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**FINANCIAL STATEMENT ANNOUNCEMENT FOR THE QUARTER ENDED 31 MARCH 2014**


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The Directors of Cambridge Industrial Trust Management Limited ("CITM"), as Manager of Cambridge Industrial Trust ("CIT") are pleased to announce the unaudited results of the Group and CIT for the first quarter ended 31 March 2014.

CIT and its subsidiary (the "Group") have a diversified portfolio of 48 properties, with a combined carrying value of approximately S\$1.25 billion as at 31 March 2014, located across Singapore, with a total gross floor area of approximately 7.8 million square feet. They range from logistics and warehousing properties, light and general industrial properties to car show room and workshop located close to major transportation hubs and key industrial zones island-wide.

The Group's results included the consolidation of CIT's 100% interest in a wholly-owned subsidiary, Cambridge-MTN Pte. Ltd. ("Cambridge MTN") and 60% interest in a limited liability partnership, Cambridge SPV1 LLP ("Cambridge LLP"), on an equity accounting basis. Cambridge LLP owns a property with a carrying value of S\$38.0 million.

The commentaries below are based on Group results unless otherwise stated.

**Summary of Group's Results**

	<b>1Q2014</b> <b>S\$'000</b>	<b>1Q2013</b> <b>S\$'000</b>	<b>Inc/ (Dec)</b> <b>%</b>
<b>Gross revenue</b>	<b>23,540</b>	<b>24,799</b>	<b>(5.1)</b>
<b>Net property income</b>	<b>18,972</b>	<b>21,329</b>	<b>(11.1)</b>
<b>Distributable amount</b>	<b>15,600</b>	<b>15,107</b>	<b>3.3</b>
<b>Distribution per unit ("DPU") (cents)</b>	<b>1.251</b>	<b>1.234</b>	<b>1.4</b>
<b>Annualised DPU (cents)</b>	<b>5.074</b>	<b>5.005</b>	<b>1.4</b>
<b>Annualised Distribution Yield (%)<sup>(a)</sup></b>	<b>7.05</b>	<b>6.95</b>	<b>1.4</b>

**Note:**

- (a) All yields are computed based on the closing price of S\$0.720 as at 31 March 2014, being the last trading day of the quarter.

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**Distribution and Book Closure Date Details**

<b>Distribution period</b>	<b>1 January 2014 to 31 March 2014</b>
<b>Distribution rate</b>	<b>1.251 cents per unit comprising:</b> <b>(a) taxable income 1.141 cents per unit</b> <b>(b) tax exempt income<sup>(1)</sup> 0.002 cents per unit</b> <b>(c) capital gains<sup>(2)</sup> 0.108 cents per unit</b>
<b>Books closure date</b>	<b>25 April 2014</b>
<b>Payment date</b>	<b>4 June 2014</b>

**Notes:**

<sup>(1)</sup> Tax exempt income relates to rental support received less tax payable by CIT.

<sup>(2)</sup> Distribution of approximately S\$1.3 million from capital gains on sale of investment properties from prior years that have been confirmed by IRAS as capital gains to fund reduction in income contribution for the period from properties undergoing asset enhancement initiatives including asset repositioning.

The Manager has determined that the distribution reinvestment plan will apply to the distribution for the period from 1 January 2014 to 31 March 2014. The pricing of the DRP units issued will be based on the market price to be announced by the Manager on 28 April 2014, less a discount of 2%.

**1(a) Income statement together with a comparative statement for the corresponding period of the immediately preceding financial year**

