



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 49 properties located across Singapore, with a total gross floor area of approximately 8.3 million sq ft and a property value of S\$1.3 bil as at 30 September 2014. They range from logistics and warehousing properties to light industrial properties, 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.

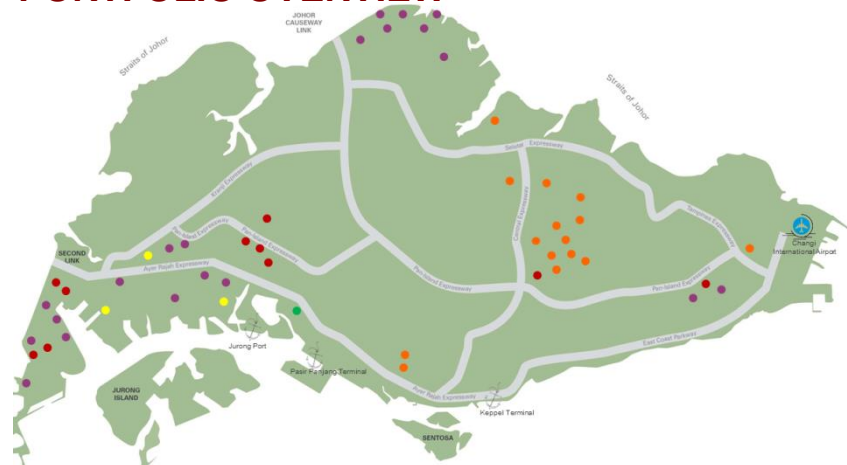
Cambridge Industrial Trust Management Limited, the Manager of CIT, is indirectly owned by three stakeholders, namely, National Australia Bank Group (56%), Oxley Group (24%) and Mitsui & Co., Ltd (20%).

PORTFOLIO OVERVIEW

- ✓ **49 properties**
- ✓ **~8.3 million sq ft GFA**
- ✓ **S\$1.3 bil property value**
- ✓ **10.1 months of security deposits**
- ✓ **~96% occupancy rate**

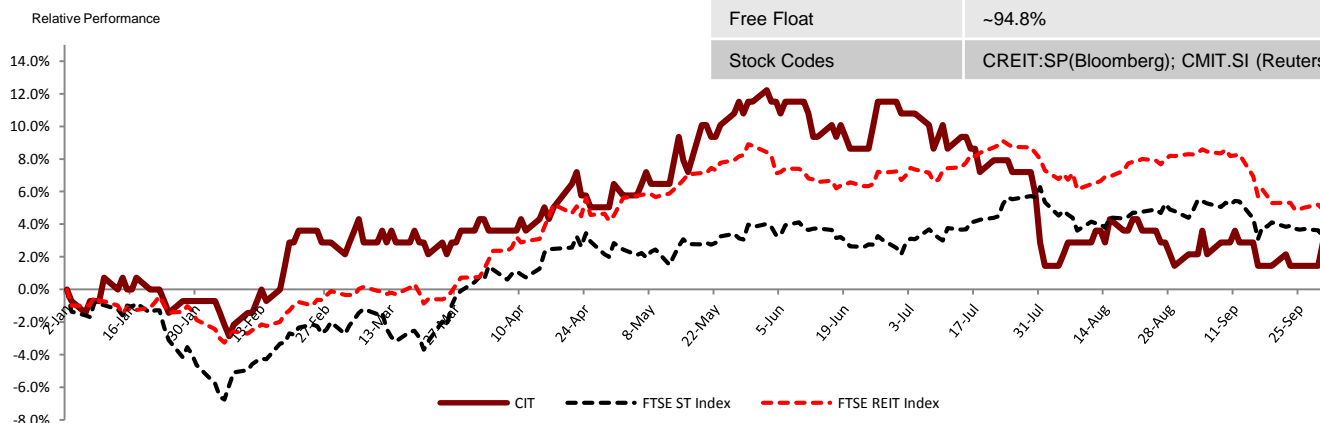
Legends

- Logistics
- Warehouse
- Light industrial
- General industrial
- Car Showroom



UNIT PRICE PERFORMANCE

STOCK INFORMATION (as at 30 Sept 2014)	
Units in Issue	~1.26 billion
Market Capitalisation	~S\$903 million
Free Float	~94.8%
Stock Codes	CREIT:SP(Bloomberg); CMIT.SI (Reuters)

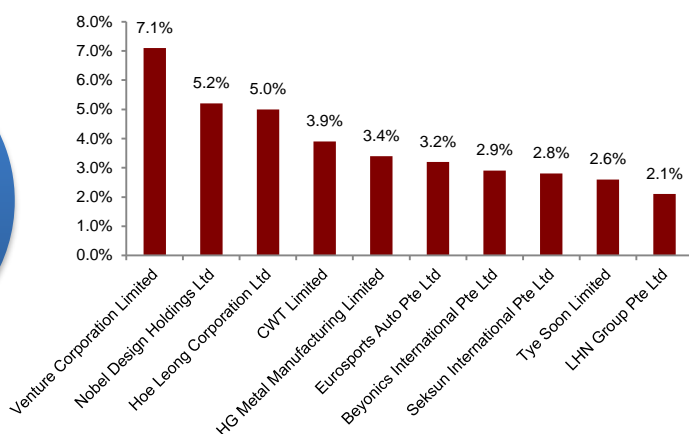
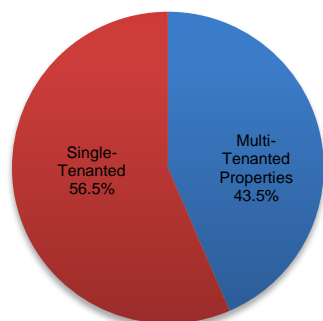
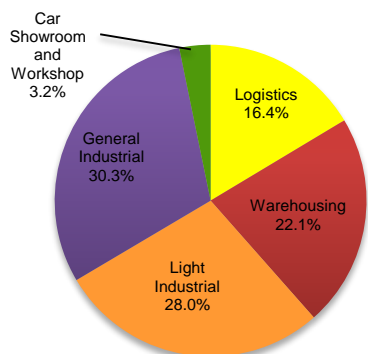


