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This announcement is not for publication or distribution, directly or indirectly, in or into the United States, European Union, European Economic Area, Canada or Japan. This announcement is not an offer of securities for sale in the United States, European Union, European Economic Area, Canada or Japan or any other jurisdiction. The securities referred to herein have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and may not be offered or sold in the United States unless registered under the Securities Act, or pursuant to an applicable exemption from registration. Any public offering of securities made in the United States would be made by means of a prospectus that would contain detailed information about the Manager (as defined herein) and Cache (as defined herein), as well as financial statements. There will be no public offering of securities in the United States.

CACHE LOGISTICS TRUST

(Constituted in the Republic of Singapore

pursuant to a Trust Deed dated 11 February 2010 (as amended))

PROPOSED DIVESTMENT OF HI-SPEED LOGISTICS CENTRE

1. INTRODUCTION

1.1 Proposed Divestment of Hi-Speed Logistics Centre

ARA-CWT Trust Management (Cache) Limited, as manager of Cache Logistics Trust ("**Cache**", and as manager of Cache, the "**Manager**") wishes to announce that HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of Cache (the "**Trustee**"), had on 18 January 2018 entered into a conditional Sale and Purchase Agreement (the "**Sale and Purchase Agreement**") with AP SG 16 Pte. Ltd. (the "**Purchaser**") for the proposed divestment ("**Divestment**") of Hi-Speed Logistics Centre located at 40 Alps Avenue, Singapore 498781 (the "**Property**").

1.2 Information on the Property

Hi-Speed Logistics Centre is located within the Airport Logistics Park of Singapore and has a remaining land lease of approximately 47.6 years. The Property is a multi-tenanted, 4-storey part ramp-up warehouse with 7-storey ancillary office and has a gross floor area of approximately 309,000 square feet. The current occupancy rate of the Property is approximately 74%.

2. DETAILS OF THE DIVESTMENT

2.1 Sale Consideration and Valuation

The consideration payable (the "**Sale Consideration**") by the Purchaser for the Property is S$73.8 million. The Sale Consideration was agreed on a willing buyer willing seller basis, after taking into account the valuation of the Property.

The valuation ("**Valuation**") of the Property is S$69.0 million as at 31 December 2017. The Valuation was commissioned by the Manager and was carried out by CBRE Pte Ltd using the capitalisation approach and the discounted cash flow analysis. The Sale Consideration is S$4.8 million above the Valuation. Cache acquired the Property in April 2010 at a cost of S$69.5 million.

2.2 Principal Terms of the Sale and Purchase Agreement

The Divestment is subject to Cache obtaining approval of JTC Corporation ("**JTC**") on terms acceptable to the Trustee and the Purchaser.

Completion is expected to take place in the first quarter of 2018.

Pursuant to the terms of the Sale and Purchase Agreement, on Completion, the Trustee and the Purchaser shall enter into a Deed of Rental Support under which for the period of 12 months from Completion, Cache will provide the Purchaser a monthly rental support should the rental received by the Purchaser in respect of certain specified parts of the Property be less than S$115,000 per month.

Under the Sale and Purchase Agreement, the Purchaser is entitled to rescind the sale and purchase in specific events including the breach of certain title warranties relating to the Property, the occurrence of material damage to the Property and compulsory acquisition by the government or other competent authorities affecting more than 3% of the Property.

The Sale and Purchase Agreement also contains certain limited representations and warranties by the Trustee such as those relating to compliance with laws, litigation, title, property matters (such as encroachment and structural defects), underlying tenancies and licences and environmental laws. Cache's liability for breach of any representations and warranties is subject to certain limitations.

3. RATIONALE FOR AND BENEFITS OF THE DIVESTMENT

The Manager believes the Divestment will bring the following key benefits to unitholders of Cache ("**Unitholders**"):

The Proposed Divestment is in line with the Manager's strategy to optimise returns through both proactive asset management and rebalancing the Cache portfolio where capital is intended to be redeployed for higher and better use.

