



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

ANNOUNCEMENT

ADVANCED DISTRIBUTION

Further to its announcements dated 12 August 2010 and 13 August 2010 in relation to:

- (i) the launch of the private placement pursuant to section 302C of the Securities and Futures Act, Chapter 289 of Singapore of 83,683,000 new units in Cambridge Industrial Trust (“**CIT**”, and the new units in CIT, “**New Units**”), to (a) institutional and other investors apart from the Restricted Investors¹ at an issue price of S\$0.478 per New Unit; and (b) (if applicable) to the Restricted Investors at an issue price of S\$0.503 per New Unit, so as to raise gross proceeds of approximately S\$40.0 million (the “**Private Placement**”); and
- (ii) the intention to declare a distribution of the distributable income for the period from 1 July 2010 to 22 August 2010 (the “**Advanced Distribution**”),

Cambridge Industrial Trust Management Limited, as manager of CIT (the “**Manager**”), wishes to announce the Advanced Distribution of 0.680 cents per unit in cash. The Advanced Distribution will be paid on 16 September 2010.

Holders whose securities accounts with The Central Depository (Pte) Limited were credited with units in CIT (“**Units**”) as at 5.00 p.m. on 20 August 2010 (being the date on which the Transfer Books and Register of Unitholders were closed to determine the entitlements of unitholders of CIT to the Advanced Distribution) will be entitled to the Advanced Distribution.

For the avoidance of doubt, the holders of the New Units issued pursuant to the Private Placement will not be entitled to the distributions of any distributable income accrued by CIT prior to the date of issue of such New Units (including the Advanced Distribution).

BY ORDER OF THE BOARD

Cambridge Industrial Trust Management Limited
(Company Registration No. 200512804G, Capital Markets Services Licence No.: 100132-1)
(as manager of Cambridge Industrial Trust)

Chris Calvert
Chief Executive Officer and Executive Director

27 August 2010

1 “**Restricted Investors**” refers to Oxley Group and Mitsui & Co., Ltd.

Important Notice

The value of Units and the income derived from them may fall as well as rise. Units are not investments, liabilities or obligations of, or deposits in, the Manager, RBC Dexia Trust Services Singapore Limited (in its capacity as trustee of CIT) (the "**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.