**Statement of Total Return**

	Note	Group			Trust		
		1Q2014 S\$'000	1Q2013 S\$'000	Inc/ (Dec) %	1Q2014 S\$'000	1Q2013 S\$'000	Inc/ (Dec) %
<b>Gross revenue</b>	(a)	<b>23,540</b>	<b>24,799</b>	<b>(5.1)</b>	<b>23,540</b>	<b>24,799</b>	<b>(5.1)</b>
Property manager's fees	(b)	(894)	(775)	15.4	(894)	(775)	15.4
Property tax	(c)	(1,000)	(908)	10.1	(1,000)	(908)	10.1
Land rents	(c)	(1,203)	(1,019)	18.1	(1,203)	(1,019)	18.1
Other property expenses	(d)	(1,471)	(768)	91.5	(1,471)	(768)	91.5
<b>Property expenses</b>		<b>(4,568)</b>	<b>(3,470)</b>	<b>31.7</b>	<b>(4,568)</b>	<b>(3,470)</b>	<b>31.7</b>
<b>Net property income</b>		<b>18,972</b>	<b>21,329</b>	<b>(11.1)</b>	<b>18,972</b>	<b>21,329</b>	<b>(11.1)</b>
Management fees		(1,553)	(1,582)	(1.8)	(1,553)	(1,582)	(1.8)
Trust expenses	(e)	(385)	(548)	(29.7)	(385)	(549)	(29.9)
Interest income		41	19	115.8	41	19	115.8
Borrowing costs	(f)	(4,469)	(7,753)	(42.4)	(4,469)	(7,753)	(42.4)
<b>Non-property expenses</b>		<b>(6,366)</b>	<b>(9,864)</b>	<b>(35.5)</b>	<b>(6,366)</b>	<b>(9,865)</b>	<b>(35.5)</b>
<b>Net income before share of profits in jointly-controlled entity</b>		<b>12,606</b>	<b>11,465</b>	<b>9.9</b>	<b>12,606</b>	<b>11,464</b>	<b>10.0</b>
Share of profits in jointly-controlled entity	(g)	171	13,373	(98.7)	-	-	-
Distribution income from jointly-controlled entity		-	-	-	180	-	n.m
<b>Net income after share of profits in jointly-controlled entity</b>		<b>12,777</b>	<b>24,838</b>	<b>(48.6)</b>	<b>12,786</b>	<b>11,464</b>	<b>11.5</b>
Gain on disposal of an investment property	(h)	1,047	-	n.m	1,047	-	n.m
Change in fair value of financial derivatives	(i)	434	180	141.1	434	180	141.1
<b>Total return for the period before income tax and distribution</b>		<b>14,258</b>	<b>25,018</b>	<b>(43.0)</b>	<b>14,267</b>	<b>11,644</b>	<b>22.5</b>
Less: Income tax expense	(j)	(5)	-	n.m	(5)	-	n.m
<b>Total return for the period after income tax before distribution</b>		<b>14,253</b>	<b>25,018</b>	<b>(43.0)</b>	<b>14,262</b>	<b>11,644</b>	<b>22.5</b>

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**Distribution Statement**

Note	Group			Trust		
	1Q2014 S\$'000	1Q2013 S\$'000	Inc/ (Dec) %	1Q2014 S\$'000	1Q2013 S\$'000	Inc/ (Dec) %
<b>Total return for the period after income tax before distribution</b>	<b>14,253</b>	<b>25,018</b>	<b>(43.0)</b>	<b>14,262</b>	<b>11,644</b>	<b>22.5</b>
Net effect of non-taxable items	(k) 1	(10,212)	n.m	(8)	3,162	n.m
<b>Net income available for distribution for the period</b>	<b>14,254</b>	<b>14,806</b>	<b>(3.7)</b>	<b>14,254</b>	<b>14,806</b>	<b>(3.7)</b>
<b>Distribution from capital</b>	(l) 1,346	301	347.2	1,346	301	347.2
<b>Net amount available for distribution for the period</b>	(m) <b>15,600</b>	<b>15,107</b>	<b>3.3</b>	<b>15,600</b>	<b>15,107</b>	<b>3.3</b>
<b>Distribution per unit (cents):</b>						
<b>For the period</b>	(n) <b>1.251</b>	<b>1.234</b>	<b>1.4</b>	<b>1.251</b>	<b>1.234</b>	<b>1.4</b>
<b>Annualised</b>	<b>5.074</b>	<b>5.005</b>	<b>1.4</b>	<b>5.074</b>	<b>5.005</b>	<b>1.4</b>

n.m. - Not meaningful

**Notes:**

- (a) Gross revenue was S\$23.5 million for 1Q2014, S\$1.3 million lower than that of 1Q2013 largely due to the straight line rent adjustment of S\$0.9 million in the prior period and the effect of property divestments net of property acquisitions, completion of developed properties and rental escalations of S\$0.4 million since 1Q2013.
- (b) Property manager's fees for 1Q2014 were higher by S\$0.1 million over the previous comparative quarter mainly due to the marketing service commission paid for securing new leases and lease renewals for the properties.
- (c) The increase in land rents and property tax combined of S\$0.3 million was largely due to an upward revision of land rent rates and annual value for several properties in the portfolio.
- (d) Other property expenses were comparatively higher in 1Q2014 by approximately S\$0.7 million, mainly due to increased utilities costs and integrated facility management expenses in relation to multi-tenanted properties, where CIT bears these costs. The number of multi-tenanted properties has increased from six to 12 since 1Q2013.

