
FINANCIAL STATEMENT ANNOUNCEMENT FOR THE QUARTER ENDED 31 MARCH 2015

The Directors of Cambridge Industrial Trust Management Limited (“CITM”), as Manager of Cambridge Industrial Trust (“CIT”) are pleased to announce the unaudited results of the Group and CIT for the first quarter ended 31 March 2015.

On 20 March 2015, CIT, together with its wholly-owned special purpose vehicle, Cambridge SPV2 Pte. Ltd. (“Cambridge SPV2”), acquired the remaining 40% partnership interest in Cambridge SPV1 LLP (“Cambridge LLP”) from Oxley Projects Pte. Ltd, an interested party to CIT (“Cambridge LLP Acquisition”). On completion, CIT and its subsidiaries (the “Group”) owns 100% of Cambridge LLP which holds the industrial property at 3 Tuas South Avenue 4 with a carrying value of S\$38.0 million.

The Group has a diversified portfolio of 50 properties located across Singapore with a diversified tenant base of around 172 tenants across the following business sectors: logistics, warehousing, light industrial, general industrial properties, car showroom and workshop, and business park. The portfolio has a carrying value of approximately S\$1.4 billion and a total gross floor area of approximately 8.4 million square feet as at 31 March 2015.

The Group’s results include the consolidation of its wholly-owned subsidiaries, Cambridge-MTN Pte. Ltd., Cambridge LLP and Cambridge SPV2. The results of Cambridge LLP and Cambridge SPV2 have been consolidated for the period 21 March to 31 March 2015. The commentaries below are based on the Group’s results unless otherwise stated.

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Summary of Group's Results

	1Q2015 S\$'000	1Q2014 S\$'000	Inc/ (Dec) %
Gross revenue	27,474	23,540	16.7
Net property income	21,230	18,972	11.9
Distributable amount	15,686	15,600	0.6
Distribution per unit ("DPU") (cents)	1.225	1.251	(2.1)
Annualised DPU (cents)	4.968	5.074	(2.1)
Annualised Distribution Yield (%)^(a)	7.00	7.15	(2.1)

Note:

- (a) All yields are computed based on the closing price of S\$0.710 as at 31 March 2015, being the last trading day of the quarter.

Distribution and Book Closure Date Details

Distribution period	1 January 2015 to 31 March 2015
Distribution rate	1.225 cents per unit comprising:
	(a) taxable income 1.137 cents per unit
	(b) capital 0.088 cents per unit
Books closure date	30 April 2015
Payment date	10 June 2015

The Manager has determined that the distribution reinvestment plan will apply to the distribution for the period from 1 January 2015 to 31 March 2015. The pricing of the DRP units issued will be based on the market price to be announced by the Manager on 4 May 2015, less a discount of 2%.

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1(a) Income statement together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Total Return

Note	Group			Trust		
	1Q2015 S\$'000	1Q2014 S\$'000	Inc/ (Dec) %	1Q2015 S\$'000	1Q2014 S\$'000	Inc/ (Dec) %
Gross revenue	27,474	23,540	16.7	27,399	23,540	16.4
Property manager's fees	(1,123)	(894)	25.6	(1,121)	(894)	25.4
Property tax	(1,516)	(1,000)	51.6	(1,516)	(1,000)	51.6
Land rents	(1,760)	(1,203)	46.3	(1,760)	(1,203)	46.3
Other property expenses	(1,845)	(1,471)	25.4	(1,844)	(1,471)	25.4
Property expenses	(6,244)	(4,568)	36.7	(6,241)	(4,568)	36.6
Net property income	21,230	18,972	11.9	21,158	18,972	11.5
Management fees	(1,742)	(1,553)	12.2	(1,742)	(1,553)	12.2
Trust expenses	(818)	(385)	112.5	(818)	(385)	112.5
Interest income	47	41	14.6	47	41	14.6
Borrowing costs	(5,208)	(4,469)	16.5	(5,191)	(4,469)	16.2
Non-property expenses	(7,721)	(6,366)	21.3	(7,704)	(6,366)	21.0
Net income before share of profits in jointly-controlled entity	13,509	12,606	7.2	13,454	12,606	6.7
Share of profits in jointly-controlled entity	(h) 123	171	(28.1)	-	-	-
Distribution income from subsidiary/ joint-controlled entity	(h) -	-	-	190	180	5.6
Net income after share of profits in jointly-controlled entity	13,632	12,777	6.7	13,644	12,786	6.7
Gain on disposal of investment an property	-	1,047	(100.0)	-	1,047	(100.0)
Change in fair value of financial derivatives	(i) 1,028	434	136.9	1,028	434	136.9
Total return for the period before income tax and distribution	14,660	14,258	2.8	14,672	14,267	2.8
Less: Income tax expense	-	(5)	(100.0)	-	(5)	(100.0)
Total return for the period after income tax before distribution	14,660	14,253	2.9	14,672	14,262	2.9

