ANNUAL REPORT 2014

A WINNING FORMULA

CREATING SUSTAINABLE GROWTH AND VALUE

ADDING VALUE IN A YEAR OF CHANGE

CAMBRIDGE INDUSTRIAL TRUST

MISSION AND VISION

Cambridge Industrial Trust ("CIT") is firmly committed to providing its Unitholders with a stable and secure income stream, through the pro-active management of its property portfolio and with the intention to deliver long-term capital growth.

CONTENTS

S$77.8 Million

NET PROPERTY INCOME

S$63.0 Million

DISTRIBUTABLE AMOUNT

68.1 cents

NET ASSET VALUE PER UNIT

5.004 cents

DISTRIBUTION PER UNIT

CORPORATE INFORMATION

CIT is a Singapore-based industrial real estate investment trust ("REIT"), principally investing directly or indirectly in income-producing real estate and real estate related assets in Singapore, which are used primarily for industrial, warehousing and logistic purposes.

CIT was constituted on 31 March 2006 under a trust deed (as amended), entered into between the CIT Manager ("CITM" or "the Manager") and the CIT Trustee. CIT was officially listed on the Mainboard of the Singapore Exchange Securities Trading Limited ("SGX-ST") since 25 July 2006 (the "Listing Date") and had a market capitalisation of S$865 million as at 31 December 2014.

Since the Listing Date, CIT has grown its initial portfolio of 27 properties to a portfolio comprising 50 properties ("the Properties") located across Singapore, with a total gross floor area ("GFA") of 8.4 million square feet ("sq ft") and a property value of S$1.37 billion as at 31 December 2014.

They range from logistics, warehousing, light industrial, general industrial, car showroom and workshop to business park 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 secure and stable distribution and achieve long-term growth in net asset value ("NAV") per unit through the successful implementation of the following strategies:

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

CIT has a credit rating of BBB-/Stable/-- which was assigned by Standard & Poor's on 27 August 2009 and has been reaffirmed annually since 2011, with the latest being on 6 June 2014.

ENHANCING SUSTAINABLE VALUE

8.4M SQ FT
GROSS FLOOR AREA

96.0%
OCCUPANCY

CHAIRMAN'S & CHIEF EXECUTIVE OFFICER'S JOINT MESSAGE

LETTER TO UNITHOLDERS

2014 was a challenging year for CIT and its Manager amidst a highly competitive and sluggish economic growth environment in Singapore. There were flattening rental returns and also greater competition in asset leasing and acquisitions in the industrial real estate sector.

DR. CHUA YONG HAI
CHAIRMAN AND INDEPENDENT NON-EXECUTIVE DIRECTOR

MR. PHILIP LEVINSON
CHIEF EXECUTIVE OFFICER AND EXECUTIVE DIRECTOR

DEAR UNITHOLDERS

On behalf of the Board of Directors of Cambridge Industrial Trust Management Limited, the Manager of Cambridge Industrial Trust, we are pleased to present the Annual Report for FY2014.

A CHALLENGING FY2014

2014 was a challenging year for CIT and its Manager amidst a highly competitive and sluggish economic growth environment in Singapore. There were flattening rental returns and also greater competition in asset leasing and acquisitions in the industrial real estate sector.

Despite these challenges, we are pleased to report that CIT registered a set of consistent financial results and renewed over 1.8 million sq ft of space in FY2014. We also acquired S$140.8 million worth of yield accretive assets including our first Business Park asset that brings our total portfolio to 50 properties.

With a muted and uncertain global outlook, we believe that we should continue to be guided by our mission of providing our Unitholders with a stable and secure income stream, through both prudent capital and pro-active property portfolio management, with the intention of delivering long-term capital growth.

Our succession planning process also saw a smooth transition to our new Chief Executive Officer and Executive Director, Philip Levinson who assumed his position on 31 March 2014 and has since built on a strong platform left behind by his predecessor.

CONSISTENT FINANCIAL PERFORMANCE

Gross total revenue for the year was up 3% to S$99.3 million and net property income was S$77.8 million. The Distribution per Unit ("DPU") increased to 5.004 cents, which equates to a yield of 7.4%, based on the closing price of S$0.68 per unit at the end of 2014.

The Distribution Reinvestment Plan ("DRP") continued to be implemented and received a favourable response in FY2014 with Unitholders taking up 23% to 41% per quarter.

Our balance sheet remains strong. CIT's gearing currently stands at the midpoint of our prudent range of between 30% to 40% and continues to provide debt headroom to support our acquisition and asset enhancement initiatives ("AEI").

As at 31 December 2014, CIT's total asset value was S$1.38 billion while net asset value per unit stood at S$0.681. The Trust's underlying property fundamentals remained resilient. Portfolio occupancy remained stable at 96% with an average security deposit equivalent to 9.1 months rental per tenant. Our top ten tenants accounted for 37.3% of the rental income, down from 40.7% a year ago. The weighted average lease expiry (by rental income) increased to 4.0 years, from 3.6 years in 2013.

We maintained our focus on prudent capital management. We have already refinanced all of the Trust's 2015 debt exposures predominantly through two Medium Term Note ("MTN") issuances, the first note in November 2014 which raised S$100 million with a tenure of four years at 3.5% per annum and the second note in January 2015 which raised S$55 million with the same maturity and price. We now have approximately S$407.5 million in unencumbered assets which has enhanced our credit profile and reduced our cost of debt to 3.6% per annum from 3.9% per annum at the end of 2013.

STRATEGIC REVIEW AND OPERATIONS

Following a comprehensive strategic review of our operations in July 2014, several key areas including the following were investigated and considered:

- acquisition of core assets that are yield accretive and also those that require more active asset management to grow returns;
- investing in overseas markets through potential joint ventures with appropriate partners; and
- further strengthening the capital base to support future growth.

We also actively managed the conversion of four properties from single-tenanted (including master-leased) to multi-tenanted, bringing our number of tenants to 168. This significantly diversifies our tenant mix and lessens the impact on our portfolio from any single tenant.

During the year we also completed the acquisition of four properties for S$140.8 million. Our AEI added approximately 380,000 sq ft to our portfolio with the completion of 3 Pioneer Sector 3 (Phase I) and 21B Senoko Loop (Phase II). A number of additional properties are under review for asset enhancement in FY2015.

Our Asset Management and Leasing teams successfully renewed over 1.8 million sq ft of space for the year which was an excellent result in the highly competitive market. The lease renewals achieved a positive rental reversion of 4.6% on a weighted basis which continues to contribute to distribution growth.

PERFORMANCE FEES

Under the terms of the Trust Deed, the Manager is entitled to charge a fee if the Trust's performance exceeds the performance of certain of the largest Singapore REITs over the same period.

In April 2014, the Manager decided to unilaterally and irrevocably adjust the Performance Fee computation in favour of Unitholders, by reducing the Tier 2 Performance Fee rate to 5% from 15% previously. This reduction effectively reduces the performance fees by up to 50%.

In June 2014, based on the performance of the Trust in 1H2014 (January to June 2014), the Manager was entitled to a performance fee of S$2.89 million. However, with the announcement in April 2014 on the reduction of the Tier 2 Performance Fee rate, this fee was reduced to S$1.68 million.

At several previous Annual General Meetings and also outside these meetings, Unitholders have expressed concerns that the existing formula used by the Manager for the calculation of Performance Fees is very complex, difficult to understand and not so transparent. The Manager is addressing these concerns seriously and at the appropriate time, will propose a change of the formula to Unitholders for approval.

CORPORATE SOCIAL RESPONSIBILITY AND SUSTAINABILITY

We continue to recognise that the business and operations of the Trust have a long-term impact on the environment and the community. We also recognise that sustainability is not only good for the planet but also good for our business. We have therefore continued to investigate and implement measures that will contribute to these causes. In FY2014 we were awarded the Solar Pioneer Award for the second time for our commitment to install 4.7 megawatt solar panels on the roofs of ten buildings and will continue to expand their use.

All of our staff have been actively involved in improving the lives of the underprivileged through a series of programmes such as Home Improvement Programme, Children's Wishing Well and Ride for Rainbow.

OUTLOOK FOR FY2015

Figures released by the Ministry of Trade and Industry ("MTI") in February 2015 illustrated that Singapore's economy grew 2.9% year-to-year ("y-o-y") in FY2014. MTI has forecast Singapore's economy to grow between 2% to 4% in FY2015.

Singapore's industrial sector is expected to face challenges in 2015 as the market starts to experience the pressures from the economic restructuring and changes of government policies, including sub-letting and sale and leaseback requirements in industrial properties. We will however continue to focus on our mission of growing the Trust in a sustainable and measured way with the objective of growing Unitholders' value. We will also continue to source for value-adding asset acquisition opportunities which complement the Trust's portfolio.

ACKNOWLEDGEMENTS

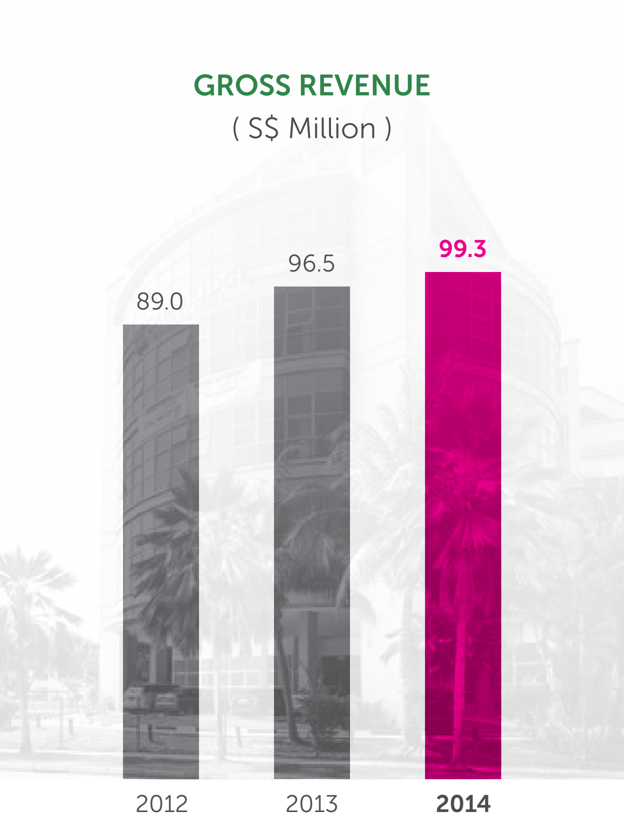
On 31 October 2014, our longest serving Independent Director, Professor Ong Seow Eng retired from the Board after nine years of service. Mr Hiroshi Sugita resigned from the board on 9 June 2014 and Mr Gary Symons on 7 July 2014. We are indebted to all of them for their guidance and contributions during their respective tenures and we wish them well in their future endeavours.

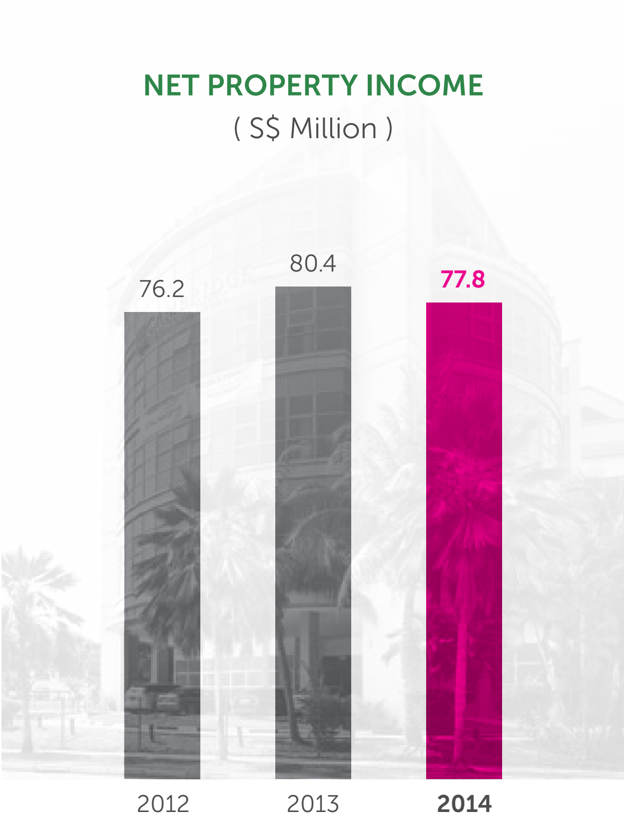
On behalf of the Board, we would like to thank our Trustee and bankers for their continued support. Particular appreciation should also go to our tenants for the role they have played in the ongoing stability and growth of CIT. The depth, strength, dedication and enthusiasm of our management team, ably supported by an excellent group of employees also needs to be highly commended here.

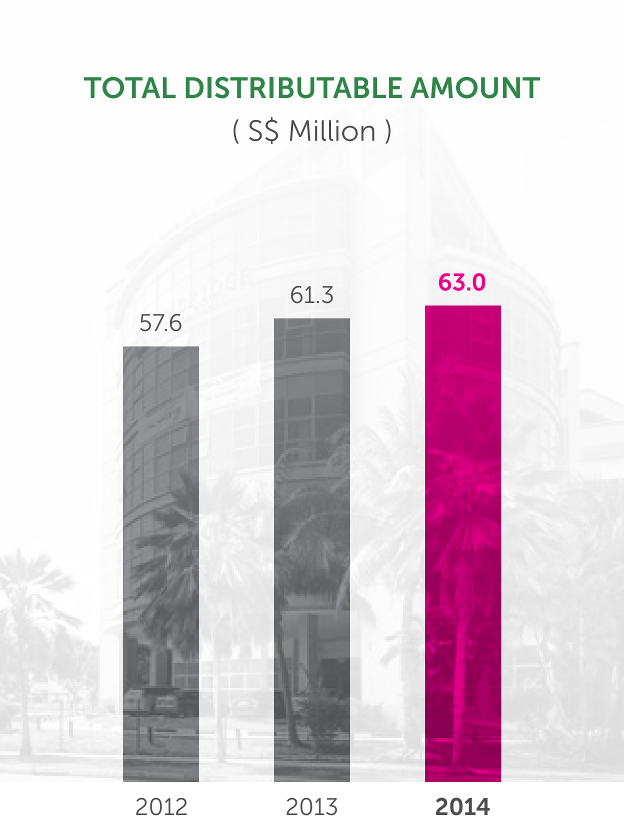
Finally, the trust, confidence and unwavering support shown by the Unitholders for the Board and the Manager are sincerely appreciated. On behalf of the Board, we again look forward to your attendance and active participation at CIT's upcoming Annual General Meeting ("AGM") which will be held on 24 April 2015.

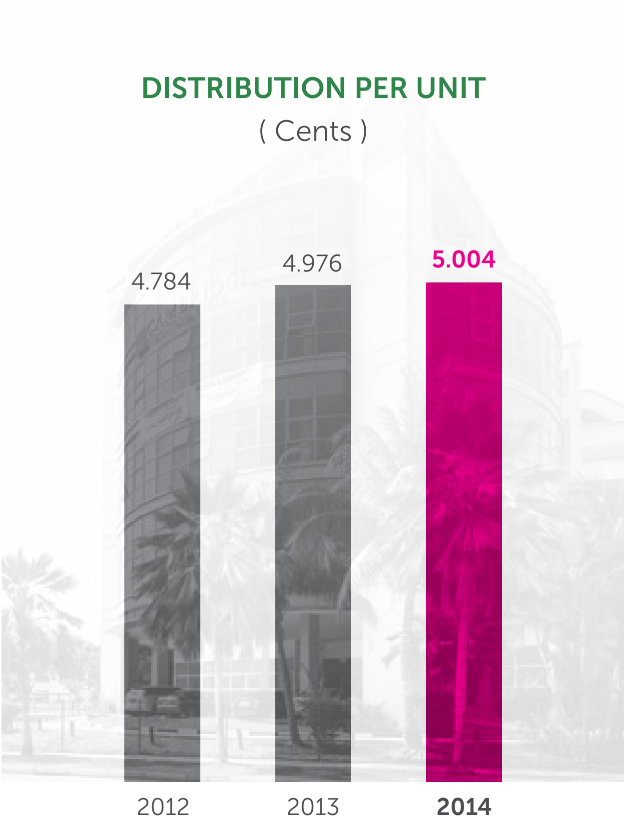
FINANCIAL HIGHLIGHTS

FOR FINANCIAL YEAR ENDED 31 DECEMBER 2014









	2014	2013	2012
Balance Sheet			
Total assets (S$' 000)	1,380,496	1,260,916	1,305,347
Total net borrowings (S$' 000)	475,448	354,903	493,674
Unitholders' funds (S$' 000)	866,333	861,546	786,693
Key Financial Ratios			
Net asset value per Unit (cents)	68.1	69.5	64.7
Gearing ratio [1] (%)	34.8	28.7	38.6
Weighted average effective interest rate (p.a.) (%)	3.7	3.9	4.0
Interest cover [2] (times)	5.2	5.6	5.0
Capital Management			
Total term loan and revolving credit facilities	570,000	440,000	680,000
Total debt (excluding unamortised loan transaction costs)	480,000	362,172	503,696
Units in issue (in '000)	1,271,543	1,239,339	1,216,015
Market capitalisation [3] (S$' 000)	864,649	855,144	820,810
Trading Statistics for Financial Year			
Opening price (S$)	0.695	0.675	0.475
Highest price (S$)	0.785	0.860	0.680
Lowest price (S$)	0.665	0.640	0.475
Closing price (S$)	0.680	0.690	0.675
Volume weighted average price (S$)	0.72	0.73	0.58
Total volume traded (in million units)	558.66	694.86	476.46
Average volume per day (in million units)	2.22	2.77	1.90
Unit price performance [4] (%)	8.06	9.50	53.44

1 Computed based on total debt over total assets.

2 Computed based on EBITDA excluding gain on disposal of investment properties, changes in fair value of investment properties, investment properties under development and financial derivatives, divided by interest expense.

3 Computed based on closing price and units in issue at the end of financial year.

4 Performance is calculated on the change in unit price for the year plus distributions paid, which are assumed to be fully reinvested at the closing price on the ex-distribution dates.

YEAR IN BRIEF



2014 JAN / MAR APR / JUN JUL / SEP

17 January 2014
Achieved a DPU of 4.976 cents for FY2013, an increase of 4.0% y-o-y

3 March 2014
New units issued and listed at an issue price of S$0.6737 per unit under the DRP. The take-up rate was around 35%

17 March 2014
Completed the acquisition of 30 Teban Gardens Crescent, a three-storey industrial building with a single storey factory cum car showroom and a new two-storey annex block housing a showroom cum ancillary office for a purchase consideration of S$41.0 million

24 March 2014
Completed the divestment of 81 Defu Lane 10 for S$7.8 million, approximately 16% above the book value of S$6.7 million

29 March 2014
Participated in the Earth Hour 2014, organised by the World Wide Fund for Nature ("WWF") Singapore, together with our tenants

31 March 2014
The appointment of new CEO, Mr Philip Levinson

Completed the acquisition of 11 Chang Charn Road, a six-storey light industrial building for a purchase consideration of S$32.0 million

16 April 2014
Achieved a DPU of 1.251 cents for 1Q2014, an increase of 1.4% y-o-y

17 April 2014
Convened our AGM where all three resolutions set out in the Notice of AGM were duly passed

29 April 2014
Issued a S$30 million six year MTN at 4.1% p.a. Issuance was 1.2 times subscribed

3 June 2014
Completed the AEI Phase I for 3 Pioneer Sector 3 four months ahead of schedule and achieved cost savings of S$1.0 million, bringing the total cost to S$44.4 million

Commenced the AEI Phase II for 3 Pioneer Sector 3 for approximately S$12.4 million

Standard & Poor's reaffirmed CIT's credit rating of BBB-/Stable/--

5 June 2014
New units issued and listed at an issue price of S$0.7168 per unit under the DRP. The take-up rate was around 41%

24 July 2014
Achieved a DPU of 1.251 cents for 2Q2014, an increase of 0.9% y-o-y

31 July 2014
Completed the AEI for 30 Toh Guan Road, a three-storey detached building comprising car showrooms, car workshops, ancillary office and a two-storey annex building for approximately S$2.3 million

10 September 2014
New units issued and listed at an issue price of S$0.6980 per unit under the DRP. The take-up rate was around 34%

12 September 2014
Completed the acquisition of 12 Ang Mo Kio Street 65, a six-storey purpose-built light industrial building for a purchase consideration of S$39.8 million

OCT / NOV

DEC

2015

JAN / FEB

10 October 2014
Conducted a Sustainable Business Seminar for our tenants

23 October 2014
Achieved a DPU of 1.250 cents for 3Q2014, a decrease of 0.1% y-o-y

5 November 2014
Issued S$100 million four year MTN at 3.5% p.a and lowered our all-in-cost of debt to 3.63% from 3.66% and extended our average debt maturity to 2.5 years from 1.9 years. Issuance was 1.7 times subscribed

10 November 2014
Won the Prestigious Solar Pioneer Award, organized by the Singapore Economic Development Board ("EDB") for the second time, highlighting CIT's green achievement

10 December 2014
Completed the AEI Phase II for 21B Senoko Loop

12 December 2014
New units issued and listed at an issue price of S$0.6835 per unit under the DRP. The take-up rate was around 23%

19 December 2014
Completed the acquisition of first business park, 16 International Business Park and 50th property, a three-storey purpose-built building with a mezzanine and a basement carpark for a purchase consideration of S$28.0 million

16 January 2015
Achieved a DPU of 1.252 cents for 4Q2014, an increase of 0.1% y-o-y

21 January 2015
Issued S$55 million MTN at 3.5% p.a. Issuance was 1.4 times subscribed

17 February 2015
Proposed the acquisition of 160A Gul Circle, a single-storey factory and a newly completed four-storey factory, for S$16.2 million

27 February 2015
New units issued and listed at an issue price of S$0.6669 per unit under the DRP. The take-up rate was around 30%

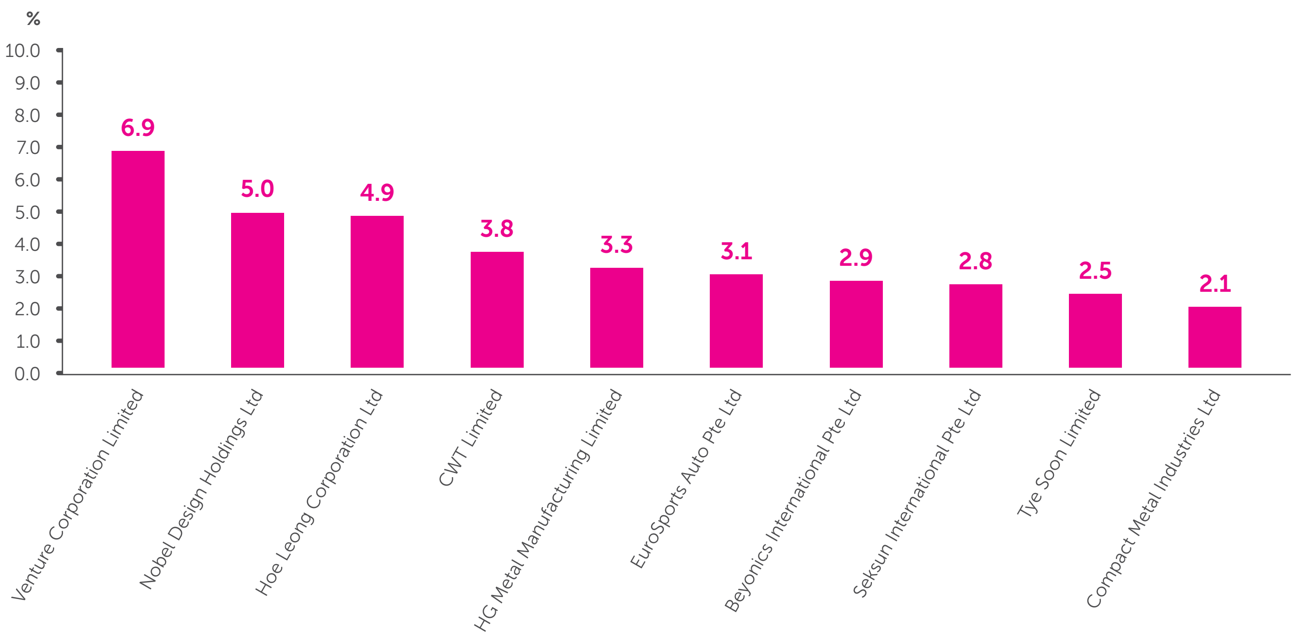
MANAGER'S REPORT

DYNAMIC DE-RISKING STRATEGY

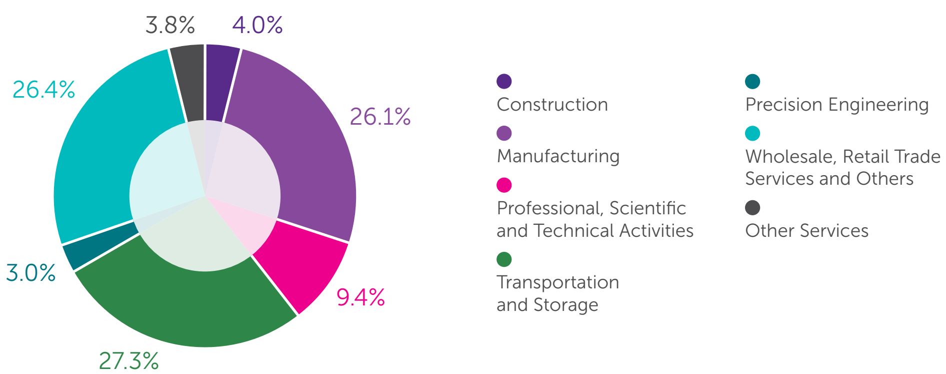
2014 was a challenging year. Notwithstanding that, CIT successfully acquired four properties, totalling S$140.8 million. As at 31 December 2014, CIT's portfolio stood at 50 assets with a value of S$1.37 billion and occupancy remained stable at approximately 96.0%, above the industrial average market of 90.9%[1]

The Manager continued to proactively manage its lease expiries and improved its tenant mix to strengthen its portfolio. During the year, the Manager renewed 1.88 million sq ft of leases with a positive average rental version of 4.6%. With a diversified base of 168 tenants, the top 10 tenants accounted for approximately 37.3% of rental income as at 31 December 2014. CIT's Weighted Average Lease Expiry ("WALE") stood at 4.0 years with an average portfolio rent of S$1.08 psf per month.

TOP 10 TENANTS ACCOUNT FOR 37.3% OF RENTAL INCOME
AS AT 31 DECEMBER 2014



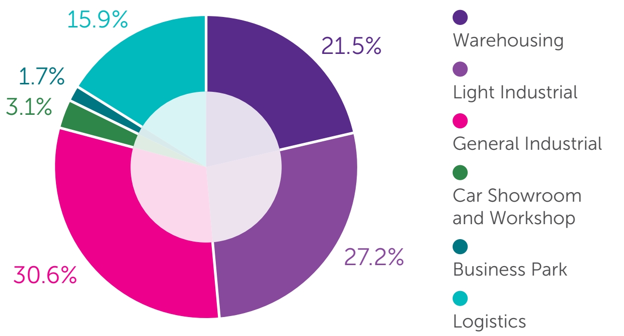
TRADE SECTOR (BY RENTAL INCOME)
AS AT 31 DECEMBER 2014



1 JTC 4th quarter market report

ASSET CLASS (BY RENTAL INCOME)

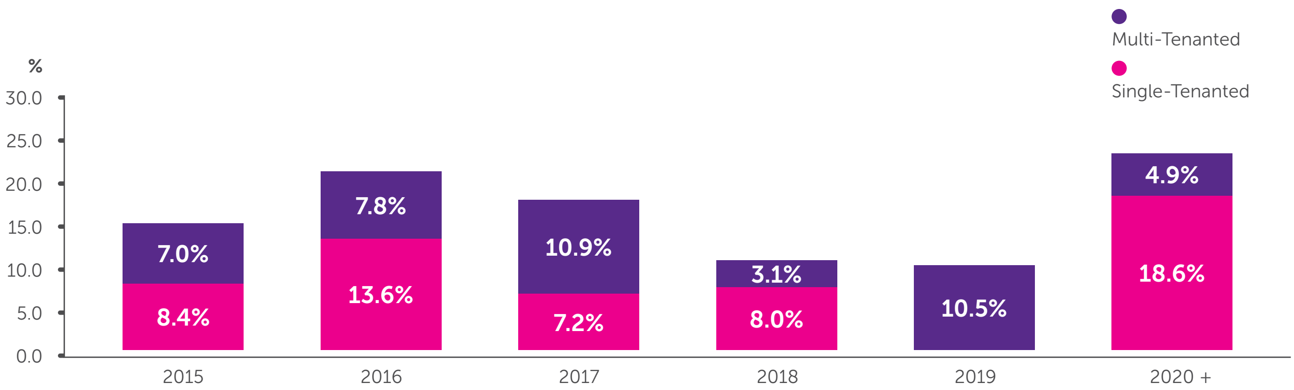
AS AT 31 DECEMBER 2014



Asset Class by Rental Income (2014)	
No. of Properties	50
Property Value (S$ billion)	1.37
Total Portfolio GFA (million sq ft)	~8.4
Total Net Lettable Area (million sq ft)	~7.9
Portfolio Occupancy (%)	96.0
Total No. of Tenants	168

WEIGHTED AVERAGE LEASE EXPIRY ("WALE")

AS AT 31 DECEMBER 2014



ACQUISITION OF VALUE-ENHANCING PROPERTIES

On 17 March 2014, we completed the acquisition of 30 Teban Gardens Crescent, a three-storey industrial building with a single-storey factory cum car showroom and a new two-storey annex block housing cum ancillary office for a purchase consideration of S$41.0 million. With a total GFA of approximately 139.525 sq ft, this property is leased to EuroSports Auto Pte Ltd, for six years.

On 31 March 2014, we completed the acquisition of 11 Chang Charn Road, a six-storey purpose-built warehouse cum light industrial building for a purchase consideration of S$32.0 million. Located within the prime Bukit Merah industrial precinct, this multi-tenanted property is 10 minutes away from the Central Business District. This property has a total GFA of approximately 97,542 sq ft.

The acquisition of 12 Ang Mo Kio Street 65 was completed on 12 September 2014. The multi-tenanted six-storey purpose-built light industrial building, with a total GFA of approximately 180,424 sq ft, was acquired for a purchase consideration of S$39.8 million. It is situated at the central-northern part of Singapore and is easily accessible via the Central Expressway and Seletar Expressway.

Our maiden foray into business park space was completed on 19 December 2014. 16 International Business Park was acquired for a purchase consideration of S$28.0[2] million. Situated within the International Business Park in Jurong East, Singapore's pioneer business park, this three-storey purpose-built building has a GFA of approximately 69,258 sq ft and is leased to M+W Singapore Pte Ltd, for 11.6 years with options to renew for two consecutive five-year terms.

2 Excludes land premium of approximately S$2.4 million payable by CIT

MANAGER'S REPORT

PRO-ACTIVE ASSET MANAGEMENT

During 2014, we saw the early completion of the AEI Phase I for 3 Pioneer Sector 3, four months ahead of schedule, on 3 June 2014 and achieved a cost savings of S$1.0 million. Phase I AEI involved the construction of a four-storey ramp up warehouse, a first for CIT, with an additional GFA of approximately 315,350 sq ft. This brings the total GFA to 716,510 sq ft. The property, which is located within the Jurong Industrial Estate, is currently undergoing Phase II AEI, involving the connection of the new ramp-up warehouse with the existing building, upgrading the building façade and is targeted to complete in 1Q2015. The property is leased to CWT Limited for three years.

On 31 July 2014, we completed the AEI for 30 Toh Guan Road, a multi-tenanted eight-storey warehouse with office accommodation and an adjoining two-level conventional warehouse.

On 10 December 2014, we completed Phase II of the AEI works at 21B Senoko Loop. Phase II AEI involved the construction of a four-level industrial warehouse, with a basement and a detached single-level factory building. The completion of Phase II AEI will add an additional GFA of approximately 73,000 sq ft. The property is currently undergoing Phase I AEI which involves cargo-lift upgrading, and is targeted to complete in 1Q2015. Upon the completion of Phase I AEI, this property will have a total GFA of approximately 196,872 sq ft. AEIs further unlock portfolio value, optimising the Trust's performance.

DIVESTMENT OF NON-CORE PROPERTIES

During the year, we divested 81 Defu Lane 10 for S$7.8 million which was approximately 16% above the book value of S$6.7 million.

A summary of the FY2014 acquisitions, divestment and AEIs can be found in tables below:

FY2014 AEIS / DEVELOPMENTS SUMMARY

AEIs / Developments	Add'l GFA (sq ft)	Completion	Contract Cost / Cost (S$million)
3 Pioneer Sector 3 (Phase I)	315,350	3 Jun 2014	44.4
30 Toh Guan Road	–	31 Jul 2014	2.3
21B Senoko Loop (Phase II) (Phase I)	~73,026 ~26,744	10 Dec 2014 1Q2015	12.8
3 Pioneer Sector (Phase II)	–	1Q2015	12.4
31 Changi South Avenue 2	~9,242	1Q2015	1.6
Total for 2014	**~424,362**		**73.5**

FY2014 ACQUISITIONS / DIVESTMENT SUMMARY

Acquisitions	GFA (sq ft)	Completion	Purchase Price (S$million)
16 International Business Park	~69,258	19 Dec 2014	28.0
12 Ang Mo Kio Street 65	~180,424	12 Sep 2014	39.8
11 Chang Charn Road	~97,542	31 Mar 2014	32.0
30 Teban Gardens Crescent	~139,525	17 Mar 2014	41.0
Total for 2014	**~486,749**		**140.8**

Divestments	GFA (sq ft)	Completion	Book Value (S$ million)	Gross Proceeds (S$ million)	Premium to Book Value
81 Defu Lane 10	45,242	24 Mar 2014	6.7	7.8	16%
Total for 2014	**45,242**		**6.7**	**7.8**	

PRUDENT CAPITAL AND RISK MANAGEMENT

In 2014, the Manager focused on strengthening and increasing the flexibility of the capital structure of CIT. We continue to exercise prudent capital management while supporting the Trust's growth initiatives. The Manager reduced the dependency on secured loans and further diversified the Trust's debt maturity profile by issuing Medium Term Notes (MTNs) to bond investors at attractive pricing levels.

In line with CIT's hedging policy and in light of potential interest rate hikes by the US Federal Reserve, the Manager has ensured that majority of its interest rate exposure is fixed. This provides stability on distributions to Unitholders. The Manager will continue to monitor the interest rate environment and employ suitable risk management strategies to ensure Unitholders continue to enjoy steady distributions going forward.

DISCIPLINED CAPITAL MANAGEMENT

In April 2014, we priced and issued a S$30 million 6 year MTN, bearing a coupon yield of 4.1% p.a. The proceeds arising from the issue were used to finance general working capital and capital expenditure requirements of CIT. The MTN was well-received by fixed-income investors and the issuance was over subscribed within a short span of time.

In October 2014, we priced and issued a S$100 million 4 year MTN, bearing a coupon yield of 3.5% p.a. This was CIT's largest MTN issuance to-date and was well-received by investors. The issuance was 1.7 times subscribed and was priced attractively compared to peers. The proceeds arising from the issue were used to retire existing revolving credit loans and partially fund new acquisitions.

These issuances strengthened CIT's capital structure and reduced the dependency on secured loans. The debt maturity profile of CIT is more diversified, reducing refinancing risks in the coming financial years.

The Manager has enhanced key capital matrices of CIT as set out below:

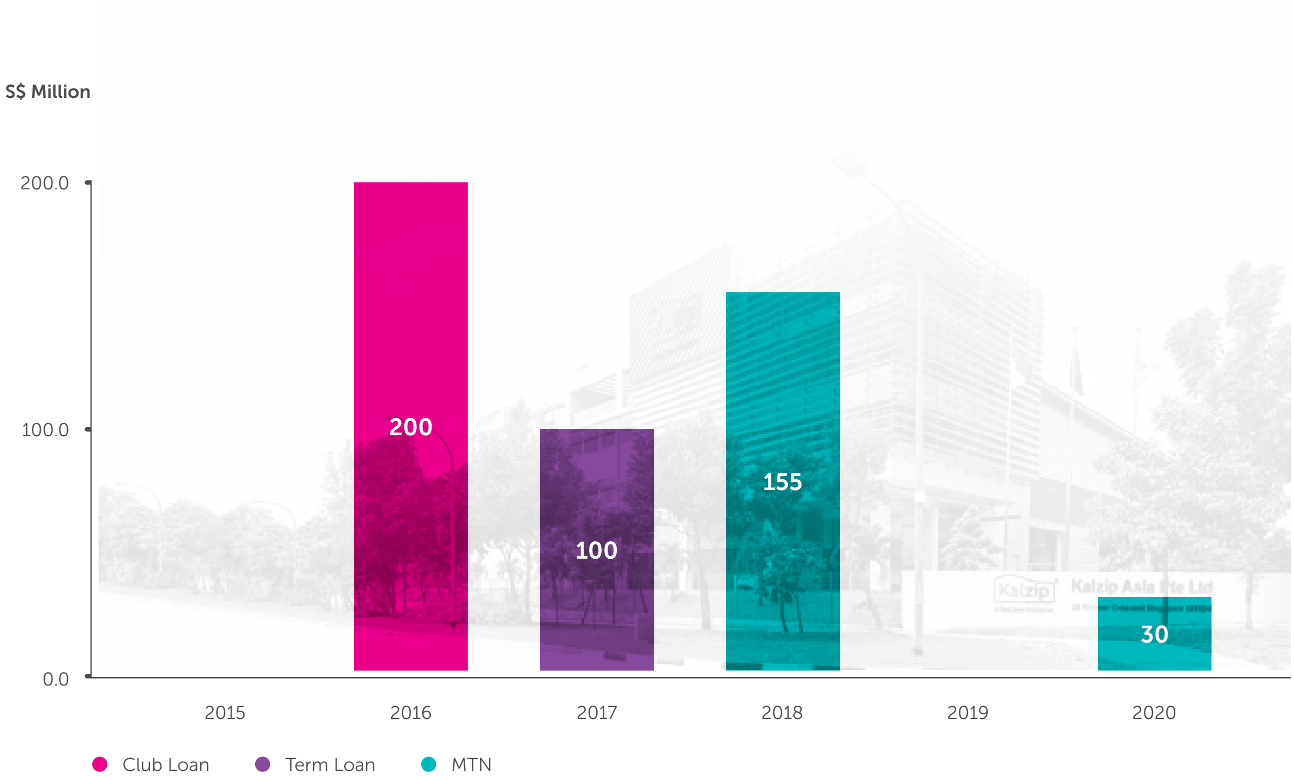
	December 2014	December 2013
Total Debt (S$ million) (excluding unamortised loan transaction costs)	480.0	362.2
Gearing Ratio (%)	34.8	28.7
All-in Cost p.a (%)	3.7	3.9
Weighted Average Debt Expiry (years)	2.2	2.6
Unencumbered Properties (S$ miilion)	407.5	354.5
Interest Rate Exposure Fixed (%)	89.6	82.8
Available Undrawn Facilities (S$ million)	90.0	77.8

MANAGER'S REPORT

As of 31 December 2014, CIT's gearing ratio is 34.8% and is in line with the long term target of the Trust. The debt maturity profile of CIT as at 31 December 2014, after adjusting for the following is shown below:

- additional S$55 million note issuance at 3.5% p.a, maturing on 5 November 2018, in January 2015; and
- repayment of S$50 million note at 4.75% p.a, due in March 2015

DEBT MATURITY PROFILE

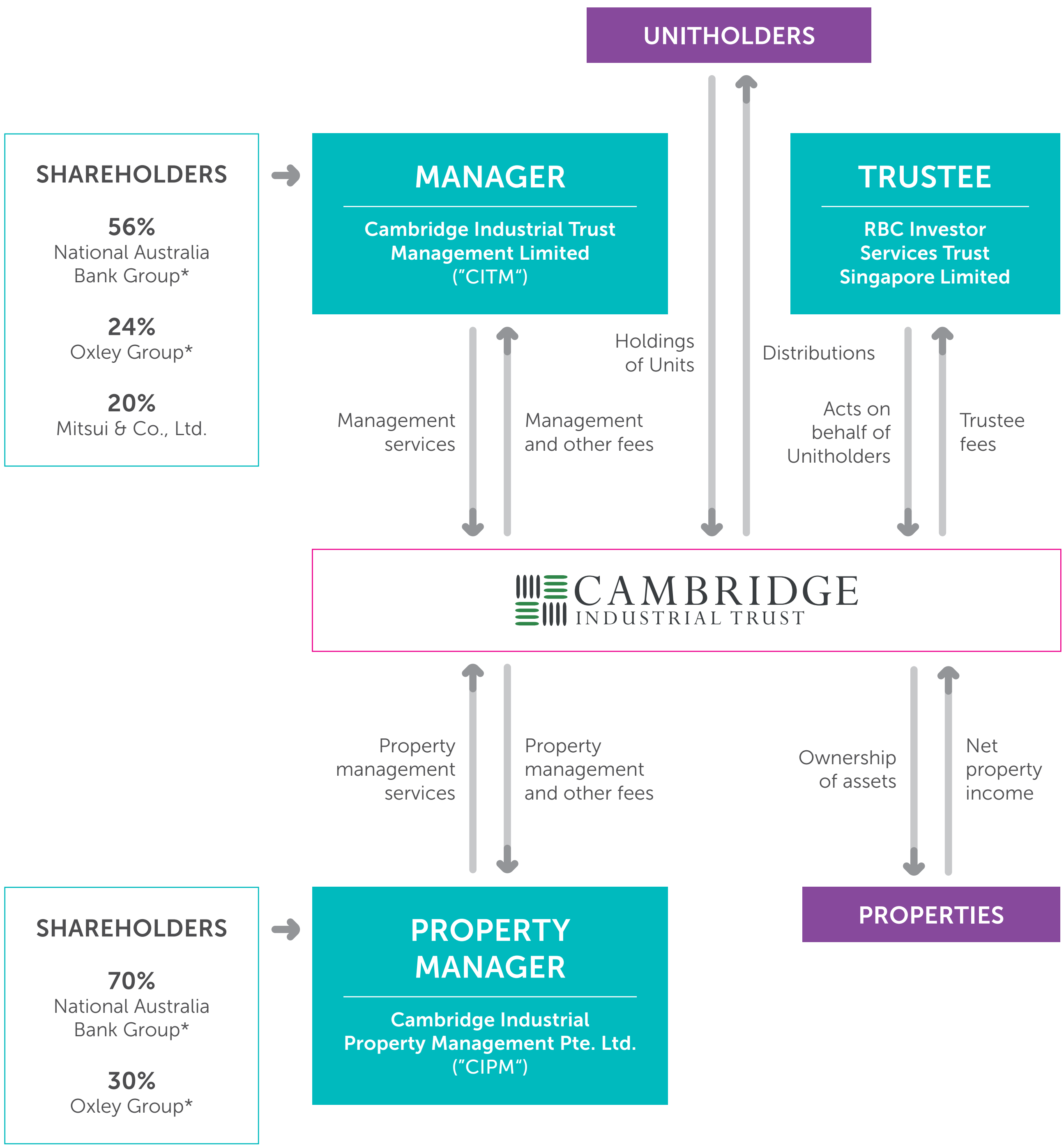


In January 2015, we completed a secondary issuance of S$55 million on the 4 year MTN issued in November 2014, bearing a coupon yield of 3.5% p.a. The issuance was 1.4 times subscribed and 99% of the issuance was held by institutional investors. The proceeds arising from the issue were used to retire the expiring S$50m MTN in March and to fund general working capital needs. Following the completion of this transaction, there is no debt due for refinancing in FY2015.

In 2014, CIT continued to experience encouraging take-up rates in the DRP. The DRP allows existing Unitholders to elect to receive their distribution in units. CIT successfully completed four quarters of the DRP exercise in FY2014 with the take-up rates ranging from 23% to 41%. We believe the DRP is an efficient way to raise additional working capital whilst enabling Unitholders to acquire additional units in CIT at a discount of 2% and at no transaction cost.

In summary, 2014 was a fruitful year. We expect 2015 will be an equally challenging and demanding year for CIT. We are committed to successfully implementing on our core strategies with the objective of creating sustainable growth and value for CIT's Unitholders.

STRUCTURE OF CAMBRIDGE INDUSTRIAL TRUST



* CITM and CIPM are 80% and 100% owned respectively by Cambridge Real Estate Investment Management ("CREIM") Pte. Limited which is indirectly owned by two strategic sponsors, namely, National Australia Bank Group ("NAB") (70%) and Oxley Global Limited (30%)

EMPOWERING
POSITIVE CHANGE

BOARD OF DIRECTORS

The Board comprises three independent, four non-independent non-executive directors and one executive director. Together they bring to the Board a wide range of industry experience, expertise and knowledge in real estate, asset management, finance and banking, law and strategic planning. The Board is committed to ensure that the highest standards of corporate governance are practised in the management of CITM and CIT, as a fundamental part of its responsibility to protect and enhance CIT Unitholders' value and interests.

DR CHUA YONG HAI, 70
Independent Chairman

Date of appointment as Director: 28 October 2008
Date of last re-appointment as Director: 28 October 2014

DESCRIPTION

Dr Chua has many years of working experience in the investment management and real estate sectors holding key positions such as Director of Investments in the Ministry of Finance, first General Manager of Temasek Holdings Pte Ltd, Group Managing Director of United Engineers Ltd, Group General Manager of Suntec City Development Pte Ltd and Director of Lend Lease Corporation Ltd. Currently, he is a non-executive board director of several private companies and also the Board Chairman of the Manager of two SGX-listed REITs.

A Singapore government scholar and an Australian Fellowship holder, Dr Chua holds a PhD in Chemical Engineering from the University of New South Wales, and a Bachelor of Science (Honours) and a Graduate Diploma in Business Administration from the then University of Singapore. He has been active in community and social work for which he has been awarded the Public Service Medal and the Public Service Star by the President of Singapore and is also a Justice of Peace.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- PhD in Chemical Engineering, University of New South Wales
- Bachelor of Science (First Class Honours), University of Singapore
- Graduate Diploma in Business Administration, University of Singapore
- Qualified Chemical Engineer

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies

- Frasers Centrepoint Asset Management (Commercial) Ltd (the Manager of Frasers Commercial Trust)
- Chiwayland International Ltd

Other Principal Commitments[1]

- Cambridge-MTN Pte. Ltd.
- Lend Lease Asian Retail Investment Fund (No.1 – No. 5) Ltd
- Singapore Cooperation Enterprise Ltd
- Singapore's Non-Resident High Commissioner to Maldives
- Justice of Peace

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE PRECEDING THREE YEARS:

- Sakari Resources Ltd (delisted on 15 February 2013)

1 The term "principal commitments" shall include all commitments which involve significant time commitment such as full-time occupation, consultancy work, committee work, non-listed company board representations and directorships and involvement in non-profit organisations. Where a director sits on the boards of non-active related corporations, those appointments should not normally be considered principal commitments.

