



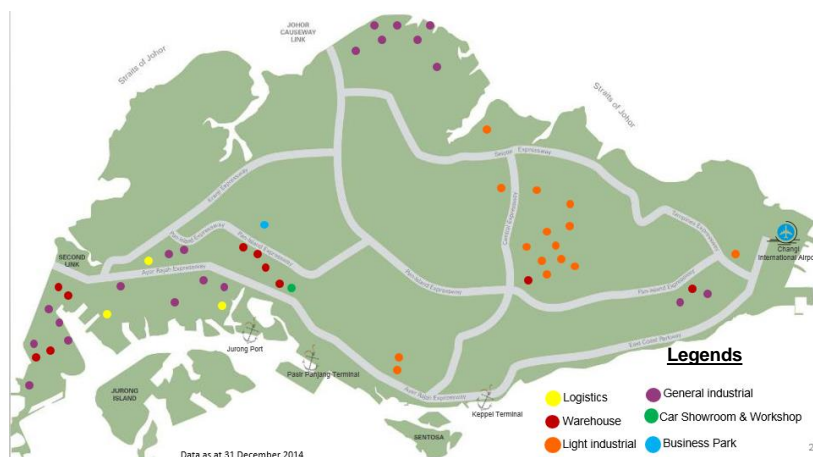
Cambridge Industrial Trust (CIT) listed on SGX in Jul 2006, is Singapore's first independent industrial Real Estate Investment Trust (REIT).

CIT invests in quality income-producing industrial properties and has a diversified portfolio of 50 properties located across Singapore, with a total gross floor area of approximately 8.4 million sq ft and a property value of S\$1.37 bil as at 31 December 2014. They range from logistics, warehousing, light industrial, general industrial, car showroom and workshop to business park 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.

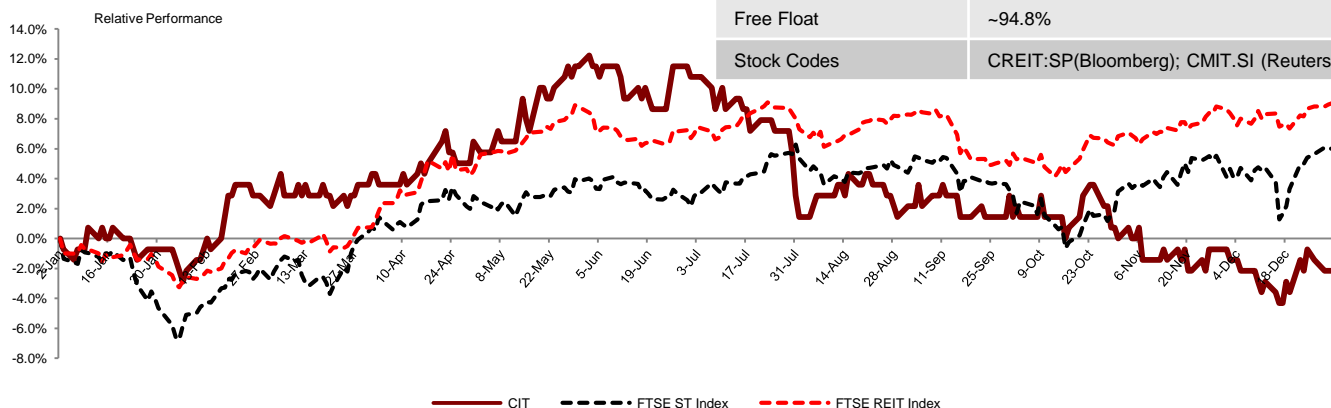
Cambridge Industrial Trust Management Limited, the Manager of CIT, is indirectly owned by three stakeholders, namely, National Australia Bank Group (56%), Oxley Group (24%) and Mitsui & Co., Ltd (20%).

PORTFOLIO OVERVIEW



- ✓ IPO in July 2006
- ✓ Current Market Cap ~S\$865 million
- ✓ 50 Properties
- ✓ ~8.4 million sq ft GFA
- ✓ ~S\$1.37 billion Property Value
- ✓ 9.1 months of Security Deposits
- ✓ ~96.0% Occupancy Rate

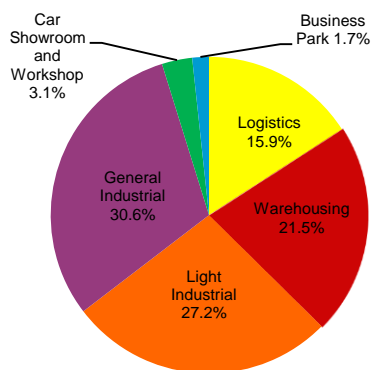
UNIT PRICE PERFORMANCE



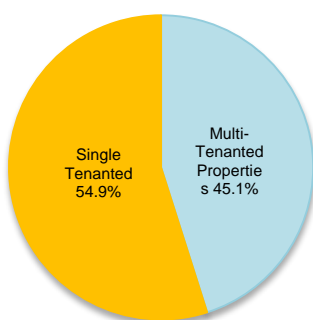
STOCK INFORMATION (as at 31 Dec 2014)	
Units in Issue	~1.27 billion
Market Capitalisation	~S\$865 million
Free Float	~94.8%
Stock Codes	CREIT:SP(Bloomberg); CMIT.SI (Reuters)

