Cache Logistics Trust
2015 Second Quarter Unaudited Financial Statements & Distribution Announcement

INTRODUCTION

Cache Logistics Trust ("Cache") is a Singapore-based real estate investment trust constituted by the Trust Deed entered into on 11 February 2010 (as amended) between ARA-CWT Trust Management (Cache) Limited, in its capacity as the manager (the "Manager"), and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as the trustee (the "Trustee"), to invest in income-producing real estate predominantly used for logistics purposes in Asia-Pacific[1], as well as real estate-related assets.

The Group had, in the first half of the year, completed the acquisitions of three properties located in Australia (collectively "Australian properties") and the disposal of Kim Heng warehouse. Cache's portfolio as at 30 June 2015 comprises 15 high quality logistics warehouse properties located in Singapore, China and Australia. They include CWT Commodity Hub, Cache Cold Centre, Schenker Megahub, Cache Districentre 1, Hi-Speed Logistics Centre, Cache Districentre 2, Cache Districentre 3, Air Market Logistics Centre, Pan Asia Logistics Centre, Pandan Logistics Hub, Precise Two, Jinshan Chemical Warehouse, Chester Hills Property, Somerton Property and Coopers Plain Property (collectively "Investment Properties"). DHL Supply Chain Advanced Regional Centre is currently under development and is classified as an investment property under development.

The financial information for the second quarter and half year ended 30 June 2015 set out in this announcement has been extracted from financial information for the period from 1 January 2015 to 30 June 2015 which has been reviewed by Cache's independent auditors in accordance with Singapore Standard on Review Engagements 2410 *"Review of Interim Financial Information Performed by the Independent Auditor of the Entity"*. For the purpose of this announcement, references to "Trust" are to Cache; and references to "Group" are to Cache and its subsidiaries.

1 For purposes of the investment mandate of Cache, Asia-Pacific is defined as Singapore, Malaysia, Indonesia, Philippines, Thailand, Vietnam, China, India, Hong Kong, Macau, Taiwan, Japan, Korea, Australia and New Zealand.

SUMMARY OF RESULTS FOR CACHE LOGISTICS TRUST

	Notes	Group					
					Year to Date		
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	Change	1/1/15 to 30/6/15	1/1/14 to 30/6/14	Change
		S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue		21,549	20,781	3.7	42,555	41,462	2.6
Net property income		18,506	19,566	(5.4)	38,195	39,136	(2.4)
Income available for distribution	(a)	16,783	16,734	0.3	33,590	33,389	0.6
Distribution per unit ("DPU") (cents)	(b)	**2.140**	**2.147**	**(0.3)**	**4.286**	**4.287**	**(0.0)**
Annualised DPU (cents)	(c)	**8.584**	**8.612**	**(0.3)**	**8.643**	**8.645**	**(0.0)**

Notes:

(a) This includes a portion of the sale proceeds from the disposal of Kim Heng warehouse of S$1.45 million which is classified as capital distribution from tax perspective.

(b) Please refer to item 6 and item 11 for further details.

(c) Extrapolated for information only. Not indicative of DPU for the respective full year ending 31 December.

Unaudited Financial Statements Announcement
For the Second Quarter and half year ended 30 June 2015

1(a) Statements of Total Return and Distribution Statements for the second quarter and half year ended 30 June 2015

	Notes	Group					
					Year to Date		
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	Change	1/1/15 to 30/6/15	1/1/14 to 30/6/14	Change
Statement of Total Return		S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue	(a)	**21,549**	**20,781**	**3.7**	**42,555**	**41,462**	**2.6**
Property expenses	(b)	(3,043)	(1,215)	150.5	(4,360)	(2,326)	87.4
Net property income		**18,506**	**19,566**	**(5.4)**	**38,195**	**39,136**	**(2.4)**
Other income	(c)	408	5	8,060.0	410	5	8,100.0
Net financing costs	(d)	(3,018)	(2,641)	14.3	(5,296)	(5,279)	0.3
Manager's fees	(e)	(1,851)	(1,643)	12.7	(3,670)	(3,264)	12.4
Trustee fees	(f)	(118)	(81)	45.7	(226)	(160)	41.3
Valuation fee		(15)	(17)	(11.8)	(28)	(34)	(17.6)
Other trust expenses	(g)	(298)	(389)	(23.4)	(561)	(751)	(25.3)
		(4,892)	**(4,766)**	**2.6**	**(9,371)**	**(9,483)**	**(1.2)**
Total return for the period before taxation and distribution		**13,614**	**14,800**	**(8.0)**	**28,824**	**29,653**	**(2.8)**
Tax expense	(h)	(133)	(112)	18.8	(186)	(170)	9.4
Total return for the period after taxation before distribution		**13,481**	**14,688**	**(8.2)**	**28,638**	**29,483**	**(2.9)**

