



CACHE LOGISTICS TRUST

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

Leases with CWT Pte. Limited

The board of directors of ARA Trust Management (Cache) Limited, the manager of Cache Logistics Trust (“**Cache**” and the “**Manager**”), refers to the Straits Times article titled “CWT International faces seizures after loan default; unit has \$100m in SGD bonds due Thursday” on 16 April 2019.

CWT Pte. Limited, a private Singapore company owned by Hong Kong-based CWT International Ltd, is a tenant of CWT Commodity Hub and Pandan Logistics Hub.

The Manager sets out below Cache Logistics Trust’s current exposure to CWT Pte. Limited.

- as at 16 April 2019, CWT Pte. Limited contributes to approximately 16.5% to the gross rental income (“**GRI**”) of Cache, down from 20.6% as at 31 December 2018;
- the weighted average lease to expiry of the CWT Pte. Limited leases is less than one year by GRI;
- CWT Pte. Limited has not defaulted in its rental payments under the various lease agreements and there are no arrears due as at the date of this announcement;
- there are underlying end-users in relation to each of CWT Pte Limited’s leases which Cache is fully aware of and has engaged with over time. In light of the expiry of CWT Pte. Limited’s leases, the Manager is in a position to negotiate with the end-users as well as other prospective tenants to maintain occupancy and preserve the continuity of rental income from the property by way of directly contracting with Cache; and
- Cache holds an average of approximately three months security deposit in relation to the leases with CWT Pte. Limited.

The Manager will, in compliance with its obligations under the Listing Manual of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”), make the relevant announcements on SGXNET as and when there are material developments in this matter.

In the meantime, Unitholders are advised to exercise caution when dealing with the Units.

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

Daniel Cerf
Chief Executive Officer
16 April 2019

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ABOUT CACHE LOGISTICS TRUST (“CACHE”)

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

As at 31 December 2018, Cache’s portfolio comprised 26 high quality logistics warehouse properties strategically located in established logistics clusters in Singapore and Australia. The portfolio has a total gross floor area of approximately 8.6 million square feet valued at approximately S\$1.3 billion.

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

ABOUT ARA TRUST MANAGEMENT (CACHE) LIMITED

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

ARA Asset Management Limited is a premier integrated real estate fund manager. As at 31 December 2018, the Gross Assets Managed by ARA Group and its Associates is approximately S\$80.1 billion¹ across over 100 cities in 23 countries.

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

- (a) **REITs** – ARA is one of the largest REIT managers in Asia. The Group directly manages Fortune REIT, dual-listed in Singapore and Hong Kong; Suntec REIT and Cache Logistics

¹ Includes assets under management by ARA Asset Management Limited and the Group of companies (“**ARA Group**”) and its Associates and Joint Ventures as at 31 December 2018.

Trust, listed in Singapore; and Hui Xian REIT and Prosperity REIT, listed in Hong Kong. It also indirectly manages REITs in Japan, Australia, Singapore and Malaysia through its associate companies.

- (b) **Private real estate funds** – The Group manages private funds providing investment opportunities in diverse real estate sectors and geographies that cater to different investor risk appetites.
- (c) **Country desks** – ARA operates country desks in China, Korea, Japan, Malaysia, Australia, Europe and the United States. The country desks employ a strong understanding of each local market to facilitate the flow of inbound and outbound capital and cross-country collaborations. ARA has an expanded presence in Japan via its strategic stake in Kenedix, Inc. and in Europe via its strategic stake in Cromwell Property Group. **Infrastructure** – ARA Infrastructure was established in 2018 to cater to strong investor demand for global infrastructure investment.
- (d) **Real estate management services** – As part of the Group's investor-operator philosophy, its dedicated property management teams actively work the ground to manage its assets around the world.

IMPORTANT NOTICE

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

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

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