MR OOI ENG PENG, 58
Independent Director and Chairman of the Audit, Risk Management and Compliance Committee

Date of appointment as Director: 27 July 2012

DESCRIPTION

Mr Ooi has over 30 years of real estate experience in property investment, development, project management and fund investment, and management businesses in both Asia and Australia. Mr Ooi was previously the CEO of Lend Lease Asia, based in Singapore from 2010 to 2011. From 2006 to 2010, he was the CEO of Investment Management and Retail Asia for Lend Lease based in Singapore. Prior to his roles in Asia, he was regional Chief Financial Officer ("CFO") of Lend Lease Communities Asia Pacific (2003 to 2005), Global CFO of Lend Lease Investment Management (2002 to 2003) and CFO of Lend Lease Development (2000 to 2002), all based in Sydney.

Mr Ooi holds a Bachelor of Commerce from the University of New South Wales and is a member of the Certified Practising Accountants of Australia.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Bachelor of Commerce, University of New South Wales, Australia
- Member of the Certified Practising Accountants of Australia

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies
- Perennial China Retail Trust Management Pte Ltd (the Manager of Perennial China Retail Trust

Other Principal Commitments[1]
- Cambridge SPV1 LLP
- Frasers Australand Pty Ltd

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE PRECEDING THREE YEARS:

- Nil

MR TAN GUONG CHING, 68
Independent Director and Member of the Audit, Risk Management and Compliance Committee

Date of appointment as Director: 28 October 2008
Date of last re-appointment as Director: 28 October 2014

DESCRIPTION

Mr Tan was the CEO of the Housing and Development Board, which develops and manages a large portfolio of public housing, industrial and commercial properties. He served in several Government Ministries and was the Permanent Secretary to the Ministry of Home Affairs, Ministry of the Environment and Ministry of Communications. He sits on the Boards of several companies including Starhub Limited and Singapore Technologies Telemedia Pte Ltd.

Mr Tan holds a Bachelor and a Master of Engineering from McMaster University, Canada.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Bachelor and Master of Engineering, McMaster University, Canada
- Advanced Management Programme, Wharton University
- Executive Management Programme, INSEAD

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies
- Frasers Centrepoint Asset Management (Commercial) Ltd (the Manager of Frasers Commercial Trust)
- Singapore Shipping Corporation Limited
- Starhub Ltd

Other Principal Commitments[1]
- Asia Mobile Holding Company Pte. Ltd.
- Asia Mobile Holdings Pte. Ltd.
- Cambridge-MTN Pte. Ltd.
- Singapore Millennium Foundation
- Singapore Technologies Aerospace Limited
- Singapore Technologies Telemedia Pte Ltd
- STT Communications Ltd

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE LAST THREE YEARS:

- Pteris Global Limited

BOARD OF DIRECTORS

MR MICHAEL PATRICK DWYER, 59
Non-Executive Director and Member of the Audit, Risk Management and Compliance Committee

Date of appointment as Director: 7 August 2008
Date of last re-appointment as Director: 28 October 2014

DESCRIPTION

Mr Dwyer is the Executive Chairman of Oxley Group, a private investment firm with investments in real estate, healthcare, agriculture/alternative energy and natural resources. He is also a current management board member of the Council of Governors of the Asia Pacific Real Estate Association ("APREA").

Mr Dwyer was the CEO and listed the eighth REIT on the Singapore Stock Exchange in 2006. It was the first independent cross-border listed property trust, raising S$500 million at listing.

Mr Dwyer was involved in the mortgage industry in Australia for over 15 years, having held the position of Joint Managing Director of a leading Mortgage REIT. He also has a strong involvement with the securities industry regulators and financial service associations in Australia.

Mr Dwyer is a qualified solicitor in Queensland, Australia and has 20 years of experience in all facets of commercial and property law.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Solicitor of Supreme Court of Queensland and Federal Court of Australia

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies
- Nil

Other Principal Commitments[1]
- DMI Holdings Pte Ltd
- Ezyhealth Industrial Trust Management Pte Ltd
- International Mezzanine Funds Group Ltd
- International Mezzanine Fund Management Limited
- International Mezzanine Fund Pte Ltd
- DAVCO Bioenergy Holdings Pty Ltd
- Chancery Alternative Investment Management Limited
- Chancery Investment Management Holdings Private Limited
- Chancery Asset Management Private Limited
- Oxley Global Limited and its subsidiaries and associate companies

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE PRECEDING THREE YEARS:

- Nil

MR IAN ANDREW SMITH, 58
Non-Executive Director

Date of appointment as Director: 28 October 2008
Date of last re-appointment as Director: 28 October 2014

DESCRIPTION

Mr Smith is currently the Head of Real Estate at NAB Asset Management, which is the direct investment management business of National Australia Bank Limited ("NAB"). His career spans business generation, funds management, engineering, project and development management.

His career history includes 17 years with Lend Lease Corporation Limited in Australia, predominantly in its real estate investment management business. He was the CEO and Director of ASX listed Lend Lease US Office Trust. He was also the Portfolio Manager of the Lazard Global Listed Infrastructure Fund, prior to joining NAB.

Mr Smith holds a Bachelor of Engineering and Bachelor of Commerce from the University of Melbourne and a Master of Engineering Science from Monash University.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Bachelor of Engineering, University of Melbourne
- Bachelor of Commerce, University of Melbourne
- Master of Engineering Science, Monash University

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies
- Nil

Other Principal Commitments[1]
- Cambridge Industrial Property Management Pte. Ltd.
- Cambridge Real Estate Investment Management Pte. Ltd.
- nabInvest Oxley Singapore Pte. Ltd.
- Presima Inc
- Orchard Street Investment Management LLP
- nabInvest (UK) Limited
- nabInvest UK RE Limited

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE LAST THREE YEARS:

- Nil

MR AKIHIRO NOGUCHI, 38
Non-Executive Director

Date of appointment as Director: 9 June 2014

DESCRIPTION

Mr Akihiro Noguchi joined Mitsui & Co., Ltd, Tokyo in 2002 and is currently the Deputy General Manager of the Financial and New Business Department in Mitsui & Co. (Asia Pacific) Pte. Ltd.

Based in Singapore, Mr. Noguchi is engaged in initiating new business developments, focusing on REITS/real estate funds in ASEAN. His areas of expertise include asset management, asset finance and leasing, mergers & acquisitions and corporate risk.

Mr Noguchi holds a Master of Economics and a Bachelor of Economics from Kyushu University, Japan.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Master of Economics, Kyushu University, Japan
- Bachelor of Economics, Kyushu University, Japan

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies

- Nil

Other Principal Commitments[1]

- Nil

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE PRECEDING THREE YEARS:

- Nil

MR DAVID IAN MACGREGOR, 58
Non-Executive Director

Date of appointment as Director: 31 October 2013

DESCRIPTION

Mr MacGregor is a senior executive within National Australia Bank's Asset Management business. His responsibilities include NAB's investments in infrastructure, property and credit funds management businesses and executive and non-executive board appointments in Australia and overseas.

Mr MacGregor's career spans accountancy, corporate treasury, banking and funds management. He has been with National Australia Bank for 20 years, involved in specialist banking activities including debt capital markets, domestic and international structured finance, project and asset finance, investment products, project finance and advisory. Over the last seven years in Asset Management, he has played a lead role in building and managing its investment management capabilities.

Mr MacGregor holds a Bachelor of Arts (Hons) from Exeter University and is a Fellow of The Institute of Chartered Accountants in England & Wales.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Bachelor of Arts in Social Studies (Honors) – Accountancy, Exeter University
- Chartered Accountant (Fellow), The Institute of Chartered Accountants in England and Wales
- Associate, The Securities Institute of Australia
- Senior Associate, Australian Institute of Bankers
- Graduate Member, Australian Institute of Company Directors

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies

- Nil

Other Principal Commitments[1]

- Bastion Infrastructure Group Inc.
- nabInvest Capital Partners Pty Ltd
- Presima Inc.
- Wiltshire Capital Limited
- Wiltshire Capital Management Ltd
- Temporary Management Co. No. 1 Inc.

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE LAST THREE YEARS:

- Nil

BOARD OF DIRECTORS

MR VICTOR ONG WEI TAK, 49
Non-Executive Director –
Alternate Director to Mr Michael Patrick Dwyer

Date of appointment as Alternate Director: 19 October 2010

DESCRIPTION

Mr Ong was appointed as an alternate director to Mr Michael Patrick Dwyer. Mr Ong is Joint-CEO of Oxley Group and has over 20 years of experience in real estate development, funds management and investment banking in Australia and Asia. In Asia, he was an Executive Director of Allco Funds Management (Singapore) Limited and the CEO of Bluestone Asia Group Ltd.

In Australia, Mr Ong was a director responsible for the development of the funds management operation at Trafalgar Managed Investments Limited. He co-founded Paladin Australia Limited in 1994, a funds management company acquired by Deutsche Bank in 2000. Prior to this, he was a senior executive with the Lend Lease Group for seven years in the property and funds management divisions.

Mr Ong holds a Degree in Building from the University of New South Wales and a Master of Business (Applied Finance) from the University of Technology, Sydney.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Master of Business (Applied Finance), University of Technology, Sydney
- Bachelor of Building, University of New South Wales

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies
- Nil

Other Principal Commitments[1]
- Oxley Global Limited and its subsidiaries and associate companies
- Intrasia Oxley Real Estate Pty Ltd
- Cambridge Industrial Property Management Pte. Ltd.

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE PRECEDING THREE YEARS:

- Nil

MR PHILIP HENRY LEWIS LEVINSON, 50
CEO and Executive Director

Date of appointment as Director: 31 March 2014

DESCRIPTION

Mr Levinson joined the Manager in March 2014 as CEO and Executive Director. He reports to the Board and is responsible for achieving the company's fiduciary duties to the Unitholders. He drives the overall strategic objectives of the company with the support of the management team and is responsible for managing the relationship between CIT and its stakeholders.

Prior to joining the Manager, Mr Levinson ran Blackstone's third party private placement business, Park Hill Real Estate Asia, raising real estate investment capital from pension and sovereign funds throughout the Asia Pacific region. Prior to this role, he set up Blackstone's Australia operations in 2009, having previously run regional Investor Relations and Business Development businesses for Deutsche Asset Management (RREEF) and LaSalle Investment Management.

Mr Levinson holds a Bachelor of Laws from Bristol University. He is a Fellow of the Royal Institute of Chartered Surveyors, a member of the Chartered Institute of Arbitrators, a graduate of the Australian Institute of Company Directors and was formerly a member of the Board of Directors of the APREA.

ACADEMIC & PROFESSIONAL QUALIFICATIONS:

- Bachelor of Laws, Bristol University
- Fellow, Royal Institute of Chartered Surveyors, UK
- Member, Chartered Institute of Arbitrators, UK
- Graduate, Australian Institute of Company Directors

PRESENT DIRECTORSHIPS AS AT 31 DECEMBER 2014:

Listed Companies
- Nil

Other Principal Commitments[1]
- Penmount Properties P/L
- Taurus Wealth Advisors Pte. Ltd.

PAST DIRECTORSHIPS IN LISTED COMPANIES HELD OVER THE LAST THREE YEARS:

- Nil

MANAGEMENT TEAM

The management team has an extensive experience and a proven track record in fund, asset and property management in Singapore and the region. A number of the management are real estate specialists with strong credentials and investment experience.

PHILIP LEVINSON
CEO and Executive Director

Mr Levinson joined the Manager in March 2014 as CEO and Executive Director. He reports to the Board and is responsible for achieving the company's fiduciary duties to the Unitholders. He drives the overall strategic objectives of the company with the support of the management team and is responsible for managing the relationship between CIT and its stakeholders.

Prior to joining the Manager, Mr Levinson ran Blackstone's third party private placement business, Park Hill Real Estate Asia, raising real estate investment capital from pension and sovereign funds throughout the Asia Pacific region. Prior to this role, he set up Blackstone's Australia operations in 2009, having previously run regional Investor Relations and Business Development businesses for Deutsche Asset Management (RREEF) and LaSalle Investment Management.

Mr Levinson holds a Bachelor of Laws from Bristol University. He is a Fellow of the Royal Institute of Chartered Surveyors, a member of the Chartered Institute of Arbitrators, a graduate of the Australian Institute of Company Directors and was formerly a member of the Board of Directors of the APREA.

DAVID MASON
Chief Operating Officer ("COO") and CFO

Mr Mason joined the Manager in July 2010 as CFO and was appointed as COO in April 2013. He reports to the CEO and is responsible for managing and monitoring the daily operations of the Manager and the financial performance of CIT and all other related companies of the Trust. He oversees the finance department and is responsible for ensuring key performance indicators are achieved. He is also responsible for the preparation of regular operational and financial performance reports for regulators, investors and the Unitholders. He has over 15 years of experience in the REIT sector in Singapore and Australia.

Prior to joining the Manager, Mr Mason was a Financial Consultant to YTL Starhill Global REIT Management Limited, advising on various projects and other financial matters of Starhill Global REIT (formerly known as Macquarie Prime REIT). He was also the Senior Vice President, Finance and Accounting of Starhill Global REIT.

Mr Mason holds a Bachelor of Accounting (Honours) from Birmingham City University and is a Chartered Accountant. He is a member of the Institute of Chartered Accountants in England and Wales and the Institute of Chartered Accountants in Australia. He is also a director on the Board of Directors of APREA.

NANCY TAN
Head of Real Estate

Ms Tan joined the CIT Manager in February 2009 and was appointed as Head of Real Estate in February 2011. She reports to the CEO and formulates strategic plans to maximise the returns of CIT's assets. She oversees the investments, asset management, property management and leasing departments. She has over 20 years of experience in the real estate and asset management industry in Singapore.

Prior to joining the Manager, Ms Tan was the Fund Manager of MacarthurCook Industrial REIT. She also held management positions in a number of established real estate firms, including Far East Organisation and City Developments Limited.

Ms Tan holds a Bachelor of Science (Estate Management) from the National University of Singapore and a Graduate Diploma in Marketing from the Marketing Institute of Singapore.

LOY YORK YING
Head of Compliance

Ms Loy joined the CIT Manager in June 2014 as Head of Compliance. She reports to the CEO and is responsible for all internal and external compliance requirements for the Trust, the Manager and all other related companies of the Manager. She has over 10 years of experience in regulatory and compliance requirements in the financial services industry.

Prior to joining the Manager, Ms Loy was the Head of Regulatory Advisory and Policy, Compliance in Maybank Singapore and was responsible for the oversight and management of all compliance-related requirements of Singapore branch. Prior to that, she also managed portfolio and provided financial advisory services to high net-worth individuals with DBS Bank Ltd and UOB Ltd.

Ms Loy holds a Bachelor of Business (Banking) from Nanyang Technological University. She also holds the Institute of Banking and Finance Advanced, Compliance (Banking) Certification.

MICHAEL LONG
Head of Developments

Mr Long joined the CIT Property Manager in August 2011 as Development Manager and was promoted to Head of Developments in May 2013. He reports to the CEO and is responsible for implementing the strategic goals and objectives for development projects, and subsequently providing the direction and leadership necessary to achieve them. He has over 20 years of experience in the real estate development and construction industry from an array of sectors including large scale industrial, residential, commercial and retail projects.

Prior to joining the Property Manager, Mr Long was the Senior Project Manager for Confluence Project Management in Singapore and Lend Lease in Singapore, London and Sydney.

Mr Long holds a Clerk Of Works, Building Diploma from Sydney TAFE and a Certificate of Real Estate Investment Finance from Oxford Brooks University. He is also an active member of the Project Managers Institute of Australia.

BRENDA NG
Senior Manager, Investor Relations and Corporate Communications

Ms Ng joined the CIT Manager in December 2012 as Investor Relations and Corporate Communications Manager and was promoted to Senior Manager in January 2015. She reports to the CEO and is responsible for maintaining a strong relationship between CIT and the investment and media community. She has close to five years of investor and corporate communications' experience.

Prior to joining the Manager, Ms Ng was the Senior Associate, Investor Relations at CapitaMalls Asia Limited and was responsible for actively engaging investors and analysts community. She was also with Singapore Exchange Ltd as Manager, Markets/Issuer Services where she worked with investment banks and listed companies, and was involved in the implementation of corporate governance initiatives.

Ms Ng holds a Diploma in Business Administration from Asia-Pacific Business School.

SUSTAINABLE BUSINESS

ENVIRONMENT

We are committed to promoting green initiatives and have implemented new eco-friendly programmes in our environment, our properties and our office. Key initiatives include recycling programmes, installation of solar panels for our properties, as well as using energy saving products. Sustainability and our green objectives are at the core of our portfolio management strategy.

'GO-GREEN ENVIRONMENT'

Since we embarked our 'Go-Green' programme in 2009, we continue to use 100% recyclable fibre paper for our photocopying paper. Employees are encouraged to practice the following to minimise unnecessary printing:

- Double-side printing
- Booklet printing for large documents
- Print only when necessary
- Save documents in electronic format

We continue to use Forest Stewardship Council ("FCS") certified fully recycled paper to print our Annual Reports. FSC is an international organisation established to promote responsible management of the world's forest.

We continue to switch off office lights when not in use and also place recycle bins in our corporate office. We also add a touch of green in our corporate office by placing green plants. These plants enhance the overall appearance in the office, reduce stress and eliminate air pollutants.

As at 31 December 2014, we have 33 single-tenanted buildings ("STB") and 17 multi-tenanted buildings ("MTB"). We continue to work closely with Integrated Facilities Management service providers to implement green programmes in our MTB. Some of the programmes include:

- Installation of timer sensors for lighting at washrooms
- Use of water efficient washroom fittings and closets
- Use of eco-friendly / green label construction materials for related upgrading works
- Install dimmers with sensor lighting, sensor lights, LED lightings for common areas
- Place recycle bins
- Obtain Water Efficient Certification for all newly upgraded washrooms

We will also continue to bulk purchase electricity from authorised retailers for our MTB.

In March 2014, together with our tenants, we pledged to commit to switch off more than 60 hours by participating in Earth Hour Day. During that day, we switched off the non-essential lights, raised the temperature by one degree, etc.

In October 2014, we organised a 'Sustainable Business' Seminar for our tenants to promote and share on

sustainability practices. Presenters shared on 'Green Mark Scheme' for workplace, how solar panels and LED lights help to save energy as well as how landlords and tenants can work together for a holistic approach to a buildings' performance.

During the year, we also committed ourselves to an expansive programme to deploy 4.7 megawatts capacity in grid-connected solar energy systems across ten of our properties. For such initiative, we were awarded the Solar Pioneer Award for the second time. Organised by the Singapore Economic Development Board (EDB), this award recognises building owners who are early demonstrators and adopters of solar energy systems. We will continue to explore and adopt more environment products and programmes moving forward.

We are also working towards achieving Green Mark Certification for CIT properties. For properties identified or undergoing upgrading works and/or AEI, we have incorporate green features such as energy efficient lights during the design stages to ensure sustainability of the building. In addition, we are also in the process of conducting feasibility studies to incorporate green leases moving forward.

'OCCUPATIONAL HEALTH AND SAFETY ("OHS")'

CIT is responsible for ensuring and promoting the health and safety of our employees, the tenants as well as all our stakeholders. We continue to monitor the activities of our operational sites to minimise risk. In 2014, employees are activated twice in the yearly fire drills. We also continue to send our employees to safety training to keep them abreast of safety requirements as well as first aid and occupational safety training.

All contractors engaged by CIT are required to adhere to our 'Safety, Health and Environment' guidelines. During the year, two incidents[1] were reported and appropriate corrective and preventive actions were taken immediately upon investigation.

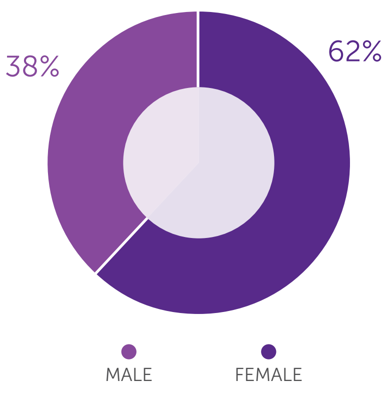
1 Incidents refers to injury that requires to be reported or raised under local regulations

THE TEAM

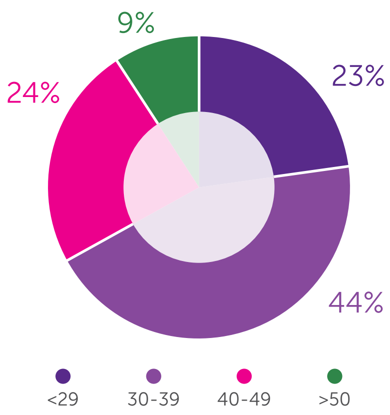
We have committed ourselves to the Key Principles of Fair Employment Practices and have now formally implemented our Grievance Policy. We have also aligned our Recruitment Policy with the Ministry of Manpower's Fair Consideration Framework to ensure that Singapore citizens are considered fairly for any job opportunities within the Company.

We have a cohesive, high calibre team established through strong corporate culture and employee investment. Employees are what differentiates us and form the backbone of CIT. We have 34 staff, including a temporary staff and an intern, as at 31 December 2014. Our team demographics are tabled below:

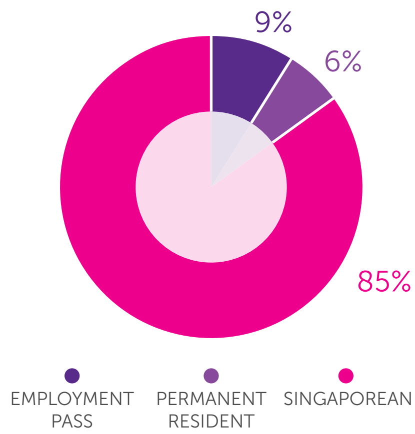
GENDER PROFILE



AGE PROFILE

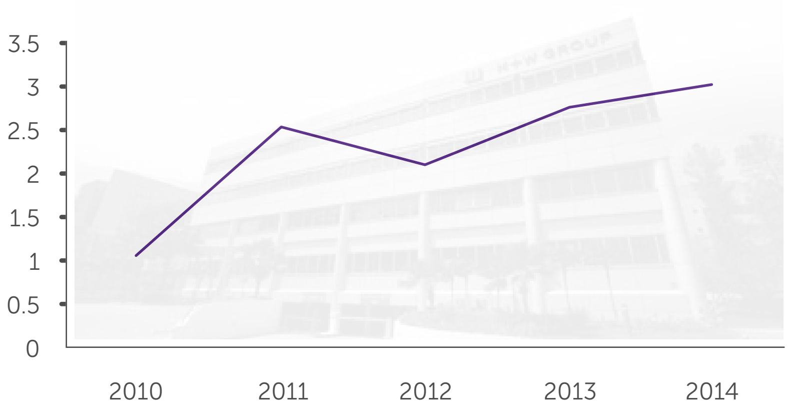


DIVERSITY

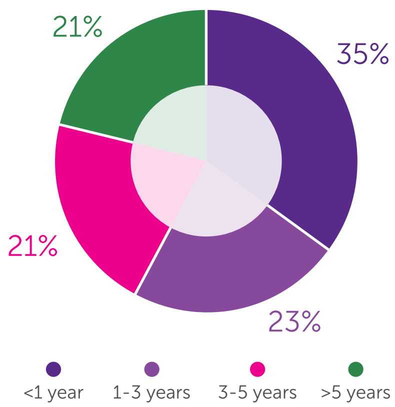


2014 marks the highest average years of service, with more than 40% of staff who have been with the Company for more than three years.

AVERAGE YEARS OF SERVICE



SERVICE TENURE



TRAINING AND DEVELOPMENT

Our employees are expected to excel in their own fields and to provide appropriate support to other teams when required. As such, we continue to develop our staff through internal and external trainings and expose them to cross-learning whenever possible. As at 31 December 2014, each employee clocked an average of 34 training hours, which is higher than our annual requirement of 20 training hours.

We continue to encourage our staff to remain relevant and competitive and have put in place a Scholarship Programme. During the year, we supported a total of four employees in their upgrading programmes. In addition to financial support, employees are given up to ten days of study leave days per year.

In addition, we partnered with Temasek Polytechnic for our Internship Programme. Under this programme, an intern was assigned to assist in the finance department for three months. Progress of the intern is monitored by the Financial Controller.

STAFF BENEFITS

We are committed to being an "Employer of Choice" and we advocate high performance without sacrificing personal growth, health and happiness.

We exercise flexible work arrangements, such as staggered working hours and work-from-home schemes, to help our employees to manage their personal commitments without comprising their work. We are able to do so by ensuring that our IT infrastructure is capable of operating offsite in a secure manner.

This year, we have participated in Centre for Fathering's "Eat with Your Family Day" where employees are required to leave the office earlier and have dinner with their family.

Our annual team building event was held in Bintan, Indonesia. During the event, staff were engaged with activities that focused on improving communication practices, sharing responsibilities, managing change and uncertainties and critical thinking. Such activities help us to improve the staff's camaraderie.

Our Flexible Benefit Scheme ("FBS") continues to be the most preferred type of benefit in the company as it allows employees to use the scheme for medical, travel and personal development expenses. Such expenses are also extended to the employees' immediate family members. The FBS also includes a travel component where employees can take a break without worrying about travel expenses. Medical expenses reimbursement remain the core of the FBS with a 61% take-up rate.

We continue to focus on improving our employees' well-being through our Physical and Mental Health Programme, and we were very pleased to receive the Gold Award for the Singapore HEALTH Award 2014, awarded by Health Promotion Board in March 2015.

This Award sums up the Management and Staff's commitment to creating a healthy and nurturing workplace.

REWARDS AND RECOGNITION

We appointed an external Remuneration Consultant to conduct a review of the Company's remuneration framework to ensure that we remain competitive against our peers and to continue to reward our employees fairly. Our Employee Share Incentive Scheme, where portion of the Manager's CIT Units are distributed to the employees is focused on aligning the interests of the employees with that of the CIT's Unitholders.

This year, we have a total of five employees who have reached their 5-year milestone with the Company. We also rewarded employees who embodied the Company's Core Values of "Professionalism", "Integrity", "Passion" and "Team Spirit". We also recognised an employee as our "Health Champion" for her active participation in all Company PMHP events.

In 2014, we donated more than $30,000 to various activities to give back to society.

We kick started our CSR Programme in June with the Student Advisory Centre, a local children and youth charity that cares for the young underprivileged families, in the "Home Improvement Project ("HIP")'. The HIP aims to improve the lives of needy children by upgrading their homes so that they have a better living condition. Our staff took a working day off to refurbish and paint the house of a single mother with four children. In addition, as part of the HIP programme, a monthly S$50 worth of food package, including daily essentials support, was given to the family for a period of five months.

BEFORE

AFTER

In September, we continued to engage the Student Advisory Centre in a programme 'Children's Wishing Well'. With this programme which is an online equivalent of a magic wishing well, we granted the wishes of approximately 50 youths from various schools.

In October, six staff took part in the 'Ride for Rainbow', a cycling event organised yearly by Club Rainbow (Singapore) to raise funds to support the families of children who are suffering from major chronic and potentially life-threatening illness. These children ranged from newborn babies to youths of 20 years old and require frequent visits to hospital for treatment, complicated therapy and long-term medication. Besides being a sponsor, the staff, including Management as well as a Director, cycled the challenging route which circumnavigated Singapore. The cycling event which started at midnight, saw each staff cycle 100km and raised a total of S$6,000.

In November 2014, we also contributed towards children through sponsorship to the 'Ride to Give' event. 'Ride to Give' is a charity ride privately organised in support of the beneficiaries of Children's Cancer Foundation ("CCF"). The event which involved cycling through the night is a cause using our legs to go the distance, ranging from 100km to 250km, for the beneficiaries of CCF.

In addition to sponsorships and donations, this year's Christmas card greetings designed by the resident from the Muscular Dystrophy Association (Singapore), was send electronically to our partners.

CORPORATE GOVERNANCE

CIT, constituted as a trust, is externally managed by CITM, (the "Manager"). CIT has no personnel of its own. CITM as manager of CIT appoints qualified and experience executives to manage its operations.

The Manager is committed to maintaining high standards of corporate governance in line with the Singapore Code of Corporate Governance. The Board and Management believe that sound corporate governance policies and practices are essential to protect the assets of CIT and interests of its Unitholders and to enhance the value of Unitholders' investment in CIT.

The Manager has general powers of management over the real estate and real estate related assets of CIT. The Manager's main responsibility is to manage CIT's assets and liabilities for the benefit of the Unitholders. It sets the strategic direction of CIT and gives recommendations to the Trustee on the acquisition, property development, divestment and/or enhancement of assets of CIT in accordance with its stated investment strategy. The Manager is also responsible for the capital and risk management of CIT. In executing its strategy, the Manager is responsible for ensuring compliance with the applicable provisions of the Securities and Futures Act ("SFA") and all other relevant legislation, including the Rules of the SGX-ST Listing Manual ("Listing Manual"), the Code on Collective Investment Schemes (including its property funds appendix ("Property Funds Appendix")) and the Trust Deed.

The Manager also supervises the performance of the Property Manager to ensure that it meets its objectives pursuant to the property management agreement.

The Manager holds a Capital Markets Services Licence ("CMS Licence") issued by the Monetary Authority of Singapore ("MAS") to carry out REIT management activities under the SFA. Under its CMS Licence, the Manager appoints certain of its officers, staff and contractors as its representatives to conduct REIT management activities on its behalf.

This report provides an insight on the Manager's corporate governance framework and practices in compliance with the Code of Corporate Governance 2012 ("the Code"). As CIT is a listed REIT, not all principles of the Code may be applicable to CIT and the Manager. Any deviations from the Code are explained.

SIGNIFICANT CHANGES DURING REPORTING PERIOD

- Mr Christopher Dale Calvert, resigned as CEO and Executive Director on 28 February 2014
- Mr Philip Henry Lewis Levinson, was appointed as CEO and Executive Director on 31 March 2014.

ACCESSIBILITY OF ANNUAL REPORT

Limited copies of the annual report were printed, a PDF version is available for download from the corporate website: http://www.cambridgeindustrialtrust.com/

Principles and Guidelines of the Code of Corporate Governance 2012 Code
Board Matters
Principle 1: The Board's Conduct of Affairs
Principle 2: Board Composition and Guidance
Principle 3: Chairman and CEO
Principle 4: Board Membership
Principle 5: Board Performance
Principle 6: Access to Information
Remuneration Matters
Principle 7: Procedures for Developing Remuneration Policies
Principle 8: Level and Mix of Remuneration
Principle 9: Disclosure of Remuneration
Accountability and Audit
Principle 10: Accountability
Principle 11: Risk Management and Internal Controls
Principle 12: Audit Committee
Principle 13: Internal Audit
Unitholder Rights and Responsibilities
Principle 14: Unitholder Rights
Principle 15: Communication with Unitholders
Principle 16: Conduct of Unitholder Meetings

Corporate values and conduct of business

The Board and Senior Management are committed to conduct high standards of business and comply with all laws and regulations applicable to the Trust. The Manager has put in place an internal policy of business and conduct. The policy includes:

- Conflict of interest and appropriate disclosures
- Internal controls and accounting policies and procedures
- Proper use and safeguarding of the Manager's and Trust's assets
- Whistleblowing policy
- Financial approval limits

- Internal guidelines and procedures for new investments and divestments
- Guidelines and procedures in appointing vendors for property management, marketing and project management services, under the property management agreements

BOARD MATTERS

THE BOARD'S CONDUCT OF AFFAIRS

Principle 1: Every company should be headed by an effective Board to lead and control the company. The Board is collectively responsible for the long-term success of the company. The Board works with Management to achieve this objective and Management remains accountable to the Board.

The Board is elected by the Manager's shareholders to lead and to supervise the management of the business and affairs of the Manager and the Trust. The prime stewardship responsibility of the Board is to ensure that the Trust is managed in the best interest of all stakeholders, which includes protecting CIT's assets and Unitholders' interests and enhancing the value of Unitholders' investment in CIT.

The functions of the Board are defined broadly as follows:

- To provide entrepreneurial leadership, set strategic and financial objectives, major corporate policies, annual budgets, and ensure that the necessary financial and human resources are in place for the Manager to meet its objectives;

- To establish a framework of prudent and effective controls which enables risk to be assessed and managed;

- To review senior management performance; and

- To set the Manager's values and standards and ensure that obligations to shareholders and others are understood and met.

In addition to the Audit, Risk Management and Compliance Committee ("ARCC"), the Board will be setting up a Nominating and Remuneration Committee ("NRC") in 2015 to assist in the discharging of appropriate and fair oversight function and to comply with good corporate governance.

The Board members as at 31 December 2014 are as follows; the profiles of the directors are found on pages 18 to 22:

Name of Directors	Board	ARCC
Dr Chua Yong Hai	Chairman Independent, Non-Executive Director	
Mr Ooi Eng Peng	Independent, Non-Executive Director	Chairman
Mr Tan Guong Ching	Independent, Non-Executive Director	Member
Mr Michael Patrick Dwyer (Alternate: Mr Victor Ong Wei Tak)	Non-Executive Director	Member
Mr Ian Andrew Smith	Non-Executive Director	
Mr David Ian MacGregor	Non-Executive Director	
Mr Akihiro Noguchi	Non-Executive Director	
Mr Philip Henry Lewis Levinson	CEO and Executive Director	

The Board oversees a system of internal controls and business risk management processes that set the guidelines which govern matters reserved for Board's decision and approval. This includes approval limits for investments and divestments, bank borrowings, capital expenditure and cheque signatories. Appropriate delegation of authority for approval of capital and operating expenditure and specified financial transactions are also provided at Management level to facilitate operational efficiency.

The Board meets at least once every quarter, and on such other occasions that necessitate its involvement; to review the performance and strategies of CIT. Members of the Board also meet periodically without the presence of Management to discuss and review Management performance.

The ARCC was established to assist the Board in its oversight of CIT and the Manager's governance in relation to financial, risk, audit and compliance matters. The ARCC scope of authority and responsibilities are defined in its term of reference and in compliance with the revised 2nd edition of the Audit Committee ("AC") Guidelines announced in August 2014

As at 31 December 2014, the number of meetings held and directors' attendances are set out in the tables below:

<table>
<tr><th rowspan="2">Board members</th><th colspan="2">Board Meetings[1]</th><th colspan="2">ARCC Meetings</th></tr>
<tr><th>Held[2]</th><th>Attended</th><th>Held</th><th>Attended</th></tr>
<tr><td>Dr Chua Yong Hai</td><td>6</td><td>6</td><td colspan="2">N/A</td></tr>
<tr><td>Mr Ooi Eng Peng</td><td>6</td><td>5</td><td>4</td><td>4</td></tr>
<tr><td>Mr Tan Guong Ching</td><td>6</td><td>6</td><td>4</td><td>4</td></tr>
<tr><td>Mr Michael Patrick Dwyer</td><td>6</td><td>6</td><td>4</td><td>4</td></tr>
<tr><td>Mr Victor Ong Wei Tak
(alternate to Michael Patrick Dwyer)</td><td>6</td><td>N/A</td><td colspan="2" rowspan="6">N/A</td></tr>
<tr><td>Mr Hiroshi Sugita[3]</td><td>6</td><td>4</td></tr>
<tr><td>Mr Akihiro Noguchi[4]</td><td>6</td><td>2</td></tr>
<tr><td>Mr Ian Andrew Smith</td><td>6</td><td>6</td></tr>
<tr><td>Mr Gary John Symons[5]</td><td>6</td><td>4</td></tr>
<tr><td>Mr David Ian MacGregor</td><td>6</td><td>6</td></tr>
<tr><td>Mr Philip Henry Lewis Levinson[6]</td><td>6</td><td>6</td><td>4</td><td>3</td></tr>
<tr><td>Mr Christopher Dale Calvert[7]</td><td>6</td><td>2</td><td>4</td><td>1</td></tr>
<tr><td>Professor Ong Seow Eng[8]</td><td>6</td><td>6</td><td>4</td><td>4</td></tr>
</table>

The Manager's Articles of Association permit Board meetings to be held by way of telephone conference or by means of similar communication equipment by which all persons participating in the meeting are able to hear and be heard by all other participants.

COMPOSITION OF THE BOARD

Principle 2: There should be a strong and independent element on the Board, which is able to exercise objective judgement on corporate affairs independently, in particular, from Management and 10% shareholders[9]. No individual or small group of individuals should be allowed to dominate the Board's decision making.

The Board is represented by members with a breadth of expertise in banking, finance, accounting, real estate, law and management. It comprises eight members, of whom three are Independent Non-Executive Directors. The CEO is the only Executive Director on the Board.

The Board believes that the current board size, composition and balance between Executive, Non-Executive and Independent Directors is appropriate

1 Not including other meetings attended by directors with Management.
2 The Board held an ad-hoc Board Meeting on 17 April, relating to General Review of the performance fees structure.
3 Mr Hiroshi Sugita, resigned as Non-Executive Director on 9 June 2014.
4 Mr Akihiro Noguchi, was appointed as Non-Executive Director on 9 June 2014.
5 Mr Gary John Symons resigned as Non-Executive Director on 7 July 2014.
6 Mr Philip Henry Lewis Levinson, was appointed as CEO and Executive Director on 31 March 2014. As CEO, Mr Levinson attends all ARCC meetings although he is not a member of the ARCC.
7 Mr Christopher Dale Calvert, resigned as CEO and Executive Director on 28 February 2014. Mr Christopher Dale Calvert, being also the CEO attends all ARCC meetings although he is not a member of the ARCC.
8 Professor Ong Seow Eng, resigned as Non-Executive Director on 28 October 2014.
9 The term "10% shareholder" shall refer to a person who has share, or those shares, is not less than 10% of the total votes attached to all the voting shares in the company. "Voting Shares" exclude interest or interests in one or more voting shares in the company and the total votes treasury shares.

and provides sufficient diversity without interfering with efficient and effective decision-making. It allows for a balanced exchange of views, robust deliberations and debates among members and effective oversight over Management, ensuring no individual or small group dominates the Board's decisions or its process.

With the background staff skills, experience and core competencies of its members, the Board is of the view that it has the appropriate mix of expertise and experience, skills needed in the strategic direction and planning of the business of CIT.

The composition of the Board is reviewed periodically to ensure that the board size is appropriate and comprises directors with an appropriate mix of expertise, skills, and experience to discharge their duties and responsibilities.

The Board also reviews periodically and at least annually the independence of its directors based on guidelines set out under the Code. In respect of financial year ended 31 December 2014, Dr Chua Yong Hai, Mr Ooi Eng Peng, and Mr Tan Guong Ching are considered independent.

To enable the Board of Directors to be able to properly discharge their duties and responsibilities as Board or Board Committee members, the Board is provided with routine updates on developments and changes in the operating environment, including revisions to accounting standards, and laws and regulations affecting CIT and/or the Manager. Directors are also encouraged to participate in industry conferences, seminars and training programmes in connection with their duties.

Newly appointed directors are given induction trainings on joining the Board together with an induction pack which includes constitutional documents of CIT and the Manager, contact information of each Board member, Management staff and Company Secretary. The training covers business activities of CIT, its strategic directions and policies, the regulatory environment in which CIT and the Manager operate, and the Manager's corporate governance practices, statutory and other duties and responsibilities as directors. Where a director has no prior experience as a director of a listed company, further training in areas such as accounting, legal and industry-specific knowledge is provided.

As a principle of good corporate governance, all directors are appointed for three years, subject to extension for a further three years at the Board's and shareholders' discretion. Letters of appointment are issued to directors upon their appointment, which sets out their duties and responsibilities to the Manager and CIT. This includes seeking the Chairman's prior approval before accepting additional commitments as they may affect time allocated to their role as a director of the Manager.

None of the directors of the Manager has entered into any service contract directly with CIT.

CHAIRMAN AND CEO

Principle 3: There should be a clear division of responsibilities between the leadership of the Board and the executives responsible for managing the company's business. No one individual should represent a considerable concentration of power.

The roles of the Chairman and the CEO are separate. The Chairman and the CEO are not related to each other, nor is there any business relationship between them. This is consistent with the principle of instituting an appropriate balance of power and authority.

The Chairman of the Board is an Independent Director. He leads the Board, ensures its effectiveness on all aspects of its role; sets its meeting agenda and ensures that adequate time is available for discussion for all agenda items; promotes a culture of openness and debate at the Board; arranges for directors to receive accurate, timely and clear information; monitors CEO's effective communication with Unitholders and other stakeholders; encourages constructive relations within the Board and between the Board and Management; facilitates the effective contribution of non-executive directors and promotes high standards of corporate governance in general.

The CEO has full executive responsibilities over the business direction and operational decisions in managing CIT. He ensures the quality and timeliness of the flow of information between Management and the Board, Unitholders and other stakeholders.

BOARD MEMBERSHIP

Principle 4: There should be a formal and transparent process for the appointment and re-appointment of directors to the Board.

For Financial Year 2014, the Board retains the responsibility for the identification, review and appointment of suitable candidates to join the Board as its members, taking into consideration the candidate's skill, experience, ability to perform, commitments, independence and the needs of the Board. Directors of the Manager are not subject to periodic retirement by rotation.

APPOINTMENT OF DIRECTORS

The Board, however, recognises that Board renewal is a continuous process and one that is essential for ensuring that the Board remains relevant in CIT's business environment. Nominations, which may be made by any of the Manager's shareholders, are openly discussed and objectively evaluated by the Board before any appointment and/or reappointment is made. Appointment of directors is also subject to MAS approval.

The Code requires listed companies to fix the maximum number of Board representations on other listed companies that their directors may hold and to disclose this in their annual report. Although some of the directors have other listed company board representations and commitments, the Board considers, through assessment of the Board's performance, that the individual directors have devoted sufficient time and attention to their role as a director and to the affairs of the Manager. The Board is of the view that such appointments do not hinder the directors from carrying out their duties as directors of the Manager and therefore believes that it would not be necessary to prescribe a maximum number of listed company board representations a director may hold.

NRC

To enhance the transparency process in the appointment and re-appointment of directors to the Board, the Manager will be establishing a NRC in 2015. The NRC comprises the following directors:

1. **Mr Tan Guong Ching**
   Chairman (Independant, Non-Executive Director)

2. **Dr Chua Yong Hai**
   Member (Independant, Non-Executive Director)

3. **Mr David Ian MacGregor**
   Member (Non-Executive Director)

BOARD PERFORMANCE

Principle 5: There should be a formal annual assessment of the effectiveness of the Board as a whole and its board committees and the contribution by each director to the effectiveness of the Board.

The Board has in place a formal process to annually assess the effectiveness of the Board and the ARCC through feedback from individual directors on areas relating to the Board's and ARCC's competencies and effectiveness.

All directors are requested to complete a Board Evaluation Questionnaire designed to seek their view on the various aspects of the Board and the ARCC performance so as to assess the overall effectiveness of the Board and the ARCC. The results of the evaluation will be reviewed by the Board. Action plans will be implemented for areas which the Board are of the view that improvements are required to enhance the overall effectiveness of the Board and the ARCC.

Individual director's performance is evaluated annually and informally on a continual basis by the Board. The criteria taken into consideration include the value of contribution to the development of strategy, attendance at Board and ARCC meetings, the degree of preparedness, industry and business knowledge and experience each director possess which are crucial to the business of CIT and the Manager.

ACCESS TO INFORMATION

Principle 6: In order to fulfil their responsibilities, directors should be provided with complete, adequate and timely information prior to board meetings and on an ongoing basis so as to enable them to make informed decisions to discharge their duties and responsibilities.

All directors have unrestricted access to CIT's and the Manager's records and information. A Deed of Access, which sets out their rights to access or inspect the records and information, is issued to directors upon their appointment.

The Board is provided with timely and complete information both prior to board meetings and on an ongoing basis so as to allow the Board to make informed decisions to discharge its duties and responsibilities. Generally, board papers are distributed at least one week prior to Board meetings to ensure that directors have sufficient time to review the information provided. However, sensitive matters may be tabled at the meeting itself, or discussed without papers being distributed.

Board members have separate and independent access to Management as well as to the Company Secretary. The Company Secretary attends all Board meetings and ensures that board procedures and applicable rules and regulations are complied with. The appointment and the removal of the Company Secretary is subject to Board's approval. The Company Secretary, together with the CEO ensures good information flows between Management and the directors.

The Board takes independent professional advice as and when necessary, with approval from the Chairman, to enable it to discharge its responsibilities effectively. Individual directors can access independent professional advice with the consent of the Chairman or ARCC Chairman. For complex matters, the Board may from time to time appoint a sub-committee to assist the Board in its deliberations and to provide recommendations.

REMUNERATION MATTERS

PROCEDURES FOR DEVELOPING REMUNERATION POLICIES

Principle 7: There should be a formal and transparent procedure for developing policy on executive remuneration and for fixing the remuneration packages of individual directors. No director should be involved in deciding his own remuneration.

LEVEL AND MIX OF REMUNERATION

Principle 8: The level and structure of remuneration should be aligned with the long-term interest and risk policies of the company, and should be appropriate to attract, retain and motivate (a) the directors to provide good stewardship of the company, and (b) key management personnel to successfully manage the company. However, companies should avoid paying more than is necessary for this purpose.

DISCLOSURE ON REMUNERATION

Principle 9: Every company should provide clear disclosure of its remuneration policies, level and mix of remuneration, and the procedure for setting remuneration, in the company's Annual Report. It should provide disclosure in relation to its remuneration policies to enable investors to understand the link between remuneration paid to directors and key management personnel, and performance.

CIT, constituted as a trust, is externally managed by the Manager and accordingly, it has no personnel of its own. Directors' fees and remuneration of the CEO and employees of the Manager are paid by the Manager and not by CIT. The CEO and Non-Independent Non-Executive Directors are not paid any directors' fees. Independent Directors are paid basic fees for their board and board committee membership. Directors' fees are reviewed periodically to benchmark such fees against the amounts paid by other managers of listed real estate investment trusts. No director decides on his own fees.

