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

Press Release

Cache Logistics Trust Expands Further in Australia

- **Metcash Trading Limited's warehouse facility in Adelaide, South Australia is Cache's fifth warehouse acquisition in Australia**
- **Quality ASX-listed tenant established in 1935**
- **Attractive Weighted Average Lease to Expiry ("WALE") of 4.6 years[1] and Net Property Income Yield of 8.9%[2]**
- **Partially funded with proceeds from the recently-completed Private Placement, with the balance from onshore Australian dollar borrowings**

Singapore, 13 November 2015 – ARA-CWT Trust Management (Cache) Limited, the manager ("Manager") of Cache Logistics Trust ("Cache"), is pleased to announce that a sale and purchase agreement has been entered into to acquire a distribution warehouse facility located at 404 - 450 Findon Road, Kidman Park, Adelaide, South Australia (the "Property") for a purchase consideration of A$57.3 million (S$57.4 million[3]). The total acquisition cost is approximately A$62.5 million (S$62.7 million).

Mr Daniel Cerf, Chief Executive Officer of Cache said: "We are pleased to acquire another quality asset in Australia as part of our successful acquisition campaign throughout the year. Including this Property, Cache will own and manage five warehouse properties in Australia which make up close to fifth of our portfolio lettable area. This is testimony to the success of our income growth and diversification strategy which focuses on long term sustainable returns for Cache unitholders."

Mr Cerf added: "The intention is to utilise part of the proceeds raised via the recent private placement to grow the portfolio accretively while maintaining a prudent capital structure."

The Property is a large industrial warehouse facility on freehold land within the Adelaide suburb of Kidman Park. Located approximately 6 kilometres from the Adelaide Central Business District and 2 kilometres from the Adelaide Airport, the Property enjoys close proximity from major motorways. The Property comprises four single-storey warehouses, a cold store and freezer warehouse and an administrative office block totalling approximately 58,795 square metres of gross lettable area.

Post completion, the Property will be fully master-leased to Metcash Trading Limited on a triple net lease structure, with an annual rental escalation pegged to the Consumer Price Index. The

1 By gross lettable area.
2 Equivalent to the net rental income less property management fees divided by the Purchase Price.
3 S$ equivalent figures based on an exchange rate of A$1.00 = S$1.0025.

proposed acquisition is expected to generate a net property income yield of approximately 8.9% and the WALE is approximately 4.6 years as at 13 November 2015.

Incorporated in 1935, Metcash is an ASX 100 public company with headquarters in Sydney. Its diverse business operations include servicing its customers in supermarkets, convenience stores as well as wholesale and retail hardware and automotive parts. The company generated gross revenue of US$13.6 billion and a net income of US$325 million in FY2015[4].

Following the completion of the proposed acquisition, Cache's portfolio will increase by 4.8% to S$1.37 billion and comprise of a total of 18 high quality logistics warehouse properties strategically located in Singapore, Australia and China.



404 - 450 Findon Road, Kidman Park, Adelaide, Australia

– END –

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

[4] Source: http://www.metcash.com/

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

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$1.3 billion as at 30 September 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$28 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.