
FINANCIAL STATEMENT ANNOUNCEMENT FOR THE QUARTER ENDED 30 SEPTEMBER 2015

The Directors of Cambridge Industrial Trust Management Limited (“CITM”), as manager (“Manager”) of Cambridge Industrial Trust (“CIT”) are pleased to announce the unaudited results of the Group and CIT for the third quarter ended 30 September 2015.

CIT is a Singapore-based real estate investment trust constituted by the Trust Deed entered into on 31 March 2006 between CITM as the Manager of CIT and RBC Investor Services Singapore Limited as the Trustee of CIT, as amended and restated. CIT was listed on the Singapore Exchange Securities Trading Limited (“SGX-ST”) on 25 July 2006.

As at 30 September 2015, CIT and its subsidiaries (the “Group”) have a diversified portfolio of 51 properties located across Singapore with a diversified tenant base of around 180 tenants across the following business sectors: logistics, warehousing, light industrial, general industrial properties, car showroom and workshop, and business park. The portfolio has a carrying value of approximately S\$1.4 billion and a total gross floor area of approximately 8.5 million square feet.

The Group’s results included the consolidation of its wholly-owned subsidiaries, Cambridge-MTN Pte. Ltd. (“Cambridge MTN”), Cambridge SPV1 LLP (“Cambridge LLP”) and Cambridge SPV2 Pte. Ltd. (“Cambridge SPV2”). The commentaries below are based on Group results unless otherwise stated.

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Summary of Group's Results

	3Q2015 S\$'000	3Q2014 S\$'000	Inc/ (Dec) %
Gross revenue	28,470	25,013	13.8
Net property income	21,716	19,656	10.5
Distributable amount	15,556	15,803	(1.6)
Distribution per unit ("DPU") (cents)	1.204	1.250	(3.7)
Annualised DPU (cents)	4.777	4.959	(3.7)
Annualised Distribution Yield (%)^(a)	7.83	8.13	(3.7)

Note:

- (a) All yields are computed based on the closing price of S\$0.61 as at 30 September 2015, being the last trading day of the quarter.

Distribution and Book Closure Date Details

Distribution period	1 July 2015 to 30 September 2015
Distribution rate	1.204 cents per unit
Books closure date	30 October 2015
Payment date	8 December 2015

The Manager has determined that the distribution reinvestment plan will apply to the distribution for the period from 1 July 2015 to 30 September 2015. The pricing of the DRP units issued will be based on the market price to be announced by the Manager on 2 November 2015, less a discount of 2%.

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

Statement of Total Return (3Q2015 vs 3Q2014)

	Note	Group			Trust		
		3Q2015 S\$'000	3Q2014 S\$'000	Inc/ (Dec) %	3Q2015 S\$'000	3Q2014 S\$'000	Inc/ (Dec) %
Gross revenue	(a)	28,470	25,013	13.8	27,829	25,013	11.3
Property manager's fees	(b)	(1,231)	(1,024)	20.2	(1,213)	(1,024)	18.5
Property tax	(c)	(1,809)	(1,210)	49.5	(1,809)	(1,210)	49.5
Land rents	(d)	(1,833)	(1,476)	24.2	(1,833)	(1,476)	24.2
Other property expenses		(1,881)	(1,647)	14.2	(1,853)	(1,647)	12.5
Property expenses		(6,754)	(5,357)	26.1	(6,708)	(5,357)	25.2
Net property income		21,716	19,656	10.5	21,121	19,656	7.5
Management fees	(e)	(1,781)	(1,671)	6.6	(1,781)	(1,671)	6.6
Trust expenses	(f)	(504)	(412)	22.3	(497)	(413)	20.3
Interest income		36	23	56.5	36	23	56.5
Borrowing costs	(g)	(5,170)	(4,233)	22.1	(5,028)	(4,233)	18.8
Non-property expenses		(7,419)	(6,293)	17.9	(7,270)	(6,294)	15.5
Net income before share of profits in jointly-controlled entity		14,297	13,363	7.0	13,851	13,362	3.7
Share of profits in jointly-controlled entity	(h)	-	233	(100.0)	-	-	-
Distribution income from subsidiary/ joint-controlled entity	(h)	-	-	-	312	176	77.3
Net income after share of profits in jointly-controlled entity		14,297	13,596	5.2	14,163	13,538	4.6
Change in fair value of financial derivatives	(i)	386	452	(14.6)	386	452	(14.6)
Total return for the period before income tax and distribution		14,683	14,048	4.5	14,549	13,990	4.0
Less: Income tax expense		-	-	-	-	-	-
Total return for the period after income tax before distribution		14,683	14,048	4.5	14,549	13,990	4.0