The Manager uses a performance-based remuneration system for key management personnel of the Manager. The remuneration policy is designed to attract, motivate, reward and retain quality staff. Staff remuneration comprises a fixed component in the form of basic salary and a variable component in the form of short term and long term bonuses. Variable bonus is linked to the performance of the individual and the Manager, which in turn is linked to the performance of CIT; in the context of the industry and the economy. This will help to align staff interests with those of CIT's Unitholders. Independent remuneration studies are conducted periodically to align the compensation of employees to market rates.

As a further means of staff alignment to the performance of the Trust, employees are entitled to receive units in CIT from the Manager as part of the Manager's Employee Share Incentive Programme.

ACCOUNTABILITY AND AUDIT

ACCOUNTABILITY

Principle 10: The Board should present a balanced and understandable assessment of the company's performance, position and prospects.

Principle 11: The Board is responsible for the governance of risk. The Board should ensure that Management maintains a sound system of risk management and internal controls to safeguard unitholders' interests and the company's assets, and should determine the nature and extent of the significant risks which the Board is willing to take in achieving its strategic objectives.

The Board is responsible for providing a balanced and understandable assessment of CIT's performance, position and prospects, which extend to interim and other price sensitive public reports, and reports to regulators (if required). Management provides the Board with relevant information on the performance of CIT and the Manager on a timely basis and as and when the Board may require from time to time, in order for the Board to effectively discharge its duties.

The Board meets regularly to review the financial performance of the Manager and CIT against the previously approved budget, taking note of any significant variances for quarter-on-quarter and year-to-date performance. In assessing business risks, the Board takes into account the economic environment and risks associated with the property industry.

The Board also reviews the risks to the assets of CIT, examines the management of liabilities, and will act upon any comments from internal and external auditors of CIT.

Given the importance of compliance and risk management, the ARCC has been tasked to oversee this aspect of the Manager and CIT's operations. The ARCC reviews and assesses the adequacy of the Manager's financial, operational, compliance, information technology controls, risk management policies and systems established by the Management. The ARCC also oversees the establishment and operation of the risk management system, including reviewing the adequacy of risk management practices for material risks, such as commercial and legal, financial and economical, operational and technology risks, on a regular basis; and reviews major policies for effective risk management.

RISK MANAGEMENT AND INTERNAL CONTROLS

The Manager has put in place a system of internal controls to safeguard CIT's assets, Unitholders' interests and to manage risk in general.

Enterprise-wide Risk Management ("ERM")

An ERM framework has been implemented to further enhance risk management capabilities. The following key risks, with the relevant risk appetite threshold are continually identified, reviewed and monitored as part of the ERM process.

Portfolio Risk

To manage the impact of economic uncertainties, the Manager monitors economic development as well as any policies that have an impact on the daily operations within the portfolio.

Financial Risk

The Manager monitors the financial market risk and capital structure actively as prudent capital management is the key for sustainable business. The Manager ensures that there is diversity in terms of source of funds, a well-staggered debt maturity profile, and a gearing ratio within its target range, to mitigate any financial risk.

Operational Risk

Guidelines have been in place to ensure business continuity. This includes the monitoring of incidents, ensuring safety-related standards and procedures are set in place, within the portfolio. To mitigate the risk of any disasters, disaster recovery testing is conducted at least once a year.

People Risk

People are the key to the business. Succession planning has been put in place for key personnel and staff remuneration is periodically reviewed to ensure it is aligned to the market to retain and reward staff.

Performance and Reputation Risk

Annual total return, NAV and MER are monitored and measured against peer benchmarks to ensure that the Trust is performing better than or at least on par with the market. In addition, regulatory requirements on base capital and financial resources are being monitored to ensure that the requirements are met on an ongoing basis.

In addition a Key Risks and Controls Matrix ("Risk Matrix") covering CIT's and the Manager's relevant material risks by risk category (Commercial & Legal; Economical/ Financial; Operational; and Technology), the likelihood of the risk occurring, the consequence should it occur and the controls put in place to mitigate or manage these risks are tabled and monitored at ARCC level on a quarterly basis. Risks are analysed by combining estimates of likelihood and consequences, adequacy of existing controls/treatments or actions to determine whether a level of risk is to be accepted, or requires specific management responsibility or escalation to the ARCC.

Identified risks are reviewed bi-annually or whenever the business environment changes substantially to ensure that changes in circumstances have not altered risk priorities. Identified controls/treatments or actions are reviewed quarterly to ensure that changes in circumstances have not affected their adequacy and effectiveness.

In addition to the Risk Matrix, reports on the internal controls are also provided to the ARCC on a periodic basis to assess the adequacy of the existing internal controls and risk framework.

The ARCC, through the assistance of internal and external auditors, reviews and reports to the Board on the effectiveness and adequacy of CIT's risk management and internal control system, including financial, operational, compliance and information technology controls, taking into consideration the reports and assurance provided by Management, recommendations of both internal and external auditors and the timely and proper implementation of all required corrective, preventive or improvement measures.

In line with the strategic objectives to provide Unitholders with a stable and secure income stream and to achieve long term growth in net asset value per unit; the Manager critically analyses each transaction before proceeding. To arrive at an investment decision, the Manager identifies the risk exposures and determines how to mitigate, transfer, manage and/or reduce those risks, where possible, to a level which is appropriate for the corresponding expected return on that investment. Extensive procedures, including due diligence, are carried out at various stages of the investment process. The Board reviews management reports and feasibility studies on proposed acquisitions, as prepared by experienced officers of the Manager, and approves where it is in the interests of Unitholders.

The Manager is committed to conduct its business within a framework that fosters the highest ethical and legal standards. The Manager has a whistle-blowing policy that is made available on CIT's website. The policy provides a channel for external parties, in additional to employees, to raise concerns and continues to provide employees reassurance that they will be protected from reprisals or victimisation for whistle-blowing in good faith.

The Board has received confirmation from the CEO and the COO & CFO of the Manager that they are not aware of any events that have arisen which would have a material effect on the financial results of CIT and its subsidiaries, except as disclosed in the financial results, and nothing has come to their attention which may render the financial results false or misleading.

Based on the risk management and internal controls system established and maintained by the Manager, audits conducted by the internal and external auditors and their recommendations, and together with the CEO's and COO & CFO's quarterly and annual undertaking confirming their responsibilities for, and adequacy and effectiveness of, the internal controls; pursuant to Rule 1207(10) of the Listing Manual, 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 2014, to provide reasonable assurance that assets are safeguarded and that proper accounting records are maintained and financial statements are reliable.

DEALING IN CIT UNITS

The Trust Deed requires each director of the Manager to give notice to the Manager of their acquisition of units or of any changes in the number of units which they hold, or in which they have an interest, within two business days after such acquisition, or the occurrence of the event giving rise to changes in the number of units which they hold, or in which they have an interest. The SFA also requires directors and CEO of the Manager to give such notice. All dealings in units by the directors and CEO of the Manager are to be announced through SGXNET.

In general, the directors and employees of the Manager are encouraged to hold the units and not to deal on short term considerations.

The Manager has adopted an internal policy which provides guidelines for dealing in units, under which directors, CEO and employees are prohibited from dealing in units in the period commencing:

1. One month before the public announcement of CIT's annual results and, where applicable, CIT's property valuations, ending on the date of announcement of the relevant results;

2. Two weeks before and three days after the performance fee calculation period for the half year ended 30 June and 31 December;

3. Two weeks before the announcement of CIT's quarterly results, ending on the date of announcement of the relevant results; and

4. At any time whilst in possession of undisclosed material information.

In addition, while in possession of undisclosed material information, directors and employees of the Manager are not to advise others to trade in CIT units or communicate such information to another person.

Prior to the commencement of the prohibition period, directors and employees are reminded not to trade during this period or whenever they are in possession of undisclosed material information.

In addition, the Manager has given an undertaking to the MAS that it will announce to the SGX-ST the particulars of its holdings in the units and any changes thereto within two business days after the date on which it acquires or disposes of any units. The Manager has also undertaken that it will not deal in CIT units during the period commencing two weeks before the public announcement of CIT's quarterly results or one month before the annual and semi-annual results, and if applicable, property valuation, and ending on the date of announcement of the relevant results.

REVIEW PROCEDURES FOR INTERESTED PARTY TRANSACTIONS ("IPT")

The Manager has established an internal control system to ensure that all transactions involving the Trustee and any related party of the Manager or CIT are undertaken on normal commercial terms and will not be prejudicial to the interests of CIT and the Unitholders. Generally, the Manager will demonstrate to the ARCC that such transactions satisfy the foregoing criteria, which may entail obtaining quotations from parties unrelated to the Manager, or obtaining one or more valuations from independent valuers, in accordance with the Property Funds Appendix.

In addition:

- transactions equal to or exceeding S$100,000 in value but below 3% of the value of CIT's latest audited net tangible assets are subject to review by the ARCC at regular intervals;

- transactions equal to or exceeding 3%, but below 5% of the value of CIT's latest audited net tangible assets, are subject to the review and prior approval of the ARCC. Such approval will only be given if the transactions are on normal commercial terms and consistent with similar types of transactions made by Trustee with third parties which are unrelated to the Manager; and

- transactions (either individually or as part of a series or if aggregated with other transactions involving the same related party during the same financial year) equal to or exceeding 5% of the value of CIT's latest audited net tangible assets, are reviewed and approved by the ARCC who may, as it deems fit, request advice on the transaction from independent sources or advisers, including the obtaining of valuations from independent valuers. Further, under the Listing Manual and the Property Funds Appendix, such transactions would have to be approved by the Unitholders at a meeting of Unitholders.

Where matters concerning CIT relate to transactions entered into, or to be entered into, by the Trustee for and on behalf of CIT with a related party of the Manager or CIT, the Trustee is also required to ensure that such transactions are conducted on normal commercial terms and are not prejudicial to the interests of CIT and the Unitholders.

Further, the Trustee has the ultimate discretion under the Trust Deed to decide whether or not to enter into a transaction involving a related party of the Manager or CIT. If the Trustee is to sign any contract with a related party of the Manager or CIT, the Trustee will review the contract to ensure that it complies with the requirements relating to IPT in the Property Funds Appendix and the provisions of the Listing Manual relating to IPT, as well as such other guidelines issued by MAS and the SGX-ST that apply to REITs. All IPTs (and the basis, quotation obtained to support its basis) entered into are maintained in records by the Manager and reviewed by the ARCC.

CIT will, in compliance with Rule 905 of the Listing Manual, announce any IPT if such transaction, either by itself or when aggregated with other IPT entered into with the same interested person during the same financial year, is 3% or more of CIT's latest audited net tangible assets.

DEALINGS WITH CONFLICTS OF INTEREST

The following key protocols have been established to deal with conflict of interest issues:

- all executive officers are employed by the Manager;

- all resolutions in writing of the directors of the Manager in relation to matters concerning CIT must be approved by a majority of the directors, including at least one Independent Director;

- at least one-third of the Board is comprised of Independent directors;

- in respect of the matters in which a director or his associates have an interest, direct or indirect, such interested director will notify his interest and, where appropriate, abstain from voting. In such matters, the Board may also seek external professional advice to assist in their deliberations;

- all IPT must be reviewed by the ARCC and approved by a majority of the ARCC. If a member of the ARCC has an interest in a transaction, he or she will, where appropriate, abstain from voting;

- directors receive training about their duties including the importance of not being influenced by directives from the shareholders which may conflict with the obligations of the Manager owed to clients, Unitholders or third parties who may, in turn, owe obligations to CIT, or with their broader duties as directors;

- notwithstanding any request from its shareholders, decisions regarding service providers retained by the Manager go through a due diligence process conducted by the Manager to ensure that appropriate services are acquired in the circumstances;

- to prevent misuse of confidential information, employees must not disclose, or use for their own purposes, or cause any unauthorised disclosure of, any information of a confidential nature relating to the business of the Manager or its affiliates or its agents or customers;

- under the Trust Deed, other than a meeting convened for the removal of the Manager, the Manager and its associates are prohibited from being counted in a quorum for or voting at any meeting of Unitholders convened to approve any matter in which the Manager or any of its associates has a material interest. For so long as CITM is the Manager, the controlling shareholders (as defined in the Listing Manual) of the Manager and their respective associates are prohibited from being counted in the quorum for or voting at any meeting of Unitholders convened to consider a matter in respect of which the relevant controlling shareholder and/or their associates have a material interest; and

- if the Manager is required to decide whether or not to take any action against any person in relation to any breach of any agreement entered into by the Trustee for and on behalf of CIT with an affiliate of the Manager, the Manager shall be obliged to consult with a reputable law firm (acceptable to the Trustee) for legal advice on the matter. If that law firm is of the opinion that the Trustee, on behalf of CIT, has a prima facie case against the party allegedly in breach under such agreement, the Manager is obliged to take appropriate action in relation to such agreement. The directors of the Manager will have a duty to ensure that the Manager so complies. Notwithstanding the foregoing, the Manager shall inform the Trustee as soon as it becomes aware of a breach of any agreement entered into by the Trustee for and on behalf of CIT with an affiliate of the Manager and the Trustee may take such action as it deems necessary to protect the rights of Unitholders and in the interest of Unitholders. Any decision by the Manager not to take action against an affiliate of the Manager shall not constitute a waiver of the Trustee's rights to take such action as it deems fit against such affiliate.

AUDIT COMMITTEE

Principle 12: The Board should establish an Audit Committee with written terms of reference which clearly set out its authority and duties.

The ARCC has been tasked to oversee the compliance and risk management of the Manager's and CIT's operations.

In line with the revised 2nd Edition of the AC Guidelines, the ARCC must comprise of at least three directors, majority of whom must be independent.

As at 31 December, 2014, the ARCC comprises the following directors, of which two out of three are Independent, Non-executive Directors, including the Chairman:-

1. **Mr Ooi Eng Peng**
   Chairman (Independant, Non-Executive Director)

2. **Mr Tan Guong Ching**
   Member (Independant, Non-Executive Director)

3. **Mr Michael Patrick Dwyer**
   Member (Non-Executive Director)

The separation of the roles of the Chairman of the Board and the Chairman of the ARCC ensures greater independence of the ARCC in the discharge of its duties.

Members of the ARCC bring with them invaluable experience and professional expertise in the accounting, finance, legal and business domains.

The ARCC has explicit authority to investigate any matter within its terms of reference. It has full access to, and the co-operation of the Management and full discretion to invite any director or staff to attend its meetings. The ARCC has adequate resources, including access to external consultants and auditors, to enable it to discharge its responsibilities properly.

The ARCC functions are broadly defined as assisting the Board in fulfilling its oversight responsibilities by:

- reviewing the significant financial reporting issues and judgements so as to ensure the integrity of the financial information provided by the Manager to any governmental authority or the public and any announcements relating to the company's financial performance;

- reviewing and monitoring the effectiveness and adequacy of the systems of internal controls, including financial, operational, compliance, information technology and risk management controls and procedures that Management and the Board have established;

- ensuring that procedures are in place for compliance with all applicable laws, regulations, rules, codes of conduct and standards of good practices;

- reviewing the comprehensiveness of the audit and business processes to manage risks and safeguard both CIT's and the Manager's assets and enhance Unitholders' and shareholders' value;

- reviewing the effectiveness of the company's internal audit function; including its audit plans and the scope and effectiveness of the internal audit procedures;

- reviewing the adequacy, independence, effectiveness, objectivity and fees of the external auditors and recommending to the Board on the proposals to the Unitholders any replacement, appointment or reappointment of the auditors; and approving the remuneration and terms of their engagement; and

- reviewing related party transactions to ascertain compliance with internal procedures and provisions of applicable laws and regulations.

The ARCC's activities for financial year ended 31 December 2014, included the following:

(a) Financial Reporting

The ARCC reviewed the interim and annual financial statements and financial announcements required by the SGX-ST, for recommendation to the Board for approval.

(b) External Audit

The ARCC reviewed and approved the audit plan and scope with the external auditors and critically reviewed the report on the audit of the year-end financial statements.

The ARCC also reviewed and considered the re-appointment of the external auditors and is satisfied with the suitability, independence and objectivity of the external auditors and has recommended to the Board its re-appointment.

The review took into consideration (i) adequacy of the resources and experience of the auditing firm and the audit partner, (ii) the terms of the engagement, (iii) size and complexity of CIT and its subsidiary, (iv) the number and experience of supervisory and professional staff assigned to each audit, (v) the fees paid for audit and non-audit services performed, and (vi) suitability, objectivity and independence from Management and the Manager based on their performance to date.

The aggregate amount of the audit fees paid/payable by CIT and its subsidiary to the external auditors for financial year ended 31 December 2014 was S$296,000 , of which audit and non-audit fees amounted to S$186,000 and S$110,000 respectively.

Accordingly, the Manager confirms that CIT complies with Rule 712 and 715 of the Listing Manual with respect to the suitability of the audit firm for CIT and its subsidiary.

(c) **Internal Audit**

The 3-year Internal Audit Rotational Plan for Year 2015 to 2017 was approved by the ARCC during the year.

The ARCC reviewed the scope of internal audit work and its audit programme; it reviewed the findings during the year and Management's responses thereto; and it satisfied itself as to the adequacy of the internal audit function.

(d) **IPT**

The ARCC reviewed IPT to ensure compliance with internal procedures, provisions of the Listing Manual and the Property Funds Appendix.

(e) **Whistle Blowing**

The ARCC ensures that the Whistle Blowing Policy put in place provides an avenue through which staff and external parties may raise, in good faith and in confidence, any concerns about possible improprieties in matters of financial reporting or other matters to the Chairman of the ARCC and that there will be independent investigation and appropriate follow-up action taken.

External parties can raise their concerns by submitting the prescribed form found on http://www.cambridgeindustrialtrust.com/whistleblowing.html, to whistleblowing@cambridgeitm.com.

The ARCC meets at least four times a year. It has full access to the external and internal auditors and meets with the auditors, without the presence of Management, at least once a year.

The number of ARCC meetings held and corresponding attendances for the financial year ended 31 December 2014 are set out on page 33.

INTERNAL AUDIT

Principle 13: The company should establish an internal audit function that is adequately resourced and independent of the activities it audits.

Given the Manager's size and scale of operations, the Manager outsources the internal audit function. PricewaterhouseCoopers (PwC) has been appointed as the internal auditor for another 3-year period from 2015 to 2017. PwC adopts the Standards for the Professional Practice of Internal Auditing set by the Institute of Internal Auditors.

The internal auditor primary reporting line is to the Chairman of ARCC and administratively to the CEO. The ARCC reviews and approves the annual internal audit plan, and ensures that the internal auditor has adequate resources to perform its functions. The ARCC also reviews the results of internal audits and Management's actions in resolving any audit issues reported.

The ARCC is satisfied with the suitability of the internal auditors and is of the view that the internal audit function is adequately resourced to perform its functions, and has appropriate standing within the Manager.

UNITHOLDERS RIGHTS AND RESPONSIBILITIES

UNITHOLDERS' RIGHTS

Principle 14: Companies should treat all unitholders fairly and equitably, and should recognise, protect and facilitate the exercise of unitholders' rights, and continually review and update such governance arrangements.

Communications with Unitholders

Principle 15: Companies should actively engage their unitholders and put in place an investor relations policy to promote regular, effective and fair communication with unitholders.

Conduct of Unitholder Meetings

Principle 16: Companies should encourage greater unitholders participation at general meetings of unitholders, and allow unitholders the opportunity to communicate their views on various matters affecting the company.

The Manager upholds a strong culture of continuous disclosure and transparent communication with Unitholders, the investing community and other stakeholders. The Manager has developed a disclosure policy which requires timely and full disclosure of financial reports and all material information relating to CIT by way of public releases or announcements through the SGX-ST via SGXNET. This will be subsequently followed up with the release on CIT's website at http://www.cambridgeindustrialtrust.com.

OUR POLICIES AND PRACTICES

The Code encourages listed companies to have a policy on the payment of dividends. The Manager's policy is to distribute 100% of CIT's taxable income, comprising substantially its income from the letting of its properties after deduction of allowable expenses. The actual level of distribution will be determined at the Manager's discretion taking into account the needs of the Trust for capital expenditure, working capital requirements and the liquidity position of CIT. Since the listing in 2006, CIT has distributed 100% of its taxable income to its Unitholders.

The Manager has a dedicated Investor Relations and Corporate Communications team which handles communications with institutional investors, the investment community, analysts and the media.

One of the key roles of the CEO, together with the Investor Relations and Corporate Communications team, is to keep the market and investors apprised of CIT's financial performance and corporate developments. The Manager believes in regular, effective, unbiased and transparent communication and conducts regular briefings for analysts and media representatives, which generally coincide with the release of CIT's results. During these briefings, the Manager will review CIT's most recent performance, as well as discuss the business outlook for CIT. In accordance with the Manager's objective of transparent communication, briefing materials are released to the SGX-ST and made available on CIT's website.

For the year, the Manager met with institutional investors in Singapore, Hong Kong, Europe, China, Tokyo and Australia, through one-on-one or group meetings as well as teleconferences. In addition, the Manager also organised seminar to keep retail investors abreast of CIT's performance. The retail investors were also engaged directly with the Manager as well as the Board of Directors through the Annual General Meeting ("AGM").

In compliance with the Property Funds Appendix, an AGM will be held after the close of the financial year, allowing the Manager to interact with the retail investors. A copy of CIT's Annual Report will be sent to Unitholders no later than four months from the end of each financial year. Notice of the AGM will be published on SGXNET, newspapers and CIT's website. If any Unitholders are unable to attend the AGM, they are entitled to appoint up to two proxies to attend and vote on their behalf.

At the AGM, each distinct matter will be proposed as a separate resolution. Unitholders will be invited to raise questions they may have relating to the resolution to be passed before voting on each of the resolutions by poll, using an electronic voting system. This will allow all Unitholders present, or represented at the meeting to vote on a one unit, one vote basis. The voting results will be screened at the meeting and announced via SGXNET after the meeting.

As and when an Extraordinary General Meeting ("EGM") is to be convened, a circular containing details of the matters proposed for the Unitholder's consideration and approval will also be sent to Unitholders; together with the notice of the EGM. Such notice will also be published on SGXNET, newspapers and CIT's website.

Board members, Management and the external auditors will be present at the AGM and EGM.

As part of the Manager's efforts to encourage greater Unitholders' participation at the AGM, a Question and Answer ("Q&A") session is held at the end of the AGM to allow Unitholders the opportunity to put forth any questions and clarify any issues they may have with the Board members, Management or external auditors regarding the affairs of the Manager and CIT.

CIT's website also provides visitors with the option to sign up for a free email alert service when there is any newly posted information on the website or provide any feedback via the electronic feedback form on the website.

INVESTOR ENGAGEMENT

CIT is committed to maintaining effective investor and media relations by adopting an open, transparent and effective engaging two-way communications with our investors, analysts, media, Unitholders and the investment community.

OPEN AND TRANSPARENT COMMUNICATIONS

We hold our Media and Analysts briefings during our half-year and full-year financial results, where Management presents our results, shares our strategy and engages in a Q&A session. We believe in actively engaging not only the media and analysts but also our investors throughout the year.

In 2014, we attended close to 200 meetings held in Singapore, Hong Kong, Malaysia, Japan, Europe and US. These engagements include one-on-one meetings, group meetings, property tours, as well as talks by consultants.

In addition to investor meetings, we proactively engaged our tenants through our Tenant Engagement Programme, where we organised a movie night and a tenant seminar, which were well received. These give us an in-depth understanding of tenants' needs in this ever-changing landscape.

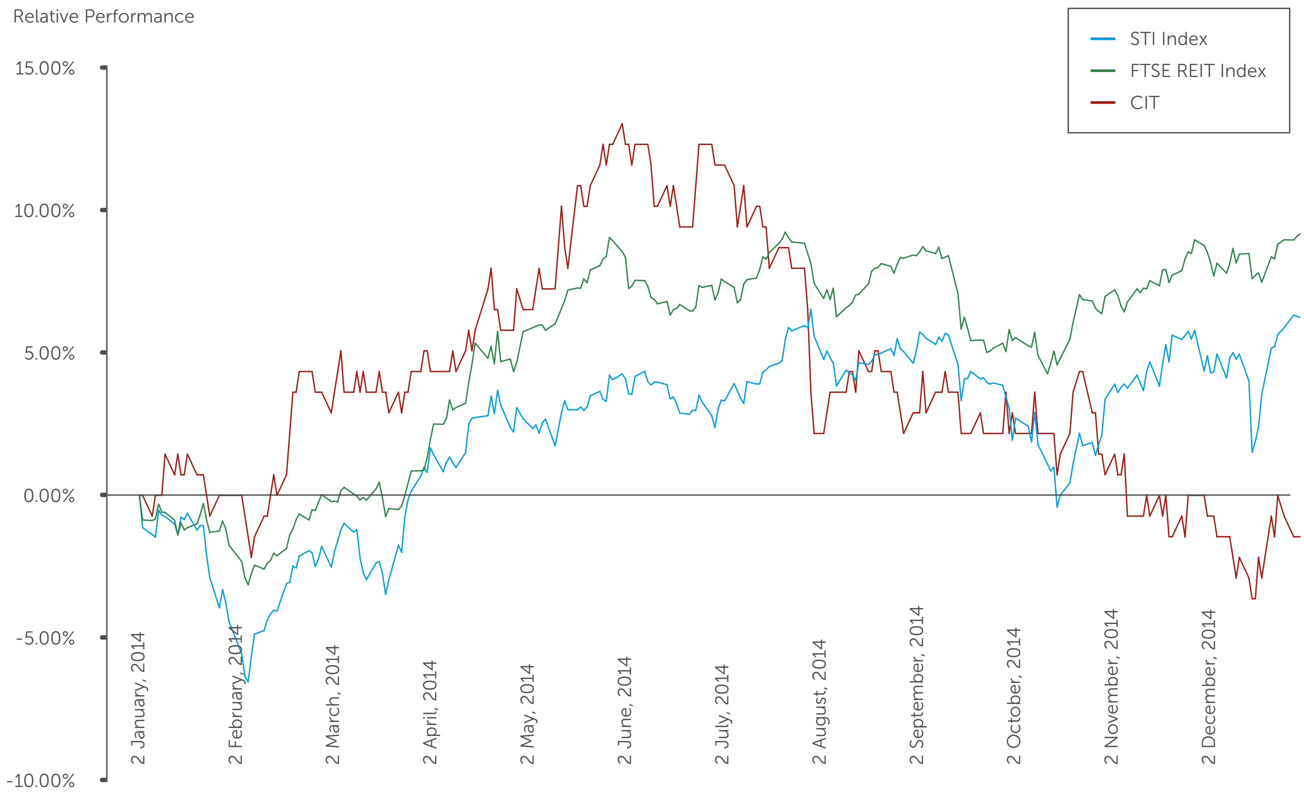
CIT's 5th AGM was held on 17 April 2014 where more than 200 Unitholders attended.

TIMELY AND TRANSPARENT DISCLOSURES

At CIT, we have adopted electronic polling for our AGM and EGM for all our resolutions where results were transparent and timely.

We are also committed to announcing our financial results in a timely and transparent manner. Our financial results are announced four times a year and the announcement materials are uploaded on SGXNET as well as our website concurrently. Through our email blast system, investors are alerted on all our developments/announcements once they are available on SGX.

UNIT PRICE PERFORMANCE OF CIT FOR 2014 (%)



	High	Low	Average Daily Volume (million)
Cambridge Industrial Trust	**S$0.785**	**S$0.665**	**2.217**
STI Index	3,387.84	2,953.01	209.293
FTSE REIT Index	782.08	690.59	72.736

Analyst Coverage	
Research House	**Analyst**
CIMB	Pang Ti Wee
CLSA	Wong Yew Kiang
Daiwa Securities	David Lum
DBS Bank	Derek Tan

INVESTOR ENGAGEMENT

Key Indices that include CIT

Dow Jones Global Index	MSCI[2] AC Asia Pacific ex Japan IMI[3] Index
Dow Jones Total Stock Market Index	MSCI[2] Asia Pacific ex Japan Small Cap Index
FTSE World Singapore Mid Cap Index	MSCI[2] South East Asia IMI[3] Index
FTSE RAFI Developed Ex US Mid Small 1500 Index	MSCI[2] South East Asia Small Cap Index
FTSE ST Small Cap Index	MSCI[2] AC Far East IMI[3] Index
FTSE Custom Index - Citigroup Global China 50 Index	MSCI[2] AC Far East Small Cap Index
GPR[1] General Index	MSCI[2] World IMI[3] Index
GPR[1] General ex-US Index	MSCI[2] World Small Cap Index
GPR[1] General Far East Index	MSCI[2] EAFE IMI[3] Index
GPR[1] General Far East ex-Japan Index	MSCI[2] EAFE Small Cap Index
GPR[1] General Singapore Index	MSCI[2] Pacific IMI[3] Index
GPR[1] General Quoted Index	MSCI[2] Pacific Small Cap Index
GPR[1] General Quoted ex-US Index	MSCI[2] Pacific ex Japan IMI[3] Index
GPR[1] General Quoted Far East Index	MSCI[2] Pacific ex Japan Small Cap Index
GPR[1] General Quoted Far East ex-Japan Index	MSCI[2] Far East IMI[3] Index
GPR[1] General Quoted Singapore Index	MSCI[2] Far East Small Cap Index
MSCI[2] Singapore IMI[3] Index	S&P[5] Global BMI (US Dollar)
MSCI[2] Singapore Small Cap Index	S&P[5] Global REIT (USD)
MSCI[2] ACWI[4] IMI[3] Index	S&P[5] GIVI Index
MSCI[2] ACWI[4] Small Cap Index	TR/GPR/APREA Composite Index
MSCI[2] AC Asia IMI[3] Index	TR/GPR/APREA Composite Singapore Index
MSCI[2] AC Asia Small Cap Index	TR/GPR/APREA Composite REIT Index
MSCI[2] AC Asia ex Japan IMI[3] Index	TR/GPR/APREA Composite REIT Singapore Index
MSCI[2] AC Asia ex Japan Small Cap Index	TR/GPR/APREA Investable REIT 100 Index
MSCI[2] AC Asia Pacific IMI[3] Index	TR/GPR/APREA Investable REIT 100 Singapore Index
MSCI[2] AC Asia Pacific Small Cap Index	

1 Global Property Research
2 Morgan Stanley Capital International
3 Investable Market Index
4 All Country World Index
5 Standard & Poor's

Investor Relations and Media Calendar 2014

17 Jan 2014	Post FY2013 Results Meeting hosted by DBS
17 Jan 2014	Post FY2013 Media and Analysts Briefing
17 Jan 2014	FY2013 Results Announcement
16 Apr 2014	1Q2014 Results Announcement
17 Apr 2014	Annual General Meeting
12 Jun 2014	Citi ASEAN Conference Presentation
26 Jun 2014	Citi Asia Pacific Property Conference
1 Jul 2014	DBS Pulses of Asia Conference
24 Jul 2014	2Q2014 Results Announcement
24 Jul 2014	Post 2Q2014 Media and Analysts Briefing
25 Jul 2014	Post 2Q2014 Results Meeting hosted by Macquarie
26 Aug 2014	Macquarie ASEAN Conference (Singapore)
1 Sep 2014	Daiwa Pan Asia REIT Day (Tokyo)
23 Oct 2014	3Q2014 Results Announcement
12 Nov 2014	Morgan Stanley Asia Pacific Summit

UNITHOLDERS' ENQUIRIES

For any queries, please contact:

Ms Brenda Ng
Senior Manager, Investor Relations and Corporate Communications
Tel: (65) 6222 3339
Email: enquiry@cambridgeitm.com

UNITHOLDER REGISTRAR

B.A.C.S Private Limited
63 Cantonment Road
Singapore 089758
Tel: (65) 6593 4848
Email: main@bacs.com.sg

UNITHOLDER DEPOSITORY

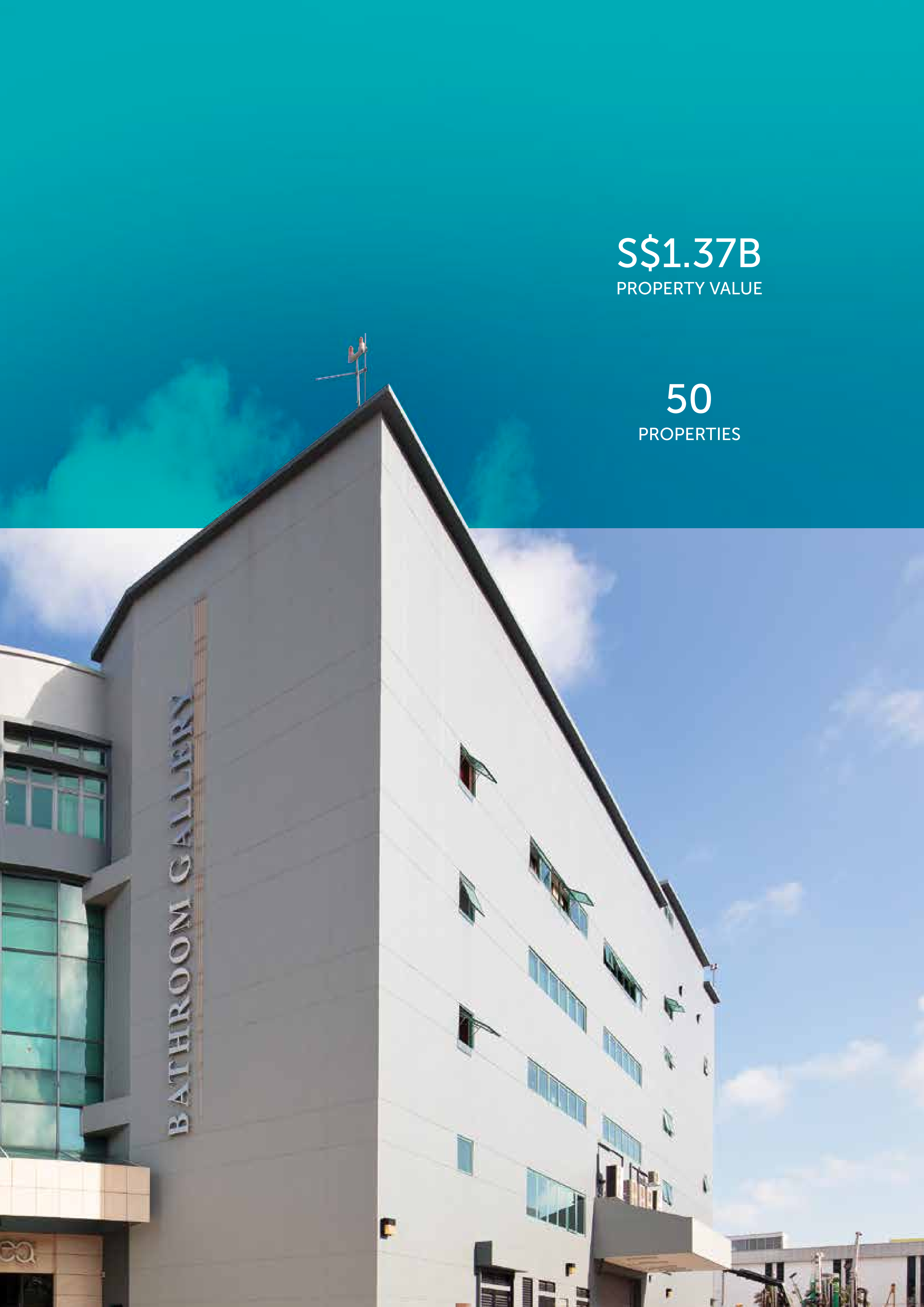
For unitholding account-related matters such as change of details and unitholding records histories, please contact:

The Central Depository (Pte) Limited
9 North Buona Vista Drive
#01-19/20 The Metropolis
Singapore 138589
Tel: (65) 6535 7511
Email: cdp@sgx.com

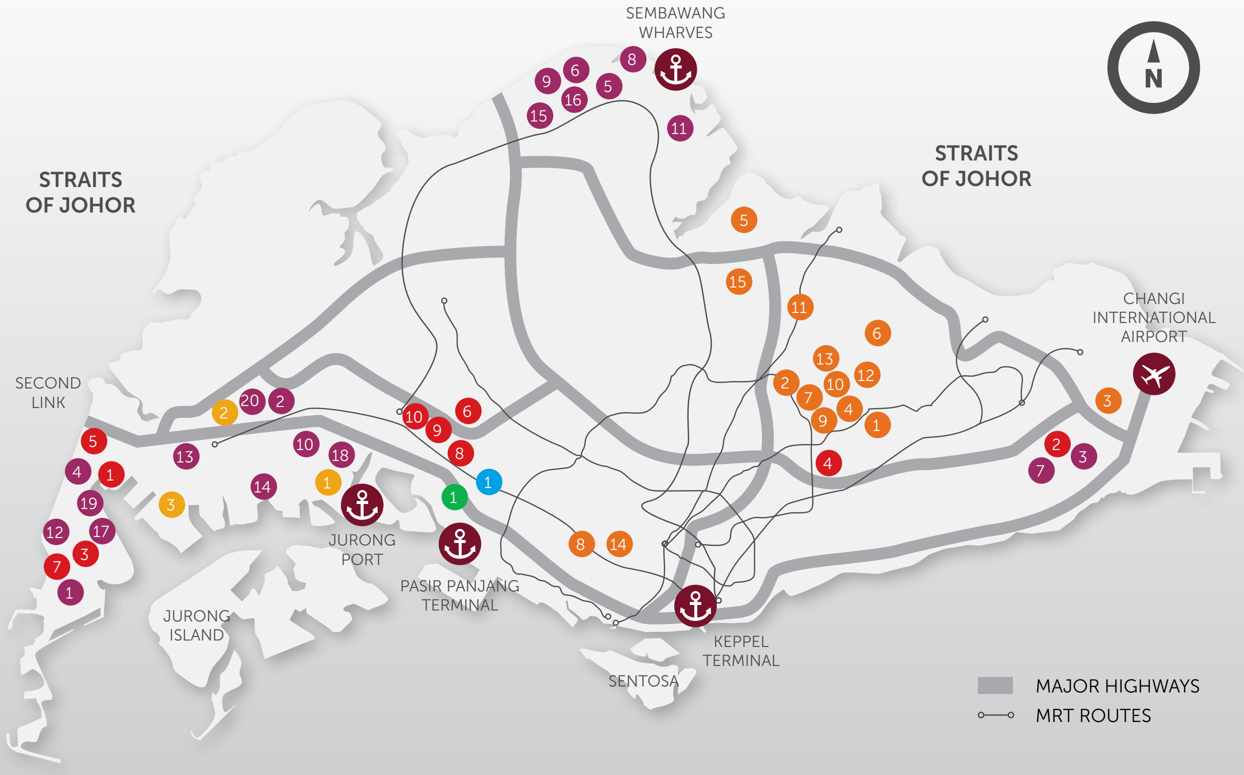
GROWING
OUR ASSETS

S$1.37B
PROPERTY VALUE

50
PROPERTIES



PROPERTY LOCATIONS



LOGISTICS

1. 24 Jurong Port Road
2. 1 Third Lok Yang Road and 4 Fourth Lok Yang Road
3. 3 Pioneer Sector 3

WAREHOUSING

1. 31 Tuas Avenue 11
2. 25 Changi South Avenue 2
3. 23 Tuas Avenue 10
4. 160 Kallang Way
5. 120 Pioneer Road
6. 9 Bukit Batok Street 22
7. 79 Tuas South Street 5
8. 4/6 Clementi Loop
9. 3C Toh Guan Road East
10. 30 Toh Guan Road

LIGHT INDUSTRIAL

1. 2 Ubi View
2. 128 Joo Seng Road
3. 1/2 Changi North Street 2
4. 16 Tai Seng Street
5. 70 Seletar Aerospace View
6. 87 Defu Lane 10
7. 130 Joo Seng Road
8. 2 Jalan Kilang Barat
9. 136 Joo Seng Road
10. 21/23 Ubi Road 1
11. 11 Serangoon North Avenue 5
12. 55 Ubi Avenue 3
13. 54 Serangoon Avenue 4
14. 11 Chang Charn Road
15. 12 Ang Mo Kio Street 65

CAR SHOWROOM AND WORKSHOP

1. 30 Teban Gardens Crescent

INTERNATIONAL BUSINESS PARK

1. 16 International Business Park

GENERAL INDUSTRIAL

1. 9 Tuas View Crescent
2. 31 Kian Teck Way
3. 45 Changi South Avenue 2
4. 2 Tuas South Avenue 2
5. 28 Woodlands Loop
6. 28 Senoko Drive
7. 31 Changi South Avenue 2
8. 23 Woodlands Terrace
9. 21B Senoko Loop
10. 22 Chin Bee Drive
11. 511/513 Yishun Industrial Park A
12. 60 Tuas South Street 1
13. 5/7 Gul Street 1
14. 25 Pioneer Crescent
15. 30 Marsiling Industrial Estate Road 8
16. 11 Woodlands Walk
17. 43 Tuas View Circuit
18. 15 Jurong Port Road
19. 3 Tuas South Avenue 4
20. 86/88 International Road

PROPERTY PORTFOLIO

LOGISTICS

1 24 Jurong Port Rd

737,558 Sq ft
of Lettable Area

114,111 Sq ft
of Lettable Area

1 Third Lok Yang Rd & 4 Fourth Lok Yang Rd 2

3 3 Pioneer Sector 3

654,576 Sq ft
of Lettable Area

PROPERTY PORTFOLIO

WAREHOUSING

1 31 Tuas Avenue 11

75,579 Sq ft
of Lettable Area

72,998 Sq ft
of Lettable Area

25 Changi South Avenue 2 2

3 23 Tuas Avenue 10

102,310 Sq ft
of Lettable Area

322,604 Sq ft
of Lettable Area

160 Kallang Way 4

5 120 Pioneer Road

244,513 Sq ft
of Lettable Area

134,913 Sq ft
of Lettable Area

9 Bukit Batok Street 22 6

7 79 Tuas South Street 5

67,942 Sq ft
of Lettable Area

300,920 Sq ft
of Lettable Area

4/6 Clementi Loop 8

PROPERTY PORTFOLIO

WAREHOUSING

9 3C Toh Guan Road East

192,864 Sq ft
of Lettable Area

30 Toh Guan Road 10

293,429 Sq ft
of Lettable Area

LIGHT INDUSTRIAL

1 2 Ubi View

43,654 Sq ft
of Lettable Area

128 Joo Seng Road 2

73,638 Sq ft
of Lettable Area

3 1/2 Changi North Street 2

125,870 Sq ft
of Lettable Area

215,666 Sq ft
of Lettable Area

16 Tai Seng Street 4

5 70 Seletar Aerospace View

53,729 Sq ft
of Lettable Area

91,558Sq ft
of Lettable Area

87 Defu Lane 10 6

PROPERTY PORTFOLIO

7 130 Joo Seng Road

89,618 Sq ft
of Lettable Area

66,374 Sq ft
of Lettable Area

2 Jalan Kilang Barat 8

9 136 Joo Seng Road

78,189 Sq ft
of Lettable Area

139,839 Sq ft
of Lettable Area

21/23 Ubi Road 1 10

11 | 11 Serangoon North Avenue 5

112,601 Sq ft
of Lettable Area

117,125 Sq ft
of Lettable Area

55 Ubi Avenue 3 | 12

13 | 54 Serangoon North Avenue 4

116,800 Sq ft
of Lettable Area

76,140 Sq ft
of Lettable Area

11 Chang Charn Road | 14

PROPERTY PORTFOLIO

15 12 Ang Mo Kio Street 65

166,124 Sq ft
of Lettable Area

GENERAL INDUSTRIAL

71,581 Sq ft
of Lettable Area

9 Tuas View Crescent 1

2 31 Kian Teck Way

33,088 Sq ft
of Lettable Area

73,684 Sq ft
of Lettable Area

45 Changi South Avenue 2 3

4 2 Tuas South Avenue 2

217,351 Sq ft
of Lettable Area

131,859 Sq ft
of Lettable Area

28 Woodlands Loop 5

6 28 Senoko Drive

159,338 Sq ft
of Lettable Area

50,644 Sq ft
of Lettable Area

31 Changi South Avenue 2 7

PROPERTY PORTFOLIO

8 23 Woodlands Terrace

124,425 Sq ft
of Lettable Area

170,589 Sq ft
of Lettable Area

21B Senoko Loop 9

10 22 Chin Bee Drive

120,653 Sq ft
of Lettable Area

224,689 Sq ft
of Lettable Area

511/513 Yishun Industrial Park A 11

12 60 Tuas South Street 1

44,675 Sq ft
of Lettable Area

98,864 Sq ft
of Lettable Area

5/7 Gul Street 1 13

14 25 Pioneer Crescent

76,003 Sq ft
of Lettable Area

217,953 Sq ft
of Lettable Area

30 Marsiling Industrial Estate Road 8 15

PROPERTY PORTFOLIO

16 **11 Woodlands Walk**

96,625 Sq ft
of Lettable Area

122,836 Sq ft
of Lettable Area

43 Tuas View Circuit 17

18 **15 Jurong Port Road**

245,172 Sq ft
of Lettable Area

315,522 Sq ft
of Lettable Area

3 Tuas South Avenue 4 19

20 86/88 International Road

237,229 Sq ft
of Lettable Area

CAR SHOWROOM AND WORKSHOP

139,525 Sq ft
of Lettable Area

30 Teban Gardens Crescent 1

INTERNATIONAL BUSINESS PARK

69,258 Sq ft
of Lettable Area

16 International Business Park 1

PROPERTY PORTFOLIO

LOGISTICS

Single or multi-storey distribution and logistics facilities catering for tenants that are third party logistics and supply chain management providers or trading companies

	Address	Tenant	Lettable Area (Sq ft)	Land Lease Expiry / Title
1	24 Jurong Port Road	Multi-Tenanted	737,558	2037 / Leasehold estate of 30 years + 12 years w.e.f. 1 March 1995
2	1 Third Lok Yang Road and 4 Fourth Lok Yang Road	YCH DistriPark (Pte) Ltd	114,111	2031 / Leasehold estate of 30 years w.e.f. 16 December 2001
3	3 Pioneer Sector 3	Multi-Tenanted	654,576	2050 / Leasehold estate of 30 years + 30 years w. e.f. 16 December 1990

WAREHOUSING

Single or multi-storey warehouse facilities with low content of office space that are used by both MNCs and local SMEs predominantly as storage space for raw material, semi-finished or finished goods; coupled with light industrial activities such as assembly and packing. This also includes self-storage business.