In this regard, the Proposed Divestment provides Cache with the opportunity to recycle its capital in line with the Manager's portfolio rebalancing and growth strategy to create debt headroom and reinvest capital into higher performing assets with stronger property fundamentals.

4. USE OF SALE PROCEEDS

After taking into account the divestment fee of approximately S$0.37 million to be paid to the Manager and other divestment related expenses, the net proceeds from the Divestment would be approximately S$71.4 million, resulting in an estimated net gain from the Divestment of approximately S$2.3 million. The net proceeds of the Divestment will be used to repay debt, further lowering financing expenses and creating additional debt headroom.

5. PRO FORMA FINANCIAL EFFECTS OF THE DIVESTMENT

5.1 Certain Financial Information Relating to the Divestment

For Illustrative Purposes only: The pro forma financial effects of the Divestment on the distribution per unit of Cache ("**Unit**" and the distribution per Unit, "**DPU**") and net asset value ("**NAV**") presented below are strictly for illustrative purposes and do not reflect the actual position of Cache after completion of the Divestment and receipt of the entire Sale Consideration.

The pro forma financial effects of the Divestment presented below were prepared based on the unaudited financial statements of Cache and its subsidiaries ("**Cache Group**") for the financial year ended 31 December 2017 ("**FY2017**"), taking into account the following assumptions:

5.3.1 Pro Forma DPU

FOR ILLUSTRATIVE PURPOSES ONLY: The pro forma financial effects of the Divestment on Cache's DPU for FY2017, as if the Divestment was completed on 1 January 2017, are as follows:

	Effects of the Divestment	
	Before the Divestment(1)	**After the Divestment**
Net Profit Before Tax (S$'000)	87,291	84,020
Distributable income (S$'000)	66,015	65,521
Issued Units ('000)	1,069,700(2)	1,069,700(2)
DPU (cents)	6.738	6.683

Note:

(1) Based on the FY2017 unaudited financial statements

(2) Includes no. of units issued and to be issued at the end of FY2017

5.3.2 Pro Forma NAV

FOR ILLUSTRATIVE PURPOSES ONLY: The pro forma financial effects of the Divestment on Cache Group's NAV per Unit as at 31 December 2017, as if the Divestment was completed on 31 December 2017, are as follows:

	Effects of the Divestment	
	Before the Divestment(1)	**After the Divestment**
NAV(S$'000)	765,668	767,199(2)
Issued Units ('000)	1,069,700(3)	1,069,700(3)
NAV per Unit (S$)	0.716	0.717(2)

Note:

(1) Based on the FY2017 unaudited financial statements

(2) Net of transaction cost and accounting adjustments

(3) Includes no. of units issued and to be issued at the end of FY2017

6. INTERESTS OF DIRECTORS AND CONTROLLING UNITHOLDERS

As at the date of this announcement, certain directors of the Manager collectively hold an aggregate direct and indirect interest in 4,936,008 Units. Cache has no controlling Unitholders.

Save as disclosed above and based on the information available to the Manager as at the date of this announcement, none of the directors of the Manager has an interest, direct or indirect, in the Divestment.

7. OTHER INFORMATION

7.1 Directors' Service Contracts

No person is proposed to be appointed as a director of the Manager in connection with the Divestment or any other transactions contemplated in relation to the Divestment.

7.2 Relative Figures computed on the Bases set out in Rule 1006 of the Listing Manual

A proposed disposal by Cache may fall into any of the categories set out in Rule 1006 of the Listing Manual of Singapore Exchange Securities Trading Limited (the "**SGX-ST**", and the Listing Manual of the SGX-ST, the "**Listing Manual**") depending on the size of the relative figures computed on the following applicable bases of comparison:

(i) the net asset value of the assets to be disposed of, compared with Cache's net asset value;

(ii) the net profits attributable to the assets disposed of, compared with Cache's net profits; and

(iii) the aggregate value of the consideration received, compared with Cache's market capitalisation based on the total number of issued Units.

