



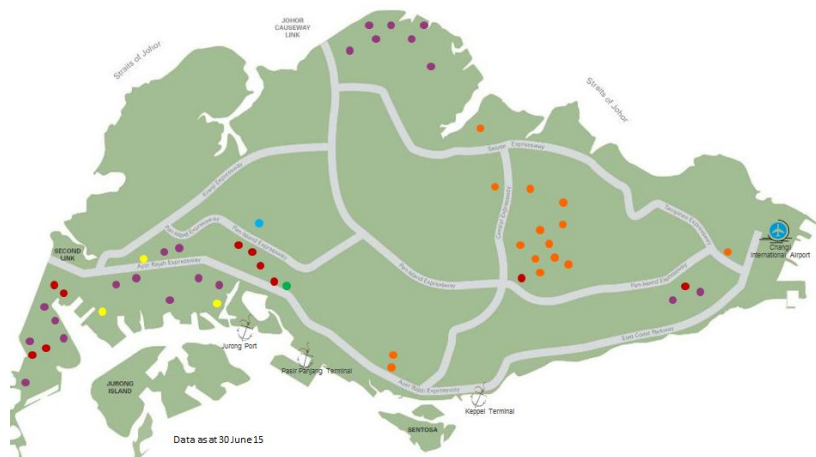
Cambridge Industrial Trust (CIT) listed on SGX in Jul 2006, is Singapore’s first independent industrial Real Estate Investment Trust (REIT).

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 30 June 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

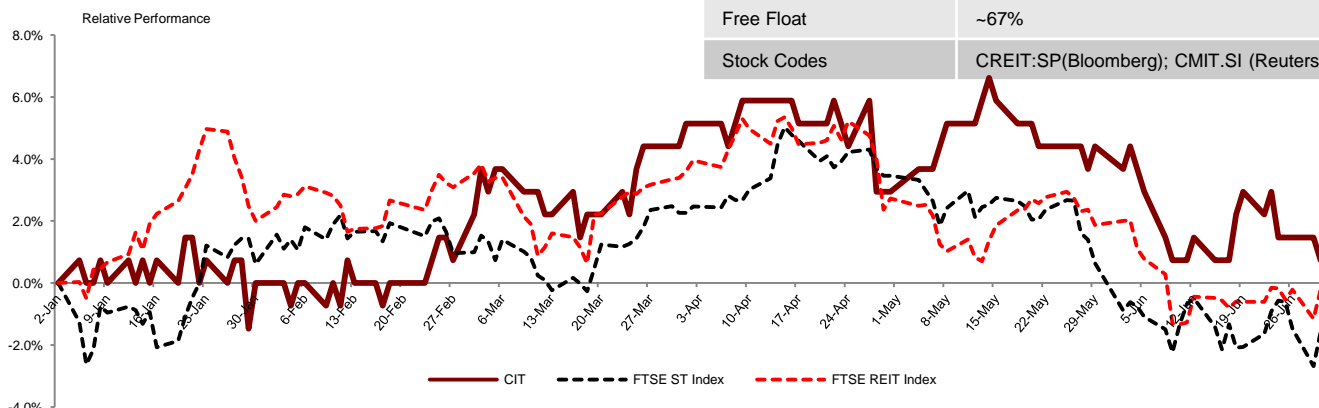


- ✓ **51 Properties**
- ✓ **~8.5 million sq ft GFA**
- ✓ **S\$1.4 bil Property Value**
- ✓ **9.4 months of Security Deposits**
- ✓ **~95.5% Occupancy Rate**

Legends

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

UNIT PRICE PERFORMANCE



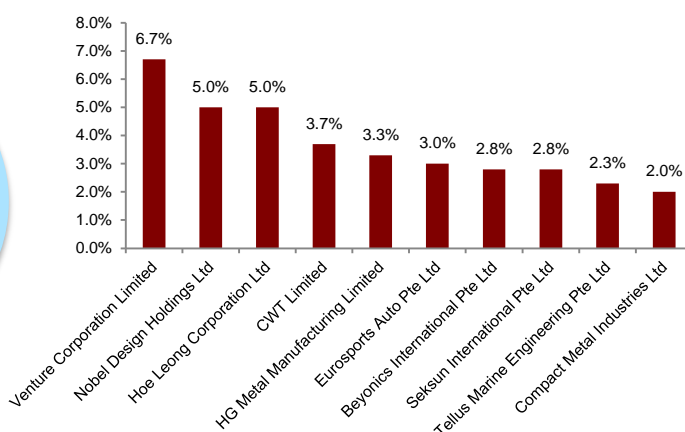
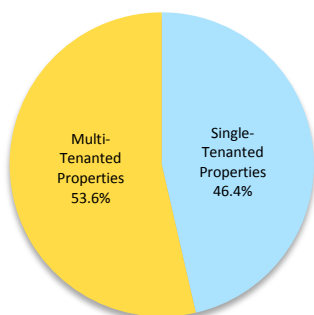
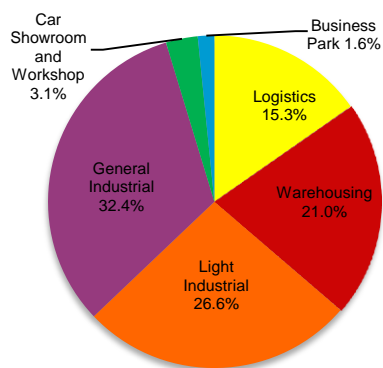
STOCK INFORMATION (as at 23 July 2015)	
Units in Issue	~1.29 billion
Market Capitalisation	~S\$894.6 million
Free Float	~67%
Stock Codes	CREIT:SP(Bloomberg); CMIT.SI (Reuters)

