
**ENTRY INTO S\$150 MILLION UNSECURED LOAN FACILITY
AND REFINANCING OF CLUB LOAN FACILITY**

Cambridge Industrial Trust Management Ltd., as Manager (the "**Manager**") of Cambridge Industrial Trust ("CIT"), is pleased to announce that RBC Investor Services Trust Singapore Limited, in its capacity as trustee of CIT (the "**Trustee**"), has entered into a four year S\$150 million unsecured loan facility agreement (the "**Facility Agreement**") with CIMB Bank Berhad, Singapore Branch as Lender.

The unsecured loan facility consists of a S\$100 million term loan facility ("**Facility A**"), and a S\$50 million revolving credit facility ("**Facility B**"). A total of S\$107 million has been drawn down today under the loan facilities to refinance the S\$250 million Club Loan Facility together with the proceeds from the issuance of the Series 004 Notes under the S\$500 million Medium Term Note Programme.

Key terms of the Facility Agreement are as follows:

Lender	CIMB Bank Berhad, Singapore Branch
Loan Commitment	Term Loan Facility (Facility A): S\$100 million Revolving Credit Facility (Facility B): S\$50 million
Final Maturity Date	10 June 2019
All-in Cost (including amortisation of transaction costs)	Facility A: 3.80% ¹ (Fixed Rate Loan) Facility B: 2.85% (Floating Rate Loan)
Security	None
Details of the conditions that refer to the shareholding interests of the Manager's controlling shareholders or which place restrictions on any change in control of the Manager	The Lenders under the Facility Agreement have the right to require the Trustee (as borrower) to repay all amounts due under the Facility Agreement if any of the following events occur without the prior written consent of all the Lenders, and are not remedied within a stipulated timeframe: a. the Manager ceases to be the manager of CIT; or

¹ Fixed for the first 3.5 years.

	b. National Australia Bank Limited and its wholly-owned subsidiaries cease to hold or control, directly or indirectly, at least 51 per cent. in aggregate of the shares in, or voting rights of, the Manager (or such other percentage as the Lender may agree).
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The aggregate level of facilities that may be affected in the event of breach of the conditions² set out above is up to S\$150 million.

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

10 June 2015

For analyst enquiries, please contact:

David Mason
Chief Operating Officer and Chief Financial Officer
Cambridge Industrial Trust Management Limited
Tel: +65 6827 9350
david.mason@cambridgeitm.com

For media enquiries, please contact:

Tulchan Communications, Tel: +65 6222 3765

Angela Campbell-Noë, Senior Partner
HP: +65 8200 5915
acampbell-noe@tulchangroup.com

Jean Zhuang, Director
HP: +65 9061 1075
jzhuang@tulchangroup.com

² It should be noted that the terms and conditions of facility agreements typically contain cross default clauses pursuant to which a default of other obligations by the relevant borrower for borrowed money will trigger a default in such facility agreements. The aggregate level of facilities affected in the event of a breach of the conditions in the above table does not take into account facilities which may be affected due to the triggering of such cross default provision in such facility agreements.

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 50 properties located across Singapore, with a total gross floor area of approximately 8.4 million sq ft and a property value of S\$1.39 billion as at 31 March 2015. They range from logistics, warehousing, light industrial, general industrial, car showroom and workshop to business park properties, which are located close to major transportation hubs and key industrial zones island-wide.

The Manager’s objective is to provide Unitholders with a stable and secure income stream through the successful implementation of the following strategies:

- 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 strategic sponsors, namely, National Australia Bank Group (“NAB”) (56%), Oxley Group (24%) and Mitsui & Co., Ltd (“Mitsui”) (20%):

- NAB, one of Australia’s largest four 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, or liabilities or obligations, of Cambridge Industrial Trust Management Limited (“**Manager**”), RBC Investor Services Trust Singapore Limited (in its capacity as trustee of CIT) (“**Trustee**”), or any of their respective related corporations and affiliates (including but not limited to National Australia Bank Limited, nabInvest Capital Partners Pty 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.