

# 2Q FY2019 FINANCIAL RESULTS

25 July 2019









01 KEY HIGHLIGHTS
02 FINANCIAL PERFORMANCE
03 PORTFOLIO UPDATE
04 MARKET OUTLOOK & STRATEGY
05 MORE INFO ON CACHE







Commodity Hub is one of Singapore's largest warehouses and one of the largest in SE Asia. Measuring close to 2.3 mil sf, the large floor plate and high ceiling clearance appeals to 3<sup>rd</sup> Party Logistics Providers.

# 01 Key Highlights



#### **Financial Performance**

2Q FY19 Distributable Income **\$\$14.3 mil** 

#### 2Q FY19 DPU **1.321 cents**

51 Alps Ave Update

\$2.7 mil, net of relevant expenses, will be distributed to Unitholders in 2Q FY19

#### **Capital Management**

Healthy Aggregate Leverage 37.9%

All-in Financing Cost YTD **3.86%** 

% of borrowings hedged to fixed rates **70.9%** 

Weighted Average Debt Maturity **3.5 years** 

#### **Portfolio Update**

Portfolio Occupancy 90.0% committed

WALE (by NLA) 3.2 years

Remaining leases in FY19 (by NLA) 5.5 %

Leases Secured ~ **415,600 sf** in 2Q FY19

~ 657,800 sf YTD FY19

Positive rental reversions recorded in 2Q FY19

#### Portfolio Rebalancing & Growth Strategy

Completed acquisition of 182 – 198 Maidstone Street, Altona, VIC, Australia<sup>(1)</sup>

## **ARA – Reputable Manager with a Proven Track** Record



### ARA Asset Management owns 100% of the Manager and the Property Manager of Cache<sup>(1)</sup> and currently holds ~9.6% of the issued units of Cache



- ARA a premier global integrated real assets fund manager with a presence across more than 100 cities in 23 countries around the globe
- ARA - a key contributor to the success of Cache's diversification into Australia
  - Consolidation of interest and decision-making within a single entity in ARA

## PORTFOLIO & PRESENCE <sup>(2)</sup>







in Gross Assets Managed by **ARA Group and its Associates** 

## PRODUCTS & SERVICES (2)



#### Notes:

- Via its wholly-owned subsidiaries. 1)
- Includes assets under management by ARA Asset Management Limited and the Group of companies ("ARA Group") and its Associates and Joint Ventures as at 31 Dec 2018. 2)
- Includes ARA US Hospitality Trust which was listed on 9 May 2019. 3)



# **02 FINANCIAL PERFORMANCE**



Build-to-Suit development for DHL Supply Chain completed in July 2015. The logistics facility houses significant storage and retrieval automation as well as DHL Supply Chain's Asia Pacific Solutions & Innovation Centre.



#### 2Q FY19 Y-o-Y Performance

S\$'000 unless otherwise noted	2Q FY19	2Q FY18	Change (%)
Gross Revenue	27,804	30,028	(7.4)
Net Property Income (NPI)	20,456	21,633	(5.4)
<b>Distributable Income</b> - from operations <sup>(1)</sup> - from capital <sup>(2)</sup>	<b>14,283</b> 13,849 434	<b>15,228</b> 14,820 408	<b>(6.2)</b> (6.6) 6.4
<b>Distribution per Unit (DPU)</b> (cents) <sup>(3)</sup> - from operations <sup>(1)</sup> - from capital <sup>(2)</sup>	<b>1.321</b> 1.281 0.040	<b>1.419</b> 1.381 0.038	<b>(6.9)</b> (7.2) 5.3
<b>Issued Units Base</b> (in mil units)	1,081.1	1,072.9	0.8

Notes:

(1) Includes one-off distribution in relation to 51 Alps Ave.

- (2) Relates to reimbursements received from the respective vendor in relation to lease incentives and rental support of certain property acquisitions in Australia. Capital distribution in 2Q FY18 relates to the capital gains from the disposal of Kim Heng warehouse in 2015.
- (3) Based on 1,081,138,360 units issued and to be issued as at 30 Jun 2019.

#### **Review of Performance:**

- Lower gross revenue was due to:
  - i. lower revenue from Cache Gul LogisCentre (formerly known as Precise Two) after the conversion from a master lease to a multitenancy structure, absence of contribution from the divestment of 40 Alps Ave and Jinshan Chemical Warehouse in 2018 and transitory downtime between replacement tenants in Commodity Hub during the quarter; and
  - ii. partially offset by the contribution from the newly acquired warehouse in Altona, AUS in Apr 2019.
- Decrease in NPI was due to:
  - i. lower revenue and higher property expenses after the conversion of Commodity Hub and Cache Gul LogisCentre from a master lease to a multi-tenancy structure; and
  - ii. partially off-set by the exclusion of S\$1.5 mil land rent from property expenses following the adoption of FRS 116 effective 1 Jan 2019.
- Distributable Income fell by 6.2% due to lower NPI and a one-off reversal of professional fees associated with 51 Alps Ave's legal proceedings in 2Q FY18.