- (e) Trust expenses decreased by S\$0.2 million in 1Q2014. The comparative quarter was higher largely due to the incurrence of legal and professional fees in connection with the setting up of the jointly-controlled entity.
- (f) Borrowing costs for 1Q2014 decreased by approximately S\$3.3 million, largely due to interest cost saving of S\$1.0 million as a result of lower average borrowings outstanding for 1Q2014 (approximately S\$372.8 million) compared to 1Q2013 (approximately S\$476.4 million). The borrowing costs in the corresponding quarter were higher due to increased amortisation of loan transaction costs of S\$2.2 million and increased commitment fees of S\$0.3 million on undrawn loan facilities.

The higher amortisation of loan transaction costs in 1Q2013 was related to the S\$100 million short term loan facility (Club Loan Facility C) which expired in March 2013.

Please refer to 1(b)(ii) for more details on loan facilities.

- (g) The share of profits in the jointly-controlled entity referred to the equity accounting of CIT's 60% interest in Cambridge LLP's 1Q2014 results. The comparative quarter included the fair valuation gain on the 3 Tuas South Avenue 4 property of S\$13.4 million.
- (h) The gain on disposal of an investment property in 1Q2014 comprised the net gain from the sale of the property at 81 Defu Lane.
- (i) The change in fair value of financial derivatives represented the change in fair value of interest rate swaps which were entered into to hedge the interest rate risk on the loan facilities. Please refer to 1(b)(i)(i) for more details.

In accordance with *FRS 39 Financial Instruments*, the fair value change on interest rate swaps is recognised in the Statement of Total Return. It is non-tax deductible and has no impact on the net income available for distribution.

- (j) This refers to income tax payable on the rental support received in respect of one property. IRAS has confirmed that this revenue is not tax transparent income and hence is taxable at the trust level and distributable to the unitholders as tax exempt income in 1Q2014.

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(k) Non-taxable items (distribution adjustments)

	Group		Trust	
	1Q2014 S\$'000	1Q2013 S\$'000	1Q2014 S\$'000	1Q2013 S\$'000
<u>Non-tax deductible items and other adjustments:</u>				
Trustee's fees	87	89	87	89
Transaction costs relating to debt facilities	1,350	3,895	1,350	3,895
Change in fair value of financial derivatives	(434)	(180)	(434)	(180)
Professional fees	10	193	10	193
Adjustment for straight line rent	-	(865)	-	(865)
Share of profits in jointly-controlled entity	(171)	(13,373)	-	-
Distribution income from jointly-controlled entity	180	-	-	-
Miscellaneous expenses	26	29	26	30
	1,048	(10,212)	1,039	3,162
<u>Income not subject to tax:</u>				
Gain on disposal of an investment property	(1,047)	-	(1,047)	-
<b>Net effect of non-taxable items</b>	<b>1</b>	<b>(10,212)</b>	<b>(8)</b>	<b>3,162</b>

(l) Distribution from capital includes approximately S\$1.3 million from capital gains realised from the sale of investment properties to fund the reduction in income contribution for the period from properties undergoing asset enhancement initiatives, including asset repositioning.

(m) Net amount available for distribution for the period comprised:

	Group and Trust		
	1Q2014 S\$'000	1Q2013 S\$'000	Inc/ (Dec) %
Taxable income	14,229	14,806	(3.9)
Tax exempt income <sup>(1)</sup>	25	-	n.m
Capital gains	1,346	301	347.2
<b>Net amount available for distribution for the period</b>	<b>15,600</b>	<b>15,107</b>	<b>3.3</b>

**Note:**

<sup>(1)</sup> Tax exempt income relates to rental support received less tax payable by CIT.

(n) The total distributable amount of S\$15.6 million and based on 1,247.0 million issued units, translated to a DPU of 1.251 cents for 1Q2014.