		Group					
					Year to Date		
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	Change	1/1/15 to 30/6/15	1/1/14 to 30/6/14	Change
Distribution Statement		S$'000	S$'000	%	S$'000	S$'000	%
Total return for the period after taxation before distribution		**13,481**	**14,688**	**(8.2)**	**28,638**	**29,483**	**(2.9)**
Distribution adjustment:							
Manager's fees paid/payable in units	(e)	1,389	1,232	12.7	2,753	2,448	12.5
Trustee fees	(f)	118	81	45.7	226	160	41.3
Amortisation of transaction costs	(i)	308	492	(37.4)	604	984	(38.6)
Depreciation	(j)	156	39	300.0	285	73	290.4
Foreign exchange difference		(45)	56	(180.4)	(153)	71	(315.5)
Gain on disposal of investment property		(408)	-	nm	(408)	-	nm
Other items	(k)	333	146	128.1	194	170	14.1
Distribution adjustment		**1,851**	**2,046**	(9.5)	**3,501**	**3,906**	(10.4)
Income available for distribution to Unitholders at the end of the period		**15,332**	**16,734**	**(8.4)**	**32,139**	**33,389**	**(3.7)**
A portion of sales proceeds from the disposal of Kim Heng warehouse		1,451	-	nm	1,451	-	nm
Distributable amount to Unitholders	(l)	**16,783**	**16,734**	**0.3**	**33,590**	**33,389**	**0.6**

nm – not meaningful

	Notes	Trust					
					Year to Date		
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	Change	1/1/15 to 30/6/15	1/1/14 to 30/6/14	Change
Statement of Total Return		S$'000	S$'000	%	S$'000	S$'000	%
Gross revenue	(a)	**19,760**	**20,502**	**(3.6)**	**39,976**	**40,841**	**(2.1)**
Property expenses	(b)	(2,949)	(1,195)	146.8	(4,218)	(2,285)	84.6
Net property income		**16,811**	**19,307**	**(12.9)**	**35,758**	**38,556**	**(7.3)**
Other income	(c)	408	-	nm	410	-	nm
Dividend income		624	-	nm	624	-	nm
Net financing costs	(d)	(2,490)	(2,642)	(5.8)	(4,573)	(5,280)	(13.4)
Manager's fees	(e)	(1,851)	(1,643)	12.7	(3,670)	(3,264)	12.4
Trustee fees	(f)	(93)	(81)	14.8	(182)	(160)	13.8
Valuation fee		(15)	(17)	(11.8)	(28)	(34)	(17.6)
Other trust expenses	(g)	(222)	(308)	(27.9)	(434)	(630)	(31.1)
		(3,639)	**(4,691)**	**(22.4)**	**(7,853)**	**(9,368)**	**(16.2)**
Net income		**13,172**	**14,616**	**(9.9)**	**27,905**	**29,188**	**(4.4)**
Tax expense	(h)	(114)	-	nm	(114)	-	nm
Total return for the period after taxation before distribution		**13,058**	**14,616**	**(10.7)**	**27,791**	**29,188**	**(4.8)**

		Trust					
					Year to Date		
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	Change	1/1/15 to 30/6/15	1/1/14 to 30/6/14	Change
Distribution Statement		S$'000	S$'000	%	S$'000	S$'000	%
Total return for the period after taxation before distribution		**13,058**	**14,616**	**(10.7)**	**27,791**	**29,188**	**(4.8)**
Distribution adjustment:							
Manager's fees paid/payable in units	(e)	1,389	1,232	12.7	2,753	2,448	12.5
Trustee fees	(f)	93	81	14.8	182	160	13.8
Amortisation of transaction costs	(i)	289	492	(41.3)	575	984	(41.6)
Depreciation	(j)	150	34	341.2	272	62	338.7
Overseas income not distributed to the Trust		609	134	354.5	747	377	98.1
Gain on disposal of investment property		(408)	-	nm	(408)	-	nm
Other items	(k)	152	145	4.8	227	170	33.5
Distribution adjustment		**2,274**	**2,118**	7.4	**4,348**	**4,201**	3.5
Income available for distribution to Unitholders at the end of the period		**15,332**	**16,734**	**(8.4)**	**32,139**	**33,389**	**(3.7)**
A portion of sales proceeds from the disposal of Kim Heng warehouse		1,451	-	nm	1,451	-	nm
Distributable amount to Unitholders	(l)	**16,783**	**16,734**	**0.3**	**33,590**	**33,389**	**0.6**

nm – not meaningful

Notes:

(a) Comprises rental income from the investment properties.

(b) Comprises property management fee, lease management fee, reimbursable expenses payable to the Property Manager, property maintenance, lease commissions and other property related expenses. The increase is primarily due to higher land rent, property tax, maintenance expenses, lease commission and other property-related expenses as some master leases were converted to multi-tenanted leases in this quarter.

(c) Comprises gain on disposal of Kim Heng warehouse.