PORTFOLIO AND LEASING HIGHLIGHTS

Diverse Asset Class by Rental Income

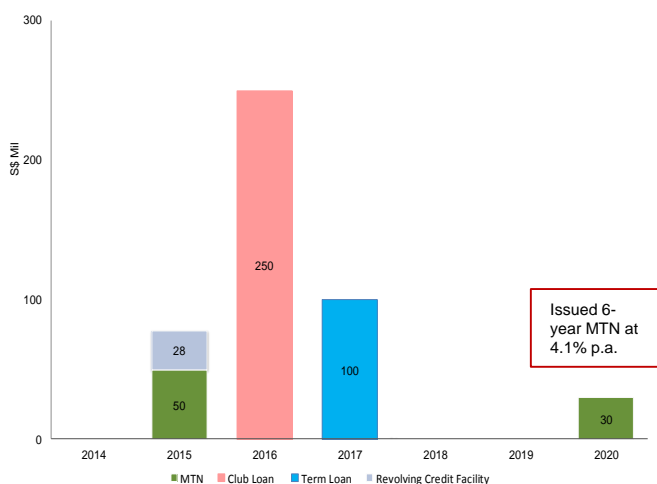
Diverse Asset Class by Rental Income

Top 10 Tenants Account for ~38.2% of Rental Income



CAPITAL AND RISK MANAGEMENT

Well Position to Pursue Growth Opportunities

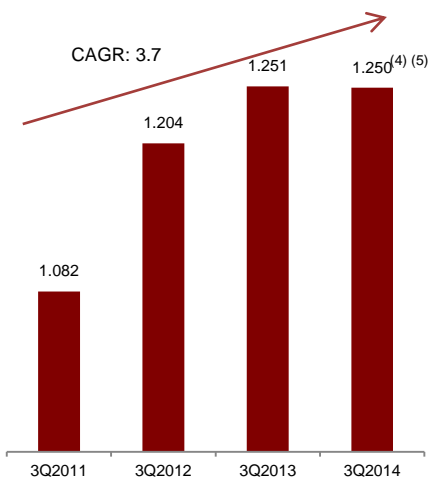


Strong Balance Sheet

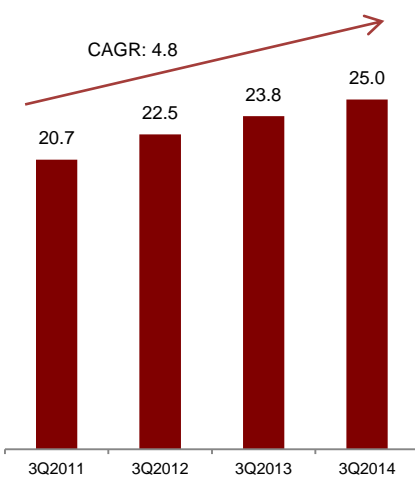
	3Q2014
Total Debt (S\$ mil)	458.0
Gearing Ratio (%)	33.9
All-in Cost (%)	3.66
Weighted Average Debt Expiry (years)	1.9
Unencumbered Properties (S\$ mil)	373.7
Interest Rate Exposure Fixed (%)	72.1

3Q2014 FINANCIAL HIGHLIGHTS

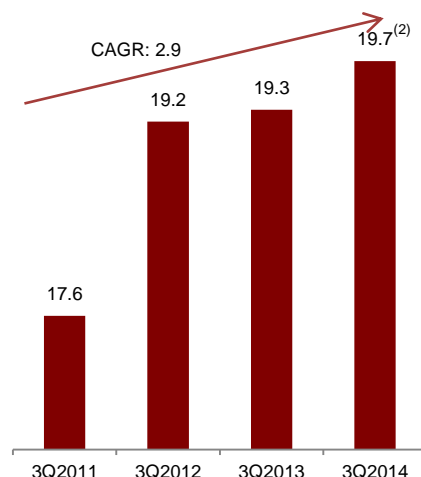
Distribution Per Unit (cents)⁽³⁾



Gross Revenue (S\$ mil)⁽¹⁾



Net Property Income (S\$ mil)⁽¹⁾



(1) Includes straight line rent adjustment of S\$0.3 million for 3Q2014 and S\$0.1 million for 3Q2013

(2) Higher due to positive contribution from the completion of property development at 3 Pioneer Sector 3 (Phase I) net of a property converting to multi-tenancy during the period

(3) Includes capital gains of S\$1.0 million (0.077 cents per unit) from capital gains realised from the sale of investment properties in the prior years that have been confirmed by the IRAS as capital gains (3Q2013: S\$1.2 million; 0.101 cents)

(4) Include increasing costs in connection with the conversion of single-tenanted properties to multi-tenanted which has been offset by the S\$0.6 million of the Manager's fee payable in units

(5) Includes an increase in units in issue due to DRP subscription