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Distribution Statement

Note	Group			Trust		
	3Q2015 S\$'000	3Q2014 S\$'000	Inc/ (Dec) %	3Q2015 S\$'000	3Q2014 S\$'000	Inc/ (Dec) %
Total return for the period after income tax before distribution	14,683	14,048	4.5	14,549	13,990	4.0
Net effect of non-taxable items	(j) 873	777	12.4	1,007	835	20.6
Net income available for distribution for the period	15,556	14,825	4.9	15,556	14,825	4.9
Distribution from capital and capital gains	-	978	(100.0)	-	978	(100.0)
Total amount available for distribution for the period	(k) 15,556	15,803	(1.6)	15,556	15,803	(1.6)
Distribution per unit (cents):						
For the period	(l) 1.204	1.250	(3.7)	1.204	1.250	(3.7)
Annualised	4.777	4.959	(3.7)	4.777	4.959	(3.7)

n.m. - Not meaningful

Notes:

- (a) Gross revenue for 3Q2015 of S\$28.0 million (excluding the straight line rent adjustment of S\$0.5 million) was S\$3.3 million higher than 3Q2014 gross revenue of S\$24.7 million (excluding the straight line rent adjustment of S\$0.3 million). The increase was mainly attributable to additional revenue from property acquisitions and the completion of asset enhancement initiatives projects ("AEI projects") subsequent to 3Q2014.
- (b) Property manager's fees for 3Q2015 were higher by S\$0.2 million over the comparative quarter largely due to the higher marketing service commission incurred for securing new leases and lease renewals for the properties and the additional rental revenue in (a).

- (c) The increase in property tax of S\$0.6 million was mainly due to an increased number of multi-tenanted buildings where CIT bears these costs, together with property tax in relation to property acquisitions and completed development projects.
- (d) The increase in land rents of S\$0.4 million was mainly due to an increased number of multi-tenanted buildings where CIT bears these costs, property acquisitions and the upward revision of land rent rates for several properties in the portfolio during the period.

The number of multi-tenanted buildings increased from 15 in 3Q2014 to 18 since 3Q2014.

- (e) Management fees increased by S\$0.1 million due to higher assets under management, which mainly increased as a result of property acquisitions and the completion of AEI projects during the period. The Manager has elected to receive 50% of its management fee in units for 3Q2015.
- (f) Trust expenses for 3Q2015 were higher by S\$0.1 million mainly due to an increase in professional fees on corporate matters.
- (g) Borrowing costs for 3Q2015 increased by approximately S\$0.9 million, largely due to an increased level of borrowings, which were used to fund acquisitions.

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

- (h) Cambridge LLP became a subsidiary of the Group on completion of the Cambridge LLP Acquisition on 20 March 2015 and, accordingly, its results were consolidated from this date.
- (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.

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.

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(j) Non-taxable items (distribution adjustments)

	Group		Trust	
	3Q2015 S\$'000	3Q2014 S\$'000	3Q2015 S\$'000	3Q2014 S\$'000
<u>Non-tax deductible items and other adjustments:</u>				
Management fees payable in units	891	646	891	646
Trustee's fees	97	93	97	93
Transaction costs relating to debt facilities	447	1,009	426	1,009
Change in fair value of financial derivatives	(386)	(452)	(386)	(452)
Professional fees	194	72	170	72
Straight line rent and lease incentives	(509)	(633)	(329)	(633)
Share of profits in jointly-controlled entity	-	(233)	-	-
Distribution income from jointly-controlled entity	-	176	-	-
Miscellaneous income expenses	139	99	138	100
Net effect of non-taxable items	873	777	1,007	835

(k) Total amount available for distribution for the period comprised:

	Group and Trust		
	3Q2015 S\$'000	3Q2014 S\$'000	Inc/ (Dec) %
Taxable income	15,556	14,825	4.9
Capital gains	-	978	(100.0)
Total amount available for distribution for the period	15,556	15,803	(1.6)

(l) The total distributable amount of S\$15.6 million based on 1,291.8 million units which are entitled to distribution for the period, translated to a DPU of 1.204 cents for 3Q2015.

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Statement of Total Return (YTD 3Q2015 vs YTD 3Q2014)

