
**ASSIGNMENT AND ALLOCATION OF LAND OF TWO BUILT-TO-SUIT FACILITIES
AND THE ACQUISITION OF PIONEER CRESCENT PROPERTY**

1. INTRODUCTION

Cambridge Industrial Trust Management Limited, as manager (“Manager”) of Cambridge Industrial Trust (“CIT”), is pleased to announce that RBC Dexia Trust Services Singapore Limited, in its capacity as trustee of CIT (the “Trustee”):

- a) has been assigned the land at Tuas View Circuit, by JTC Corporation (“JTC”), to develop a Built-To-Suit (“BTS”) facility for Peter’s Polyethylene Industries Pte Ltd (“Peter’s”). This BTS development was previously disclosed (and referred to as “Potential Property 2”) in the equity fund raising launch announcement made by the Manager on 21 October 2010;
- b) has been allocated the land at Lot A3000029 Seletar Aerospace Park View by JTC to complete a BTS facility for Air Transport Training College Pte Ltd (“ATTC”); and
- c) on 12 October 2011 signed a Put & Call Option Agreement to acquire 25 Pioneer Crescent (the “Acquisition”) from Oxley Opportunity #9 Pte Ltd, an interested party of the Manager.

The total estimated development cost for the two BTS facilities is S\$21.9 million.

2. DETAILS OF THE BTS TRANSACTIONS AND THE ACQUISITION

2.1 Tuas View Circuit for Peter’s

The site is located at Tuas, an established industrial estate in the western part of Singapore. The BTS facility will be a single two-storey specified factory plus an ancillary office, with a gross floor area of 121,423 sqft, which will be leased to Peter’s for a term of 10 years with an option to renew for another 5 years. The land tenure is a term of 30 years, subject to the fulfillment of JTC’s fixed investment criteria and compliance with their terms and conditions. Completion of the building is scheduled for the 2nd half of 2012 at an estimated total cost of S\$13.2 million.

2.2 Seletar Aerospace View for ATTC

The site is located at Seletar Aerospace View in Seletar Aerospace Park. This is an industrial park dedicated as an aviation landmark for a wide range of aerospace activities from aerospace maintenance, repair, design and training for pilots, aviation professionals and technical personnel. This site is allocated to CIT for a BTS development of a 52,170 sqft training facility for ATTC.

A lease of the site for a term of 30 years will be granted by JTC to CIT upon the fulfillment of Fixed Investment Criteria and compliance with their terms and conditions. A lease will then be granted to ATTC for a term of 30 years.

ATTC is a Singapore Workforce Development Agency, Approved Training Organisation (“ATO”), having been awarded ATO status since 2 August 2007.

The building is targeted for completion in Q32012 at an estimated total cost of S\$8.7 million.

2.3 25 Pioneer Crescent

The property is a 4-storey single user detached factory built-to-suit development, leased to Kalzip Asia Pte Ltd for a term of 15 years from 17 December 2009 with three five year options to renew. The purchase price is S\$15.0 million, based on land lease tenure of 42 years from 1 February 2009 but subject to adjustments based on the final confirmation of land lease tenure. The purchase price was negotiated on a willing buyer and willing seller basis.

The vendor is Oxley Opportunity #9 Pte Ltd, an indirectly-held wholly-owned subsidiary of Oxley Holdings Ltd, which in turn is a related party of an ultimate shareholder of the Manager, Pursuant to Paragraph 5.1(c) of the Appendix 6 to the Code on Collective Investment Schemes, two independent valuations have been obtained, with one of the valuers commissioned independently by the Trustee.

Based on a 42 year land lease tenure, the property was valued at S\$15.0 million by Colliers International Consultancy & Valuation (Singapore) Pte Ltd as at 30 September 2011 using the income capitalisation approach, discounted cash flow analysis and direct comparison method and at S\$15.0 million by DTZ Debenham Tie Leung (SEA) Pte Ltd as at 1 October 2011 using the income capitalisation approach and discounted cash flow analysis method.

The Audit, Risk Management and Compliance Committee is of the view that the Acquisition is on normal commercial terms and is not prejudicial to the interests of CIT and its unitholders.

3. RATIONALE FOR AND BENEFIT OF THE BTS TRANSACTIONS AND ACQUISITION

The development of the Tuas View Circuit and Seletar Aerospace Park View sites under the BTS arrangement is consistent with the Manager’s objective to diversify its growth platform so that the Trust does not rely solely on the acquisition of already completed income producing properties, whilst concurrently creating a long term development pipeline for CIT.

The Manager believes that the development of these two sites should provide CIT’s unitholders with potentially greater returns compared to outright acquisitions of already completed income producing properties, therefore improving the net asset value of CIT’s portfolio, as the Trust will receive any benefit of unrealised valuation gain from the development of the sites.

Regarding the proposed acquisition of 25 Pioneer Crescent, the Manager believes that this is a quality industrial asset with a strong tenant covenant which is in line with the Manager’s overall strategy to invest in high quality assets, providing stable income for unitholders. The acquisition will also increase the number of Trust tenants and further asset diversification.

4. FUNDING

The intended funding for the BTS projects is summarized as follow:

Properties	Net proceeds of previous equity fund raisings	Amount (S\$ million)
Peter's BTS development	Equity fund raising completed in November 2010	13.2 ⁽¹⁾
ATTC BTS development	Private placement completed in August 2010	8.7 ⁽²⁾
Total		21.9

Notes:

- (1) Progressive payments are expected to be made between October 2011 and August 2012
- (2) Progressive payments are expected to be made between October 2011 and September 2012

The acquisition of 25 Pioneer Crescent is intended to be funded from CIT's existing cash.

Chris Calvert
Chief Executive Officer and Executive Director

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

12 October 2011

For further enquiries, please contact:

Cambridge Industrial Trust Management Limited
Ms Bridget Phua
Investor & Public Relations Manager
(65) 6827 9330
bridget.phua@cambridgeITM.com

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 45 properties and 2 built-to-suit projects at an aggregate book value of S\$1,020.3 million as at 30 September 2011, located across Singapore.

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, 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, 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.