Important Notice

This material shall be read in conjunction with CIT’s financial statements for the financial period ended 30 Sep 2013.

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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 presentation 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.

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Contents

• Highlights
• Portfolio Updates
• Portfolio Details
• Financial Highlights
• Capital and Risk Management
• Looking Ahead
• Appendix
3Q2013 Highlights

- DPU grew by 3.9% year-on-year to 1.251 cents, from 1.204 cents
- NAV per unit at 69.6 cents

- Proactive capital management
  - Refinanced S$250 mil of debt facilities maturing in 1H2014
  - No major refinancing due until 2016; with ~86% of debt fixed
  - Strong balance sheet with gearing ratio of 27.9%(1)

- Portfolio’s occupancy remains high at ~97%

- Acquisition of 30 Teban Gardens Crescent scheduled to complete in 4Q2013

(1) Adjusted for debt repayment and refinancing completed in Oct 2013
Acquisition: Expected to Complete 30 Teban Gardens Crescent in 4Q2013

<table>
<thead>
<tr>
<th>Total GFA: ~139,098 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total GFA</td>
</tr>
<tr>
<td>Purchase Price</td>
</tr>
<tr>
<td>Tenant</td>
</tr>
<tr>
<td>Completion Date</td>
</tr>
</tbody>
</table>

<sup>(1)</sup> Excluding land premium
AEI: Completed 22% of 3 Pioneer Sector 3

Plot Ratio Maximised from 0.8x to 1.4x, Bringing Total GFA to ~716,571 sq ft

Picture taken on 4 Oct 2013

<table>
<thead>
<tr>
<th>Additional GFA</th>
<th>303,753 sq ft</th>
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</thead>
<tbody>
<tr>
<td>Cost</td>
<td>S$45.4 mil</td>
</tr>
<tr>
<td>Tenant</td>
<td>CWT Limited (3 years)</td>
</tr>
<tr>
<td>Completion Date</td>
<td>Target 4Q2014</td>
</tr>
</tbody>
</table>
AEI: Commencing Work on 21B Senoko Loop in 4Q2013

Plot Ratio Maximised from 1.4x to 2.4x, Bringing Total GFA to 195,890 sq ft

<table>
<thead>
<tr>
<th>Additional GFA</th>
<th>98,788 sq ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost</td>
<td>S$12.8 mil</td>
</tr>
<tr>
<td>Tenant</td>
<td>Tellus Marine Engineering Pte Ltd (10 years)</td>
</tr>
<tr>
<td>Completion Date</td>
<td>Target 4Q2014</td>
</tr>
</tbody>
</table>
**Divestment: 3 Properties in 3Q2013**

<table>
<thead>
<tr>
<th>Property</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>7 Gul Lane</strong></td>
<td>GFA: 48,427 sq ft</td>
</tr>
<tr>
<td></td>
<td>Divestment Price: S$8.5 mil</td>
</tr>
<tr>
<td></td>
<td>Book Value: S$5.8 mil</td>
</tr>
<tr>
<td></td>
<td>Completion Date: Jul 2013</td>
</tr>
<tr>
<td><strong>63 Hillview Avenue</strong></td>
<td>Total Strata Units: 97</td>
</tr>
<tr>
<td></td>
<td>Divestment Price: S$140.8 mil</td>
</tr>
<tr>
<td></td>
<td>Book Value: S$110.0 mil</td>
</tr>
<tr>
<td></td>
<td>Completion Date: Sep 2013</td>
</tr>
<tr>
<td><strong>23 Lor 8 Toa Payoh</strong></td>
<td>GFA: 50,792 sq ft</td>
</tr>
<tr>
<td></td>
<td>Divestment Price: S$18.4 mil</td>
</tr>
<tr>
<td></td>
<td>Book Value: S$16.0 mil</td>
</tr>
<tr>
<td></td>
<td>Completion Date: Sep 2013</td>
</tr>
</tbody>
</table>
Renewal of Leases through Proactive Management

Renewed a Total of ~1 million sq ft of Leases YTD 3Q2013

Total of 8 single-tenanted properties, expiring in 2Q2014 onwards:
- 5 to be converted to multi-tenanted / single-tenanted
- 3 to be divested

<table>
<thead>
<tr>
<th>Year</th>
<th>Multi-Tenanted</th>
<th>Single-Tenanted</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>2.6% (8 Properties)</td>
<td>9.3%</td>
</tr>
<tr>
<td>2014</td>
<td>8.2%</td>
<td>7.4%</td>
</tr>
<tr>
<td>2015</td>
<td>17.9%</td>
<td>13.0%</td>
</tr>
<tr>
<td>2016</td>
<td>4.1%</td>
<td>13.0%</td>
</tr>
<tr>
<td>2017</td>
<td>1.1%</td>
<td>8.0%</td>
</tr>
<tr>
<td>2018</td>
<td>1.4%</td>
<td>9.0%</td>
</tr>
<tr>
<td>2019+</td>
<td>3.9%</td>
<td>14.1%</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Portfolio</th>
<th>Weighted Average Lease to Expiry (“WALE”) (years)</th>
<th>Average Security Deposits (months)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Portfolio</td>
<td>3.7</td>
<td>11.4</td>
</tr>
</tbody>
</table>
Diversified Portfolio with Stable Rental