	Address	Tenant	Lettable Area (Sq ft)	Land Lease Expiry / Title
1	31 Tuas Avenue 11	SLS Bearings (Singapore) Pte Ltd	75,579	2054 / Leasehold estate of 30 years + 30 years w.e.f. 1 April 1994
2	25 Changi South Avenue 2	Wan Tai and Company (Private) Limited	72,998	2054 / Leasehold estate of 30 years + 30 years w.e.f. 16 October 1994
3	23 Tuas Avenue 10	Reliance Products Pte Ltd	102,310	2056 / Leasehold estate of 30 years + 29 years w.e.f. 1 November 1997
4	160 Kallang Way	HC Design Pte Ltd	322,604	2033 / Leasehold estate of 60 years w.e.f. 16 February 1973
5	120 Pioneer Road	Compact Metal Industries Ltd	244,513	2055 / Leasehold estate of 30 years + 28 years w.e.f. 16 February 1997
6	9 Bukit Batok Street 22	Multi-Tenanted	134,913	2053 / Leasehold estate of 30 years + 30 years w.e.f. 1 February 1993
7	79 Tuas South Street 5	N.A	67,942	2060 / Leasehold estate of 30 years + 30 years w.e.f. 1 February 2000
8	4/6 Clementi Loop	Hoe Leong Corporation Ltd	300,920	2053 / Leasehold estate of 30 years + 30 years w.e.f. 1 October 1993
9	3C Toh Guan Road East	Tye Soon Limited	192,864	2051 / Leasehold estate of 30 years + 30 years w.e.f. 16 February 1991
10	30 Toh Guan Road	Multi-Tenanted	293,429	2055 / Leasehold estate of 30 years + 30 years w.e.f. 16 August 1995

1 Includes the value of the development works (AEI)

Acquisition Date	Purchase Price/ Development Cost (S$)	Occupancy (%) 31 Dec 2014	Gross Rental Income (S$) 31 Dec 2014	Valuation (S$) 31 Dec 2014
25 July 2006	96,000,000	95	8,256,000	87,600,000
25 July 2006	12,414,000	100	1,456,000	15,000,000
25 July 2006	93,369,000[1]	97	6,280,000	108,410,000[1]

Acquisition Date	Purchase Price/ Development Cost (S$)	Occupancy (%) 31 Dec 2014	Gross Rental Income (S$) 31 Dec 2014	Valuation (S$) 31 Dec 2014
25 July 2006	8,700,000	100	990,000	11,800,000
25 July 2006	7,300,000	100	972,000	13,400,000
25 July 2006	8,550,000	100	1,070,000	15,400,000
25 July 2006	23,200,000	100	2,219,000	29,800,000
24 October 2007	26,500,000	100	2,165,000	32,600,000
25 October 2007	18,300,000	78	1,938,000	23,900,000
30 April 2008	10,400,000	–	280,000	11,700,000
13 June 2011	63,364,000	100	5,323,000	63,100,000
30 January 2012	35,500,000	100	2,770,000	33,000,000
25 July 2006	35,000,000	97	5,578,000	58,900,000

PROPERTY PORTFOLIO

LIGHT INDUSTRIAL

Single or multi-storey of manufacturing/production space with low content of office space used by both MNCs and local SMEs for light industrial activities such as light manufacturing, assembly non-pollutive industrial and businesses that engage in high-technology, R&D or type 1 e-business kind of activities.

	Address	Tenant	Lettable Area (Sq ft)	Land Lease Expiry / Title
1	2 Ubi View	CSE Global Limited	43,654	2059 / Leashold estate of 60 years w.e.f. 4 January 1999
2	128 Joo Seng Road	Multi-Tenanted	73,638	2052 / Leasehold estate of 30 years + 30 years w.e.f. 1 May 1992
3	1/2 Changi North Street 2	ETLA Limited	125,870	2061 / Leasehold estate 30 years + 30 years w.e.f. 1 March 2001 2065 / Leasehold estate 30 years + 30 years w.e.f. 23 November 2005
4	16 Tai Seng Street	Nobel Design Holdings Ltd	215,666	2067 / Leasehold estate 30 years + 30 years w.e.f. 4 July 2007
5	70 Seletar Aerospace View	Air Transport Training College Pte Ltd	53,729	2041 / Leasehold estate 30 years w.e.f. 16 October 2011
6	87 Defu Lane 10	Multi-Tenanted	91,558	2050 / Leashold estate of 30 years + 30 years w.e.f. 1 November 1990
7	130 Joo Seng Road	Multi-Tenanted	89,618	2051 / Leasehold estate of 30 years + 30 years w.e.f. 1 December 1991
8	2 Jalan Kilang Barat	Multi-Tenanted	66,374	2062 / Leasehold estate of 99 years w.e.f. 1 July 1963
9	136 Joo Seng Road	Multi-Tenanted	78,189	2050 / Leasehold estate of 30 years + 30 years w.e.f. 1 October 1990
10	21/23 Ubi Road 1	Multi-Tenanted	139,839	2057 / Leasehold estate of 30 years + 30 years w.e.f. 1 February 1997
11	11 Serangoon North Avenue 5	Multi-Tenanted	112,601	2057 / Leasehold estate of 30 years + 30 years w.e.f. 16 April 1997
12	55 Ubi Avenue 3	Multi-Tenanted	117,125	2056 / Leasehold estate of 30 years + 30 years w.e.f. 1 July 1996
13	54 Serangoon North Avenue 4	Multi-Tenanted	116,800	2056 / Leasehold estate of 30 years + 30 years w.e.f. 16 June 1996
14	11 Chang Charn Road	Multi-Tenanted	76,140	2056 / Leasehold estate of 99 years w.e.f. 1 January 1958
15	12 Ang Mo Kio Street 65	Multi-Tenanted	166,124	2050 / Leasehold estate of 30 years + 30 years w.e.f. 16 October 1990

1 Includes the value of the development works (AEI)

Acquisition Date	Purchase Price/ Development Cost (S$)	Occupancy (%) 31 Dec 2014	Gross Rental Income (S$) 31 Dec 2014	Valuation (S$) 31 Dec 2014
25 July 2006	7,500,000	100	614,000	9,900,000
25 June 2007	10,000,000	93	1,098,000	12,500,000
19 October 2010	22,110,000	100	1,856,000	23,200,000
29 May 2012	72,907,700	100	5,437,000	73,000,000
22 November 2012	8,521,000	100	943,000	8,800,000
25 July 2006	13,064,000	33	571,000	16,800,000[1]
25 July 2006	12,000,000	100	1,666,000	14,000,000
25 July 2006	20,000,000	78	2,271,000	29,000,000
25 July 2006	10,310,000	100	1,277,000	13,500,000
25 July 2006	25,000,000	96	3,498,000	36,600,000
25 July 2006	14,000,000	94	1,528,000	20,800,000
27 February 2007	18,800,000	77	1,688,000	21,600,000
1 March 2013	21,000,000	64	1,811,000	21,700,000
31 March 2014	32,000,000	89	1,265,000	32,000,000
13 September 2014	39,800,000	85	982,000	39,800,000

PROPERTY PORTFOLIO

GENERAL INDUSTRIAL

Single or multi-storey of manufacturing/factory facilities with low content of office space catering to both MNCs and SMEs for industrial purposes which includes but not limited to manufacturing, altering, repairing, finishing, precision engineering.

	Address	Tenant	Lettable Area (Sq ft)	Land Lease Expiry / Title
1	9 Tuas View Crescent	C M R (Far East) Pte Ltd	71,581	2058 / Leasehold estate of 30 years + 30 years w.e.f. 16 July 1998
2	31 Kian Teck Way	Donald Mcarthy Trading Pte Ltd	33,088	2042 / Leasehold estate of 30 years + 19 years w.e.f. 1 September 1993
3	45 Changi South Avenue 2	Chung Shan Plastics Pte Ltd	73,684	2055 / Leasehold estate of 30 years + 30 years w.e.f. 1 September 1995
4	2 Tuas South Avenue 2	Soon Wing Investments Pte Ltd	217,351	2059 / Leasehold estate of 60 years w.e.f. 4 January 1999
5	28 Woodlands Loop	Sanwa Plastic Industry Pte Ltd	131,859	2055 / Leasehold estate of 30 years + 30 years w.e.f. 16 October 1995
6	28 Senoko Drive	Tat Seng Packaging Group Ltd	159,338	2039 / Leasehold estate of 30 years + 30 years w.e.f. 16 December 1979
7	31 Changi South Avenue 2	Presscrete Engineering Pte Ltd	50,644	2055 / Leasehold estate of 30 years + 30 years w.e.f. 1 March 1995
8	23 Woodlands Terrace	Multi-Tenanted	124,425	2056 / Leasehold estate of 30 years + 30 years w.e.f. 16 November 1996
9	21B Senoko Loop	Tellus Marine Engineering Pte Ltd	170,589	2053 / Leasehold estate of 30 years + 30 years w.e.f. 1 February 1993
10	22 Chin Bee Drive	Deluge Fire Protection (S.E.A) Pte Ltd	120,653	2035 / Leasehold estate of 30 years w.e.f. 16 September 2005
11	511/513 Yishun Industrial Park A	Seksun International Pte Ltd	224,689	2054 / Leasehold estate of 29 years + 30 years w.e.f. 1 June 1995 2053 / Leasehold estate of 30 years + 30 years w.e.f. 1 December 1993
12	60 Tuas South Street 1	Peter's Polyethylene Industries Pte Ltd	44,675	2035 / Leasehold estate of 30 years w.e.f. 16 March 2005
13	5/7 Gul Street 1	Precise Industries Pte Ltd	98,864	2037 / Leasehold estate of 29 years + 6 months w.e.f. 1 April 2008
14	25 Pioneer Crescent	Kalzip Asia Pte Ltd	76,003	2067 / Leasehold estate of 30 years + 28 years w.e.f. 1 February 2009
15	30 Marsiling Industrial Estate Road 8	Beyonics International Pte Ltd	217,953	2049 / Leasehold estate of 30 years + 30 years w.e.f. 1 December 1989
16	11 Woodlands Walk	NTS Components Singapore Pte Ltd	96,625	2055 / Leasehold estate of 30 years + 30 years w.e.f. 16 October 1995
17	43 Tuas View Circuit	Q'son Precision Engineering Pte Ltd	122,836	2038 / Leasehold estate of 30 years w.e.f. 1 February 2008
18	15 Jurong Port Road	HG Metal Manufacturing Ltd	245,172	2035 / Leasehold estate of 28 years w.e.f. 25 March 2007
19	3 Tuas South Avenue 4[2]	Agila Specialties Global Pte Ltd	315,522	2059 / Leasehold estate of 30 + 30 years w.e.f. 1 May 1999
20	86/88 International Road	Multi-Tenanted	237,229	2054 / Leasehold estate of 30 years + 30 years w.e.f. 16 December 1994

1 Includes the value of the development works (AEI)

2 Based on CIT's 60% interest in the jointly-controlled entity

Acquisition Date	Purchase Price/ Development Cost (S$)	Occupancy (%) 31 Dec 2014	Gross Rental Income (S$) 31 Dec 2014	Valuation (S$) 31 Dec 2014
25 July 2006	5,600,000	100	859,000	11,100,000
25 July 2006	3,200,000	100	325,000	5,600,000
25 July 2006	8,250,000	100	685,000	13,700,000
25 July 2006	23,000,000	100	2,269,000	36,000,000
25 July 2006	13,000,000	100	1,582,000	17,800,000
25 June 2007	12,000,000	100	1,603,000	14,000,000
27 July 2007	5,800,000	100	490,000	9,300,000
26 October 2007	15,408,000	76	1,327,000	17,500,000
28 January 2008	14,670,000	100	1,207,000	31,500,000[1]
28 September 2010	15,000,000	100	1,436,000	15,500,000
30 November 2010	32,600,000	100	2,964,000	33,200,000
29 June 2011	6,400,000	100	546,000	6,400,000
15 July 2011	14,500,000	100	1,419,000	14,500,000
29 March 2012	15,300,000	100	1,120,000	15,800,000
24 October 2012	39,000,000	100	3,089,000	39,000,000
29 October 2012	17,300,000	100	1,392,000	17,300,000
21 September 2012	13,468,000	100	325,000	15,800,000
30 January 2013	43,000,000	100	3,600,000	43,000,000
19 March 2013	9,000,000	100	1,035,000	22,800,000
25 July 2006	30,786,000	100	3,495,000	40,700,000

PROPERTY PORTFOLIO

CAR SHOWROOM AND WORKSHOP

Single or multi-storey industrial building used for car showroom and service workshops.

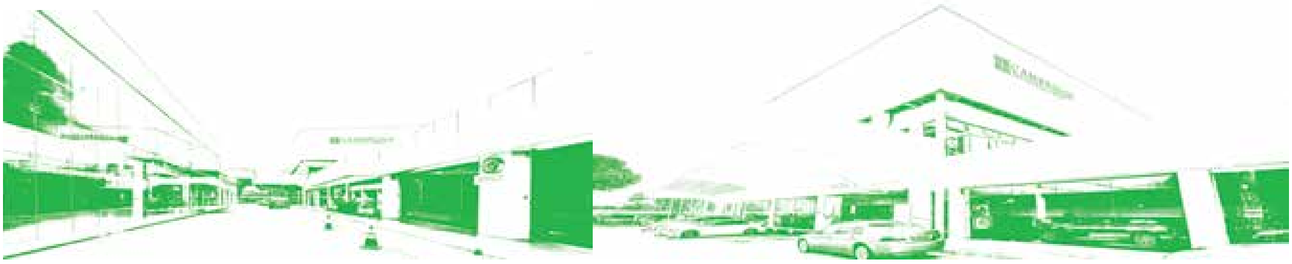
	Address	Tenant	Lettable Area (Sq ft)	Land Lease Expiry / Title
1	30 Teban Gardens Crescent	EuroSports Auto Pte Ltd	139,525	2039 / Leasehold estate of 10 years + 22 years w.e.f. 1 June 2007

INTERNATIONAL BUSINESS PARK

Multi-storey suburban office building in specially designated "Business Park zone" of which serves as regional headquarters for multinational companies catering to knowledge-based activities.

	Address	Tenant	Lettable Area (Sq ft)	Land Lease Expiry / Title
1	16 International Business Park	M+W Singapore Pte Ltd	69,258	2056 / Leasehold estate of 30 years + 30 years w.e.f. 1 August 1996

3 Includes upfront land rent premium payment of S$2.4 million.



Acquisition Date	Purchase Price/ Development Cost (S$)	Occupancy (%) 31 Dec 2014	Gross Rental Income (S$) 31 Dec 2014	Valuation (S$) 31 Dec 2014
17 March 2014	41,000,000	100	2,699,000	41,000,000

Acquisition Date	Purchase Price/ Development Cost (S$)	Occupancy (%) 31 Dec 2014	Gross Rental Income (S$) 31 Dec 2014	Valuation (S$) 31 Dec 2014
19 December 2014	28,000,000	100	64,000	30,400,000[3]

SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

AS AT 9 FEBRUARY 2015
prepared by Colliers International Consultancy & Valuation (Singapore) Pte Ltd for the purpose of the annual report

1.0 SINGAPORE ECONOMIC OVERVIEW

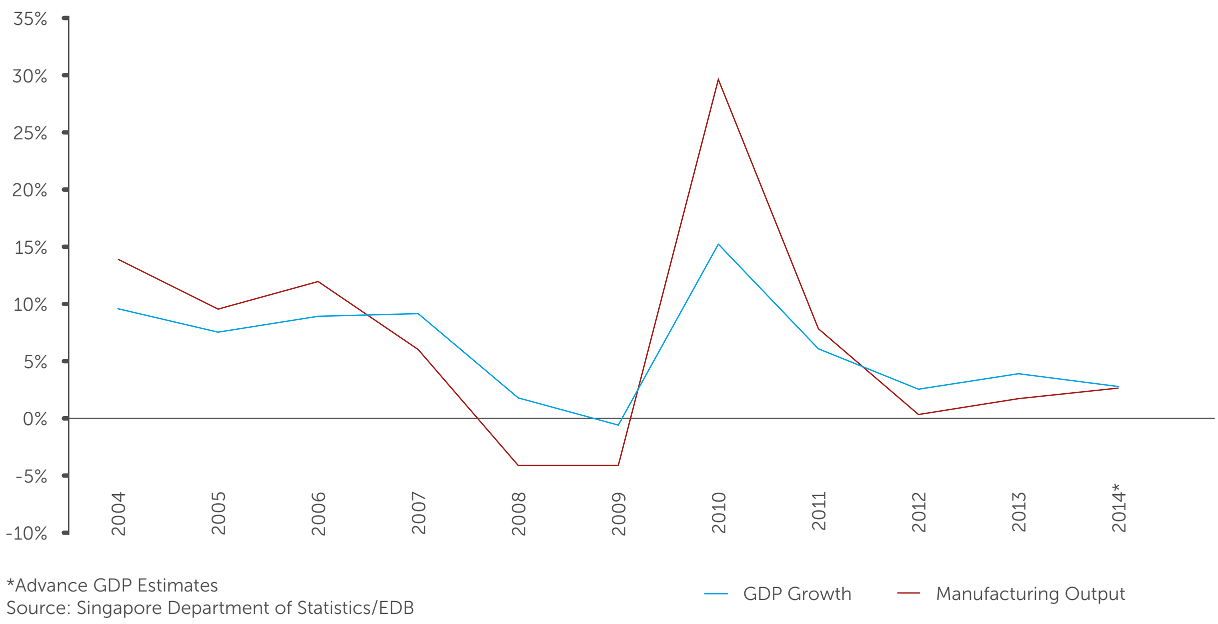
1.1 REVIEW OF ECONOMIC PERFORMANCE IN THE PAST YEAR

The Singapore economy grew at a moderated pace in 2014, due mainly to slower growth in the construction and services producing industries. Based on advance estimates released by the Ministry of Trade & Industry ("MTI") on 2 January 2015, Singapore's real Gross Domestic Product ("GDP") growth slowed from 3.9% year-on-year ("YoY") in 2013, to 2.8% YoY in 2014.

1.2 MANUFACTURING OUTPUT AND INVESTMENT COMMITMENTS

Singapore's total manufacturing output rose 2.6% YoY in 2014, according to latest figures released by the Economic Development Board ("EDB") on 26 January 2015. This was a faster pace of expansion compared to 2013's 1.7% YoY increase.

YEAR-ON-YEAR GROWTH IN GDP AND MANUFACTURING SECTOR OUTPUT



*Advance GDP Estimates
Source: Singapore Department of Statistics/EDB

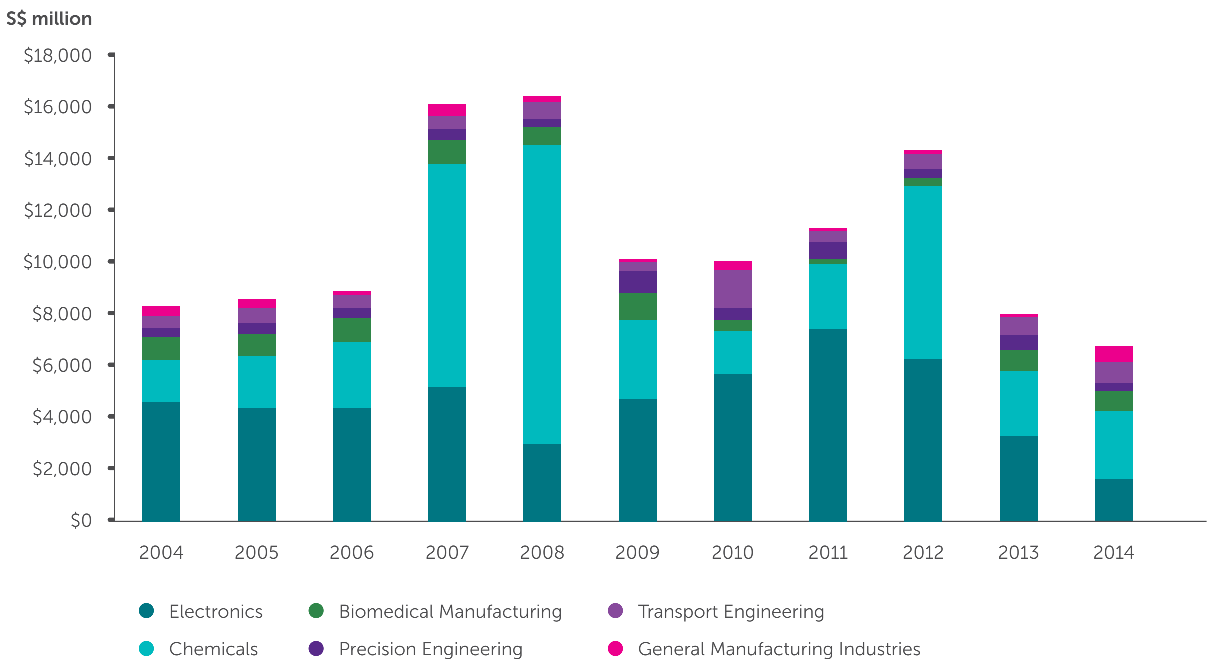
The biomedical manufacturing cluster recorded the fastest output growth of 8.8% YoY in 2014, followed by the chemicals, precision engineering and transport engineering clusters with respective annual increases of 5.3%, 3.8% and 0.9%. This helped to offset the respective annual declines of 0.1% and 1.7% in outputs of the electronics and general manufacturing industries clusters in 2014.

However, total manufacturing fixed asset investments ("FAI") fell for the second consecutive year, by 15.8% YoY to S$6.7 billion in 2014. This was dragged down mainly by the 51.0% decline in FAI in the electronics cluster, which contributed to 23.9% of total manufacturing FAI in 2014. The contributions by the respective industry clusters to total manufacturing FAI are provided in the following table:

Manufacturing Fixed Asset Investments in 2014		
Industry Cluster	**Investment Commitments (S$ billion)**	**Contribution to Total Investment Commitments (%)**
Total Manufacturing	**6.7**	**100.0**
Electronics	1.6	23.9
Chemicals	2.6	38.8
Biomedical Manufacturing	0.8	11.9
Precision Engineering	0.3	4.5
Transport Engineering	0.8	11.9
General Manufacturing Industries	0.6	9.0

Source: EDB

TOTAL MANUFACTURING FIXED ASSET INVESTMENTS



Source: Economic Survey of Singapore/EDB

1.3 TRANSPORT & STORAGE SECTOR PERFORMANCE

Latest available statistics for the first nine months of 2014 showed the transport and storage sector, a key demand driver of logistics and warehousing space, expanded by 2.5% YoY, compared to 2.6% YoY over the corresponding period in 2013.

Preliminary figures for 2014 showed container throughput and sea cargo throughput increasing by 4.0% YoY and 3.5% YoY, to 33.9 million TEUs[1] and 580.8 million tonnes, respectively. Over the same year, air freight movements were relatively stable at 1.8 million tonnes, inching upwards by just 0.3% YoY.

1 TEU or twenty-foot equivalent unit is a measure of capacity in container transportation.

SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

1.4 ECONOMIC OUTLOOK

The MTI announced on 25 November 2014 that the Singapore economy is expected to expand by 2% to 4% in 2015, supported by externally-oriented sectors like manufacturing, wholesale trade and finance & insurance. Some domestically-oriented sectors such as business services are also expected to remain resilient, but labour constraints may weigh down the growth of labour-intensive sectors like construction, retail and food services.

MTI's 2015 forecast also factored in the lingering global downside risks such as the uncertainties over when, and the pace at which the United States ("US") Federal Reserve will raise the Federal Funds rate, the possibility of a global Ebola outbreak, as well as the expected uneven performance across the major economies. For example, the US and Eurozone economics are expected to improve in 2015, but Japan's economy is expected to remain sluggish and China's growth could ease further.

In line with MTI's forecast, the Economist Intelligence Unit ("EIU") expected Singapore's real GDP to grow by 3.1% in 2015. For 2016 to 2018, the EIU forecasts real GDP growths of 3.2% to 4.1%. Industrial production is expected to grow by between 6.3% and 6.7% from 2015 to 2018.

Selected Economic Indicator Forecasts				
Indicator/ Year	2015F	2016F**	2017F**	2018F**
Real GDP	2.0% to 4.0%*	3.2%	3.6%	4.1%
Industrial Production	6.4%**	6.3%	6.5%	6.7%

* Ministry of Trade & Industry (25 November 2014)
** Economist Intelligence Unit (22 January 2015)
Source: MTI/Economist Intelligence Unit

Additionally, Singapore's total FAI (of which manufacturing FAI is a component) is expected to fall from S$11.8 billion in 2014, to about S$9.0-11.0 billion in 2015. This took into account the more uncertain global economic outlook and EDB's sharper focus on attracting projects that aligned with Singapore's stage of economic development, manpower policies and planned international commitments on carbon emissions.

2.0 GOVERNMENT POLICIES AND MEASURES AFFECTING THE SINGAPORE INDUSTRIAL PROPERTY MARKET

2.1 INDUSTRIAL GOVERNMENT LAND SALES ("IGLS") PROGRAMME

The Government manages the supply of industrial land through its bi-annual Industrial Government Land Sales ("IGLS") Programme to ensure the provision of affordable industrial space for industrialists. Given the ample pipeline supply of industrial space, the Government continued to scale back its IGLS programme for 1H 2015.

As announced by the MTI on 30 December 2014, the 1H 2015 IGLS Programme will offer 14 sites with a combined land area of 14.08 ha, less than the 15 sites totalling 18.8 ha offered for 2H 2014. The nine sites on the Confirmed List[2] and five sites on the Reserve List[3] for 1H 2015 can potentially yield about 1.1 million sq ft and 1.5 million sq ft of industrial space, respectively.

The Government also continued to cap the maximum land tenure of industrial sites under the 1H 2015 IGLS programme at 30 years, and provided smaller sites with shorter land tenure of about 20 years for industrialists to develop their own customised land-based facilities.

2 Under the Confirmed List, the Government will release a site for sale by tender at a pre-determined date, without the need for the site to be triggered for sale.

3 Under the Reserve List, the Government will only release a site for sale if an interested party submits an application for the site to be put up for tender with an offer of a minimum purchase price acceptable to the Government. The successful applicant must undertake to submit a bid for the site in the ensuing tender at or above the minimum price offered in the application.

The details of the sites placed under the 1H 2015 IGLS programme are provided in the following table.

Industrial Government Land Sales (IGLS) Programme for 1H 2015					
Location	Site Area (ha)	Zoning	Gross Plot Ratio	Tenure (years)	Estimated Available Date
Confrimed List of Industrial Sites					
Plot 43, Tuas South Street 11*	0.84	B2[4]	1.0	20	Tender launched on 27 January 2015 and will close on 24 March 2015
Plot 46, Tuas South Street 6*	0.70	B2	1.0	20	February 2015
Plot 4, Tampines Industrial Drive	0.57	B2	1.4	20	March 2015
Woodlands Avenue 10	1.37	B2	2.0	20	April 2015
Plot 4, Tuas South Avenue 7	0.79	B2	1.4	20	April 2015
Plot 8, Tuas South Avenue 7	0.60	B2	1.4	20	May 2015
Plot 11, Tampines Industrial Drive	0.52	B2	1.4	20	May 2015
Plot 6, Tampines Industrial Drive	0.47	B2	1.4	20	June 2015
Ubi Avenue 1	0.60	B1[5]	2.5	30	June 2015
Reserve List of Industrial Sites					
Plot 1, Off Tuas South Avenue 14*	3.33	B2	2.0	30	Already available for application
Plot 9, Tampines Industrial Drive*	0.58	B2	1.4	20	Already available for application
Plot 12, Tampines Industrial Drive	0.48	B2	1.4	20	April 2015
Plot 5, Tampines Industrial Drive	0.51	B2	1.4	20	May 2015
Tuas Bay Close**	2.72	B2	1.7	30	June 2015

* Previously in the 2H 2014 Reserve List
** Previously in the 2H 2014 Confirmed List
Source: MTI/Colliers International Singapore Research, as of 6 February 2015

Additionally, in response to feedback from developers and industrialists, MTI will remove the requirement to provide goods lift and loading bay for all full ramp-up developments on B1 and B2 IGLS parcels for all land parcels launched from 1 January 2015. However, those developing multi-storey industrial developments[6] must still comply with the following minimum provision of goods/service lift and loading bay:

Minimum Provision of Goods/Service Lift and Loading Bay	
Maximum Permissible Gross Floor Area ("GFA") of Land Parcel	Technical Conditions
< 10,000 sq m (about 107,639 sq ft)	Minimum 1 goods/service lift and 1 loading bay
10,000 to 30,000 sq m (about 107,639 to 322,917 sq ft)	Minimum 2 goods/service lifts and 2 loading bays
> 30,000 sq m (about 322,917 sq ft)	Minimum 3 goods/service lifts and 3 loading bays

Source: MTI

4 Business 2 ("B2"): These are areas used or intended to be used for clean industry, light industry, general industry, warehouse, public utilities and telecommunication uses and other public installations. Special industries such as manufacture of industrial machinery, shipbuilding and repairing, may be allowed in selected areas subject to evaluation by the competent authority.

5 Business 1 ("B1"): These are areas used or intended to be used mainly for clean industry, light industry, warehouse, public utilities and telecommunication uses and other public installations for which the relevant authority does not impose a nuisance buffer greater than 50 metres. Certain general industrial uses that are able to meet the nuisance buffer requirements of not more than 50 metres imposed by the relevant authority may be allowed in the B1 zones, subject to evaluation by the relevant authority and the competent authority.

6 This applies to all industrial building(s) which have four storeys or more.

2.2 RECENT GOVERNMENT POLICIES AND INITIATIVES

2.2.1 COOLING MEASURE - SELLER'S STAMP DUTY

The seller's stamp duty ("SSD") of 15%, 10% and 5% levied on industrial properties sold within one, two and three years of purchase on or after 12 January 2013, respectively, remains in effect. However, this measure affects mainly the strata-titled industrial sales market and is not expected to affect institutional investors of properties such as REITs due to the typically longer investment holding period.

2.2.2 TOTAL DEBT SERVICING RATIO

Effective from 29 June 2013, individuals (including sole proprietorships and vehicles set up by an individual solely to purchase property) will be subject to a Total Debt Servicing Ratio ("TDSR") framework for all property loans granted by financial institutions ("FI"). The threshold of TDSR or the percentage of total monthly debt obligations to gross monthly income is set at 60%.

The TDSR framework affects mainly the strata-titled industrial sales market. However, institutional investors like REITs may be affected indirectly due to the resulting moderation/stabilisation seen in the overall industrial property market.

2.2.3 CHANGES TO HDB'S TENANCY POLICY

Since 16 October 2013, the Housing and Development Board ("HDB") disallowed the assignment of commercial and industrial tenancies for new tenancies and tenants exiting from their businesses must return the premises to HDB for re-tender. A three-year window period was given to existing tenancies to help existing tenants make business adjustments. However, the revised assignment policy is not expected to affect institutional investors like REITs.

2.2.4 CHANGES TO JTC'S TENANCY POLICIES

2.2.4.1 PAYMENT SCHEME FOR NEW ASSIGNMENT CONTRACTS

The revision of the payment scheme for new assignment contracts for sites allocated by the JTC to one of upfront land premium remains relevant. From 1 January 2013, only buyers who are industrialists have the option of paying land rent. Third party facility providers including institutional investors like private property funds and REITs purchasing industrial buildings from sellers on JTC-leased sites will have to pay an upfront land premium for the remaining part of the lease term.

2.2.4.2 REVISED ASSIGNMENT OF LEASE POLICY

Under JTC's revised Assignment of Lease[7] policy effective from 15 November 2013, industrial lessees must fulfil the investment and plot ratio requirements (if any) stipulated in the Building Agreement/ Schedule of Building Terms/Agreement for Lease and occupy the leased premises for a minimum period (otherwise known as Assignment Prohibition Period) before they can sell the property in the open market. This is to ensure that lessees, who are allocated limited industrial land based on their proposed business plans, remain committed to them for a sustained and reasonable period of time.

7 An assignment or transfer of lease refers to the transfer of estates, rights, title and interests in the property from the "Assignor or Transferor" (seller) to the "Assignee or Transferee" (buyer).

Assignment Prohibition Period for Third Party Facility Providers (effective from 15 November 2013)	
Situation	**Assignment Prohibition Period** (i.e. duration in which Lessee is not allowed to assign)
Third party facility provider lessees in new third party build-and-lease contracts	During investment period and 5 years thereafter
Third party facility providers who have purchased JTC facilities from the secondary market (i.e. new assignment contracts)	Leases with ≤ 30 Years Remaining • 5 years from date of legal completion of assignment Leases with > 30 Years Remaining • 10 years from date of legal completion of assignment
All third party facility provider lessees	Leases with < 5 Years Remaining • all owners of industrial premises on JTC-leased sites with less than five years' balance lease are no longer allowed to sell them

Source: JTC

Additionally, the lessee may sell to a third party facility provider after the assignment prohibition period, provided that it leases back at least 50% of the GFA and minimally 1,500 sq m (about 16,146 sq ft) for a minimum occupation period. The remaining GFA can be sublet to other industrialists (i.e. normal subtenant), subject to usage and compatibility.

Minimum Occupation Period (revised from 15 November 2013) and Gross Floor Area for Anchor Tenants		
Situation	**Minimum Occupation Period** (i.e. duration in which anchor tenant is required to operate on the premises)	**Minimum GFA** (i.e. space which anchor tenants are required to occupy)
Anchor tenants in new third party build-and-lease programme	During the investment period and 5 years thereafter	Collectively, to occupy at least 50% GFA and each to occupy minimally 1,500 sq m (about 16,146 sq ft)
Anchor tenants in new sale-and-leaseback programme	Leases with ≤ 30 Years Remaining • 5 years from date of legal completion of assignment Leases with > 30 Years Remaining • 10 years from date of legal completion of assignment	Collectively, to occupy at least 50% GFA and each to occupy minimally 1,500 sq m (about 16,146 sq ft)

Source: JTC

The revised lease assignment policy will prevent speculative building and speculative buying/selling of facilities in the secondary market, which is in line with the Government's broader aim of ensuring the availability of affordable industrial premises for genuine industrialists/end-users.

Lessees in most genuine sale-and-leaseback ("S&L") transactions will not be affected as the typical leaseback period is medium to long-term. However, industrialists and third party facility providers like REITs/developers who own industrial properties on JTC leased sites will now have to hold these properties for a longer period before they may sell them. This may lead to fewer en bloc industrial property sales opportunities and a slowdown in such sales activities.

2.2.4.3 REVISED SUBLETTING POLICY

JTC tightened its subletting policy from 1 October 2014, lowering the maximum allowable sublet quantum from 50% to 30% of the total GFA of the building. However, this sublet quantum cap does not apply to lessees subletting to their wholly-owned subsidiary or company in which they have a majority shareholding of at least 51%.

The revised ruling also disallows tenants renting industrial space directly from JTC to sublet any of that space. JTC has given a three-year grace period – until the end of 2017 – for existing tenants and lessees to adjust to the revised subletting rules.

Changes to JTC's Subletting Policy (effective from 1 October 2014)		
Affected Parties	**Current Policy**	**Revised Policy from 1 October 2014**
End-user Lessees	Can sublet up to 50% of GFA to non-related companies.	Can sublet up to 50% of GFA to non-related companies within 5 years from obtaining Temporary Occupation Permit ("TOP"), and 30% thereafter.
Third Party Facility Providers	Must sublet at least 50% of GFA to anchor subtenants.	Must sublet at least 50% of GFA to anchor subtenants within 5 years from obtaining TOP, and 70% thereafter.
	No minimum occupation period for subsequent anchor subtenants.	Minimum occupation period of 3 years for subsequent anchor subtenants.
JTC's Tenants	Can sublet up to 50% of GFA to non-related companies.	Not allowed to sublet.

Source: JTC

Additionally, JTC continues to require anchor tenants to meet two key criteria i.e. they must occupy at least 1,500 sq m (about 16,146 sq ft) and meet JTC's requirements in value-added-per-sq-m of space occupied, remuneration per worker and skilled-worker profile.

Due to the revised subletting policy, third party facility providers may face increased difficulties in executing S&L transactions and also redevelopment opportunities. The search for replacement anchor sub-tenants when secondary industrial space becomes available from expiring S&L leases is also expected to become more challenging. Hence, anchor subtenants of space leased by third party facility providers may have a stronger bargaining stance.

End-user lessees of land from JTC who are unable to fully utilise the building space due to changes in business operations or business conditions will have less room to mitigate occupation costs through subletting. Although tenants renting industrial space from JTC can renew their leases at the end of their current term for a smaller area if they have excess space, they have less flexibility to instantaneously rescale their space requirements to respond to any change in business climate or operations during their existing lease term.

2.2.4.4 REVISED GUIDELINES FOR E-BUSINESS AND MEDIA USES / SUPPORTING USES IN INDUSTRIAL DEVELOPMENTS

The Urban Redevelopment Authority ("URA"), together with MTI and economic agencies, has revised the guidelines for ebusiness and media uses as well as supporting uses in industrial development[8]. The revised guidelines, effective from 24 November 2014, apply to all new applications

E-business and Media Uses
Under the revised guidelines, businesses that provide telecommunications infrastructure and/ or develop software (i.e. activities previously classified as Type 1 e-business) as well as core media activities[9], will continue to be allowed in industrial developments. These uses will be computed as part of the 60% predominant component and levied Industrial "D" rates.

Meanwhile, businesses that use software to conduct business electronically and non-core media activities[10] will now be regarded as commercial uses. These activities should be located in commercial premises and will no longer be allowed within the 40% ancillary component of industrial developments.

Call Centres
Previously, only digital call centres (i.e. those that involve the use of IT) were allowed in industrial developments. Under the revised guidelines, URA will now allow all call centres to be located in only Business Park and B1 developments, as part of the 60% predominant component levied Industrial "D" rates.

Supporting Uses in Industrial Developments
The revised guidelines for supporting uses in industrial development, effective from 24 November 2014, are summarised in the following table:

8 All supporting uses must be kept within the 40% ancillary component of industrial developments. The 60% predominant component is safeguarded for core industrial uses such as manufacturing and warehousing.

9 Core media activities are production services which require technical facilities (e.g. studios, high-tech production equipment).

10 Non-core media activities include the marketing, distribution and aggregation of digital content.

Revised Guidelines for Supporting Uses in Industrial Development		
Supporting Uses	**Current Policy**	**Revised Policy from 24 November 2014**
Industrial Canteens	Staff canteens within industrial developments were restricted to serving staff working within the same building.	Staff canteen within industrial developments will now be allowed to serve not only the workers of the same building but also external customers. These canteens which serve primarily workers in the industrial estate will now be termed as "industrial canteens" New industrial canteens will be: • Capped at a size of 700 sq m (about 7,535 sq ft) or 5% of the total proposed GFA per development, whichever is lower; • Levied Industrial "D" rates when computing Development Charge/ Differential Premium; and • Approved on Temporary Permission ("TP") for up to 3 years.
Showrooms	Showrooms are allowed to display[11] two categories of products primarily: • Products that are not typically transacted or exchanged over the counter (e.g. cars); and • Products that are predominantly delivered and installed off-site (e.g. floor tiles).	URA will only consider showroom proposals as part of a Change of Use application, after the building has obtained TOP and when the potential occupier or business operator for the spaces is known. If supported, showrooms will be approved on TP and levied Commercial "A" rates as is currently the case.
Selected Commercial Uses	N.A.	URA will now allow selected commercial uses (i.e. clinic, banking hall/ATM, mini-mart and fitness centre/gym) in outlying industrial estates which are located far from existing commercial nodes. These commercial uses will be capped at a size of 200 sq m (about 2,153 sq ft) or 10% of the total proposed GFA per development, whichever is lower. They have to be located on the first storey of the building. If supported, the uses will be approved on TP for up to three years and levied Commercial "A" rates.

continue on next page

11 Incidental sale of small items or "cash-and-carry" may be considered provided the main activity of the showroom is for the display of the two categories of products.

Revised Guidelines for Supporting Uses in Industrial Development		
Supporting Uses	**Current Policy**	**Revised Policy from 24 November 2014**
Childcare Centres	N.A.	All childcare centres within industrial developments will be levied Civic & Community Institution ("C&CI") "E" rates.

Source: URA/MTI/Colliers International Singapore Research

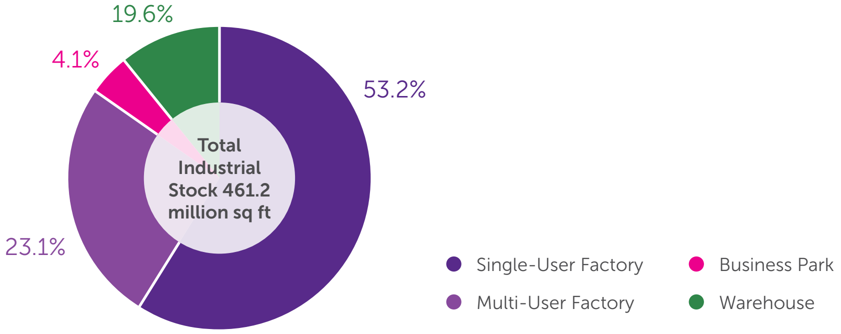
3.0 SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

3.1 EXISTING SUPPLY

Singapore had 461.2 million sq ft of completed industrial space as of 4Q 2014, 87.7% of which was owned by the private sector and 12.3% by public agencies. Compared to 4Q 2013, the overall industrial stock has increased by 4.8% YoY, representing a net new supply[12] of 21.1 million sq ft in 2014.

Single-user factory space accounted for the majority 53.2% (245.4 million sq ft) of the total islandwide industrial stock as of 4Q 2014. Another 23.1% (106.4 million sq ft) and 19.6% (90.5 million sq ft) were multi-user factory and warehouse spaces, respectively. Business park space constituted the remaining 4.1% (18.7 million sq ft).

BREAKDOWN OF TOTAL INDUSTRIAL PROPERTY STOCK
(AS OF 4Q 2014)



Source: JTC/Colliers International Singapore Research

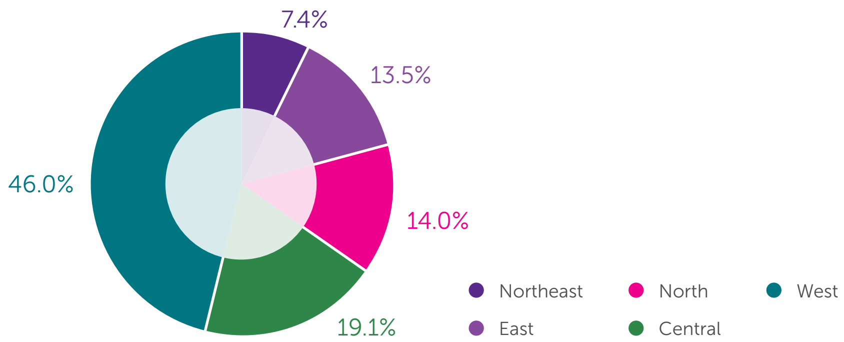
3.2 GEOGRAPHICAL DISTRIBUTION OF ISLANDWIDE INDUSTRIAL PROPERTY STOCK

As of 4Q 2014, the West planning region held the majority 46.0% (212.1 million sq ft) of the islandwide industrial stock, followed by the Central (19.1%), North (14.0%), East (13.5%) and Northeast (7.4%) planning regions.

12 This refers to the difference between new space completed and space withdrawn.

SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

GEOGRAPHICAL DISTRIBUTION OF TOTAL INDUSTRIAL PROPERTY STOCK
(AS OF 4Q 2014)



Source: JTC/Colliers International Singapore Research

3.3 DEMAND AND OCCUPANCY

During 2014, the total quantum of occupied industrial stock rose by 3.7% YoY to 419.0 million sq ft as of 4Q 2014. As the net new demand[13] of 14.8 million sq ft was less than the net new supply of 21.1 million sq ft in 2014, the islandwide average occupancy rate of industrial space dipped from 91.9% as of 4Q 2013, to 90.9% as of 4Q 2014.

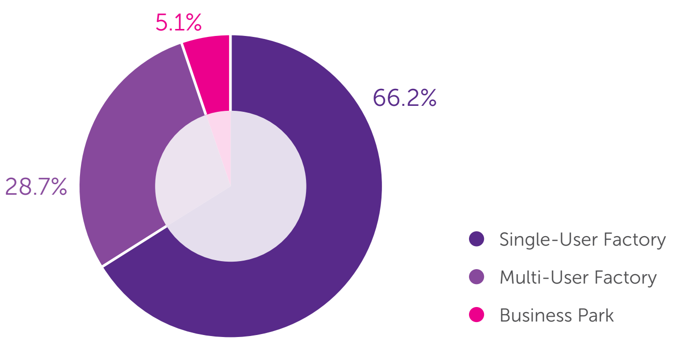
4.0 FACTORY MARKET OVERVIEW

4.1 SUPPLY OF FACTORY (INCLUDING BUSINESS PARK) SPACE

4.1.1 EXISTING SUPPLY

Singapore's total factory stock (including business park space) of 370.6 million sq ft as of 4Q 2014, comprised of 245.4 million sq ft (66.2%) of single-user factory space, 106.4 million sq ft (28.7%) of multi-user factory space and 18.7 million sq ft (5.1%) of business park space.

BREAKDOWN OF TOTAL FACTORY STOCK
(AS OF 4Q 2014)



Source: JTC/Colliers International Singapore Research

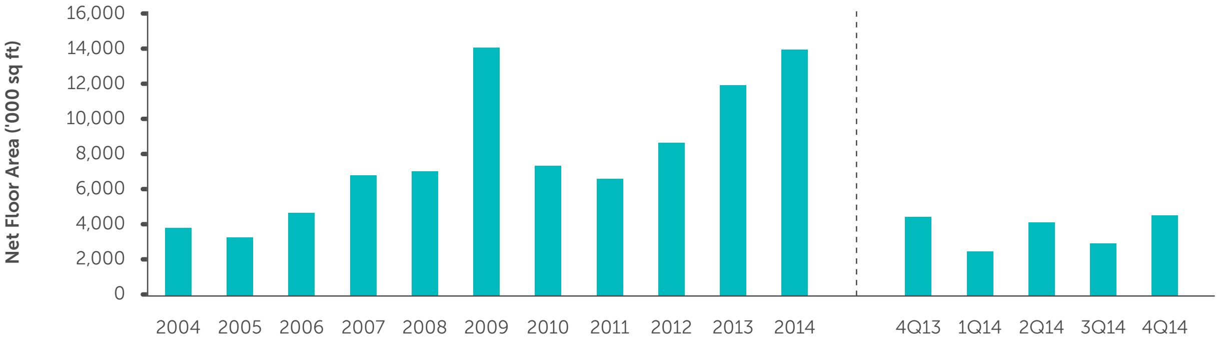
13 Net demand refers to the net change in occupied space between two points in time.