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Distribution Statement

Note	Group			Trust		
	1Q2015 S\$'000	1Q2014 S\$'000	Inc/ (Dec) %	1Q2015 S\$'000	1Q2014 S\$'000	Inc/ (Dec) %
Total return for the period after income tax before distribution	14,660	14,253	2.9	14,672	14,262	2.9
Net effect of non-taxable items	(100)	1	n.m	(112)	(8)	n.m
Net income available for distribution for the period	14,560	14,254	2.1	14,560	14,254	2.1
Distribution from capital and capital gains	1,126	1,346	(16.3)	1,126	1,346	(16.3)
Total amount available for distribution for the period	15,686	15,600	0.6	15,686	15,600	0.6
Distribution per unit (cents):						
For the period	1.225	1.251	(2.1)	1.225	1.251	(2.1)
Annualised	4.968	5.074	(2.1)	4.968	5.074	(2.1)

n.m. - Not meaningful

Notes:

- (a) Gross revenue for 1Q2015 of S\$26.9 million (excluding the straight line rent adjustment of S\$0.5 million) was S\$3.4 million higher than 1Q2014 gross revenue of S\$23.5 million. The increase, which included other revenue of S\$0.6 million, was mainly attributable to additional revenue from property acquisitions and the completion of two newly developed properties subsequent to 1Q2014.
- (b) Property Manager's fees for 1Q2015 were higher by S\$0.2 million over the previous comparative quarter largely due to the marketing service commission paid for securing new leases and lease renewals for the properties and the increase in the gross rental revenue.

- (c) The increase in land rents and property tax was attributed to an increased number of multi-tenanted buildings for which CIT bears these costs. The number of multi-tenanted buildings increased as a result of conversion of certain properties from single tenanted to multi-tenanted and from multi-tenanted buildings acquired since 1Q2014. Higher land rents also resulted from an upward revision of land rent rates for several properties in the portfolio during the period.
- (d) Other property expenses were higher in 1Q2015 by S\$0.4 million mainly due to increased utilities costs, security services and integrated facility management expenses for the multi-tenanted buildings where CIT bears these costs. The number of multi-tenanted properties has increased from 12 to 18 since 1Q2014.
- (e) Management fees increased by S\$0.2 million due to higher average balance of assets under management. Assets under management increased as a result of property acquisitions, asset enhancement initiatives and capital expenditure to the investment properties during the period. The Manager has elected to receive 50% of its management fee for 1Q2015 in units.
- (f) Trust expenses for 1Q2015 were higher by S\$0.4 million mainly due to costs incurred in connection with Cambridge LLP Acquisition and professional fees incurred for new business.
- (g) Borrowing costs for 1Q2015 increased by approximately S\$0.7 million, largely due to an increased level of borrowings, which have been used mainly to fund acquisitions.

Please refer to 1(b)(ii) for more details on the loan facilities.

- (h) Cambridge LLP became a subsidiary of the Group on completion of the Cambridge LLP Acquisition and, accordingly, its results were consolidated from 21 March 2015.
- (i) The change in fair value of financial derivatives represented the change in fair value of interest rate swaps which were entered into to hedge the interest rate risk on the loan facilities. Please refer to 1(b)(i)(d) for more details.

In accordance with *FRS 39 Financial Instruments*, the fair value change on interest rate swaps is recognised in the Statement of Total Return. It is non-tax deductible and has no impact on the net income available for distribution.