**Portfolio Details of Properties**

<table>
<thead>
<tr>
<th>Description</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total number of Properties</td>
<td>48</td>
</tr>
<tr>
<td>Total Portfolio GFA (sq ft)</td>
<td>~7.7 mil</td>
</tr>
<tr>
<td>Net Lettable Area (sq ft)</td>
<td>~7.4 mil</td>
</tr>
<tr>
<td>Portfolio Occupancy (%)</td>
<td>~97</td>
</tr>
<tr>
<td>Total number of Tenants</td>
<td>133</td>
</tr>
<tr>
<td>Average Portfolio Rental(^{(1)}) (psf per month)</td>
<td>S$1.02</td>
</tr>
<tr>
<td>Land Tenure(^{(2)}) (years)</td>
<td>37</td>
</tr>
</tbody>
</table>

\(^{(1)}\) Includes single-tenanted, multi-tenanted and reversionary properties

\(^{(2)}\) The tenure of 30 + 30 years for 43 Tuas View Circuit is subject to JTC’s confirmation

**Asset Class by Rental Income**

- General Industrial 33.8%
- Logistics 14.9%
- Warehousing, 26.2%
- Light Industrial 25.1%

**Single vs Multi-Tenanted Properties by Rental Income**

- Single-Tenanted Properties: 71.2%
- Multi-Tenanted Properties: 28.8%
Quality and Diversified Tenant Base

Top 10 Tenants Account for ~40.8% of Rental Income

- **CWT Limited**: 9.3%
- **Nobel Design Holdings Ltd**: 5.7%
- **HG Metal Manufacturing Limited**: 5.7%
- **Beyonics International Pte Ltd**: 3.8%
- **Seksun International Pte Ltd**: 3.2%
- **Tye Soon Limited**: 3.1%
- **LHN Group Pte Ltd**: 2.9%
- **HC Design Pte Ltd**: 2.4%
- **Compact Metal Industries Ltd**: 2.4%
- **2.3%**
Financial Highlights
## 3Q2013 Financial Highlights

<table>
<thead>
<tr>
<th></th>
<th>3Q2013 (S$ mil)</th>
<th>3Q2012 (S$ mil)</th>
<th>Year-on-Year (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gross Revenue</td>
<td>23.8</td>
<td>22.5</td>
<td>5.9 ↑</td>
</tr>
<tr>
<td>Net Property Income</td>
<td>19.3</td>
<td>19.2</td>
<td>0.8 ↑</td>
</tr>
<tr>
<td>Distributable Amount</td>
<td>15.4&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td>14.5</td>
<td>6.0 ↑</td>
</tr>
<tr>
<td>Distribution Per Unit (“DPU”) (cents)</td>
<td>1.251&lt;sup&gt;(1)&lt;/sup&gt;</td>
<td>1.204</td>
<td>3.9 ↑</td>
</tr>
<tr>
<td>Annualised DPU (cents)</td>
<td>4.963</td>
<td>4.790</td>
<td>3.6 ↑</td>
</tr>
</tbody>
</table>

<sup>(1)</sup> Distribution includes S$1.2 million (0.101 cents per unit) from capital gains realised from the sale of investment properties in the prior years that have been confirmed by IRAS as capital gains to fund the reduction in income contribution from properties undergoing AEIs including asset repositioning.
Included in the current assets are cash and cash equivalents of S$151.5 million. The divestment of 63 Hillview Avenue was completed on 27 Sep 2013 for S$140.8 million. On 1 Oct 2013, S$81.3 million was used to repay part of the Club Term Loan.
## Distribution Timetable

### Distribution Details

<table>
<thead>
<tr>
<th>Distribution Details</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Distribution Period</td>
<td>1 Jul 2013 to 30 Sep 2013</td>
</tr>
<tr>
<td>Distribution Rate</td>
<td>1.251 cents per unit (1.150 taxable income, 0.101 capital gains)</td>
</tr>
<tr>
<td>Distribution Reinvestment Plan (“DRP”)</td>
<td>2% Discount</td>
</tr>
</tbody>
</table>

