



**CACHE LOGISTICS TRUST**  
 (Constituted in the Republic of Singapore pursuant  
 to a Trust Deed dated 11 February 2010 as amended and restated)

**CACHE LOGISTICS TRUST (“CACHE”)  
 PROPERTY VALUATIONS**

In compliance with Rule 703 of the SGX-ST Listing Manual, the Board of Directors of ARA Trust Management (Cache) Limited, as the Manager of Cache (the “Manager”), wishes to announce that the latest independent valuations (“Valuations”) on Cache’s properties have been completed.

Cache’s 27 investment properties valued at S\$1,255.92 million as at 31 December 2019 are provided below:

<b>S/N</b>	<b>PROPERTY</b>	<b>VALUATION (in million)</b>	<b>VALUER</b>
<b>Singapore</b>			
1	24 Penjuru Road, Singapore	<b>S\$277.40</b>	Edmund Tie & Company (SEA) Pte Ltd
2	2 Fishery Port Road, Singapore	<b>S\$124.70</b>	
3	51 Alps Avenue, Singapore	<b>S\$81.20</b>	
4	5 Changi South Lane, Singapore	<b>S\$93.60</b>	
5	3 Changi South Street 3, Singapore	<b>S\$15.50</b>	
6	22 Loyang Lane, Singapore	<b>S\$11.20</b>	
7	21 Changi North Way, Singapore	<b>S\$34.40</b>	
8	49 Pandan Road, Singapore	<b>S\$37.00</b>	
9	15 Gul Way, Singapore	<b>S\$27.10</b>	
10	1 Greenwich Drive, Singapore	<b>S\$149.20</b>	
	Sub-total	<b>S\$851.30</b>	

<b>S/N</b>	<b>PROPERTY</b>	<b>VALUATION (in million)</b>	<b>VALUER</b>
<b>Australia</b>			
11	127 Orchard Road, Chester Hill, NSW, Australia	<b>A\$51.00</b>	CBRE Valuations Pty Limited
12	16-28 Transport Drive, Somerton, VIC, Australia	<b>A\$30.00</b>	
13	51 Musgrave Road, Coopers Plains, QLD, Australia	<b>A\$8.40</b>	
14	203 Viking Drive, Wacol, QLD, Australia	<b>A\$27.80</b>	
15	223 Viking Drive, Wacol, QLD, Australia	<b>A\$11.50</b>	
16	404-450 Findon Road, Kidman Park, SA, Australia	<b>A\$47.50</b>	
17	217-225 Boundary Road, Laverton North, VIC, Australia	<b>A\$25.00</b>	
18	11-19 Kellar Street, Berrinba, QLD, Australia	<b>A\$12.20</b>	
19	3 Sanitarium Drive, Berkeley Vale, NSW, Australia	<b>A\$37.00</b>	
20	67-93 National Boulevard, Campbellfield, VIC, Australia	<b>A\$30.25</b>	
21	41-51 Mills Road, Braeside, VIC, Australia	<b>A\$33.50</b>	
22	41-45 Hydrive Close, Dandenong, VIC, Australia	<b>A\$12.40</b>	
23	76-90 Link Drive, Campbellfield, VIC, Australia	<b>A\$12.40</b>	
24	196 Viking Drive, Wacol, QLD, Australia	<b>A\$15.20</b>	
25	16-24 William Angliss Drive, Laverton North, VIC, Australia	<b>A\$17.25</b>	
26	151-155 Woodlands Drive, Braeside, VIC, Australia	<b>A\$17.00</b>	
27	182-198 Maidstone Street, Altona, VIC, Australia	<b>A\$40.00</b>	
	Sub-total	<b>A\$428.40 (S\$404.62**)</b>	
<b>TOTAL PORTFOLIO VALUATION</b>		<b>S\$1,255.92</b>	

\*\* Based on exchange rate of A\$1.00 ~ S\$0.9445.

The valuation reports are available for inspection, by prior appointment, at the Manager's registered office during business hours for a period of three months from the date of this announcement.

By Order of the Board  
ARA Trust Management (Cache) Limited (as manager of Cache Logistics Trust)  
(Company registration no. 200919331H)

Daniel Cerf  
Chief Executive Officer  
23 January 2020

**For enquiries, please contact:**

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**ABOUT CACHE LOGISTICS TRUST (“CACHE”)**

Listed on the Singapore Exchange on 12 April 2010, Cache Logistics Trust is a real estate investment trust (“REIT”) that invests in quality income-producing industrial real estate used for logistics purposes, as well as real estate-related assets, in Asia Pacific.

As at 31 December 2019, Cache’s portfolio comprised 27 high quality logistics warehouse properties strategically located in established logistics clusters in Singapore and Australia. The portfolio has a total gross floor area of approximately 9.0 million square feet valued at approximately S\$1.26 billion.

For more information, please visit [www.cache-reit.com](http://www.cache-reit.com)

**ABOUT ARA TRUST MANAGEMENT (CACHE) LIMITED**

Cache is managed by ARA Trust Management (Cache) Limited, a wholly-owned subsidiary of ARA Asset Management Limited (“ARA” or the “Group”).

ARA Asset Management Limited is a premier global integrated real assets fund manager. As at 30 June 2019, Gross Assets Managed by ARA Group and its Associates is more than S\$83 billion<sup>1</sup> across over 100 cities in 23 countries.

Driven by a vision to be the best-in-class real assets fund management company, ARA Group and its Associates’ businesses include:

- (a) **REITs** – ARA is one of the largest REIT managers in Asia Pacific. The Group directly manages Suntec REIT, Cache Logistics Trust and ARA US Hospitality Trust, listed in Singapore; and Fortune REIT, Hui Xian REIT and Prosperity REIT, listed in Hong Kong. It also indirectly manages REITs in Japan, Australia, Singapore and Malaysia through its associate companies.
- (b) **Private real estate funds** – The Group manages private funds providing investment opportunities in diverse real estate sectors and geographies that cater to different investor risk appetites.

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<sup>1</sup> Includes assets under management by ARA Asset Management Limited and the Group of companies (“ARA Group”) and its Associates as at 30 June 2019.

- (c) **Country desks** – ARA operates country desks in China, Korea, Japan, Malaysia, Australia, Europe and the United States. The country desks employ a strong understanding of each local market to facilitate the flow of inbound and outbound capital and cross-country collaborations. ARA has an expanded presence in Japan via its strategic stake in Kenedix, Inc. and in Europe via its strategic stake in Cromwell Property Group.
- (d) **Infrastructure** – ARA Infrastructure was established in 2018 to cater to strong investor demand for global infrastructure investment.
- (e) **Real estate management services** – As part of the Group’s investor-operator philosophy, its dedicated property management teams actively work the ground to manage its assets globally.

ARA’s multi-platform, multi-product global fund management strategy, combined with its dedicated teams with in-depth local knowledge, enables the Group to offer enduring value to investors. Built on a foundation of strong corporate governance and business integrity, ARA counts some of the world’s largest pension funds, sovereign wealth funds, financial institutions, endowments and family offices as its investors.

For more information, please visit <http://www.ara-group.com>.

#### **IMPORTANT NOTICE**

The value of units in Cache (“**Units**”) and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, ARA Trust Management (Cache) Limited (as the manager of Cache) (the “**Manager**”) or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”). It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Cache is not necessarily indicative of the future performance of Cache.