### YTD FY19 Y-o-Y Performance

S\$'000 unless otherwise noted	YTD FY19	YTD FY18	Change (%)
Gross Revenue	58,632	59,054	(0.7)
Net Property Income (NPI)	44,222	44,493	(0.6)
<b>Distributable Income</b> - from operations <sup>(1)</sup> - from capital <sup>(2)</sup>	<b>30,616</b> 29,967 649	<b>31,373</b> 30,965 408	<b>(2.4)</b> (3.2) 59.1
<b>DPU (cents)<sup>(3)</sup></b> - from operations <sup>(1)</sup> - from capital <sup>(2)</sup>	<b>2.834</b> 2.774 0.060	<b>2.926</b> 2.888 0.038	<b>(3.1)</b> (3.9) 57.9
<b>Issued Units Base</b> (in mil units)	1,081.1	1,072.9	0.8
Annualised DPU	5.715	5.900	(3.1)

Notes:

(1) Includes one-off distribution in relation to 51 Alps Ave.

- (2) Relates to reimbursements received from the respective vendor in relation to lease incentives and rental support of certain property acquisitions in Australia. Capital distribution in FY18 relates to the capital gains from the disposal of Kim Heng warehouse in 2015.
- (3) Based on 1,081,138,360 units issued and to be issued as at 30 Jun 2019.

#### Review of Performance:

- Slight decrease in gross revenue mainly due to:
  - i. lower revenue from Cache Gul LogisCentre attributable to the conversion from a master lease to a multi-tenancy structure and absence of contribution from the divestment of 40 Alps Ave and Jinshan Chemical Warehouse in 2018; and
  - ii. partially offset by the contribution from the newly acquired warehouse in Altona, AUS in Apr 2019 and full half-year contribution from the 9property AUS portfolio acquired in Feb 2018.
- NPI fell slightly by 0.6% due to:
  - i. lower performance of the SG portfolio after the conversion of Commodity Hub and Cache Gul LogisCentre from a master lease to a multitenancy lease structure and absence of contribution from the divestment of 40 Alps Ave and Jinshan Chemical Warehouse in 2018; and
  - ii. partially offset by the full half-year contribution of the 9-property AUS portfolio acquired in Feb 2018, contribution from a warehouse acquired in Altona, AUS in Apr 2019 and S\$3.0 mil land rent that was excluded from property expenses following the adoption of FRS 116 effective 1 Jan 2019.



### 2Q FY19 Q-o-Q Performance

S\$'000 unless otherwise noted	2Q	1Q	Change
	FY19	FY19	(%)
Gross Revenue	27,804	30,828	(9.8)
Net Property Income (NPI)	20,456	23,766	(13.9)
<b>Distributable Income</b>	<b>14,283</b>	<b>16,333</b>	<b>(12.6)</b>
- from operations <sup>(1)</sup>	13,849	16,118	(14.1)
- from capital <sup>(2)</sup>	434	215	101.9
<b>DPU (cents)<sup>(3)</sup></b>	<b>1.321</b>	<b>1.513</b>	<b>(12.7)</b>
- from operations <sup>(1)</sup>	1.281	1.493	(14.2)
- from capital <sup>(2)</sup>	0.040	0.020	100.0
<b>Issued Units Base</b> (in mil units)	1,081.1	1,079.6	0.1

Notes:

(1) Includes one-off distribution in relation to 51 Alps Ave.

(2) Relates to reimbursements received from the respective vendor in relation to lease incentives and rental support in 2Q FY19 of certain property acquisitions in Australia.

(3) Based on 1,081,138,360 units issued and to be issued as at 30 Jun 2019.

#### **Review of Performance:**

- Decrease in gross revenue of 9.8% due to lower contribution from Cache Gul LogisCentre after the conversion from a master lease to a multi-tenancy structure and transitory downtime between replacement tenants in Commodity Hub during the quarter, partially offset by contribution from the acquisition of a warehouse in Altona, AUS in Apr 2019.
- NPI fell by 13.9% mainly attributable to:
  - i. lower revenue and higher property expenses from the SG portfolio;
  - ii. partially off-set by contribution from the newly acquired warehouse in Altona, AUS in Apr 2019.

