
CAMBRIDGE INDUSTRIAL TRUST ESTABLISHES S\$40 MILLION REVOLVING CREDIT FACILITIES

1. S\$40 Million Revolving Credit Facilities

Cambridge Industrial Trust Management Limited, as manager of Cambridge Industrial Trust (“CIT”, and as manager of CIT, the “**Manager**”) is pleased to announce that it has entered into a facility agreement (the “**Facility Agreement**”) with Standard Chartered Bank on 31 July 2012 under which Standard Chartered Bank will provide Facilities totalling S\$40 million comprising of, (i) a S\$25 million revolving credit facility (“**Facility A**”), (ii) a S\$11 million revolving credit facility (“**Facility B**”) and (iii) a S\$4 million revolving credit facility (“**Facility C**”) and, together with Facility A and Facility B, the “**Facilities**”) to CIT, on the terms and conditions set out in the facility agreement.

2. Purpose of Facilities

The proceeds from Facility A and Facility B are intended to finance CIT’s general corporate funding purposes and the proceeds from Facility C are intended to finance the property expenses incurred in relation to the Property (as defined below).

3. Key Terms of Facilities

Some of the key terms of the Facilities are as follows:

Arranger	Standard Chartered Bank
Tenor of each Facility	36 Months
All-in Cost	Approximately 4.10% per annum (including amortisation of transaction costs)
Property mortgaged	The Facilities are secured by way of an assignment of insurances, an assignment of proceeds, a mortgage and a debenture in relation to its 97 freehold strata units in the Lam Soon Industrial Building situated at 63 Hillview Avenue ¹ (the “ Property ”).

¹ It should be noted that the Property is still subject to the collective sale process disclosed in the announcement dated 24 May 2012. The terms of the Facility Agreement provide that CIT may provide a property in place of the Property as security for the Facilities, subject to lender’s approval.

Details of the conditions that refer to the shareholding interests of the Manager's controlling shareholders or which place restrictions on any change in control of the Manager	The lenders under the Facility Agreement have the right to require RBC Investor Services Trust Singapore Limited ² (in its capacity as trustee of CIT) to repay all amounts due under the Facility Agreement if either of the following events occur without the prior written consent of all the lenders and are not remedied within a stipulated timeframe: a. there is a change in the Manager as manager of CIT; or b. National Australia Bank Limited and/or its Affiliates (as defined in the Facility Agreement) ceases to hold or control, directly or indirectly, at least 51 per cent. in aggregate of the shares in, or voting rights of, the Manager.
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The aggregate level of facilities that may be affected in the event of breach of the conditions³ set out in paragraph 3 above is up to S\$40 million.

BY ORDER OF THE BOARD
Chris Calvert
Chief Executive Officer and Executive Director

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

1 August 2012

² With effect from 27 July 2012, RBC Dexia Trust Services Singapore Limited changed its name to RBC Investor Services Trust Singapore Limited.

³ It should be noted that the terms and conditions of facility agreements typically contain cross default clauses pursuant to which a default of other obligations by the relevant borrower for borrowed money will trigger a default in such facility agreements. The aggregate level of facilities affected in the event of a breach of the conditions in the above table does not take into account facilities which may be affected due to the triggering of such cross default provision in CIT's other facility agreements.

For further enquiries, please contact:

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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 49 properties located across Singapore, with a total gross floor area of 724,078 sq m and a property value of S\$1.1 billion as at 30 June 2012. 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:

- *prudent capital and risk management;*
- *proactive asset management; and*
- *value enhancing investments.*

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 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.