



25 Pioneer Crescent



3 Tuas South Avenue 4



16 Tai Seng Street



30 Teban Gardens Crescent

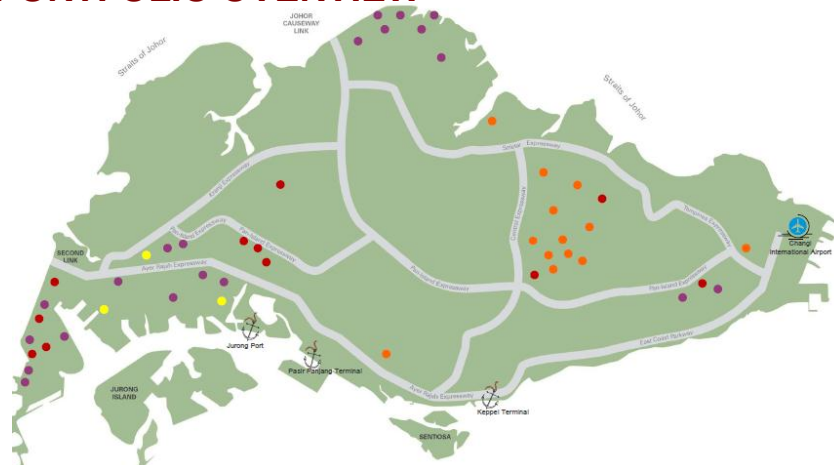
Cambridge Industrial Trust (CIT) listed on SGX in Jul 2006, is Singapore's first independent industrial Real Estate Investment Trust (REIT).

CIT invests in quality income-producing industrial properties and has a diversified portfolio of 47 properties located across Singapore, with a total gross floor area of approximately 7.6 million sq ft and a property value of S\$1.2 bil as at 31 Dec 2013. 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) pro-active asset management, (ii) acquisition of value-enhancing properties, (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 strategic sponsors, namely, National Australia Bank Group (56%), Oxley Group (24%) and Mitsui & Co., Ltd (20%).

PORTFOLIO OVERVIEW



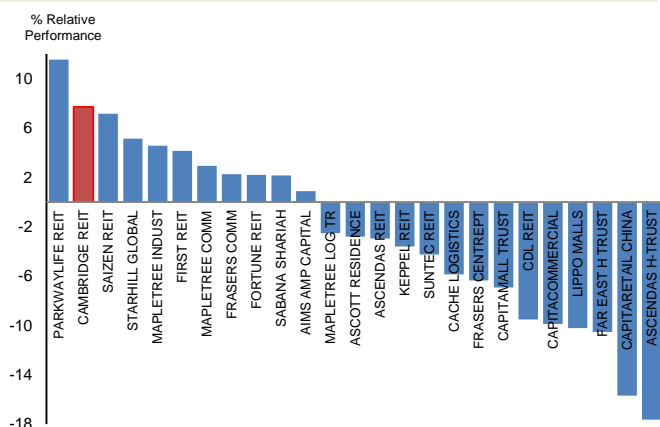
- ✓ 47 properties
- ✓ ~7.6 million sq ft GFA
- ✓ S\$1.2 bil property value
- ✓ 11.4 months of security deposits
- ✓ ~97% occupancy rate

