

OSK DMG ASEAN & Hong Kong Corporate Day

26 - 28 June 2012



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Overview & Highlights of CIT



28 Woodlands Loop



24 Jurong Port Road

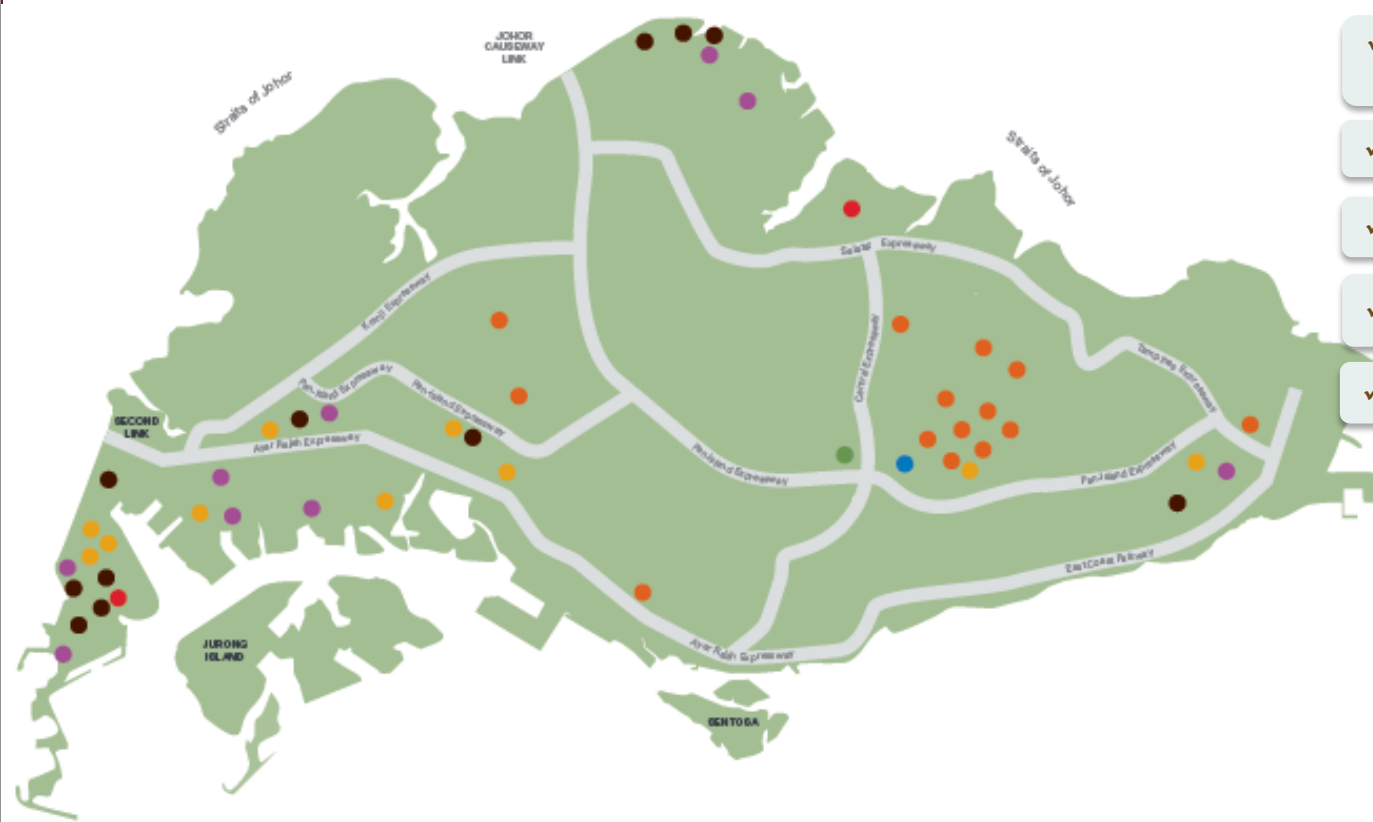


130 Joo Seng Road



79 Tuas South St 5

Overview of CIT



- ✓ IPO in Mar '06 with market capitalisation^ of ~S\$660.0 mil
- ✓ 48 properties in Singapore
- ✓ Total NLA of 677,736 sq m
- ✓ Total property value of ~S\$1.1 bil
- ✓ High occupancy rate of 98.6%

^ as at 22 Jun '12

- LEGENDS**
- Logistics Properties
 - Light Industrial Properties
 - Warehousing Properties
 - Industrial Properties
 - Built to Suit Properties
 - Self Storage and Warehousing Property
 - Car Showroom and Workshop Properties

Built-to-Suit

Light Industrial

Self-Storage & Warehousing

Warehousing

Car Showroom & Workshop



Key Highlights for 1Q2012

1) Strong DPU Growth

- 1Q2012 DPU increased by 17.0% to 1.171⁽¹⁾ cents; 4 quarters of consecutive growth

2) Portfolio Updates

- High occupancy of 98.6% vs industry average of 93.8%
- Rental arrears < 0.1% of annualised rent
- Acquisition of 25 Pioneer Crescent, 3C Toh Guan Rd & 16 Tai Seng amounting to S\$123.1 million

3) Capital Management

- Recycling of capital from the disposal of 7 Ubi Close into 25 Pioneer Crescent
- Issuance of first S\$50 million 3 yr Fixed Rate Notes from S\$500 million MTN programme
- Distribution of \$0.6 million funded from the sale of properties in 2010 & 2011
- Distribution Reinvestment Plan to apply for 1Q2012 distribution

(1) Includes capital distribution of 0.050 cents per unit from the divestment of properties.