### Distribution Timetable

<table>
<thead>
<tr>
<th>Distribution Timetable</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td>Last Trading Day on a “Cum Distribution” Basis</td>
<td>Wednesday, 6 Nov 2013 (5.00 pm)</td>
</tr>
<tr>
<td>Ex-date</td>
<td>Thursday, 7 Nov 2013 (9.00 am)</td>
</tr>
<tr>
<td>Books Closure Date</td>
<td>Monday, 11 Nov 2013 (5.00 pm)</td>
</tr>
<tr>
<td>Fixing of Unit Price for DRP</td>
<td>Tuesday, 12 Nov 2013</td>
</tr>
<tr>
<td><strong>Distribution Payment Date</strong></td>
<td><strong>Tuesday, 17 Dec 2013</strong></td>
</tr>
<tr>
<td><strong>Listing of DRP Units</strong></td>
<td><strong>Wednesday, 18 Dec 2013</strong></td>
</tr>
</tbody>
</table>
Capital and Risk Management
Proactive Capital and Risk Management

- Refinanced S$250 mil of debt facilities maturing in 1H2014
- No major refinancing due until 2016; with ~86% of debt fixed
- Gearing ratio of 27.9% provides significant headroom for future acquisition opportunities and AEIs
- All-in cost of debt reduced to 3.9%; Weighted Average Debt Expiry (WADE) extended to 2.7 years
- Value of unencumbered properties increased from S$44.5 mil to S$281.6 mil

Note: The above figures have been adjusted for debt repayment and refinancing completed in Oct 2013
Post Refinancing…No Major Debt Due until 2016

Refinanced:
1) S$208 mil Club Term Loan (due Jun 2014):
   - Repaid S$81.3 mil using 63 Hillview proceeds and S$26.7 mil from other divestments
   - Refinanced the balance S$100 mil to Jun 2016
2) S$100 mil Acquisition Term Loan (due Mar 2014):
   - Converted to S$100 mil Term Loan and extended to Apr 2017

(1) Adjusted for debt repayment and refinancing completed in Oct 2013
Balance Sheet Well Positioned to Pursue Growth Opportunities

<table>
<thead>
<tr>
<th></th>
<th>As at 2Q2013</th>
<th>As at 3Q2013&lt;sup&gt;(1)&lt;/sup&gt;</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Debt (S$ mil)</td>
<td>479.0</td>
<td>350.0</td>
</tr>
<tr>
<td>Gearing Ratio (%)</td>
<td>35.8</td>
<td>27.9</td>
</tr>
<tr>
<td>All-in Cost (%)</td>
<td>4.0</td>
<td>3.9</td>
</tr>
<tr>
<td>WADE (years)</td>
<td>1.4</td>
<td>2.7</td>
</tr>
<tr>
<td>Unencumbered Properties (S$ mil)</td>
<td>44.5</td>
<td>281.6</td>
</tr>
<tr>
<td>Interest Exposure Fixed (%)</td>
<td>77.2</td>
<td>85.7</td>
</tr>
</tbody>
</table>

<sup>(1)</sup> Adjusted for debt repayment and refinancing completed in Oct 2013
Looking Ahead
Focused Execution YTD 3Q2013; Moving into 4Q2013 and Beyond …

Focused Execution YTD 3Q2013

- Completed a total of 4 acquisitions, totalling S$92.7 mil
- Embarked on AEIs and development, totalling S$58.2 mil
- Renewed all of 2013’s leases
- Divested 2\(^{(1)}\) non-core assets, totalling S$26.9 mil
- Divested 63 Hillview Avenue for S$140.8 mil, 28% above book
- Deployed part of Hillview proceeds to retire debt
- Refinanced 2014’s debt ahead of schedule
- Reduced cost of debt to 3.9\(^{(2)}\) from 4.0%

Moving Forward

- Pursuing opportunistic acquisitions
- Continue to identify further properties for AEIs and redevelopment opportunities
- Proactive management of 2014 leases
- Continue to divest non-core assets for capital recycling
- No major financing until 2016
- Gearing ratio of 27.9\(^{(2)}\) provides significant headroom for future acquisition opportunities and AEIs

---

\(^{(1)}\) Excludes 30 Tuas Road which is a compulsory acquisition by SLA
\(^{(2)}\) Adjusted for debt repayment and refinancing completed in Oct 2013
Overview of CIT

- IPO in Jul 2006 with Market Capitalisation of ~S$825.8 mil as at 30 September 2013
- Quality Assets Located Close to Major Transportation Hubs & Key Industrial Zones Island-wide

- 48 properties
- ~7.7 mil sq ft GFA
- S$1.2 bil property value
- 11.4 mths of security deposits
- ~97% occupancy rate
Diversified Tenant Base and Trade Sector

Diversified Trade Sector

- Professional, Scientific and Technical Activities, 6.7%
- Transportation and Storage, 26.1%
- Manufacturing, 29.5%
- Wholesale, Retail Trade Services and Others, 25.5%
- Other Services, 3.4%
- Construction, 6.9%

