



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

**PERFORMANCE FEE PAYABLE
TO CAMBRIDGE INDUSTRIAL TRUST MANAGEMENT LIMITED**

Cambridge Industrial Trust Management Limited (the "**Manager**") announces that, as a result of the strong relative performance of the Cambridge Industrial Trust during the financial half-year ended 31 December 2012, the Manager is again entitled to a Performance Fee. For this period, the Performance Fee payable is approximately S\$3.34 million.

The methodology for the calculation of the Performance Fee is set out in the trust deed dated 31 March 2006 (as amended) (the "**Trust Deed**") constituting Cambridge Industrial Trust ("**CIT**"). Unless otherwise specified, capitalised terms used in this Announcement shall have the meanings ascribed to them in the Trust Deed.

A Performance Fee is only payable to the Manager where the total return of CIT (as measured by the Trust Index, which combines both capital performance of the CIT security and its reinvested income) in any Half Year exceeds the total return (combining capital performance of the securities and the reinvested income) of the Benchmark Index. The Trust Index and Benchmark Index are both calculated by FTSE International Limited, an entity independent from the Manager and CIT. For the Half Year ended 31 December 2012, the total return of the Trust Index has exceeded the total return of the Benchmark Index by 2.80%, resulting in a fee of approximately S\$3.34 million.

Under the Trust Deed, the Manager has the discretion to receive the Performance Fee in cash, or Units, or a combination of both. However, the Trust Deed requires that any units issued to the Manager in payment of a Performance Fee are to be priced based on the per unit value of CIT's Deposited Property, which was S\$0.98 as at 30 September 2012. Given that this methodology does not provide a fair reflection of the market price of the units, the Manager has elected to receive the Performance Fee in cash. To ensure that Unit holders' distributable income for the quarter ended 31 December 2012 is not affected, a capital distribution, equivalent to the amount of the 2H2012 Performance Fee will be made out of CIT's existing cash.

BY ORDER OF THE BOARD

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

Chris Calvert
Chief Executive Officer and Executive Director

10 January 2013

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 724,354 sq m and a property value of S\$1.1 billion as at 30 September 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.