Financial Highlights & Capital Management



28 Woodlands Loop



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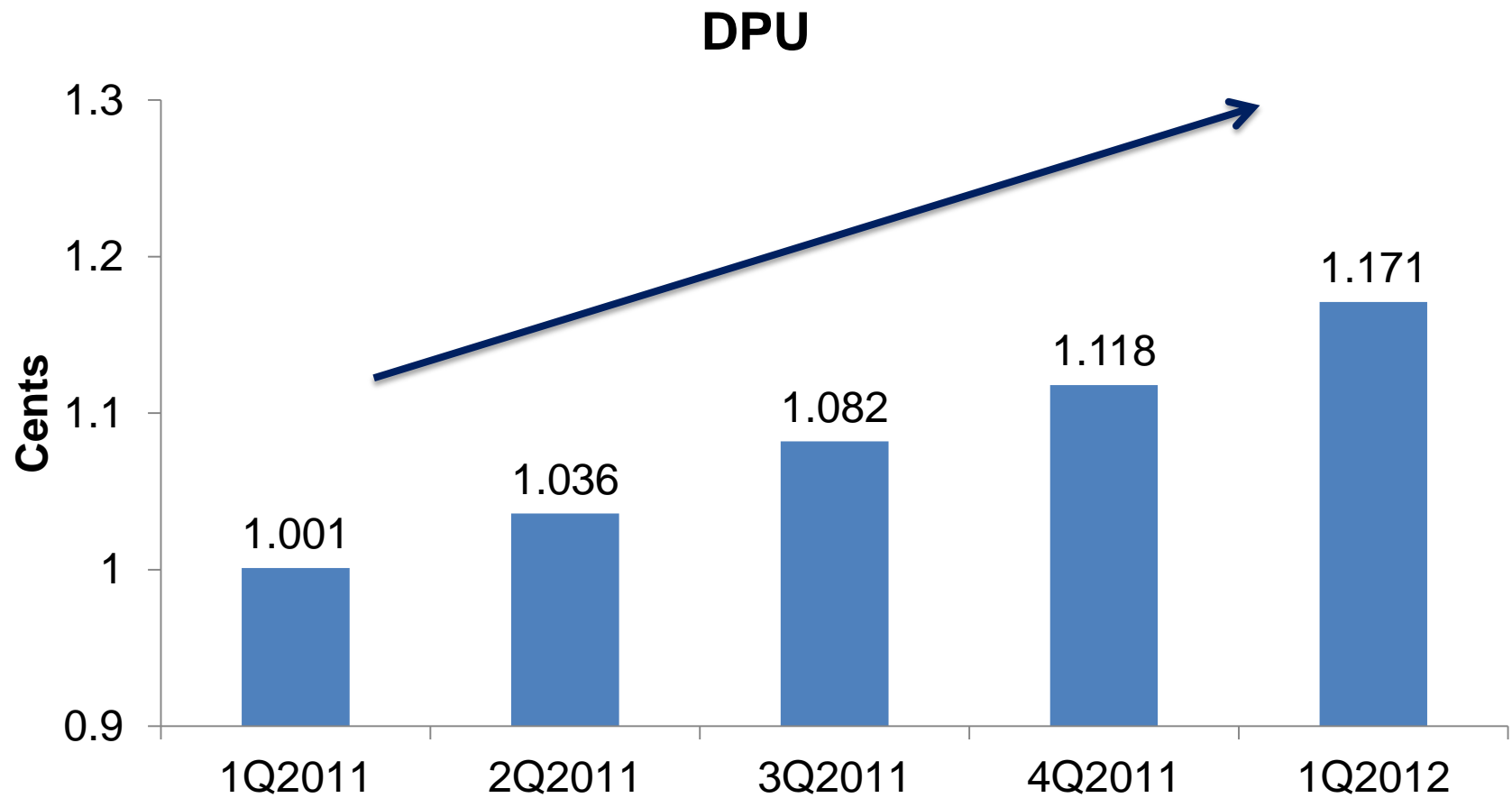
1Q2012 Financial Highlights

| | 1Q2012 (S\$ million) | 1Q2011 (S\$ million) | Y-o-Y (%) |
|--|----------------------------|-------------------------|---------------|
| Gross Revenue | 20.9 | 19.3 | 8.2 ↑ |
| Net Property Income | 18.0 | 16.6 | 8.4 ↑ |
| Distributable Amount | 13.9 ⁽¹⁾ | 11.9 | 17.1 ↑ |
| Distribution Per Unit ("DPU") (cents) | 1.171⁽²⁾ | 1.001 | 17.0 ↑ |
| Annualised DPU (cents) | 4.710 | 4.060 | 16.0 ↑ |

(1) Includes capital distribution of S\$0.6 million from the divestment of properties.

