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## **PROPOSED ACQUISITION OF 11 CHANG CHARN ROAD**

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### **1. INTRODUCTION**

- 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 that RBC Investor Services Trust Singapore Limited, in its capacity as trustee of CIT (the “**Trustee**”) has on 20 December 2013 entered into a conditional sale and purchase agreement (“**SPA**”) with Shriro Property (Singapore) Pte Ltd (the “**Vendor**”) in connection with the proposed acquisition (the “**Acquisition**”) of 11 Chang Charn Road Singapore 159640 (the “**Property**”) for a purchase consideration of S\$32.0 million (the “**Consideration**”).
- 1.2 Based on the relative figures calculated on the bases set out in Rule 1006 of the Listing Manual of Singapore Exchange Securities Trading Limited (the “**Listing Manual**”), the Acquisition is a non-discloseable transaction for the purposes of Chapter 10 of the Listing Manual.

### **2. DETAILS OF THE ACQUISITION**

The Property is a 6-storey purpose-built warehouse cum light industrial building located along Hoy Fatt Road, off Jalan Bukit Merah and Leng Kee Road, and within the prime Bukit Merah industrial precinct. It is well connected via major roads and expressways such as Alexandra Road, the Central Expressway and Ayer Rajah Expressway. The Property is a 5 minutes’ walk from the Redhill MRT station and 10 minutes’ drive from the Central Business District.

The Property is a leasehold property with remaining land tenure of approximately 43 years. It has a gross floor area of approximately 9,062 square metres. The Property will be sold on an ‘as-is-where-is’ basis and the Vendor will take a partial leaseback while the remaining subsisting sub-leases will be assigned to CIT on completion.

### **3. CONDITIONS PRECEDENT**

The Acquisition is subject to the fulfillment of certain conditions precedent including but are not limited to the following:

- (a) the Vendor and the Trustee having received the relevant approvals, including the approvals from head lessor for the Acquisition and the Trustee’s lease to the Vendor;

- (b) CIT having received satisfactory results to its legal due diligence investigations and legal requisitions;
- (c) there being no compulsory acquisition or notice of intended compulsory acquisition affecting the Property in whole or in part; and
- (d) such other consents or approvals as may be required to be obtained by CIT or the Vendors from any third party or any relevant authority in relation to the Acquisition.

#### **4. INDEPENDENT VALUATION**

The appraised value of the Property based on a valuation conducted by Knight Frank Pte Ltd as at 12 November 2013 using the capitalisation approach, discounted cash flow analysis and comparable sales method was S\$32.0 million. The valuation was commissioned by the Manager.

#### **5. PURCHASE CONSIDERATION**

The Consideration in respect of the Acquisition was arrived at on a willing-buyer and willing-seller basis, taking into consideration the independent valuation conducted in respect of the Property.

#### **6. ESTIMATED COST OF THE ACQUISITION**

The estimated total cost of the Acquisition is approximately S\$32.4 million, comprising:

- (a) the Consideration of S\$32.0 million;
- (b) the acquisition fee payable to the Manager in respect of the Acquisition, which amounts to approximately S\$0.3 million; and
- (c) professional and other fees and expenses incurred or to be incurred in connection with the Acquisition which amount to approximately S\$0.1 million in aggregate.

#### **7. RATIONALE FOR AND BENEFITS OF THE ACQUISITIONS**

The Manager believes that the Property is well-located, good quality industrial asset that will enhance CIT's overall portfolio and increase their presence in the prime Bukit Merah district.

“Consistent with our total return investment approach, this acquisition presents an exciting value add opportunity for the Trust. We believe that there is potential for both rental and capital upside through the renewal and remixing of tenancies over the next one to two years. We expect the acquisition to be completed by 1Q2014.” said Mr. Chris Calvert, Chief Executive Officer of CITM.

**8. METHOD OF FINANCING**

CIT intends to fund the Acquisition via cash on hand and existing debt facilities.

**9. INTERESTS OF THE DIRECTORS AND CONTROLLING UNITHOLDERS**

As at the date of this announcement, none of the directors of the Manager has any interest, direct or indirect, in the Acquisition and CIT does not have any controlling Unitholders.

**10. DIRECTOR’S SERVICE CONTRACTS**

No person is proposed to be appointed as a director of the Manager in connection with the Acquisition.

**11. DOCUMENTS AVAILABLE FOR INSPECTION**

Copies of the SPA, lease agreement and valuation certificate in respect of the Acquisition may be inspected, by prior appointment, at the registered office of the Manager during normal business hours for a period of three months from the date of this announcement.



11 Chang Charn Road

**BY ORDER OF THE BOARD**

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

Christopher Calvert  
Chief Executive Officer and Executive Director

23 December 2013

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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 48 properties located across Singapore, with a total gross floor area of approximately 7.7 million square feet and a property value of S\$1.2 billion as at 30 September 2013. They range from logistics and warehousing properties to light industrial 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:

- Pro-active asset management;
- Acquisition of value-enhancing properties;
- 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 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 or deposits in or 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 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 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.