This was distributed among the West (42.2%), Central (20.0%), North (16.3%), East (13.3%) and Northeast (8.2%) planning regions. The majority 85.0% was owned by the private sector and the remaining 15.0% was owned by the public sector.

Compared to 4Q 2013, the overall stock of factory space (including business park) as of 4Q 2014 was 3.9% higher. This followed a net increase of 13.8 million sq ft of new factory space (including business park) in 2014, which was higher than the 11.8 million sq ft added in 2013 and 89.0% higher than the annual average net new supply[14] of 7.3 million sq ft from 2004 to 2013.

During the year, the business park segment recorded the largest 12.2% YoY increase in stock, followed by the stock of multi-user factory and single-user factory space which grew by 5.7% YoY and 2.5% YoY, respectively.

NET NEW SUPPLY OF FACTORY (INCLUDING BUSINESS PARK) SPACE
(AS OF 4Q 2014)



Source: JTC/Colliers International Singapore Research

Major new factory completions in 2014 include the partial completion of Fusionopolis Two in one-north with estimated net lettable area ("NLA") of about 768,000 sq ft, Premier @ Kaki Bukit at Kaki Bukit Avenue 4 (estimated NLA of about 686,000 sq ft), Aperia at Kallang Avenue (estimated NLA of about 649,000 sq ft), Microsoft Operation's single-user factory at Woodlands Industrial Park E9 (estimated NLA of about 636,000 sq ft) and Galaxis in one-north (estimated NLA of about 533,000 sq ft).

4.1.2 FUTURE SUPPLY

Based on available information as of 4Q 2014, there are an estimated 43.6 million sq ft[15] (net floor area) of new factory space (including business park) completing from 2015 to 2018, or an average of 10.9 million sq ft per annum. Assuming no space will be withdrawn, this is 6.9% higher than the annual average net new supply of about 10.2 million sq ft for the preceding four years from 2011 to 2014, and 31.3% above the 10-year annual average supply of 8.3 million sq ft from 2005 to 2014.

The majority 44.9% (19.6 million sq ft) of the new upcoming supply is expected to be completed in 2015. Thereafter, the potential supply is forecasted to moderate to 15.1 million sq ft in 2016, 6.2 million sq ft in 2017 and 2.7 million sq ft in 2018.

By type of factory, 54.9% of the total new factory space supply from 2015 to 2018 is estimated to be single-user factories, and 36.1% are expected to be multi-user factory space. The remaining 9.0% is expected to be new business park space.

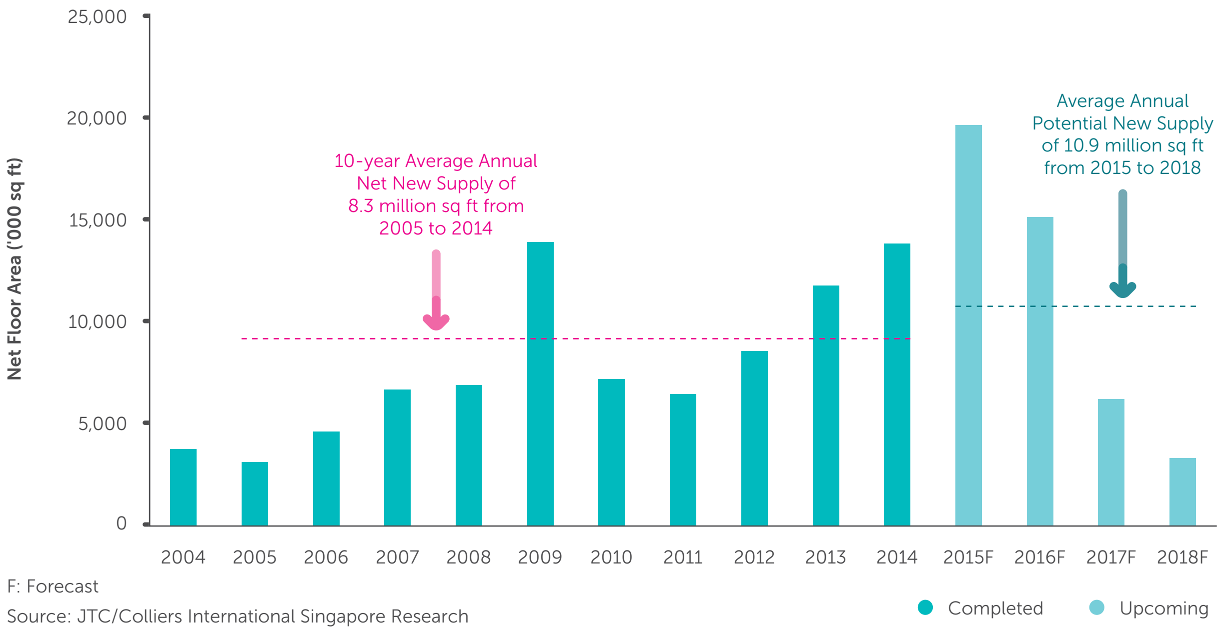
14 Net new supply refers to new supply of space less stock withdrawals due to change of use, redevelopment and demolition. Where the space withdrawn exceeds new additions, net new supply will be negative.

15 Potential supply includes space under construction and planned but the actual level of new supply could change due to changes in the status of planned projects.

SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

Indicatively, based on the published list of uncompleted projects by JTC as of 4Q 2014 and Colliers International's estimates, most (41.2%) of the total factory supply (including business park space) from 2015 to 2018 is expected to be located in the West planning region, followed by the North (23.4%), Central (21.4%), East (7.6%) and Northeast (6.3%) planning regions.

NET NEW AND POTENTIAL SUPPLY OF FACTORY (INCLUDING BUSINESS PARK) SPACE
(AS OF 4Q 2014)



F: Forecast
Source: JTC/Colliers International Singapore Research

Examples of major upcoming factory developments by user-types are provided in the following table.

Examples of Major* Potential Supply of Factory (including Business Park) Space from 2015 to 2018 (As of 4Q 2014)				
Project Name	**Location**	**Developer**	**Estimated Net Lettable Area (sq ft)**	**Expected Year of Completion (TOP)**
Single-User Factory				
Single-user Factory	Kaki Bukit Road 4	SEF Group Ltd	314,338	2015
Single-user Factory	Tuas South Avenue 5	Shell Eastern Petroleum Pte Ltd	365,262	2015
A&A	Jurong Island	Exxonmobil Asia Pacific Pte Ltd	319,553	2016
Awan Data Centre	1 Tuas Avenue 4	Awan Data Centre Pte Ltd	333,460	2016

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Examples of Major* Potential Supply of Factory (including Business Park) Space from 2015 to 2018 (As of 4Q 2014)				
Project Name	**Location**	**Developer**	**Estimated Net Lettable Area (sq ft)**	**Expected Year of Completion (TOP)**
Single-User Factory				
Single-user Factory	10 Tuas Bay Lane	Novartis Singapore Pharmaceutical Manufacturing Pte Ltd	349,617	2016
Single-user Factory	Penjuru Road	Mencast Marine Pte Ltd	371,091	2016
Single-user Factory	Tuas Crescent	Xin Ming Hua Pte Ltd	384,487	2016
Single-user Factory	Yung Ho Road	Singapore Telecommunications Ltd	540,326	2016
Single-user Factory	Kaki Bukit Avenue 4	Straits Construction Singapore Pte Ltd	328,041	2017
Single-user Factory	Depot Road	Mapletree Industrial Trust Management Limited	783,391	2017
Single-user Factory	Tuas South Boulevard	Jurong Shipyard Pte Ltd	1,229,334	2017
Multi-User Factory				
CT Hub 2	114 Lavender Street	Chiu Teng @ Kallang Pte Ltd	326,539	2015
Bukit Batok Connection	2 Bukit Batok Street 23	SB (Westview) Investment Pte Ltd	331,000	2015
T99	Tuas South Avenue 10	Soon Hock Group Pte Ltd	507,421	2015
Mandai Connection	7 Mandai Link	SB (Mandai) Investment Pte Ltd	511,264	2015
Eco-Tech @ Sunview	1 Sunview Road	Action Property Pte Ltd (Oxley Holdings Ltd)	644,386	2015
JTC Space @ Tampines North	Tampines Avenue 10	JTC Corporation	308,972	2016
Multiple-user Factory	Pasir Panjang Road	Interlocal Exim Pte Ltd	322,971	2016
Multiple-user Factory	Gambas Avenue	NSS Realty Pte Ltd	358,287	2016
E9 Premium	61 Woodlands Industrial Park E9	Incorporated Woodlands Pte Ltd	383,722	2016
West Star	11 Tuas Bay Close	BH-ZACD (Tuas Bay) Pte Ltd	386,193	2016
Ace @ Buroh	Buroh Crescent	OKH Buroh Pte Ltd	404,400	2016

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SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

Examples of Major* Potential Supply of Factory (including Business Park) Space from 2015 to 2018
(As of 4Q 2014)

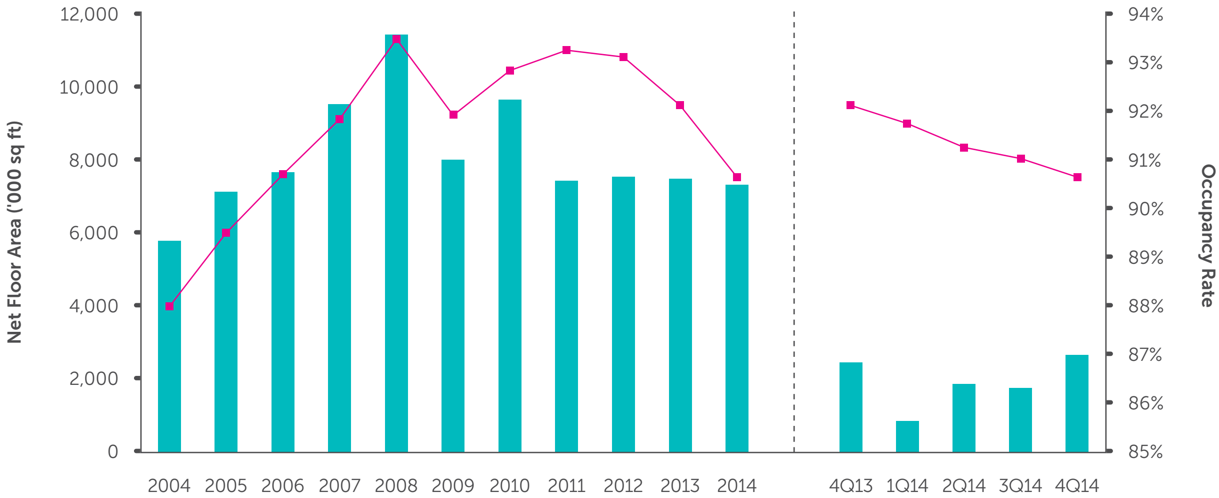
Project Name	Location	Developer	Estimated Net Lettable Area (sq ft)	Expected Year of Completion (TOP)
Multi-User Factory				
Win 5	15 Yishun Industrial Street 1	Soon Hock Tuas Development Pte Ltd	459,113	2016
Sin Ming AutoCity	Sin Ming Drive/ Sin Ming Road	Housing & Development Board	460,942	2016
Loyang Enterprise Building	56 Loyang Way	OKH Global Ltd	471,922	2016
UE BizHub Central (expansion)	Ang Mo Kio Steet 64	United Engineers	550,697	2016
West Connect Building	Buroh Street	Publique Realty (Jurong) Pte Ltd	626,637	2016
JTC Food Hub @ Senoko (factory component)	Senoko Drive	JTC Corporation	587,478	2017
Multiple-user Factory	Woodlands Close	Wee Hur Development Pte Ltd	897,090	2017
Nordcom Two	Gambas Avenue	Grow-Tech Properties Pte Ltd	636,792	2018
Business Park				
Equinix's third International Business Exchange data centre (SG3)	26A Ayer Rajah Crescent	Mapletree Industrial Trust	365,569	2015
DSO building (phase 2)	Science Park Drive	Ascendas Land (Singapore) Pte Ltd	462,304	2015
MediaCorp Headquarters	Ayer Rajah Avenue (Mediapolis@onenorth)	Mediacorp Pte Ltd	684,584	2015
Ascent	2 Science Park Drive	Ascendas Land (S) Pte Ltd	450,000	2016
Mapletree Business City II (redevelopment of The Comtech)	Alexandra Terrace/Pasir Panjang Road	Mapletree Business City Pte Ltd	1,142,566	2016

* refers to projects with estimated net lettable area of at least 300,000 sq ft
Source: JTC/Colliers International Singapore Research

4.2 DEMAND AND OCCUPANCY

Net new demand for all factory space which amounted to 7.3 million sq ft in 2014 was 2.2% YoY lower and 9.9% below the annual average net absorption of 8.1 million sq ft from 2004 to 2013. The softer take-up, amid an increase in net new supply led the average occupancy rate to fall from 92.1% as of 4Q 2013, to 90.6% as of 4Q 2014.

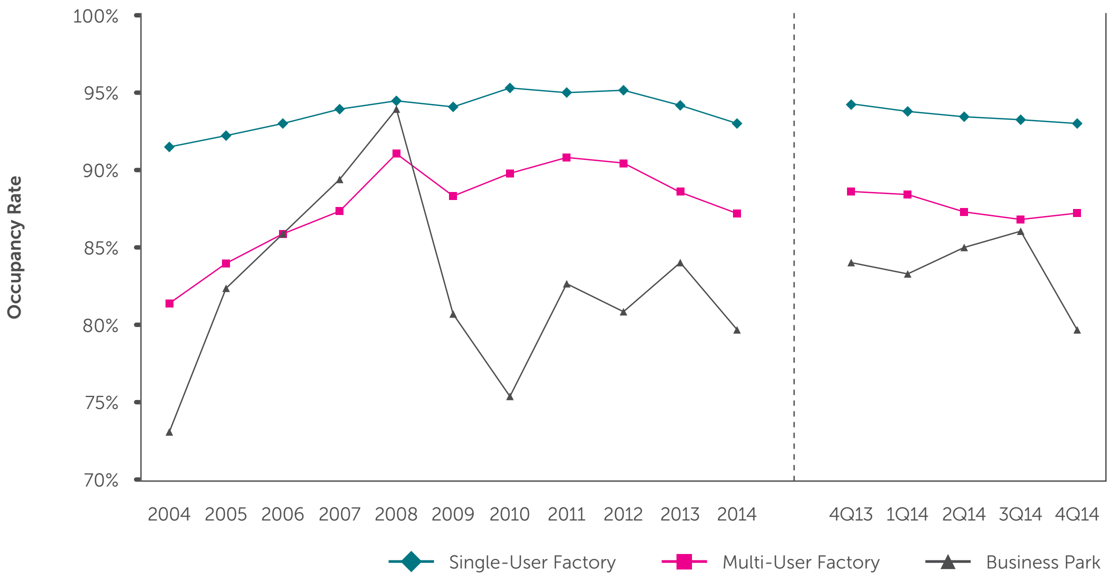
NET NEW DEMAND AND OCCUPANCY RATE OF FACTORY (INCLUDING BUSINESS PARK) SPACE
(AS OF 4Q 2014)



Source: JTC/Colliers International Singapore Research

Specifically, the average occupancy rate of business park space recorded a 4.3 percentage points drop, from 84.1% as of 4Q 2013 to 79.8% as of 4Q 2014. This was due mainly to a time lag between project completion and the physical occupation of the completed space in 4Q 2014. Over the same period, the average occupancy rate of single-user factories eased 1.2 percentage points to 92.9% as of 4Q 2014, while the average occupancy rate of multi-user factories slipped 1.4 percentage points to 87.2% as of 4Q 2014, as net new supply outstripped net new demand for both segments in 2014.

AVERAGE OCCUPANCY RATES OF FACTORY SPACE (BY TYPES)
(AS OF 4Q 2014)



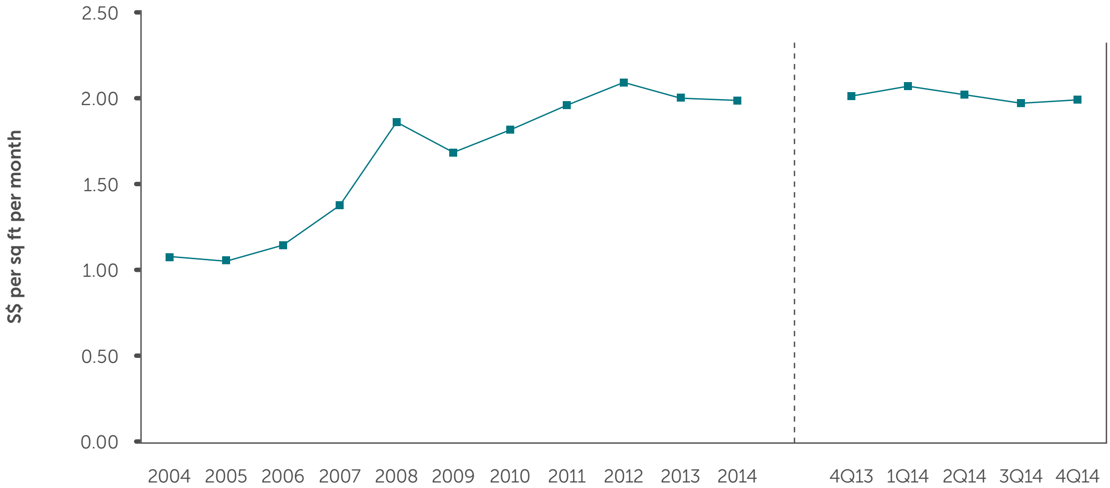
Source: JTC/Colliers International Singapore Research

SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

4.3 RENTS

Data from URA's Real Estate Information System ("REALIS"), which is based on actual rental transaction records, showed the median gross monthly rent[16] of factory space (including business park) fell for the second consecutive year, by 1.0% YoY, to S$1.98 per sq ft in 2014 albeit less than 2013's 3.8% YoY drop. This came on the back of supply pressures and heightened competition for qualifying industrial tenants.

MEDIAN RENTS FOR FACTORY (INCLUDING BUSINESS PARK) SPACE



Source: URA REALIS/Colliers International Singapore Research

Statistical Range of Monthly Rents of Islandwide Factory Space					
Period	Minimum (per sq ft)	25th Percentile (per sq ft)	Median (per sq ft)	75th Percentile (per sq ft)	Maximum (per sq ft)
Islandwide Factory Space (All Types)					
4Q 2013	S$0.54	S$1.64	S$2.00	S$2.69	S$10.22
1Q 2014	S$0.47	S$1.68	S$2.06	S$2.69	S$10.65
2Q 2014	S$0.64	S$1.65	S$2.01	S$2.58	S$6.40
3Q 2014	S$0.74	S$1.68	S$1.97	S$2.51	S$5.60
4Q 2014	S$0.87	S$1.68	S$1.98	S$2.46	S$6.10
Multi-user Factory					
4Q 2013	S$0.71	S$1.63	S$1.98	S$2.55	S$10.22
1Q 2014	S$0.62	S$1.66	S$2.00	S$2.48	S$9.29
2Q 2014	S$0.89	S$1.64	S$1.98	S$2.43	S$4.95
3Q 2014	S$0.90	S$1.66	S$1.91	S$2.40	S$5.00
4Q 2014	S$0.87	S$1.69	S$1.98	S$2.40	S$5.35
Single-user Factory					
4Q 2013	S$0.54	S$1.60	S$2.09	S$3.01	S$6.71
1Q 2014	S$0.47	S$1.64	S$2.10	S$3.11	S$10.65
2Q 2014	S$0.64	S$1.60	S$2.00	S$2.73	S$4.86
3Q 2014	S$0.74	S$1.62	S$2.05	S$2.73	S$4.62
4Q 2014	S$1.00	S$1.42	S$1.61	S$1.97	S$3.30

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16 Median rents are dependent on the number of transactions that occur during the quarter. This in turn depends on factors such as the location and age of the building as well as the type, floor level and size of the unit.

Statistical Range of Monthly Rents of Islandwide Factory Space					
Period	Minimum (per sq ft)	25th Percentile (per sq ft)	Median (per sq ft)	75th Percentile (per sq ft)	Maximum (per sq ft)
Business Park					
4Q 2013	S$3.15	S$4.00	S$4.49	S$5.25	S$8.70
1Q 2014	S$3.10	S$3.90	S$4.23	S$4.55	S$10.01
2Q 2014	S$2.99	S$3.80	S$4.16	S$4.36	S$6.40
3Q 2014	S$2.86	S$3.80	S$4.00	S$4.33	S$5.60
4Q 2014	S$3.00	S$3.80	S$4.09	S$4.31	S$6.10

Source: URA REALIS/Colliers International Singapore Research

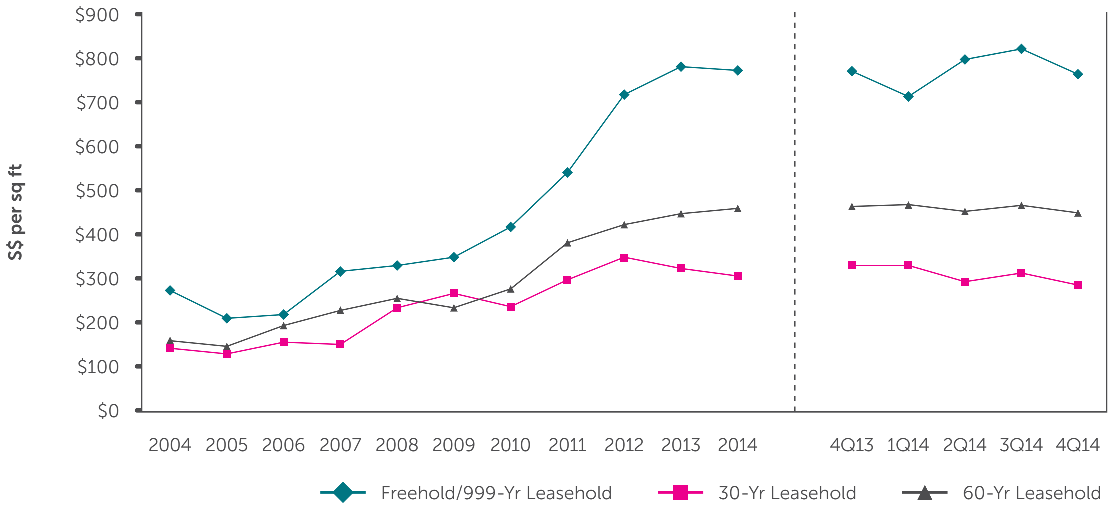
4.4 PRICE

Based on caveat records captured by URA's REALIS as of 2 February 2015, average prices of 30-year leasehold multi-user factory space[17] eased for the second consecutive year, by 5.3% YoY to S$307 per sq ft in 2014.

Conversely, prices of properties with longer tenure where supply is comparatively limited held up better. The average prices of freehold/999-year leasehold multi-user factory space dipped 1.0% YoY in 2014, compared to the 8.8% YoY rise in 2013, while average prices of 60-year leasehold multi-user factory space continued to rise but at a slower pace of 2.7% YoY to S$460 per sq ft, compared to 2013's 5.8% YoY gain.

This can be attributed to the slowdown in demand due to a price gap between buyers and sellers as well as the continued effects of market measures such as the imposition of a SSD on industrial properties in January 2013 and the TDSR framework in late-June 2013. Additionally, the Government's move to reduce the maximum tenure of industrial sites sold under its IGLS programme from 60 to 30 years, and the ramped up IGLS programme in recent years have resulted in stiffer competition among 30-year leasehold industrial properties, especially after demand slowed down.

AVERAGE PRICES* OF FREEHOLD AND 30-YEAR AND 60-YEAR LEASEHOLD MULTI-USER FACTORY SPACE



*Note that the average prices are dependent on the number and type of transactions that occur during the quarter/year. This in turn depends on factors such as the location and age of the building as well as the floor level and size of the unit.

Source: URA REALIS/Colliers International Singapore Research

17 Due to the limitation on the type of sales caveat data/information recorded by the URA, analysis can only be carried out for multi-user factory space.

SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

Some examples of major en-bloc factory acquisitions by institutional investors in 2014 are provided in the following table.

Examples of Major Factory Investment Sales in 2014					
Project Name	**Location**	**Tenure**	**Estimated Net Lettable Area (sq ft)**	**Sale Price (S$ million)**	**Price (S$ per sq ft over NLA)**
2A Changi North Street 2	2A Changi North Street 2	30+30 years w.e.f. 16 Aug 2011	67,844 (GFA)	$12.0	$177 (GFA)
39 Senoko Way	39 Senoko Way	30 years + 30 years w.e.f. 16 Feb 1994	95,250 (GFA)	$18.0	$189 (GFA)
Lek Sun Building	12 Ang Mo Kio Street 65	30 years w.e.f. 16 Oct 1990	180,424 (GFA)	$39.8	$221 (GFA)
20 Kian Teck Lane	20 Kian Teck Lane	30 years + 20 years w.e.f. 1 May 2000	93,767 (GFA)	$22.4	$239 (GFA)
Jackson Square	11 Lorong 3 Toa Payoh	60 years w.e.f. 16 May 1969	355,265	$80.0	$225
Jackson Design Hub	29 Tai Seng Street	30 + 30 years w.e.f. 1 May 2007	85,070	$31.5	$370

Source: Colliers International Singapore Research

4.5 OUTLOOK

The outlook of the factory property segment is expected to be mixed in 2015. With industralists expected to remain cost sensitive amid supply pressures, rents of multi-tenanted factory developments could experience some downward pressures.

However, rents for factories with higher building specifications, such as those located within the business parks, could see some upside potential due mainly to a tightening in supply.

Meanwhile, tenants with larger space needs (e.g. 100,000 sq ft and above) and who require space immediately may face challenges finding available options. Apart from the limited availability of entire developments for lease that also meet operational and technical requirements, there are also fewer options after JTC revised its subletting policy with effect from 1 October 2014. The new policy requires end-user lessees to occupy minimally 70% of their building compared to 50% previously, thereby leaving less space for subletting.

Over the same year, prices could ease on the back of the anticipated muted state of the strata-titled industrial sales segment and continued effects of the TDSR requirement. Investment sales activity will continue to be affected by the generally subdued market sentiment and recent JTC policy changes.

5.0 WAREHOUSE MARKET OVERVIEW

5.1 SUPPLY OF WAREHOUSE SPACE

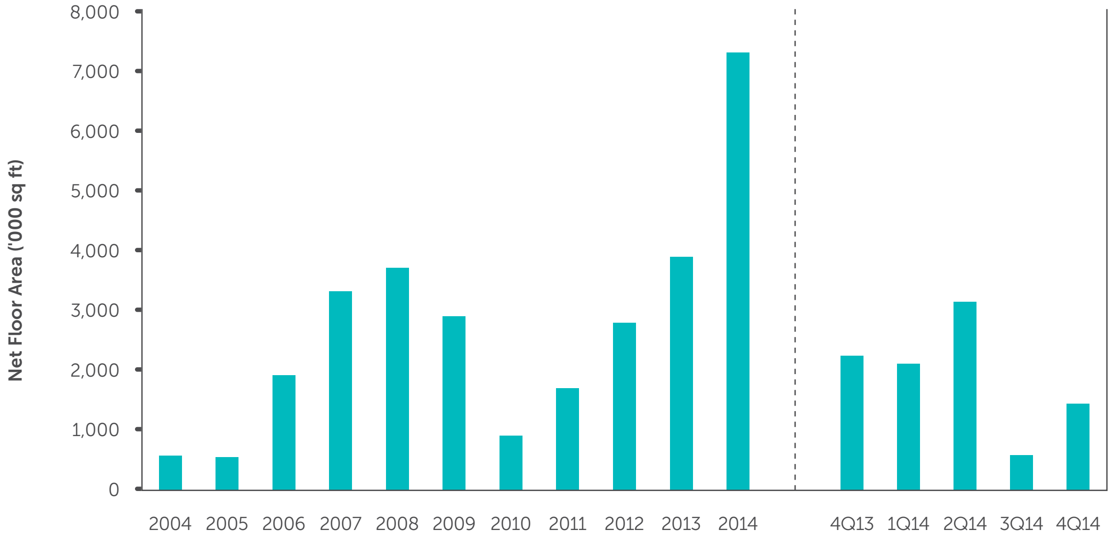
5.1.1 EXISTING SUPPLY

As of 4Q 2014, the islandwide warehouse stock stood at 90.5 million sq ft, with the majority 98.9% privately owned and the remaining 1.1% owned by the public sector.

Geographically, most (61.7%) of the warehouse stock was located in the West planning region, followed by the Central (15.1%), East (14.2%), North (4.7%) and Northeast (4.3%) planning regions.

Compared to 2013, the islandwide warehouse stock has risen by 8.7% as of 4Q 2014. This followed a record net new supply of 7.3 million sq ft of warehouse space in 2014, which was more than triple the annual average net new supply of 2.2 million sq ft from 2004 to 2013, and 87.2% higher than the net new supply of 3.9 million sq ft achieved in 2013.

NET NEW SUPPLY OF WAREHOUSE SPACE
(As of 4Q 2014)



Source: JTC/Colliers International Singapore Research

Major warehouses completed in 2014 include Cogent 1.Logistics Hub at Buroh Crescent (estimated NLA of about 1.5 million sq ft), Fairprice Hub at Joo Koon Circle (estimated NLA of about 957,000 sq ft), Big Box at Venture Avenue (estimated NLA of about 952,000 sq ft), Singapore Wine Vault Building at Fishery Port Road (estimated NLA of about 710,000 sq ft) and CWT Jurong East Logistics Centre at Toh Guan Road East (estimated NLA of about 570,000 sq ft).

5.1.2 FUTURE SUPPLY

Based on available information as of 4Q 2014, a projected 13.2 million sq ft[18] (net floor area) of new warehouse space is expected to be completed from 2015 to 2018.

The projected annual average supply of about 3.3 million sq ft from 2015 to 2018 is 13.8% higher than the 10-year annual average net new supply of 2.9 million sq ft from 2005 to 2014. However, it is 15.4% lower than the preceding four-year annual average net new supply of 3.9 million sq ft from 2011 to 2014.

This indicated an expected slowdown in new warehouse supply over the next few years. With the majority 73.5% of the total upcoming warehouse space expected to be single-user space that are likely to be almost fully occupied upon completion, there is limited oversupply risk in the coming years.

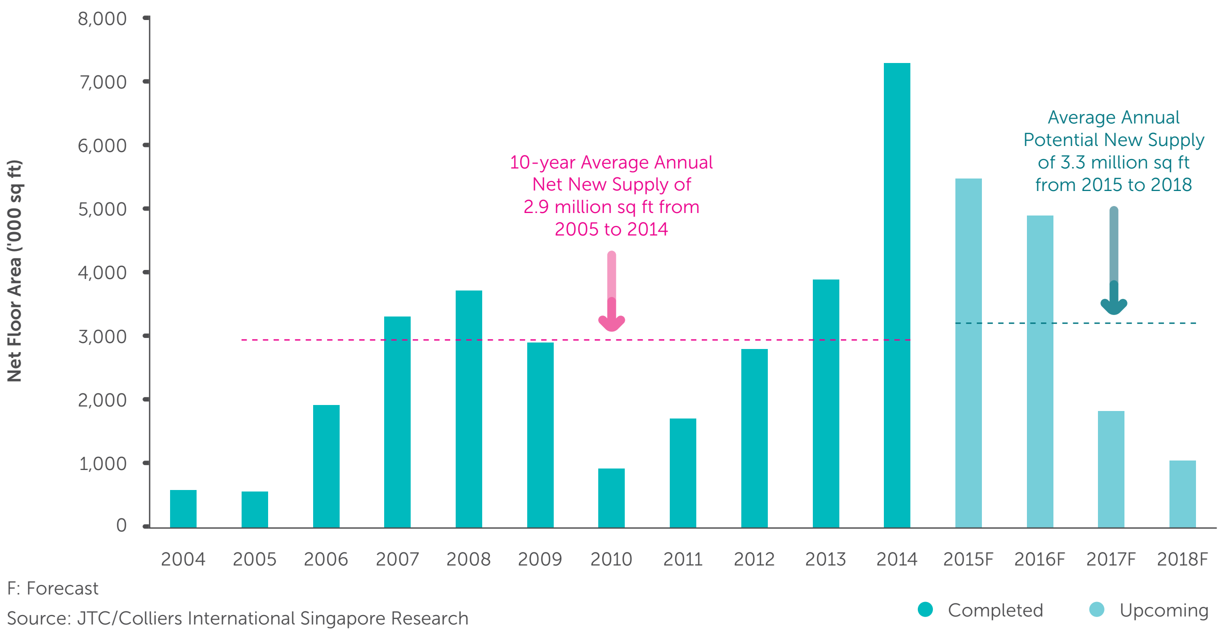
Specifically, the supply of new warehouse space is expected to gradually taper off from about 5.5 million sq ft in 2015, to 4.9 million sq ft in 2016 and further to 1.8 million sq ft and 1.0 million sq ft in 2017 and 2018, respectively.

18 Potential supply includes space under construction and planned but the actual level of new supply could change due to changes in the status of planned projects.

SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

Based on Colliers International's estimates, the majority 65.7% of the total pipeline warehouse supply is expected to be located in the West planning region, followed by the East (20.1%), North (13.4%) and Northeast (0.9%) planning regions.

NET NEW AND POTENTIAL SUPPLY OF WAREHOUSE SPACE
(As of 4Q 2014)



F: Forecast
Source: JTC/Colliers International Singapore Research

Examples of major upcoming warehouse projects from 2015 to 2018 are provided in the following table.

Examples of Major* Known Potential Supply of Warehouse Space from 2015 to 2018 (As of 4Q 2014)				
Project Name	**Location**	**Developer**	**Estimated Net Lettable Area (sq ft)**	**Expected Year of Completion (TOP)**
Single-User Warehouse				
CWT Pandan Logistics Centre	Pandan Avenue	CWT Project Logistics Pte Ltd	606,793	2015
Warehouse	Buroh Lane	Warehouse Logistics Net Asia Pte Ltd	613,236	2015
Warehouse	Jurong West Street 22	Tech-Link Storage Engineering (For LF Logistics)	847,915	2015
DHL Supply Chain Advanced Regional Centre	Greenwich Drive	HSBC Institutional Trust Services (S) Ltd for Cache Logistics Trust	928,100	2015
Singapore Post Regional eCommerce Logistics Hub	Greenwich Drive/ Tampines Road	Singapore Post Limited	518,546	2016

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Examples of Major* Known Potential Supply of Warehouse Space from 2015 to 2018 (As of 4Q 2014)				
Project Name	**Location**	**Developer**	**Estimated Net Lettable Area (sq ft)**	**Expected Year of Completion (TOP)**
Single-User Warehouse				
Warehouse	Gul Circle	Crystal Freight Services Distripark Pte Ltd	928,102	2016
Supply Chain City	Jurong West Avenue 2/ Jurong West Street 23	Supply Chain City Pte Ltd (YCH Group)	1,335,886	2016
Warehouse	Pandan Road	Poh Tiong Choon Logistics Limited	1,038,216	2018
Multi-User Warehouse				
Space @ Tampines	18 Tampines Industrial Crescent	Oxley Bliss Pte Ltd	602,574	2015
Warehouse	5B Toh Guan Road East	Mapletree Logistics Trust Management Ltd	580,799	2016
Carros Centre	60 Jalan Lam Huat	Kranji Development Pte Ltd	991,420	2017

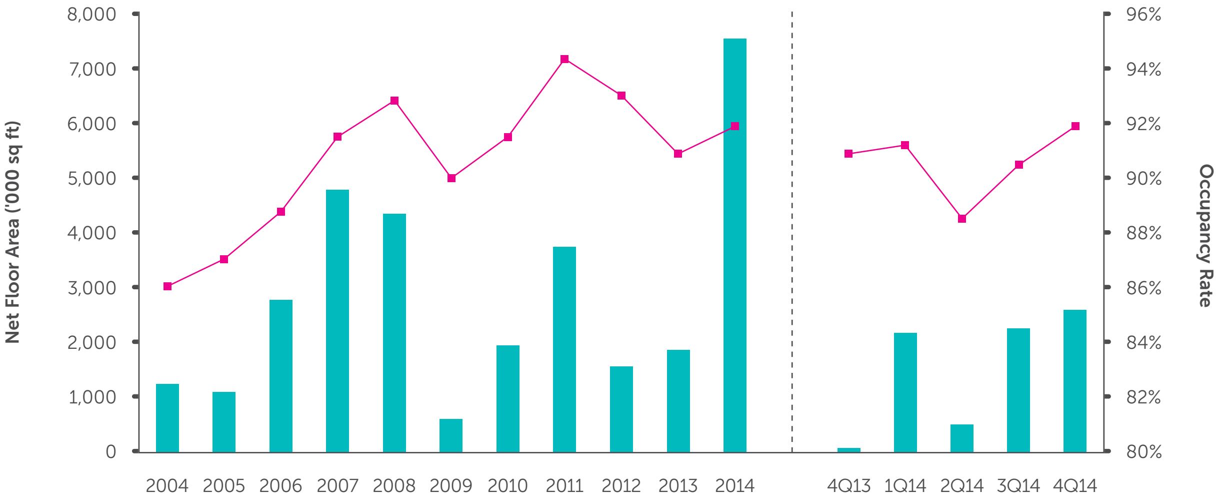
* refers to projects with an estimated net lettable area of at least 500,000 sq ft

Source: JTC/Colliers International Singapore Research

5.2 DEMAND AND OCCUPANCY

Net new demand of warehouse space surged 303.5% YoY to a historical high of 7.5 million sq ft in 2014, compared to an average annual net new demand of 2.4 million sq ft from 2004 to 2013. As overall net absorption exceeded the corresponding net new supply of 7.3 million sq ft in 2014, the average occupancy rate improved from 90.8% as of 4Q 2013, to 91.8% as of 4Q 2014.

NET NEW DEMAND AND AVERAGE OCCUPANCY RATE OF WAREHOUSE SPACE
(As of 4Q 2014)



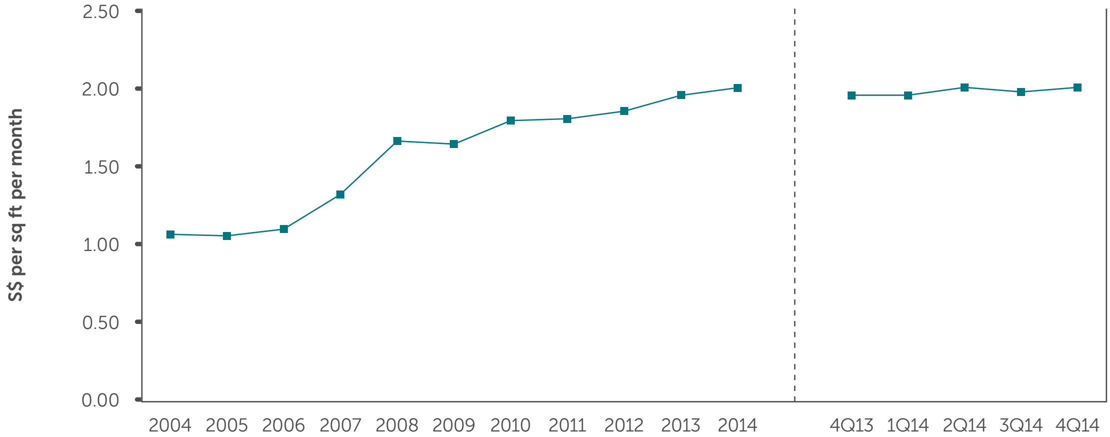
Source: JTC/Colliers International Singapore Research

5.3 RENTS

Despite the rise in warehouse space supply in 2014, space availability remained tight as reflected by the high average occupancy rate of 91.8% as of 4Q 2014. This lent support to warehouse rents which rose for the fifth consecutive year in 2014.

Specifically, rental information sourced from URA's REALIS, which is based on actual rental transactions, showed the islandwide median gross monthly rent[19] for warehouse space (including single-user and multi-user warehouse space) rose 2.6% YoY to S$2.00 per sq ft as of 4Q 2014, a slower pace of increase than the 5.4% YoY gain in 2013.

MEDIAN RENTS FOR WAREHOUSE SPACE
(As of 4Q 2014)



Source: URA REALIS/Colliers International Singapore Research

The statistical range of rentals for islandwide warehouse space is provided in the following table.

Statistical Range of Monthly Rents of Islandwide Warehouse Space					
Period	Minimum (per sq ft)	25th Percentile (per sq ft)	Median (per sq ft)	75th Percentile (per sq ft)	Maximum (per sq ft)
4Q 2013	S$0.69	S$1.59	S$1.95	S$2.30	S$4.55
1Q 2014	S$0.80	S$1.60	S$1.95	S$2.30	S$3.83
2Q 2014	S$0.50	S$1.70	S$2.00	S$2.35	S$4.00
3Q 2014	S$0.90	S$1.69	S$1.97	S$2.32	S$4.00
4Q 2014	S$1.00	S$1.65	S$2.00	S$2.51	S$3.80

Source: URA REALIS/Colliers International Singapore Research

5.4 PRICES

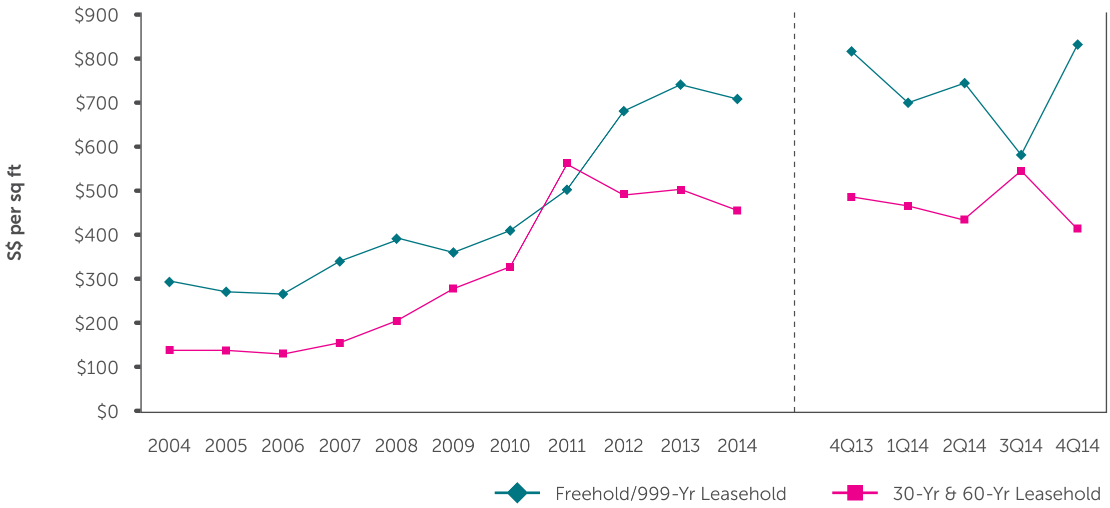
Based on preliminary caveat records sourced from URA's REALIS as of 2 February 2015, average prices of strata-titled 30-year and 60-year leasehold multi-user[20] warehouse space fell by 9.2% YoY to S$455 per sq ft in 2014, reversing the marginal 1.8% YoY increase in 2013. Similarly, the average prices of strata-titled freehold multi-user warehouse space eased by 4.5% YoY to S$705 per sq ft in 2014.

19 Median rents are dependent on the number of transactions that occur during the quarter. This in turn depends on factors such as the location and age of the buildings as well as the type, floor level and size of the unit.

20 Due to the limitation on the type of sales caveat data/information recorded by the URA, analysis can only be carried out for multi-user warehouse space.

The fall in average prices of multi-user warehouse properties was in tandam with the slowdown in transaction activity for strata-titled industrial properties in 2014, following recent Government measures such as the implementation of a SSD on industrial properties in January 2013 and the TDSR framework in late-June 2013, and generally subdued market sentiment.

AVERAGE PRICES* OF FREEHOLD/999-YEAR LEASEHOLD AND 30-YEAR & 60-YEAR LEASEHOLD MULTI-USER WAREHOUSE SPACE



*Note that the average prices are dependent on the number and type of transactions that occur during the quarter/year. This in turn depends on factors such as the location and age of the building as well as the floor level and size of the unit.

Source: URA REALIS/Colliers International Singapore Research

Some examples of major warehouse investment sales in 2014 are provided in the following table.

Examples of Major Warehouse Investment Sales in 2014					
Project Name	**Location**	**Tenure**	**Estimated Net Lettable Area (sq ft)**	**Sale Price (S$ million)**	**Price (S$ per sq ft over NLA)**
5 Gul Lane	5 Gul Lane	30 years w.e.f. 1 Feb 2011	125,077 (GFA)	$12.3	$98 (GFA)
1 Kallang Place	1 Kallang Place	30 years w.e.f. 1 Dec 1994	167,253 (GFA)	$12.6	$75 (GFA)
134 Joo Seng Road	134 Joo Seng Road	30+30 years w.e.f. 1992	76,424 (GFA)	$13.5	$177 (GFA)

Source: Colliers International Singapore Research

5.5 OUTLOOK

Demand for warehouse space in 2015 is expected to receive continued support from Singapore's standing as an important logistics hub in Asia, Asia's expanding consumer base and the growth of the e-retailing industry, which would generate more storage, packing and distribution requirements.

With the anticipated moderation in warehouse supply in 2015, of which the majority is expected to be single-user space and are likely to be almost fully occupied upon completion, the islandwide average occupancy rate for warehouse space is expected to remain at a healthy level of around 90%.

However, warehouse rents are expected to soften on the back of the ample supply, as well as industrialists' expected continued cost consciousness as business operating cost (which includes real estate cost and other cost components like labour, materials and utilities) is likely to stay high. Nevertheless, with demand projected to remain healthy, this will help to limit the correction in warehouse rents to a range of around 5% to 6% by the end of 2015.

On the other hand, sales of en-bloc warehouses, particularly those built on JTC land could slow down due to the recent revisions to JTC's tenancy policies and the limited availability of stock for transaction.

6.0 LIMITING CONDITIONS

The content of this report is for information only and should not be relied upon as a substitute for professional advice, which should be sought from Colliers International prior to acting in reliance upon any such information.

The opinions, estimates and information given herein or otherwise in relation hereto are made by Colliers International and affiliated companies in their best judgement, in the utmost good faith and are as far as possible based on data or sources which they believe to be reliable in the context hereto. Notwithstanding, Colliers International disclaims any liability in respect of any claim, which may arise from any errors or omissions or from providing such advice, opinion, judgement or information.