(d) Included in the net financing costs are the following:

	Notes	Group					
					Year to Date		
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	Change	1/1/15 to 30/6/15	1/1/14 to 30/6/14	Change
		S$'000	S$'000	%	S$'000	S$'000	%
Finance income :							
Bank deposits		13	71	(81.7)	27	120	(77.5)
Interest rate swaps		8	-	nm	64	-	nm
Finance expenses :							
Interest expense :							
Bank loans		(2,692)	(2,018)	33.4	(4,669)	(4,010)	16.4
Interest rate swaps		-	(201)	(100.0)	-	(402)	(100.0)
Amortisation of transaction costs	(i)	(308)	(492)	(37.4)	(604)	(984)	(38.6)
Others		(39)	(1)	3,800.0	(114)	(3)	3,700.0
Net financing costs		**(3,018)**	**(2,641)**	**14.3**	**(5,296)**	**(5,279)**	**0.3**

	Note	Trust					
					Year to Date		
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	Change	1/1/15 to 30/6/15	1/1/14 to 30/6/14	Change
		S$'000	S$'000	%	S$'000	S$'000	%
Finance income :							
Bank deposits		9	70	(87.1)	16	117	(86.3)
Intercompany loan		149	-	nm	209	-	nm
Interest rate swaps		20	-	nm	78	-	nm
Finance expenses :							
Interest expense :							
Bank loans		(2,335)	(2,018)	15.7	(4,180)	(4,010)	4.2
Interest rate swaps		-	(201)	(100.0)	-	(402)	(100.0)
Amortisation of transaction costs	(i)	(293)	(416)	(29.6)	(583)	(832)	(29.9)
Others		(40)	(77)	(48.1)	(113)	(153)	(26.1)
Net financing costs		**(2,490)**	**(2,642)**	**(5.8)**	**(4,573)**	**(5,280)**	**(13.4)**

nm – not meaningful

(e) Consist of:

- A base fee of 0.5% per annum of the value of the total assets; and
- A performance fee of 1.5% per annum of the net property income ("NPI").

The Manager may elect to receive the base fee and performance fee in cash or Units or a combination of cash and Units (as it may in its sole discretion determine).

(f) Includes trustee fees paid for the Australian properties.

(g) Other trust expenses last year include legal and professional fees incurred for the EGM and refinancing exercises.

(h) Includes income tax and withholding tax provided in relation to the subsidiaries.

(i) Represents amortisation of upfront fees on credit facilities which are substantially non-tax deductible and have minimal impact on income available for distribution.

(j) Relates to capital expenditure incurred for the properties.

(k) Relate to other tax adjustments.

(l) The current distribution policy is to distribute 100% of taxable and tax-exempt income. For a Real Estate Investment Trust to maintain tax transparency (such that distributions are tax exempt to eligible unitholders), it is required to distribute at least 90% of its taxable income. The dividends are distributed on a quarterly basis, no later than 60 days after the end of each distribution period.

1(b) Statements of Financial Position

	Notes	Group		Trust	
		30/06/15	31/12/14	30/06/15	31/12/14
		S$'000	S$'000	S$'000	S$'000
Non-current assets					
Investment properties	(a)	1,128,540	1,044,462	1,032,862	1,027,550
Investment property under development	(b)	110,317	75,700	110,317	75,700
Plant and equipment		2,722	1,840	2,623	1,729
Investments in subsidiaries	(c)	-	-	34,846	628
Derivative assets	(d)	57	242	-	242
Total non-current assets		**1,241,636**	**1,122,244**	**1,180,648**	**1,105,849**
Current assets					
Trade and other receivables		3,796	3,455	4,484	3,451
Amounts due from subsidiaries		-	-	21,165	12,705
Derivative assets	(d)	144	86	144	86
Cash and cash equivalents		16,549	11,275	13,628	9,976
Total current assets		**20,489**	**14,816**	**39,421**	**26,218**
Total assets		**1,262,125**	**1,137,060**	**1,220,069**	**1,132,067**
Current liabilities					
Trade and other payables	(e)	(17,098)	(20,501)	(16,442)	(20,322)
Interest bearing borrowings	(f)	(46,978)	(6,622)	(46,978)	(6,622)
Total current liabilities		**(64,076)**	**(27,123)**	**(63,420)**	**(26,944)**
Non-current liabilities					
Trade and other payables		(6,156)	-	(6,154)	-
Interest bearing borrowings	(f)	(427,297)	(342,623)	(391,214)	(342,623)
Derivative liabilities	(d)	(1,152)	-	(1,152)	-
Deferred tax liabilities	(g)	(420)	(413)	-	-
Total non-current liabilities		**(435,025)**	**(343,036)**	**(398,520)**	**(342,623)**
Total liabilities		**(499,101)**	**(370,159)**	**(461,940)**	**(369,567)**
Net assets		**763,024**	**766,901**	**758,129**	**762,500**
Represented by:					
Unitholders' funds	(h)	**763,024**	**766,901**	**758,129**	**762,500**

Notes:

(a) Represent carrying values of the investment properties based on independent valuations carried out by DTZ Debenham Tie Leung (SEA) Pte Ltd as at 31 December 2014 and the Australian properties acquired on 27 February 2015.