Note	Group			Trust			
	YTD		Inc/ (Dec) %	YTD		Inc/ (Dec) %	
	3Q2015 S\$'000	3Q2014 S\$'000		3Q2015 S\$'000	3Q2014 S\$'000		
Gross revenue	(a)	83,755	73,124	14.5	82,399	73,124	12.7
Property manager's fees	(b)	(3,527)	(2,871)	22.8	(3,489)	(2,871)	21.5
Property tax	(c)	(4,778)	(3,112)	53.5	(4,778)	(3,112)	53.5
Land rents	(d)	(5,418)	(3,934)	37.7	(5,418)	(3,934)	37.7
Other property expenses	(e)	(5,484)	(4,922)	11.4	(5,452)	(4,922)	10.8
Property expenses		(19,207)	(14,839)	29.4	(19,137)	(14,839)	29.0
Net property income		64,548	58,285	10.7	63,262	58,285	8.5
Management fees	(f)	(5,330)	(4,856)	9.8	(5,330)	(4,856)	9.8
Performance fees	(g)	-	(1,684)	(100.0)	-	(1,684)	(100.0)
Trust expenses	(h)	(1,944)	(1,113)	74.7	(1,960)	(1,114)	75.9
Interest income		129	94	37.2	129	94	37.2
Borrowing costs	(i)	(16,916)	(12,877)	31.4	(16,617)	(12,877)	29.0
Non-property expenses		(24,061)	(20,436)	17.7	(23,778)	(20,437)	16.3
Net income before share of profits in jointly-controlled entity		40,487	37,849	7.0	39,484	37,848	4.3
Share of profits in jointly-controlled entity	(j)	123	531	(76.8)	-	-	-
Distribution income from jointly-controlled entity		-	-	-	844	512	64.8
Net income after share of profits in jointly-controlled entity		40,610	38,380	5.8	40,328	38,360	5.1
Gain on disposal of investment properties		-	1,047	(100.0)	-	1,047	(100.0)
Change in fair value of financial derivatives	(k)	587	465	26.2	587	465	26.2
Change in fair value of investment properties and investment properties under development	(l)	(1,159)	(7,251)	(84.0)	(955)	(7,251)	(86.8)
Total return for the period before income tax and distribution		40,038	32,641	22.7	39,960	32,621	22.5
Less: Income tax expense		-	(102)	(100.0)	-	(102)	(100.0)
Total return for the period after income tax before distribution		40,038	32,539	23.0	39,960	32,519	22.9

Distribution Statement

Note	Group			Trust		
	YTD		Inc/ (Dec) %	YTD		Inc/ (Dec) %
	3Q2015 S\$'000	3Q2014 S\$'000		3Q2015 S\$'000	3Q2014 S\$'000	
Total return for the period after income tax before distribution	40,038	32,539	23.0	39,960	32,519	22.9
Net effect of non-taxable items	(m) 4,900	9,391	(47.8)	4,978	9,411	(47.1)
Net income available for distribution for the period	44,938	41,930	7.2	44,938	41,930	7.2
Distribution from capital and capital gains	2,093	5,180	(59.6)	2,093	5,180	(59.6)
Total amount available for distribution for the period	(n) 47,031	47,110	(0.2)	47,031	47,110	(0.2)
Distribution per unit (cents):						
For the period	(o) 3.654	3.752	(2.6)	3.654	3.752	(2.6)
Annualised	4.885	5.016	(2.6)	4.885	5.016	(2.6)

n.m. - Not meaningful

Notes:

- (a) Gross revenue for YTD3Q2015 of S\$82.1 million (excluding the straight line rent adjustment of S\$1.7 million) was S\$9.4 million higher than YTD3Q2014 gross revenue of S\$72.7 million (excluding the straight line rent adjustment of S\$0.5 million). The increase was mainly attributable to additional revenue from property acquisitions and the completion of AEI projects subsequent to YTD3Q2014.
- (b) Property manager's fees for YTD3Q2015 were higher by S\$0.7 million over the comparative quarter largely due to higher marketing service commission incurred for securing new leases and lease renewals for the properties and the additional gross rental revenue from (a).

- (c) The increase in property tax of S\$1.7 million was attributed mainly to an increased number of multi-tenanted buildings where CIT bears these costs, together with property tax in relation to property acquisitions and completed development projects.
- (d) The increase in land rents by S\$1.5 million was mainly due to an increased number of multi-tenanted buildings for which CIT bears these costs, property acquisitions and the upward revision of land rent rates for several properties in the portfolio during the period.
- (e) Other property expenses were higher in YTD3Q2015 by S\$0.6 million mainly due to increased integrated facility management expenses and security services for the multi-tenanted buildings where CIT bears these costs. The number of multi-tenanted properties has increased from 15 to 18 since 3Q2014.
- (f) Management fees increased by S\$0.5 million due to higher assets under management, which increased as a result of property acquisitions and the completion of AEI projects during the period. The Manager has elected to receive 50% of its management fee in units for YTD3Q2015 in units (YTD3Q2014: approximately 10% management fee in units).
- (g) The Manager has agreed to waive its entitlement to performance fees for FY2015 and FY2016.
- (h) Trust expenses for YTD3Q2015 were higher by S\$0.8 million mainly due to costs incurred in connection with Cambridge LLP Acquisition (S\$0.2 million), legal and professional fee which include general corporate works (S\$0.2 million) and revision of the performance fee structure (S\$0.2 million).
- (i) Borrowing costs for YTD3Q2015 increased by approximately S\$4.0 million, largely due to an increased level of borrowings, which have been mainly used to fund acquisitions and the write off of upfront costs in relation to refinancing of Club Loan in June 2015.

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

- (j) Cambridge LLP became a subsidiary of the Group on completion of the Cambridge LLP Acquisition on 20 March 2015, and accordingly, its results were consolidated from this date.
- (k) 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.

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.