(2) Includes capital distribution of 0.050 cents per unit from the divestment of properties.

Stable Growth in DPU



Healthy Debt Profile

| | 31 Mar 2012 | 31 Dec 2011 |
|---|--------------|-------------|
| Gearing ratio ⁽¹⁾ (%) | 35.9 | 33.1 |
| Total outstanding debt (S\$ million) | 416.5 | 366.5 |
| Total debt fixed (%) | 88.8 | 87.3 |
| Weighted average all-in cost of debt ⁽²⁾ (%) | 4.2 | 4.1 |
| Weighted average interest cost (%) | 3.5 | 3.3 |
| Weighted average term of debt (years) | 2.7 | 2.9 |
| Weighted average term of fixed debt (years) | 2.3 | 2.4 |
| Interest cover ratio ⁽³⁾ (times) | 5.1 | 5.0 |
| Unencumbered investment properties (S\$ million) | 125.5 | 90.0 |

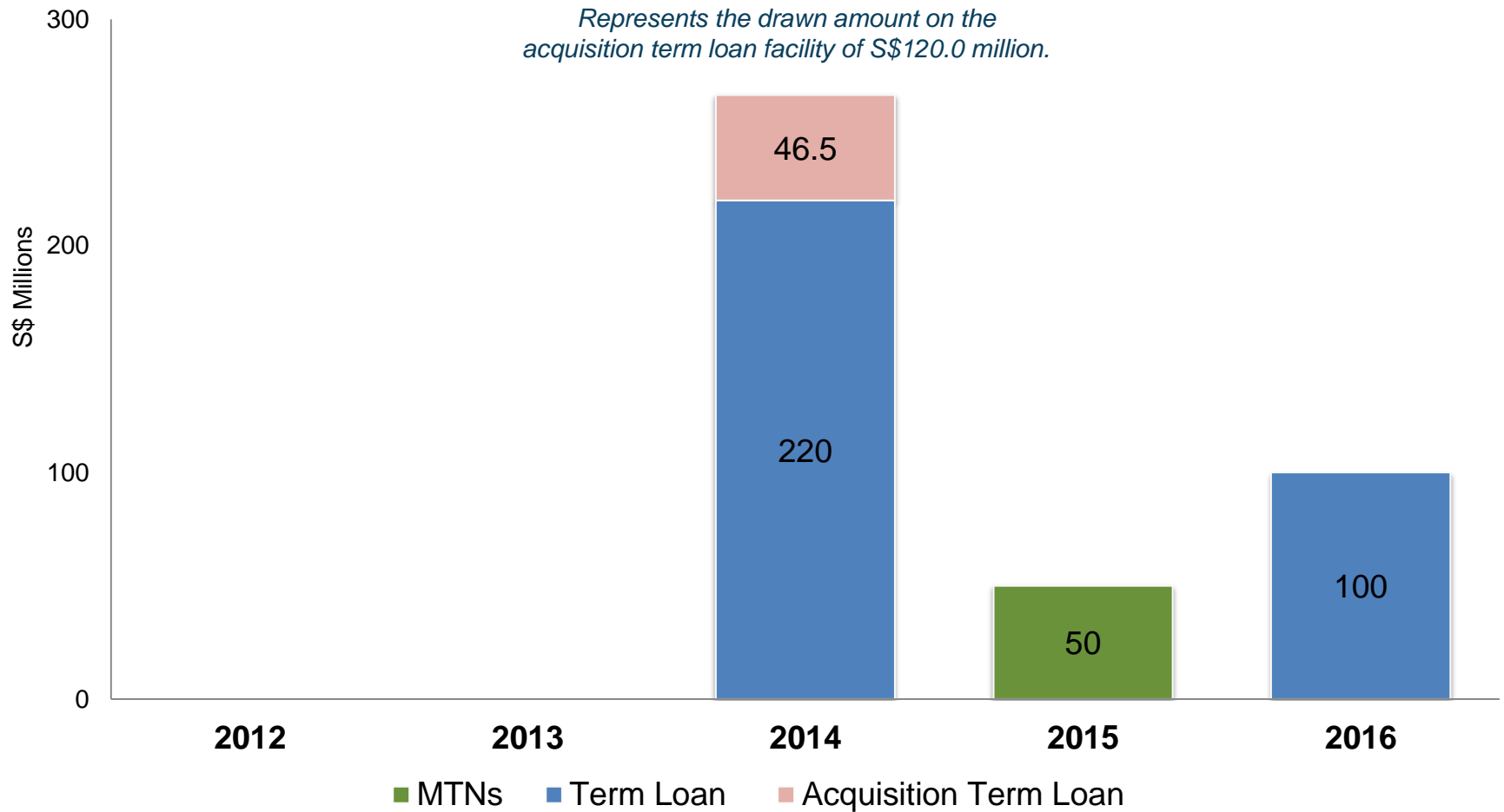
(1) Aggregate gross borrowings divided by total assets.

