
RESPONSE TO SGX-ST'S QUERY REGARDING THE 2013 ANNUAL REPORT

On 28 March 2014, the Singapore Exchange Securities Trading Limited ("**SGX-ST**") requested that Cambridge Industrial Trust ("**CIT**") provide certain further information in relation to its 2013 Annual Report ("**Annual Report**").

The questions from the SGX-ST and CIT's responses are set out below. The SGX-ST has requested that the following be announced via SGXNET by the end of today:

Question 1:

Rule 1207(10) of the Listing Manual requires disclosure in the Annual Report on the opinion of the board with the concurrence of the audit committee on the adequacy of the internal controls, addressing financial, operational and compliance risks.

We note that on page 37 of the Annual Report, it is stated that "the Board with the concurrence of the ARCC is satisfied that the Manager's system of internal controls includes financial, operational, compliance controls and risk management systems was adequate for the year ended 31 December 2013".

We note that the Board opined on the adequacy of the risk management systems. Please disclose whether the Board with the concurrence of the ARCC is satisfied that the Manager's system of internal controls, including financial, operational and compliance controls, is adequate.

Response:

We confirm that, on the basis of the matters elaborated on on Pages 36 and 37 of the Annual Report under the heading "RISK MANAGEMENT AND INTERNAL CONTROLS", the Board with the concurrence of the Audit, Risk Management and Compliance Committee ("**ARCC**") is satisfied that the Manager's system of internal controls, which includes financial, operational and compliance controls, is adequate for the year ended 31 December 2013, to provide reasonable assurance that assets are safeguarded and that proper accounting records are maintained and financial statements are reliable.

Question 2:

It is stated on page 143 of the Annual Report that audit fees and non-audit fees paid/payable to the auditors of the Group amounted to \$172,000 and \$132,000 respectively.

Please disclose the nature of the non-audit services provided by the auditors and the reasons which led to the significant payment of non-audit fees.

Response:

The non-audit services provided by the auditors to CIT during the financial year ended 31 December 2013 were mainly the following:

- Tax review
- Tax advisory (Advanced Tax Ruling)

The non-audit fees were increased in the financial year ended 31 December 2013 due to the tax advisory engagement relating to the Advanced Tax Ruling, which is not expected to recur in this financial year ending 31 December 2014.

BY ORDER OF THE BOARD

Philip Levinson
Chief Executive Officer and Executive Director

Cambridge Industrial Trust Management Limited
As Manager of Cambridge Industrial Trust
(Company Registration No. 200512804G, Capital Markets Services Licence No. 100132-2)

31 March 2014

For further enquiries, please contact:

Cambridge Industrial Trust Management Limited
Ms Caroline Fong
Head of Investor Relations and Corporate Communications
(65) 6222 3339
caroline.fong@cambridgeitm.com

About Cambridge Industrial Trust

Cambridge Industrial Trust (“CIT”), publicly listed on the Singapore Exchange Securities Trading Limited since 25 July 2006, is Singapore’s first independent industrial real estate investment trust (“REIT”).

CIT invests in quality income-producing industrial properties and has a diversified portfolio of 47 properties located across Singapore, with a total gross floor area of approximately 7.6 million square feet and a property value of S\$1.2 billion as at 31 December 2013. They range from logistics and warehousing properties to light industrial properties, which are located close to major transportation hubs and key industrial zones island-wide.

The Manager’s objective is to provide Unitholders with a stable and secure income stream through the successful implementation of the following strategies:

- Pro-active asset management;
- Acquisition of value-enhancing properties;
- Divestment of non-core properties; and
- Prudent capital and risk management.

Cambridge Industrial Trust Management Limited, the Manager of CIT, is indirectly owned by three strategic sponsors, namely, National Australia Bank Group (“NAB”) (56%), Oxley Group (24%) and Mitsui & Co., Ltd (“Mitsui”) (20%):

- NAB, one of Australia’s four largest banks, is an international financial services group that provides a comprehensive and integrated range of financial products and services;
- Oxley Group is an innovative private investment house specialising in real estate and private equity investments across Asia-Pacific; and
- Mitsui is one of the largest corporate conglomerates in Japan and listed on the Tokyo Stock Exchange. It is one of the largest publicly traded companies in the world. Mitsui also developed the Japan Logistics Fund Inc., a publicly listed REIT in Japan dedicated to investing in distribution facilities.

For further information on CIT, please visit <http://www.cambridgeindustrialtrust.com/>

Important Notice

The value of units in CIT ("**Units**") and the income derived from them may fall as well as rise. Units are not investments or deposits in, or liabilities or obligations of, Cambridge Industrial Trust Management Limited ("**Manager**"), RBC Investor Services Trust Singapore Limited (in its capacity as trustee of CIT) ("**Trustee**"), or any of their respective related corporations and affiliates (including but not limited to National Australia Bank Limited, nabInvest Capital Partners Pty Limited, or other members of the National Australia Bank group) and their affiliates (individually and collectively "**Affiliates**"). An investment in Units is subject to equity investment risk, including the possible delays in repayment and loss of income or the principal amount invested. Neither CIT, the Manager, the Trustee nor any of the Affiliates guarantees the repayment of any principal amount invested, the performance of CIT, any particular rate of return from investing in CIT, or any taxation consequences of an investment in CIT. Any indication of CIT performance returns is historical and cannot be relied on as an indicator of future performance.

Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that investors may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This release may contain forward-looking statements that involve assumptions, 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 occupancy or property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in amounts and on terms necessary to support future CIT business. 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.

This release is for informational purposes only and does not have regard to your specific investment objectives, financial situation or your particular needs. Any information contained in this release is not to be construed as investment or financial advice, and does not constitute an offer or an invitation to invest in CIT or any investment or product of or to subscribe to any services offered by the Manager, the Trustee or any of the Affiliates.