



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

Media Release

CIT Achieves Increased Net Property Income for 2009 Full Year Results In A Challenging Economic Environment

Date 27 January 2010
Release Immediate

Cambridge Industrial Trust (“CIT”) announces its unaudited fourth quarter and full year financial results for the period ended 31 December 2009.

Highlights:

- Improvement in portfolio occupancy rate to 99.8% in 4Q2009, compared with Singapore’s industrial average of 91.9%¹.
- Net property income (“NPI”) in FY2009 reached S\$65.1 million, representing an increase of 3.7% as compared with the year before. This was on the back of an increase of 3.0% in gross revenue in FY2009 to \$74.4 million.
- Total distributable income attributable to Unitholders in 4Q2009 was S\$11.9 million, which translated to a distribution per unit (“DPU”) of 1.377 cents, a 2.5% increase as compared with 3Q2009.
- CIT undertook a strategic property initiative involving AIMS AMP Capital Industrial REIT, which if successful, would have yielded material benefits to unitholders of both CIT and AIMS AMP Capital.
- Completion of the divestments of 16 Tuas Avenue 18A and 6 strata units at 48 Toh Guan East Road with total sale proceeds of S\$6.6 million, exceeding book value.
- CIT is the first S-REIT to introduce a Distribution Reinvestment Plan, which is scheduled to be offered for the first time in the 4Q2009 distribution.

Singapore, 27 January 2010 - Cambridge Industrial Trust Management Limited (“CITM”), the Manager (“Manager”) of CIT, announced that CIT registered a gross revenue of S\$74.4 million and a net property income (“NPI”) of S\$65.1 million for its financial year ended 31 December 2009 (“FY2009”).

“We operated in very difficult market conditions in 2009. However, we achieved a set of stable financial results enabling our unitholders to enjoy improved returns from their investment in CIT,” said Mr. Chris Calvert, Chief Executive Officer of CITM. “Unitholders will receive a DPU of 1.377 cents, which is a 2.5% increase quarter-on-quarter.”

¹ Urban Redevelopment Authority, Release of 4Q2009 Real Estate Statistics, 22 Jan 2010.

CIT's portfolio of properties was revalued at 31 December 2009 by an independent valuer, CB Richard Ellis, resulting in a total portfolio value of S\$874.2 million, and a NTA per unit of S\$0.60. The portfolio valuation as at 31 December 2009 remains unchanged from the 30 June 2009 valuation after netting off the divestments of 16 Tuas Avenue 18A and 6 of the strata units at 48 Toh Guan Road East.

Overview of FY2009 and 4Q2009 Financial Results:

	FY'09 (S\$ 'm)	FY'08 (S\$ 'm)	Incr / (Decr) %	4Q'09 (S\$ 'm)	3Q'09 (S\$ 'm)	Incr / (Decr) %
Gross Revenue	74.4	72.3	2.9	18.9	18.7	1.1
Net Property Income ("NPI")	65.1	62.8	3.7	16.7	16.4	1.8
Net Income	(61.1)	33.4	n.m	6.9	9.2	(25.0)
Distributable Income	44.2	47.9	(7.7)	11.9	11.2	6.3
Distribution Per Unit ("DPU")	5.357	6.012	(10.9)	1.377	1.344	2.5
Annualised DPU	5.357	6.012	(10.9)	5.463	5.332	2.5
Annualised Distribution Yield²				12.1	11.8	

Property Portfolio

As of 31 December 2009, CIT has a portfolio of 42³ properties with approximately 648,000 sq m of lettable area, with a carrying value of S\$874.2 million. Through an active tenant management strategy, CIT's arrears in 4Q2009 against CIT's annualised gross rent reduced to a low of 0.5%, as compared to 1.4% in 3Q2009 and FY2008. In addition, the portfolio occupancy rate increased to 99.8% in 4Q2009, as compared with the country's average of 91.9% as per URA's 4Q2009 Real Estate Statistics report.

² Based on closing price at 31 December 2009 of S\$0.450

³ As at 31 December 2009, the divestments of the property at 16 Tuas Avenue 18A, and 6 out of the 120 strata units at 48 Toh Guan Road East have been completed.

4Q2009 NPI increased by 10.2% to S\$16.7 million in comparison to 4Q2008. The increase is attributed to rental escalations in FY2009 and a drop in property tax as a result of government rebates. This brings the total NPI for FY2009 to S\$65.1 million, a 3.7% increase year-on-year.

Capital Management

As of 31 December 2009, CIT has a gearing of 42.6% and an interest cover ratio for the quarter of 3.3 times. With the syndicated term loan of S\$390.1 million completed in February 2009, 100% of CIT's debt is locked-in until February 2012.

Early this January, CIT won the 'Best Deal in Singapore 2009' award at The Asset Magazine Triple A Asian Awards. The award recognises CIT's ingenuity and capability in raising S\$390.1 million in February 2009, despite the tightening credit conditions amid the challenging economic crisis. The funding, raised through an asset-backed syndicated term loan, was the first of its kind in Asia.

Distribution Reinvestment Plan

The Manager is pleased to announce the commencement of a Distribution Reinvestment Plan ("DRP") which will apply from the 4Q2009 distribution. All unitholders on the Central Depository ("CDP") register of CIT on the books closure date will have the ability to increase their holdings in the Trust without brokerage or transaction costs by participating in the DRP.

"We're pleased to be the first REIT in Singapore to introduce a DRP to our investors. The DRP provides a simple, convenient and no-cost means of investing in additional CIT units, and for unitholders who wish to reinvest their cash distributions through the DRP," said Mr Calvert.

Unitholders can refer to "Appendix A – Proposed Terms of the Distribution Reinvestment Plan" of the Circular dated 13 October 2009 for further details. The Manager will follow up with appropriate announcements on the DRP in early February as and when required.

Outlook

According to the Ministry of Trade and Industry, the Singapore GDP is forecast to grow by three to five per cent in 2010⁴. Recently, Colliers International reported that the industrial property sector in Singapore will recover by the second quarter of 2010, supported by signs of increased investor demand, and the improvement in the Industrial Government Land Sales Programme⁵.

⁴ Ministry of Trade and Industry, "Pace of Recovery Moderated in Fourth Quarter 2009", 4 January 2010.

⁵ Extracted from channelnewsasia.com, "Industrial property sector expected to recover by Q2, says Colliers", 13 January 2009.

Similarly, a property report by DTZ Research highlighted that with expectations of a recovering economy and less new supply in 2010, rental declines for industrial sectors are likely to ease gradually with a possible bottoming by the end 2010⁶.

“While the Manager believes there are early signs of a recovery in the industrial sector with rents stabilising and increase in buyer activity, we must continue to employ an active management strategy across all facets of the portfolio to ensure we can maximise unitholder returns,” said Mr. Calvert.

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⁶ DTZ Research, “Property Times, Singapore” 4Q2009.

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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 42 properties valued at S\$874.2 million (as at 31 December 2009), strategically located across Singapore.

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

- Prudent capital and risk management;
- Proactive asset management;
- Value enhancing investments and disposal of non-core assets.

Cambridge Industrial Trust Management Limited, the Manager of CIT, is 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 a company incorporated in Japan and listed on the Tokyo Stock Exchange in Japan. 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.cambridge-itrust.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.