(2) Includes amortisation of upfront fees.

(3) Computed based on EBIDTA (excluding gain on disposal of investment properties and changes in fair value of financial derivatives and investment properties) divided by interest expense.

Debt Maturity Profile

Close to 90.0% of debt is fixed for the next 2.3 years



Balance Sheet

| | 31 Mar 2012 (S\$ million) | 31 Dec 2011 (S\$ million) |
|--------------------------------|------------------------------|------------------------------|
| Investment Properties | 1,058.0 | 1,023.6 |
| Properties under development | 9.5 ⁽¹⁾ | 3.6 ⁽¹⁾ |
| Current Assets | 92.7 ⁽²⁾ | 80.2 |
| Total Assets | 1,160.2 | 1,107.4 |
| Borrowings | 406.7 | 356.6 |
| Other Liabilities | 17.3 | 12.9 |
| Total Liabilities | 424.0 | 369.5 |
| Net Assets | 736.2 | 737.9 |
| Gearing ratio | 35.9% | 33.1% |
| No. of units issued (millions) | 1,189.5 | 1,189.2 |
| NTA Per Unit (cents) | 61.9 | 62.0 |

(1) Properties under development comprised the progress of the development projects at Tuas View Circuit and at Seletar Aerospace Park

(2) Current assets comprised mainly cash of S\$90.3 million (31 Dec 2011: S\$71.1 million)