(b) Refers to the development of DHL Supply Chain Advanced Regional Centre (the "Development Property") at Greenwich Drive, Tampines LogisPark. The Development Property comprises one block of three-storey ramp-up warehouse with a four-storey ancillary office and one block of two-storey ramp-up warehouse, with a total gross floor

area of approximately 989,200 square feet. The Trust commenced development in May 2014 and it is expected to complete in the second half of 2015.

(c) Relates to wholly-owned subsidiaries of Cache, stated at cost. The increase is due to investment in Cache Logistics Trust Australia.

(d) Relates to the fair value of the interest rate swaps entered to hedge against the interest rate risk:
(i) a 4-year plain vanilla interest rates swap of S$87.85 million maturing in 2016;
(ii) a 3.3-year plain vanilla interest rates swap of S$131.25 million maturing in 2018;
(iii) a 3.6-year plain vanilla interest rates swap of S$53.75 million maturing in 2018;
(iv) a 4.6-year plain vanilla interest rates swap of S$29.55 million maturing in 2019; and
(v) a 5-year plain vanilla interest rates swap of A$17.50 million maturing in 2020.

As at 30 June 2015, Cache is 67% hedged against interest rate risk.

(e) Relates mainly to costs accruals for the Development Property.

(f) Refer to Item 1(b)(i): Aggregate amount of Borrowings and Debt Securities for details.

(g) Relates to deferred tax liabilities on the change in fair value of Jinshan Chemical Warehouse, Shanghai, China.

(h) Refer to Item (1)(d), the Statement of Movements in Unitholders' Funds, for details. Changes mainly due to movement in translation reserves and changes in fair value of cashflow hedges, return and distribution to unitholders for the period.

As at 30 June 2015, Cache's current liabilities exceeded its current assets due to current borrowings and construction cost accruals relating to the Development Property. Cache has in place committed revolving credit facilities that will mature in 2017 and 2018. Cache also has in place a bank facility for the Development Property as mentioned below.

1(b)(i) Aggregate amount of Borrowings and Debt Securities

	Group		Trust	
	30/06/15	31/12/14	30/06/15	31/12/14
	S$'000	S$'000	S$'000	S$'000
Secured borrowings				
Amount repayable within one year	47,808	6,808	47,808	6,808
Less : Unamortised transaction costs	(830)	(186)	(830)	(186)
	46,978	6,622	46,978	6,622
Amount repayable after one year	431,930	348,373	395,579	348,373
Less : Unamortised transaction costs	(4,633)	(5,750)	(4,365)	(5,750)
	427,297	342,623	391,214	342,623
Total borrowings	474,275	349,245	438,192	349,245

Notes:

Cache has in place a secured S$400 million club loan facility ("CLF") from a syndicate of five banks consisting of:

- a secured 4-year term loan of S$185 million maturing in 2018 ("Facility A");
- a secured 5-year term loan of S$150 million maturing in 2019 ("Facility B"); and
- a secured committed revolving credit facility ("Facility C") of S$65 million maturing in 2018.

The CLF is secured by way of:

- a first mortgage over CWT Commodity Hub, Cache Cold Centre, Schenker Megahub, Cache Districentre 1, Hi-Speed Logistics Centre, Precise Two (collectively, the "Charged Properties");
- a debenture creating fixed and floating charges over all assets in relation to the Charged Properties;
- an assignment of all leases, sale agreements and banker's guarantees and bank accounts in relation to the Charged Properties;
- an assignment of all insurance policies in relation to the Charged Properties.

As of 30 June 2015, a total of S$361 million has been drawn comprising of S$320 million from Facility A and Facility B and S$41 million from Facility C.

Cache has in place the following facilities for the Development Property:

- a secured 3.5 year term loan of S$81 million maturing in 2017 ("TLF"); and
- a secured committed revolving credit facility ("RCF") of S$16 million maturing in 2017.

The facilities are secured by way of:

- a first mortgage over the Development Property;
- a debenture creating fixed and floating charges over all assets in relation to the Development Property;
- an assignment of all insurance policies, lease agreements, construction contract and warranties/guarantees and bank accounts in relation to the Development Property;
- an assignment of all current and future lease agreements including the lease agreement signed by DHL on the rental proceeds, security deposits and/or bank guarantee.

As of 30 June 2015, a total of S$67.8 million has been drawn comprising of S$61.0 million from TLF and S$6.8 million from the RCF.

The Group has in place the following facilities for the acquisitions of the Australian properties:

- a secured 3 year term loan of A$14 million maturing in 2018; and.
- a secured 5 year term loan of A$35 million maturing in 2020.

The facilities are secured by way of a legal mortgage and charges over the Australian properties.

As of 30 June 2015, the A$14 million and A$35 million facilities were fully drawn.

