

Media Release

CACHE LOGISTICS TRUST DELIVERS DISTRIBUTION PER UNIT OF 2.146 CENTS IN 1Q 2015

- 1Q 2015 Distributable Income up 0.9% year-on-year (“y-o-y”)
- Maiden Australian acquisitions of three distribution warehouses
- Strong Portfolio Occupancy of 99.1% with long weighted average lease to expiry (“WALE”) of 4.5 years¹
- Positive leasing momentum with only 9% of lettable area expiring in FY2015
- Increased proportion of debt hedged to 71% for prudent capital management

Financial Performance

(In S\$ '000 unless otherwise stated)

	1Q 2015	1Q 2014	y-o-y Change (%)
Gross Revenue	21,006	20,681	1.6
Net Property Income	19,689	19,570	0.6
Income Available for Distribution	16,807	16,656	0.9
Distribution Per Unit (DPU) (cents)	2.146 ⁽¹⁾	2.140 ⁽²⁾	0.3

Notes

(1) Based on 782,932,594 issued units which includes 781,758,464 issued units as at 31 March 2015 and including 1,174,130 units to be issued to the Manager within 30 days from quarter-end as partial consideration of Manager’s fees

(2) Based on 778,535,208 issued units

Singapore, 22 April 2015 – ARA-CWT Trust Management (Cache) Limited, the manager (“Manager”) of Cache Logistics Trust (“Cache”) announced today a distribution per unit (“DPU”) of 2.146 cents, up 0.3% from the same period a year ago.

In 1Q 2015, gross revenue grew 1.6% y-o-y to S\$21.0 million and net property income (“NPI”) increased by 0.6% to S\$19.7 million. NPI increased at a slower pace of 0.6% y-o-y due to contribution from the recently-acquired Australian properties and built-in rental escalations, offset by higher property expenses and lease commissions. Distributable Income rose 0.9% y-o-y to S\$16.8 million in 1Q 2015.

¹ Calculated by net lettable area

Daniel Cerf, Chief Executive Officer of the Manager, said: “Cache reported a stable financial performance this quarter. We began the year with our strategic investment in Australia. The three well-located quality distribution warehouses we acquired provide us with income growth and geographical diversification, as well as enhance our portfolio with freehold assets and a long WALE.”

“Despite a challenging operating environment in Singapore, we gained positive leasing momentum in the quarter. To date, approximately 70% of lease expiries in FY2015 have been pre-committed. For the remainder of the financial year, we will continue with our proactive marketing and leasing efforts to maintain high portfolio occupancy.”

Maiden Australian Acquisitions

The three-property distribution warehouse portfolio in Australia was acquired for a total consideration of A\$75.6 million². The properties are located on freehold land with a total gross floor area (GFA) of approximately 609,253 square feet, and in established locations with easy accessibility to ports, airports and/or city centres. The portfolio is fully-leased to high quality tenants such as McPhee Distribution Services Pty Ltd, Linfox Australia Pty Limited and Stirling Holdings Pty Ltd for a long WALE of 9.7 years¹ with fixed annual escalations of 3.0% to 3.5%.

Building a Quality Portfolio

Almost a year into the development phase, construction for the build-to-suit (“BTS”) logistics warehouse development for DHL Supply Chain Singapore Pte Ltd (“DSC ARC”) is on schedule with approximately 84% of the development completed as at end-March 2015, and progressing well to meet its intended completion in 2H 2015.

As at 31 March 2015, Cache’s portfolio comprised 17 high quality logistics warehouse properties (including the ongoing BTS logistics warehouse development) strategically located in established logistics clusters in Singapore, Australia and China. The portfolio has a total GFA of approximately 6.7 million square feet and a portfolio value of approximately S\$1.2 billion.

Proactive Lease Management

On the lease management front, the Manager continues to secure pre-commitment for lease expiries in FY2015 and beyond. The portfolio is 99.1% occupied with only 9% of the total portfolio

² Includes stamp duty and other transaction expenses

lettable area expiring in 2015. The portfolio WALE is approximately 4.5 years³ with more than 40% of leases committed till 2019 and beyond.

Prudent Capital Management

As at 31 March 2015, the aggregate leverage ratio stood at 36.6% and the all-in financing cost averaged 2.77% during the quarter. As part of its prudent capital management strategy, the Manager has further reduced its exposure to interest rate volatility by increasing the proportion of its debt that is hedged to 71% (4Q 2014: 62%). With the refinancing exercise completed in October 2014, net financing expenses for 1Q 2015 were S\$2.3 million, 13.6% lower than in 1Q 2014. Cache has no refinancing requirement till October 2017.

Outlook

According to Singapore's Ministry of Trade & Industry's advance estimates, the Singapore economy grew by 2.1% on a y-o-y basis in the first quarter of 2015⁴. Singapore's manufacturing activity contracted for the fourth straight month in March 2015. The Purchasing Managers' Index ("PMI") was 49.6, down 0.1 point from February's 49.7. The PMI readings in other Asian countries were mixed, with China showing some signs of an improvement⁵.

According to property consultancy firm Colliers International, Singapore's industrial property market will continue to have a mixed outlook in 2015. Rents are expected to soften due to an increase in warehouse space, as well as industrialists' continued cost consciousness⁶.

For the rest of FY2015, the Manager will continue to focus on maximizing portfolio occupancy in addition to seeking quality acquisitions in Singapore and in the Asia Pacific region, particularly in Australia, China, Malaysia and Korea, with which to grow sustainable earnings for Cache.

Distribution to Unitholders

Cache will pay a distribution of 2.146 cents per unit on 27 May 2015 for the period from 1 January 2015 to 31 March 2015. The books closure date is 30 April 2015.

– END –

³ Includes the initial 10-year lease with DHL Supply Chain Singapore Pte Ltd for DSC ARC

⁴ Ministry of Trade & Industry Press Release, 14 April 2015

⁵ <http://www.channelnewsasia.com/news/business/singapore/singapore-s-manufacturing/1763818.html>

⁶ <http://www.colliers.com/en-gb/singapore/about/media/2015-01-07-sgp-4q14ind>



ARA-CWT Trust Management (Cache) Limited

6 Temasek Boulevard
Suntec Tower Four #16-02
Singapore 038986

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
22 April 2015

For enquiries, please contact:

ARA-CWT Trust Management (Cache) Limited
Judy Tan
Investor Relations Manager
Tel: +65 6512 5161
Email: judytan@ara.com.hk



ARA-CWT Trust Management (Cache) Limited

6 Temasek Boulevard
Suntec Tower Four #16-02
Singapore 038986

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 17 high quality logistics warehouse properties (including the ongoing build-to-suit logistics warehouse development for DHL Supply Chain Singapore) 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 and a portfolio value of approximately S\$1.2 billion as at 31 March 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\$26 billion.

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

CWT Limited 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. The CWT Group combines its logistics capabilities, global network and resources to add value for its customers. The 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 the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, 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 have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the main board of 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. The past performance of Cache is not necessarily indicative of the future performance of Cache.