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(j) Non-taxable items (distribution adjustments)

	Group		Trust	
	1Q2015 S\$'000	1Q2014 S\$'000	1Q2015 S\$'000	1Q2014 S\$'000
<u>Non-tax deductible items and other adjustments:</u>				
Management fees payable in units	871	-	871	-
Trustee's fees	94	87	94	87
Transaction costs relating to debt facilities	1,002	1,350	1,000	1,350
Change in fair value of financial derivatives	(1,028)	(434)	(1,028)	(434)
Professional fees	265	10	265	10
Straight line rent and lease incentives	(828)	-	(805)	-
Share of profits in jointly-controlled entity	(123)	(171)	-	-
Distribution income from jointly-controlled entity	156	180	-	-
Miscellaneous income/expenses	(509)	26	(509)	26
	(100)	1,048	(112)	1,039
<u>Income not subject to tax:</u>				
Gain on disposal of an investment property	-	(1,047)	-	(1,047)
Net effect of non-taxable items	(100)	1	(112)	(8)

(k) Total amount available for distribution for the period comprised:

	Group and Trust		
	1Q2015 S\$'000	1Q2014 S\$'000	Inc/ (Dec) %
Taxable income	14,560	14,229	2.3
Tax exempt income ⁽¹⁾	-	25	(100.0)
Capital	1,126	-	n.m
Capital gains	-	1,346	(100.0)
Total amount available for distribution for the period	15,686	15,600	0.6

n.m. - Not meaningful

Note:

(1) Tax exempt income relates to rental support received less tax payable by CIT.

(l) The total distributable amount of S\$15.7 million based on 1,279,816,681 issued and issuable units, translated to a DPU of 1.225 cents for 1Q2015.

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1(b)(i) Statement of Financial Position, together with comparatives as at the end of the immediately preceding financial year

Note	Group		Trust	
	31-03-15 S\$'000	31-12-14 S\$'000	31-03-15 S\$'000	31-12-14 S\$'000
Assets				
Non-current assets				
Investment properties	(a) 1,390,890	1,335,180	1,352,890	1,335,180
Investment in subsidiaries	(b) -	-	14,018	-
Investment in jointly-controlled entity	(c) -	16,327	-	3,078
Derivative financial instruments	(d) 744	107	744	107
	1,391,634	1,351,614	1,367,652	1,338,365
Current assets				
Investment properties held for divestment	(a) -	11,700	-	11,700
Trade and other receivables	(e) 12,352	10,902	12,128	10,902
Cash and cash equivalents	(f) 9,421	6,100	8,443	6,086
Derivative financial instruments	(d) 624	180	624	180
	22,397	28,882	21,195	28,868
Total assets	1,414,031	1,380,496	1,388,847	1,367,233
Liabilities				
Current liabilities				
Trade and other payables	(g) 22,760	26,417	22,472	26,407
Interest-bearing borrowings (net of transaction costs)	(h) 11,655	49,952	-	49,952
	34,415	76,369	22,472	76,359
Non-current liabilities				
Trade and other payables	(g) 10,140	12,298	10,140	12,298
Interest-bearing borrowings (net of transaction costs)	(h) 498,925	425,496	498,925	425,496
	509,065	437,794	509,065	437,794
Total liabilities	543,480	514,163	531,537	514,153
Net assets	870,551	866,333	857,310	853,080
Represented by:				
Unitholders' funds	870,551	866,333	857,310	853,080

Notes:

- (a) The total carrying value of investment properties (including investment properties held for divestment) was S\$1,390.9 million as at 31 March 2015. The net increase of S\$44.0 million during the period was mainly driven by:
- the consolidation of Cambridge LLP which owns the property at 3 Tuas South Avenue 4 with a carrying value of S\$38.0 million ; and
 - capital expenditure and asset enhancement initiatives of S\$6.0 million.

As at 31 December 2014, one investment property was classified as investment properties held for divestment. This classification is required by *FRS 105 – Non-current Assets held for Sale and Discontinued Operations* as the divestment was planned within the next 12 months from the reporting date. The property has been reclassified to investment properties as at 31 March 2015 as there is now no planned divestment of this asset.

- (b) At the Trust level, this pertains to the cost of investment in wholly-owned subsidiaries comprising, Cambridge LLP, Cambridge MTN and Cambridge SPV2 which are eliminated at the consolidated level.

Cost of investment in subsidiaries has increased by S\$14.0 million due to the Cambridge LLP Acquisition of S\$11.0 million and the reclassification from investment in jointly-controlled entity of S\$3.0 million.