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**1(b)(i) Statement of Financial Position, together with comparatives as at the end of the immediately preceding financial year**

Note	Group		Trust	
	31-03-14 S\$'000	31-12-13 S\$'000	31-03-14 S\$'000	31-12-13 S\$'000
<b>Assets</b>				
<b>Non-current assets</b>				
Investment properties	(a) 1,202,362	1,132,598	1,202,362	1,132,598
Investment properties under development	(b) 40,867	22,292	40,867	22,292
Investment in subsidiary	(c) -	-	-	-
Investment in jointly-controlled entity	(d) 16,425	16,435	3,078	3,078
Trade and other receivables	(e) 1,820	1,820	1,820	1,820
Derivative financial instruments	(i) 90	227	90	227
	<b>1,261,564</b>	<b>1,173,372</b>	<b>1,248,217</b>	<b>1,160,015</b>
<b>Current assets</b>				
Investment property held for divestment	(a) 5,500	6,700	5,500	6,700
Trade and other receivables	(e) 7,897	7,304	7,897	7,304
Cash and cash equivalents	(f) 9,012	73,540	8,995	73,526
	<b>22,409</b>	<b>87,544</b>	<b>22,392</b>	<b>87,530</b>
<b>Total assets</b>	<b>1,283,973</b>	<b>1,260,916</b>	<b>1,270,609</b>	<b>1,247,545</b>
<b>Liabilities</b>				
<b>Current liabilities</b>				
Trade and other payables	(g) 31,268	31,320	31,254	31,308
Interest-bearing borrowings (net of transaction costs)	(h) 49,771	-	49,771	-
Derivative financial instruments	(i) 580	1,161	580	1,161
	<b>81,619</b>	<b>32,481</b>	<b>81,605</b>	<b>32,469</b>
<b>Non-current liabilities</b>				
Trade and other payables	(g) 9,471	11,986	9,471	11,986
Interest-bearing borrowings (net of transaction costs)	(h) 327,478	354,903	327,478	354,903
	<b>336,949</b>	<b>366,889</b>	<b>336,949</b>	<b>366,889</b>
<b>Total liabilities</b>	<b>418,568</b>	<b>399,370</b>	<b>418,554</b>	<b>399,358</b>
<b>Net assets</b>	<b>865,405</b>	<b>861,546</b>	<b>852,055</b>	<b>848,187</b>
<b>Represented by:</b>				
Unitholders' funds	<b>865,405</b>	<b>861,546</b>	<b>852,055</b>	<b>848,187</b>

**Notes:**

(a) The total carrying value of investment properties (including investment properties held for divestment) was S\$1,207.9 million as at 31 March 2014. The net increase of S\$68.6 million during the year was mainly attributable to the following:

- property acquisitions, net of divestments of S\$67.3 million; and
- capital expenditure and asset enhancement initiatives of S\$1.3 million.

An investment property with a carrying value of S\$5.5 million as at 31 March 2014, has been reclassified as investment properties held for divestment. This reclassification is required by *FRS 105 – Non-current Assets held for Sale and Discontinued Operations* as one divestment is planned within the next 12 months from the reporting date.

(b) Investment properties under development refers to the progress billings of two development projects located at 3 Pioneer Sector 3 and 21B Senoko Loop. These projects are carried at amounts which approximate to their costs.

(c) At the Trust level, this pertained to an investment in a wholly owned subsidiary, Cambridge MTN, with a capital of S\$1.00, which was eliminated at the consolidated level.

(d) The investment in jointly-controlled entity refers to CIT's 60% interest in Cambridge LLP.

(e) The trade and other receivables were up by S\$0.6 million (including the current and non-current portion), largely due to:

- increased rental receivable of S\$0.5 million;
- prepayment of insurance premiums for properties of S\$0.3 million; and
- a decrease in option fees of S\$0.2 million received in the prior year against the purchase consideration of properties which were completed in 1Q2014.

The non-current trade and other receivables comprised mainly the reinstatement deposit of S\$1.8 million paid for the development project at 21B Senoko Loop.

(f) Cash and cash equivalents decreased by S\$64.5 million, which was mainly due to the net cash payment of S\$66.1 million for acquisitions less divestments. The sales proceeds from 63 Hillview Avenue were fully redeployed following the property acquisitions completed in 1Q2014.