Portfolio Details & Updates



28 Woodlands Loop



24 Jurong Port Road



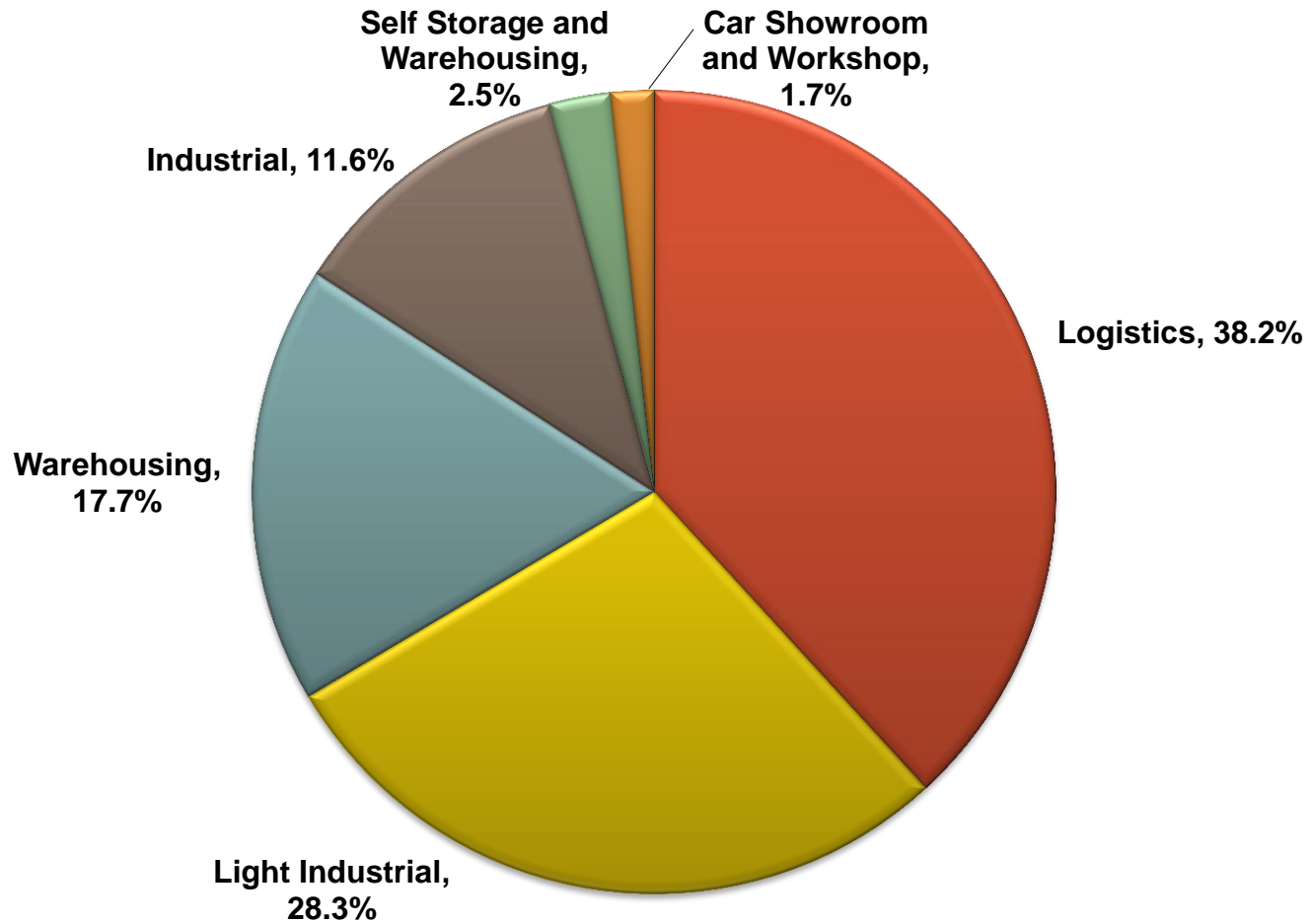
130 Joo Seng Road



79 Tuas South St 5

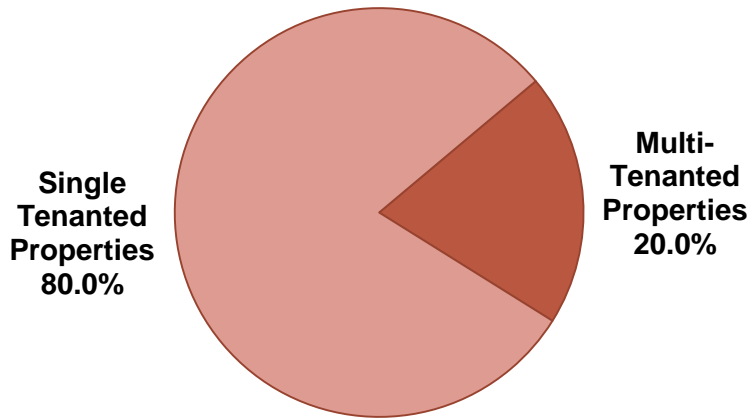
Diversified Portfolio

Asset Class by Rental Income (as at 31 Mar 2012)

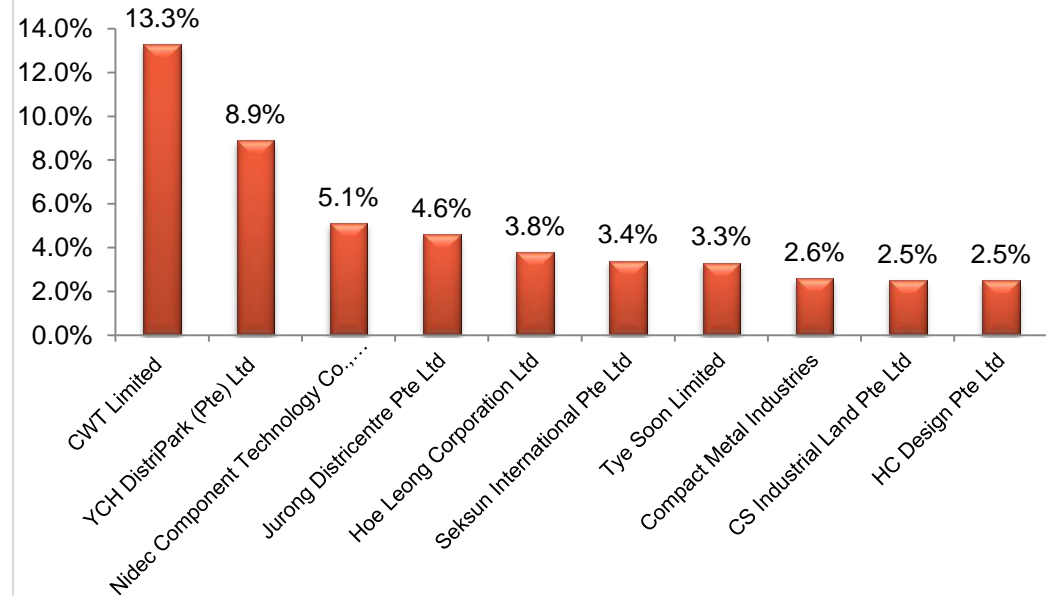


Tenancy Mix as at 1Q2012

**Single-Tenanted vs Multi-Tenanted Properties
(By Rental Income)**



Top 10 Tenants Account for 50.0% Gross Rent



| | Weighted Average Lease to Expiry ("WALE") (years) | Average Security Deposits (months) |
|--|--|---|
| Total Portfolio (46 properties) | 3.2 | 12.7 |

