



25 Pioneer Crescent

16 Tai Seng Street

30 Marsiling Industrial Estate Road 8

Cambridge Industrial Trust (CIT), listed on SGX in Jul 2006, is Singapore’s first independent industrial Real Estate Investment Trust (REIT).

CIT invests in quality income-producing industrial properties and has a diversified portfolio of 51 properties located across Singapore, with a total gross floor area of approximately 8.5 million sq ft and a property value of S\$1.4 bil as at 31 December 2015. They range from logistics and warehousing properties to light industrial properties and business parks, which are located close to major transportation hubs and key industrial zones island-wide.

The Manager’s objective is to provide Unitholders with a stable and secure income stream through the successful implementation of (i) acquisition of value-enhancing properties, (ii) pro-active asset management, (iii) divestment of non-core properties and (iv) prudent capital and risk management.

Cambridge Industrial Trust Management Limited, the Manager of CIT, is indirectly owned by three stakeholders, namely, National Australia Bank Group (56%), Oxley Group (24%) and Mitsui & Co., Ltd (20%).

PORTFOLIO OVERVIEW



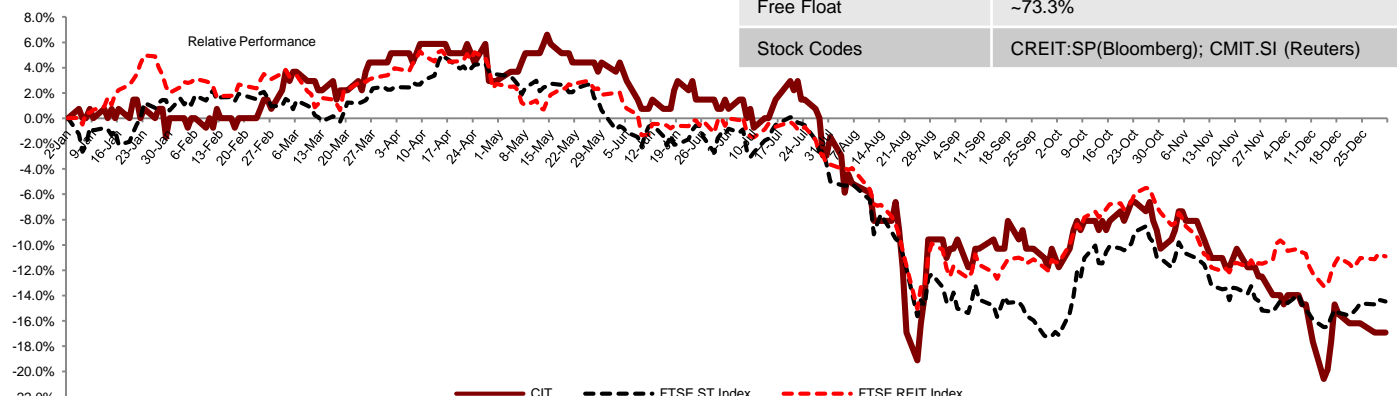
- ✓ 51 properties
- ✓ ~8.5 million sq ft GFA
- ✓ S\$1.42 billion property value
- ✓ 8.8 months of security deposits
- ✓ ~94.3% occupancy rate

Legends

- Logistics
- Warehouse
- Light Industrial
- General Industrial
- Car Showroom & Workshop
- Business Park

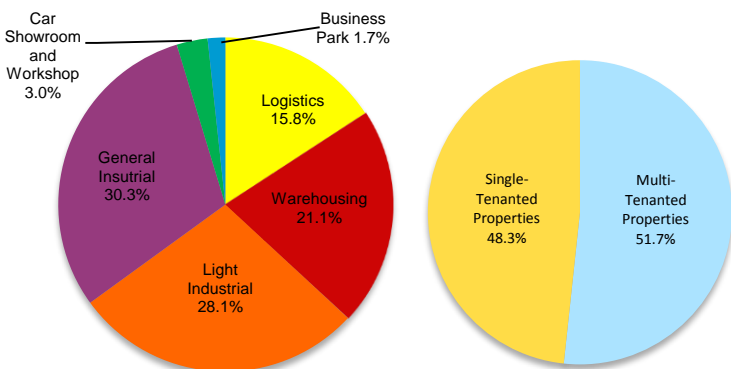
UNIT PRICE PERFORMANCE

STOCK INFORMATION (as at 31 December 2015)	
Units in Issue	~1.30 billion
Market Capitalisation	~S\$733.2 million
Free Float	~73.3%
Stock Codes	CREIT:SP(Bloomberg); CMIT.SI (Reuters)