- (c) Cambridge LLP became a subsidiary on completion of the Cambridge LLP Acquisition.
- (d) Derivative financial instruments represent the fair value of interest rate swaps entered into to hedge the interest rate risk on the loan facilities.
- (e) The trade and other receivables were up by S\$1.5 million (including the current and non-current portion), largely due to:
- increased rental receivable of S\$0.7 million;
 - prepayment of insurance premiums for properties of S\$0.2 million; and
 - increased deferred marketing commission expenditure of S\$0.6 million. The commission is amortised over the tenor of the leases.
- (f) Cash and cash equivalents increased by S\$3.3 million as at 31 March 2015 mainly due to the following:
- net cash retained of S\$2.2 million from the distribution reinvestment plan; and
 - consolidation of Cambridge LLP's cash balance of \$1.0 million following the Cambridge LLP Acquisition.
- (g) The decrease in trade and other payables approximately by S\$5.8 million to S\$32.0 million (including current and non-current portion) was attributed mainly to the:
- payment of project progress billing of S\$3.4 million; and
 - payment for performance fees of S\$2.4 million.

Trade and other payables included security deposits of S\$2.4 million (current) and S\$7.0 million (non-current), performance fees payable of S\$2.4 million (current) and S\$5.3 million (non-current).

The payment for the total of the management fees and performance fees are capped at 0.8% of the CIT's total deposited property value per annum under the Trust Deed. The amount in excess of the fee cap will be carried forward for payment in the future half year periods.

- (h) The increase in the interest-bearing borrowings (including current and non-current portion) from S\$475.4 million as at 31 December 2014, to S\$510.6 million as at 31 March 2015 was mainly due to:
- drawdown of S\$18.0 million from Club Loan to finance the Cambridge LLP Acquisition and for working capital; and
 - consolidation of Cambridge LLP's term loan of S\$11.7 million following the Cambridge LLP Acquisition.

1(b)(ii) Aggregate amount of borrowings

Note	Group		Trust	
	31-03-15 S\$'000	31-12-14 S\$'000	31-03-15 S\$'000	31-12-14 S\$'000
Secured borrowings				
(a)				
Amount payable within one year	11,738	-	-	-
Less: Unamortised loan transaction costs	(83)	-	-	-
	11,655	-	-	-
Amount payable after one year	318,000	300,000	318,000	300,000
Less: Unamortised loan transaction costs	(3,207)	(3,845)	(3,207)	(3,845)
	314,793	296,155	314,793	296,155
Total secured borrowings	326,448	296,155	314,793	296,155
Unsecured borrowings				
(b)				
Amount payable within one year	-	50,000	-	50,000
Less: Unamortised loan transaction costs	-	(48)	-	(48)
	-	49,952	-	49,952
Amount payable after one year	185,000	130,000	185,000	130,000
Less: Unamortised loan transaction costs	(868)	(659)	(868)	(659)
	184,132	129,341	184,132	129,341
Total unsecured borrowings	184,132	179,293	184,132	179,293
Total borrowings	510,580	475,448	498,925	475,448
Current	11,655	49,952	-	49,952
Non-current	498,925	425,496	498,925	425,496
	510,580	475,448	498,925	475,448

Details of borrowings and collateral:

(a) Secured borrowings

(i) CIT has in place a secured S\$250 million club loan facility ("CLF") from a syndicate of four financial institutions consisting of:

- Facility A: S\$100 million term loan facility, maturing in June 2016;
- Facility B: S\$100 million term loan facility, maturing in June 2016; and
- Facility D: S\$50 million revolving credit facility, maturing in June 2016.

The CLF bears an interest rate comprising a margin plus swap offer rate per annum and is secured by way of the following:

- mortgages over a single pool of 20 investment properties ("Portfolio Properties 1");
- debentures creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 1;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers' guarantees and property management agreement in relation to the Portfolio Properties 1; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which CIT is entitled to receive from Portfolio Properties 1.

A total of S\$218.0 million was outstanding on the CLF as at 31 March 2015.

(ii) CIT has in place a secured S\$100 million term loan facility ("TLF 1"), which bears an interest rate comprising a margin plus swap offer rate per annum. The TLF 1 has a tenor of 3 years and matures in April 2017.

The TLF 1 is secured by way of the following:

- a mortgage over seven investment properties ("Portfolio Properties 2");
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 2;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers' guarantees and property management agreement in relation to the Portfolio Properties 2; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which CIT is entitled to receive from Portfolio Properties 2.

A total of S\$100.0 million was outstanding on the TLF 1 as at 31 March 2015.