# 02 Prudent Capital and Debt Management

**Balance Sheet and Key Financial Indicators** 



## **Healthy Balance Sheet**

Balance Sheet	30 Jun 2019	Key Financial Indicators	30 Jun 2019
Total Assets	S\$1,406.0 mil	Total Debt <sup>(2)</sup>	S\$502.8 mi
Total Liabilities	S\$604.2 mil	Aggregate Leverage Ratio	37.9%
Net Assets Attributable to Unitholders	S\$700.3 mil	All-in Financing Cost - Quarter - YTD	3.85% 3.86%
NAV <sup>(1)</sup>	S\$0.648 per unit	Interest Coverage Ratio <sup>(3)</sup> - Quarter - YTD	3.5 times 3.9 times
		Average Debt Maturity	3.5 years

#### Notes:

(1) Based on 1,081,138,360 Units. The NAV Per Unit is computed based on the net assets attributable to Unitholders.

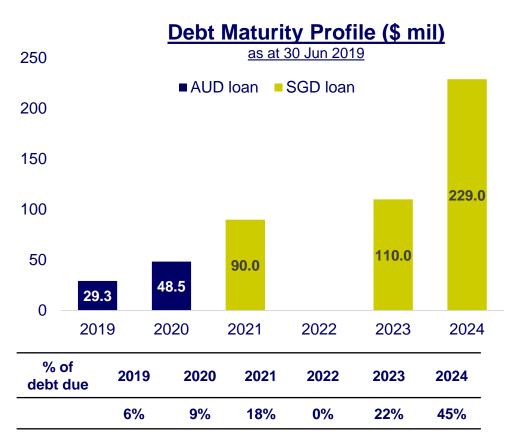
(2) Excludes unamortised transaction costs.

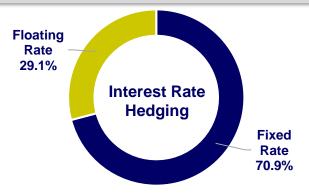
(3) Includes margin and amortisation of capitalised upfront fee, excluding non-recurring finance expenses and FRS 116 adjustments.

## 02 **Prudent Capital and Debt Management**

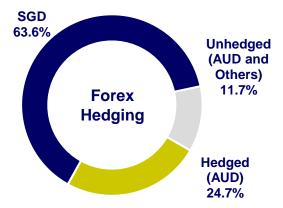


## Well-Spread Debt Maturity Profile and Diversified Funding Sources





- 70.9% of total debt hedged.
- 78.1% of SGD debt and 50% of onshore AUD borrowings are hedged into fixed rates with an average term of 2.5 years.



 88.2% of distributable income is hedged or derived in SGD to reduce the impact of adverse exchange rate fluctuations.



SGX	<b>Distribution Period</b>	Distribution Per Unit	Payment
Stock Code		(S\$)	Date
K2LU	1 April – 30 June 2019	1.321 cents	28 August 2019

Distribution Timetable	
Last day of trading on "cum" basis	31 July 2019
Ex-Dividend Date	1 August 2019
Books Closure Date	2 August 2019
Distribution Payment Date	28 August 2019



## **03** PORTFOLIO UPDATE

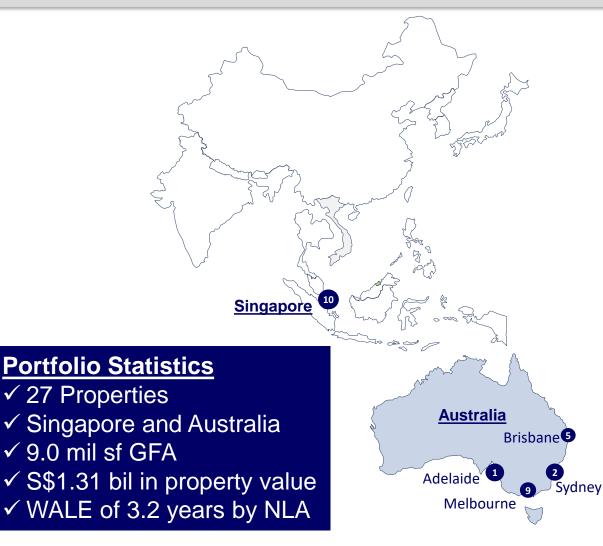


This warehouse facility is located in a well-established inner-West precinct approx. 20km west of the Sydney CBD and is fully-leased to McPhee Distribution Services, an Australian-owned transport family business established in 1923.