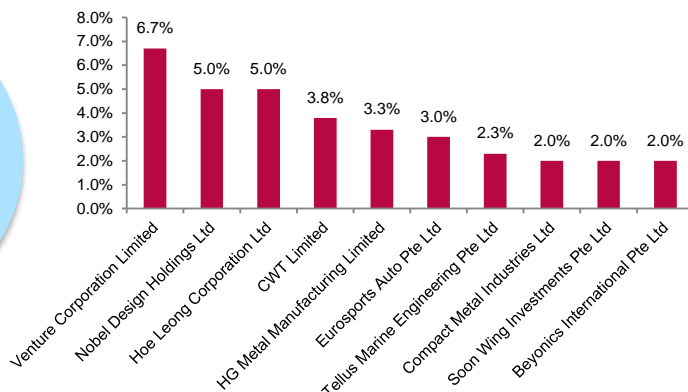


PORTFOLIO AND LEASING HIGHLIGHTS

Diverse Asset Class by Rental Income

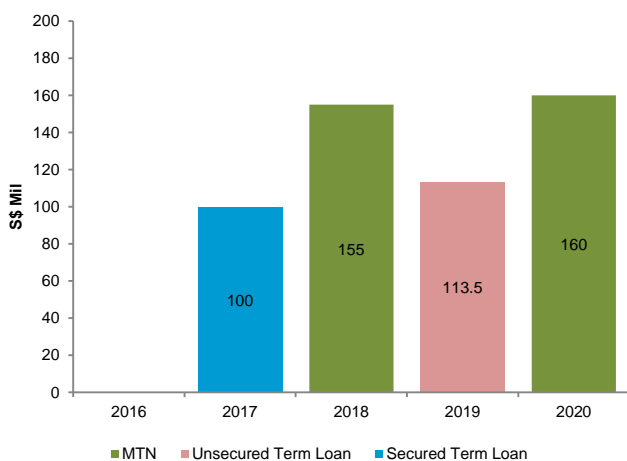


Top 10 Tenants Account for ~35.1% of Rental Income



CAPITAL AND RISK MANAGEMENT

Well Positioned to Pursue Growth Opportunities



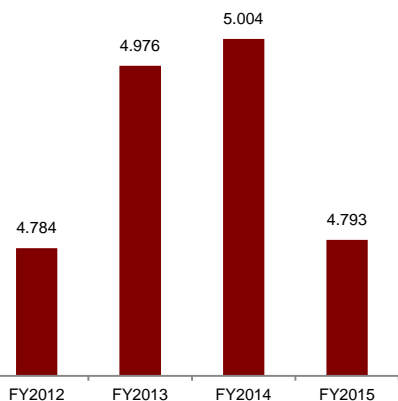
Strong Balance Sheet

	4Q2015 (S\$ million)
Total Debt (S\$ mil)	528.5
Gearing Ratio (%)	36.9
All-in Cost (%)	3.67
Weighted Average Debt Expiry (years)	3.0
Interest Coverage Ratio	4.0
Interest Rate Exposure Fixed (%)	97.4
Unencumbered Properties (S\$ mil)	~1,200

FY2015 FINANCIAL HIGHLIGHTS

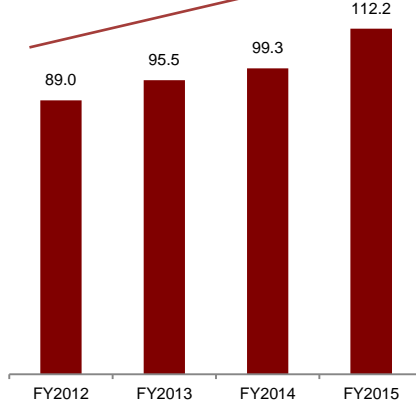
Distribution Per Unit (cents)⁽³⁾

CAGR: 0.0



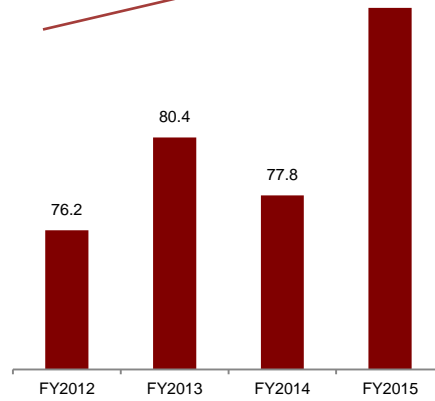
Gross Revenue (S\$ mil)⁽¹⁾

CAGR: 6.0



Net Property Income (S\$ mil)⁽²⁾

CAGR: 3.1



(1) FY2015 includes straight line rent adjustment of S\$2.1 million (FY2014: S\$0.8 million)

(2) Higher due to additional revenue from property acquisitions and the completion of AEI projects subsequent to 4Q2014 and straight line rent adjustment

(3) FY2015 Includes S\$2.1 million capital gains / capital distribution (0.163 cents per unit) (FY2014: S\$5.4 million; 0.431 cents per unit)