



(Constituted in the Republic of Singapore pursuant to a trust deed dated 31 March 2006 (as amended))

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**COMPLETION OF THE ACQUISITION OF 3C TOH GUAN ROAD EAST  
USE OF PROCEEDS – PRIVATE PLACEMENT / PREFERENTIAL OFFERING  
AND RIGHTS ISSUE**

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**1. COMPLETION OF THE ACQUISITION OF 3C TOH GUAN ROAD EAST**

- 1.1** Cambridge Industrial Trust Management Limited, as manager of Cambridge Industrial Trust (“**CIT**” and the manager of CIT, the “**Manager**”), is pleased to announce the completion of the acquisition of the property located at 3C Toh Guan Road East, Singapore 608832 (“**3C Toh Guan Road East**”).
- 1.2** RBC Dexia Trust Services Singapore Limited, in its capacity as trustee of CIT (the “**Trustee**”), has today completed the acquisition of 3C Toh Guan Road East from Tye Soon Limited (the “**Vendor**”) pursuant to a put and call option agreement dated 20 November 2011 entered into between the Trustee and Tye Soon Limited.

3C Toh Guan Road East is an industrial building which comprises a 5-storey warehouse building with ancillary office. The property has been leased back to the Vendor for three years, with an option to renew for further three years, with effect from today.

**2. USE OF PROCEEDS**

- 2.1** The purchase price of 3C Toh Guan Road East of S\$35.5 million (excluding acquisition costs) has been part funded from the Private Placement and Preferential Offering concluded in November 2010 (the “**Equity Fund Raising November 2010**”), and from the Rights Issue concluded in April 2011 (“**Rights Issue**”) as detailed below.
- 2.2** Further to the announcements dated 30 November 2010, 18 November 2010, 16 November 2010 and 2 November 2010 and 21 October 2010 in relation to the Equity Fund Raising November 2010, the Manager wishes to announce that S\$[19.2] million of the net proceeds from the Equity Fund Raising November 2010 has been used as set out in the table below:

Use of Proceeds from the Equity Fund Raising November 2010	Amount	
	S\$ million	%
Net proceeds from the Equity Fund Raising November 2010*	47.5	100.0
<i>Less:</i>		
Proceeds used pertaining to announcement dated 30 November 2011	(21.8)	(45.9)
Proceeds used pertaining to announcement dated 29 June 2011	(4.2)	(8.8)
Proceeds used for progressive payments on built-to-suit ("BTS") development (Tuas View Circuit)	(2.3)	(4.8)
Current use of proceeds for the part payment of the purchase price of 3C Toh Guan Road East	(19.2)	(40.5)
Balance of net proceeds remaining from the Equity Fund Raising November 2010	-	-

\* Net of estimated fees and expenses (including underwriting fees) of approximately S\$2.9 million.

For the purpose of ensuring more effective use of funds, the Manager has used part of the net proceeds of the Equity Fund Raising November 2010 to part finance the acquisition of 3C Toh Guan Road East instead of part funding the remaining outstanding amounts of the BTS development as stated in the announcements dated 21 October 2010 and 2 November 2010. In addition, the Manager has used proceeds that had originally been raised for the acquisition of 25 Tai Seng Avenue which, as previously announced on 3 April 2011, did not proceed, to fund the acquisition of 3C Toh Guan Road East.

The funding for the BTS development is expected to be made over the next 12 to 18 months and the Manager currently intends to finance the same through its existing banking facilities. Notwithstanding its current intention, the Manager may, subject to relevant laws and regulations, adopt other financing plans.

The Manager believes that the re-deployment of funds to part finance the acquisition of 3C Toh Guan Road East is in line with its pro-active capital management strategy.

**2.3** Further to the announcements dated 15 July 2011, 13 June 2011, 14 April 2011, 13 April 2011, 22 March 2011, 14 March 2011 and 10 March 2011 in relation to the renounceable and fully underwritten rights issue concluded in April 2011 (the “**Rights Issue**”), the Manager wishes to announce that S\$16.3 million of the net proceeds from the Rights Issue has been used as set out in the table below:

Use of Proceeds of the Rights Issue	Amount	
	S\$ million	%
Net proceeds from the Rights Issue*	53.8	100.0
<i>Less:</i>		
Proceeds used pertaining to announcement dated 13 June 2011	(26.0)	(48.3)
Proceeds used pertaining to announcement dated 15 July 2011	(8.7)	(16.2)
Proceeds used for progressive payments on BTS development (Seletar Aerospace Park)	(0.3)	(0.6)
Current use of proceeds for the part payment of the purchase price of 3C Toh Guan Road East	(16.3)	(30.3)
Balance of net proceeds remaining from the Rights Issue	2.5	4.6

\* Net of estimated fees and expenses (including underwriting fees) of approximately S\$2.9 million.

For the purpose of ensuring more effective use of funds, the Manager has used part of the net proceeds of the Rights Issue to part finance the acquisition of 3C Toh Guan Road East instead of part funding the Extension Development Works at 4 & 6 Clementi Loop and the acquisition of a property identified as “Potential Property 1”, as detailed on page 27 of the Rights Issue OIS, as the Extension Development Works are expected to complete around 4Q2012 and the Potential Property 1 is still under negotiation with the vendor.

The Manager believes that the re-deployment of funds to part finance the acquisition of 3C Toh Guan Road East is in line with its pro-active capital management strategy.

The Manager currently intends to finance the Extension Development Works and Potential Property 1 through its existing banking facilities and alternate sources of finance. Notwithstanding its current intention, the Manager may, subject to relevant laws and regulations, adopt other financing plans.

The Manager will make further announcements via SGXNET when the remaining proceeds of the Rights Issue are materially disbursed.

**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  
30 January 2012

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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 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.