ARA-CWT Trust Management (Cache) Limited
Manager of Cache Logistics Trust
6 Temasek Boulevard
Suntec Tower Four #16-02
Singapore 038986

Press Release

Cache Logistics Trust Acquires Sixth Warehouse in Australia

- **Leased to quality tenant, Western Star Trucks Australia Pty Ltd, a subsidiary of the US-listed Penske Group, for a long Weighted Average Lease to Expiry ("WALE") of 7.7 years[1]**
- **Attractive Net Property Income Yield of 7.1%[2]**
- **Partially funded with proceeds from the recently-completed Private Placement, with the balance from onshore Australian dollar borrowings**

Singapore, 27 November 2015 – ARA-CWT Trust Management (Cache) Limited, the manager ("Manager") of Cache Logistics Trust ("Cache"), is pleased to announce that it has entered into a sale and purchase agreement to acquire a distribution warehouse facility located at 223 Viking Drive, Wacol, Queensland, Australia (the "Property") for a purchase consideration of A$9.575 million (S$9.6 million[3]). The total acquisition cost is approximately A$10.5 million (S$10.5 million).

Mr Daniel Cerf, Chief Executive Officer of Cache said: "We are pleased to expand our relationship with the Penske Group by our acquisition of another warehouse they operate in Australia. Situated immediately adjacent to the warehouse located at 203 Viking Drive which we acquired earlier last month, this acquisition will further strengthen our presence in the Brisbane area, and bring about greater economies of scale."

The Property comprises a single-storey industrial warehouse facility with ancillary office space and a standalone training building on freehold land located approximately 18 kilometres southwest of the Brisbane Central Business District, and is within the established industrial precinct of Wacol with close proximity to major motorways. The land area is approximately 22,760 square metres and the gross lettable area is approximately 6,276 square metres.

Post completion, the Property will be fully leased to Western Star Trucks Australia Pty Ltd ("WSTA") until August 2023, with an annual rental escalation of 4.0% or the Consumer Price Index, whichever is higher. WSTA, a subsidiary of Penske Automotive Group[4] which is listed on the New York Stock Exchange, is an importer and distributor of commercial trucks and other vehicles in Australia.

1 By gross lettable area, as at announcement date.
2 Equivalent to the net rental income less property management fees divided by the purchase consideration.
3 S$ equivalent figures based on an exchange rate of A$1.00 = S$1.0025.
4 For more information, please visit www.penskeautomotive.com.

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The acquisition will be financed through bank borrowings and equity proceeds from the private placement launched on 3 November 2015. The aggregate leverage ratio is expected to increase marginally from 35.6% to 36.0%[5].



223 Viking Drive, Wacol, Queensland, Australia

– END –

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

Daniel Cerf
Chief Executive Officer

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5 Aggregate leverage ratio post completion of the proposed acquisition of the property located at 404 – 450 Findon Road, Kidman Park, Adelaide, South Australia, and assuming the S$60.0 million of the equity proceeds from the private placement launched on 3 November 2015 are used to repay existing debt.

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ABOUT CACHE LOGISTICS TRUST ("CACHE")

Listed on the Singapore Exchange on 12 April 2010, Cache Logistics Trust is a real estate investment trust ("REIT") that invests in quality income-producing industrial real estate used for logistics purposes, as well as real estate-related assets, in Asia Pacific.

Cache's portfolio comprises 16 high quality logistics warehouse properties strategically located in established logistics clusters in Singapore, Australia and China. The portfolio has a total gross floor area of approximately 6.7 million square feet valued at approximately S$1.3 billion as at 30 September 2015.

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

ABOUT ARA-CWT TRUST MANAGEMENT (CACHE) LIMITED

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

ARA is Asia's premier integrated real estate fund manager which is listed on the Main Board of the Singapore Exchange Securities Trading Limited since November 2007. It currently manages real estate investment trusts ("REITs") and private real estate funds that are invested in the office, retail, logistics/industrial, hospitality and residential sectors in the Asia Pacific region, complemented by its in-house real estate management services and advisory services. Established in 2002, to date it has over 1,100 professionals in 15 cities managing total assets in excess of S$28 billion.

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

CWT is a leading provider of integrated logistics and supply chain solutions. CWT's business is about connecting world trade. CWT moves, builds and powers its customers' supply chain forward. CWT Group combines its logistics capabilities, global network and resources to add value for its customers. CWT Group also provides commodity marketing, financial and engineering services ancillary to its core logistics business.

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

IMPORTANT NOTICE

The value of units in Cache ("Units") and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, ARA-CWT Trust Management (Cache) Limited (as the manager of Cache) (the "Manager") or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on Singapore Exchange Securities Trading Limited (the "SGX-ST"). It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of Cache is not necessarily indicative of the future performance of Cache.