# 03 **Portfolio Locations**



## Good Quality, Resilient Portfolio in Singapore and Australia



#### **Singapore**

1. Commodity Hub

- 2. Cache Cold Centre
- 3. Pandan Logistics Hub
- 4. Cache Gul LogisCentre (formerly Precise Two)
- 5. Schenker Megahub
- 6. Cache Changi DistriCentre 1
- 7. Cache Changi DistriCentre 2
- 8. Pan Asia Logistics Centre
- 9. Air Market Logistics Centre
- 10. DHL Supply Chain Advanced Regional Centre

#### Australia

11. 51 Musgrave Road, Coopers Plains, QLD 12. 196 Viking Drive, Wacol, QLD 13. 203 Viking Drive, Wacol, QLD 14. 223 Viking Drive, Wacol, QLD 15. 11 – 19 Kellar Street, Berrinba, QLD 16. 127 Orchard Road, Chester Hill, NSW 17. 3 Sanitarium Drive, Berkeley Vale, NSW 18. 16 – 28 Transport Drive, Somerton, VIC 19. 217 – 225 Boundary Road, Laverton North, VIC 20. 16 - 24 William Angliss Drive, Laverton North, VIC 21. 151 – 155 Woodlands Drive, Braeside, VIC 22. 41 – 51 Mills Road, Braeside, VIC 23. 67 - 93 National Boulevard, Campbellfield, VIC 24. 41 – 45 Hydrive Close, Dandenong South, VIC 25. 76 - 90 Link Drive, Campbellfield, VIC 26. 404 – 450 Findon Road, Kidman Park, SA 27. 182-198 Maidstone Street, Altona, VIC

# 03 **Portfolio Statistics**



## Good Quality, Resilient Portfolio in Singapore and Australia

Property Portfolio Statistics	as at 30 June 2019
27 Logistics Warehouse Properties	Singapore - 10 Australia - 17
Total Valuation <sup>(1)</sup>	S\$1.31 bil
Gross Floor Area (GFA)	9.0 million sq ft
Committed Occupancy	<b>Portfolio – 90.0%</b> Singapore – 86.1% Australia – 98.0%
Average Building Age	15.0 years
Weighted Average Lease to Expiry ("WALE") by NLA	3.2 years
WALE by Gross Rental Income	3.2 years
Weighted Average Land Lease Expiry	54.7 years <sup>(2)</sup>
Rental Escalations within Single-Tenant / Master Leases	~1% to 4% p.a.
Number of Tenants	66

Notes:

(1) Based on FX rate of A\$1.00 = S\$0.9489.

(2) For the purpose of presentation, freehold properties are computed using a 99-year leasehold tenure.

## 03 **Portfolio Overview: Singapore**

2 Fishery Port Road

24 Penjuru Road





49 Pandan Road

15 Gul Way

## **Portfolio Overview: Australia**



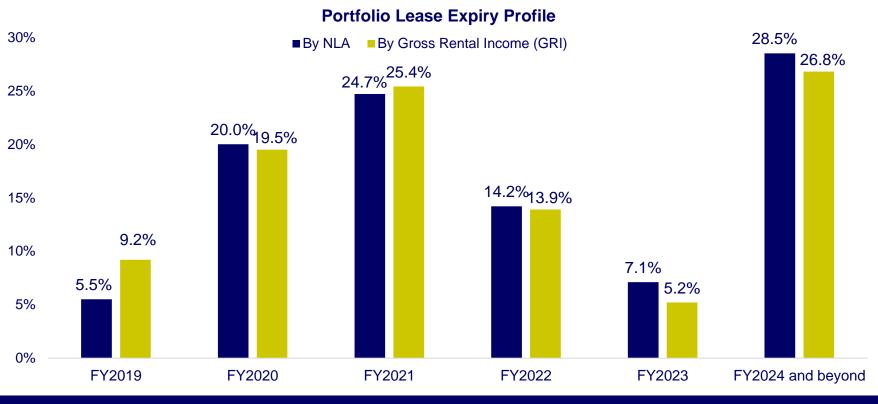






## **Proactive Lease Management: Well-staggered lease expiry profile**

#### WALE by NLA : 3.2 years WALE by Gross Rental Income : 3.2 years



More than half of all leases (by NLA) committed till 2021 and beyond

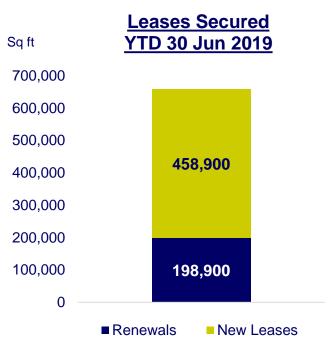
# 03 Driving Organic Growth Through Proactive Lease Management