1 (c) Statement of Cash Flows

	Notes	Group			
				Year to Date	
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	1/1/15 to 30/6/15	1/1/14 to 30/6/14
		S$'000	S$'000	S$'000	S$'000
Operating activities					
Net income		13,614	14,800	28,824	29,653
Adjustments for:					
Manager's fees paid/payable in units		1,389	1,232	2,753	2,448
Depreciation		156	39	285	73
Net financing costs		3,018	2,641	5,296	5,279
Fixed assets written off		25	-	25	-
Gain on disposal of investment properties		(408)	-	(408)	-
Changes in working capital :					
Trade and other receivables		(2,806)	156	(341)	140
Trade and other payables		(1,405)	(310)	4,712	(474)
Cash generated from operating activities		**13,583**	**18,558**	**41,146**	**37,119**
Tax paid		(190)	(67)	(227)	(129)
Net cash from operating activities		**13,393**	**18,491**	**40,919**	**36,990**
Cash flows from investing activities					
Interest received		13	71	27	120
Capital expenditure on investment properties	(a)	(7,849)	-	(11,495)	-
Purchase of plant and equipment		(733)	(112)	(1,191)	(123)
Purchase of investment properties	(b)	(507)	-	(79,254)	-
Capital expenditure on development property	(c)	(17,575)	(8,094)	(39,534)	(8,094)
Proceed from disposal of investment properties		9,408	-	9,408	-
Net cash used in investing activities		**(17,243)**	**(8,135)**	**(122,039)**	**(8,097)**
Cash flows from financing activities					
Proceeds from borrowings	(d)	28,541	-	125,161	-
Interest paid		(2,328)	(2,323)	(4,368)	(4,592)
Transaction costs paid		-	-	(335)	-
Distribution to Unitholders		(16,802)	(16,660)	(33,578)	(33,274)
Net cash from/(used in) financing activities		**9,411**	**(18,983)**	**86,880**	**(37,866)**
Net increase /(decrease) in cash and cash equivalents		**5,561**	**(8,627)**	**5,760**	**(8,973)**
Cash and cash equivalents at the beginning of the period		**11,331**	**40,378**	**11,275**	**40,754**
Effect of exchange differences on cash and cash equivalents		**(343)**	**57**	**(486)**	**27**
Cash and cash equivalents at the end of the period		**16,549**	**31,808**	**16,548**	**31,808**

Notes:

(a) Asset enhancement initiatives for existing investment properties.

(b) Amount incurred for the acquisitions of the Australian properties.

(c) Amount incurred for capital expenditure for the Development Property.

(d) Represent new borrowings drawn for the Development Property, working capital and acquisitions of Australian properties.

1 (d) Statements of Movements in Unitholders' Funds

	Notes	Group			
				Year to Date	
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	1/1/15 to 30/6/15	1/1/14 to 30/6/14
		S$'000	S$'000	S$'000	S$'000
Balance at the beginning of the period		**766,685**	**760,933**	**766,901**	**761,750**
Operations					
Total return after tax		**13,481**	**14,688**	**28,638**	**29,483**
Effective portion of changes in fair value of cashflow hedges	(a)	(1,205)	(328)	(1,279)	(283)
Foreign currency translation reserve					
Translation differences from financial statements of foreign entities		(524)	1	(411)	(258)
Net gain/(loss) recognised directly in Unitholders' fund		**(1,729)**	**(327)**	**(1,690)**	**(541)**
Unitholders' transactions					
Issue of new units					
- Manager's fees paid in units		-	-	1,364	1,216
Units to be issued:					
- Manager's fees payable in units	(b)	1,389	1,232	1,389	1,232
Distributions to unitholders		(16,802)	(16,660)	(33,578)	(33,274)
Net decrease in net assets resulting from unitholders' transactions		**(15,413)**	**(15,428)**	**(30,825)**	**(30,826)**
Unitholders' funds at the end of the period		**763,024**	**759,866**	**763,024**	**759,866**

	Notes	Trust			
				Year to Date	
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	1/1/15 to 30/6/15	1/1/14 to 30/6/14
		S$'000	S$'000	S$'000	S$'000
Balance at the beginning of the period		**762,019**	**757,178**	**762,500**	**757,959**
Operations					
Total return after tax		**13,058**	**14,616**	**27,791**	**29,188**
Effective portion of changes in fair value of cashflow hedges	(a)	**(1,535)**	**(328)**	**(1,337)**	**(283)**
Unitholders' transactions					
Issue of new units					
- Manager's fees paid in units		-	-	1,364	1,216
Units to be issued:					
- Manager's fees payable in units	(b)	1,389	1,232	1,389	1,232
Distributions to unitholders		(16,802)	(16,660)	(33,578)	(33,274)
Net decrease in net assets resulting from unitholders' transactions		**(15,413)**	**(15,428)**	**(30,825)**	**(30,826)**
Unitholders' funds at the end of the period		**758,129**	**756,038**	**758,129**	**756,038**

Notes:

(a) Relates to the effective portion of changes in derivative assets and liabilities designated as cashflow hedges.