1 Acquisitions in 2012

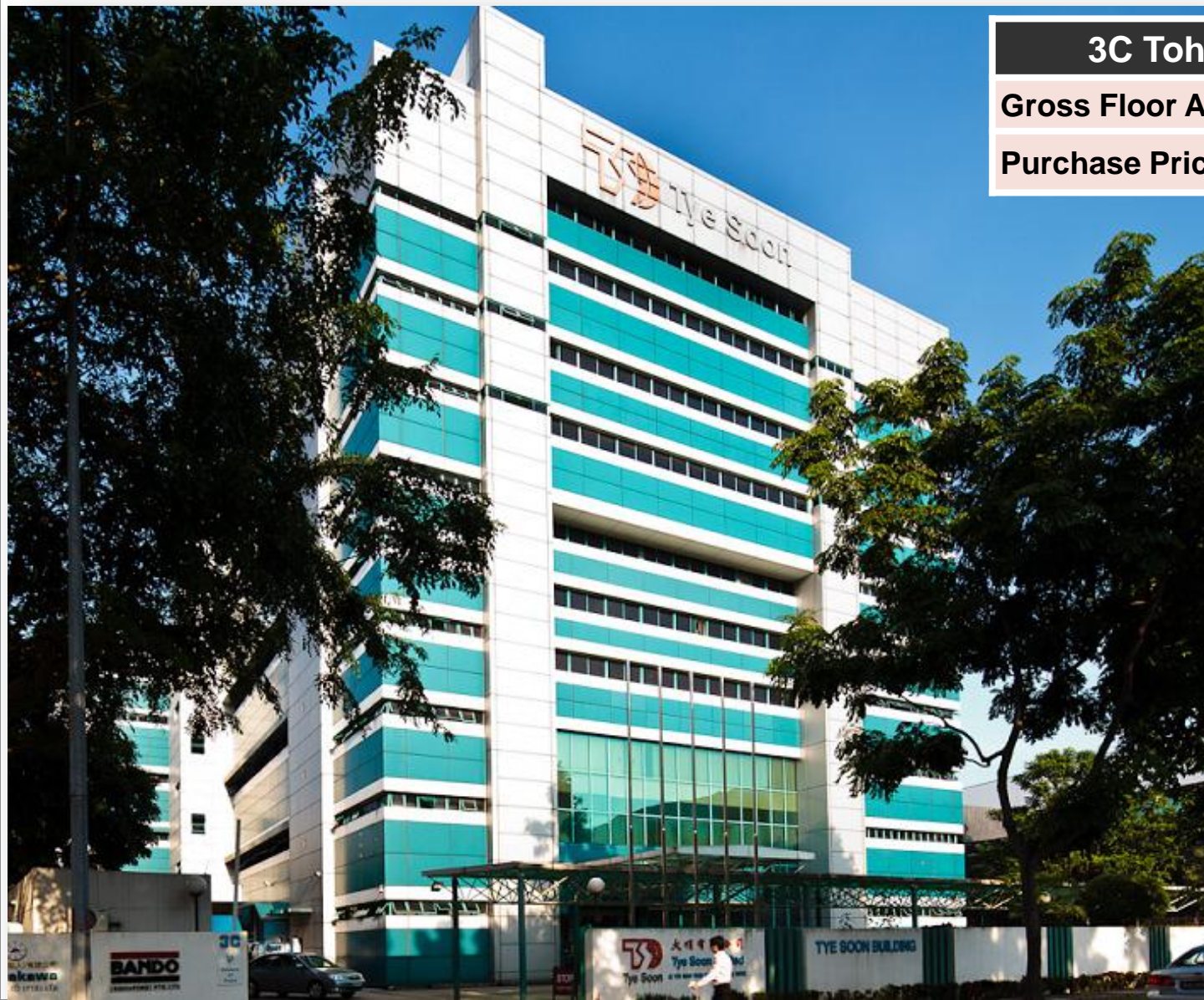


25 Pioneer Crescent

Gross Floor Area ~ 76,003 sq ft

Purchase Price S\$15.3 million

1 Acquisitions in 2012



3C Toh Guan Road East

| | |
|------------------|-----------------|
| Gross Floor Area | ~ 192,864 sq ft |
| Purchase Price | S\$35.5 million |

1 Acquisitions in 2012



16 Tai Seng Street

Gross Floor Area ~ 175,258 sq ft

Purchase Price S\$59.25 million

Asset Enhancement Initiatives (AEIs)



30 Toh Guan Road

Target completion in 4Q2012



88 International Road

Target completion in 4Q2013



4 & 6 Clementi Loop

Target completion in 4Q2012



Work in progress – March 2012



**Peter's Polyethylene Industries
Tuas View Circuit**
Target completion in 3Q2012

Artist impression of Tuas View Circuit



Ground slab in progress – March 2012



**Air Transport Training College
Seletar Aerospace Park**
Target completion in 4Q2012

Artist impression of Seletar Aerospace Park



Summary



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Delivering Results

Active Asset Management

- ✓ High occupancy rate of ~98.6%
- ✓ AEI on track for 30 Toh Guan, 88 Int'l Rd, 4 & 6 Clementi Loop

Divestment of Non-core Assets

- ✓ Successful divestment of 7 Ubi Close
- ✓ Redeployment of capital into 25 Pioneer Crescent

Acquisition of Yield-Accretive Assets

- ✓ Completed acquisition of 25 Pioneer Crescent, 3C Toh Guan Rd & 16 Tai Seng for S\$110.0 million
- ✓ BTS projects to be completed by 2H2012

Prudent Capital Management

- ✓ Diversified debt profile
- ✓ Gearing ratio of 35.9%
- ✓ Refinancing due in 2014 & beyond

