Luxembourg No.4) S.A.R.L.	13,333,333	0.60
13	DBS Vickers Securities (S) Ptd Ltd	10,367,350	0.47
14	DB Nominees (S) Pte Ltd	10,275,000	0.47
15	United Overseas Bank Nominees Pte Ltd	10,150,500	0.46
16	Phillip Securities Pte Ltd	10,097,600	0.46
17	Asian Trust Investment Pte Ltd	10,000,000	0.45
18	CIMB Securities (Singapore) Pte. Ltd	7,329,000	0.33
19	AIMS AMP Capital Industrial REIT Management Limited	7,165,109	0.32
20	Merrill Lynch (Singapore) Pte Ltd	7,117,000	0.32
Total		**1,757,988,237**	**79.65**

Substantial Unitholders as at 12 May 2011

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, 2]	13,333,333	331,547,620	15.02%
AMP Group Holdings Limited[3]	–	338,712,729	15.35%
AMP Capital Holdings Limited[3]	–	338,712,729	15.35%
AMP Holdings Limited[3]	–	338,712,729	15.35%
AMP Capital Investors International Holdings Limited[3]	–	338,712,729	15.35%
AMP Limited[3]	–	338,712,729	15.35%
Dragon Pacific Assets Limited	264,500,000	–	11.98%
APG Algemene Pensioen Groep N.V.	207,888,858	–	9.42%
Universities Superannuation Scheme Limited	180,763,022	–	8.19%
George Wang[4]	–	158,697,137	7.19%
Great World Capital Holdings Limited	135,252,028	–	6.13%

Note:

[1] Pursuant to terms of a statutory assignment over units of AIMSAMPIREIT entered into by AMP Capital Investors (Luxembourg No. 4) S.A.R.L. (**"AMPCIL"**) and other parties, AIMS Securities Holdings Pty Limited assigned and charged an aggregate of 13,333,333 units in AIMSAMPIREIT to AMPCIL. These units are registered in the name of AMPCIL.

[2] AMPCIL's interest in the Units is held through BNP Paribas Securities Services, Singapore Branch.

[3] Deemed to have an interest in the Units held by AMPCIL and 7,165,109 units held by the Manager.

[4] Mr George Wang is deemed to be interested in the following units:

(i) 135,252,028 units held by Great World Capital Holdings Limited;
(ii) 16,280,000 units held by AIMS Securities Holdings Pty Ltd; and
(iii) 7,165,109 units held by the Manager.

Unitholdings of Directors of the Manager as at 21 April 2011

As listed in the Register of Directors' unitholdings maintained by the Manager		
Directors	No. of Units	
	Direct interest	Deemed interest
Mr George Wang	–	158,697,137
Mr Graham Sugden	141,750	–
Mr Nicholas McGrath	182,250	–
Mr Norman Ip Ka Cheung	675,000	–

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 12 May 2011, 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	3,751
– Acquisition fees	2,330
– Divestment fees	199
AMP Capital Business Space REIT	
– Purchase of 27 Penjuru Lane	161,000
AIMS AMP Capital Property Management Pte. Ltd.	
– Property management fees	1,127
– Lease management fees	564
– Marketing services commissions	651
HSBS Institutional Trust Services (Singapore) Limited	
– Trustee fees	164
AMP Capital Investors (Singapore) Pte. Ltd.	
– Debt advisory fees	1,050

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 2011.

Use of Proceeds

The Manager undertook the following equity raisings in FY2011:

(a) On 14 October 2010, 513,309,781 Units were issued pursuant to the fully underwritten renounceable rights issue at an issue price of $0.155 for each rights unit on the basis of seven (7) rights units for every twenty (20) existing Units, raising gross proceeds of $79.6 million (the **"2010 Rights Issue"**).

(b) On 23 February 2011, 219,989,907 new Units were issued to investors at an issue price of $0.1976 per Unit, raising gross proceeds of $43.5 million (the **"2011 Placement"**).

