

Press Release

CIT Continues Growth Momentum in 3Q2014

- Growth momentum continued with gross revenue and NPI up 5.0%⁽¹⁾ and 1.8% respectively, driven by Asset Enhancement Initiatives (“AEIs”).
- Completed the acquisition of 12 Ang Mo Kio Street 65 for S\$39.8 million, further enhancing portfolio strength and providing stable long-term returns for Unitholders.
- Renewed 300,000 sq ft of leases in 3Q2014, amounting to approximately 1.6 million sq ft of leases YTD, with positive rental reversion.
- Remains in a strong financial position with gearing at 33.9%, all-in cost of debt 3.66% and no major refinancing requirements until June 2016.

Summary of Financial Results:

	3Q2014 (S\$ mil)	3Q2013 (S\$ mil)	Y-o-Y (%)
Gross Revenue⁽¹⁾	25.0	23.8	5.0
Net Property Income (“NPI”)	19.7	19.3	1.8
Distributable Amount	15.8	15.4	2.5
Distribution Per Unit (“DPU”) (cents)	1.250	1.251	(0.1)

Singapore, 23 October 2014 – Cambridge Industrial Trust Management Limited (“CITM”), the Manager (“Manager”) of **Cambridge Industrial Trust** (“CIT” or “the Trust”), announced a 5.0%⁽¹⁾ year-on-year growth in revenue to S\$25.0 million for the third quarter ended 30 September 2014 (“3Q2014”).

NPI for 3Q2014 increased 1.8% year-on-year to S\$19.7 million, mainly as a result of the contribution from the completion of AEIs. DPU for the quarter dipped marginally year-on-year at 1.250 cents, due to increasing costs in connection with the conversion of single-tenanted properties to multi-tenanted, and an increase in units in issue due to subscription of the Trust’s Distribution Reinvestment Plan.

¹ Includes straight line rent adjustment of S\$0.3 million for 3Q2014 and S\$0.1 million for 3Q2013

In light of the reduction in income available for distribution as a result of these conversions, the Board has resolved that S\$0.6 million of fees due to the Manager for 3Q2014 will be paid in the form of units. This is in line with the Manager's ongoing commitment to align its interest with that of its Unitholders. Accordingly, DPU for 3Q2014 is 1.250 cents, compared to 1.251 cents a year ago.

Continues to Proactively Manage Lease Expiries

The Manager continues to proactively manage its lease expiries and improve its tenant mix to maintain occupancy stability, portfolio strength and to enable Unitholders to enjoy a steady income stream. During 3Q2014, the Manager successfully renewed approximately 300,000 sq ft of leases, amounting to 1.6 million sq ft of leases secured YTD and representing about 19% of the Trust's portfolio.

"Our 3Q2014 results show sustained growth momentum as we proactively manage CIT's leases and seek growth opportunities. Together with prudent capital and risk management, this demonstrates our commitment to delivering stable and growing returns to Unitholders for the long term." Mr Philip Levinson, Chief Executive Officer of CITM, said.

"We are moving a number of our core Singapore properties to multi-tenancy. The strong underlying occupancies and anchor tenants already in place in these properties will provide long-term earnings support."

Mr Levinson added, "While Singapore remains our core market, in line with our strategy, we will continue to selectively seek quality and yield-accretive properties in Australia, Japan and Malaysia to support and strengthen CIT's overall portfolio."

"We have a portfolio of 49 industrial properties diversified by sector and tenant mix which generate stable, sustainable returns for Unitholders."

Portfolio Update

As at 30 September 2014, CIT has 49 properties located in Singapore, with a total gross floor area ("GFA") of approximately 8.3 million sq ft leased to a diversified base of 154 tenants.

Portfolio occupancy as at 3Q2014 remained high at 96.0%, above the national industrial average of 90.7%², with a Weighted Average Lease Expiry (“WALE”) of 3.7 years (by income) and average security deposits of 10.1 months.

Completed New Acquisition

On 12 September 2014, CIT completed the acquisition of 12 Ang Mo Kio Street 65, a multi-tenanted property with remaining land tenure of 36 years, at the purchase price of S\$39.8 million. The property is a 6-storey, purpose-built light industrial building with a GFA of 180,424 sq ft, strategically situated in central-northern Singapore and easily accessible via the Central Expressway and Seletar Expressway.

Completed AEI for 30 Toh Guan Road

In line with the Trust’s objective of continuously improving the quality of its portfolio, in July 2014 CIT completed the AEI works for 30 Toh Guan Road, a multi-tenanted 8-level warehouse with office accommodation and an adjoining two-level conventional warehouse. The AEI comprised the upgrading of the building façade and level 1 lobby.

Ongoing AEIs

As at 3Q2014, the Trust has three ongoing AEIs totaling S\$26.8 million expected to be completed over the next two quarters.

Prudent Capital and Risk Management

As at 30 September 2014, all-in cost of debt was 3.66% per annum. Gearing remained healthy at 33.9%, within CIT’s long-term gearing target of 35%. In line with CIT’s prudent capital and risk management strategy, 72.1% of total debt has been fixed for the next two years, and as such the Trust has no major refinancing requirements until June 2016.

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² Source: JTC 2Q2014 Industrial Property Market Statistics

For analyst enquiries, please contact:

Brenda Ng
Manager, Investor Relations & Corporate Communications
Cambridge Industrial Trust Management Limited
Tel: +65 6827 9363
brenda.ng@cambridgeitm.com

For media enquiries, please contact:

Tulchan Communications, Tel: +65 6222 3765

Angela Campbell-Noë, Senior Partner
HP: +65 8200 5915
acampbell-noe@tulchangroup.com

Jean Zhuang, Director
HP: +65 9061 1075
jzhuang@tulchangroup.com

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 49 properties located across Singapore, with a total gross floor area of approximately 8.3 million sq ft and a property value of S\$1.3 billion as at 30 September 2014. They range from logistics, warehousing, light industrial, 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 stakeholders, 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>

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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 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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