(g) Trade and other payables decreased by S\$2.6 million to S\$40.7 million (including current and non-current portion) mainly attributable to the settlement of the following in 1Q2014:

- performance fee of S\$1.4 million;
- progress billings for the development projects at 3 Pioneer Sector 3 of \$0.3 million; and
- GST payment for the 4Q2013 quarter of S\$0.9 million



Trade and other payables included security deposits of S\$2.1 million (current) and S\$3.1 million (non-current), performance fee payable of S\$4.0 million (current) and S\$6.4 million (non-current).

As the payment for the total of management fees and performance fees are capped at 0.8% of the CIT's total deposited property value per financial year under the Trust Deed, the performance fee amount in excess of the fee cap has been carried forward for payment in the future half year periods. The performance fee is expected to be paid over a period of three years from 30 June 2013.

- (h) The increase in the interest-bearing borrowings (including current and non-current portion) of S\$22.3 million from S\$354.9 million as at 31 December 2013, to S\$377.2 million as at 31 March 2014, was mainly due to the loan drawn down from the Club Loan Facility and Revolving Credit Facility of S\$21.2 million, and amortisation of loan transaction costs.
- (i) Derivative financial instruments represented the fair value of interest rate swaps entered into to hedge the interest rate risk on the loan facilities.

1(b)(ii) Aggregate amount of borrowings

Note	Group and Trust	
	31-03-14 S\$'000	31-12-13 S\$'000
<b>Secured borrowings</b>		
Amount payable after one year	333,348	312,172
Less: Unamortised loan transaction costs	(5,870)	(6,980)
	327,478	305,192
<b>Total Secured borrowings</b>	327,478	305,192
<b>Unsecured borrowings</b>		
Amount payable within one year	50,000	-
Less: Unamortised loan transaction costs	(229)	-
	49,771	-
Amount payable after one year	-	50,000
Less: Unamortised loan transaction costs	-	(289)
	-	49,711
<b>Total borrowings</b>	<b>377,249</b>	<b>354,903</b>
Current	49,771	-
Non-current	327,478	354,903
	<b>377,249</b>	<b>354,903</b>

Details of borrowings and collateral:

(a) Secured borrowings

CIT has in place a secured S\$250.0 million club loan facility ("CLF") from a syndicate of four financial institutions consisting of:

- Facility A: S\$100 million term loan facility, maturing in June 2016;
- Facility B: S\$100 million term loan facility, maturing in June 2016; and
- Facility D: S\$50 million revolving credit facility, maturing in June 2016.

The S\$100 million short term loan facility (Facility C) was repaid in 1Q2013 when the facility matured in March 2013.

The CLF bears an interest rate comprising a margin plus swap offer rate per annum and is secured by way of the following:

- mortgages over a single pool of 20 investment properties (“Portfolio Properties 1”);
- debentures creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 1;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers’ guarantees and property management agreement in relation to the Portfolio Properties 1; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which CIT is entitled to receive from Portfolio Properties 1.

A total of S\$231.3 million was outstanding on the CLF as at 31 March 2014.

- (ii) CIT has in place a secured S\$100 million term loan facility (“TLF”), which bears an interest rate comprising a margin plus swap offer rate per annum. TLF has a tenor of 3 years and matures in April 2017.

The TLF is secured by way of the following:

- a mortgage over seven investment properties (“Portfolio Properties 2”);
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 2;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers’ guarantees and property management agreement in relation to the Portfolio Properties 2; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which CIT is entitled to receive from Portfolio Properties 2.

A total of S\$100.0 million was outstanding on the TLF as at 31 March 2014.

- (iii) The Group has in place a secured S\$40 million Revolving Credit Facility (“RCF”), which bears an interest rate comprising a margin plus swap offer rate per annum. The RCF has a tenor of 3 years and matures in July 2015.

The RCF bears an interest rate comprising a margin plus swap offer rate per annum and is secured by way of the following:

- a mortgage over three investment properties (“Portfolio Properties 3”);
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 3;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers’ guarantees and property management agreement in relation to the Portfolio Properties 3; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which CIT is entitled to receive from Portfolio Properties 3.

A total of S\$2.0 million was outstanding on the RCF as at 31 March 2014.

(b) Unsecured borrowings

The Group issued a S\$50 million three-year Singapore Dollar MTN comprised in series 001 (the "Series 001 Notes") in March 2012 (maturing in March 2015) under its S\$500 million Multicurrency MTN Programme. The Series 001 Notes are unsecured and have a fixed rate of 4.75% per annum payable semi-annually in arrears.