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- (l) The fair value change on revaluation of the investment properties in YTD3Q2015 related to the adjustment for straight line rent of S\$1.2 million. For the comparative period, the balance included fair value change in properties and investment properties under development of S\$5.5 million based on independent valuations, together with an adjustment for straight line rent of S\$1.8 million.
- (m) Non-taxable items (distribution adjustments)

	Group		Trust	
	YTD		YTD	
	3Q2015 S\$'000	3Q2014 S\$'000	3Q2015 S\$'000	3Q2014 S\$'000
<u>Non-tax deductible items and other adjustments:</u>				
Management fees payable in units	2,665	646	2,665	646
Acquisition fees paid in units	60	-	60	-
Trustee's fees	288	270	288	270
Transaction costs relating to debt facilities	3,407	3,396	3,363	3,396
Change in fair value of investment properties and investment properties under development	1,159	7,251	955	7,251
Change in fair value of financial derivatives	(587)	(465)	(587)	(465)
Professional fees	464	179	439	179
Straight line rent and lease incentives	(2,326)	(1,277)	(1,942)	(1,277)
Share of profits in jointly-controlled entity	(123)	(531)	-	-
Distribution income from jointly-controlled entity	156	512	-	-
Miscellaneous income/expenses	(263)	207	(263)	208
Provision for doubtful debts	-	250	-	250
	4,900	10,438	4,978	10,458
<u>Income not subject to tax:</u>				
Gain on disposal of investment properties	-	(1,047)	-	(1,047)
Net effect of non-taxable items	4,900	9,391	4,978	9,411

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(n) Total amount available for distribution for the period comprised:

	Group and Trust		
	YTD		Inc/ (Dec) %
	3Q2015 S\$'000	3Q2014 S\$'000	
Taxable income	44,938	41,715	7.7
Tax exempt income ⁽¹⁾	-	215	(100.0)
Capital	2,093	3,496	(40.1)
Capital gains	-	1,684	(100.0)
Total amount available for distribution for the period	47,031	47,110	(0.2)

Note:

(1) Tax exempt income for YTD 3Q2014 relates to rental support received less tax payable by CIT.

(o) The total distributable amount of S\$47.0 million based on 1,287.1 million units which are entitled to distribution for the period, translated to a DPU of 3.654 cents for YTD 3Q2015.

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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	
	30-09-15 S\$'000	31-12-14 S\$'000	30-09-15 S\$'000	31-12-14 S\$'000
Assets				
Non-current assets				
Investment properties	(a) 1,392,339	1,335,180	1,354,339	1,335,180
Investment in subsidiaries	(b) -	-	14,018	-
Investment in jointly-controlled entity	(c) -	16,327	-	3,078
Derivative financial instruments	(d) 739	107	739	107
	1,393,078	1,351,614	1,369,096	1,338,365
Current assets				
Investment properties held for divestment	(a) 22,012	11,700	22,012	11,700
Trade and other receivables	(e) 10,400	10,902	10,550	10,902
Cash and cash equivalents	(f) 8,570	6,100	7,280	6,086
Derivative financial instruments	(d) -	180	-	180
	40,982	28,882	39,842	28,868
Total assets	1,434,060	1,380,496	1,408,938	1,367,233
Liabilities				
Current liabilities				
Trade and other payables	(g) 22,783	26,417	22,691	26,407
Interest-bearing borrowings (net of transaction costs)	(h) 11,697	49,952	-	49,952
	34,480	76,369	22,691	76,359
Non-current liabilities				
Trade and other payables	(g) 8,776	12,298	8,774	12,298
Interest-bearing borrowings (net of transaction costs)	(h) 518,408	425,496	518,408	425,496
	527,184	437,794	527,182	437,794
Total liabilities	561,664	514,163	549,873	514,153
Net assets	872,396	866,333	859,065	853,080
Represented by:				
Unitholders' funds	872,396	866,333	859,065	853,080

Notes:

- (a) The total carrying value of investment properties was S\$1,414.4 million as at 30 September 2015. The net increase of S\$67.5 million during YTD3Q2015 was mainly driven by:
- a property acquisition of S\$19.4 million, including land premium and acquisition related costs;
 - the consolidation of Cambridge LLP which owns the property at 3 Tuas South Avenue 4 with a carrying value of S\$38.0 million ; and
 - capital expenditure and asset enhancement initiatives of S\$10.1 million.

As at 30 September 2015, one investment property was classified as investment properties held for divestment. This classification is required by *FRS 105 – Non-current Assets held for Sale and Discontinued Operations* as the divestment was planned within the next 12 months from the reporting date.

- (b) At the Trust level, this pertains to the cost of investment in wholly-owned subsidiaries comprising, Cambridge LLP, Cambridge MTN and Cambridge SPV2, which are eliminated at the consolidated level.

The investment in subsidiaries has increased by S\$14.0 million due to the Cambridge LLP Acquisition of S\$11.0 million and the reclassification from investment in jointly-controlled entity of S\$3.0 million.