## Secured approx. 657,800 sq ft of leases in YTD FY19

YTD FY19	
Committed Portfolio Occupancy	90.0%
Leases secured in 2Q FY19	415,600 sq ft <sup>(1)</sup>
	Area (sq ft)
<u>2Q FY19<sup>(1)</sup></u>	
Renewal	98,200
New Lease	317,400
Total	415,600
Rental Reversion <sup>(2) (3)</sup>	19.4% <sup>(4)</sup>
<u>YTD FY19<sup>(1)</sup></u>	
Renewal	198,900
New Lease	458,900
Total	657,800
Rental Reversion <sup>(2) (3)</sup>	14.8%

- Approx. 415,600 sq ft of leases secured in 2Q FY19.
- Only 5.5% of leases (by NLA) expiring in the remainder of FY19.



Notes:

(1) Excludes short-term leases.

(2) Based on the weighted average variance between the average signing rents for new and renewed leases and the average signing rents of preceding leases.

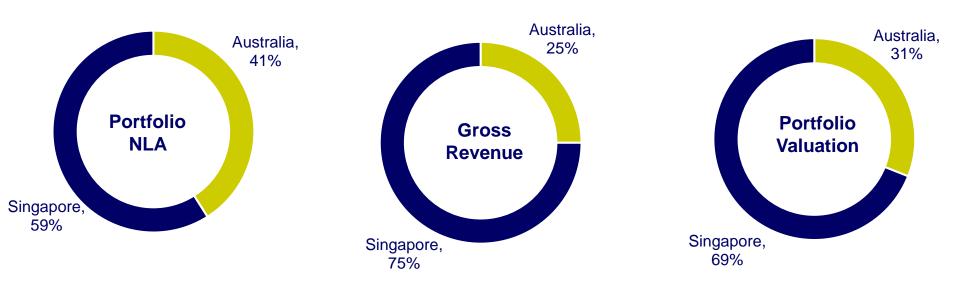
(3) Excludes leases with different lease structures (e.g. master lease to multi-tenant), short-term leases and when the leased areas differ significantly.

(4) Based on 291,400 sq ft of relevant leased areas (in line with footnote 3 above) for 2Q FY19.

## 03 **Portfolio Rebalancing & Growth**



## **Successful Execution of Portfolio Rebalancing & Growth Strategy**



#### Longer WALE from Australian Portfolio

#### **Attractive NPI Yield from Freehold Australia Properties**



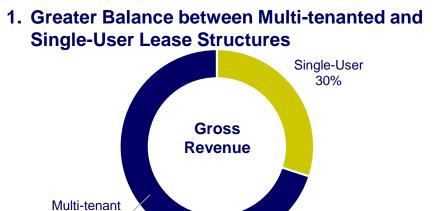
#### Note:

(1) Includes the incentives reimbursed by the vendor in relation to the acquisition of the 9-property portfolio in Australia which was completed on 15 Feb 2018 and rental support by the vendor in relation to acquisition of the property in Altona, VIC, AUST which was completed on 29 Apr 2019.

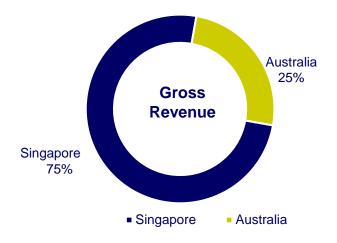
# 03 **Portfolio Diversification**



## **Diversification across Geographies and Tenant Base**



2. Geographical Diversification beyond Singapore



# 3. Credit Quality: Majority of End-Users/Tenants are Multi-national Companies (MNCs)

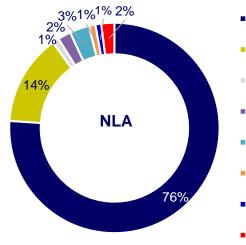
Multi-tenanted

Single User

70%







- Industrial & Consumer Goods
- Food & Cold Storage
- Healthcare
- Aerospace
- Automotive
- Information Technology
- E-Commerce
- Others

## **Optimising Portfolio Quality and Value**

#### 1) **Reinforcing the Corporate Identity:**

- New colour scheme for Cache's properties, starting with Pandan Logistics Hub.
- Seeking to portray Cache as more dynamic and vibrant, with tech/bar code reference in new  $\geq$ scheme.