- (iii) CIT has in place a secured S\$40 million Revolving Credit Facility (“RCF”), which bears an interest rate comprising a margin plus swap offer rate per annum. The RCF has a tenor of 3 years and matures in July 2015.

The RCF bears an interest rate comprising a margin plus swap offer rate per annum and is secured by way of the following:

- a mortgage over three investment properties (“Portfolio Properties 3”);
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 3;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers’ guarantees and property management agreement in relation to the Portfolio Properties 3; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which CIT is entitled to receive from Portfolio Properties 3.

There was no drawdown on the RCF as at 31 March 2015.

- (iv) The Group has in place a secured S\$12 million term loan facility (“TLF 2”) consisting of Facility A of S\$7.7 million and Facility B of S\$4.3 million. The TLF 2 has a tenor of 3 years and matures in March 2016.

The TLF 2 bears an interest rate comprising a margin plus SIBOR (The Singapore Interbank Offer Rate) per annum and is secured by way of the following:

- a mortgage over one investment property (“Portfolio Property 4”);
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Property 4;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers’ guarantees and property management agreement in relation to the Portfolio Property 4; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which CIT is entitled to receive from Portfolio Property 4.

A total of S\$11.7 million was outstanding on the TLF 2 as at 31 March 2015.

(b) Unsecured borrowings

The unsecured borrowings of the Group comprise the following notes issued under its S\$500 million Multicurrency MTN Programme:

- S\$30 million six-year Singapore Dollar MTN in series 002 (the “Series 002 Notes”) issued in April 2014 and maturing in April 2020. The Series 002 Notes have a fixed rate of 4.10% per annum payable semi-annually in arrears;

- S\$155 million four-year Singapore Dollar MTN in Series 003 comprising Tranche 1 S\$100 million Notes issued in November 2014 and Tranche 2 S\$55 million Notes issued in January 2015 respectively. These notes tranches, which were issued and consolidated to form a single series (Series 003 Notes), have a fixed rate of 3.50% per annum payable semi-annually in arrears and mature in November 2018.

(c) Unsecured investment properties

As at 31 March 2015, the Group has 19 unencumbered investment properties with a combined carrying value of S\$408.8 million.

1 (c) Statement of Cash Flows

	Note	Group	
		1Q2015 S\$'000	1Q2014 S\$'000
Cash flows from operating activities			
Total return for the period after income tax before distribution		14,660	14,253
Adjustments for:			
Interest income		(47)	(41)
Borrowing costs		5,208	4,469
Management fees payable in units	(a)	871	-
Acquisition fees paid in units	(a)	60	-
Share of profits in jointly-controlled entity		(123)	(171)
Gain on disposal of investment property		-	(1,047)
Change in fair value of financial derivatives		(1,028)	(434)
Operating income before working capital changes		19,601	17,029
Changes in working capital			
Trade and other receivables		(1,160)	(603)
Trade and other payables		(1,064)	(2,302)
Income tax paid		(59)	-
Net cash generated from operating activities		17,318	14,124
Cashflows from investing activities			
Net cash outflow on investment properties	(b)	(11,192)	(75,230)
Payment for investment properties under development		-	(18,167)
Proceeds from disposal of investment properties		-	7,800
Payment for divestment costs		-	(98)
Acquisition of subsidiary	(c)	(10,582)	-
Interest received		47	41
Distribution income from subsidiary/jointly-controlled entity		90	198
Net cash used in investing activities		(21,637)	(85,456)
Cash flows from financing activities			
Equity issue costs paid		(134)	(22)
Proceeds from borrowings	(d)	73,000	21,175
Borrowing costs paid		(3,948)	(4,021)
Repayment of borrowings		(50,000)	-
Distributions paid to Unitholders	(a)	(11,278)	(10,328)
Net cash generated from financing activities		7,640	6,804
Net increase/(decrease) in cash and cash equivalents		3,321	(64,528)
Cash and cash equivalents at beginning of the period		6,100	73,540
Cash and cash equivalents at end of the period		9,421	9,012

Notes:

(a) Non cash transactions

(i) Distribution paid in units

The distribution paid to Unitholders excludes the units issued as part payment of distributions, pursuant to the Distribution Reinvestment Plan (“DRP”).

The Group issued 6,960,810 units in CIT amounting to approximately S\$4.6 million (net of withholding tax) in 1Q2015 as part payment of the distribution for 4Q2014, pursuant to the DRP.

