



**Cache Logistics Trust  
2016 First Quarter Unaudited Financial Statements & Distribution Announcement**

**INTRODUCTION**

Cache Logistics Trust ("Cache") is a Singapore-based real estate investment trust constituted by the Trust Deed entered into on 11 February 2010 (as amended) between ARA-CWT Trust Management (Cache) Limited, in its capacity as the manager (the "Manager"), and HSBC Institutional Trust Services (Singapore) Limited, in its capacity as the trustee (the "Trustee"), to invest in income-producing real estate predominantly used for logistics purposes in Asia-Pacific, as well as real estate-related assets.

Cache's portfolio as at 31 March 2016 comprised of 19 high quality logistics warehouse properties located in Singapore, China and Australia (collectively "Investment Properties").

The financial information for the first quarter ended 31 March 2016 set out in this announcement has been extracted from financial information for the period from 1 January 2016 to 31 March 2016 which has been reviewed by Cache's independent auditors in accordance with Singapore Standard on Review Engagements 2410 "*Review of Interim Financial Information Performed by the Independent Auditor of the Entity*". For the purpose of this announcement, references to "Trust" are to Cache; and references to "Group" are to Cache and its subsidiaries.

**SUMMARY OF RESULTS FOR CACHE LOGISTICS TRUST**

	Notes	Group		
		1/1/16 to 31/3/16	1/1/15 to 31/3/15	Change
		S\$'000	S\$'000	%
Gross revenue		27,868	21,006	32.7
Net property income		22,051	19,689	12.0
Income available for distribution	(a)	18,248	16,807	8.6
<b>Distribution per unit ("DPU") (cents)</b>	(b)	<b>2.039</b>	<b>2.146</b>	(5.0)
<b>Annualised DPU (cents)</b>	(c)	<b>8.201</b>	<b>8.703</b>	(5.8)

**Notes:**

- (a) Includes a portion of sale proceeds from the disposal of Kim Heng warehouse of S\$1.65 million for the quarter, which is classified as capital distribution from a tax perspective.
- (b) Please refer to item 6 and item 11 for further details.
- (c) Extrapolated for information only. Not indicative of DPU for the respective full year ending 31 December.

**1(a) Statements of Total Return and Distribution Statements for the first quarter ended 31 March 2016**

	Notes	Group		
		1/1/16 to 31/3/16	1/1/15 to 31/3/15	Change
		S\$'000	S\$'000	%
<b><u>Statement of Total Return</u></b>				
<b>Gross revenue</b>	(a)	<b>27,868</b>	<b>21,006</b>	<b>32.7</b>
Property expenses	(b)	(5,817)	(1,317)	341.7
<b>Net property income</b>		<b>22,051</b>	<b>19,689</b>	<b>12.0</b>
Other income		-	2	nm
Net financing costs	(d)	(4,838)	(2,278)	112.4
Manager's base fee	(e)	(1,649)	(1,524)	8.2
Manager's performance fee	(e)	(331)	(295)	12.2
Trustee fees		(127)	(108)	17.6
Valuation fee		(16)	(13)	23.1
Other trust expenses	(f)	(492)	(372)	32.3
Foreign exchange (loss)/gain	(g)	(32)	109	(129.4)
		<b>(7,485)</b>	<b>(4,479)</b>	<b>67.1</b>
<b>Total return for the period before taxation and distribution</b>		<b>14,566</b>	<b>15,210</b>	<b>(4.2)</b>
Tax expense	(h)	(396)	(53)	647.2
<b>Total return for the period after taxation before distribution</b>		<b>14,170</b>	<b>15,157</b>	<b>(6.5)</b>

	Notes	Group		
		1/1/16 to 31/3/16	1/1/15 to 31/3/15	Change
		S\$'000	S\$'000	%
<b><u>Distribution Statement</u></b>				
<b>Total return for the period after taxation before distribution</b>		<b>14,170</b>	<b>15,157</b>	<b>(6.5)</b>
Distribution adjustment:				
Manager's fees paid/payable in units	(e)	1,485	1,364	8.9
Trustee fees		127	108	17.6
Amortisation of transaction costs	(i)	428	296	44.6
Depreciation	(j)	212	129	64.3
Unrealised foreign exchange difference		11	(109)	(110.1)
Other items	(k)	168	(138)	(221.7)
<b>Distribution adjustment</b>		<b>2,431</b>	<b>1,650</b>	<b>47.3</b>
<b>Income available for distribution to Unitholders at the end of the period</b>		<b>16,601</b>	<b>16,807</b>	<b>(1.2)</b>
A portion of sales proceeds from the disposal of Kim Heng warehouse		1,647	-	nm
<b>Distributable amount to Unitholders</b>	(l)	<b>18,248</b>	<b>16,807</b>	<b>8.6</b>

nm – not meaningful

Unaudited Financial Statements Announcement  
For the First Quarter ended 31 March 2016

