



(Constituted in the Republic of Singapore pursuant to a trust deed dated 31 March 2008 (as amended))

FORMATION OF LIMITED LIABILITY PARTNERSHIP

Cambridge Industrial Trust Management Ltd., as manager of Cambridge Industrial Trust ("**CIT**") and as manager of CIT, the "**Manager**", wishes to announce that RBC Dexia Trust Services Singapore Limited, as trustee of CIT (the "**CIT Trustee**"), has today, formed and registered a limited liability partnership ("**LLP**") under the laws of Singapore, with the CIT Trustee and Oxley Opportunity #9 Pte. Ltd. ("**Oxley**") as partners of the LLP:

Name	:	Cambridge SPV1 LLP
Registration Number	:	T12LL1198D
Principal Activity	:	Real Estate Activities

Both partners of the LLP have not made any capital contribution at the registration of the LLP.

Oxley is an indirectly-held wholly-owned subsidiary of Oxley Global Limited, which is deemed to be an "interested person" of CIT for the purposes of the Listing Manual of Singapore Exchange Securities Trading Limited and an "interested party" for the purposes of Appendix 6 to the Code on Collective Investment Schemes.

Mr Michael Patrick Dwyer is a Non-Executive Director of the Manager and is also an Executive Director of Oxley Global Limited and Oxley. He also owns 20.7% of the total issued shares with voting rights of Oxley Global Limited.

Mr Victor Ong Wei Tak, is the Alternate Director to Mr Michael Patrick Dwyer and is also an Executive Director of Oxley Global Limited and Oxley. He also owns 25.7% of the total issued shares with voting rights of Oxley Global Limited.

The formation of the LLP is not expected to have any material impact on the net tangible assets or the earnings per unit of CIT for the financial year ending 31 December 2012.

Save as disclosed above, none of the Directors of the Manager or the controlling unitholders of CIT has any interest, direct or indirect, in the LLP or its formation.

BY ORDER OF THE BOARD

Cambridge Industrial Trust Management Limited
(Company Registration No. 200512804G, Capital Markets Services Licence No.: 100132-2)
as manager of Cambridge Industrial Trust

Chris Calvert
Chief Executive Officer and Executive Director
20 July 2012

For further enquiries, please contact:

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About Cambridge Industrial Trust

Cambridge Industrial Trust (“CIT”), publicly listed on the Singapore Exchange Securities Trading Limited on 25 July 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 46 properties and 2 built-to-suit (“BTS”) at aggregate book value of S\$1,067.5 million (as at 31 March 2012), located across Singapore.

The Manager’s objective is to provide unitholders with a stable and secure income stream through the successful implementation of the following strategies:

- prudent capital and risk management;
- proactive asset management; and
- value enhancing investments.

Cambridge Industrial Trust Management Limited, the Manager of CIT, is indirectly owned by three strategic sponsors namely National Australia Bank Group (“NAB”) (56%), Oxley Group (24%) and Mitsui & Co., Ltd (“Mitsui”) (20%). NAB, one of Australia’s four largest banks, is an international financial services group that provides a comprehensive and integrated range of financial products and services. Oxley Group is an innovative private investment house specializing in real estate and private equity investments across Asia-Pacific. Mitsui is one of the largest corporate conglomerates in Japan and listed on the Tokyo Stock Exchange. It is also one of the largest publicly traded companies in the world. Mitsui also developed the Japan Logistics Fund Inc., a publicly listed REIT in Japan dedicated to investing in distribution facilities.

For further information on CIT, please visit <http://www.cambridgeindustrialtrust.com>

Important Notice

The value of units in CIT ("**Units**") and the income derived from them may fall as well as rise. Units are not investments or deposits in or liabilities or obligations of Cambridge Industrial Trust Management Limited ("**Manager**"), RBC Dexia Trust Services Singapore Limited (in its capacity as trustee of CIT) ("**Trustee**"), or any of their respective related corporations and affiliates (including but not limited to National Australia Bank Limited, nabInvest Capital Partners Pty Ltd, or other members of the National Australia Bank group) and their affiliates (individually and collectively "**Affiliates**"). An investment in Units is subject to equity investment risk, including the possible delays in repayment and loss of income or the principal amount invested. Neither CIT, the Manager, the Trustee nor any of the Affiliates guarantees the repayment of any principal amount invested, the performance of CIT, any particular rate of return from investing in CIT, or any taxation consequences of an investment in CIT. Any indication of CIT performance returns is historical and cannot be relied on as an indicator of future performance.

Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that investors may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This release may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of occupancy or property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in amounts and on terms necessary to support future CIT business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

This release is for informational purposes only and does not have regard to your specific investment objectives, financial situation or your particular needs. Any information contained in this release is not to be construed as investment or financial advice, and does not constitute an offer or an invitation to invest in CIT or any investment or product of or to subscribe to any services offered by the Manager, the Trustee or any of the Affiliates.