(ii) Management fees payable in units

There are an estimated 1,227,132 units (approximately S\$871,000) in CIT to be issued to the Manager as payment for the management fees for 1Q2015. The units are to be issued within 30 days after the quarter end.

(iii) Acquisition fees payable in units

CIT issued 85,922 units (equivalent to S\$60,000) as payment of the acquisition fee to the Manager in connection with the Cambridge LLP Acquisition in March 2015. The Property Fund Appendix of the Collective Investment Scheme requires that acquisition fees for an interested party transaction are paid in units.

(b) Net cash outflow on investment properties (including acquisition related costs)

	Group	
	1Q2015 S\$'000	1Q2014 S\$'000
Investment properties acquired	-	(73,000)
Acquisition related costs	(112)	(837)
Capital expenditure incurred	(11,080)	(1,176)
Retention sums	-	(217)
Net cash outflow	(11,192)	(75,230)

(c) Cambridge LLP Acquisition

On 20 March 2015, the Group acquired the remaining 40% partnership interest in Cambridge LLP from Oxley Projects Pte. Ltd. The fair value of the assets acquired and liabilities assumed were as follows:

	Group	
	1Q2015 S\$'000	1Q2014 S\$'000
Investment property	15,200	-
Trade and other receivables	152	-
Cash and cash equivalents	385	-
Interest-bearing borrowings (net of transaction costs)	(4,661)	-
Trade and other payables	(109)	-
Total purchase price	10,967	-
Less : Cash and cash equivalents of subsidiary	(385)	-
Cashflow on acquisition net of cash acquired	10,582	-

(d) Proceeds from Borrowings

The proceeds were mainly from the issue of S\$55 million four-year Singapore Dollar MTN in January 2015, which were used to repay the S\$50 million MTN due in March 2015. In addition, S\$18 million was drawn on the Club Loan to fund the Cambridge LLP Acquisition and for working capital.

1(d)(i) Statement of Movements in Unitholders' funds

	Group		Trust	
	1Q2015 S\$'000	1Q2014 S\$'000	1Q2015 S\$'000	1Q2014 S\$'000
Balance at beginning of period	866,333	861,546	853,080	848,187
Operations				
Total return for the period after income tax before distribution	14,660	14,253	14,672	14,262
Net increase in net assets resulting from operations	14,660	14,253	14,672	14,262
Unitholders' transactions				
Issuance of units pursuant to:				
- Distribution Reinvestment Plan	4,642	5,176	4,642	5,176
- Acquisition fees paid in units	60	-	60	-
Units to be issued:				
- Management fees payable in units	871	-	871	-
Equity costs pursuant to:				
- Distribution Reinvestment Plan	(95)	(66)	(95)	(66)
Distributions to Unitholders	(15,920)	(15,504)	(15,920)	(15,504)
Net decrease in net assets resulting from Unitholders' transactions	(10,442)	(10,394)	(10,442)	(10,394)
Balance at end of the period	870,551	865,405	857,310	852,055

1(d)(ii) Details of any changes in the units

Note	Trust	
	1Q2015 Units	1Q2014 Units
Issued units at the beginning of period	1,269,029,508	1,239,338,881
Issue of new units pursuant to:		
- Management fees paid in units for 4Q2014 (a)	2,513,309	-
- Distribution Reinvestment Plan (b)	6,960,810	7,682,235
- Acquisition fees paid in units (c)	85,922	-
Issued units at end of the period	1,278,589,549	1,247,021,116
Units to be issued:		
- Management fees payable in units for 1Q2015 (d)	1,227,132	-
Total issued and issuable units at end of the period	1,279,816,681	1,247,021,116

Notes:

- (a) These units were issued to the Manager in January 2015 in settlement of the management fees for 4Q2014.
- (b) The new units, which ranked pari passu with existing units for entitlement to distributions, were issued during the period pursuant to the DRP.
- (c) These units were issued to the Manager in settlement of the acquisition fee in connection with the Cambridge LLP Acquisition.
- (d) This refers to the estimated number of units issuable to the Manager in partial settlement of the management fees for 1Q2015.

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period, and as at the end of the immediately preceding year.

The total number of issued units, excluding treasury units, as at the end of the current and the preceding financial periods are disclosed in 1(d)(ii). There were no treasury units acquired since the date of listing of CIT on 25 July 2006.

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited or reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).