PORTFOLIO AND LEASING HIGHLIGHTS

Diverse Asset Class by Rental Income

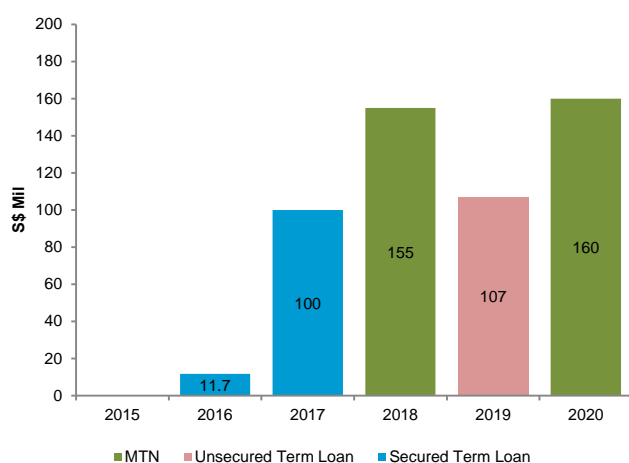
Diverse Asset Class by Rental Income

Top 10 Tenants Account for ~36.6% of Rental Income



CAPITAL AND RISK MANAGEMENT

Well Positioned to Pursue Growth Opportunities



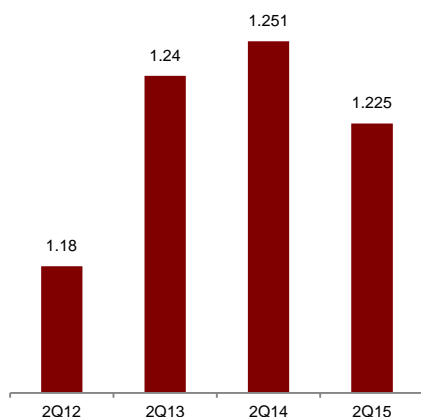
Strong Balance Sheet

	2Q2015 (S\$ million)
Total Debt (S\$ mil)	533.7
Gearing Ratio (%)	37.2
All-in Cost (%)	3.69
Weighted Average Debt Expiry (years)	3.6
Interest Coverage Ratio	4.0
Interest Rate Exposure Fixed (%)	96.5
Unencumbered Properties (S\$ mil)	~1,100

2Q2015 FINANCIAL HIGHLIGHTS

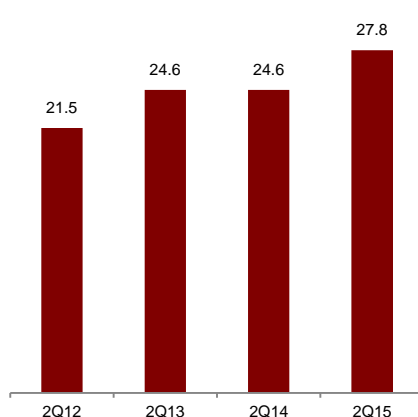
Distribution Per Unit (cents)⁽³⁾

CAGR: 0.9



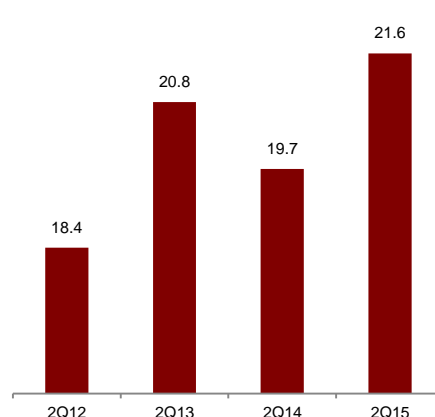
Gross Revenue (S\$ mil)⁽¹⁾

CAGR: 6.6



Net Property Income (S\$ mil)⁽²⁾

CAGR: 4.1



(1) Includes straight line rent adjustment of S\$0.7 million (2Q2014: S\$0.2 million)

(2) Higher due to full contribution from the acquisition of four properties subsequent to 2Q2014 and the completion of property development at 3 Pioneer Sector 3 and 21B Senoko Loop, net of increased costs associated with properties converting to multi-tenancies

(3) 2Q2015 includes a capital gain distribution of S\$1.0 million (2Q2014: capital gain distribution of S\$2.8 million) to partially offset the reduction in net income from properties undergoing asset repositioning and the conversion from master lease to multi-tenanted buildings