Status report on the specific use of proceeds from the 2010 Rights Issue:

	$'million
Gross proceeds	79.6
Use of proceeds	
Payment for the acquisition of 27 Penjuru Lane	64.4
Costs and expenses in relation to the 2010 Rights Issue	4.3
Working capital and debt-related costs	10.9
	79.6

Status report on the specific use of proceeds from the 2011 Placement:

	$'million
Gross proceeds	43.5
Use of proceeds	
Payment for the acquisition of NorthTech	42.1
Costs and expenses in relation to the 2011 Placement	1.4
	43.5

Such use of proceeds from the 2011 Placement and the 2010 Rights Issue were in accordance with the stated use of proceeds and there is no material deviation from the percentage allocated and previously disclosed.

Financial Performance Summary

Financial results summary (all figures in $'000 unless otherwise shown)

Period ended 31 March	2011	2010	2009
Financial performance			
Gross revenue	73,245	50,944	50,827
Net property income	52,721	40,140	36,856
Net change in fair value of investment properties	19,725	(41,356)	(29,988)
Total return after income tax and minority interest	49,629	(18,880)	(26,988)
Distributions paid and payable	37,204	22,343	23,421
Financial position			
Total assets	874,679	657,728	543,961
Total liabilities	288,447	200,865	254,887
Net assets attributable to Unitholders	586,217	456,737	289,231
Units in issue and to be issued ('000)	2,207,064	1,466,599	266,385
Net asset value per unit (S$)	0.27	0.31	1.09
Key performance measure			
Earnings per Unit (cents) – basic and diluted	2.75	(2.41)	(6.87)
Distribution per Unit (cents)	1.9844	5.1234	8.9250
Aggregate leverage ratio (%)	31.9	28.9	41.3
Interest coverage ratio (times)	4.89	3.17	7.4
Management expense ratio (%)	0.94	1.26	1.03
Closing price per Unit (S$)	0.205	0.215	0.230
Occupancy (%)	99.0	96.0	98.6

Corporate Directory

AIMS AMP Capital Industrial REIT

The Manager

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Company Registration No. 200615904N
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Trustee

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Auditor

KPMG LLP
Certified Public Accountants
16 Raffles Quay
#22-00 Hong Leong Building
Singapore 048581
Telephone: (65) 6213 3388
Fax: (65) 6225 0984
Partner in charge: Mr 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
Website: www.boardroomlimited.com

Directors of the Manager

Mr George Wang (Chairman)
Mr Tan Kai Seng
Mr Norman Ip Ka Cheung
Mr Eugene Paul Lai Chin Look
Mr Simon Vinson
Mr Graham Sugden
Ms Giam Lay Hoon
Mr Nicholas McGrath

Audit Committee

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

Company Secretary

Ms Tang Buck Kiau

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the 2nd 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 STI Auditorium, 168 Robinson Road, Level 9, Capital Tower, Singapore 068912 on Thursday, 30 June 2011 at 2.00 p.m. to transact the following business:

Ordinary Business

(Ordinary Resolution 1) 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 2011 and the Auditors' Report thereon.

(Ordinary Resolution 2) 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.

Special Business

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

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

(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 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

Singapore
8 June 2011

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 28 June 2011 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, 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% 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.

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 STI Auditorium, 168 Robinson Road, Level 9, Capital Tower, Singapore 068912 on 30 June 2011 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	To be used on a show of hands		To be used in the event of a poll	
		For *	Against *	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 2011 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.
** 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 _____ 2011

_____

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

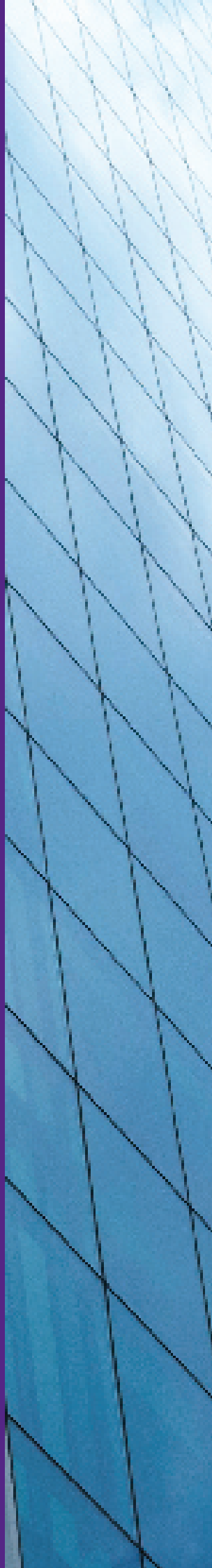
Total number of Units held

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

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.



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

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