FINANCIAL REPORT CONTENTS

REPORT OF THE TRUSTEE

RBC Investor Services Trust Singapore Limited (the "Trustee") is under a duty to take into custody and hold the assets of Cambridge Industrial Trust (the "Trust") and its subsidiary (the "Group") in trust for the holders ("Unitholders") of units in the Trust (the "Units"). In accordance with the Securities and Futures Act (Cap. 289), its subsidiary legislation and the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore ("MAS") and the Listing Manual (collectively referred to as the "laws and regulations"), the Trustee shall monitor the activities of Cambridge Industrial Trust Management Limited (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the trust deed dated 31 March 2006 (as amended) between the Trustee and the Manager (the "Trust Deed") in each annual accounting year and report thereon to Unitholders in an annual report which shall contain the matters prescribed by the laws and regulations as well as the recommendations of Statement of Recommended Accounting Practice 7 "*Reporting Framework for Unit Trusts*" issued by the Institute of Singapore Chartered Accountants and the provisions of the Trust Deed.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Trust during the year covered by these financial statements, set out on pages 101 to 167 comprising the Statement of Financial Position and Portfolio Statement of the Group and the Trust, and Statement of Total Return, Distribution Statement, Statement of Movements in Unitholders' Funds, and Statement of Cash Flows of the Group for the year then ended in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed, laws and regulations and otherwise in accordance with the provisions of the Trust Deed.

For and on behalf of the Trustee,
RBC Investor Services Trust Singapore Limited

Andrew Charles Allen
Managing Director

Singapore
27 February 2015

STATEMENT BY THE MANAGER

In the opinion of the directors of Cambridge Industrial Trust Management Limited, the accompanying financial statements set out on pages 101 to 167 comprising the Statement of Financial Position, Statement of Total Return, Distribution Statement, Statement of Movements in Unitholders' Funds, Portfolio Statement, Statement of Cash Flows and a Summary of Significant Accounting Policies and other explanatory notes, are drawn up so as to present fairly, in all material respects, the financial position and the portfolio of Cambridge Industrial Trust (the "Trust") and its subsidiary (the "Group") as at 31 December 2014, and the total return, distributable amount, changes in Unitholders' funds and cash flows of the Group for the year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "*Reporting Framework for Unit Trusts*" issued by the Institute of Singapore Chartered Accountants and the provisions of the Trust Deed. At the date of this statement, there are reasonable grounds to believe that the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager,
Cambridge Industrial Trust Management Limited

Dr Chua Yong Hai
Chairman

Singapore
27 February 2015

AUDITORS' REPORT

TO THE UNITHOLDERS OF CAMBRIDGE INDUSTRIAL TRUST (THE "TRUST")
(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

We have audited the accompanying financial statements of Cambridge Industrial Trust (the "Trust") and its subsidiary (the "Group"), which comprise the Statement of Financial Position and Portfolio Statement of the Group and the Trust as at 31 December 2014, and the Statement of Total Return, Distribution Statement, Statement of Movements in Unitholders' Funds and Statement of Cash Flows of the Group for the year then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages 101 to 167.

MANAGER'S RESPONSIBILITY FOR THE FINANCIAL STATEMENTS

The Manager of the Trust is responsible for the preparation of financial statements that give a true and fair view in accordance with the recommendations of Statement of Recommended Accounting Practice 7 *"Reporting Framework for Unit Trusts"* issued by the Institute of Singapore Chartered Accountants, and for such internal controls as the Manager of the Trust determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

AUDITORS' RESPONSIBILITY

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Trust's preparation of financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Trust's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Manager of the Trust, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

OPINION

In our opinion, the consolidated financial statements of the Group and the financial statements of the Trust present fairly, in all material respects, the financial position of the Group and of the Trust as at 31 December 2014 and the total return, distributable income, movements in Unitholders' funds of the Group and the Trust and cash flows of the Group for the year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "*Reporting Framework for Unit Trusts*" issued by the Institute of Singapore Chartered Accountants.

KPMG LLP

KPMG LLP
Public Accountants and
Chartered Accountants

Singapore
27 February 2015

STATEMENT OF FINANCIAL POSITION

AS AT 31 DECEMBER 2014

	Note	Group 2014 $'000	Group 2013 $'000	Trust 2014 $'000	Trust 2013 $'000
Assets					
Non-current assets					
Investment properties	4	1,335,180	1,132,598	1,335,180	1,132,598
Investment properties under development	5	–	22,292	–	22,292
Investment in subsidiary	6	–	–	–*	–*
Investment in jointly-controlled entity	7	16,327	16,435	3,078	3,078
Trade and other receivables	8	–	1,820	–	1,820
Derivative financial instruments	11	107	227	107	227
		1,351,614	1,173,372	1,338,365	1,160,015
Current assets					
Investment properties held for divestment	4	11,700	6,700	11,700	6,700
Trade and other receivables	8	10,902	7,304	10,902	7,304
Derivative financial instruments	11	180	–	180	–
Cash and cash equivalents		6,100	73,540	6,086	73,526
		28,882	87,544	28,868	87,530
Total assets		1,380,496	1,260,916	1,367,233	1,247,545
Liabilities					
Current liabilities					
Trade and other payables	9	26,417	31,320	26,407	31,308
Interest-bearing borrowings	10	49,952	–	49,952	–
Derivative financial instruments	11	–	1,161	–	1,161
		76,369	32,481	76,359	32,469
Non-current liabilities					
Trade and other payables	9	12,298	11,986	12,298	11,986
Interest-bearing borrowings	10	425,496	354,903	425,496	354,903
		437,794	366,889	437,794	366,889
Total liabilities		514,163	399,370	514,153	399,358
Net assets		**866,333**	**861,546**	**853,080**	**848,187**
Represented by:					
Unitholders' funds		**866,333**	**861,546**	**853,080**	**848,187**
Units in issue ('000)	12	1,271,548	1,239,339	1,271,548	1,239,339
Net asset value per unit (cents)		68.1	69.5	67.1	68.4

* less than $1,000

The accompanying notes form an integral part of these financial statements.

STATEMENT OF TOTAL RETURN

Year ended 31 December 2014

	Note	Group 2014 $'000	Group 2013 $'000	Trust 2014 $'000	Trust 2013 $'000
Gross revenue	13	**99,342**	**96,489**	**99,342**	**96,489**
Property expenses	14	(21,534)	(16,076)	(21,534)	(16,076)
Net property income		**77,808**	**80,413**	**77,808**	**80,413**
Management fees	15	(6,568)	(6,454)	(6,568)	(6,454)
Performance fees	15	(1,684)	(13,869)	(1,684)	(13,869)
Trust expenses	16	(1,431)	(2,487)	(1,432)	(2,488)
Interest income		111	87	111	87
Borrowing costs	17	(17,627)	(23,668)	(17,627)	(23,668)
Net income		**50,609**	**34,022**	**50,608**	**34,021**
Share of profits in jointly-controlled entity	7	496	13,951	–	–
Distribution income from jointly-controlled entity		–	–	603	594
Net income after share of profits in jointly-controlled entity		**51,105**	**47,973**	**51,211**	**34,615**
Gain on disposal of investment properties	18	1,047	34,982	1,047	34,982
Change in fair value of financial derivatives		1,142	2,084	1,142	2,084
Change in fair value of investment properties and investment properties under development	4	(7,876)	33,856	(7,876)	33,856
Total return before income tax		**45,418**	**118,895**	**45,524**	**105,537**
Income tax expense	19	(102)	(11)	(102)	(11)
Total return for the year		**45,316**	**118,884**	**45,422**	**105,526**
Earnings per unit (cents)					
– basic	20	3.615	9.686	3.624	8.598
– diluted	20	3.613	9.686	3.622	8.598
Distribution per unit (cents)	20	5.004	4.976	5.004	4.976

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENT

YEAR ENDED 31 DECEMBER 2014

	Group		Trust	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000
Total return after income tax, before distribution for the year	45,316	118,884	45,422	105,526
Add/(less): Distribution adjustments (Note A)	12,298	(75,408)	12,192	(62,050)
Net income available for distribution to Unitholders	**57,614**	**43,476**	**57,614**	**43,476**
Distribution from capital (Note B)	1,925	13,869	1,925	13,869
Distribution from capital gains (Note B)	3,496	3,941	3,496	3,941
Total amount available for distribution	**63,035**	**61,286**	**63,035**	**61,286**
Less: Distributions (Note C)	(47,105)	(45,778)	(47,105)	(45,778)
Net amount available for distribution to Unitholders as at 31 December	**15,930**	**15,508**	**15,930**	**15,508**

Note A – Distribution Adjustments

	Group		Trust	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000
Non-tax deductible items and other adjustments:				
Management fees payable in units	2,358	–	2,358	–
Trustee's fees	364	359	364	359
Transaction costs relating to debt facilities	4,081	9,118	4,081	9,118
Change in fair value of investment properties and investment properties under development	7,876	(33,856)	7,876	(33,856)
Change in fair value of financial derivatives	(1,142)	(2,084)	(1,142)	(2,084)
Legal and professional fees	(57)	855	(57)	855
Adjustment for straight line rent	(1,751)	(1,556)	(1,751)	(1,556)
Share of profits in jointly-controlled entity	(496)	(13,951)	–	–
Distribution income from jointly-controlled entity	603	594	–	–
Miscellaneous expenses	312	95	313	96
Allowance for doubtful debts	1,197	–	1,197	–
	13,345	(40,426)	13,239	(27,068)
Income not subject to tax:				
Gain on disposal of investment properties	(1,047)	(34,982)	(1,047)	(34,982)
Net effect of distribution adjustments	**12,298**	**(75,408)**	**12,192**	**(62,050)**

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENT
YEAR ENDED 31 DECEMBER 2014

Note B – Distribution from Capital and Capital Gains

Distribution from capital and capital gains includes:

- $3.5 million (2013: $3.9 million) from capital gains realised from the sale of investment properties and $0.2 million (2013: Nil) from capital to fund the reduction in income contribution for the year from properties undergoing asset enhancement initiatives including asset repositioning; and
- $1.7 million (2013: $13.9 million) from capital to fund the reduction in net income from the performance fees payable in cash.

Note C – Distributions

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
Distributions to Unitholders during the financial year comprise:		
Distribution of 1.250 cents per unit for the period from 1/7/2014 to 30/9/2014	15,797	–
Distribution of 1.251 cents per unit for the period from 1/4/2014 to 30/6/2014	15,708	–
Distribution of 1.251 cents per unit for the period from 1/1/2014 to 31/3/2014	15,600	–
Distribution of 1.251 cents per unit for the period from 1/7/2013 to 30/9/2013	–	15,419
Distribution of 1.240 cents per unit for the period from 1/4/2013 to 30/6/2013	–	15,256
Distribution of 1.234 cents per unit for the period from 1/1/2013 to 31/3/2013	–	15,103
	47,105	45,778
Distribution of 1.251 cents per unit for the period from 01/10/2013 to 31/12/2013	15,504	–
Distribution of 1.229 cents per unit for the period from 01/10/2012 to 31/12/2012	–	14,945
Total Distributions to Unitholders during the financial year [1]	62,609	60,723

Note:

[1] Distributions were partly paid by CIT issuing an aggregate of 28,773,147 units amounting to $20.0 million (2013: 23,323,430 units amounting to $16.9 million), pursuant to the distribution reinvestment plan.

The accompanying notes form an integral part of these financial statements.

STATEMENT OF MOVEMENTS IN UNITHOLDERS' FUNDS

YEAR ENDED 31 DECEMBER 2014

	Note	Group 2014 $'000	Group 2013 $'000	Trust 2014 $'000	Trust 2013 $'000
Unitholders' funds at beginning of year		**861,546**	**786,693**	**848,187**	**786,692**
Operations					
Total return for the year after tax		**45,316**	**118,884**	**45,422**	**105,526**
Unitholders' transactions					
Issue of new units:					
– Management fees paid in units		646	–	646	–
– Management fees payable in units		1,712	–	1,712	–
– Distribution Reinvestment Plan		19,981	16,943	19,981	16,943
Equity issue costs	21	(259)	(251)	(259)	(251)
Distributions to Unitholders		(62,609)	(60,723)	(62,609)	(60,723)
Net decrease in Unitholders' funds resulting from Unitholders' transactions		**(40,529)**	**(44,031)**	**(40,529)**	**(44,031)**
Unitholders' funds at end of year		**866,333**	**861,546**	**853,080**	**848,187**

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT
AS AT 31 DECEMBER 2014

	Group and Trust	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location
	Logistics Properties [1]				
@	24 JURONG PORT ROAD	Leasehold	30+12	22 [6]	24 Jurong Port Road Singapore 619097
@	1 THIRD LOK YANG ROAD AND 4 FOURTH LOK YANG ROAD	Leasehold	30	17 [7]	1 Third Lok Yang Road Singapore 627996 and 4 Fourth Lok Yang Road Singapore 629701
@	3 PIONEER SECTOR 3	Leasehold	30+30	36 [8]	3 Pioneer Sector 3 Singapore 628342
	Warehousing Properties [2]				
@	31 TUAS AVENUE 11	Leasehold	30+30	39 [9]	31 Tuas Avenue 11 Singapore 639105
@	25 CHANGI SOUTH AVENUE 2	Leasehold	30+30	40 [10]	25 Changi South Ave 2 Singapore 486594
@	23 TUAS AVENUE 10	Leasehold	30+29	42 [11]	23 Tuas Avenue 10 Singapore 639149
@	160 KALLANG WAY	Leasehold	60	18 [12]	160 Kallang Way Singapore 349246

The accompanying notes form an integral part of these financial statements.

Existing use	Occupancy rate at 31/12/2014 %	31/12/2013 %	At Independent Valuation 31/12/2014 $'000	31/12/2013 $'000	Percentage of Unitholders' Funds 31/12/2014 %	31/12/2013 %
Logistics	95	100	87,600	90,300	10.11	10.48
Logistics	100	100	15,000	15,000	1.73	1.74
Logistics	97	94	108,410	54,017	12.51	6.27
			211,010	**159,317**	**24.35**	**18.49**
Warehousing	100	100	11,800	11,800	1.36	1.37
Warehousing	100	100	13,400	13,400	1.55	1.56
Warehousing	100	100	15,400	15,400	1.78	1.79
Warehousing	100	100	29,800	29,800	3.44	3.46
			70,400	**70,400**	**8.13**	**8.18**

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT
AS AT 31 DECEMBER 2014

	Group and Trust	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location
	Balance brought forward				
	Warehousing Properties [2] (cont'd)				
	120 PIONEER ROAD	Leasehold	30+28	40 [13]	120 Pioneer Road Singapore 639597
	9 BUKIT BATOK STREET 22	Leasehold	30+30	38 [14]	9 Bukit Batok Street 22 Singapore 659585
+	81 DEFU LANE 10	Leasehold	30+30	35 [15]	81 Defu Lane 10 Singapore 539217
*	79 TUAS SOUTH STREET 5	Leasehold	30+30	45 [16]	79 Tuas South Street 5 Singapore 637604
#	4/6 CLEMENTI LOOP	Leasehold	30+30	39 [17]	4/6 Clementi Loop Singapore 129810 and 129814
#	3C TOH GUAN ROAD EAST	Leasehold	30+30	36 [18]	3C Toh Guan Road East Singapore 608832
^	30 TOH GUAN ROAD	Leasehold	30+30	41 [19]	30 Toh Guan Road Singapore 608840
	Light Industrial Properties [3]				
@	2 UBI VIEW	Leasehold	60	44 [20]	2 Ubi View Singapore 408556
@	128 JOO SENG ROAD	Leasehold	30+30	37 [21]	128 Joo Seng Road Singapore 368356
#	1/2 CHANGI NORTH STREET 2	Leasehold	30+30/30+30	46/51 [22]	1/2 Changi North Street 2 Singapore 498808/498775

The accompanying notes form an integral part of these financial statements.

Existing use	Occupancy rate at 31/12/2014 %	Occupancy rate at 31/12/2013 %	At Independent Valuation 31/12/2014 $'000	At Independent Valuation 31/12/2013 $'000	Percentage of Unitholders' Funds 31/12/2014 %	Percentage of Unitholders' Funds 31/12/2013 %
			70,400	**70,400**	**8.13**	**8.18**
Warehousing	100	100	32,600	32,000	3.76	3.71
Warehousing	78	100	23,900	23,300	2.76	2.70
Warehousing	–	100	–	6,700	–	0.78
Warehousing	–	100	11,700	11,700	1.35	1.36
Warehousing	100	100	63,100	63,100	7.28	7.32
Warehousing	100	100	33,000	35,500	3.81	4.12
Warehousing	97	99	58,900	56,200	6.80	6.52
			293,600	**298,900**	**33.89**	**34.69**
Light Industrial	100	100	9,900	9,900	1.14	1.15
Light industrial	93	100	12,500	13,700	1.44	1.59
Light Industrial	100	100	23,200	23,200	2.68	2.69
			45,600	**46,800**	**5.26**	**5.43**

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT

AS AT 31 DECEMBER 2014

	Group and Trust	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location
	Balance brought forward				
	Light Industrial Properties [3] (cont'd)				
#	16 TAI SENG STREET	Leasehold	30+30	53 [23]	16 Tai Seng Street Singapore 534138
	70 SELETAR AEROSPACE VIEW	Leasehold	30	27 [24]	70 Seletar Aerospace View Singapore 797564
	55 UBI AVENUE 3	Leasehold	30+30	42 [25]	55 Ubi Avenue 3 Singapore 408864
@	130 JOO SENG ROAD	Leasehold	30+30	37 [26]	130 Joo Seng Road Singapore 368357
@	2 JALAN KILANG BARAT	Leasehold	99	47 [27]	2 Jalan Kilang Barat Singapore 159346
	54 SERANGOON NORTH AVENUE 4	Leasehold	30+30	42 [28]	54 Serangoon North Avenue 4 Singapore 555854
@	136 JOO SENG ROAD	Leasehold	30+30	36 [29]	136 Joo Seng Road Singapore 368360
	21/23 UBI ROAD 1	Leasehold	30+30	42 [30]	21/23 Ubi Road 1 Singapore 408724/408725
@	11 SERANGOON NORTH AVENUE 5	Leasehold	30+30	42 [31]	11 Serangoon North Avenue 5 Singapore 554809
	87 DEFU LANE 10	Leasehold	30+30	36 [32]	87 Defu Lane 10 Singapore 539219

The accompanying notes form an integral part of these financial statements.

Existing use	Occupancy rate at 31/12/2014 %	Occupancy rate at 31/12/2013 %	At Independent Valuation 31/12/2014 $'000	At Independent Valuation 31/12/2013 $'000	Percentage of Unitholders' Funds 31/12/2014 %	Percentage of Unitholders' Funds 31/12/2013 %
			45,600	**46,800**	**5.26**	**5.43**
Light Industrial	100	100	73,000	73,000	8.43	8.47
Light Industrial	100	100	8,800	8,800	1.02	1.02
Light Industrial	77	100	21,600	21,600	2.49	2.51
Light Industrial	100	100	14,000	13,600	1.62	1.58
Light Industrial	78	94	29,000	28,500	3.35	3.31
Light Industrial	64	55	21,700	21,000	2.50	2.44
Light Industrial	100	100	13,500	13,500	1.56	1.57
Light Industrial	96	97	36,600	35,200	4.22	4.09
Light Industrial	94	31	20,800	22,800	2.40	2.65
Light Industrial	33	61	16,800	16,800	1.94	1.95
			301,400	**301,600**	**34.79**	**35.02**

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT
AS AT 31 DECEMBER 2014

	Group and Trust	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location
	Balance brought forward				
	Light Industrial Properties [3] (cont'd)				
	11 CHANG CHARN ROAD	Leasehold	99	42 [33]	11 Chang Charn Road Singapore 159640
	12 ANG MO KIO STREET 65	Leasehold	30+30	35 [34]	12 Ang Mo Kio Street 65 Singapore 569060
	General Industrial Properties [4]				
	9 TUAS VIEW CRESCENT	Leasehold	30+30	44 [35]	9 Tuas View Crescent Singapore 637612
@	28 SENOKO DRIVE	Leasehold	30+30	25 [36]	28 Senoko Drive Singapore 758214
	31 CHANGI SOUTH AVENUE 2	Leasehold	30+30	40 [37]	31 Changi South Avenue 2 Singapore 486478
@	21B SENOKO LOOP	Leasehold	30+30	38 [38]	21B Senoko Loop Singapore 758171
	23 WOODLANDS TERRACE	Leasehold	30+30	42 [39]	23 Woodlands Terrace Singapore 738472
	22 CHIN BEE DRIVE	Leasehold	30	21 [40]	22 Chin Bee Drive Singapore 619870

The accompanying notes form an integral part of these financial statements.

Existing use	Occupancy rate at 31/12/2014 %	Occupancy rate at 31/12/2013 %	At Independent Valuation 31/12/2014 $'000	At Independent Valuation 31/12/2013 $'000	Percentage of Unitholders' Funds 31/12/2014 %	Percentage of Unitholders' Funds 31/12/2013 %
			301,400	**301,600**	**34.79**	**35.02**
Light Industrial	89	–	32,000	–	3.69	–
Light Industrial	85	–	39,800	–	4.59	–
			373,200	**301,600**	**43.07**	**35.02**
General Industrial	100	100	11,100	11,100	1.28	1.29
General Industrial	100	100	14,000	14,000	1.62	1.62
General Industrial	100	100	9,300	9,100	1.07	1.06
General Industrial	100	100	31,500	15,581	3.64	1.81
General Industrial	76	100	17,500	18,000	2.02	2.09
General Industrial	100	100	15,500	15,500	1.79	1.80
			98,900	**83,281**	**11.42**	**9.67**

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT
AS AT 31 DECEMBER 2014

	Group and Trust	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location
	Balance brought forward				
	General Industrial Properties [4] (cont'd)				
	31 KIAN TECK WAY	Leasehold	30+19	28 [41]	31 Kian Teck Way Singapore 628751
^	45 CHANGI SOUTH AVENUE 2	Leasehold	30+30	41 [42]	45 Changi South Avenue 2 Singapore 486133
@	2 TUAS SOUTH AVENUE 2	Leasehold	60	44 [43]	2 Tuas South Ave 2 Singapore 637601
#	511/513 YISHUN INDUSTRIAL PARK A	Leasehold	29+30/30+30	39/39 [44]	511/513 Yishun Industrial Park A Singapore 768768/768736
# ^^	60 TUAS SOUTH STREET 1	Leasehold	30	20 [45]	60 Tuas South Street 1 Singapore 639925
#	5/7 GUL STREET 1	Leasehold	29.5	23 [46]	5/7 Gul Street 1 Singapore 629318/629320
^	28 WOODLANDS LOOP	Leasehold	30+30	41 [47]	28 Woodlands Loop Singapore 738308
	25 PIONEER CRESCENT	Leasehold	30+28	52 [48]	25 Pioneer Crescent Singapore 628554
++	43 TUAS VIEW CIRCUIT	Leasehold	30	23 [49]	43 Tuas View Circuit Singapore 637360
@	30 MARSILING INDUSTRIAL ESTATE ROAD 8	Leasehold	30+30	35 [50]	30 Marsiling Industrial Estate Road 8 Singapore 739193
@	11 WOODLANDS WALK	Leasehold	30+30	41 [51]	11 Woodlands Walk Singapore 738265

The accompanying notes form an integral part of these financial statements.

Existing use	Occupancy rate at 31/12/2014 %	31/12/2013 %	At Independent Valuation 31/12/2014 $'000	31/12/2013 $'000	Percentage of Unitholders' Funds 31/12/2014 %	31/12/2013 %
			98,900	**83,281**	**11.42**	**9.67**
General Industrial	100	100	5,600	5,500	0.65	0.64
General Industrial	100	100	13,700	13,700	1.58	1.59
General Industrial	100	100	36,000	35,300	4.16	4.10
General Industrial	100	100	33,200	33,200	3.83	3.85
General Industrial	100	100	6,400	6,400	0.74	0.74
General Industrial	100	100	14,500	14,500	1.67	1.68
General Industrial	100	100	17,800	17,800	2.05	2.07
General Industrial	100	100	15,800	15,800	1.82	1.83
General Industrial	100	100	15,800	14,700	1.82	1.71
General Industrial	100	100	39,000	39,000	4.50	4.52
General Industrial	100	100	17,300	17,300	2.00	2.01
			314,000	**296,481**	**36.24**	**34.41**

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT

AS AT 31 DECEMBER 2014

	Group and Trust	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location
	Balance brought forward				
	General Industrial Properties [4] (cont'd)				
@	15 JURONG PORT ROAD	Leasehold	28	20 [52]	15 Jurong Port Road Singapore 619119
@	86/88 INTERNATIONAL ROAD	Leasehold	30+30	40 [53]	86/88 International Road Singapore 629176/629177
	Car Showroom and Workshop Properties [5]				
	30 TEBAN GARDENS CRESCENT	Leasehold	32	24 [54]	30 Teban Gardens Crescent Singapore 608927
	Business Park Properties [5a]				
	16 INTERNATIONAL BUSINESS PARK	Leasehold	30+30	41 [55]	16 International Business Park Singapore 609929
	Group				
	Investment properties, at valuation				
	Other assets and liabilities (net)				
	Net assets				
	Trust				
	Investment properties, at valuation				
	Other assets and liabilities (net)				
	Net assets				

The accompanying notes form an integral part of these financial statements.

Existing use	Occupancy rate at 31/12/2014 %	Occupancy rate at 31/12/2013 %	At Independent Valuation 31/12/2014 $'000	At Independent Valuation 31/12/2013 $'000	Percentage of Unitholders' Funds 31/12/2014 %	Percentage of Unitholders' Funds 31/12/2013 %
			314,000	**296,481**	**36.24**	**34.41**
General Industrial	100	100	43,000	43,000	4.96	4.99
General Industrial	100	100	40,700	40,000	4.70	4.64
			397,700	**379,481**	**45.90**	**44.04**
Car Showroom and Workshop	100	–	41,000	–	4.73	–
			41,000	**–**	**4.73**	**–**
Business Park	100	–	30,370	–	3.51	–
			30,370	**–**	**3.51**	**–**
			1,346,880	**1,139,298**	**155.45**	**132.24**
			(480,547)	**(277,752)**	**(55.45)**	**(32.24)**
			866,333	**861,546**	**100.00**	**100.00**
			1,346,880	**1,139,298**	**155.45**	**134.32**
			(493,800)	**(291,111)**	**(55.45)**	**(34.32)**
			853,080	**848,187**	**100.00**	**100.00**

The accompanying notes form an integral part of these financial statements.

INVESTMENT PROPERTIES PORTFOLIO STATEMENT

AS AT 31 DECEMBER 2014

	2014 At Independent Valuation $'000	2013 At Independent Valuation $'000
As disclosed in the Statement of Financial Position:		
Investment properties – non current	1,335,180	1,132,598
Investment properties held for divestment – current (denoted as (*) in the Portfolio Statement)	11,700	6,700
Total investment properties	**1,346,880**	**1,139,298**

Notes

(1) These properties are single or multi-storey distribution and logistics facilities catering for tenants that are third party logistics and supply chain management providers or trading companies.
(2) These properties are single or multi-storey warehouse facilities with low content of office space that are used by both multi-national corporations and local small and medium enterprises predominantly as storage space for raw material, semi-finished or finished goods; coupled with light industrial activities such as assembly and packing. This also includes self-storage business.
(3) These properties are single or multi-storey of manufacturing/production space with low content of office space used by both multi-national corporations and local small and medium enterprises for light industrial activities such as light manufacturing, assembly, non-pollutive industrial and businesses that engage in high technology, R&D or type 1 e-business kind of activities.
(4) These properties are single or multi-storey of manufacturing/factory facilities with low content of office space catering to both multi-national corporations and small and medium enterprises for industrial purposes which includes but not limited to manufacturing, altering, repairing, finishing, precision engineering.
(5) This property is a multi-storey industrial building used for car showroom and service workshops.
(5a) This property is a multi-storey suburban office building in specially designated "Business Park Zone" of which serves as regional headquarters for multi-national companies catering to knowledge-based activities.
(6) CIT holds the remainder of a 30+12 year lease commencing from 1 March 1995.
(7) CIT holds the remainder of a 30 year lease commencing from 16 December 2001.
(8) CIT holds the remainder of a 30+30 year lease commencing from 16 December 1990.
(9) CIT holds the remainder of a 30+30 year lease commencing from 1 April 1994.
(10) CIT holds the remainder of a 30+30 year lease commencing from 16 October 1994.
(11) CIT holds the remainder of a 30+29 year lease commencing from 1 November 1997.
(12) CIT holds the remainder of a 60 year lease commencing from 16 February 1973.
(13) CIT holds the remainder of a 30+28 year lease commencing from 16 February 1997.
(14) CIT holds the remainder of a 30+30 year lease commencing from 1 February 1993.
(15) CIT holds the remainder of a 30+30 year lease commencing from 1 December 1990.
(16) CIT holds the remainder of a 30+30 year lease commencing from 1 February 2000.
(17) CIT holds the remainder of a 30+30 year lease commencing from 1 October 1993.
(18) CIT holds the remainder of a 30+30 year lease commencing from 16 February 1991.
(19) CIT holds the remainder of a 30+30 year lease commencing from 16 August 1995.
(20) CIT holds the remainder of a 60 year lease commencing from 4 January 1999.
(21) CIT holds the remainder of a 30+30 year lease commencing from 1 May 1992.
(22) CIT holds the remainder of a 30+30 year lease commencing from 1 March 2001 for 1 Changi North Street 2 and 30+30 year lease commencing from 23 November 2005 for 2 Changi North Street 2.
(23) CIT holds the remainder of a 30+30 year lease commencing from 4 July 2007.
(24) CIT holds the remainder of a 30 year lease commencing from 16 October 2011.
(25) CIT holds the remainder of a 30+30 year lease commencing from 1 July 1996.
(26) CIT holds the remainder of a 30+30 year lease commencing from 1 December 1991.
(27) CIT holds the remainder of a 99 year lease commencing from 1 July 1963
(28) CIT holds the remainder of a 30+30 year lease commencing from 16 June 1996.
(29) CIT holds the remainder of a 30+30 year lease commencing from 1 October 1990.
(30) CIT holds the remainder of a 30+30 year lease commencing from 1 February 1997.
(31) CIT holds the remainder of a 30+30 year lease commencing from 16 April 1997.
(32) CIT holds the remainder of a 30+30 year lease commencing from 1 November 1990.
(33) CIT holds the remainder of a 99 year lease commencing from 1 January 1958.
(34) CIT holds the remainder of a 30+30 year lease commencing from 16 October 1990.
(35) CIT holds the remainder of a 30+30 year lease commencing from 16 July 1998.
(36) CIT holds the remainder of a 30+30 year lease commencing from 16 December 1979.
(37) CIT holds the remainder of a 30+30 year lease commencing from 1 March 1995.
(38) CIT holds the remainder of a 30+30 year lease commencing from 1 February 1993.
(39) CIT holds the remainder of a 30+30 year lease commencing from 16 November 1996.
(40) CIT holds the remainder of a 30 year lease commencing from 16 September 2005.

The accompanying notes form an integral part of these financial statements.

(41) CIT holds the remainder of a 30+19 year lease commencing from 1 September 1993.
(42) CIT holds the remainder of a 30+30 year lease commencing from 1 September 1995.
(43) CIT holds the remainder of a 60 year lease commencing from 4 January 1999.
(44) CIT holds the remainder of a 29+30 year lease commencing from 1 June 1995 for 511 Yishun and 30+30 lease commencing from 1 December 1993 for 513 Yishun.
(45) CIT holds the remainder of a 30 year lease commencing from 16 March 2005.
(46) CIT holds the remainder of a 29.5 year lease commencing from 1 April 2008.
(47) CIT holds the remainder of a 30+30 year lease commencing from 16 October 1995.
(48) CIT holds the remainder of a 30+28 year lease commencing from 1 February 2009.
(49) CIT holds the remainder of a 30 year lease commencing from 1 February 2008.
(50) CIT holds the remainder of a 30+30 year lease commencing from 1 December 1989.
(51) CIT holds the remainder of a 30+30 year lease commencing from 16 October 1995.
(52) CIT holds the remainder of a 28 year lease commencing from 25 March 2007.
(53) CIT holds the remainder of a 30+30 year lease commencing from 16 December 1994.
(54) CIT holds the remainder of a 32 year lease commencing from 1 June 2007.
(55) CIT holds the remainder of a 30+30 year lease commencing from 1 August 1996.

@ Properties pledged as security to secure the Club Loan Facility of $250 million (see Note 10).
# Properties pledged as security to secure the Term Loan Facility of $100 million (see Note 10).
^ Properties pledged as security to secure the Revolving Credit Facility of $40 million (see Note 10)
+ Property was disposed of during the financial year.
^^ The 30 years option term has been transferred to 43 Tuas View Circuit.
++ The 30 years lease term from 1 February 2008 has been granted by JTC by way of transfer from 60 Tuas South Street 1 due to the change in tenancy.

Investment properties comprise a diverse portfolio of industrial properties that are leased to external tenants. All of the leases are structured under single-tenancy or multiple-tenancy and the tenancies range from two to eight years for single tenancy and eight months to ten years for multiple-tenancy.

In determining the fair value, the valuers have used valuation methods which involve certain estimates. The Manager has exercised its judgment and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

The independent professional valuers have considered valuation techniques including direct comparison method, capitalisation approach and/or discounted cash flow analysis in arriving at the open market value as at the reporting date. The key assumptions used to determine the fair value of investment properties include market-corroborated capitalisation yield, terminal yield, discount rate and average growth rate.

As at the reporting date, investment properties with a carrying value of $939.4 million (2013: $784.8 million) have been mortgaged as security for loan facilities granted to the Group (see Note 10).

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

YEAR ENDED 31 DECEMBER 2014

	Group 2014 $'000	Group 2013 $'000
Cash flows from operating activities		
Total return after income tax for the year	45,316	118,884
Adjustments for:		
Borrowing costs	17,627	23,668
Change in fair value of financial derivatives	(1,142)	(2,084)
Change in fair value of investment properties and investment properties under development	7,876	(33,856)
Gain on disposal of investment properties	(1,047)	(34,982)
Share of profits in jointly-controlled entity	(496)	(13,951)
Interest income	(111)	(87)
Management fees payable in units (Note B (ii))	2,358	–
Allowance for doubtful debts	1,197	–
Operating income before working capital changes	**71,578**	**57,592**
Changes in working capital:		
Trade and other receivables	(5,529)	(7,336)
Trade and other payables	1,337	11,342
Net cash generated from operating activities	**67,386**	**61,598**
Cash flows from investing activities		
Interest received	111	87
Net cash outflow on purchase of investment properties (including acquisition related costs) (Note A)	(161,083)	(100,103)
Payment for investment properties under development	(41,632)	(25,628)
Proceeds from disposal of investment properties	7,800	258,562
Payment for divestment costs	(107)	(1,215)
Capital contribution to investment in jointly-controlled entity	–	(3,078)
Distribution income from jointly-controlled entity	710	396
Net cash (used in)/generated from investing activities	**(194,201)**	**129,021**
Cash flows from financing activities		
Borrowing costs paid	(15,611)	(21,281)
Distributions paid to Unitholders (Note B(i))	(42,628)	(43,780)
Equity issue costs paid	(213)	(251)
Proceeds from borrowings	195,827	109,009
Repayment of borrowings	(78,000)	(250,533)
Net cash generated from/(used in) financing activities	**59,375**	**(206,836)**
Net decrease in cash and cash equivalents	**(67,440)**	**(16,217)**
Cash and cash equivalents at 1 January	**73,540**	**89,757**
Cash and cash equivalents at 31 December	**6,100**	**73,540**

The accompanying notes form an integral part of these financial statements.

Notes:

(A) *Net Cash Outflow on Purchase of Investment Properties (including acquisition related costs)*

Net cash outflow on purchase of investment properties (including acquisition related costs) is set out below:

	Group	
	2014	**2013**
	$'000	**$'000**
Investment properties	143,170	101,022
Acquisition related costs	2,125	1,373
Capital expenditure incurred	9,094	3,448
Investment properties acquired (including acquisition related costs and capital expenditure incurred)	154,389	105,843
Retention sums	6,694	(5,740)
Net cash outflow	161,083	100,103

(B) *Significant Non-cash Transactions*

(i) *Distributions paid to Unitholders*

Distributions for the year ended 31 December 2014 were partly paid by CIT issuing an aggregate of 28.8 million units (2013: 23.3 million units), amounting to $20.0 million (2013: $16.9 million), pursuant to the distribution reinvestment plan.

	Group	
	2014	**2013**
	$'000	**$'000**
Distributions paid to Unitholders	62,609	60,723
Distributions paid in units pursuant to distribution reinvestment plan	(19,981)	(16,943)
Net Distributions paid to Unitholders in cash	42,628	43,780

(ii) *Management fees payable in units*

Management fees for the year ended 31 December 2014 were partly paid by CIT issuing an aggregate of 3.4 million units amounting to $2.4 million (2013: Nil).

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

These notes form an integral part of the financial statements.

The financial statements were authorised for issue by the Manager and the Trustee on 27 February 2015.

1 General

Cambridge Industrial Trust ("CIT" or the "Trust") is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 31 March 2006 (as amended) entered into between Cambridge Industrial Trust Management Limited (the "Manager") and RBC Investor Services Trust Singapore Limited (the "Trustee"), and is governed by the laws of the Republic of Singapore ("Trust Deed"). On 31 March 2006, CIT was declared as an authorised unit trust scheme under the Trustees Act, Chapter 337. The Trustee is under a duty to take into custody and hold the assets of the Trust and its subsidiary (the "Group") in trust for the holders ("Unitholders") of units in the Trust (the "Units").

On 25 July 2006, CIT was admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST"). On 3 April 2006, CIT was included under the Central Provident Fund ("CPF") Investment Scheme.

The financial statements of the Group as at and for the year ended 31 December 2014 comprise the Trust and its subsidiary (together referred to as the "Group") and the Group's investment in a jointly-controlled entity.

The principal activity of CIT is to invest in a diverse portfolio of properties with the primary objective of achieving an attractive level of return from rental income and long-term capital growth. The principal activity of the subsidiary is set out in Note 6 to the financial statements.

CIT has entered into several service agreements in relation to the management of CIT and its property operations. The fee structures of these services are as follows:

(A) Trustee's fees

Pursuant to the Trust Deed, the Trustee's fees shall not exceed 0.1% per annum of the value of all the gross assets of CIT ("Deposited Property"), excluding out-of-pocket expenses and GST. The actual fee payable will be determined between the Manager and the Trustee from time to time. The Trustee's fee is presently charged on a scaled basis of up to 0.03% per annum of the value of the Deposited Property.

(B) Management fees

Under the Trust Deed, the Manager is entitled to receive a base fee and performance fee as follows:

(i) A base fee ("Base Fee") of 0.5% per annum of the value of the Deposited Property or such higher percentage as may be fixed by an Extraordinary Resolution of Meeting of Unitholders.

1 General (Cont'd)

(B) Management fees (Cont'd)

(ii) A performance fee ("Performance Fee"), where the total return (comprising capital gains and accumulated distributions and assuming all distributions are reinvested in CIT) of the Units (expressed as the Trust Index) in any six-month period ending 30 June or 31 December ("Half-Year") exceeds the total return of a benchmark index (the "Cambridge Benchmark Index"). The Cambridge Benchmark Index, compiled and calculated independently by FTSE, currently comprises the largest ten Singapore Real Estate Investment Trusts by market capitalisation. The Performance Fee is calculated in two tiers as follows:

- a Tier 1 Performance Fee equal to 5.0% of the amount by which the total return of the Trust Index exceeds the total return of the Cambridge Benchmark Index, multiplied by the equity market capitalisation of CIT; and

- a Tier 2 Performance Fee which is applicable only where the total return of the Trust Index is in excess of 2.0% per annum (1.0% for each Half Year) above the total return of the Cambridge Benchmark Index. This tier of the fee is calculated at 5.0% (2013:15.0%) of the amount by which the total return of the Trust Index is in excess of 2.0% per annum above the total return of the Cambridge Benchmark Index, multiplied by the equity market capitalisation of CIT.

  The Tier 2 Performance Fee rate was reduced from 15% to 5% by the Manager in favour of the Unitholders on 17 April 2014.

For the purposes of the Tier 1 Performance Fee and the Tier 2 Performance Fee, the amount by which the total return of the Trust Index exceeds the total return of the Cambridge Benchmark Index shall be referred to as "outperformance".

The outperformance of the Trust Index is assessed on a cumulative basis and any prior underperformance of CIT will need to be recovered before the Manager is entitled to any Performance Fee.

The Performance Fee, whether payable in any combination of cash and Units or solely in cash or Units will be payable six monthly in arrears. If a trigger event occurs in any Half-Year, resulting in the Manager being removed, the Manager is entitled to payment of any Performance Fee (whether in cash or in the form of Units) to which it might otherwise have been entitled for that Half-Year in cash, which shall be calculated, as if the end of the Half-Year was the date of occurrence of the trigger event, in accordance with the Trust Deed. If a trigger event occurs at a time when any accrued Performance Fee has not been paid, resulting in the Manager being removed, the Manager is entitled to payment of such accrued Performance Fee in cash.

Management fees (Base Fee and Performance Fee, including any accrued Performance Fee which have been carried forward from previous financial years but excluding any acquisition fee or disposal fee) to be paid to the Manager in respect of a financial year, whether in cash or in Units or a combination of cash and Units, are capped at an amount equivalent to 0.8% per annum of the value of Deposited Property as at the end of the financial year (referred to as the "annual fee cap").

1 General (Cont'd)

(B) Management fees (Cont'd)

If the amount of such fees for a financial year exceeds the annual fee cap, the Base Fee of the financial year shall be paid to the Manager and only that portion of the Performance Fee equal to the balance of an amount up to the annual fee cap will be paid to the Manager. The remaining portion of the Performance Fee, which will not be paid, shall be accrued and carried forward for payment to the Manager in future Half-Years. If, at the end of a Half-Year, there is any accrued Performance Fee which has been accrued for a period of at least three years prior to the end of that Half-Year, such accrued Performance Fee shall be paid to the Manager if the accumulated return of the Trust Index in that three-year period exceeds the accumulated return of the Cambridge Benchmark Index over the same period. The payment of such accrued Performance Fee shall not be subject to the annual fee cap.

Please refer to Note 12 for the election of Manager's base fees payable in units.

(C) Acquisition and disposal fees

The Manager is also entitled to receive the following fees:

(i) An acquisition fee of 1.0% of each of the following as is applicable, subject to there being no double-counting:

(a) the purchase price, excluding GST, of any real estate acquired, whether directly by CIT or indirectly through a special purpose vehicle;

(b) the value of any underlying real estate (pro-rata, if applicable, to the proportion of CIT's interest in such real estate) where CIT invests in any class of real estate related assets, including any class of equity, equity-linked securities and/or securities issued in real estate securitisation, of any entity directly or indirectly owning or acquiring such real estate, provided that:

- CIT shall hold or invest in at least 50.0% of the equity of such entity; or
- if CIT holds or invests in 30.0% or more but less than 50.0% of the equity of such entity, CIT shall have management control of the underlying real estate and/or such entity;

(c) the value of any shareholder's loan extended by CIT to the entity referred to in paragraph (b) above, provided that the proviso in paragraph (b) is complied with; and

(d) the value of any investment by CIT in any loan extended to, or in debt securities of, any property corporation or other special purpose vehicle owning or acquiring real estate, (where such investment does not fall within the ambit of paragraph (b)) made with the prior consent of the Unitholders passed by ordinary resolution at a meeting of Unitholders duly convened and held in accordance with the provisions of the Trust Deed.

1 General (Cont'd)

(C) Acquisition and disposal fees (Cont'd)

(ii) A disposal fee of 0.5% of each of the following as is applicable, subject to there being no double-counting:

(a) the sale price, excluding GST, of any investment of the type referred to in paragraph (C)(i)(a) above for the acquisition fee;

(b) in relation to an investment of the type referred to in paragraph (C)(i)(b) above for the acquisition fee, the value of any underlying real estate (pro-rata, if applicable, to the proportion of CIT's interest in such real estate);

(c) the proceeds of sale, repayment or (as the case may be) redemption of an investment in a loan referred to in paragraph (C)(i)(c) above for the acquisition fee; and

(d) the value of an investment referred to in paragraph (C)(i)(d) above for the acquisition fee.

The Manager can opt to receive acquisition and disposal fees in the form of cash or Units or a combination as it may determine.

(D) Property Manager's fees

Cambridge Industrial Property Management Pte. Ltd. (the "Property Manager"), as property manager of all CIT's properties including the property held through Cambridge SPV1 LLP, is entitled to receive the following fees:

(i) A property management fee of 2.0% per annum of the gross revenue of the relevant property;

(ii) A lease management fee of 1.0% per annum of the gross revenue of the relevant property;

(iii) A marketing services commission equivalent to:

(a) one month's gross rent, inclusive of service charge, for securing a tenancy of three years or less;

(b) two month's gross rent, inclusive of service charge, for securing a tenancy of more than three years;

(c) half month's gross rent, inclusive of service charge, for securing a renewal of tenancy of three years or less; and

(d) one month's gross rent, inclusive of service charge, for securing a renewal of tenancy of more than three years.

1 General (Cont'd)

(D) Property Manager's fees (Cont'd)

(iv) A project management fee in relation to development or redevelopment (if not prohibited by the Property Funds Appendix of the Code on Collective Investment Schemes ("CIS Code") or if otherwise permitted by the MAS), the refurbishment, retrofitting and renovation works on a property, as follows:

(a) where the construction costs are $2.0 million or less, a fee of 3.0% of the construction costs;

(b) where the construction costs exceed $2.0 million but do not exceed $20.0 million, a fee of 2.0% of the construction costs;

(c) where the construction costs exceed $20.0 million but do not exceed $50.0 million, a fee of 1.5% of the construction costs; and

(d) where the construction costs exceed $50.0 million, a fee to be mutually agreed by the Manager, the Property Manager and the Trustee.

(v) A property tax services fee in respect of property tax objections submitted to the tax authority on any proposed annual value of a property if, as a result of such objections, the proposed annual value is reduced resulting in property tax savings for the relevant property:

(a) where the proposed annual value is $1.0 million or less, a fee of 7.5% of the property tax savings;

(b) where the proposed annual value is more than $1.0 million but does not exceed $5.0 million, a fee of 5.5% of the property tax savings; and

(c) where the proposed annual value is more than $5.0 million, a fee of 5.0% of the property tax savings.