1 (c) Statement of Cash Flows

Note	Group	
	1Q2014 S\$'000	1Q2013 S\$'000
<b>Cash flows from operating activities</b>		
Total return for the period after income tax and distribution	14,253	25,018
<b>Adjustments for:</b>		
Interest income	(41)	(19)
Borrowing costs	4,469	7,753
Share of profits in jointly-controlled entity	(171)	(13,373)
Gain on disposal of an investment property	(1,047)	-
Change in fair value of financial derivatives	(434)	(180)
<b>Operating income before working capital changes</b>	<b>17,029</b>	<b>19,199</b>
<b>Changes in working capital</b>		
Trade and other receivables	(603)	(1,318)
Trade and other payables	(2,302)	(1,900)
<b>Net cash generated from operating activities</b>	<b>14,124</b>	<b>15,981</b>
<b>Cashflows from investing activities</b>		
Net cash outflow on investment properties	(a) (75,230)	(83,123)
Payment for investment properties under development	(18,167)	(4,868)
Proceeds from disposal of investment properties	(b) 7,800	72,400
Payment for divestment costs	(98)	-
Investment in jointly-controlled entity	-	(3,078)
Interest received	41	19
Distribution income from jointly-controlled entity	198	-
<b>Net cash generated used in investing activities</b>	<b>(85,456)</b>	<b>(18,650)</b>
<b>Cash flows from financing activities</b>		
Equity issue costs paid	(22)	(63)
Proceeds from borrowings	21,175	66,912
Borrowing costs paid	(4,021)	(6,037)
Repayment of borrowings	-	(121,533)
Distributions paid to Unitholders	(c) (10,328)	(9,454)
<b>Net cash from/(used in) financing activities</b>	<b>6,804</b>	<b>(70,175)</b>
<b>Net decrease in cash and cash equivalents</b>	<b>(64,528)</b>	<b>(72,844)</b>
<b>Cash and cash equivalents at beginning of the period</b>	<b>73,540</b>	<b>89,757</b>
<b>Cash and cash equivalents at end of the period</b>	<b>9,012</b>	<b>16,913</b>

**Notes:**

- (a) Net cash outflow on investment properties (including acquisition related costs)

	<b>Group</b>	
	<b>1Q2014 S\$'000</b>	<b>1Q2013 S\$'000</b>
Investment properties acquired	(73,000)	(87,364)
Acquisition related costs	(837)	(984)
Capital expenditure incurred	(1,176)	(1,710)
Retention sums	(217)	6,935
<b>Net cash outflow</b>	<b>(75,230)</b>	<b>(83,123)</b>

- (b) Proceeds from Disposal of Investment Properties

The proceeds from the disposal of an investment property for 1Q2014 refers to the sale proceeds of the property located at 81 Defu Lane 10, which was completed in March 2014 for S\$7.8 million.

- (c) Non-cash Transaction

The distributions paid to unitholders excludes the units issued as part payment of distributions, pursuant to the Distribution Reinvestment Plan ("DRP").

The Group issued an aggregate of 7,682,235 new units in CIT amounting to approximately S\$5.2 million (net of withholding tax) in 1Q2014 as part payment of distributions, pursuant to the DRP.

**1(d)(i) Statement of Movements in Unitholders' funds**

	Group		Trust	
	1Q2014 S\$'000	1Q2013 S\$'000	1Q2014 S\$'000	1Q2013 S\$'000
<b>Balance at beginning of period</b>	<b>861,546</b>	<b>786,693</b>	<b>848,187</b>	<b>786,692</b>
<b>Operations</b>				
Total return for the period after income tax before distribution	14,253	25,018	14,262	11,644
<b>Net increase in net assets resulting from operations</b>	<b>14,253</b>	<b>25,018</b>	<b>14,262</b>	<b>11,644</b>
<b>Unitholders' transactions</b>				
Issuance of units pursuant to:				
- Distribution Reinvestment Plan	5,176	5,489	5,176	5,489
Equity costs pursuant to:				
- Distribution Reinvestment Plan	(66)	(63)	(66)	(63)
Distributions to Unitholders	(15,504)	(14,945)	(15,504)	(14,945)
<b>Net decrease in net assets resulting from Unitholders' transactions</b>	<b>(10,394)</b>	<b>(9,519)</b>	<b>(10,394)</b>	<b>(9,519)</b>
<b>Balance at end of the period</b>	<b>865,405</b>	<b>802,192</b>	<b>852,055</b>	<b>788,817</b>