#### Improving Building Specifications and Competitiveness: 2)

- Leveraging on downtime between leases to progressively upgrade sprinkler systems at  $\geq$ Commodity Hub and Pandan Logistics Hub.
- 230,000 sq ft upgraded in 1H FY19, with another 350,000 sq ft on-going.  $\geq$
- Improving facilities as/when tenants request where Cache can rentalise the investment.  $\geq$







# 03 Ongoing Sustainability Efforts



### **Reducing Carbon Footprints and Conventional Energy Consumption Levels**









- Completed maiden rooftop solar farms project totaling a combined capacity of c.8.0 megawatts peak.
- More than 21,000 solar panels installed across three warehouses:
  - Commodity Hub
  - Pandan Logistics Centre
  - Cache Changi DistriCentre 1
- Commodity Hub is Singapore's largest operating rooftop solar facility to date.
- Expected to produce over 10,000 MW hours of power annually.
- Exploring opportunities for further solar panel installations across other Cache properties.



Located within the established industrial suburb of Wacol, the property is fully-leased to Western Star Trucks Australia Pty Ltd for a long WALE of 7.9 years at the time of purchase.

## 04 Market Outlook: Singapore



Singapore Economy	<ul> <li>Singapore's economy grew by 0.1% on a y-o-y basis in the second quarter of 2019, lower than the 1.1% growth experienced in 1Q 2019. The economy contracted by 3.4% on a q-o-q seasonally-adjusted annualised basis, after seeing a growth of 3.8% in the previous quarter.</li> <li>On a y-o-y basis, the manufacturing sector tightened by 3.8% in 2Q 2019, extending the 0.4% decline from the preceding quarter. <sup>(1)</sup></li> </ul>
Singapore Industrial Market	<ul> <li>Occupancy rate of the overall industrial property market in Singapore in 1Q 2019 remained unchanged on a q-o-q basis. However, warehouse occupancy was lower by 0.3% on a q-o-q basis. Both industrial space prices and rentals were fairly stable in 1Q 2019. <sup>(2)</sup></li> <li>Demand for industrial spaces is expected to remain soft on the back of an uncertain outlook on ongoing trade tensions. However, with the moderated pipeline supply and measured growth in certain sectors, the industrial market and rental prices are expected to remain largely stable.<sup>(3) (4)</sup></li> </ul>
S-REITs	<ul> <li>MAS recently published a consultation paper seeking feedback regarding proposed measures for the REIT sector including potentially raising the gearing limit for S-REITs amongst other proposals.<sup>(5)</sup></li> </ul>

#### Notes:

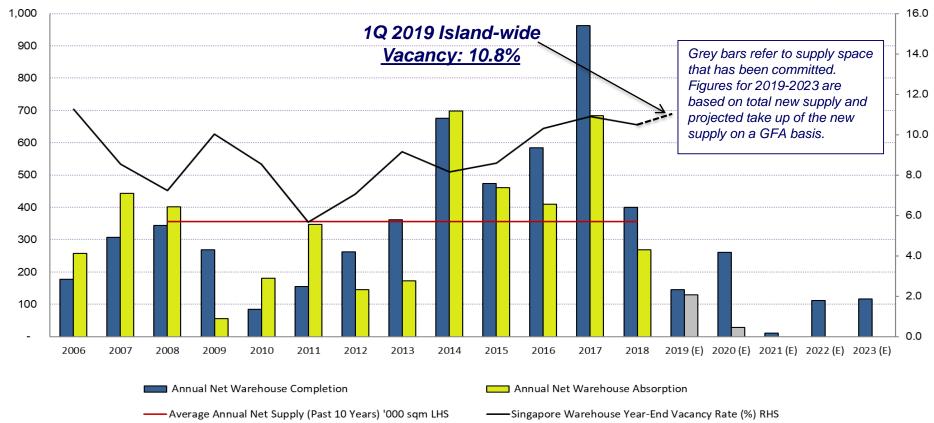
- (1) Ministry of Trade and Industry, Press Release, "Singapore's GDP Grew by 0.1 Per Cent in the Second Quarter of 2019", 12 July 2019.
- (2) JTC Quarterly Market Report. First Quarter 2019.
- (3) Knight Frank Singapore Research, Industrial, Q2 2019 Industrial Market Snapshot.
- (4) Savills Research, Industrial rental market remains soft, June 2019.
- (5) MAS, Consultation Paper on Proposed Amendments to the Requirements for REITs, 2 July 2019.

## 04 Market Outlook: Singapore



### Singapore: Slowly improving Supply and Demand Scenario





Lower future supply expected to strengthen overall occupancy based on consistent demand, thus offering the potential of improving rental rates over time.

