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

Press Release

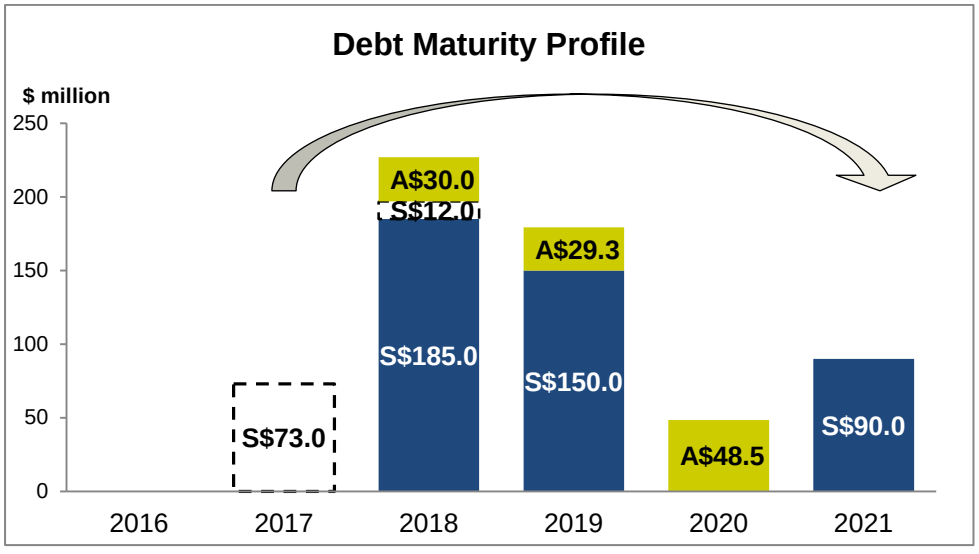
Cache Logistics Trust Refinances Loan Facility Achieves Cost Savings and Extends Debt Maturity

- All-in cost of financing reduced to 3.48%; cost savings of 0.9% p.a.
- Debt maturity extended to 2.9 years[1]
- No major refinancing requirement for its Singapore-dollar borrowings until 2H 2018

Singapore, 30 November 2016 – ARA-CWT Trust Management (Cache) Limited, the manager (the "Manager") of Cache Logistics Trust ("Cache"), announced today that it will be refinancing an existing S$97.0 million 3.5-year secured term loan and revolving credit facility ("**existing loan facilities**") into a new S$90 million 5-year unsecured term loan facility provided by DBS Bank Ltd and United Overseas Bank Limited. The existing loan facilities, of which S$73.0 million has been drawn to date, was previously arranged to finance the build-to-suit development of DHL Supply Chain Advanced Regional Centre.

Upon completion, Cache's weighted average debt maturity will be lengthened to 2.9 years[1] and the all-in cost of financing will be reduced from 3.62% p.a. to 3.48% p.a. There will be no major refinancing requirement for its Singapore-dollar borrowings until 2H2018. In terms of use of proceeds, the majority of the funds will be used to repay the existing loan facilities of S$73.0 million, with the remainder allocated for the repayment of an existing S$12.0 million drawn from revolving credit facilities and for other working capital requirements.

The debt maturity profile as at 30 November 2016 will be as follows:



[1] As at 30 November 2016

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Mr Daniel Cerf, Chief Executive Officer of the Manager said: "The refinancing exercise is part of our prudent capital management strategy. With a strong credit profile and the support of our banking partners, Cache is able to enjoy cost savings of 0.9% p.a. in the form of lower all-in interest margin, extend its debt maturity and improve its financial flexibility through a higher proportion of unencumbered assets within its portfolio."

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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

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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$1.3 billion as at 30 September 2016.

Cache is managed by ARA-CWT Trust Management (Cache) Limited. For more information, please visit www.cache-reit.com.

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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 four 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.