The above-mentioned fee is a lump sum fixed fee based on the property tax savings calculated over a 12-month period.

2 Basis of preparation

2.1 Statement of compliance

The financial statements are prepared in accordance with the recommendations of Statement of Recommended Accounting Practice ("RAP") 7 *"Reporting Framework for Unit Trusts"* issued by the Institute of Singapore Chartered Accountants and the applicable requirements of the CIS Code issued by the MAS and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards ("FRS").

2 Basis of preparation (Cont'd)

2.2 Basis of measurement

The financial statements have been prepared on the historical cost basis, except for investment properties, investment properties under development, financial derivatives and certain financial liabilities, which are stated at fair value.

2.3 Functional and presentation currency

The financial statements are presented in Singapore dollars, which is the Trust's functional currency. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

2.4 Use of estimates and judgments

The preparation of financial statements in conformity with RAP 7 requires the Manager to make judgments, estimates and assumptions that affect the application of policies and reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimate is revised and in any future periods.

In particular, information about critical judgements and, assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment within the next financial year are included in the following notes:

- Note 8 – Assessment of collectibility of trade and other receivables
- Note 19 – Assessment of income tax provision
- Note 22 – Valuation of investment properties and investment properties under development
- Note 25 – Valuation of financial instruments

2.5 Changes in accounting policies

Disclosure of interests in other entities

From 1 January 2014, as a result of FRS 112 *Disclosure of Interests in Other Entities*, the Group has expanded its disclosures about its interests in jointly controlled entity (see Note 7).

Offsetting of financial assets and financial liabilities

Under the Amendments to FRS 32 Financial Instruments: *Presentation – Offsetting Financial Assets and Financial Liabilities*, to qualify for offsetting, the right to set off a financial asset and a financial liability must not be contingent on a future event and must be enforceable both in the normal course of business and in the event of default, insolvency or bankruptcy of the entity and all counterparties. The amendments were applied retrospectively.

As at 31 December 2014 and 2013, there were no such arrangements that met the offsetting criteria.

3 Significant accounting policies

The accounting policies set out below have been applied consistently to all periods presented in these financial statements, except as explained in Note 2.5, which addresses the changes in accounting policies.

3.1 Basis of consolidation

Subsidiary

The subsidiary is an entity controlled by the Group. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. The financial statements of the subsidiary are included in the consolidated financial statements from the date that control commences until the date that control ceases.

The accounting policies of the subsidiary have been aligned with the policies adopted by the Group.

Investment in jointly-controlled entity (equity-accounted investee)

The jointly-controlled entity is an entity over whose activities the Group has joint control, established by contractual agreement and requiring unanimous consent for strategic financial and operating decisions.

Investment in jointly-controlled entity is accounted for using the equity method (equity-accounted investees) and is recognised initially at cost. The cost of the investment includes transaction costs.

The consolidated financial statements include the Group's share of the profit or loss and other comprehensive income of the equity-accounted investee with those of the Group, from the date that significant influence or joint control commences until the date that joint control ceases.

When the Group's share of losses exceeds its interest in an equity-accounted investee, the carrying amount of the investment, together with any long-term interests that form part thereof, is reduced to zero, and the recognition of further losses is discontinued except to the extent that the Group has an obligation to fund the investee's operations or has made payments on behalf of the investee.

Transactions eliminated on consolidation

Intra-group balances and transactions, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements.

Accounting for Investment in subsidiary and jointly-controlled entity in the Trust's financial statements

Investment in subsidiary and investment in jointly-controlled entity are stated in the Trust's statement of financial position at cost less accumulated impairment losses.

3 Significant accounting policies (Cont'd)

3.2 Investment properties

Investment properties are accounted for as non-current assets, except if they meet the conditions to be classified as held for divestment (see Note 3.4 below). These properties are initially stated at cost on acquisition, and at valuation thereafter. The cost of a purchased property comprises its purchase price and any directly attributable expenditure. Transaction costs are included in the initial measurements. Valuations are determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers in the following manner:

(i) in such manner and frequency required under the CIS code issued by MAS; and

(ii) at least once in each period of 12 months following the acquisition of each investment property

Any increase or decrease on revaluation is credited or charged directly to the Statement of Total Return as a net change in fair value of investment properties.

Subsequent expenditure relating to investment properties that have already been recognised is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of originally assessed standard of performance of the existing asset, will flow to the Group. All other subsequent expenditure is recognised as an expense in the period in which it is incurred.

When an investment property is disposed of, the resulting gain or loss recognised in the Statement of Total Return is the difference between net disposal proceeds and the carrying amount of the property.

Investment properties are not depreciated. The properties are subject to continued maintenance and regularly revalued on the basis set out above.

3.3 Investment properties under development

Investment properties under development are properties constructed or developed for future use as investment property. Investment properties under development are measured at fair value. The difference between the fair value and cost (including acquisition costs, development expenditure, borrowing costs and other related expenditures) is credited or charged to the Statement of Total Return as a change in fair value of investment properties under development. Upon completion, the carrying amounts are reclassified to investment properties.

3.4 Investment properties held for divestment

Investment properties that are expected to be recovered primarily through divestment rather than through continuing use, are classified as held for divestment and accounted for as current assets. These investment properties are measured at fair value and any increase or decrease on revaluation is credited or charged directly to the Statement of Total Return as a net change in fair value of investment properties.

Upon disposal, the resulting gain or loss recognised in the Statement of Total Return is the difference between net disposal proceeds and the carrying amount of the property.

3 Significant accounting policies (Cont'd)

3.5 Financial instruments

Non-derivative financial assets

The Group initially recognises loans and receivables on the date that they are originated. All other financial assets are recognised initially on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial asset when the contractual rights to the cash flows from the asset expire, or it transfers the rights to receive the contractual cash flows on the financial asset in a transaction in which substantially all the risks and rewards of ownership of the financial asset are transferred. Any interest in transferred financial assets that is created or retained by the Group is recognised as a separate asset or liability.

Financial assets and liabilities are offset and the net amount presented in the statement of financial position when, and only when, the Group has a legal right to offset the amounts and intends either to settle on a net basis or to realise the asset and settle the liability simultaneously.

Non-derivative financial assets comprise loans and receivables.

Loans and receivables

Loans and receivables are financial assets with fixed or determinable payments that are not quoted in an active market. Such assets are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, loans and receivables are measured at amortised cost using the effective interest method, less any impairment losses.

Loans and receivables comprise cash and cash equivalents, and trade and other receivables.

Cash and cash equivalents consist of cash balances and bank deposits.

Non-derivative financial liabilities

Financial liabilities are recognised initially on the trade date at which the Group becomes a party to the contractual provisions of the instrument.

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled or when they expire.

Non-derivative financial liabilities comprise loans and borrowings and trade and other payables.

Such financial liabilities are recognised initially at fair value plus any directly attributable transaction costs. Subsequent to initial recognition, these financial liabilities are measured at amortised cost using the effective interest method.

Unitholders' funds

Unitholders' funds represent the Unitholders' residual interest in the Group's net assets upon termination and is classified as equity. Incremental costs, directly attributable to the issuance, offering and placement of Units in the Trust are deducted directly against Unitholders' funds.

3 Significant accounting policies (Cont'd)

3.5 Financial instruments (Cont'd)

Derivative financial instruments and hedging activities

The Group holds derivative financial instruments to hedge its interest rate risk exposure. Embedded derivatives are separated from the host contract and accounted for separately if the economic characteristics and risks of the host contract and the embedded derivative are not closely related, a separate instrument with the same terms as the embedded derivative would meet the definition of a derivative, and the combined instrument is not measured at fair value through Statement of Total Return. Derivatives are not used for trading purposes.

Derivatives are recognised initially at fair value; attributable transaction costs are recognised in the Statement of Total Return when incurred. Subsequent to initial recognition, derivatives are measured at fair value, and changes therein are recognised immediately in the Statement of Total Return.

Other non-trading derivatives

When a derivative financial instrument is not held for trading, and is not designated in a qualifying hedge relationship, all changes in its fair value are recognised immediately in the Statement of Total Return.

Impairment of financial assets

A financial asset is assessed at each reporting date to determine whether there is any objective evidence that it is impaired. A financial asset is considered to be impaired if objective evidence indicates that one or more events have had a negative effect on the estimated future cash flows of that asset.

Objective evidence that financial assets (including equity securities) are impaired can include default or delinquency by a debtor, restructuring of an amount due to the Group on terms that the Group would not consider otherwise, or indications that a debtor or issuer will enter bankruptcy, the disappearance of an active market for a security.

An impairment loss in respect of a financial asset measured at amortised cost is calculated as the difference between its carrying amount, and the present value of the estimated future cash flows discounted at the original effective interest rate.

Individually significant financial assets are tested for impairment on an individual basis. The remaining financial assets are assessed collectively in groups that share similar credit risk characteristics.

All impairment losses are recognised in the Statement of Total Return.

3 Significant accounting policies (Cont'd)

3.5 Financial instruments (Cont'd)

Impairment of financial assets (Cont'd)

Impairment losses in respect of financial assets measured at amortised cost are reversed to the Statement of Total Return, if the subsequent increase in fair value can be related objectively to an event occurring after the impairment loss was recognised.

3.6 Impairment – non-financial assets

The carrying amounts of the Group's non-financial assets, other than investment properties and investment properties under development, are reviewed at each reporting date to determine whether there is any indication of impairment. If any such indication exists, the asset's recoverable amount is estimated.

For the purpose of impairment testing, assets that cannot be tested individually are grouped together into the smallest group of assets that generates cash inflows from continuing use that are largely independent of the cash inflows of other assets or groups of assets (the "cash-generating unit", or "CGU").

The recoverable amount of an asset or CGU is the greater of its value in use and its fair value less costs to sell. In assessing value in use, the estimated future cash flows are discounted to their present value using a pre-tax discount rate that reflects current market assessments of the time value of money and the risks specific to the asset.

An impairment loss is recognised if the carrying amount of an asset or its CGU exceeds its estimated recoverable amount. Impairment losses are recognised in the statement of total return.

Impairment losses recognised in prior years are assessed at each reporting date for any indications that the loss has decreased or no longer exists. An impairment loss is reversed if there has been a change in the estimates used to determine the recoverable amount. An impairment loss is reversed only to the extent that the asset's carrying amount does not exceed the carrying amount that would have been determined, net of depreciation or amortisation, if no impairment loss had been recognised.

3.7 Revenue recognition

(i) Rental income from operating leases

Rental income from investment property is recognised in the Statement of Total Return on a straight-line basis over the term of the lease. Lease incentives granted are recognised as an integral part of the total rental income over the term of the lease.

(ii) Interest income

Interest income is accrued using the effective interest method.

3 Significant accounting policies (Cont'd)

3.8 Expenses

(i) Property expenses

Property expenses are recognised on an accrual basis. Included in property expenses are the Property Manager's fee which is based on the applicable rate stipulated in Note 1.

(ii) Management fees

Management fees are recognised on an accrual basis based on the applicable rate stipulated in Note 1.

(iii) Trust expenses

Trust expenses are recognised on an accrual basis. Included in trust expenses are the trustee's fees which are based on the applicable rate stipulated in Note 1.

(iv) Borrowing costs

Finance costs comprise interest expense on borrowings, amortisation of borrowings and related transaction costs which are recognised in the Statement of Total Return using the effective interest method over the period of borrowings.

3.9 Tax

Tax expense comprises current and deferred tax. Current tax and deferred tax is recognised in the Statement of Total Return except to the extent that it relates to items directly related to Unitholders' funds, in which case it is recognised in Unitholders' funds.

Current tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantively enacted at the reporting date.

Deferred tax is recognised in respect of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. Deferred tax is not recognised for:

- temporary differences on the initial recognition of assets or liabilities in a transaction that is not a business combination and that affects neither accounting nor taxable profit or loss;
- temporary differences related to investment in subsidiary and jointly controlled entity to the extent that the Group is able to control the timing of the reversal of the temporary difference and it is probable that they will not reverse in the foreseeable future; and
- taxable temporary differences arising on the initial recognition of goodwill.

3 Significant accounting policies (Cont'd)

3.9 Tax (Cont'd)

The measurement of deferred tax reflects the tax consequences that would follow the manner in which the Group expects, at the end of the reporting period, to recover or settle the carrying amount of its assets and liabilities. For investment property that is measured at fair value, the presumption that the carrying amount of the investment property will be recovered through sale has not been rebutted. Deferred tax is measured at the tax rates that are expected to be applied to the temporary differences when they reverse, based on the laws that have been enacted or substantively enacted by the reporting date.

Deferred tax assets and liabilities are offset if there is a legally enforceable right to offset current tax liabilities and assets and they relate to income taxes levied by the same tax authority on the same entity, or on different tax entities, but they intend to settle current tax liabilities and assets on a net basis or the tax assets and liabilities will be realised simultaneously.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the unused tax losses and credits can be utilised. Deferred tax assets are reviewed at each reporting date and are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

In determining the amount of current tax, the Group takes into account the impact of uncertain tax positions and whether additional taxes may be due. The Group believes that its accruals for tax liabilities are adequate for all open tax years based on its assessment of many factors, including interpretations of tax laws and prior experience. This assessment relies on estimates and assumptions and may involve a series of judgements about future events. New information may become available that causes the Group to change its judgement regarding the adequacy of existing tax liabilities; such changes to tax liabilities will impact tax expense in the period that such a determination is made.

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of CIT and its Unitholders. Subject to meeting the terms and conditions of the tax ruling issued by IRAS, the Trustee will not be assessed to tax on the taxable income of CIT on certain types of income. Instead, the Trustee and the Manager will deduct income tax at the prevailing corporate tax rate (currently 17.0%) from the distributions made to Unitholders that are made out of the taxable income of CIT, except:

(i) where the beneficial owners are individuals or Qualifying Unitholders, the Trustee and the Manager will make the distributions to such Unitholders without deducting any income tax; or

(ii) where the beneficial owners are foreign non-individual Unitholders, the Trustee and the Manager will deduct Singapore income tax at the reduced tax rate of 10.0% for distributions made before 31 March 2020. Singapore Budget 2015 has extended the expiry date of the concession from 31 March 2015 to 31 March 2020 although the proposed change has yet to be enacted.

A "Qualifying Unitholder" is a Unitholder who is:

- A Singapore-incorporated company which is a tax resident in Singapore;
- A body of persons other than a company or a partnership, registered or constituted in Singapore (e.g. a town council, a statutory board, a registered charity, a registered cooperative society, a registered trade union, a management corporation, a club and a trade industry association); or
- A Singapore branch of a foreign company which has been presented a letter of approval from IRAS granting waiver from tax deducted at source in respect of distributions from CIT.

3 Significant accounting policies (Cont'd)

3.9 Tax (Cont'd)

A "foreign non-individual Unitholder" is one which is not a resident of Singapore for income tax purposes and;

- who does not have a permanent establishment in Singapore; or
- who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the Units are not obtained from that operation in Singapore.

The above tax transparency ruling does not apply to gains from sale of real estate properties, if considered to be trading gains derived from a trade or business carried on by CIT or distribution income received or receivable from its quoted investments. Tax on such gains or profits will be assessed, in accordance to section 10(1)(a) of the Income Tax Act, Chapter 134 and collected from the Trustee. Where the gains are capital gains, it will not be assessed to tax and the Trustee and the Manager may distribute the capital gains without tax being deducted at source.

3.10 Distribution policy

The Group's distribution policy is to distribute 100% of its taxable income available for distribution to Unitholders. Distributions are made on a quarterly basis at the discretion of the Manager.

3.11 Earnings per unit

The Group presents basic and diluted earnings per unit ("EPU") data for its units. Basic EPU is calculated by dividing the total return for the period after tax by the weighted average number of units outstanding during the year. Diluted EPU is determined by adjusting the total return for the period after tax and the weighted average number of units outstanding and for the effects of all dilutive potential units.

3.12 Segment reporting

An operating segment is a component of the Group that engages in business activities from which it may earn revenues and incur expenses, including revenues and expenses that relate to transactions with any of the Group's other components. All operating segments' operating results are reviewed regularly by CIT's Chief Operating Decision Makers ("CODM"s) which comprise mainly the Board of Directors and the Chief Executive Officer of the Manager, to make decisions about resources to be allocated to the segments and assess its performance and for which discrete financial information is available.

3.13 New standards, interpretations and revised recommended accounting practice not yet adopted

A number of new standards, amendments to standards and interpretations are effective for annual periods beginning after 1 January 2014, and have not been applied in preparing these financial statements. None of these are expected to have a significant effect on the financial statements of the Group and the Trust. The Group does not plan to adopt these standards early.

4 Investment properties

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
At 1 January	1,139,298	1,195,000
Acquisition of investment properties	143,170	101,022
Disposal of investment properties	(6,700)	(222,200)
Acquisition related costs	2,267	1,343
Capital expenditure incurred	16,320	1,492
Transfer from investment properties under development	57,958	28,785
	1,352,313	1,105,442
Change in fair value during the year *	(5,433)	33,856
At 31 December	1,346,880	1,139,298
Investment properties (non-current)	1,335,180	1,132,598
Investment properties held for divestment (current)	11,700	6,700
	1,346,880	1,139,298

The disclosure on determination of fair value in relation to investment properties is included in Note 22.

* The fair value loss of $5.4 million, together with an adjustment of $2.5 million (2013: Nil) to recognise rental income on a straight line basis in accordance with FRS 17 Leases, aggregate to $7.9 million (2013: gain of $33.9 million) as disclosed in the Statement of Total Return.

Investment Property held for Divestment

An investment property with a carrying value of $11.7 million (2013: $6.7 million) as at 31 December 2014, has been reclassified as an investment property held for divestment. This reclassification is required by FRS 105 *Non-current Assets held for Sale and Discontinued Operations* as the divestment is planned within the next 12 months from the reporting date. The property held for divestment at 31 December 2013 was sold during the year.

Security

As at the reporting date, certain investment properties have been mortgaged as security for loan facilities granted by financial institutions to the Group (see Note 10). The value of the security per facility is as follows:

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
Club Loan Facility	602,610	535,898
Term Loan Facility	246,400	248,900
Revolving Credit Facility	90,400	–
	939,410	784,798

5 Investment properties under development

	Group and Trust 2014 $'000	2013 $'000
At 1 January	22,292	19,000
Development costs incurred	35,299	32,020
Capitalised borrowing costs	367	57
Transfer to investment properties	(57,958)	(28,785)
	–	22,292
Change in fair value during the year	–	–
At 31 December	–	22,292

Borrowing costs have been capitalised in the investment properties under development at rates ranging from 2.55% to 2.65% (2013: 2.55% to 2.60%) per annum.

The determination of fair value in relation to investment properties under development is disclosed in Note 22.

6 Investment in subsidiary

	Trust 2014 $'000	2013 $'000
Unquoted equity investment, at cost (1)	– *	– *

(1) Investment in subsidiary being $1, established in February 2012.

Details of the subsidiary are as follows:

Name of subsidiary	Principal activities	Country of incorporation	Effective equity interest held by the Group 2014 %	2013 %
# Cambridge-MTN Pte. Ltd.	Provision of financial and treasury services	Singapore	100	100

\# Audited by KPMG Singapore
* Less than $1,000

7 Investment in jointly-controlled entity

	Group 2014 $'000	Group 2013 $'000	Trust 2014 $'000	Trust 2013 $'000
Unquoted equity investment	16,327	16,435	3,078	3,078

The jointly-controlled entity holds a leasehold property at 3 Tuas South Avenue 4 which it acquired in March 2013. This property, which is fully leased, comprises a 30-year leasehold interest commencing on 1 May 1999 with an option for a 30-year extension.

7 Investment in jointly-controlled entity (Cont'd)

Details of the jointly-controlled entity are as follows:

Name of jointly-controlled entity	Principal activities	Country of incorporation	Effective equity interest held by the Group 2014 %	Effective equity interest held by the Group 2013 %
^ Cambridge SPV1 LLP	Real estate activities	Singapore	60	60

^ Audited by KPMG Singapore

Summarised financial information relating to the jointly-controlled entity, which is not adjusted for the percentage of ownership held by the Group, is set out below:

	Group 2014 $'000	Group 2013 $'000
Revenue	2,479	1,954
Profit after tax (1)	826	23,251
Other comprehensive income	–	–
Total comprehensive income	826	23,251
Non-current asset	38,000	38,000
Current assets (2)	1,372	1,775
Non-current liabilities (3)	(11,634)	(10,388)
Current liabilities (4)	(525)	(1,996)
Net assets	27,213	27,391
Group's interest in net assets of the jointly-controlled entity		
At beginning of the year	16,435	–
Capital contribution	–	3,078
Share of total comprehensive income	496	13,951
Distributions received/receivable during the year	(604)	(594)
At end of the year	16,327	16,435

(1) In the previous financial year, profit after tax included a revaluation surplus of $21.8 million for the 3 Tuas South Avenue 4 property. During the current financial year, there is no revaluation surplus as the valuation of the property was maintained at $38.0 million as at 31 December 2014 by independent valuer, Knight Frank Pte Ltd.

During the current financial year, the change in fair value of $0.8 million arises from the adjustment for the effect of recognition of rental income on a straight line basis in accordance with FRS 17 *Leases*.

Includes finance costs of $0.5 million (2013: $0.3 million)

(2) Includes cash and cash equivalents of $0.9 million (2013: $0.7 million) and deferred marketing service fees of S$0.37 million (2013: $0.35 million).

(3) Includes borrowings of $11.6 million (2013: $10.4 million).

(4) Includes retention sum withheld of $0.2 million (2013: $1.5 million).

7 Investment in jointly-controlled entity (Cont'd)

The Group's share of the jointly-controlled entity's lease commitments is as follows:

	2014 $'000	2013 $'000
Non-cancellable operating lease rental receivable:		
– Within 1 year	1,089	1,035
– After 1 year but within 5 years	6,477	6,160
– After 5 years	27,844	29,250
	35,410	36,445

Non-cancellable operating lease payable:

	Gross amount [5] $'000	Borne by tenants $'000	Net amount [6] $'000
2014			
Land rents			
JTC	20,828	(6,166)	14,662
2013			
Land rents			
JTC	22,602	(6,691)	15,911

(5) This represents the land rents payable to JTC for the period from 1 May 2029 to the end of the land lease on 30 April 2059.

(6) This represents the amount of land rent payable to JTC from 19 March 2038 to 30 April 2059, all of which is due after 5 years from the reporting date. Land rents payable prior to this period have been paid by the previous vendor or are payable by the tenant during the lease term.

8 Trade and other receivables

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
Current assets		
Trade receivables (gross)	2,308	1,641
Impairment losses	(1,197)	–
Trade receivables (net)	1,111	1,641
Deposits	3,373	604
Other receivables	1,717	2,409
Loans and receivables	6,201	4,654
Prepayments	4,701	2,500
Option fees paid	–	150
	10,902	7,304
Non-current asset		
Deposits	–	1,820
Total trade and other receivables	10,902	9,124

The Group's primary exposure to credit risk arises through its trade and other receivables. The Group has a credit policy in place and the exposure to credit risk is monitored on an ongoing basis.

Concentration of credit risk relating to trade receivables is limited due to the Group's large number and diverse range of tenants. The maximum exposure to credit risk for trade and other receivables is represented by the carrying amount at the reporting date.

8 Trade and other receivables (Cont'd)

Impairment losses

The ageing of trade receivables at the reporting date is as follows:

Group and Trust	Gross receivables 2014 $'000	Impairment losses 2014 $'000	Gross receivables 2013 $'000	Impairment losses 2013 $'000
Past due 0 – 30 days	97	–	448	–
Past due 31 – 120 days	18	–	209	–
More than 120 days past due	2,193	1,197	984	–
	2,308	1,197	1,641	–

The movements in impairment loss in respect of trade receivables are as follows:

	Group and Trust 2014 $'000	2013 $'000
At 1 January	–	–
Impairment losses made	1,197	–
At 31 December	1,197	–

Trade receivables are individually assessed for impairment at the end of the financial year. The impairment loss relate to two debtors that are in financial difficulties and have defaulted in payments.

One of the debtors is in liquidation with its outstanding balances fully provided for while the other debtor is on a repayment schedule in respect of the past due balances. For the latter debtor (a current tenant), a provision of approximately $1.0 million was made for the outstanding balances which were over 120 days past due and in excess of the bank guarantees held by CIT. An instalment plan has been established with the tenant and the Manager is actively monitoring the tenant's performance under this plan.

The Manager believes that no additional allowance is necessary in respect of the remaining trade receivables during the financial year as these receivables are mainly due from tenants that have good payment records and sufficient security in the form of the bankers' guarantees, insurance bonds or cash security deposits as collaterals.

Source of estimation uncertainty

The Manager maintains an allowance for impairment at a level considered adequate to provide for potential uncollectible receivables. The level of this allowance is evaluated on the basis of factors that affect the collectability of debtors, their payment behaviour and known market factors. The Manager reviews the age and status of receivables and identifies accounts that are to be provided for allowance on a continuous basis.

The Group and the Trust's exposure to credit risk related to trade and other receivables is disclosed in Note 25.

9 Trade and other payables

	Group		Trust	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000
Current liabilities				
Trade payables and accrued operating expenses	13,255	13,390	13,245	13,378
Amounts due to related parties (trade):				
– the Manager	4,746	3,460	4,746	3,460
– the Property Manager	71	284	71	284
– the Trustee	94	88	94	88
Amount due to subsidiary (non-trade)	–	–	1,478	716
Interest and loan commitment fee payable	2,024	2,158	546	1,442
Security deposits	1,509	1,670	1,509	1,670
Rent received in advance	909	248	909	248
Deposits and option fees received	89	120	89	120
Retention sums	3,717	9,900	3,717	9,900
Other payables	3	2	3	2
	26,417	31,320	26,407	31,308
Non-current liabilities				
Security deposits	7,006	3,129	7,006	3,129
Amounts due to the Manager *	5,292	8,857	5,292	8,857
	12,298	11,986	12,298	11,986
Total trade and other payables	38,715	43,306	38,705	43,294

The amounts due to related parties and subsidiary are unsecured. Transactions with related parties and the subsidiary are priced on terms agreed between the parties.

Retention sums relate to certain investment properties acquired and investment properties under development during the financial year.

The Group and the Trust's exposure to liquidity risk related to trade and other payables are disclosed in Note 10.

* The amounts due to the Manager related to performance fees payable in excess of the annual fee cap which will be carried forward for payment in future half year periods. Further details are disclosed in Note 1B (ii)

10 Interest-bearing borrowings

	Group 2014 $'000	Group 2013 $'000	Trust 2014 $'000	Trust 2013 $'000
Current liabilities				
Fixed rate notes (unsecured)	50,000	–	–	–
Loan from subsidiary (unsecured)	–	–	50,000	–
Unamortised loan transaction costs	(48)	–	(48)	–
	49,952	–	49,952	–
Non-current liabilities				
Secured loans	300,000	312,172	300,000	312,172
Fixed rate notes (unsecured)	130,000	50,000	–	–
Loan from subsidiary (unsecured)	–	–	130,000	50,000
Unamortised loan transaction costs	(4,504)	(7,269)	(4,504)	(7,269)
	425,496	354,903	425,496	354,903
Total interest-bearing borrowings	475,448	354,903	475,448	354,903

The Group issued $130 million Singapore Dollar Medium Term Notes ("MTN") under its $500 million multi-currency MTN Programme during the financial year.

Terms and debt repayment schedule

Terms and conditions of outstanding loans and borrowings are as follows:

Group	Nominal interest rate %	Year of maturity	2014 Face value $'000	2014 Gross carrying amount $'000	2013 Face value $'000	2013 Gross carrying amount $'000
Secured						
Club loan facility						
– S$ floating rate loan (Facility A & B)	SOR* + margin	2016	200,000	200,000	200,000	200,000
– S$ floating rate loan (Facility D)	SOR* + margin	2016	–	–	12,172	12,172
Term loan facility						
– S$ floating rate loan	SOR* + margin	2017	100,000	100,000	100,000	100,000
Unsecured						
Medium Term Note						
– S$ fixed rate note	4.75%	2015	50,000	50,000	50,000	50,000
– S$ fixed rate note	4.10%	2020	30,000	30,000	–	–
– S$ fixed rate note	3.50%	2018	100,000	100,000	–	–
			480,000	480,000	362,172	362,172

10 Interest-bearing borrowings (Cont'd)

Trust	Nominal interest rate %	Year of maturity	2014 Face value $'000	2014 Gross carrying amount $'000	2013 Face value $'000	2013 Gross carrying amount $'000
Secured						
Club loan facility						
– S$ floating rate loan (Facility A & B)	SOR* + margin	2016	200,000	200,000	200,000	200,000
– S$ floating rate loan (Facility D)	SOR* + margin	2016	–	–	12,172	12,172
Term loan facility						
– S$ floating rate loan	SOR* + margin	2017	100,000	100,000	100,000	100,000
Unsecured						
Loan from subsidiary						
– S$ fixed rate loan	4.75%	2015	50,000	50,000	50,000	50,000
– S$ fixed rate loan	4.10%	2020	30,000	30,000	–	–
– S$ fixed rate loan	3.50%	2018	100,000	100,000	–	–
			480,000	480,000	362,172	362,172

* Swap Offer Rate.

The nominal interest rate for the S$ floating rate loans is determined by a margin plus SOR per annum.

The following are the expected contractual undiscounted cash inflows/(outflows) of interest-bearing borrowings including interest payments and other borrowing costs, and trade and other payables:

Group	Gross carrying amount $'000	Contractual cash flows $'000	Cash flow: Within 1 year $'000	Cash flow: Within 1 to 5 years $'000	Cash flow: More than 5 years $'000
2014					
Non-derivative financial liabilities					
Club loan facility					
– S$ floating rate loan (Facility A & B)	200,000	(209,031)	(6,341)	(202,690)	–
Term loan facility					
– S$ floating rate loan	100,000	(105,868)	(2,065)	(103,803)	–
Medium Term Note					
– S$ fixed rate note	50,000	(50,462)	(50,462)	–	–
– S$ fixed rate note	30,000	(36,554)	(1,014)	(4,923)	(30,617)
– S$ fixed rate note	100,000	(113,463)	(2,953)	(110,510)	–
Trade and other payables *	37,807	(37,807)	(25,509)	(12,298)	–
	517,807	(553,185)	(88,344)	(434,224)	(30,617)
Derivative financial asset					
Interest rate swaps	(287)	71	(71)	142	–
	517,520	(553,114)	(88,415)	(434,082)	(30,617)

10 Interest-bearing borrowings (Cont'd)

Group	Gross carrying amount $'000	Contractual cash flows $'000	Cash flow: Within 1 year $'000	Cash flow: Within 1 to 5 years $'000	Cash flow: More than 5 years $'000
2013					
Non-derivative financial liabilities					
Club loan facility					
– S$ floating rate loan (Facility A & B)	200,000	(212,910)	(4,479)	(208,431)	–
– S$ floating rate loan (Facility D)	12,172	(12,944)	(268)	(12,676)	–
Term loan facility/Acquisition term loan facility					
– S$ floating rate loan	100,000	(106,618)	(1,633)	(104,985)	–
Medium Term Note					
– S$ fixed rate note	50,000	(52,817)	(1,646)	(51,171)	–
Trade and other payables *	43,058	(43,058)	(31,072)	(11,986)	–
	405,230	(428,347)	(39,098)	(389,249)	–
Derivative financial liability					
Interest rate swaps	1,161	(969)	(969)	–	–
Derivative financial asset					
Interest rate swaps	(227)	(2,429)	(572)	(1,857)	–
	934	(3,398)	(1,541)	(1,857)	–
	406,164	(431,745)	(40,639)	(391,106)	–

Trust

	Gross carrying amount $'000	Contractual cash flows $'000	Within 1 year $'000	Within 1 to 5 years $'000	More than 5 years $'000
2014					
Non-derivative financial liabilities					
Club loan facility					
– S$ floating rate loan (Facility A & B)	200,000	(209,031)	(6,341)	(202,690)	–
Term loan facility					
– S$ floating rate loan	100,000	(105,868)	(2,065)	(103,803)	–
Loan from subsidiary					
– S$ fixed rate note	50,000	(50,462)	(50,462)	–	–
– S$ fixed rate note	30,000	(36,554)	(1,014)	(4,923)	(30,617)
– S$ fixed rate note	100,000	(113,463)	(2,953)	(110,510)	–
Trade and other payables *	37,797	(37,797)	(25,499)	(12,298)	–
	517,797	(553,175)	(88,334)	(434,224)	(30,617)
Derivative financial asset					
Interest rate swaps	(287)	71	(71)	142	–
	517,510	(553,104)	(88,405)	(434,082)	(30,617)
2013					
Non-derivative financial liabilities					
Club loan facility					
– S$ floating rate loan (Facility A & B)	200,000	(212,910)	(4,479)	(208,431)	–
– S$ floating rate loan (Facility D)	12,172	(12,944)	(268)	(12,676)	–
Term loan facility/Acquisition term loan facility					
– S$ floating rate loan	100,000	(106,618)	(1,633)	(104,985)	–
Loan from subsidiary					
– S$ fixed rate note	50,000	(52,817)	(1,646)	(51,171)	–
Trade and other payables *	43,046	(43,046)	(31,060)	(11,986)	–
	405,218	(428,335)	(39,086)	(389,249)	–
Derivative financial liability					
Interest rate swaps	1,161	(969)	(969)	–	–
Derivative financial asset					
Interest rate swaps	(227)	(2,429)	(572)	(1,857)	–
	934	(3,398)	(1,541)	(1,857)	–
	406,152	(431,733)	(40,627)	(391,106)	–

* Trade and other payables exclude rent received in advance.

10 Interest-bearing borrowings (Cont'd)

Details of the outstanding borrowings and collaterals are as follows:

(A) Club Loan Facility

The Group has in place a secured $250 million club loan facility ("CLF") from a club of four financial institutions consisting of:

- Facility A: $100 million term loan facility;
- Facility B: $100 million term loan facility; and
- Facility D: $50 million revolving credit facility.

CLF has a tenor of two years and matures in June 2016.

The $100 million short term loan facility (Facility C) was repaid during the previous financial year when the facility matured in March 2013.

The CLF, which bears an interest rate comprising a margin plus swap offer rate per annum, is secured by way of the following:

- mortgages over a single pool of 20 investment properties ("Portfolio Properties 1") with an aggregate carrying value of $602.6 million as at 31 December 2014 (2013: $535.9 million);
- debentures creating fixed and floating charge on all present and future assets in relation to the Portfolio Properties 1;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers' guarantees and property management agreement in relation to the Portfolio Properties 1; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which the Trust is entitled to receive from Portfolio Properties 1.

As at 31 December 2014, a total amount outstanding under the CLF was $200.0 million (2013: $212.2 million).

(B) Term Loan Facility

The Group has in place a secured $100 million term loan facility ("TLF") with National Australia Bank Limited. The TLF, which was refinanced in October 2013, matures in April 2017.

The TLF, which bears an interest rate comprising a margin plus swap offer rate per annum, is secured by way of the following:

- a mortgage over seven investment properties ("Portfolio Properties 2") with an aggregate carrying value of $246.4 million (2013: $248.9 million);
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 2;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers' guarantees and property management agreement in relation to the Portfolio Properties 2; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which the Trust is entitled to receive from Portfolio Properties 2.

As at 31 December 2014, the total amount outstanding under the TLF was $100.0 million (2013: $100.0 million).

10 Interest-bearing borrowings (Cont'd)

(C) Revolving Credit Facility

The Group has in place a secured $40 million revolving credit facility ("RCF"), which bears an interest rate comprising a margin plus swap offer rate per annum. The RCF has a tenor of three years and matures in July 2015.

The RCF, which bears an interest rate comprising a margin plus swap offer rate per annum, is secured by way of the following:

- a mortgage over three investment properties ("Portfolio Properties 3") with an aggregate carrying value of $90.4 million (2013: $87.7 million);
- a debenture creating fixed and floating charges on all present and future assets in relation to the Portfolio Properties 3;
- an assignment of all tenancy agreements, sales agreements, insurance policies, rental assignments, bankers' guarantees and property management agreement in relation to the Portfolio Properties 3; and
- an assignment of all rental, sale and insurance proceeds and all sums from time to time which the Trust is entitled to receive from Portfolio Properties 3.

As at 31 December 2014, the RCF was undrawn (2013: Nil).

(D) Unsecured Medium Term Note

On 2 February 2012, Cambridge Industrial Trust, through its wholly owned subsidiary, Cambridge-MTN Pte. Ltd. (the "Issuer"), established a $500 million Multi-currency Medium Term Note Programme (the "MTN Programme"). Under the MTN Programme, the Issuer may, subject to compliance with all relevant laws, regulations, and directives, from time to time issue notes (the "Notes") denominated in Singapore dollars and/or any other currencies.

The payment of all amounts payable in respect of the Notes will be unconditionally and irrevocably guaranteed by RBC Investor Services Trust Singapore Limited (in its capacity as trustee of CIT) (the "Guarantor").

The Notes may be issued in series having one or more issue dates and the same maturity date, and on identical terms.

The Group issued the following notes under its MTN Programme:

- $50 million 3-year Fixed Rate Notes issued in March 2012, bearing a fixed interest rate of 4.75% per annum payable semi-annually in arrears which will mature in March 2015.
- $30 million 6-year Fixed Rate Notes issued in April 2014, bearing a fixed interest rate of 4.10% per annum payable semi-annually in arrears which will mature in April 2020.
- $100 million 4-year Fixed Rate Notes issued in November 2014, bearing a fixed interest rate of 3.50% per annum payable semi-annually in arrears which will mature in November 2018.

The Issuer has on-lent the net proceeds from the issuance of the Notes to the Trust, which in turn, has used such proceeds to finance property acquisitions and/or repayment of existing loans.

11 Derivative financial instruments

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
Non-current asset		
Interest rate swaps	107	227
Current Asset		
Interest rate swaps	180	–
Current liability		
Interest rate swaps	–	(1,161)
Total derivative assets/(liabilities)	287	(934)
Derivative financial instruments as a percentage of net assets	0.03%	0.11%

Interest rate swaps

The Group manages its exposure to interest rate movements on its floating rate loans and borrowings by entering into interest rate swaps. As at reporting date, the Group has interest rate swaps with a total notional amount of $250.0 million (2013: $250.0 million) to provide fixed rate funding for approximately 2.1 years at a weighted average effective interest rate of 0.73% (2013: 0.81%) per annum.

Offsetting financial assets and financial liabilities

The Group's derivative transactions that are not transacted on an exchange are entered into under International Swaps and Derivatives Association (ISDA) Master Netting Agreements. In general, under such agreements the amounts owed by each counterparty that are due on a single day in respect of all transactions outstanding in the same currency under the agreement are aggregated into a single net amount being payable by one party to the other. In certain circumstances, for example when a credit event such as a default occurs, all outstanding transactions under the agreement are terminated, the termination value is assessed and only a single net amount is due or payable in settlement of all transactions.

The above ISDA agreements do not meet the criteria for offsetting in the statement of financial position. This is because a right of set-off of recognised amounts is enforceable only following an event of default, insolvency or bankruptcy of the Group and of the counterparties. In addition the Group and its counterparties do not intend to settle on a net basis or to realise the assets and settle the liabilities simultaneously.

12 Units in issue

	Trust 2014 Number of units '000	Trust 2013 Number of units '000
Units in issue:		
At 1 January	1,239,339	1,216,015
Units created:		
– Distribution Reinvestment Plan	28,773	23,324
– Management fees paid in units (base fees)	918	–
At 31 December	1,269,030	1,239,339
Units to be issued:		
– Management fees payable in units (base fees)	2,518	–
Total issued and issuable units at 31 December	1,271,548	1,239,339

During the financial year, the Trust issued a total of 28.8 million units in lieu of distribution payments pursuant to a Distribution Reinvestment Plan ("DRP"), whereby the Unitholders have the option to receive their distribution payment in units instead of cash or a combination of units and cash as follows:

Date of Issue	Number of units issued	Issue price per unit ($)	Period relating to
28 February 2014	7,682,235	0.6737	1 October to 31 December 2013
4 June 2014	8,526,823	0.7168	1 January to 31 March 2014
9 September 2014	7,327,516	0.6980	1 April to 30 June 2014
12 December 2014	5,236,573	0.6835	1 July to 30 September 2014

In the previous financial year, the Trust issued a total of 23.3 million units in lieu of distribution payments pursuant to a Distribution Reinvestment Plan ("DRP"), whereby the Unitholders have the option to receive their distribution payment in units instead of cash or a combination of units and cash as follows:

Date of Issue	Number of units issued	Issue price per unit ($)	Period relating to
28 February 2013	7,910,333	0.6940	1 October to 31 December 2012
31 May 2013	6,391,919	0.8306	1 January to 31 March 2013
9 September 2013	2,202,608	0.6742	1 April to 30 June 2013
18 December 2013	6,818,570	0.6833	1 July to 30 September 2013

12 Units in issue (Cont'd)

Units issued in lieu of distribution payment pursuant to DRP rank pari passu in all respects with the units in issue which include the entitlement to all future distributions.

On 24 October 2014, the Trust issued 917,480 units (2013: Nil) at $0.7040 per unit. The issuance, representing a payment of approximately $0.65 million was in part payment of the management fee for the quarter ended 30 September 2014.

The Manager agreed to receive payment in units of its total management fee for the quarter ended 31 December 2014. These units, which were due for issuance as at 31 December 2014, were issued on 16 January 2015. This resulted in the issuance of 2,513,309 units at $0.6813 per unit in payment of the fee of approximately $1.7 million.

Each unit in the Trust represents an undivided interest in the Trust. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- receive income and other distributions attributable to the units held;
- participate in the termination of the Trust by receiving a share of all net cash proceeds derived from the realisation of the assets of the Trust less any liabilities, in accordance with their proportionate interests in the Trust. However, a Unitholder has no equitable or proprietary interest in the underlying assets of the Trust and is not entitled to the transfer to it of any assets (or part thereof) or any estate or interest in any asset (or part thereof) of the Trust;
- attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or one-tenth in number of Unitholders, whichever is lesser) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed; and
- one vote per unit.

The limitations on a Unitholder's rights include the following:

- a Unitholder's right is limited to the right to require due administration of the Trust in accordance with the provisions of the Trust Deed; and
- a Unitholder has no right to request the Manager to redeem his units while the units are listed on the SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any unit in the Trust. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of the Trust exceed its assets.

13 Gross revenue

	Group and Trust	
	2014	2013
	$'000	$'000
Property rental income	99,278	96,341
Other income	64	148
	99,342	96,489

14 Property expenses

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
Land rental	5,629	4,595
Property and lease management fees	3,955	3,349
Property tax	4,443	3,694
Repair and maintenance expenses	3,995	2,585
Other property operating expenses	3,512	1,853
	21,534	16,076

15 Management fees and performance fees

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
Management fees		
– Management fees paid and payable in cash	4,210	6,454
– Management fees paid and payable in units	2,358	–
	6,568	6,454
Performance fees		
– Performance fees paid and payable in cash	1,684	13,869
	8,252	20,323

For the six month period ended 30 June 2014, CIT's Trust Index exceeded the total return of the Cambridge Benchmark Index, resulting in the Manager having an entitlement to performance fees of approximately $1.7 million.

For the six month period ended 30 June 2013, CIT's Trust Index exceeded the total return of the Cambridge Benchmark Index, resulting in the Manager having an entitlement to performance fees of approximately $27.7 million. The Manager has voluntarily and irrevocably elected a one off waiver to reduce the performance fee for the half year to approximately $13.9 million, being 50% of the Manager's entitlement under the Trust Deed.

On 17 April 2014, the Manager unilaterally reduced the Tier 2 performance fee rate from 15% to 5%. Further details of the performance fee are disclosed in Note 1 (B)(ii).

The payment for the total of the management fees and performance fees are capped at 0.8% of the Trust's total deposited property value per financial year under the Trust Deed. The amount of performance fees in excess of the fee cap has been carried forward for payment in the future half year periods.

There was no performance fee payable for the six month period ended 31 December 2014 and 31 December 2013, respectively.

16 Trust expenses

	Group		Trust	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000
Trustee's fees	364	359	364	359
Valuation fees	126	320	126	320
Professional fees	436	1,132	413	1,096
Other expenses	505	676	529	713
	1,431	2,487	1,432	2,488

Included in the professional fees are audit fees paid/payable to the auditors of the Group amounting to $186,000 (2013: $172,000) and non-audit fees paid/payable to the auditors of the Group amounting to $110,000 (2013: $132,000). The non-audit fees comprise mainly tax compliance fees of $40,000 (2013: $67,000) and tax advisory fees of $70,000 (2013 : $65,000).

17 Borrowing costs

	Group and Trust	
	2014 $'000	2013 $'000
Borrowing costs paid and payable:		
– bank loans	9,014	10,659
– financial derivatives	1,660	2,742
– fixed rate note	3,754	2,375
Amortisation of transaction costs relating to debt facilities	3,566	7,949
Total borrowing costs	17,994	23,725
Borrowing costs capitalised in investment properties under development	(367)	(57)
	17,627	23,668

18 Gain on disposal of investment properties

The gain on disposal of investment properties represent the excess of proceeds from disposal over the carrying value of properties disposed of during the financial year.

19 Income tax expense

	Group		Trust	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000
Reconciliation of effective tax rate				
Total return for the year before income tax	45,418	118,895	45,524	105,537
Income tax using Singapore tax rate of 17% (2013: 17%)	7,721	20,212	7,739	17,941
Income not subject to tax	(178)	(5,947)	(178)	(5,947)
Non-tax deductible items	2,268	(6,872)	2,250	(4,601)
Tax transparency	(9,709)	(7,382)	(9,709)	(7,382)
Income tax expense	102	11	102	11

Income tax expense relates to tax payable on the rental support income received by the Trust.

In 2013, the Group recorded a gain from the disposal of the Trust't interest in the 63 Hillview property. The Manager is of the view that the gain is capital in nature and should not be subject to income tax. No provision has been made for the contingent tax. If the gain is taxable, income tax payable on the gain, based on management's estimate, would be approximately $11.4 million.

20 Earnings and distribution per unit

(a) Basic earnings per unit

The calculation of basic earnings per unit is based on the weighted average number of units in issue and the total return after tax for the financial year.

