

**Press Release**

## CIT to refinance loan facility, portfolio to be 100% unencumbered

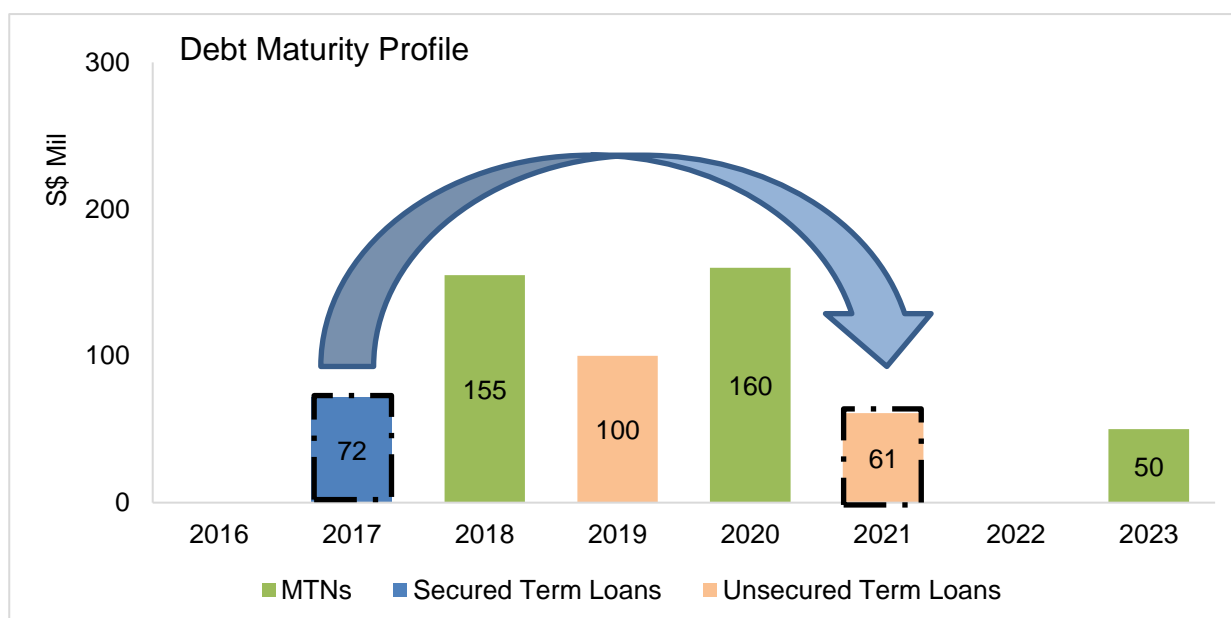
- No refinancing requirements until 2H2018
- CIT’s portfolio of properties valued in excess of S\$1.4 billion will be fully unencumbered, improving operational flexibility
- All-in cost of debt stable to be at approximately 3.65% p.a. and weighted average debt expiry lengthened to 3.4 years

**Singapore, 19 September 2016** – Cambridge Industrial Trust Management Limited (“CITM”), the Manager (“Manager”) of **Cambridge Industrial Trust** (“CIT”), announces that it will be refinancing the loan facility granted by National Australia Bank (the “NAB Facility”) today.

As a result, CIT’s weighted average debt expiry will be lengthened to 3.4 years with 88.5% of interest rate exposure fixed, and all-in cost of debt stable at approximately 3.65% p.a. All of CIT’s properties will be fully unencumbered, representing total portfolio value in excess of S\$1.4 billion.

Mr Philip Levinson, Chief Executive Officer of CITM, said, “This refinancing is the latest step in our prudent capital management strategy and testament to our banking partners’ strong support. We will have no major refinancing requirements until 2H2018. We will have also significantly insulated CIT from adverse interest rate movements for the next 3.2 years, and achieved our goal of a 100% unencumbered portfolio which improves CIT’s capital structure and operational flexibility.”