**1(d)(ii) Details of any changes in the units**

Note	Trust	
	1Q2014 Units	1Q2013 Units
<b>Issued units at the beginning of period</b>	<b>1,239,338,881</b>	<b>1,216,015,451</b>
Issue of new units pursuant to:		
- Distribution Reinvestment Plan	7,682,235	7,910,333
<b>Issued units at end of the period</b>	<b>1,247,021,116</b>	<b>1,223,925,784</b>

**Notes:**

- (a) The new units, which ranked pari passu with existing units for entitlement to distributions, were issued during the period pursuant to the Distribution Reinvestment Plan.

**1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period, and as at the end of the immediately preceding year.**

There were no treasury units since the date of listing of CIT on 25 July 2006. The total number of issued units as at the end of the current and the preceding financial periods are disclosed in 1(d)(ii).

**1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

**2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.**

The figures have not been audited or reviewed by our auditors.

**3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).**

Not applicable.

**4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.**

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the accounting policies and methods of computation for the prior financial year ended 31 December 2013.

**5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

Not applicable.



**6 Earnings per unit (“EPU”) and distribution per unit (“DPU”) for the period**

	Note	Group	
		1Q2014	1Q2013
<b>EPU</b>			
Total return after income tax after distribution for the period (S\$'000)		14,253	25,018
Weighted average number of units for the period ('000)		1,242,070	1,218,828
EPU (cents)	(a)	1.148	2.053
<b>DPU</b>			
Total amount available for distribution for the period (S\$'000)		15,600	15,107
Applicable number of units for calculation of DPU ('000)		1,247,021	1,223,926
DPU (cents)	(b)	1.251	1.234

**Notes:**

- (a) The EPU has been calculated using total return after income tax before distribution for the period, which includes the gain on disposal of an investment property, share of profits in jointly-controlled entity and fair value change in financial derivatives, and the weighted average number of units in issue during the period. The diluted EPU is the same as basic EPU as no dilutive instruments were in issue during the period.
- (b) DPU has been calculated using total amount available for distribution and the number of units entitled to distribution during the period.

**7 Net asset value (NAV) per unit based on units issued at the end of the period**

Note	Group		Trust		
	31-03-14	31-12-13	31-03-14	31-12-13	
Net asset value per unit (cents)	(a)	69.4	69.5	68.3	68.4

**Note:**

- (a) NAV per unit was calculated based on the number of units issued and issuable as at the end of the respective periods.

**8 Review of the performance**

The review of the performance is found in Section 1(a) – Statement of Total Return and Distribution Statement and Section 1(b)(i) – Statement of Financial Position.

**9 Review of the performance against Forecast/Prospect Statement**

The Group has not disclosed any forecast to the market.

**10. Commentary on the significant trends and competitive conditions of the industry in which the group operates.**

According to the Ministry of Trade and Industry<sup>1</sup> (MTI), the Singapore economy grew by 4.1 per cent in 2013. MTI has also maintained the growth forecast for 2014 at 2.0 to 4.0 per cent.

On a year-on-year basis, the Singapore economy grew by 5.5 per cent in the fourth quarter of 2013, easing slightly from the 5.8 per cent growth in the preceding quarter. On a quarter-on-quarter seasonally-adjusted annualised basis, the economy grew by 6.1 per cent, significantly higher than the 0.3 per cent growth in the previous quarter.

The manufacturing sector grew by 7.0 per cent on a year-on-year basis, extending the 5.3 per cent growth in the third quarter. Growth was supported by improvements in the electronics cluster and continued strong growth in the transport engineering cluster. On a quarter-on-quarter basis, the sector expanded at an annualised rate of 10.4 per cent, a significant improvement from the flat growth in the previous quarter.

The construction sector grew by 4.8 per cent on a year-on-year basis, slower than the 6.6 per cent growth in the preceding quarter, due to a moderation in private sector construction activities. On a quarter-on-quarter basis, the construction sector grew at an annualised rate of 1.4 per cent, moderating from the 5.2 per cent growth in the third quarter.

Investment activity within the industrial sector continued to be muted during the first quarter. Moving forward, it is expected that investment activity will remain subdued, given the introduction of a Minimum Occupation Period for approved anchor tenants in sale-and-lease back arrangements.