PORTFOLIO AND LEASING HIGHLIGHTS

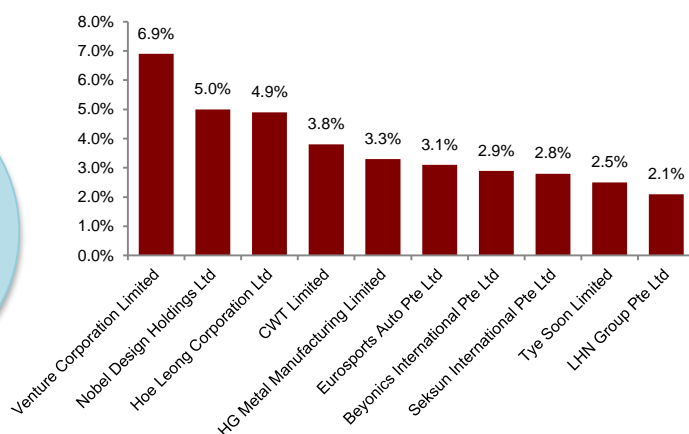
Diverse Asset Class by Rental Income



Diverse Asset Class by Rental Income

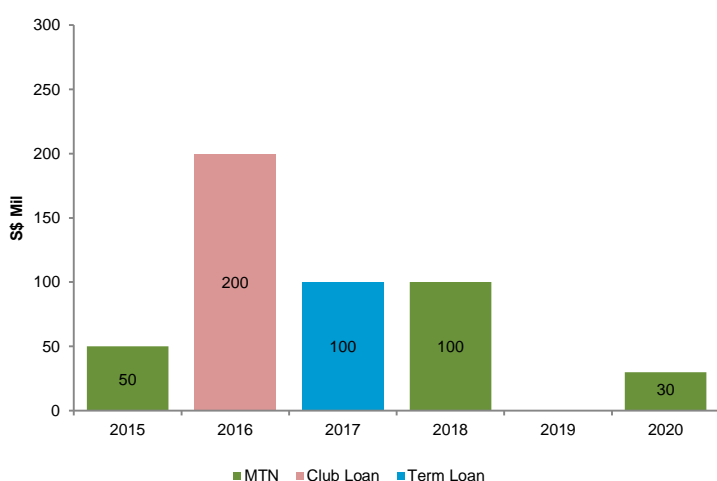


Top 10 Tenants Account for ~37.3% of Rental Income



CAPITAL AND RISK MANAGEMENT

Well Position to Pursue Growth Opportunities

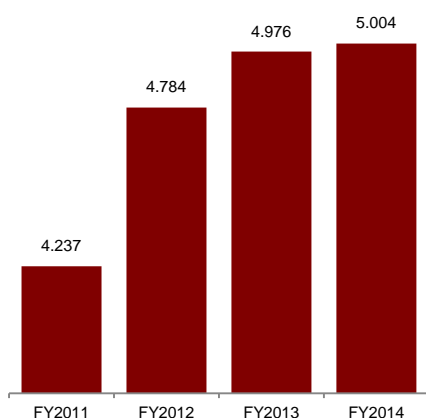


Strong Balance Sheet

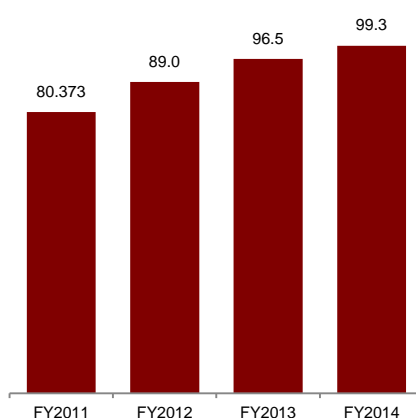
	4Q2014
Total Debt (S\$ million)	480.0
Gearing Ratio (%)	34.8
All-in Cost (%)	3.68
Weighted Average Debt Expiry (years)	2.2
Interest Rate Exposure Fixed (%)	89.6
Available Committed Facilities (S\$ million)	90.0
Unencumbered Properties (S\$ million)	407.5

FY2014 FINANCIAL HIGHLIGHTS

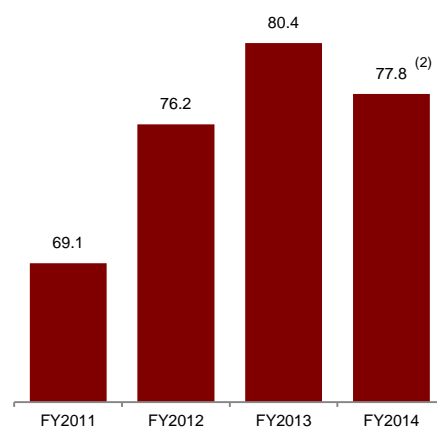
Distribution Per Unit (cents)⁽³⁾



Gross Revenue (S\$ mil)⁽¹⁾



Net Property Income (S\$ mil)



(1) Includes straight line rent adjustment of S\$0.9 million (FY2013: S\$1.6 million)

(2) Lower due to higher property expenses from conversion of properties to multi-tenancy and the impact of properties undergoing asset enhancement initiatives including asset repositioning

(3) FY2014 includes S\$3.5 million capital gains (0.201 cents per unit) (FY2013: S\$3.9 million; 0.296 cents per unit) and S\$0.2 million capital distribution to fund the reduction in net income from properties undergoing asset enhancement initiatives including asset repositioning, and S\$1.7 million capital distribution (FY2013: S\$13.9 million; 1.151 cents per unit) to fund the performance fees payable in cash