- (c) Cambridge LLP became a subsidiary on completion of the Cambridge LLP Acquisition.
- (d) Derivative financial instruments represent the fair value of interest rate swaps entered into to hedge the interest rate risk on the loan facilities.
- (e) Trade and other receivables were down by S\$0.5 million, largely due to refund of deposits of S\$2.5 million for completed development works net of an increase in rent receivables of S\$1.2 million and increased marketing commission of S\$0.8 million to secure new leases net of lease renewals.
- (f) Cash and cash equivalents increased by S\$2.4 million as at 30 September 2015 mainly due to the following:
- cash retained of S\$1.1 million from the distribution reinvestment plan; and
 - consolidation of Cambridge LLP's cash balance of \$1.3 million following the Cambridge LLP Acquisition.
- (g) The trade and other payables decreased by S\$7.2 million to S\$31.5 million mainly due to the payment of project costs and performance fees at a total of S\$13.2 million, offset by an increase of rental deposits received of S\$2.5 million and borrowing costs payable of S\$3.5 million.

Trade and other payables included security deposits of S\$3.4 million (current) and S\$7.3 million (non-current), performance fees payable of S\$4.2 million (current) and S\$1.4 million (non-current).

The payment for the total of the management fees and performance fees is capped at 0.8% of the CIT's total deposited property value per annum under the Trust Deed. The amount in excess of the fee cap will be carried forward for payment in the future half year periods, in January and July. Full settlement of the performance fee payable is expected by January 2017.

(h) The increase in the interest-bearing borrowings (including current and non-current portion) from S\$475.4 million as at 31 December 2014, to S\$530.1 million as at 30 September 2015 was mainly due to:

- issue of S\$185.0 million MTNs and entry into a S\$150 million unsecured loan facilities (loan drawdown was S\$107.0 million) to refinance the S\$200 million Club Loan facility and the S\$50 million Series 001 MTN and also to fund acquisitions; and
- consolidation of Cambridge LLP's term loan of S\$11.7 million following the Cambridge LLP Acquisition.

1(b)(ii) Aggregate amount of borrowings

Note	Group		Trust	
	30-09-15 S\$'000	31-12-14 S\$'000	30-09-15 S\$'000	31-12-14 S\$'000
Secured borrowings				
(a)				
Amount payable within one year	11,738	-	-	-
Less: Unamortised loan transaction costs	(41)	-	-	-
	11,697	-	-	-
Amount payable after one year	100,000	300,000	100,000	300,000
Less: Unamortised loan transaction costs	(1,065)	(3,845)	(1,065)	(3,845)
	98,935	296,155	98,935	296,155
Total secured borrowings	110,632	296,155	98,935	296,155
Unsecured borrowings				
(b)				
Amount payable within one year	-	50,000	-	50,000
Less: Unamortised loan transaction costs	-	(48)	-	(48)
	-	49,952	-	49,952
Amount payable after one year	422,000	130,000	422,000	130,000
Less: Unamortised loan transaction costs	(2,527)	(659)	(2,527)	(659)
	419,473	129,341	419,473	129,341
Total unsecured borrowings	419,473	179,293	419,473	179,293
Total borrowings	530,105	475,448	518,408	475,448
Current	11,697	49,952	-	49,952
Non-current	518,408	425,496	518,408	425,496
	530,105	475,448	518,408	475,448

Details of borrowings and collateral:

(a) Secured borrowings

The secured borrowings of the Group comprise the following term loan facilities:

- (i) a secured S\$100 million term loan facility (“TLF1”), which bears an interest rate comprising a margin plus swap offer rate per annum. The TLF1 has a tenor of 3.5 years and matures in April 2017.

The TLF1 is secured by way of the following:

- a mortgage over seven investment properties (“Portfolio Properties 1”);
- a debenture 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 and, bankers’ guarantees 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\$100.0 million was outstanding on the TLF1 as at 30 September 2015.

- (ii) a secured S\$12 million term loan facility (“TLF2”) consisting of Facility A of S\$7.7 million and Facility B of S\$4.3 million. The TLF2 has a tenor of 3 years and matures in March 2016.

The TLF2 bears an interest rate comprising a margin plus SIBOR (The Singapore Interbank Offer Rate) per annum and is secured by way of the following:

- a mortgage over one investment property (“Portfolio Property 2”);
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Property 2;
- an assignment of tenancy agreement, sales agreement, insurance policies, rental assignment and bankers’ guarantee in relation to the Portfolio Property 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 Property 2.

A total of S\$11.7 million was outstanding on the TLF2 as at 30 September 2015.

(b) Unsecured borrowings

The unsecured borrowings of the Group comprise notes issued under its S\$500 million Multicurrency MTN Programme and a loan facility:

(i) notes issued under its S\$500 million Multicurrency MTN Programme by the Group comprise:

- S\$30 million six-year Singapore Dollar MTN in series 002 (the "Series 002 Notes") issued in April 2014 and maturing in April 2020. The Series 002 Notes have a fixed interest rate of 4.10% per annum payable semi-annually in arrears;
- S\$155 million four-year Singapore Dollar MTN in series 003 comprising Tranche 1 S\$100 million Notes issued in November 2014 and Tranche 2 S\$55 million Notes issued in January 2015 respectively. These notes tranches, which were issued and consolidated to form a single series (the "Series 003 Notes"), have a fixed interest rate of 3.50% per annum payable semi-annually in arrears and mature in November 2018; and
- S\$130 million five-year Singapore Dollar MTN in series 004 (the "Series 004 Notes") issued in May 2015 and maturing in May 2020. The Series 004 Notes have a fixed interest rate of 3.95% per annum payable semi-annually in arrears.