Diversified Quality Tenants

- Logistics, 10.4%
- General storage, 11.3%
- Specialised storage, 4.4%
- Other Services, 3.4%
- Car Distribution, 0.3%
- Education, 1.0%
- Food Related Services, 1.8%
- Wholesale of Household Goods, Textiles, Furniture & Furnishing and Others, 11.4%
- Wholesale of Industrial, Construction and IT Related Machinery and Equipment, 10.9%
- Developer, 2.1%
- Civil & Engineering Services, 4.8%
- Precision Engineering, 1.9%
- Pharmaceutical, Rubber and Plastic Products, 3.6%
- Paper and Paper Products, 3.9%
- Machinary and Equipment, 2.4%
- Computer, Electronic and Optical Products, 8.2%
- M&E Services and Gas Supply, 2.0%
- Architectural and Engineering Activities and Related Technical Consultancy, 2.3%
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- Car Distribution, 0.3%
- Education, 1.0%
- Food Related Services, 1.8%
# YTD 3Q2013: Acquisitions, AEI/Developments and Divestments

<table>
<thead>
<tr>
<th>Acquisitions</th>
<th>GFA (sq ft)</th>
<th>Completion</th>
<th>Purchase Price (S$ mil)</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Teban Gardens Crescent</td>
<td>~139,098</td>
<td>Target 4Q2013</td>
<td>41.0 (1)</td>
</tr>
<tr>
<td>16 Tai Seng Street (Phase II)</td>
<td>40,403</td>
<td>Apr 2013</td>
<td>13.7</td>
</tr>
<tr>
<td>3 Tuas South Avenue 4</td>
<td>315,522</td>
<td>Mar 2013</td>
<td>15.0 (2)</td>
</tr>
<tr>
<td>54 Serangoon North Avenue 4</td>
<td>139,249</td>
<td>Mar 2013</td>
<td>21.0</td>
</tr>
<tr>
<td>15 Jurong Port Road</td>
<td>245,172</td>
<td>Jan 2013</td>
<td>43.0</td>
</tr>
<tr>
<td><strong>Total for 2013</strong></td>
<td><strong>879,444</strong></td>
<td></td>
<td><strong>133.7</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>AEIs/Developments</th>
<th>Add’l GFA (sq ft)</th>
<th>Completion</th>
<th>Cost (S$ mil)</th>
</tr>
</thead>
<tbody>
<tr>
<td>21B Senoko Loop</td>
<td>98,788</td>
<td>Target 4Q2014</td>
<td>12.8</td>
</tr>
<tr>
<td>3 Pioneer Sector 3</td>
<td>303,753</td>
<td>Target 4Q2014</td>
<td>45.4</td>
</tr>
<tr>
<td>88 International Road</td>
<td>101,932</td>
<td>May 2013</td>
<td>16.4</td>
</tr>
<tr>
<td>4/6 Clementi Loop (Phase II)</td>
<td>110,957</td>
<td>Jan 2013</td>
<td>23.4</td>
</tr>
<tr>
<td><strong>Total for 2013</strong></td>
<td><strong>615,430</strong></td>
<td></td>
<td><strong>98.0</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Divestments</th>
<th>GFA (sq ft)</th>
<th>Completion</th>
<th>Gross Proceeds (S$ mil)</th>
</tr>
</thead>
<tbody>
<tr>
<td>63 Hillview Avenue</td>
<td>382,517 (strata area and inclusive of void area)</td>
<td>Sep 2013</td>
<td>140.8</td>
</tr>
<tr>
<td>23 Lorong 8 Toa Payoh</td>
<td>50,792</td>
<td>Sep 2013</td>
<td>18.4</td>
</tr>
<tr>
<td>7 Gul Lane</td>
<td>48,427</td>
<td>Jul 2013</td>
<td>8.5</td>
</tr>
<tr>
<td>30 Tuas Road (3)</td>
<td>571,189</td>
<td>Feb 2013</td>
<td>76.7</td>
</tr>
<tr>
<td><strong>Total for 2013</strong></td>
<td><strong>1,052,925</strong></td>
<td></td>
<td><strong>244.4</strong></td>
</tr>
</tbody>
</table>

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(1) Excluding land premium
(2) CIT’s share is equivalent to S$9.0 million based on CIT’s 60% interest in the jointly controlled entity, Cambridge SPV1 LLP
(3) Compulsory acquisition by SLA. Total amount includes: Collectors’ Award: S$72.4 million and Ex-gratia: S$4.3 million
Further Information

Please contact:

Ms Caroline Fong
Head of Investor Relations & Corporate Communications
caroline.fong@cambridgeitm.com

Cambridge Industrial Trust Management Limited
61 Robinson Road, #12-01
Robinson Centre
Singapore 068893
Tel: (65) 6222 3339
Fax: (65) 6827 9339
www.cambridgeindustrialtrust.com