(b) Represent the value of units to be issued to the Manager as partial consideration of the Manager's fees incurred for the quarter. The units are to be issued within 30 days from quarter end.

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

	Notes	Group and Trust			
				Year to Date	
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	1/1/15 to 30/6/15	1/1/14 to 30/6/14
		Units	Units	Units	Units
Issued units at the beginning of the period		782,932,594	778,535,208	781,758,464	777,440,340
Creation of units:					
- Manager's fees paid in units		-	-	1,174,130	1,094,868
Issued units at the end of the period		782,932,594	778,535,208	782,932,594	778,535,208
Units to be issued:					
- Manager's fees payable in units	(a)	1,210,178	1,023,812	1,210,178	1,023,812
Total issued and to be issued units		**784,142,772**	**779,559,020**	**784,142,772**	**779,559,020**

Notes:

(a) Represent units to be issued to the Manager as partial consideration of Manager's fees incurred for the quarter. The units are to be issued within 30 days from the quarter end.

1(d)(ii) A statement showing all sales, transfers, disposals, cancellations 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 financial information set out in this announcement relating to the following:

- Statements of Financial Position of the Group and the Trust as at 30 June 2015;
- Statements of Total Return of the Group and the Trust for the quarter and half year ended 30 June 2015;
- Distribution Statements of the Group and the Trust for the quarter and half year ended 30 June 2015;
- Statements of Movements in Unitholders' Fund of the Group and the Trust for the quarter and half year ended 30 June 2015; and
- Statements of Cash Flows of the Group for the quarter and half year ended 30 June 2015.

have been extracted from financial information for the period from 1 January 2015 to 30 June 2015 which has been reviewed by Cache's independent auditors in accordance with Singapore Standard on Review Engagements 2410 "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*".

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

Refer to the attachment for the extract of the independent auditors' review report dated 20 July 2015 issued on the financial information of Cache for the quarter and half year ended 30 June 2015, which has been prepared in accordance with the recommendations of

Statement of Recommended Accounting Practice 7 "*Reporting Framework for Unit Trusts*", issued by Institute of Singapore Chartered Accountants.

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

The Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current period compared with the audited financial statements for the 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.

There is no change in the accounting policies and methods of computation adopted.

6 Earnings per unit ("EPU") and Distribution per unit ("DPU") for the financial period

Earnings per unit

	Notes	Group			
				Year to Date	
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	1/1/15 to 30/6/15	1/1/14 to 30/6/14
Weighted average number of units		782,945,893	778,546,459	782,361,945	778,002,503
Earnings per unit for the period based on the weighted average number of units in issue (cents)	(a)	1.722	1.887	3.660	3.790

Notes:

(a) EPU calculation uses the total return for the period after tax, and the weighted average number of units issued and to be issued. The diluted EPU is the same as basic EPU as no dilutive instruments were in issue during the period.

Distribution per unit

In computing the DPU, the number of units as at the end of each period is used for the computation.

	Notes	Group			
				Year to Date	
		1/4/15 to 30/6/15	1/4/14 to 30/6/14	1/1/15 to 30/6/15	1/1/14 to 30/6/14
Number of units issued and to be issued at end of period entitled to distribution	(a)	784,142,772	779,559,020	784,142,772	779,559,020
Distribution per unit for the period based on the total number of units entitled to distribution (cents)	(b)	2.140	2.147	4.286	4.287

Notes:

(a) Computation of DPU for the period from 1 April 2015 to 30 June 2015 is based on the number of units entitled to distribution:

(i) Number of units in issue as at 30 June 2015 of 782,932,594; and
(ii) Units to be issued to the Manager by 30 July 2015 as partial consideration of Manager's fees incurred for the quarter ended 30 June 2015 of 1,210,178.

(b) Distribution of 2.140 cents per unit for the period 1 April 2015 to 30 June 2015 will be paid on 26 August 2015.

7 Net asset value ("NAV") per unit at the end of current period

	Notes	Group		Trust	
		30/06/15	31/12/14	30/06/15	31/12/14
NAV per unit (S$)	(a)	0.973	0.984	0.967	0.978

Notes:

(a) Number of units used to compute NAV per unit is 784,142,772 which comprise:

(i) Number of units in issue as at 30 June 2015 of 782,932,594; and
(ii) Units to be issued to the Manager by 30 July 2015 as partial consideration of Manager's fees incurred for the quarter ended 30 June 2015 of 1,210,178.

8 (i) Review of the performance for the quarter ended 30 June 2015

Gross revenue achieved for the quarter ended was S$21.5 million, an increase of S$0.7 million or 3.7% higher than 2Q2014. Net Property Income ("NPI") for the quarter was S$18.5 million, a decrease of S$1.1 million or 5.4% lower than 2Q2014. The decrease in NPI is mainly due to vacancies, higher land rent, property tax, property maintenance expenses, lease commissions and other property related expenses as some master leases were converted to multi-tenanted leases in this quarter.