(ii) four year unsecured loan facility maturing in June 2019 ("TLF3") consisting of:

- Facility A: S\$100 million term loan facility at a fixed interest rate of 3.60% per annum for 3.5 years from date of loan drawn down; and
- Facility B: S\$50 million revolving credit facility at an interest rate of margin plus swap offer rate.

A total of S\$107.0 million was outstanding on the TLF3 as at 30 September 2015.

(c) Unsecured investment properties

As at 30 September 2015, the Group has 43 unencumbered investment properties with a combined carrying value of approximately S\$1.1 billion, representing approximately 80% of the investment properties by value.

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1 (c) Statement of Cash Flows

Note	Group			
	3Q2015 S\$'000	3Q2014 S\$'000	YTD 3Q2015 S\$'000	YTD 3Q2014 S\$'000
Cash flows from operating activities				
	14,683	14,048	40,038	32,539
	Total return for the period after income tax before distribution			
	Adjustments for:			
	(36)	(23)	(129)	(94)
	5,170	4,233	16,916	12,877
	891	646	2,665	646
(a)	-	-	60	-
	-	(233)	(123)	(531)
	-	-	-	(1,047)
	-	-	1,159	7,251
	(386)	(452)	(587)	(465)
	20,322	18,219	59,999	51,176
Operating income before working capital changes				
Changes in working capital				
	1,876	(1,482)	(555)	(4,710)
	(3,088)	744	(2,308)	278
	-	-	(59)	-
	19,110	17,481	57,077	46,744
Net cash generated from operating activities				
Cashflows from investing activities				
(b)	(2,744)	(41,637)	(37,108)	(124,542)
	-	(8,946)	-	(41,613)
	-	-	-	7,800
	-	-	-	(107)
(c)	-	-	(10,582)	-
	36	23	129	94
	190	156	280	534
	(2,518)	(50,404)	(47,281)	(157,834)
Net cash used in investing activities				
Cash flows from financing activities				
	(74)	(74)	(219)	(141)
(d)	-	38,448	327,000	95,827
	(1,860)	(3,623)	(12,643)	(12,014)
	-	-	(285,000)	-
(a)	(14,599)	(10,592)	(36,464)	(30,409)
	(16,533)	24,159	(7,326)	53,263
Net cash (used in)/generated from financing activities				
	59	(8,764)	2,470	(57,827)
	8,511	24,477	6,100	73,540
Net increase/(decrease) in cash and cash equivalents				
Cash and cash equivalents at beginning of the period				
	8,570	15,713	8,570	15,713
Cash and cash equivalents at end of the period				

Notes:

(a) Non cash transactions

(i) Management fees payable in units

There are an estimated 1,460,198 units (approximately S\$891,000) in CIT to be issued to the Manager as partial payment for the management fees for 3Q2015. The units are to be issued within 30 days after the quarter end.

(ii) Acquisition fees payable in units (YTD3Q2015)

CIT issued 85,922 units (equivalent to S\$60,000) as payment of the acquisition fee to the Manager in connection with the Cambridge LLP Acquisition in March 2015. The Property Fund Appendix of the Collective Investment Scheme requires that acquisition fees for an interested party transaction to be paid in units.

(iii) Distribution paid in units

The distribution paid to Unitholders excludes the units issued as part payment of distributions, pursuant to the Distribution Reinvestment Plan (“DRP”).

The Group issued 1,823,992 units in CIT amounting to approximately S\$1.2 million (net of withholding tax) in 3Q2015 as part payment of the distribution for 2Q2015, pursuant to the DRP.

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

	Group		Group	
	3Q2015 S\$'000	3Q2014 S\$'000	3Q2015 S\$'000	3Q2014 S\$'000
Investment properties acquired	-	(39,800)	(19,133)	(112,800)
Acquisition related costs	-	(399)	(440)	(1,394)
Capital expenditure incurred	(2,649)	(1,409)	(17,535)	(4,333)
Retention sums	(95)	(29)	-	(6,015)
Net cash outflow	(2,744)	(41,637)	(37,108)	(124,542)

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(c) Acquisition of Subsidiary (YTD3Q2015)

The Group acquired the remaining 40% partnership interest in Cambridge LLP from Oxley Projects Pte. Ltd. on 20 March 2015. The fair value of the assets acquired and liabilities assumed as at 20 March 2015 were as follows:

	S\$'000
Investment property	15,200
Trade and other receivables	152
Cash and cash equivalents	1,147
Interest-bearing borrowings (net of transaction costs)	(4,661)
Trade and other payables	(109)
Total purchase price	11,729
Less:	
Less : Cash and cash equivalents of subsidiary	(1,147)
Cashflow on acquisition net of cash acquired	10,582

(d) Proceeds from Borrowings (YTD3Q2015)

The proceeds were mainly from the issuance of S\$130.0 million five-year Singapore Dollar MTN in May 2015 and a drawdown of S\$124.0 million on loan facilities. These borrowings were used primarily to refinance the Club Loan and the Series 001 MTN, and to fund acquisitions.

