ARA-CWT Trust Management (Cache) Limited

Cache Logistics Trust

Manager of



COMPLETION OF ACQUISITION OF WAREHOUSE IN AUSTRALIA AND DISCLOSURES PURSUANT TO RULE 704(31) OF THE LISTING MANUAL

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**"), refers to its announcement on 9 October 2015 relating to the acquisition of a warehouse located at 203 Viking Drive, Wacol, Queensland, Australia (the "**Property**" and the acquisition of the Property, the "**Acquisition**"), and wishes to announce that the Acquisition has been completed today.

The Acquisition is financed by bank borrowings through:

- an A$13.5 million secured loan facility (the "**Secured Loan Facility**"); and
- an A$16.0 million unsecured loan facility (the "**Unsecured Loan Facility**").

The Aggregate Leverage (as defined in the Property Funds Appendix) of Cache following the completion of the Acquisition will be 39.7% (based on the 2015 third quarter unaudited financial statements of Cache).

Pursuant to Rule 704(31) of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") Listing Manual, the facility agreement for the Unsecured Loan Facility includes a condition (the "**Relevant Condition**") that stipulates that it would be an event of default, save with the prior written consent of the lender, if

- ARA Asset Management Limited ("**ARA**") and/or CWT Limited ("**CWT**") ceases at any time to directly or indirectly hold, collectively, 60 per cent. of the issued and paid up share capital of each of the Manager and Cache Property Management Pte. Ltd., being the property manager of Cache's real properties in Singapore as at the date of the facility agreement (the "**Property Manager**"); or
- ARA and/or CWT ceases at any time to hold collectively at least 51 per cent. of the voting rights or controlling interests in each of the Manager and the Property Manager.

The aggregate level of facilities which may be affected by a breach (including facilities which will be affected as a result of cross defaults) of the Relevant Condition is approximately S$527 million[1] (excluding interest) as at the date of this announcement.

1 The S$ equivalent figure is based on an exchange rate of A$1 = S$0.9988.

In connection with the Acquisition, Cache Property Management Pte. Ltd. has been appointed as the property manager of the Property.

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
23 October 2015

For enquiries, please contact

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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 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 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$26 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.