	Group		Trust	
	2014 $'000	2013 $'000	2014 $'000	2013 $'000
Total return before income tax	45,418	118,895	45,524	105,537
Less: Income tax expense	(102)	(11)	(102)	(11)
Total return after income tax	45,316	118,884	45,422	105,526

	Group and Trust Number of Units	
	2014 '000	2013 '000
Weighted average number of units:		
– Units issued at beginning of year	1,239,339	1,216,015
Effect of issue of new units:		
– Distribution Reinvestment Plan	13,966	11,368
– Management fees paid in units	173	–
	1,253,478	1,227,383

	Group		Trust	
	2014	2013	2014	2013
Basic earnings per unit (cents)	3.615	9.686	3.624	8.598

20 Earnings and distribution per unit (Cont'd)

(b) Diluted earnings per unit

The calculation of diluted earnings per unit is based on the weighted average number of units in issue and issuable and the total return after tax for the financial year.

	Group and Trust Number of Units 2014 '000	2013 '000
Weighted average number of units:		
– Units issued at beginning of year	1,239,339	1,216,015
Effect of issue of new units:		
– Distribution Reinvestment Plan	13,966	11,368
– Management fees paid in units	173	–
	1,253,478	1,227,383
Effect of units to be issued:		
– Management fees payable in units	635	–
	1,254,113	1,227,383

	Group 2014	Group 2013	Trust 2014	Trust 2013
Diluted earnings per unit (cents)	3.613	9.686	3.622	8.598

(c) Distribution per unit

The calculation of distribution per unit is based on the total amount available for distribution for the financial year and the applicable number of units which is either the number of units in issue at the end of each period or the applicable number of units in issue during the year.

	Group and Trust 2014 $'000	2013 $'000
Total amount available for distribution	63,035	61,286

	Number of Units 2014 '000	2013 '000
Applicable number of units for the calculation of DPU	1,259,692	1,231,579
Distribution per unit (cents)	5.004	4.976

21 Equity issue costs

The equity issue costs of $259,000 (2013: $251,000) incurred in relation to the distribution reinvestment plan are deducted directly against Unitholders' funds.

22 Determination of fair values of investment properties and investment properties under development

A number of the Group's accounting policies and disclosures require the determination of fair value, for both financial and non-financial assets and liabilities. Fair values have been determined for measurement and/or disclosure purposes based on the following methods. When applicable, further information about the assumptions made in determining fair values is disclosed in the notes specific to that asset or liability.

Investment properties

Investment properties are stated at fair value based on valuations as at 31 December 2014 performed by independent professional valuers, having appropriate recognised professional qualification and experience in the location and category of property being valued. Independent valuations are obtained twice a year for all investment properties, being 30 June and 31 December. Any change in the fair value is recorded in the Statement of Total Return.

In determining the fair value, the valuers have used valuation methods which involve certain estimates. The Manager has exercised its judgment and is satisfied that the valuation methods and estimates are reflective of the current market conditions.

The independent professional valuers have considered valuation techniques including direct comparison method, capitalisation approach and/or discounted cash flow analysis in arriving at the open market value as at the reporting date. The key assumptions used to determine the fair value of investment properties include market-corroborated capitalisation yield, terminal yield, discount rate and average growth rate.

The direct comparison method involves the analysis of comparable sales of similar properties and adjusting the sale prices to that reflective of the investment properties. The capitalisation approach capitalises an income stream into a present value using revenue multipliers or single-year capitalisation rates. The discounted cash flows method involves the estimation and projection of an income stream over a period and discounting the income stream with an expected internal rate of return.

Investment properties under development

Investment properties under development are stated at fair value based on the valuation performed by an independent professional valuer. Independent valuations are obtained twice a year for all investment properties including investment properties under development, being 30 June and 31 December. Any change in the fair value is recorded in the Statement of Total Return.

In determining the fair value, the valuer has considered valuation techniques including, capitalisation approach and/or discounted cash flow analysis in arriving at the open market value as at the reporting date. The key assumptions used to determine the fair value of investment properties under development include estimated costs of development, market-corroborated capitalisation yield, terminal yield, discount rate and average growth rate.

The capitalisation approach capitalises an income stream into a present value using revenue multipliers or single-year capitalisation rates. The discounted cash flows method involves the estimation and projection of an income stream over a period and discounting the income stream with an expected internal rate of return.

22 Determination of fair values of investment properties and investment properties under development (Cont'd)

Valuation processes applied by the Group

The Group has an established control framework with respect to the measurement of fair values. This framework includes a real estate team that reports directly to the Chief Executive Officer of the Manager, and has an overall responsibility for all significant fair value measurements, including Level 3 fair values.

The valuation team regularly reviews significant unobservable inputs and valuation adjustments. If third party information is used to measure fair value, then the valuation team assesses and documents the evidence obtained from the third parties to support the conclusion that such valuations meet the requirements of FRS, including the level in the fair value hierarchy the resulting fair value estimate should be classified.

Significant valuation issues are reported to the Manager's Board.

Fair value hierarchy

The table below analyses recurring non-financial assets carried at fair value. The different levels have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities that the Group can access at the measurement date;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly; and
- Level 3: unobservable inputs for the asset or liability.

If the inputs used to measure the fair value of an asset or a liability are categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to entire measurement (with Level 3 being the lowest).

The Group recognises any transfers between levels of the fair value hierarchy as of the end of the reporting period during which the transfer has occurred, There were no such transfers during the current and previous year.

The table below analyses non-financial assets carried at fair value.

Group and Trust	Level 3 $'000
31 December 2014	
Investment properties (including investment property held for divestment)	1,346,880
31 December 2013	
Investment properties (including investment property held for divestment)	1,139,298
Investment properties under development	22,292
	1,161,590

22 Determination of fair values of investment properties and investment properties under development (Cont'd)

Level 3 fair values

The reconciliation of investment properties and investment properties under development from the beginning balances to the ending balances for Level 3 fair value measurements are shown in Note 4 and Note 5, respectively.

The following table shows the key unobservable inputs used in the valuation model:

Type	Key unobservable inputs	Inter-relationship between key unobservable inputs and fair value measurement
Investment properties & Investment properties under development		
Discounted cash flow approach and Capitalisation approach		
Industrial properties for leasing when comparable prices per square metre for comparable buildings and leases are not available	• Market rental growth of 2.00% to 3.50% • Risk-adjusted discount rates from 8.00% to 8.25% • Capitalisation rates from 6.25% to 8.00%	The estimated fair value would increase/(decrease) if: • expected market rental growth were higher/(lower); or • the risk-adjusted discount rate were lower/(higher).

Key unobservable inputs correspond to:

- Capitalisation rates derived from specialised publications from the industrial market and recent sales in the industrial sector.
- Discount rates, based on the risk-free rate for 10-year bonds issued by the Singapore government, adjusted for a risk premium to reflect the increased risk of investing in the asset class.

23 Commitments

(a) Lease commitments

CIT's investment properties are leased. Non-cancellable operating lease rentals are receivable as follows:

	Group and Trust 2014 $'000	Group and Trust 2013 $'000
Receivable:		
– Within 1 year	98,154	83,871
– After 1 year but within 5 years	226,960	178,693
– After 5 years	88,786	52,337
	413,900	314,901

(b) Operating lease commitments

CIT is required to pay annual land rent to Jurong Town Corporation ("JTC"), Housing & Development Board ("HDB") and Ascendas Land (Singapore) Pte Ltd ("Ascendas") for 27 (2013: 24) properties.

The annual land rent is based on market rent for the relevant year and any increase in annual land rent from year to year shall not exceed 5.5% of the annual land rent for the respective properties for the immediate preceding year. The land rent paid based on prevailing rental rates during the financial year was $5,629,000 in relation to 27 properties (2013: $4,595,000 in relation to 24 properties).

As at 31 December 2014 and 31 December 2013, CIT had the following operating lease commitments based on the underlying land leases which range from 21 to 50 years.

Group and Trust	Gross amount $'000	Borne by tenants $'000	Net amount $'000	Within 1 year $'000	Within 1 to 5 years $'000	More than 5 years $'000
2014						
Land rents						
– JTC	358,218	(184,320)	173,898	4,898	24,488	144,512
– HDB	93,962	(28,894)	65,068	1,677	8,383	55,008
– Ascendas	20,139	–	20,139	563	2,813	16,763
	472,319	(213,214)	259,105	7,138	35,684	216,283
2013						
Land rents						
– JTC	324,645	(187,960)	136,685	3,606	14,447	118,632
– HDB	92,090	(28,820)	63,270	1,589	6,358	55,323
	416,735	(216,780)	199,955	5,195	20,805	173,955

(c) Capital commitments

As at the reporting date, the Group had $7.5 million (2013: $36.0 million) of capital expenditure commitments relating to the asset enhancement initiatives works and capital expenditure for investment properties that had been authorised and contracted for but not provided in the financial statements. These capital projects are targeted to be completed in 2015.

24 Related parties

For the purposes of these financial statements, parties are considered to be related to the Group if the Manager or the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Manager and the party are subject to common significant influence. Related parties may be individuals or other entities.

Other than as disclosed elsewhere in the financial statements, there were the following significant related party transactions carried out in the normal course of business on terms agreed between the parties:

	Group and Trust	
	2014 $'000	2013 $'000
Cambridge Industrial Trust Management Limited (the Manager)		
Management fees paid and payable	6,568	6,454
Performance fees paid and payable	1,684	13,869
Acquisition fee paid	1,408	1,100
Disposal fee paid	39	931
Cambridge Industrial Property Management Pte. Ltd. (Subsidiary of immediate holding company of the Manager)		
Property manager's fees paid and payable	2,962	2,844
Lease marketing services commission paid and payable	3,210	2,407
Project management fees paid and payable	813	507
RBC Investor Services Trust Singapore Limited (the Trustee)		
Trustee fees paid and payable	364	359
National Australia Bank Limited (Related company of the Manager) (Note 10)		
Loan disbursed	14,185	57,547
Loan repaid	18,750	78,575
Loan transaction costs paid and payable	22	2,835
Commitment fee paid and payable	89	388
Interest paid and payable	4,628	5,755
Hedging costs paid/payable on partial unwinding of interest rate swaps	–	226

Note 1: National Australia Bank Limited ("NAB"), which is the ultimate holding company of nabInvest Capital Partners Pty Limited ("nabInvest Capital") in Australia, is related to the Manager by virtue of nabInvest Capital's indirect equity interest of 56% in the Manager.

25 Financial instruments

Financial risk management

Capital management

As part of its finance policy, the Board of the Manager (the "Board") proactively reviews the Trust's capital and debt management regularly so as to optimise the Trust's funding structure. The Board also monitors the Group's exposure to various risk elements and externally imposed requirements by closely adhering to clearly established management policies and procedures.

The Group is subject to the Aggregate Leverage limit as defined in the Property Fund Appendix of the CIS code. The CIS code stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund should not exceed 35.0% of the fund's deposited property. The aggregate leverage of a property fund may exceed 35.0% of the fund's deposited property (up to a maximum of 60.0%) only if a credit rating of the property fund from Fitch Inc., Moody's or Standard and Poor's is obtained and disclosed to the public. The property fund should continue to maintain and disclose a credit rating so long as its aggregate leverage exceeds 35.0% of the fund's deposited property.

The Trust has maintained its corporate rating of "BBB-/Stable/--" with Standard and Poor's and complied with the Aggregate Leverage limit of 60.0% during the financial year. There were no changes in the Trust's approach to capital management during the financial year.

As at the reporting date, the gross amounts of loans and borrowings as a percentage of total assets was 34.8% (2013: 28.7%).

Overview

The Group has a system of controls in place to create an acceptable balance between the cost of risks occurring and the cost of managing the risks. The Manager continually monitors the Group's risk management process to ensure an appropriate balance between risk and control is achieved. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

The Audit, Risk Management and Compliance Committee ("ARCC") oversees how management monitors compliance with the Trust's risk management policies and procedures and reviews the adequacy of the risk management framework in relation to the risks faced by the Trust. The ARCC is assisted in its oversight role by Internal Audit. Internal Audit, which is outsourced to a public accounting firm, undertakes both regular and ad hoc reviews of risk management controls and procedures, the results of which are reported to the ARCC.

Credit risk

Credit risk is the potential financial loss resulting from the failure of a customer or a counterparty to settle its financial and contractual obligations to the Group, as and when they fall due.

The Manager has established credit limits for tenants and monitors their balances on an on-going basis. Credit evaluations are performed by the Manager before lease agreements are entered into with the lessees. In addition, the Group requires the lessees to provide tenancy security deposits or corporate guarantees, or to assign rental proceeds from sub-lessees to CIT.

The Manager establishes an allowance for impairment that represents its estimate of losses in respect of trade and other receivables. The main component of this allowance is estimated losses that relate to specific tenants or counterparties.

25 Financial instruments (Cont'd)

Credit risk (Cont'd)

Cash and fixed deposits are placed with financial institutions which are regulated.

At the reporting date, except as disclosed in Note 8, there were no significant concentrations of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the Statement of Financial Position.

Interest rate risk

The Group's exposure to changes in interest rates relate primarily to its interest-bearing financial liabilities. Interest rate risk is managed by the Manager on an ongoing basis with the primary objective of limiting the extent to which net interest expense could be affected by adverse movements in interest rates. The Group adopts a policy of ensuring that majority of its exposures to changes in interest rates on borrowings is on a fixed-rate basis. This is achieved by entering into interest rate swaps and fixed rate borrowings.

(a) Effective interest rates and repricing analysis

In respect of interest-earning financial assets and interest-bearing financial liabilities, the following table indicates the effective interest rates as at 31 December 2014 and 31 December 2013 and the periods at which they reprice.

Group	Effective interest rate %	Floating interest $'000	Fixed interest rate maturing within 1 to 5 years $'000	Fixed interest rate maturing more than 5 years $'000	Total $'000
2014					
Financial liabilities					
Interest-bearing borrowings					
– S$ variable rate	2.67	200,000	–	–	200,000
– S$ variable rate	2.00	100,000	–	–	100,000
Medium Term Note					
– S$ fixed rate	4.75	–	50,000	–	50,000
– S$ fixed rate	4.10	–	–	30,000	30,000
– S$ fixed rate	3.50	–	100,000	–	100,000
		300,000	150,000	30,000	480,000
Financial assets					
Derivative financial instruments	0.73	–	287	–	287
2013					
Financial liabilities					
Interest-bearing borrowings					
– S$ variable rate	2.60	200,000	–	–	200,000
– S$ variable rate	2.57	12,172	–	–	12,172
– S$ variable rate	1.92	100,000	–	–	100,000
Medium Term Note					
– S$ fixed rate	4.75	–	50,000	–	50,000
Derivative financial instruments	0.20	–	1,161	–	1,161
		312,172	51,161	–	363,333
Financial assets					
Derivative financial instruments	0.61	–	227	–	227

25 Financial instruments (Cont'd)

Interest rate risk (Cont'd)

(a) Effective interest rates and repricing analysis (Cont'd)

Trust	Effective interest rate %	Floating interest $'000	Fixed interest rate maturing within 1 to 5 years $'000	Fixed interest rate maturing more than 5 years $'000	Total $'000
2014					
Financial liabilities					
Interest-bearing borrowings					
– S$ variable rate	2.67	200,000	–	–	200,000
– S$ variable rate	2.00	100,000	–	–	100,000
Loan from subsidiary					
– S$ fixed rate	4.75	–	50,000	–	50,000
– S$ fixed rate	4.10	–	–	30,000	30,000
– S$ fixed rate	3.50	–	100,000	–	100,000
		300,000	150,000	30,000	480,000
Financial assets					
Derivative financial instruments	0.73	–	287	–	287
2013					
Financial liabilities					
Interest-bearing borrowings					
– S$ variable rate	2.60	200,000	–	–	200,000
– S$ variable rate	2.57	12,172	–	–	12,172
– S$ variable rate	1.92	100,000	–	–	100,000
Loan from subsidiary					
– S$ fixed rate	4.75	–	50,000	–	50,000
Derivative financial instruments	0.20	–	1,161	–	1,161
		312,172	51,161	–	363,333
Financial assets					
Derivative financial instruments	0.61	–	227	–	227

(b) Sensitivity analysis

In managing the interest rate risk, the Group aims to reduce the impact of short term fluctuations on its earnings.

Fair value sensitivity analysis for fixed rate instruments

The Group does not account for any fixed rate financial assets and liabilities at fair value through profit or loss. Therefore, a change in interest rates at the reporting date would not affect profit or loss.

A change of 100 basis points in interest rates, if accounted for, would have increased or decreased Unitholders' funds and total return by approximately $0.5 million (2013: $0.7 million) for the Group and for the Trust respectively.

25 Financial instruments (Cont'd)

Sensitivity analysis for variable rate instruments

As at 31 December 2014 and 2013, a change of 100 basis points in interest rates would have increased/(decreased) Unitholders' funds and total return by the amounts shown below:

Group and Trust	Total Return 100 bp increase $'000	Total Return 100 bp decrease $'000	Unitholders' Funds 100 bp increase $'000	Unitholders' Funds 100 bp decrease $'000
31 December 2014				
Variable rate instruments				
– Interest expense	(3,000)	2,213	(3,000)	2,213
Interest rate swaps				
– Interest expense	2,500	(1,845)	2,500	(1,845)
– Change in fair value of financial derivatives	3,455	(2,591)	3,455	(2,591)
	2,955	(2,223)	2,955	(2,223)
31 December 2013				
Variable rate instruments				
– Interest expense	(3,122)	691	(3,122)	691
Interest rate swaps				
– Interest expense	2,500	(553)	2,500	(553)
– Change in fair value of financial derivatives	5,903	(2,455)	5,903	(2,455)
	5,281	(2,317)	5,281	(2,317)

The Group does not designate interest rate swaps as hedging instruments under a cash flow hedge accounting model. Therefore a change in interest rates at the reporting date would not affect Unitholders' funds.

Currency risk

At present, all transactions involving the Group are denominated in Singapore dollars and the Group faces no currency risk. If this were to change in the future, the Manager would consider currency hedging to the extent appropriate.

Liquidity risk

The Manager monitors the liquidity risk of the Group and maintains a level of cash and cash equivalents deemed adequate by management to finance the Group's operations. Typically, the Group ensures that it has sufficient cash on demand to meet expected operational expenses for a reasonable period, including the servicing of financial obligations; this excludes the potential impact of extreme circumstances that cannot be reasonably predicted, such as natural disasters.

The Manager monitors and observes the CIS Code issued by the MAS concerning limits on total borrowings.

25 Financial instruments (Cont'd)

Determination of fair values

The following summarises the significant methods and assumptions used in estimating the fair values.

(a) Financial derivatives

The fair values of derivative financial instruments such as interest rate swaps (Level 2 fair values) are based on valuation statements from banks. These quotes are tested for reasonableness by discounting estimated future cash flows based on the terms and maturity of each contract and using market interest rates for a similar instrument at the measurement date. Fair values reflect the credit risk of the instrument and include adjustments to take into account the credit risk of the Group entity and counterparty when appropriate.

(b) Floating interest-bearing borrowings

Fair value is calculated based on discounted expected future principal and interest cash flows. The carrying amounts of interest-bearing borrowings which are repriced quarterly approximate the corresponding fair values (see Note 10).

(c) Fixed rate notes

Fair value is calculated based on discounted expected future principal and interest cash flows.

(d) Other financial assets and liabilities

The carrying amounts of financial assets and liabilities with a maturity of less than one year (including trade and other receivables, cash and cash equivalents, and trade and other payables) approximate their fair values because of the short period to maturity. All other financial assets and liabilities are discounted to determine their fair values.

Fair value hierarchy

The table below analyses recurring financial assets and financial liabilities carried at fair value. The different levels have been defined as follows:

- Level 1: quoted prices (unadjusted) in active markets for identical assets and liabilities that the Group can access at the measurement date;
- Level 2: inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly or indirectly and
- Level 3: unobservable inputs for the asset or liability.

If the inputs used to measure the fair value of an asset or a liability are categorised in different levels of the fair value hierarchy, then the fair value measurement is categorised in its entirety in the same level of the fair value hierarchy as the lowest level input that is significant to the entire measurement (with Level 3 being the lowest).

The Group recognises any transfers between levels of the fair value hierarchy as of the end of the reporting period during which the transfer has occurred. There were no such transfer during the current and previous year.

The table below analyses fair value measurements for financial assets and financial liabilities, by the levels in the fair value hierarchy based on the inputs to valuation techniques.

25 Financial instruments (Cont'd)

Financial assets and liabilities carried at fair value

Group and Trust	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
31 December 2014				
Interest rate swaps	–	287	–	287
31 December 2013				
Interest rate swaps	–	227	–	227
Interest rate swap	–	(1,161)	–	(1,161)
	–	(934)	–	(934)

Financial assets and liabilities not carried at fair value but for which fair values are disclosed*

Group	Level 1 $'000	Level 2 $'000	Level 3 $'000	Total $'000
31 December 2014				
Fixed rate notes	–	–	179,466	179,466
31 December 2013				
Fixed rate notes	–	–	49,991	49,991

Trust				
31 December 2014				
Loan from subsidiary	–	–	179,466	179,466
31 December 2013				
Loan from subsidiary	–	–	49,991	49,991

* Excludes financial assets and financial liabilities whose carrying amounts measured on the amortised cost basis approximate their fair values due to their short-term nature and where the effect of discounting is immaterial.

26 Classification and fair value of financial instruments

The fair values of financial assets and liabilities, together with the carrying amounts shown in the statement of financial position, are as follows:

Group	Note	Loans and receivables $'000	Fair value through profit or loss $'000	Other financial liabilities $'000	Total carrying amount $'000	Fair value $'000
31 December 2014						
Trade and other receivables *	8	6,201	–	–	6,201	6,201
Cash and cash equivalents		6,100	–	–	6,100	6,100
Derivative financial instruments	11	–	287	–	287	287
Loans and borrowings	10	–	–	(475,448)	(475,448)	(484,659)
Trade and other payables ^	9	–	–	(37,806)	(37,806)	(37,806)
		12,301	287	(513,254)	(500,666)	(509,877)
31 December 2013						
Trade and other receivables *	8	6,474	–	–	6,474	6,474
Cash and cash equivalents		73,540	–	–	73,540	73,540
Derivative financial instruments	11	–	227	–	227	227
Derivative financial instruments	11	–	(1,161)	–	(1,161)	(1,161)
Loans and borrowings	10	–	–	(354,903)	(354,903)	(355,183)
Trade and other payables ^	9	–	–	(43,058)	(43,058)	(43,058)
		80,014	(934)	(397,961)	(318,881)	(319,161)
Trust						
31 December 2014						
Trade and other receivables *	8	6,201	–	–	6,201	6,201
Cash and cash equivalents		6,086	–	–	6,086	6,086
Derivative financial instruments	11	–	287	–	287	287
Loans and borrowings	10	–	–	(475,448)	(475,448)	(484,659)
Trade and other payables ^	9	–	–	(37,796)	(37,796)	(37,796)
		12,287	287	(513,244)	(500,670)	(509,881)
31 December 2013						
Trade and other receivables *	8	6,474	–	–	6,474	6,474
Cash and cash equivalents		73,526	–	–	73,526	73,526
Derivative financial instruments	11	–	227	–	227	227
Derivative financial instruments	11	–	(1,161)	–	(1,161)	(1,161)
Loans and borrowings	10	–	–	(354,903)	(354,903)	(355,183)
Trade and other payables ^	9	–	–	(43,046)	(43,046)	(43,046)
		80,000	(934)	(397,949)	(318,883)	(319,163)

* Excludes prepayments and option fees paid.
^ Excludes rent received in advance.

27 Segment reporting

Segment information is presented based on the information reviewed by CIT's CODMs for performance assessment and resource allocation.

As each investment property is mainly used for industrial (including warehousing) purposes, these investment properties are similar in terms of economic characteristics, nature of services and type of customers. The CODMs are of the view that CIT has only one reportable segment – Leasing of investment properties. This forms the basis of identifying the operating segments of CIT under FRS 108 *Operating Segments*.

Accordingly, no operating segment information has been prepared as CIT has only one reportable segment. No geographical segment information has been prepared as all of CIT's investment properties are located in Singapore.

CIT has one tenant who contributed more than 7.3% of its total revenue during the financial year. The revenue contributed by this tenant was approximately $7.2 million (2013: $8.7 million).

28 Financial ratios

	2014 %	2013 %
Expenses to weighted average net assets [(1)]		
– Expense ratio excluding performance-related fee	0.92	1.08
– Expense ratio including performance-related fee [(2)]	1.12	2.76
Portfolio turnover rate [(3)]	0.90	12.22

(1) The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses of CIT, excluding property related expenses, borrowing costs and income tax expense.

(2) The expense ratio including performance–related fee would have been 1.43 (2013: 1.51) if adjusted for actual performance fee paid and payable of $4.4 million (2013: $3.5 million) for the financial year. The payment of performance fee are subject to an annual fee cap.

(3) The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of CIT expressed as a percentage of daily average net asset value.

29 Subsequent events

(i) Notes issuance

In January 2015, the Group issued $55 million 4-year Fixed Rate Notes under the MTN Programme, at a fixed interest rate of 3.50% per annum payable semi-annually in arrears. These notes were issued and consolidated to form a single series (Series 003 Tranche 002 Notes) with the existing $100 million 3.5% per annum Fixed Rate Notes Due 2018 issued by the Group in November 2014.

The net proceeds arising from this issue have been on-lent to CIT for the purpose of refinancing the existing $50 million 3-year Fixed Rate Notes maturing in March 2015.

(ii) Acquisition of property

On 17 February 2015, CIT entered into a sale and purchase agreement with a vendor to acquire a property at 160A Gul Circle, Singapore 629635 for a purchase consideration of $19.9 million (including estimated upfront land premium of $3.3 million payable to JTC), financed by cash on hand and existing debt facilities.

ADDITIONAL INFORMATION

Interested Person Transactions ("IPTs")

The transactions entered into with interested persons/parties ("IPTs") during the financial year and fall within the Listing Manual of the SGX-ST (IPTs defined as interested person transactions) and the Property Funds Appendix of the CIS Code (IPTs defined as interested party transactions) are:

Name of Interested Persons/Parties	Aggregate value of all IPTs conducted during the financial year under review (excluding transactions less than $100,000 and transactions conducted under Unitholders' mandate pursuant to Rule 920) S$'000	Aggregate value of all IPTs conducted under the IPT mandate or Unitholders' mandate pursuant to Rule 920 (excluding transactions less than $100,000) S$'000
Cambridge Industrial Trust Management Limited (the "Manager")		
Management fees paid and payable	6,568	–
Performance fees paid and payable	1,684	–
Acquisition fee paid relating to the purchase of investment properties	1,408	–
Cambridge Industrial Property Management Pte. Ltd. (Subsidiary of immediate holding company of the Manager)		
Property manager's fees paid and payable	2,962	–
Lease marketing services commission paid and payable	3,210	–
Project management fees paid and payable	813	–
RBC Investor Services Trust Singapore Limited (the "Trustee")		
Trustee fees paid and payable	364	–
National Australia Bank Limited (Related company of the Manager) [(1)]		
Loan disbursed	14,185	–
Loan repaid	18,750	–
Interest expense paid and payable	4,628	–

Except as disclosed above, there were no additional interested person/party transactions (excluding transactions of less than $100,000 each) entered into up to and including 31 December 2014.

Note:

(1) National Australia Bank Limited ("NAB") which is the ultimate holding company of nabInvest Capital Partners Pty Limited ("nabInvest Capital") in Australia, is related to the Manager by virtue of nabInvest Capital's indirect equity interest of 56% in the Manager.

ADDITIONAL INFORMATION

Interested Person Transactions ("IPTs") (Cont'd)

Please also see Significant Related Party Transactions in Note 24 to the financial statements.

Rule 905 and 906 of the Listing Manual of the SGX-ST are not applicable if such interested person/party transactions are made on the basis of, and in accordance with, the terms and conditions set out in the IPO prospectus.

Sale of properties in FY2014

During the financial year, CIT divested 81 Defu Lane 10 (with a carrying cost of S$6.7 million) at a selling price of S$ 7.8 million to Natural Cool Airconditioning Pte Ltd.

Acquisition of Properties in FY2014

The following properties were acquired during the financial year:

	Properties	Vendor acquired from	Purchase consideration (excluding acquisition related costs) S$ million
1	30 Teban Gardens Crescent	EuroSports Auto Pte Ltd	41.0
2	11 Chang Charn Road	Shriro Property (Singapore) Pte Ltd	32.0
3	12 Ang Mo Kio Street 65	Freshland (CP) Pte Ltd	39.8
4	16 International Business Park *	M+W Singapore Pte Ltd	28.0
	Total		**140.8**

Note:

* Excludes land premium of approximately S$2.4 million payable by CIT.

STATISTICS OF UNITHOLDERS

AS AT 9 MARCH 2015

Issued and Fully Paid-Up Units

1,278,503,627 Ordinary Units (voting rights: one vote per Unit)
Market Capitalisation S$894,952,539 (based on closing price of S$0.70 as at 9 March 2015)

Size of Unitholdings	No. of Unitholders	% of Unitholders	No. of Units	% of Units in Issue
1 - 99	93	0.91	3,987	0.00
100 - 1,000	616	6.05	452,341	0.04
1,001 - 10,000	3,807	37.41	21,492,867	1.68
10,001 - 1,000,000	5,608	55.10	306,703,944	23.99
1,000,001 and above	54	0.53	949,850,488	74.29
Total	**10,178**	100	1,278,503,627	100.00

Twenty Largest Unitholders

As shown in the Register of Unitholders

No.	Name.	No. of Units	% of Units in Issue
1	RAFFLES NOMINEES (PTE) LTD	237,692,838	18.59
2	DBS NOMINEES PTE LTD	186,837,906	14.61
3	CITIBANK NOMINEES SINGAPORE PTE LTD	184,803,017	14.46
4	ABN AMRO NOMINEES SINGAPORE PTE LTD	47,261,250	3.70
5	UNITED OVERSEAS BANK NOMINEES PTE LTD	39,367,571	3.08
6	HSBC (SINGAPORE) NOMINEES PTE LTD	28,580,484	2.24
7	DBSN SERVICES PTE LTD	19,787,170	1.55
8	MITSUI AND CO LTD	19,118,412	1.50
9	RHB SECURITIES SINGAPORE PTE LTD	18,592,442	1.45
10	COSMIC INSURANCE CORPORATION LIMITED - SIF	14,391,378	1.13
11	DB NOMINEES (S) PTE LTD	11,778,360	0.92
12	CAMBRIDGE INDUSTRIAL TRUST MANAGEMENT LIMITED	11,100,215	0.87
13	BNP PARIBAS NOMINEES SINGAPORE PTE LTD	10,235,915	0.80
14	DBS VICKERS SECURITIES (S) PTE LTD	8,959,366	0.70
15	S C WONG HOLDINGS PTE. LTD.	8,885,295	0.69
16	OCBC SECURITIES PRIVATE LTD	7,583,680	0.59
17	OCBC NOMINEES SINGAPORE PTE LTD	7,526,413	0.59
18	BANK OF SINGAPORE NOMINEES PTE LTD	7,157,950	0.56
19	HERSING CORPORATION PTE LTD	6,031,530	0.47
20	NOMURA SINGAPORE LIMITED	5,034,061	0.39
		880,725,253	**68.89**

STATISTICS OF UNITHOLDERS

AS AT 9 MARCH 2015

Unitholdings of Substantial Unitholders as at 9 March 2015

Name of Substantial Unitholder	Direct Interest No. of Units	%#	Deemed Interest No. of Units	%#
Tong Jingquan	61,100,000	4.78	146,061,719[(1)]	11.42
Shanghai Summit Pte Ltd	–	–	146,061,719[(2)]	11.42
Wealthy Fountain Holdings Inc	134,172,719	10.49	–	–
Chan Wai Kheong	70,310,929	5.50	56,108,754[(3)]	4.39
Credit Suisse AG	–	–	73,885,255[(4)]	5.78
Credit Suisse Group AG	–	–	73,885,255	5.78

\# The percentage interest is based on units in issue as at 9 March 2015.

(1) Tong Jinquan's deemed interest arises from its shareholding in Shanghai Summit Pte Ltd.
(2) Shanghai Summit Pte Ltd's deemed interest arises from its shareholding in Wealthy Fountain Holdings Inc, Skyline Horizon Consortium Ltd and Starray Global Limited. Skyline Horizon Consortium Ltd is holding 9,380,000 CIT units and Starray Global Limited is holding 2,509,000 CIT units directly.
(3) Chan Wai Kheong is deemed to be interested in an aggregate of 56,108,754 units whereby he held 73,032 units in Oakgrove Pte Ltd, 55,965,991 units in Splendid Asia Macro Fund and 70,731 units in Sym Asia.
(4) Credit Suisse AG is a wholly owned subsidiary of Credit Suisse Group AG.

Unitholdings of Directors as at 21 January 2015

Name of Directors	Direct Interest No. of Units	%#	Deemed Interest No. of Units	%#
Dr Chua Yong Hai	–	–	–[(1)]	–
Mr Ooi Eng Peng	–	–	–	–
Mr Tan Guong Ching	–	–	–	–
Mr Michael Patrick Dwyer	–	–	11,100,215[(2)]	0.87%
Mr Victor Ong Wei Tak (alternate director to Michael Patrick Dwyer)	–	–	11,100,215[(2)]	0.87%
Mr Ian Andrew Smith	–	–	–	–
Mr David Ian MacGregor	–	–	–	–
Mr Philip Henry Lewis Levinson	7,229[(3)]	–[(4)]	–	–

(1) Dr Chua is accordingly deemed to be interested in the 100,000 CIT units held by his wife as at 9 March 2015.
(2) Michael Patrick Dwyer and Victor Ong Wei Tak are deemed to be interested in the 11,100,215 units held by Cambridge Industrial Trust Management Limited ("The Manager") by virtue of their interest in Cambridge Real Estate Investment Management Pte. Ltd., which holds 80% interest in the Manager.
(3) Mr Philip Henry Lewis Levinson is holding 27,064 CIT units as at 9 March 2015.
(4) Less than 0.01%.

Free Float

Under Rule 723 of the Listing Manual of the SGX-ST, a listed issuer must ensure that at least 10.0% of its listed securities are at all times held by the public. Based on the information made available to the Manager as at 9 March 2015, approximately 96.2% of CIT's Units are held in the hands of the public and therefore, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 6th Annual General Meeting of Cambridge Industrial Trust ("**CIT**") will be held at NTUC Auditorium, Level 7, NTUC Centre, One Marina Boulevard, Singapore 018989 on 24 April 2015 at 10.00 a.m. for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions:

AS ORDINARY BUSINESS

1. Ordinary Resolution

To receive and to adopt the statement by the Manager and the audited financial statements of CIT for the financial year ended 31 December 2014.

2. Ordinary Resolution

To re-appoint KPMG LLP as Auditors of CIT to hold office until the conclusion of the next Annual General Meeting and to authorise the Directors of Cambridge Industrial Trust Management Limited, as manager of CIT (the "**Manager**"), to fix their remuneration.

SPECIAL BUSINESS

To consider and, if thought fit, to pass the following Resolutions, with or without any modifications:

3. Ordinary Resolution

That approval be and is hereby given to the Manager, to:

(A) (i) issue units in CIT ("**Units**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

(B) issue Units in pursuance of any Instrument made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force), provided that:

(i) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuant of instruments made or granted pursuant to this Resolution) shall not exceed ten per cent [10%] of the total number of issued Units excluding treasury Units, if any)(as calculated in accordance with sub-paragraph (2) below), such Units of which may be issued: (a) on a pro rata basis to Unitholders or (b) on a non-pro rata basis to Unitholders; or (c) to such other persons as the Manager shall deem fit (the "General Mandate");

(ii) subject to such manner of calculation as may be prescribed by the Singapore Exchange Securities Limited ("SGXST") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the total number of issued Units (excluding treasury Units, if any) shall be based on the number of issued Units (excluding treasury Units, if any) at the time this Resolution is passed, after adjusting for:

NOTICE OF ANNUAL GENERAL MEETING

(a) any new Units arising from the conversion or exercise of any Instruments which are outstanding at the time this Resolution is passed; and

(b) any subsequent bonus issue, consolidation or subdivision of Units,

and that:

(A) in exercising the authority conferred by this Resolution, the Manager shall comply with the provision of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the trust deed constituting CIT (as amended) (the "Trust Deed") for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore ("**MAS**"));

(B) unless revoked or varied by CIT in a general meeting, the authority conferred by this Resolution shall continue in force until (i) the conclusion of any subsequent Extraordinary General Meeting approving a new General Mandate for CIT; or (ii) the conclusion of the next Annual General Meeting of CIT or (iii) the date by which the next Annual General Meeting of CIT is required by law to be held, whichever is earlier;

(C) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments in the event of rights, bonus or other capitalisation issues or any other events, the Manager may issue additional Instruments notwithstanding that the General Mandate may have ceased to be in force at the time the Instruments are issued; and

(D) the Manager and RBC Investor Services Trust Singapore Limited, as trustee of CIT (the "**Trustee**"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interest of CIT to give effect to the authority conferred by this Resolution.

OTHER BUSINESS

To transact any other business which may properly be brought forward.

By Order Of The Board
Cambridge Industrial Trust Management Limited
As manager of Cambridge Industrial Trust
(Company Registration No. 200512804G, Capital Markets Services licence no.: 100132-2)

Dr Chua Yong Hai
Independent Chairman
Singapore
7 April 2015

NOTICE OF ANNUAL GENERAL MEETING

Notice:

A Unitholder entitled to attend the meeting and vote is entitled to appoint up to two proxies to attend and vote instead of him; a proxy need not be a Unitholder. The instrument appointing the proxy or proxies (a form is enclosed) must be deposited with B.A.C.S. Private Limited, the Unit Registrar, at its office at 63 Cantonment Road, Singapore 089758 not less than 48 hours before the time appointed for holding the meeting.

Explanatory Notes:

Resolution 3

The Manager's rationale in seeking the Ordinary Resolution 3 is to provide it with the flexibility to transact any potential value adding and yield accretive acquisition opportunities or, any asset enhancement initiatives, without incurring additional expense in having to go back to Unitholders from time to time, for their approval. The competitive real estate landscape may require equity funds to be raised promptly and efficiently for these purposes, otherwise, the Manager may be at a disadvantage to transact ordinary business opportunities relative to its competitors.

For determining the aggregate number of Units that may be issued, the percentage of issued Units will be calculated based on the issue Units at the time the Ordinary Resolution 3 above is passed, after adjusting for new Units arising from the conversion or exercise of any instruments which are outstanding at the time this Resolution is passed and any subsequent bonus issue, consolidated or subdivision of Units.

Fund raising by issuance of new Units may be required in instances of property acquisitions, debt repayments or other similar permitted transactions. If the approval of Unitholders is required under the Listing Manual of the SGX-ST and the Trust Deed or any applicable laws and regulations in any such instances, the Manager will then obtain the approval of Unitholders accordingly.

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, 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, nablnvest 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.

CAMBRIDGE INDUSTRIAL TRUST
(a unit trust constituted on 31 March 2006
under the laws of the Republic of Singapore)

PROXY FORM
ANNUAL GENERAL MEETING

IMPORTANT:
1. For investors who have used their CPF moneys to buy units in Cambridge Industrial Trust, this Annual Report is forwarded to them at the request of their CPF Approved Nominees and is sent FOR INFORMATION ONLY.
2. This Proxy Form is not valid for use by CPF Investors and shall be ineffective for all intents and purposes if used or is purported to be used by them.
3. CPF investors who wish to attend the Annual General Meeting as OBSERVERS have to submit their requests through their respective Agent Banks so that their Agent Banks may register, in the required format, with the Unit Registrar of Cambridge Industrial Trust (Agent Banks, please see Note No. 8 on required format).
4. PLEASE READ THE NOTES TO THE PROXY FORM.

I/We ____________________ (Name) ____________________ (NRIC/Passport Number) of

____ (Address)

being a unitholder/unitholders of Cambridge Industrial Trust ("CIT"), hereby appoint:

Name	Address	NRIC/Passport Number	Proportion of Unitholdings (Note 2)	
			No. of Units	%

and/or (delete as appropriate)

Name	Address	NRIC/Passport Number	Proportion of Unitholdings (Note 2)	
			No. of Units	%

or, both of whom failing, the Chairman of the Annual General Meeting as my/our proxy/proxies to attend and to vote for me/us on my/our behalf and if necessary, to demand a poll, at the Annual General Meeting of CIT to be held at 10.00 a.m. on 24 April 2015 at NTUC Auditorium, Level 7, NTUC Centre, One Marina Boulevard, Singapore 018989 and any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against the resolution to be proposed at the Annual General Meeting as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/their discretion, as he/they will on any other matter arising at the Annual General Meeting.

No.	Resolution	For *	Against*
1.	Adoption of Reports and Financial Statements (Ordinary Resolution)		
2.	Re-appointment of Auditors (Ordinary Resolution)		
3.	To approve the General Mandate (Ordinary Resolution)		

* If you wish to exercise all your votes "For" or "Against", please tick (√) within the box provided. Alternatively, if you wish to exercise your votes both "For" and "Against" the relevant resolution, please insert the relevant number of Units in the boxes provided.

Date this ______________ day of ____________ 2015

Total Number of Units Held (Note 4)

____

Signature(s) of Unitholder(s) / Common Seal

IMPORTANT: PLEASE READ NOTES TO THE PROXY FORM

3rd fold here, glue along the dotted line and fold flap

Affix
Postage
Stamp

Cambridge Industrial Trust
B.A.C.S. Private Limited
(as unit registrar of Cambridge Industrial Trust)
63 Cantonment Road
Singapore 089758

2nd fold here

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes to Proxy Form

1. A unitholder of CIT ("Unitholder") entitled to attend and vote at the AGM is entitled to appoint one or two proxies to attend and vote in his stead.
2. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he specifies the proportion of his holding (expressed as a percentage of the whole) to be represented by each proxy.
3. A proxy need not be a Unitholder.
4. A Unitholder should insert the total number of Units held. If the Unitholder has Units entered against his name in the Depository Register maintained by the Central Depository (Pte) Limited ("CDP"), he should insert that number of Units. If the Unitholder has Units registered in his name in the Register of Unitholders of CIT, he should insert that number of Units. If the Unitholder has Units entered against his name in the said Depository Register and registered in his name in the Register of Unitholders, he should insert the aggregate number of Units. If no number is inserted, this form of proxy will be deemed to relate to all the Units held by the Unitholder.
5. The instrument appointing a proxy or proxies must be deposited at the Unit Registrar's Office at 63 Cantonment Road, Singapore 089758, not less than 48 hours before the time set for the AGM.
6. The instrument appointing a proxy or proxies must be under the hand of the appointor or of his attorney duly authorised in writing. Where the instrument appointing a proxy or proxies is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
7. Where an instrument appointing a proxy is signed on behalf of the appointor by an attorney, the power of attorney or a duly certified copy thereof must (failing previous registration with the Manager) be lodged with the instrument of proxy; failing which the instrument may be treated as invalid.
8. Agent Banks acting on the request of CPF investors who wish to attend the meeting as Observers are required to submit in writing, a list with details of the investors' name, NRIC/Passport numbers, addresses and numbers of Units held. The list, signed by an authorised signatory of the Agent Bank, should reach the Unit Registrar of Cambridge Industrial Trust not later than 48 hours before the time appointed for holding the meeting.
9. The Manager shall be entitled to reject a Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager may reject a Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his name in the Depository Register as at 48 hours before the time appointed for holding the AGM, as certified by CDP to the Manager.
10. All Unitholders will be bound by the outcome of the AGM regardless of whether they have attended or voted at the AGM.
11. At any meeting, a resolution put to the vote of the meeting shall be decided on a show of hands unless a poll is demanded (before or on the declaration of the result of the show of hands) by the Chairman, or by five or more Unitholders present in person or by proxy, or by Unitholders holding or representing one-tenth in value of the Units represented at the meeting. Unless a poll is so demanded, a declaration by the Chairman that such a resolution has been carried or carried unanimously or by a particular majority or lost shall be conclusive evidence of the fact without proof of the number or proportion of the votes recorded in favour of or against such resolution.
12. On a show of hands, every Unitholder who (being an individual) is present in person or by proxy or (being a corporation) is present by one of its officers as its proxy shall have one vote. On a poll, every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he is the Unitholder. A person entitled to more than one vote need not use all his votes or cast them the same way.
13. The personal data provided in the proxy form will be used by the Manager for the purpose of administering CIT's 6th AGM. Photographs and videos may be taken by the Manager during the AGM for news and publicity purposes or included in CIT's Annual Report.

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CORPORATE DIRECTORY

THE MANAGER

Cambridge Industrial Trust Management Limited

Company Registration Number:
200512804G

Capital Markets Services
Licence Number: 100132-2

Registered Office:
61 Robinson Road
#12- 01 Robinson Centre
Singapore 068893
T: (65) 6222 3339
F: (65) 6827 9339
www.cambridgeindustrialtrust.com

BOARD OF DIRECTORS

Dr Chua Yong Hai
Independent Chairman

Mr Tan Guong Ching
Independent Director

Mr Ooi Eng Peng
Independent Director

Mr Michael Patrick Dwyer
Non-Executive Director

Mr Victor Ong Wei Tak
(Alternate Director to
Mr Michael Patrick Dwyer)
Non-Executive Director

Mr Ian Andrew Smith
Non-Executive Director

Mr Akihiro Noguchi
Non-Executive Director

Mr David Ian MacGregor
Non-Executive Director

Mr Philip Henry Lewis Levinson
CEO & Executive Director

AUDIT, RISK MANAGEMENT & COMPLIANCE COMMITTEE ("ARCC")

Mr Ooi Eng Peng
Chairman

Mr Tan Guong Ching
Member

Mr Michael Patrick Dwyer
Member

UNIT REGISTRAR & UNIT TRANSFER OFFICE

B.A.C.S. Private Limited
63 Cantonment Road
Singapore 089758
T: (65) 6593 4848
F: (65) 6593 4847

THE PROPERTY MANAGER

Cambridge Industrial Property Management Pte. Ltd.

Company Registration Number:
200515344N

Registered Office:
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#12-01 Robinson Centre
Singapore 068893
T: (65) 6222 3339
F: (65) 6827 9339
www.cambridgeindustrialtrust.com

BOARD OF DIRECTORS

Mr Victor Ong Wei Tak
Non-Executive Director

Mr Ian Andrew Smith
Non-Executive Director

Mr Nicholas Gregory Basile
Non-Executive Director

TRUSTEE

RBC Investor Services Trust Singapore Limited

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www.rbcits.com

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F: (65) 6225 0984
www.kpmg.com.sg

Partner-in-charge:
Mr Lee Jee Cheng Philip
(since financial year ended
31 December 2013)

COMPANY SECRETARIES

Ms Yeo Poh Noi, Caroline, FCIS

KCS Corporate Services Pte Ltd
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