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1(d)(i) Statement of Movements in Unitholders' funds (3Q2015 vs 3Q2014)

	Group		Trust	
	3Q2015 S\$'000	3Q2014 S\$'000	3Q2015 S\$'000	3Q2014 S\$'000
Balance at beginning of period	871,494	860,099	858,297	846,778
Operations				
Total return for the period after income tax before distribution	14,683	14,048	14,549	13,990
Net increase in net assets resulting from operations	14,683	14,048	14,549	13,990
Unitholders' transactions				
Issuance of units pursuant to:				
- Distribution Reinvestment Plan (2Q2015)	1,185	5,115	1,185	5,115
Units to be issued:				
- Management fees payable in units (3Q2015)	891	646	891	646
Equity costs pursuant to:				
- Distribution Reinvestment Plan	(73)	(65)	(73)	(65)
Distributions to Unitholders	(15,784)	(15,707)	(15,784)	(15,707)
Net decrease in net assets resulting from Unitholders' transactions	(13,781)	(10,011)	(13,781)	(10,011)
Balance at end of the period	872,396	864,136	859,065	850,757

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Statement of Movements in Unitholders' funds (YTD 3Q2015 vs YTD 3Q2014)

	Group		Trust	
	YTD		YTD	
	3Q2015 S\$'000	3Q2014 S\$'000	3Q2015 S\$'000	3Q2014 S\$'000
Balance at beginning of period	866,333	861,546	853,080	848,187
Operations				
Total return for the period after income tax before distribution	40,038	32,539	39,960	32,519
Net increase in net assets resulting from operations	40,038	32,539	39,960	32,519
Unitholders' transactions				
Issuance of units pursuant to:				
- Management fees paid in units	1,774	-	1,774	-
- Distribution Reinvestment Plan	10,918	16,402	10,918	16,402
- Acquisition fees paid in units	60	-	60	-
Units to be issued:				
- Management fees payable in units (3Q2015)	891	646	891	646
Equity costs pursuant to:				
- Distribution Reinvestment Plan	(236)	(186)	(236)	(186)
Distributions to Unitholders	(47,382)	(46,811)	(47,382)	(46,811)
Net decrease in net assets resulting from Unitholders' transactions	(33,975)	(29,949)	(33,975)	(29,949)
Balance at end of the period	872,396	864,136	859,065	850,757

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

Note	Trust			
	3Q2015 Units	3Q2014 Units	YTD 3Q2015 Units	YTD 3Q2014 Units
Issued units at the beginning of period	1,287,196,920	1,255,547,939	1,269,029,508	1,239,338,881
Issue of new units pursuant to:				
- Management fees paid in units (a)	1,317,344	-	5,045,296	-
- Distribution Reinvestment Plan (b)	1,823,992	7,327,516	16,177,530	23,536,574
- Acquisition fees paid in units (c)	-	-	85,922	-
Issued units at end of the period	1,290,338,256	1,262,875,455	1,290,338,256	1,262,875,455
Units to be issued:				
- Management fees payable in units (d)	1,460,198	912,039	1,460,198	912,039
Total issued and issuable units at end of the period	1,291,798,454	1,263,787,494	1,291,798,454	1,263,787,494

Notes:

- (a) These units were issued to the Manager in July 2015 in settlement of the management fees for 2Q2015.
- (b) The new units, which ranked pari passu with existing units for entitlement to distributions, were issued during the period pursuant to the DRP.
- (c) These units were issued to the Manager in March 2015 in settlement of the acquisition fee in connection with the Cambridge LLP Acquisition, a related party transaction.
- (d) This refers to the estimated number of units issuable to the Manager in partial settlement of the management fees for 3Q2015.

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.

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

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 2014.

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			
		3Q2015	3Q2014	YTD 3Q2015	YTD 3Q2014
EPU					
Total return after income tax before distribution for the period (S\$'000)		14,683	14,048	40,038	32,539
Weighted average number of units for the period ('000)		1,288,600	1,257,230	1,283,721	1,249,673
Basic EPU (cents)	(a)	1.139	1.117	3.119	2.604
DPU					
Total amount available for distribution for the period (S\$'000)		15,556	15,803	47,031	47,110
Applicable number of units for calculation of DPU ('000)		1,291,798	1,263,787	1,287,110	1,255,597
DPU (cents)	(b)	1.204	1.250	3.654	3.752

Notes:

- (a) The basic EPU was calculated using total return after income tax before distribution for the period which included the fair value change in financial derivatives and investment properties, and the weighted average number of units in issue during the period.
- (b) DPU was calculated using the total amount available for distribution and the number of units entitled to distribution during the period. These units consist of:
- the number of units in issue as at 30 September 2015 of 1,290.3 million; and
 - the estimated number of units to be issued to the Manager in partial settlement of management fees for 3Q2015 of 1.5 million.

