

Press Release

CIT to Acquire 12 Ang Mo Kio Street 65 for S\$39.8 million

- A 6-storey purpose-built light industrial building within the established Ang Mo Kio Industrial Estate
- Easily accessible via the Central Expressway and Seletar Expressway
- GFA 16,762 sq m; remaining land tenure of 36 years

Singapore, 26 August 2014 – Cambridge Industrial Trust Management Limited (“CITM”), the Manager (“Manager”) of **Cambridge Industrial Trust** (“CIT”), today announced the proposed acquisition of 12 Ang Mo Kio Street 65 for a purchase consideration of S\$39.8 million.

Situated at the central-northern part of Singapore, the property is easily accessible via the Central Expressway and Seletar Expressway and within 1km from the Yio Chu Kang MRT. This 6-storey purpose-built light industrial building has a GFA of approximately 16,762 square metres. The property is currently 85% leased.

The acquisition will be funded by existing cash and debt facilities.

“Despite intense competition in the industrial sector, we have managed to identify and acquire a value-add opportunity for the Trust. We are confident that there is potential for yield increment and capital appreciation once the property achieves full occupancy and through capitalising on the positive rental reversion of existing leases. This acquisition is a good example of the Manager’s strategy to acquire properties that will achieve long-term growth in net asset value. We anticipate the acquisition will complete by 3Q2014,” said Mr Philip Levinson, Chief Executive Officer of CITM.



Total GFA	16,762 sq m (180,424 sq ft)
Purchase Price	S\$39.8 million
Tenant	Multi-tenanted
Land Tenure	Remaining 36 years

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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 since 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 48 properties located across Singapore, with a total gross floor area of approximately 8.1 million sq ft and a property value of S\$1.3 billion as at 30 June 2014. They range from logistics, warehousing, light industrial properties, general industrial to car showroom and workshop properties, which are located close to major transportation hubs and key industrial zones island-wide.

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

- Acquisition of value-enhancing properties;
- Pro-active asset management;
- Divestment of non-core properties; and
- Prudent capital and risk management.

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 specialising in real estate and private equity investments across Asia-Pacific; and
- Mitsui is one of the largest corporate conglomerates in Japan and listed on the Tokyo Stock Exchange. It is 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, liabilities or obligations of, Cambridge Industrial Trust Management Limited (“**Manager**”), RBC Investor Services Trust 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 Limited, 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.

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