ARA-CWT Trust Management (Cache) Limited
Manager of Cache Logistics Trust
6 Temasek Boulevard
Suntec Tower Four #16-02
Singapore 038986

Media Release

Cache Logistics Trust
To Acquire Another Warehouse in Australia for A$27 Million

- **Long Weighted Average Lease to Expiry ("WALE") of 7.9 years**
- **Quality tenant in Western Star Trucks Australia Pty Ltd**
- **Fortifies its presence in Brisbane where it already has an existing warehouse**

Singapore, 9 October 2015 – ARA-CWT Trust Management (Cache) Limited, the manager ("Manager") of Cache Logistics Trust ("Cache"), is pleased to announce that it has entered into a sale and purchase agreement with One Funds Management Limited, the Trustee for Wacol Industrial Property Trust, to acquire a warehouse located at 203 Viking Drive, Wacol, Queensland, Australia (the "Property") for a purchase consideration of A$27.0 million (S$27.1 million[1]). Including stamp duty and other transaction expenses, the total acquisition cost is approximately A$29.5 million (S$29.6 million).

This marks Cache Logistics Trust's fourth acquisition in Australia after its maiden acquisition of three distribution warehouses earlier in the year.

Mr Daniel Cerf, Chief Executive Officer of Cache said: "The proposed acquisition will boost Cache's Australian portfolio to four warehouses, and further expands our footprint in this market. The long WALE of 7.9 years by lettable area will also lengthen Cache's portfolio WALE to 4.6 years[2] and strengthen its ability to deliver regular and stable distributions to unitholders. In addition, the acquisition in Australia will also provide income growth and diversification to unitholders."

The Property is a modern single-storey warehouse with two levels of ancillary office. Located approximately 18 kilometres west of the Brisbane Central Business District and within the established industrial precinct of Wacol, the Property enjoys close proximity from major motorways. Completed in 2008, the Property sits on freehold land which is approximately 22,440 square metres ("sm"), and has a gross lettable area of approximately 13,363 sm.

Post completion, the Property will be fully master-leased to Western Star Trucks Australia Pty Ltd ("WSTA"), with an annual rental escalation of 4% per annum, until August 2023. WSTA, a wholly-owned subsidiary of Penske Automotive Group[3] ("PAG") which is listed on the New York Stock Exchange, is the exclusive importer and distributor of trucks and other commercial vehicles in Australia. PAG has a market capitalization of approximately US$4.6 billion[4] and

[1] The S$ equivalent figures are based on an exchange rate of A$1 = S$1.0025.
[2] WALE as at 30 June 2015.
[3] For more information, please visit www.penskeautomotive.com.
[4] Market capitalisation as at 8 October 2015.

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generated a revenue and net income of US$17.2 billion and US$287 million respectively in financial year 2014[5].

The acquisition will be fully funded by debt and the aggregate leverage ratio is expected to increase from 38.0%[6] to 39.4%.





203 Viking Drive, Wacol, Queensland

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

Daniel Cerf
Chief Executive Officer

For enquiries, please contact
ARA-CWT Trust Management (Cache) Limited
Judy Tan
Investor Relations Manager
Tel: +65 6512 5161
Email: judytan@ara.com.hk

[5] Penske Automotive Group, Inc's 2014 Annual Report.
[6] Aggregate leverage ratio as at 30 June 2015.

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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.

Cache's portfolio comprises 16 high quality logistics warehouse properties strategically located in established logistics clusters in Singapore, Australia and China. The portfolio has a total gross floor area of approximately 6.7 million square feet valued at approximately S$1.2 billion as at 30 June 2015.

Cache is managed by ARA-CWT Trust Management (Cache) Limited. For more information, please visit www.cache-reit.com.

ABOUT ARA-CWT TRUST MANAGEMENT (CACHE) LIMITED

ARA-CWT Trust Management (Cache) Limited is a joint-venture REIT management company between ARA Asset Management Limited ("ARA") and CWT Limited ("CWT").

ARA is Asia's premier integrated real estate fund manager which is listed on the Main Board of the Singapore Exchange Securities Trading Limited since November 2007. It currently manages real estate investment trusts ("REITs") and private real estate funds that are invested in the office, retail, logistics/industrial, hospitality and residential sectors in the Asia Pacific region, complemented by its in-house real estate management services and advisory services. Established in 2002, to date it has over 1,100 professionals in 15 cities managing total assets in excess of S$26 billion.

For more information, please visit www.ara-asia.com.

CWT is a leading provider of integrated logistics and supply chain solutions. CWT's business is about connecting world trade. CWT moves, builds and powers its customers' supply chain forward. CWT Group combines its logistics capabilities, global network and resources to add value for its customers. CWT Group also provides commodity marketing, financial and engineering services ancillary to its core logistics business.

For more information, please visit www.cwtlimited.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-CWT 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.