7 Net tangible assets (NTA) per unit based on units issued at the end of the period

Note	Group		Trust		
	30-09-15	31-12-14	30-09-15	31-12-14	
Net asset value per unit (cents)	(a)	67.5	68.1	66.5	67.1

Note:

(a) NTA 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.

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

Singapore's economy grew by 1.4%⁴ on a year-on-year (y-o-y) basis in the third quarter of 2015, down from the previous quarter's 2.0% expansion. On a quarter-on-quarter (q-o-q) basis, the economy grew by 0.1%, reversing from the 2.5% contraction in Q2, narrowly avoiding a technical recession. The September overall purchasing managers' index (PMI) posted a reading of 48.6⁵, down 0.7 points over the previous month and the electronics index also posted a contraction at 48.5, down 0.5 point over the previous month. The contraction was due to further contraction in new orders, new export orders as well as production output. Macroeconomics volatility is expected to continue to weigh down on the growth outlook. MAS expects the Singapore's GDP growth to be around 2-2.5% as a whole this year, with risks tilted towards the downside⁶.

The industrial property sector performance continues to be lacklustre. Investment sales value was down for the third straight quarter amid the impending supply glut, current weak demand and subdued industrial activity⁷. Leasing activities were slower, with tenants being conservative and adopting a wait-and-see approach amid the uncertain economic outlook. Average rents for conventional factory space declined slightly and rental growth of business parks and hi-tech spaces also eased in Q3⁸.

The recent revision of the anchor subtenant policies for the third party facility providers by JTC that took effect on 1 October 2015 is however, largely positive. With the revised policy, the minimum gross floor area requirement for anchor subtenants is reduced from 1,500 square metres to 1,000 square metres, thus enabling more industrialists to qualify as anchor subtenants. In addition, reassessment of existing anchor subtenants at renewals will now be required only when there is a change in their occupied area and/or usage and the minimum renewal period of three years has also been removed, providing the original anchor subtenants greater flexibility for their renewals.

The Manager expects the industrial leasing market to remain subdued and rents to continue to face downward pressure. However, lease renewals and new leases signed for 2015 have been encouraging so far with approximately 719,000 square feet of space being renewed or signed, enabling CIT to maintain portfolio occupancy of 95.4%. The Manager will continue to proactively manage the portfolio for lease expiries and identify potential asset enhancement and acquisition opportunities to grow the portfolio and deliver stable income to our unitholders.

⁴ "Singapore's GDP Growth Moderated in the Third Quarter of 2015". Ministry of Trade and Industry Singapore (MTI), Press Release, 14 Oct 2015

⁵ "September PMI continued to contract at 48.6 – The electronics index contract further at 48.5". Singapore Institute of Purchasing and Materials Management (SIPMM), SIPMM Business Bulletin, Sep 2015

⁶ Monetary Policy Statement. Monetary Authority of Singapore. 14 October 2015

⁷ "Briefing - Sales & Investment". Savills World Research Singapore, Oct 2015

⁸ "Rental growth of business parks, high-tech parks eases in Q3". The Business Times. 13 October 2015

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

Management of lease expiries

Approximately 17.5% of CIT's leases by total rental revenue are due for renewal within the next 12 months from 30 September 2015, of which 16.4% (nine properties) are for single-tenanted buildings and 1.1% are for multi-tenanted buildings.

In respect of the nine single-tenanted buildings, the Manager expects to convert five of the properties to multi-tenancy, renew or enter into new leases for three properties, and redevelop one property. The conversion of properties from single tenancy to multi-tenancy will have a negative impact on portfolio occupancy and net property income. However, management will continue to proactively manage the Group's portfolio to minimise the effect of these conversions.

Other matters

Please refer to the announcement entitled "Update Announcement" released by the Manager on 22 October 2015.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: **Thirty-ninth** distribution for the period from 1 July 2015 to 30 September 2015

Distribution Type: Taxable income

Distribution Rate: 1.204 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).

The Manager has determined that the Distribution Reinvestment Plan ("DRP") will apply to the distribution for the period from 1 July 2015 to 30 September 2015.

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 2 November 2015, 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: **Thirty-fifth** distribution for the period from 1 July 2014 to 30 September 2014

Distribution Type: Taxable income/Capital gains

Distribution Rate: 1.250 cents per unit comprising:
(a) taxable income 1.173 cents per unit
(b) capital gains 0.077 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 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.

(c) Books closure date: 30 October 2015

(d) Date payable: 8 December 2015

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
22 October 2015

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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.