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

PROPOSED ACQUISITION OF A WAREHOUSE IN AUSTRALIA

1. Introduction

The board of directors of ARA-CWT Trust Management (Cache) Limited, as manager of Cache Logistics Trust ("**Cache**", and as manager of Cache, the "**Manager**"), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Cache (the "**Trustee**"), through its indirect wholly-owned sub-trust (the "**Purchaser**")[1] entered into a contract of sale with Challenger Life CDI Nominees Pty Limited (as trustee for Challenger Diversified Property Trust) (the "**Vendor**") to acquire the property located at 217 – 225 Boundary Road, Laverton North, Victoria, Australia (the "**Property**").

2. Information on the Property

The Property is located within the established industrial suburb of Laverton North, approx. 18 km west of Melbourne CBD. The site enjoys close proximity to the main east-west link freeways including the Western Ring Road, West Gate and Princes Freeways and is supported by excellent local arterial road transport system. The land area is approximately 36,250 square metres and the gross lettable area is approximately 20,723 square metres.

The Manager and the Trustee has appointed CIVAS (VIC) Pty Limited (the "**Independent Valuer**") as the independent valuer to value the Property. The Independent Valuer has valued the Property at A$22.25 million using the capitalisation approach and discounted cashflow approach.

The Purchase Consideration of A$22.25 million was negotiated on a willing-buyer and willing-seller basis, and is based on the independent valuation of the Property.

3. Rationale for the Acquisition

The Manager believes that the Acquisition will bring the following benefits to Cache:

3.1 Further Exposure to the Australian market

The proposed acquisition, once completed, will be Cache's seventh property in Australia. The Manager believes in Australia's fundamentals, particularly in the strength of its logistics sector in and around the major trade and distribution cities of Melbourne and Sydney.

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1 The Purchaser, Laverton (VIC) Trust, has been incorporated in Australia, under Cache Logistics Trust Australia (the "Head Trust"), pursuant to trust deeds entered into with The Trust Company (Australia) Limited and The Trust Company Limited, being appointed as the respective trustees of the Head Trust and Laverton (VIC) Trust.

3.2 Opportunity to purchase attractive and high quality property

The Acquisition represents an opportunity for Cache to acquire an attractive and high quality distribution warehouse situated on a freehold land.

3.3 Income Diversification and Growth

The Acquisition are expected to benefit Unitholders by providing a secure cash flow and improving income diversification while reducing the reliance of Cache's income stream on any single country or property. The initial net property yield is approximately 7.4%.

3.4 Strengthens Cache's portfolio

The Property is purchased with tenancy where 100% of the lettable area is leased to Spotlight Pty Ltd for a remaining lease term of 4.5 years[2], with two 6+6 years renewal options.

The Acquisition will extend Cache's portfolio weighted average lease to expiry ("WALE") from 3.88 years to 3.90 years, by net lettable area as at 31 December 2016.

In addition, the Acquisition will increase the proportion of freehold assets within the Cache portfolio.

4. Estimated Acquisition Cost

The current estimated total cost of the Acquisition is A$24.0 million (S$26.1 million)[3] ("**Acquisition Cost**") which comprises:

(i) the purchase consideration of A$22.25 million (S$24.2 million) (the "**Purchase Consideration**");

(ii) the stamp duty for the contract for sale of approximately A$1.2 million (S$1.3 million), computed at 5.5% of the Purchase Consideration;

(iii) the acquisition fee payable to the Manager of approximately S$0.2 million; and

(iv) professional and other fees and expenses of approximately S$0.4 million.

5. Method of Financing and Aggregate Leverage

The Manager intends to fund the Acquisition Cost by way of proceeds from the sale of Changi Districentre 3 which closed on 23 January 2017. Upon completion of the Acquisition, which is expected to be by mid-March 2017, the Aggregate Leverage of Cache will rise from 43.1% as at 31 December 2016 to 43.2%.

6. Other Information

6.1 Interests of Directors and Controlling Unitholders

As at the date of this announcement, apart from their interest in the units in Cache Logistics Trust, none of the directors of the Manager or substantial Unitholders have an interest, direct or indirect, in the Acquisition.

2 As at 31 December 2016.
3 For the purposes of this announcement, an exchange rate of A$1 = S$1.089 is used.

6.2 Classification under Rule 1006

A proposed acquisition by Cache Logistics Trust may fall into any of the categories set out in Rule 1004 of the Listing Manual of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") depending on the size of the relative figures computed on the following applicable bases of comparison:

(i) the net profits attributable to the assets acquired, compared with Cache Logistics Trust' net profits; and

(ii) the aggregate value of the consideration given or received, compared with Cache Logistics Trust's market capitalisation based on the total number of issued Units.

The relative figures for the Acquisition using the aforesaid bases of comparison are set out in the table below.

Criteria	Cache Logistics Trust (S$ million)	The Acquisition (S$ million)	Relative Percentage (%)
The net profits attributable to the assets acquired, compared with Cache Logistics Trust's net profits	56.8[(1)]	0.4	0.7%
The aggregate value of the consideration given, compared with Cache Logistics Trust's market capitalisation based on the total number of issued Units	730.4[(2)]	26.1	3.6%

Notes:

(1) Based on FY2016 unaudited financial statements, excluding net change in fair values of investment properties.

(2) The market capitalisation of Cache Logistics Trust is calculated based on the weighted average price on 21 February 2017, being the market day preceding the date of the contract for sale.

Based on the above, the transaction is classified as a non-discloseable transaction under the Listing Manual of the SGX-ST.

6.3 Documents for Inspection

Copies of the contract for sale and the valuation report are available for inspection during normal business hours (prior appointment will be appreciated) at the registered office of the Manager at 6 Temasek Boulevard, #16-02 Suntec Tower Four, Singapore 038986 for a period of three months commencing from the date of this Announcement.

The Trust Deed will also be available for inspection at the registered office of the Manager for so long as Cache Logistics Trust continues to be in existence.

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
22 February 2017

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

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 19 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 7.5 million square feet valued at approximately S$1.2 billion as at 31 December 2016.

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 a real estate fund management company listed on the main board of the Singapore Exchange. ARA's business is focused on the following business segments:

a) REITs – The Group is one of the largest REIT managers in Asia ex-Japan and currently manages six REITs listed in three countries namely, Fortune REIT dual-listed in Singapore and Hong Kong, Suntec REIT and Cache Logistics Trust listed in Singapore, Hui Xian REIT and Prosperity REIT listed in Hong Kong and AmFIRST REIT listed in Malaysia. The Group also manages five privately held REITs in South Korea;

b) Private real estate funds – The Group manages several private funds investing in real estate in Asia; and

c) Real estate management services – The Group provides property management services and convention & exhibition services, including managing the award-winning Suntec Singapore Convention & Exhibition Centre.

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.