Net financing costs for the quarter were S$3.0 million, 14.3% higher than 2Q14. The increase is due to borrowings drawn relating to the acquisitions of Australian properties and working capital.

All-in-financing cost averaged 3.11% for the quarter and the gearing ratio for the Group stood at 38.0% as at 30 June 2015.

Distributable Income in 2Q 2015 amounted to S$16.8 million, up 0.3% from the corresponding period last year. This included a partial capital distribution of S$1.45 million received from the proceeds from the divestment of 4 Penjuru Lane Singapore ("Kim Heng Warehouse"). Unitholders will receive a Distribution Per Unit ("DPU") of 2.140 cents this quarter.

(ii) Review of the performance for the half year ended 30 June 2015

Gross revenue achieved for the half year ended was S$42.6 million, an increase of S$1.1 million or 2.6% higher than the same period in 2014. Net Property Income ("NPI") for the

half year ended S$38.2 million, a decrease of S$0.9 million or 2.4% lower than the same period in 2014. The decrease in NPI is mainly due to vacancies, land rent, property tax, property maintenance expenses, lease commissions and other property-related expenses as some master leases were converted to multi-tenanted leases in this quarter.

Net financing costs for the half year ended were S$5.3 million, a 0.3% increase from the same period in 2014. All-in-financing cost averaged 2.95%.

9 Variance between the projection and actual results

The current results are broadly in line with the Trust's commentary made in the first quarter 2015 financial results announcement under Item 10. The Trust has not disclosed any financial forecast to the market.

10 Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

Economic Outlook

According to the Ministry of Trade & Industry's advance estimates, the Singapore economy grew by 1.7% on a year-on-year basis in the second quarter of 2015, lower than the 2.8% growth in the previous quarter[2]. This was attributable to a lacklustre manufacturing sector due to a fall in output in the biomedical manufacturing and transport engineering clusters[3]. Similarly, the Purchasing Managers' Index ("PMI") for June 2015 was 50.4, up only 0.2 points from the previous month.

Industry Outlook

Property consultant firm Colliers International expects the industrial property market to remain sluggish in the second half of 2015, similar to that in 1H 2015. Rents of prime multi-user conventional industrial space, which include warehouses, are likely to ease further by up to 2% over the next 6 months[4].

Following consultation with the industry, the Monetary Authority of Singapore ("MAS") released its responses to feedback received on the "Consultation Paper on Enhancements to the Regulatory Regime Governing REITs and REIT Managers" on 2 July 2015. The key regulatory changes include a single-tier aggregate leverage limit of 45% for all REITs, and an increase in the development limit to 25% of a REIT's total deposited property as long as unitholder approval is sought and there is a holding period of three years before and after development. These changes will become effective 1 January 2016 and are in addition to other corporate governance and disclosure requirements.

[2] Ministry of Trade & Industry Press Release, 14 July 2015
[3] The Straits Times, http://www.straitstimes.com/business/economy/singapore-economy-grew-17-in-q2-way-below-forecasts-mti-flash-estimates
[4] Colliers International, quarterly report "The Singapore Industrial Property Market Sees Healthy Leasing Activity but Languishing Sales in 2Q 2015", published 8 July 2015

Company Outlook

As at 30 June 2015, Cache reported a 3.7% increase in gross revenue compared to the same period a year ago. The quarter's net performance was impacted by the conversion of several buildings from single-tenant master leases to multi-tenancies in a soft rental market, leading to a slight increase in vacancy and Cache assuming direct obligation for all property expenses.

At quarter-end, Cache managed to achieve a high portfolio occupancy of 98.3% and a WALE[5] of approximately 4.5 years. During the first half of 2015, the Manager invested in various asset enhancement initiatives ("AEIs") which include the transfer of non-productive space to increase lettable area, converting under-utilised ambient area to air-conditioned space, upgrading aircon systems and other green building initiatives. The AEI works are real estate solutions that are a value-add to the end-users' operational efficiency. These investments enabled Cache to sign longer leases with the tenants and achieve an extended WALE.

In June 2015, the Manager completed the divestment of Kim Heng Warehouse, realising a capital gain of approximately S$0.7 million. The strategic divestment is in line with the Manager's asset management strategy to continue to streamline the portfolio and to optimise returns for unitholders.

The aggregate leverage ratio stood at 38.0% and the all-in financing cost averaged 3.11% for the quarter. As part of its prudent capital management strategy, the Manager continues to mitigate the impact of interest rate fluctuations by hedging approximately 67% of Cache's total borrowings into fixed rates.

The industrial property market conditions are expected to remain challenging with significant new incoming supply and government regulations in place. The Manager will continue to focus on maintaining high portfolio occupancy, embark on AEI work where deemed appropriate, seek quality acquisitions and pursue development opportunities, all as part of its growth strategy and to continue creating long term value for unitholders.