Not applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Group has applied the same accounting policies and methods of computation in the financial statements for the current reporting period compared with the accounting policies and methods of computation for the prior financial year ended 31 December 2014.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Not applicable.

6 Earnings per unit (“EPU”) and distribution per unit (“DPU”) for the period

	Note	Group	
		1Q2015	1Q2014
EPU			
Total return after income tax before distribution for the period (S\$'000)		14,660	14,253
Weighted average number of units for the period ('000)		1,273,695	1,242,070
Basic EPU (cents)	(a)	1.151	1.148
DPU			
Total amount available for distribution for the period (S\$'000)		15,686	15,600
Applicable number of units for calculation of DPU ('000)		1,279,817	1,247,021
DPU (cents)	(b)	1.225	1.251

Notes:

- (a) The basic EPU was calculated using total return after income tax before distribution for the period which included the fair value change in financial derivatives and the weighted average number of units in issue during the period.
- (b) DPU was calculated using the total amount available for distribution and the number of units entitled to distribution during the period. These units consist of:
- the number of units in issue as at 31 March 2015 of 1,278,589,549; and
 - the estimated number of units to be issued to the Manager in settlement of management fees for 1Q2015 of 1,227,132.

7 Net tangible assets (NTA) per unit based on units issued at the end of the period

Note	Group		Trust		
	31-03-15	31-12-14	31-03-15	31-12-14	
Net asset value per unit (cents)	(a)	68.0	68.1	67.0	67.1

Note:

(a) NTA per unit was calculated based on the number of units issued and issuable as at the end of the respective periods /years.

8 Review of the performance

The review of the performance is found in Section 1(a) – Statement of Total Return and Distribution Statement and Section 1(b)(i) – Statement of Financial Position.

9 Review of the performance against Forecast/Prospect Statement

The Group has not disclosed any forecast to the market.

10. Commentary on the significant trends and competitive conditions of the industry in which the group operates.

Singapore's economy grew by 2.1%¹ on a year-on-year (y-o-y) basis in the first quarter of 2015. The manufacturing sector contracted by 3.4% y-o-y in Q1, due mainly to a decline in output of the transport engineering, electronics and precision engineering clusters. The construction sector and services sector grew by 3.3% and 3.1% respectively on a y-o-y basis in the fourth quarter. The growth in the construction sector was driven by the pickup in private sector construction activities while the services sector growth was supported primarily by wholesale and retail trade and business services.

The March purchasing managers' index (PMI) posted a reading of 49.6², down from 49.7 in February. The contraction was due mainly to a fall in new orders and export orders. The electronics index posted an expansion at 50.1, which was an increase of 0.3 over the previous month.

Challenging times will continue for the Singapore industrial sector in 2015, according to CBRE Research³, as industrial indicators reflect weakness in manufacturing demand. However, expansion was noted from the consumer products, logistics and pharmaceutical sectors. Additionally, signs have been encouraging for the business park sector, based on the limited speculative supply in 2015, vacancy rates should continue its downtrend for the rest of the year.

The Singapore industrial sector also saw the introduction of a new government measure by HDB. Currently, HDB tenants are allowed to sublet 50% of their space, but from 1 June 2015, they will not be allowed to sublet. Tenants with existing approved subletting arrangements will be allowed to renew their subletting agreements up to 31 December 2017 to give them time to adjust. This policy will not affect the industrial lessees and REITs.

¹ Ministry of Trade and Industry Singapore (MTI), Press Release, 14 April 2015

² Singapore Institute of Purchasing and Materials Management (SIPMM), SIPMM Business Bulletin, March 2015

³ CBRE Research, Singapore Market view 1Q2015

Any known factors or events that may affect the group in the next reporting period and the next 12 months.

1. Management of lease expiries

Approximately 11.2% of CIT's leases by total rental revenue are due for renewal for the remainder of FY2015, of which 5.7% are leases for single-tenanted buildings (two properties) and 5.5% are leases for multi-tenanted buildings.

The Manager expects to convert one of these single-tenanted properties to multi-tenancy and the other property to undergo asset enhancement initiatives in 2015. The conversion of the single-tenanted building to multi-tenanted building may have an impact on portfolio occupancy and revenue, and result in an increase in property expenses.

Management will continue to proactively manage the Group's portfolio to optimise occupancy and rental yields.

