CAMBRIDGE INDUSTRIAL TRUST

(Constituted in the Republic of Singapore pursuant to a trust deed dated 31 March 2006 (as amended))

ANNOUNCEMENT

PROPOSED ACQUISITION OF 5 & 7 GUL STREET 1

1. PROPOSED ACQUISITION OF 5 & 7 GUL STREET 1

1.1 Cambridge Industrial Trust Management Limited, as manager of Cambridge Industrial Trust ("**CIT**" and the manager of CIT, the "**Manager**"), is pleased to announce that RBC Dexia Trust Services Singapore Limited, in its capacity as trustee of CIT (the "**Trustee**"), has on 6 May 2011 entered into a put and call option agreement with Precise Industries Pte Ltd (the "**Vendor**") in connection with the proposed acquisition of the property located at 5 & 7 Gul Street 1, Singapore 629318 and 629320 respectively ("**5 & 7 Gul Street 1**"). The proposed acquisition of 5 & 7 Gul Street 1 (the "**Acquisition**") had previously been disclosed in (and referred to as "**Potential Property 2**" at page 13 of) the offer information statement dated 22 March 2011 (the "**OIS**") issued by the Manager, as manager of CIT, in connection with the recent fully underwritten and renounceable rights issue of CIT (the "**Rights Issue**").

1.2 5 & 7 Gul Street 1 is an industrial building which is partly single storey and partly 4 storeys. It also has an ancillary office. Located in the Western part of Singapore, it is easily accessible via the Ayer Rajah Expressway. The remaining land tenure is 29 years 6 months from 1 April 2008. The Vendor has agreed to enter, on completion of the acquisition of the property, into a lease agreement with the Trustee, acting on behalf of CIT, in respect of this property for a period of six (6) years with an option to renew for a further three (3) years (the "**Lease**"). The initial rental for the Lease has been agreed at S$1,364,160 per annum.

1.3 The Acquisition is subject to certain conditions precedent including but not limited to the following:

(a) CIT having received the relevant approvals including the approval from JTC Corporation for the Acquisition and the Lease;

(b) CIT having received satisfactory results to its due diligence investigations in respect of, including and not limited to the building, mechanical and electrical equipment and financial condition of the Vendor;

(c) there being no unsatisfactory replies to legal requisitions;

(d) the approval of the board of directors of Cambridge Industrial Trust Management Limited, as the manager of Cambridge Industrial Trust and the approval of any lender to CIT; and

(e) such other consents or approvals as may be required to be obtained by CIT or the Vendor from any third party or any relevant authority in relation to the Acquisition or the Lease.

2. INDEPENDENT VALUATION OF 5 & 7 GUL STREET 1

The appraised value of 5 & 7 Gul Street 1, based on a valuation conducted by Jones Lang LaSalle Property Consultants Pte Ltd (the "**Valuer**") on 3rd May 2011 using the direct comparison method, discounted cash flow analysis and the capitalisation approach, is S$14.5million.

3. PURCHASE CONSIDERATION

Following further negotiations between the Vendor and ourselves, as Manager of CIT, the purchase price was agreed at S$14.5 million, as opposed to the S$12.5m, originally indicated in the OIS. This increase reflects the current favourable market conditions. Accordingly the commencing lease rent has been revised upwards by an amount representing the increase in value between the time of agreeing commercial terms and signing of the put and call option. The passing yield remains unchanged .The purchase price was arrived at on a willing-buyer and willing-seller basis, taking into consideration the valuer's independent valuation.

4. ESTIMATED COST OF THE ACQUISITION

The estimated total cost of the Acquisition is approximately S$14.75 million, comprising:

4.1. the purchase consideration of S$14.5 million;

4.2. the acquisition fee payable to the Manager under the trust deed dated 31 March 2006 constituting CIT entered into between the Trustee and the Manager (as amended) in respect of the Acquisition, which amounts to approximately S$0.15 million; and

4.3. the professional and other fees and expenses incurred or to be incurred in connection with the Acquisition which amount to approximately S$0.1 million.

CIT has sufficient financial flexibility and capacity to fund the Acquisition which is expected to complete by 3rd quarter 2011. CIT is expected to use part of the proceeds arising from the Rights Issue to fund the Acquisition. The Manager will make the necessary announcement on the use of such proceeds if and when the same is used.

5. Rationale for and Benefits of the Acquisition

The Manager believes that 5 & 7 Gul Street 1 is a quality industrial asset that has been purchased at an attractive yield which is comparable or better than yields of recent transactions in the market.

Additionally, the acquisition will further reduce the reliance of CIT's income stream on any single asset and tenant, increase the weighted lease tenure of CIT's portfolio as at 31st March 2011 and reduce CIT's lease expiry concentration in 2013 and 2014

BY ORDER OF THE BOARD

Cambridge Industrial Trust Management Limited
(Company Registration No. 200512804G, Capital Markets Services Licence No. 100132-2)
As Manager of Cambridge Industrial Trust

Chris Calvert
Chief Executive Officer and Executive Director

8 May 2011

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About Cambridge Industrial Trust

Cambridge Industrial Trust ("CIT"), publicly listed on the Singapore Exchange Securities Trading Limited on 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 43 properties valued at S$911.1 million (as at 31 March 2011), located across Singapore.

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

- prudent capital and risk management;
- proactive asset management; and
- value enhancing investments and disposal of non-core assets.

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 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 specializing in real estate and private equity investments across Asia-Pacific. Mitsui is one of the largest corporate conglomerates in Japan and listed on the Tokyo Stock Exchange. It is also 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, liabilities or obligations of, or deposits in, Cambridge Industrial Trust Management Limited ("**Manager**"), RBC Dexia Trust Services 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, nablnvest Capital Partners Pty Ltd, 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.