## 04 Market Outlook: Australia



Australia Economy	<ul> <li>The Reserve Bank of Australia lowered the cash rate by 25 b.p. to 1% in July 2019. In its recent statement, the RBA mentioned that "the central scenario for Australia's economy continues to remain reasonable, with growth around trend expected".</li> <li>An increase in infrastructure investment has offset the subdued consumption growth. A pick-up in activity in the resources sector is also expected, partly due to an increase in Australia's exports prices.<sup>(1)</sup></li> </ul>
Australia Industrial Market	<ul> <li>Stable growth for average industrial rents with super prime net face rents increasing 2.0% y-o-y, with Adelaide (8.0%) and Melbourne (7.4%) recording the strongest growth.</li> <li>Continued demand for well-located industrial space, especially from retailers, is sighted in areas with low land and stock availability. Markets like Sydney and Melbourne saw an increase in industrial and logistics rents in Q1 and the trend is expected to continue in 2019.<sup>(2)</sup></li> </ul>

Notes:

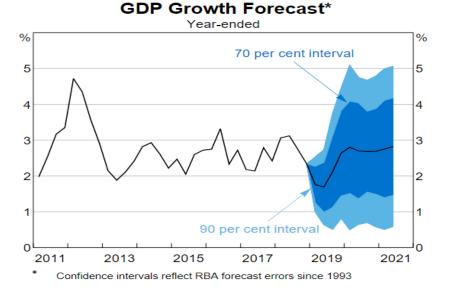
(2) CBRE Research, Australia Industrial Market View Q1 2019.

<sup>(1)</sup> RBA Statement by Philip Lowe, Governor: Monetary Policy Decision, 2 Jul 2019.

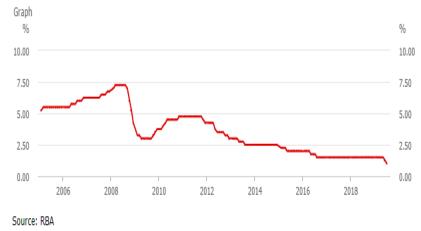


#### Further Cuts in Cash Rate, Stable Growth Outlook,

Real GDP Growth Forecast, Historic and Projected



#### Cash Rate reduced by 25 b.p. to 1% in July 2019



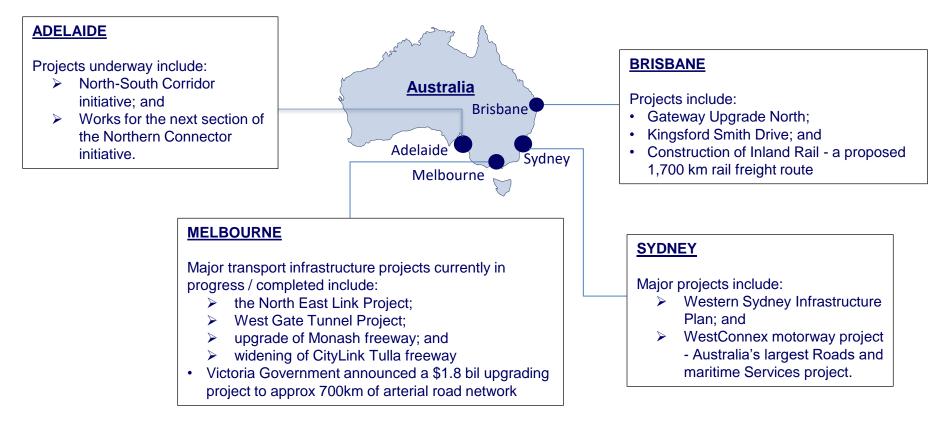
- GDP growth is expected to be around 2<sup>3</sup>/<sub>4</sub> per cent over 2019 and 2020.
- RBA further lowered the cash rate by 25 basis points to 1% to support employment growth and address inflation in the medium-term target.
- Trend employment rate increased by 2.7% over the past year, above the average annual growth rate of 2.0% over the past 20 years.

## 04 Market Outlook: Australia



### Infrastructure Investment Boosts Demand for Logistics and Industrial Space

 Current infrastructure projects and those in the upcoming pipeline will bolster growth in the logistics market by improving connectivity, reducing travel time and expanding transportation networks.



# 05 Our Vision & Strategy



#### Provide highest quality, best-in-class logistics real estate solutions to our customers

#### **Investment Pursuits**

- Pursue yield-accretive acquisitions taking into account preference for freehold assets to secure longer-term NAV and earnings growth
- Leverage on broad Asia-Pacific mandate
- Maintain prudent capital and risk management
- Portfolio rebalancing to prudently manage and recycle capital into betterperforming assets ("Portfolio Rebalancing & Growth Strategy")



#### **Build-to-Suit Development**

 Leverage on strength of experience, support from ARA and relationships with existing and new operators to develop opportunities

#### Asset / Portfolio Management

- Work closely with the tenants and market widely to manage lease renewals
- Maintain high portfolio occupancy on basis of best available market terms
- Secure longer-term tenure with strong credit-worthy tenants
- Maintain well and find ways/means of improving relevance and value of each property







## For enquiries:

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05 MORE INFO ON CACHE



Located 2km from the Adelaide Airport, this large distribution facility which comprises four single-storey warehouses, a cold store and freezer warehouse and an administrative office block, is fully-leased to Metcash Trading.