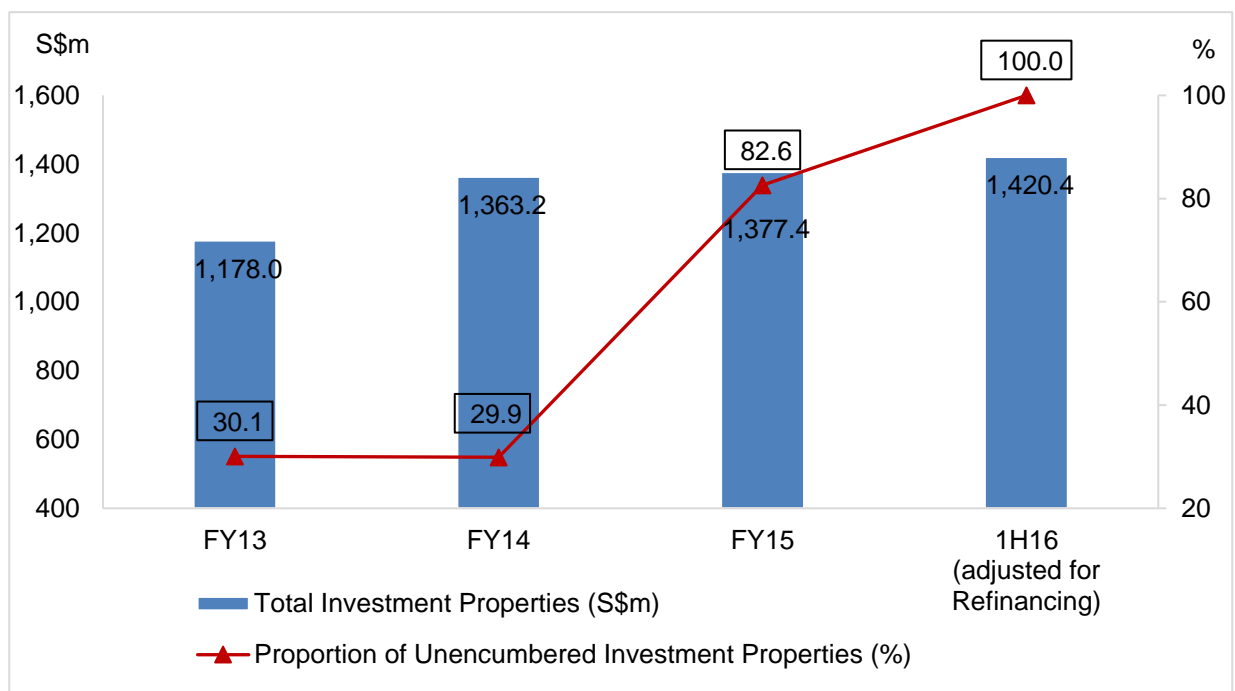
The debt maturity profile as at 19 September 2016 will be as follows:



The key capital management indices as at 19 September 2016 will be as follows:

|  | 2Q2016 | As at<br>19 Sep 2016 |
|--|--------|----------------------|
| Total Debt (S\$ million)                             | 537    | 526                  |
| All-in Cost (%) p.a.                                 | 3.68   | 3.65                 |
| Weighted Average Debt Expiry (years)                 | 3.1    | 3.4                  |
| Interest Rate Exposure Fixed (%)                     | 86.6   | 88.4                 |
| Proportion of Unencumbered Investment Properties (%) | 82.6   | 100                  |
| Available Committed Facilities (S\$ million)         | 50.0   | 89.0                 |

The chart below illustrates the improvement of CIT's capital structure over the years as a result of the Manager's consistent capital management efforts. This has been achieved by diversifying funding avenues and reducing the proportion of investment properties encumbered, which in turn has strategically improved CIT's operational flexibility.



Mr Levinson concluded, "So far in FY2016, we have made progress on our capital management strategy by issuing a series of 7 year MTNs, establishing a new unsecured bilateral Term Loan Facility and refinancing the existing NAB Facility. In times of interest rate volatility and a weakening economic backdrop, this demonstrates the Manager's ability to access capital from various funding sources and strengthen CIT's capital structure further."

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***About Cambridge Industrial Trust***

Cambridge Industrial Trust (“CIT”), publicly listed on the Singapore Exchange Securities Trading Limited since 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 51 properties located across Singapore, with a total gross floor area of approximately 8.5 million sq ft and a property value of S\$1.42 billion as at 30 June 2016. The properties range from logistics, warehousing, light industrial, general industrial, a car showroom and a workshop to a business park, and 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:

- Acquisition of value-enhancing properties;
- Pro-active asset management;
- Divestment of non-core properties; and
- Prudent capital and risk management.

Cambridge Industrial Trust Management Limited, the Manager of CIT, is indirectly owned by three stakeholders, 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 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, 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.