Further Information

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Appendix



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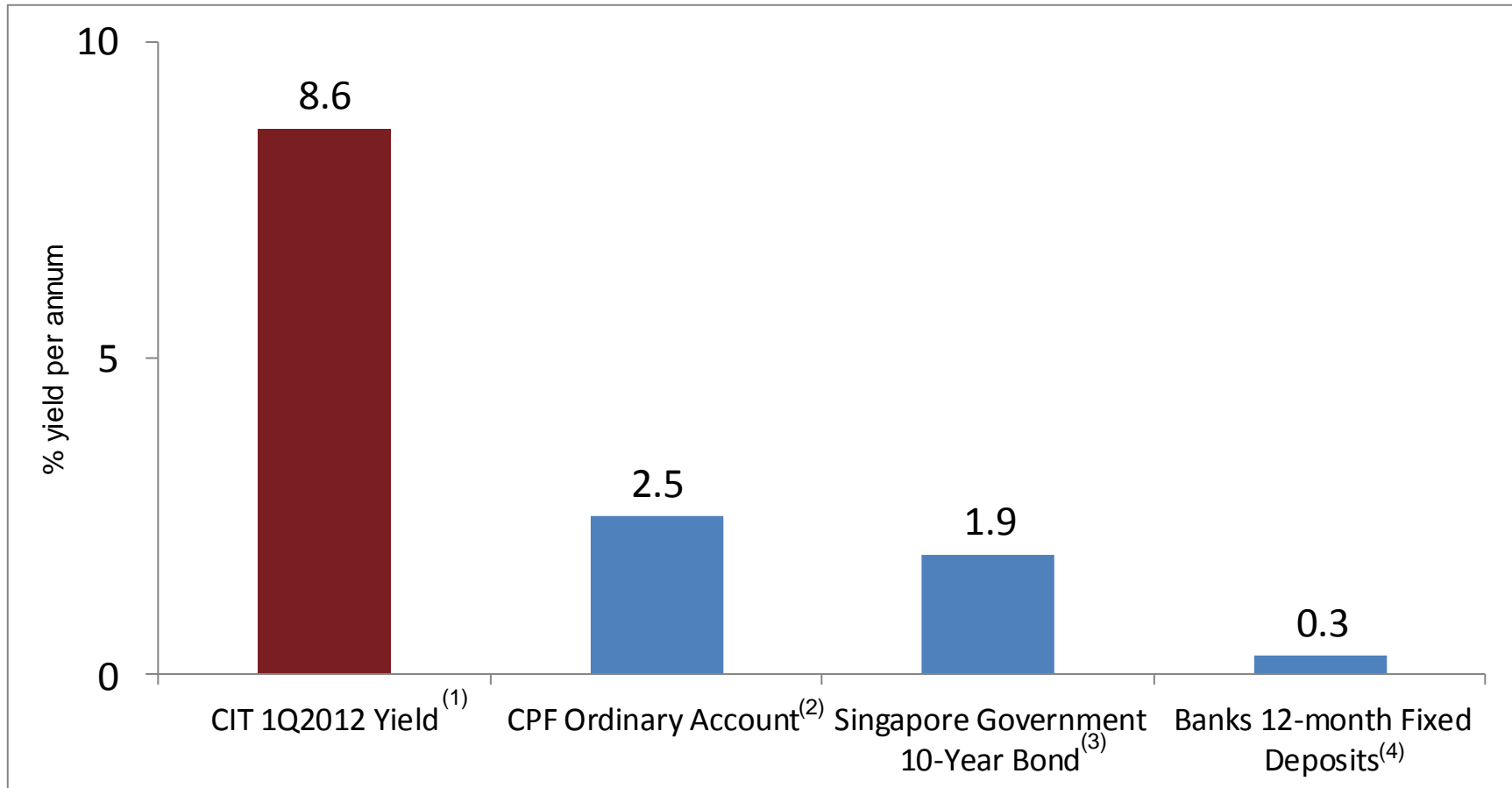


130 Joo Seng Road



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Attractive Yield of ~8.6%



(1) Based on closing price of S\$0.55 as at 18 June 2012 and annualised DPU of 4.710 cents for 1Q2012

(2) Prevailing CPF Ordinary Account interest rate from 1 Apr 2012 to 30 Jun 2012

(3) Based on MAS website (<https://secure.sgs.gov.sg/fdanet/SgsBenchmarkIssuePrices.aspx>)

(4) Based on average rates compiled from that quoted by 10 leading banks and finance companies, according to MAS website (<https://secure.mas.gov.sg/msb/InterestRatesOfBanksAndFinanceCompanies.aspx>)

