



CACHE LOGISTICS TRUST

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 11 February 2010 as amended and restated)

Press Release

**Cache Logistics Trust Divests
Jinshan Chemical Warehouse in China for RMB 87 million
22.5% Above Original Purchase Price**

Latest divestment is part of its Portfolio Rebalancing and Growth Strategy to optimise its portfolio and returns over time

Singapore, 12 October 2018 – ARA Trust Management (Cache) Limited, the manager (the “**Manager**”) of Cache Logistics Trust (“**Cache**”) announced today that HSBC Institutional Trust Services (Singapore) Limited, (in its capacity as trustee of Cache) has entered into an Equity Transfer Agreement (the “**SPA**”) ¹ with Zhejiang Yongtai Logistics Co., Ltd (the “**Purchaser**”), for the proposed divestment of Cache’s equity interest in CWT Warehousing Transportation (Shanghai) Development Co., Ltd ², an entity which owns Jinshan Chemical Warehouse in Shanghai, China (the “**Property**”), for a sale consideration of RMB 87.0 million (approximately S\$17.8 million ³).

Jinshan Chemical Warehouse was acquired in June 2011 for RMB 71.0 million and last valued at RMB 77.3 million as at 15 August 2018 ⁴. The sale consideration of RMB 87.0 million represents a 22.5% premium over the original purchase price of the Property. The Property is a dangerous goods warehouse located in Caojing Town, Jinshan District, within the Shanghai Chemical Industry Park in Shanghai. Developed in 2007, the single-storey chemical warehouse has a total gross floor area of 13,546.6 square metres (“sqm”) on a land site of 33,506.5 sqm. Due to safety regulatory requirements in terms of its design and layout, the Property has limited redevelopment potential.

The proposed divestment is in line with Cache’s portfolio rebalancing and growth strategy to rejuvenate, optimise and grow its portfolio. Over the past three years, through its proactive asset management efforts, Cache has selectively divested lower-yielding, lesser-performing properties with limited potential. These include the strategic divestments of Kim Heng Warehouse in June 2015, Cache Changi Districentre 3 in January 2017, and Hi-Speed Logistics Centre in May 2018. With the capital released from these divestments, Cache has diversified its portfolio and expanded into Australia where it now owns a total of 16 logistics warehouses which make up almost one-third of its portfolio.

¹ Via CWT Jinshan (Hong Kong) Pte Limited, a special purpose entity incorporated in Hong Kong.

² A wholly-owned subsidiary of Cache Logistics Trust.

³ Based on the exchange rate of S\$1.00 = RMB 4.899.

⁴ Based on the independent valuation carried out by Cushman & Wakefield Limited.

Mr Daniel Cerf, Chief Executive Officer of the Manager, said: “The proposed divestment of Jinshan Chemical Warehouse will allow Cache to recycle capital into other higher-performing assets and achieve operating efficiencies. Our relentless efforts at rebalancing and growing the Cache portfolio will bring about a positive impact to Unitholders with an increased financial flexibility to pursue better-performing investments and a stronger, more resilient portfolio over time.”

The proposed divestment is expected to be completed by 31 December 2018. It is not expected to have a material impact on Cache’s net asset value and net property income for the financial year 2018.

<END>

By Order of the Board
ARA Trust Management (Cache) Limited
(as manager of Cache Logistics Trust)
(Company registration no. 200919331H)

Daniel Cerf
Chief Executive Officer
12 October 2018

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.

As at 30 June 2018, Cache’s portfolio comprised 27 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 8.8 million square feet valued at approximately S\$1.3 billion.

For more information, please visit www.cache-reit.com.

ABOUT ARA TRUST MANAGEMENT (CACHE) LIMITED

Cache is managed by ARA Trust Management (Cache) Limited, a wholly-owned subsidiary of ARA Asset Management Limited (“ARA” or the “Group”).

ARA Asset Management Limited is a premier global integrated real assets fund manager. As at 30 June 2018, the Gross Assets Managed by ARA Group and its Associates is approximately S\$78.2 billion⁵ across 62 cities in 20 countries.

Driven by a vision to be the best-in-class real assets fund management company, ARA Group and its Associates’ businesses include:

- (a) **REITs** – ARA is one of the largest REIT managers in Asia. The Group directly manages 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. It also indirectly manages REITs in Japan and Australia through its associate companies.
- (b) **Private real estate funds** – The Group manages private funds providing investment opportunities in diverse real estate sectors and geographies that cater to different investor risk appetites.
- (c) **Infrastructure** – ARA Infrastructure was established in 2018 to cater to strong investor demand for global infrastructure investment in line with the increasing opportunities in this asset class.
- (d) **Country desks** – ARA operates country desks in China, Korea, Japan, Malaysia, Australia and Europe. The country desks employ a strong understanding of each local market to facilitate the flow of inbound and outbound capital and cross-country collaborations. In Korea, ARA manages six private REITs; In Japan, ARA holds a strategic stake in Kenedix, Inc. with approximately S\$25 billion in assets under management (“AUM”); In Europe, ARA’s platform is extended through its strategic partnership with Australia-based Cromwell Property Group which has approximately S\$11 billion in AUM, of which S\$5 billion is in Europe.
- (e) **Real estate management services** – As part of the Group’s investor-operator philosophy, its dedicated property management teams actively work the ground to manage its assets around the world.

Its multi-platform, multi-product global fund management strategy, combined with its dedicated teams with in-depth local knowledge enables the Group to offer enduring value to its investors. Built on a foundation of strong corporate governance and business integrity, ARA counts some of the world’s largest pension funds, sovereign wealth funds, financial institutions, endowments and family offices as its investors.

For more information, please visit www.ara-group.com

⁵ Includes assets under management as reported by the Group’s associates and joint ventures.

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 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.