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<sup>1</sup> Ministry of Trade and Industry, MTI Maintains 2014 GDP Growth Forecast at 2.0 to 4.0 Per Cent, 20 February 2014

**Any known factors or events that may affect the group in the next reporting period and the next 12 months.**

**i. Management of lease expiries**

Seven properties have head leases expiring in FY2014. The Manager expects to lease one property to a head lessee, divest two properties and convert the other four properties to multi-tenancy.

The Manager will continue to proactively manage the Group's portfolio to maximise occupancy to ensure that the Group's portfolio value and the rental yields are maximised.

**ii. Debt expiry**

The Group's S\$50 million three-year Singapore Dollars MTN matures in March 2015. The management expects to refinance this debt expiry ahead of its maturity date.

## 11 Distributions

### (a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: **Thirty-third** distribution for the period from 1 January 2014 to 31 March 2014

Distribution Type: Taxable income/Tax-exempt income/Capital gains

Distribution Rate: 1.251 cents per unit comprising:  
(a) taxable income 1.141 cents per unit  
(b) tax exempt income 0.002 cents per unit  
(c) capital gains 0.108 cents per unit

Par value of units: Not meaningful

Tax Rate: Taxable income distribution  
The distribution is made out of CIT's taxable income. Unitholders receiving distributions will be subject to Singapore income tax on the distributions received except for individuals where the distribution is exempt from tax (unless they hold their units through partnership or as trading assets).

Tax exempt income distribution  
The distribution is made out of income that has been taxed on CIT's trustee and will be exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to claim tax credit against their Singapore income tax liability in respect of the tax paid at CIT's trustee level.

Capital gains distribution  
The distribution is made out of gains arising from sale of investment properties from prior years that have been confirmed by the Inland Revenue Authority of Singapore as capital gains. Unitholders receiving distributions out of capital gains are not subject to Singapore income tax unless they hold the Units as trading assets.

The Manager has determined that the Distribution Reinvestment Plan ("DRP") will apply to the distribution for the period from 1 January 2014 to 31 March 2014.

The DRP provides the Unitholders with an option to receive fully paid units in CIT in lieu of the cash amount of distribution (including any final or other distribution) which is declared on the units held by them after the deduction of any applicable income tax. The Unitholders will receive a copy of the Notice of Election for their distribution election. The pricing of the DRP units issued will be based on the market price to be announced by the Manager on 28 April 2014, less a discount of 2%.

**(b) Corresponding period of the immediately preceding year**

Any distributions declared for the previous corresponding financial period:

Yes

Name of distribution: **Twenty-ninth** distribution for the period from 1 January 2013 to 31 March 2013

Distribution Type: Taxable income/Capital

Distribution Rate: 1.234 cents per unit comprising:  
(a) taxable income 1.210 cents per unit  
(b) capital 0.024 cents per unit

Par value of units: Not meaningful

Tax Rate: Taxable income distribution  
The distribution is made out of CIT's taxable income. Unitholders receiving distributions will be subject to Singapore income tax on the distributions received except for individuals where the distribution is exempt from tax (unless they hold their units through partnership or as trading assets).

Capital distribution  
Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who hold the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

**(c) Books closure date:** 25 April 2014

**(d) Date payable:** 4 June 2014

**12 If no distribution has been declared/ (recommended), a statement to that effect**

Not applicable.

- 13** If the Group has obtained a general mandate from shareholders for IPTs , the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group has not obtained any IPT mandate from the Unitholders.

By Order of the Board  
Cambridge Industrial Trust Management Limited  
(as Manager of Cambridge Industrial Trust)  
Company Registration No. 200512804G, Capital Markets Services Licence No. 100132-2

Philip Levinson  
Chief Executive Officer and Executive Director  
16 April 2014

**CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(5) OF THE LISTING MANUAL**

We confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of Cambridge Industrial Trust Management Limited (as Manager for Cambridge Industrial Trust) which may render these interim financial results to be false or misleading in any material respect.

On behalf of the Board of Directors of  
Cambridge Industrial Trust Management Limited  
(as Manager for Cambridge Industrial Trust)  
Company Registration No. 200512804G, Capital Markets Services Licence No. 100132-2

Ooi Eng Peng  
Director

Dr Chua Yong Hai  
Chairman

**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, 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 Limited, 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.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.