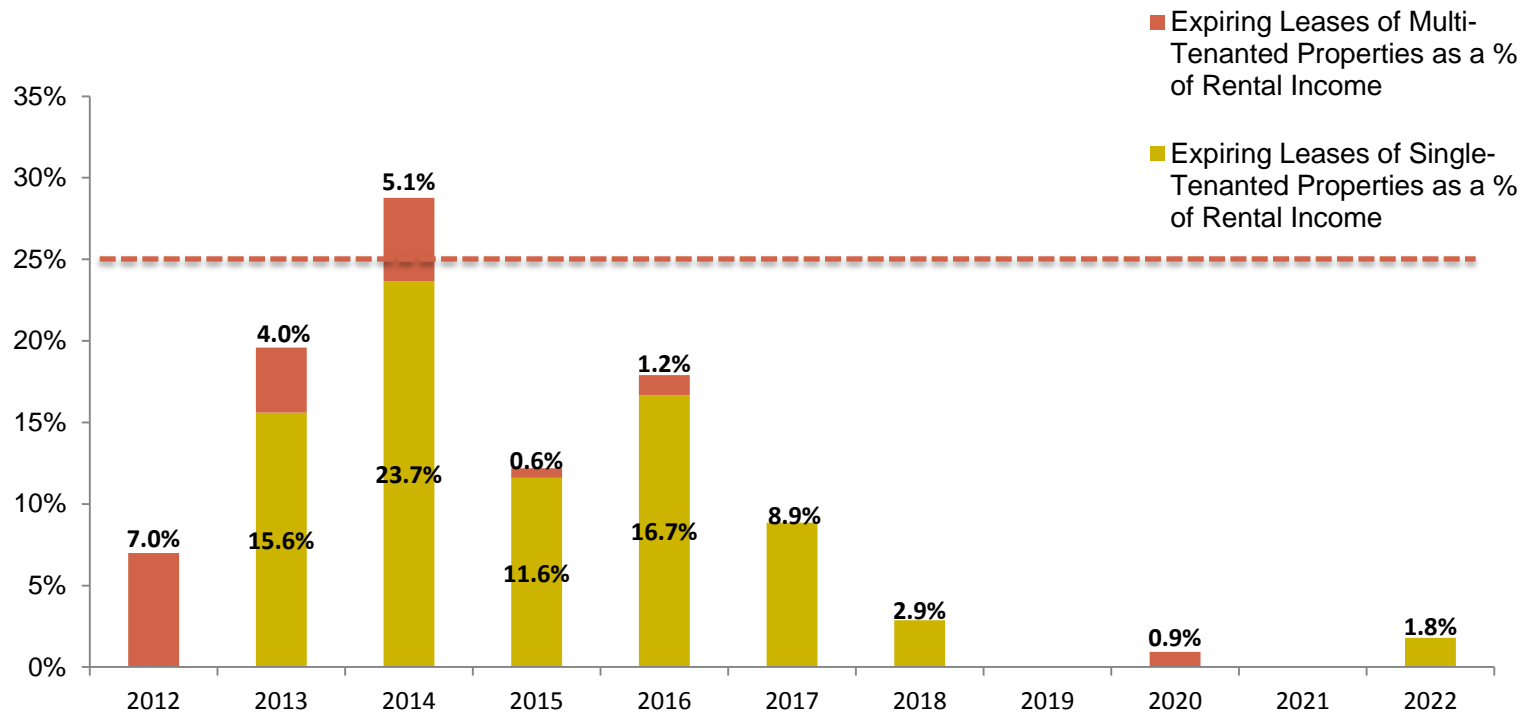
Portfolio Details



| | 31 Mar 2012 | 31 Dec 2011 |
|--|---------------|-------------|
| Total Portfolio GFA (sq m) | 698,638 | 678,775 |
| Net Lettable Area (sq m) | 677,736 | 657,777 |
| Portfolio Occupancy (%) | 98.6 | 98.5 |
| Total number of Tenants | 164 | 161 |
| Total number of Properties | 46 + 2 BTS | 45 + 2 BTS |
| Weighted Average Lease to Expiry (years) | 3.2 | 3.3 |
| Arrears Ratio (%) (against CIT's annualised rent) | less than 0.1 | 0.6 |
| Top 10 Tenants Gross Revenue (% of Portfolio) | 50.0 | 50.6 |

Active Management of Our Leases

- Weighted average lease expiry (“WALE”) of 3.2 years
- Active asset management improves lease expiry profile towards long term target of no more than 25% of leases expiring per annum



CIT Index vs Benchmark Index

- CIT Index⁽¹⁾ has intermittently outperformed its benchmark index during 1Q2012 for the 1st time since inception.
- CIT Index measures cumulative total return to CIT unitholders (changes in CIT unit price plus distributions) since listing in Jul-2006.
- Cambridge Benchmark Index⁽¹⁾ consists of 8 of the larger cap S-REITs and makes up approx 2/3 of the entire S-REIT market capitalisation.
- Manager of CIT is entitled to performance fees⁽²⁾ only if CIT Index outperforms the Cambridge Benchmark Index. This ensures that the Manager's interests are aligned with Unitholders.

(1) Both the CIT Index and the Cambridge Benchmark Index are independently calculated by FTSE.

(2) Performance fees are calculated every 6 months on 30 June and 31 December. As such, no performance fees are payable for this quarter.