2. Debt expiries

The Group has a term loan facility of S\$11.7 million that matures in March 2016, and a Club Loan Facility of S\$218.0 million that matures in June 2016. Management expects to refinance these debt expiries ahead of their maturity dates.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: **Thirty-seventh** distribution for the period from 1 January 2015 to 31 March 2015

Distribution Type: Taxable income

Distribution Rate: 1.225 cents per unit comprising:
(a) taxable income 1.137 cents per unit
(b) capital 0.088 cents per unit

Par value of units: Not meaningful

Tax Rate: Taxable income distribution
The distribution is made out of CIT's taxable income. Unitholders receiving distributions will be subject to Singapore income tax on the distributions received except for individuals where the distribution is exempt from tax (unless they hold their units through partnership or as trading assets).

Capital distribution
The distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who hold the units as trading assets and are liable to income tax on gains arising from the disposal of the units, the amount of capital distribution will be applied to reduce the cost of their units for the purpose of calculating the amount of taxable trading gains when the units are subsequently disposed of.

The Manager has determined that the Distribution Reinvestment Plan ("DRP") will apply to the distribution for the period from 1 January 2015 to 31 March 2015.

The DRP provides the Unitholders with an option to receive fully paid units in CIT in lieu of the cash amount of distribution (including any final or other distribution) which is declared on the units held by them after the deduction of any applicable income tax. The Unitholders will receive a copy of the Notice of Election for their distribution election. The pricing of the DRP units issued will be based on the market price to be announced by the Manager on 4 May 2015, less a discount of 2%.

(b) Corresponding period of the immediately preceding year

Any distributions declared for
the previous corresponding
financial period:

Yes

Name of distribution: **Thirty-third** distribution for the period from 1 January 2014 to 31 March 2014

Distribution Type: Taxable income/Tax-exempt income/Capital gains

Distribution Rate: 1.251 cents per unit comprising:
(a) taxable income 1.141 cents per unit
(b) tax exempt income 0.002 cents per unit
(c) capital gains 0.108 cents per unit

Par value of units: Not meaningful

Tax Rate: Taxable income distribution
The distribution was made out of CIT's taxable income. Unitholders receiving distributions will be subject to Singapore income tax on the distributions received except for individuals where the distribution is exempt from tax (unless they hold their units through partnership or as trading assets).

Tax exempt income distribution
The distribution is made out of income that has been taxed on CIT's trustee and will be exempt from tax in the hands of all Unitholders, regardless of their nationality, corporate identity or tax residence status. Unitholders are not entitled to claim tax credit against their Singapore income tax liability in respect of the tax paid at CIT's trustee level.

Capital gains distribution
The distribution is made out of gains arising from sale of investment properties from prior years that have been confirmed by the Inland Revenue Authority of Singapore as capital gains. Unitholders receiving distributions out of capital gains are not subject to Singapore income tax unless they hold the Units as trading assets.

(c) Books closure date: 30 April 2015

(d) Date payable: 10 June 2015

12 If no distribution has been declared/ (recommended), a statement to that effect

Not applicable.

13 If the Group has obtained a general mandate from shareholders for IPTs , the aggregate value of each transaction as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

The Group has not obtained any IPT mandate from the Unitholders.

By Order of the Board
Cambridge Industrial Trust Management Limited
(as Manager of Cambridge Industrial Trust)
Company Registration No. 200512804G, Capital Markets Services Licence No. 100132-2

Philip Levinson
Chief Executive Officer and Executive Director
22 April 2015

**CAMBRIDGE INDUSTRIAL TRUST
FINANCIAL STATEMENT ANNOUNCEMENT
FOR THE QUARTER ENDED 31 MARCH 2015**

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CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(5) OF THE LISTING MANUAL

We confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of Cambridge Industrial Trust Management Limited (as Manager for Cambridge Industrial Trust) which may render these interim financial results to be false or misleading in any material respect.

On behalf of the Board of Directors of
Cambridge Industrial Trust Management Limited
(as Manager for Cambridge Industrial Trust)
Company Registration No. 200512804G, Capital Markets Services Licence No. 100132-2

Ooi Eng Peng
Director

Dr Chua Yong Hai
Chairman

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 or deposits in, liabilities or obligations of, Cambridge Industrial Trust Management Limited ("**Manager**"), RBC Investor Services Trust 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, nabInvest Capital Partners Pty Limited, 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.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

This announcement has been prepared and released by Cambridge Industrial Trust Management Limited, as Manager for Cambridge Industrial Trust.