[5] Weighted Average Lease to Expiry by Net Lettable Area (NLA)

11 Distributions

(a) Current financial period

Any distribution declared for the current period? Yes

Name of distribution: Distribution for the period from 1 April 2015 to 30 June 2015

Distribution Type:

Distributable Income Period	**1/4/15 to 30/6/15**
Distribution Type	cents
Tax exempt income component	0.066
Taxable income component	1.811
Capital component	0.263
Total	2.140

Par value of units: Not meaningful

Tax rate:

Tax-exempt component

The tax-exempt income component of the Distribution is exempt from tax in the hands of all Unitholders.

Taxable income component

The distributions are made out of Cache's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax.

Distributions made to individuals, irrespective of their nationality or tax residence status, who hold the units as investment assets will be tax exempt. However, distributions made to individuals who hold units as trading assets or through a partnership will be taxed at their applicable income tax rates.

All Unitholders who are not individuals are subject to Singapore income tax / withholding tax on distributions of Cache.

Capital component

The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders holding the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of

calculating the amount of taxable trading gains arising from the disposal of the units.

Remarks: Nil

(b) Corresponding period of the immediately preceding financial year

Any distribution declared for the previous corresponding financial period? Yes

Name of distribution: Distribution for the period from 1 April 2014 to 30 June 2014

Distribution Type:

Distributable Income Period	**1/4/14 to 30/6/14**
Distribution Type	cents
Taxable income component	2.133
Capital component	0.014
Total	2.147

Par value of units: Not meaningful

Tax rate:

Taxable income component

The distributions are made out of Cache's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax.

Distributions made to individuals, irrespective of their nationality or tax residence status, who hold the units as investment assets will be tax exempt. However, distributions made to individuals who hold units as trading assets or through a partnership will be taxed at their applicable income tax rates.

All Unitholders who are not individuals are subject to Singapore income tax / withholding tax on distributions of Cache.

Capital component

The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders holding the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of

calculating the amount of taxable trading gains arising from the disposal of the units.

Remarks: Nil

(c) Date Payable 26 August 2015

(d) Books Closure Date / Record Date 28 July 2015

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

Not applicable.

13 Interested Party Transaction Mandate

Cache is not required to obtain a general mandate from Unitholders for Interested Party Transactions.

14 Confirmation pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the Manager of Cache (the "Manager") which may render the unaudited interim financial statements of the Group and Trust (comprising the statements of financial position as at 30 June 2015, statements of total return & distribution statements, statement of cash flows and statements of movements in Unitholders' funds for the second quarter and half year ended on that date), together with their accompanying notes, to be false or misleading, in any material aspect.

On behalf of the Board of the Manager
ARA-CWT TRUST MANAGEMENT (CACHE) LIMITED

Lim How Teck
Director

Lim Hwee Chiang
Director

This release may contain forward-looking statements that involve 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 property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current views of management on future events.

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.

BY ORDER OF THE BOARD
ARA-CWT TRUST MANAGEMENT (CACHE) LIMITED
AS MANAGER OF CACHE LOGISTICS TRUST
(Company registration no. 200919331H)

Lim Hwee Chiang
Director
20 July 2015

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The Board of Directors
ARA-CWT Trust Management (Cache) Limited
(in its capacity as Manager of Cache Logistics Trust)
6 Temasek Boulevard
#16-02 Suntec Tower 4
Singapore 038986

20 July 2015

Cache Logistics Trust
Review of Interim Financial Information

Introduction

We have reviewed the accompanying Interim Financial Information of Cache Logistics Trust (the "Trust") and its subsidiaries (collectively the "Group") for the quarter and six-month period ended 30 June 2015. The Interim Financial Information consists of the following:

- Statements of financial position of the Group and the Trust as at 30 June 2015;
- Portfolio statements of the Group and the Trust as at 30 June 2015;
- Statements of total return of the Group and the Trust for the quarter and six-month period ended 30 June 2015;
- Distribution statements of the Group and the Trust for the quarter and six-month period ended 30 June 2015;
- Statements of movements in unitholders' funds of the Group and the Trust for the quarter and six-month period ended 30 June 2015;
- Statement of cash flows of the Group for the quarter and six-month period ended 30 June 2015; and
- Certain explanatory notes to the above financial information.

The management of ARA-CWT Trust Management (Cache) Limited (the "Manager" of the Trust) is responsible for the preparation and presentation of this Interim Financial Information in accordance with the provisions of the Statement of Recommended Accounting Practice ("RAP") 7 *Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on this Interim Financial Information based on our review.

KPMG LLP (Registration No. T08LL1267L), an accounting limited liability partnership registered in Singapore under the Limited Liability Partnership Act (Chapter 163A), and a member firm of the KPMG network of independent member firms affiliated with KPMG International Cooperative ("KPMG International"), a Swiss entity.

Scope of review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of the interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information is not prepared, in all material respects, in accordance with the provisions of RAP 7 issued by the Institute of Singapore Chartered Accountants.

Restriction of Use

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the Interim Financial Information for the purpose of assisting the Trust to meet the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its interim financial information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.

KPMG LLP
Public Accountants and
Chartered Accountants

Singapore
20 July 2015