The relative figures for the Divestment using the applicable bases of comparison described above are set out in the table below:

Comparison of	**Divestment** (S$ million)	**Cache Group** (S$ million)	**Relative figure** (%)
Rule 1006(a) The net asset value of the assets to be disposed of, compared with Cache's net asset value	69.00[(2)]	765.67[(1)]	9.01
Rule 1006(b) The net profits attributable to the assets disposed of, compared with Cache's net profits	0.32	56.73	0.56
Rule 1006(c) The aggregate value of the consideration received, compared with Cache's market capitalisation based on the total number of issued Units	73.80	936.31 [(3)]	7.88

Notes:

(1) Based on FY2017 unaudited financial statements
(2) Valuation as at 31 December 2017
(3) The market capitalisation of Cache Logistics Trust is calculated based on weighted average price on 17 January 2018, being the market day preceding the date of the Sale and Purchase Agreement.

Under Rule 1010 of the Listing Manual, where any of the relative figures computed on the bases set out above exceeds 5% but does not exceed 20%, the Divestment is regarded as being a disclosable transaction.

7.3 Documents for Inspection

Copies of the Sale and Purchase Agreement and the valuation reports of CBRE Pte Ltd on the Property are available for inspection during normal business hours (prior appointment will be appreciated) at the registered office of the Manager at 6 Temasek Boulevard, Suntec Tower Four #16-02, Singapore 038986 for a period of three months commencing from the date of this announcement.

The trust deed constituting Cache will also be available for inspection at the registered office of the Manager for so long as Cache continues to be in existence.

BY ORDER OF THE BOARD
ARA-CWT Trust Management (Cache) Limited
(Company Registration No. 200919331H)
(as manager of Cache Logistics Trust)

Daniel Cerf
Chief Executive Officer
18 January 2018

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 7.6 million square feet valued at approximately S$1.2 billion[1] as at 31 December 2017.

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

1 Based on independent valuations as at 31 December 2017.

ABOUT ARA-CWT TRUST MANAGEMENT (CACHE) LIMITED

ARA-CWT Trust Management (Cache) Limited is a joint-venture REIT management company between ARA and CWT.

Established in 2002, ARA Asset Management Limited ("ARA" or the "Group") is a premier integrated real estate fund manager driven by a vision to be the best-in-class real estate fund management company focused on the management of real estate investment trusts ("REITs") and private real estate funds.

ARA's business is focused on the following segments:

(a) **REITs** – ARA is one of the largest REIT managers in Asia ex-Japan and currently manages five listed REITs, namely Fortune REIT dual-listed in Singapore and Hong Kong, Suntec REIT and Cache Logistics Trust listed in Singapore and Hui Xian REIT and Prosperity REIT listed in Hong Kong. The Group also manages six privately-held REITs in South Korea;

(b) **Private real estate funds** – The Group manages nine 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

ARA's diverse suite of REITs and private real estate funds are invested in the office, retail, logistics/industrial, hospitality and residential sectors. ARA has distinguished itself over the years with its unique investor-operator philosophy, which nurtures each asset from acquisition to divestment to add value to every stage of the asset life cycle. Built on a foundation of strong corporate governance and business integrity, it counts some of the world's largest pension funds, financial institutions, endowments and family offices as its investors.

ARA has approximately 1,300 staff in 19 cities in seven countries. It manages over 90 properties measuring 57 million square feet in Asia Pacific, with approximately S$40 billion in assets under management.

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 complementary to its core logistics business.

For more information, please visit www.cwtlimited.com.

IMPORTANT NOTICE

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of Cache and the Manager is not necessarily indicative of the future performance of Cache and the Manager. This announcement may contain forward-looking statements that involve risks and uncertainties. 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.

The value of Units and the income derived from them, if any, may fall or rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or HSBC Institutional Trust Services

(Singapore) Limited (as the trustee of Cache) or any of their affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.