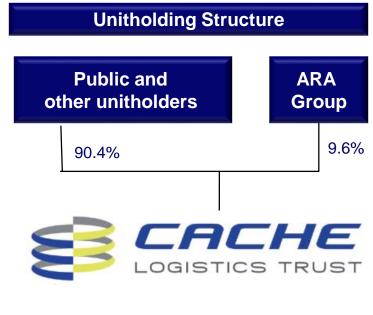






### Asia Pacific- focused Logistics REIT with Assets in Singapore and Australia

REIT Manager	ARA Trust Management (Cache) Limited
Property Manager	Cache Property Management Pte. Ltd.
Listing Date	12 April 2010
Market Capitalisation	~S\$854 million <sup>(1)</sup>
No. of units in issue and to be issued	1,081,138,360
Investment Mandate	Asia Pacific
Distribution	100% of Distributable Income
Distribution Period	Quarterly
Distribution Yield	7.2% <sup>(2)</sup>
SGX Stock Code	K2LU



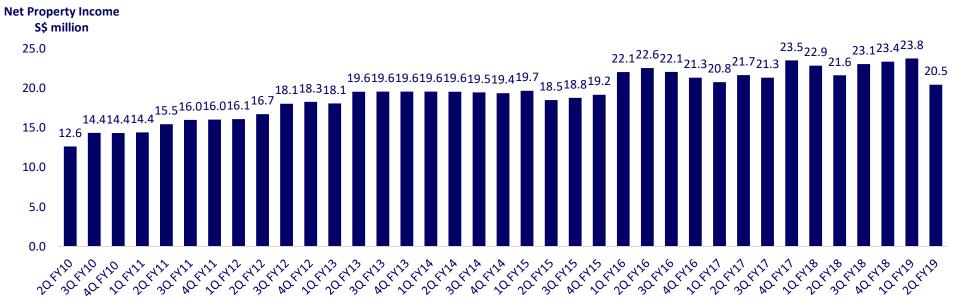
Notes:

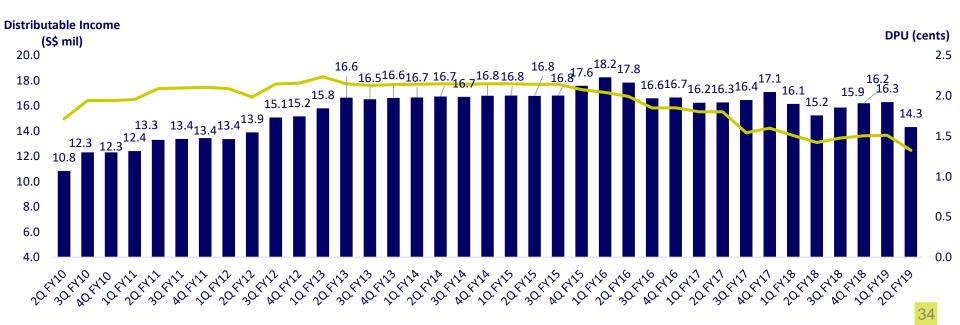
(1) Based on closing unit price of Cache at S\$0.79 as at 28 Jun 2019 and no. of units in issue and to be issued, rounded to the nearest million.

(2) Based on the annualised 2Q FY19 DPU of 5.715 Singapore cents and closing unit price of S\$0.79 as at 28 Jun 2019.

# 05 Distribution History







## Disclaimer



This presentation has been prepared by ARA Trust Management (Cache) Limited, in its capacity as the manager of Cache (the "Manager") and includes market and industry data and forecast that have been obtained from internal survey, reports and studies, where appropriate, as well as market research, publicly available information and industry publications. Industry publications, surveys and forecasts generally state that the information they contain has been obtained from sources believed to be reliable, but there can be no assurance as to the accuracy or completeness of such included information. While the Manager has taken reasonable steps to ensure that the information is extracted accurately and in its proper context, none of the Manager or any of its officers, representatives, affiliates or advisers has independently verified any of the data from third party sources or ascertained the underlying economic assumptions relied upon therein.

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