



(a unit trust constituted on 31 March 2006 under the laws of the Republic of Singapore)

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**PRESS RELEASE**  
**CAMBRIDGE INDUSTRIAL TRUST COMPLETES S\$390.1 MILLION TERM**  
**LOAN REFINANCING**

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Cambridge Industrial Trust Management ("CITM") is pleased to announce that it has successfully completed and fully drawn the S\$390.1 million syndicated term loan transaction announced in December 2009. Proceeds have been utilised to refinance all of Cambridge Industrial Trust's existing debt facilities. The key terms of the loan remain as per the previous announcement other than a small increase in the effective interest rate resulting from the settlement and amortisation of a now ineffective part of the previous interest rate swap. This rate will now be approximately 7.2% and correspond to a DPU impact for 2009 of approximately 1.2 cents per unit.

Mr Chris Calvert, CEO of CITM said, "We are delighted to complete the Trust's refinancing in this extremely difficult credit environment. Investors in CIT now enjoy the certainty arising from 100% of the Trust's debt being fully funded for the next three years."

Chris Calvert  
Chief Executive Officer  
18 February 2009

Cambridge Industrial Trust Management Limited  
(as Manager of Cambridge Industrial Trust)  
Company Registration No. 200512804G

## 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, liabilities or obligations of, or deposits in, 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, Antares 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.

For enquiries, please contact:

Tay Chiew Sheng  
Manager, Investor Relations  
Cambridge Industrial Trust Management Limited  
Tel: (65) 6827 9330  
Email: [chiewsheng.tay@cambridgeITM.com](mailto:chiewsheng.tay@cambridgeITM.com)