Legends

- Logistics
- Warehouse
- Light industrial
- General industrial

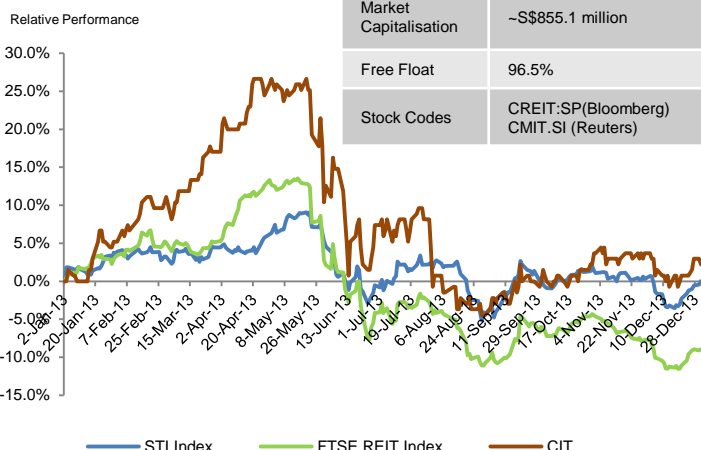
TOTAL SHAREHOLDER RETURN

Best Performing Industrial REIT for FY2013



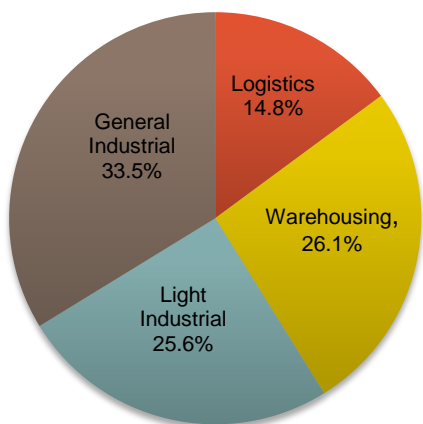
UNIT PRICE PERFORMANCE

(2 Jan – 31 Dec 2013)

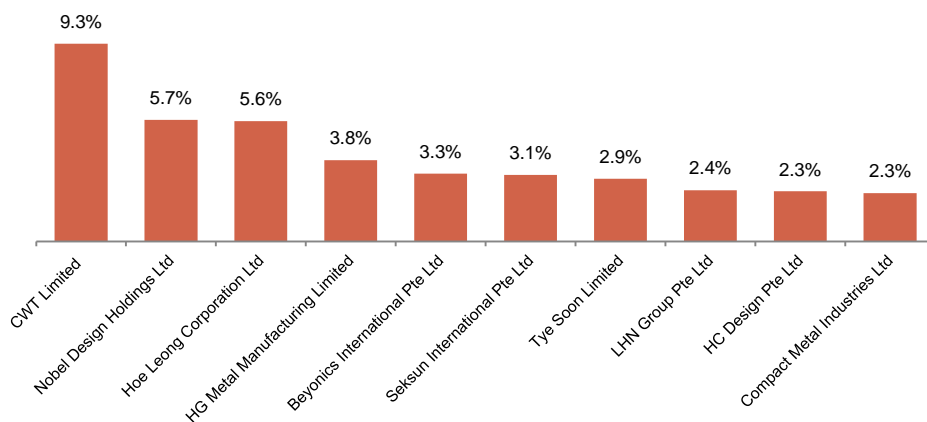


PORTFOLIO AND LEASING HIGHLIGHTS

Diverse Asset Class by Rental Income

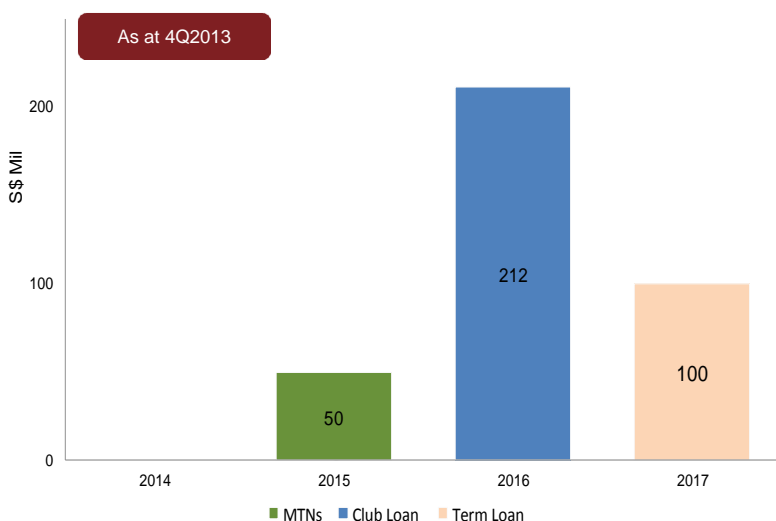


Top 10 Tenants Account for ~40.7% of Rental Income



CAPITAL AND RISK MANAGEMENT

No Major Refinancing Due till 2016



Strong Balance Sheet

	Dec 2013
Total Debt (\$\$ mil)	362.2
Gearing Ratio (%)	28.7
All-in Cost (%)	3.9
Weighted Average Debt Expiry (years)	2.6
Unencumbered Properties (\$\$ mil)	354.5
Interest Rate Exposure Fixed (%)	82.8

FY2013 FINANCIAL HIGHLIGHTS

Distribution Per Unit (cents)

Gross Revenue (\$\$ mil)

Net Property Income (\$\$ mil)