	Notes	Trust		
		1/1/16 to 31/3/16	1/1/15 to 31/3/15	Change
		S\$'000	S\$'000	%
<b><u>Statement of Total Return</u></b>				
<b>Gross revenue</b>	(a)	<b>23,705</b>	<b>20,216</b>	<b>17.3</b>
Property expenses	(b)	(5,290)	(1,269)	316.9
<b>Net property income</b>		<b>18,415</b>	<b>18,947</b>	<b>(2.8)</b>
Other income		-	2	nm
Dividend income	(c)	2,045	-	nm
Net financing costs	(d)	(3,627)	(2,083)	74.1
Manager's base fee	(e)	(1,649)	(1,524)	8.2
Manager's performance fee	(e)	(331)	(295)	12.2
Trustee fees		(99)	(89)	11.2
Valuation fee		(16)	(13)	23.1
Other trust expenses	(f)	(366)	(296)	23.6
Foreign exchange gain	(g)	3	84	(96.4)
		<b>(4,040)</b>	<b>(4,214)</b>	<b>(4.1)</b>
<b>Total return for the period before taxation and distribution</b>		<b>14,375</b>	<b>14,733</b>	<b>(2.4)</b>
Tax expense	(h)	(347)	-	nm
<b>Total return for the period after taxation before distribution</b>		<b>14,028</b>	<b>14,733</b>	<b>(4.8)</b>

	Notes	Trust		
		1/1/16 to 31/3/16	1/1/15 to 31/3/15	Change
		S\$'000	S\$'000	%
<b><u>Distribution Statement</u></b>				
<b>Total return for the period after taxation before distribution</b>		<b>14,028</b>	<b>14,733</b>	<b>(4.8)</b>
Distribution adjustment:				
Manager's fees paid/payable in units	(e)	1,485	1,364	8.9
Trustee fees		99	89	11.2
Amortisation of transaction costs	(i)	398	286	39.2
Depreciation	(j)	191	122	56.6
Unrealised foreign exchange difference		(24)	-	nm
Overseas income not distributed to the Trust		259	139	86.3
Other items	(k)	165	74	123.0
<b>Distribution adjustment</b>		<b>2,573</b>	<b>2,074</b>	<b>24.1</b>
<b>Income available for distribution to Unitholders at the end of the period</b>		<b>16,601</b>	<b>16,807</b>	<b>(1.2)</b>
A portion of sales proceeds from the disposal of Kim Heng warehouse		1,647	-	nm
<b>Distributable amount to Unitholders</b>	(l)	<b>18,248</b>	<b>16,807</b>	<b>8.6</b>

nm – not meaningful

**Notes:**

- (a) Comprises rental income from the investment properties.
- (b) Comprise property management fee, lease management fee, reimbursable expenses payable to the Property Manager, property maintenance, lease commissions and other property related expenses.

The increase is primarily due to higher land rent, property tax, maintenance expenses, lease commission and other property-related expenses as some master leases were converted into multi tenanted leases. In these specific single tenanted master lease properties, rent was charged on a triple-net rent basis with the master lessee incurring all property expenses. In multi tenanted properties, Cache assumes direct obligation for all property expenses including land rent, property tax, maintenance and leasing expenses.

- (c) Refers to dividends received from subsidiaries.
- (d) Included in the net financing costs are the following:

	Notes	Group		
		1/1/16 to 31/3/16	1/1/15 to 31/3/15	Change
		S\$'000	S\$'000	%
<b>Finance income :</b>				
Bank deposits		13	14	(7.1)
Interest rate swaps		24	56	(57.1)
<b>Finance expenses :</b>				
Interest expense :				
Bank loans		(4,353)	(1,977)	120.2
Amortisation of transaction costs	(i)	(428)	(296)	44.6
Others		(94)	(75)	25.3
<b>Net financing costs</b>		<b>(4,838)</b>	<b>(2,278)</b>	<b>112.4</b>

	Note	Trust		
		1/1/16 to 31/3/16	1/1/15 to 31/3/15	Change
		S\$'000	S\$'000	%
<b>Finance income :</b>				
Bank deposits		6	7	(14.3)
Intercompany loan		408	60	580.0
Interest rate swaps		38	57	(33.3)
<b>Finance expenses :</b>				
Interest expense :				
Bank loans		(3,589)	(1,844)	94.6
Amortisation of transaction costs	(i)	(398)	(290)	37.2
Others		(92)	(73)	26.0
<b>Net financing costs</b>		<b>(3,627)</b>	<b>(2,083)</b>	<b>74.1</b>

Net financing costs for the quarter were S\$4.8 million, 112.4% higher than 1Q15. The increase is due to borrowings drawn relating to the acquisitions of Australian properties and working capital as well as financing expenses incurred for DSC ARC that cannot be capitalised after it obtained its temporary occupancy permit (“TOP”).

(e) Consist of:

- A base fee of 0.5% per annum of the value of the total assets; and
- A performance fee of 1.5% per annum of the net property income (“NPI”).

The Manager may elect to receive the base fee and performance fee in cash or Units or a combination of cash and Units (as it may in its sole discretion determine).

- (f) Other trust expenses include professional fees, listing fees and other non-property related expenses mainly due to an increase in the Australian operations.
- (g) Due to an unrealised exchange gain in 2015.
- (h) Mainly due to the withholding tax in relation to the distributions from the Australian operations.
- (i) Represents amortisation of upfront fees on credit facilities which are non-tax deductible.
- (j) Relates to depreciation on capital expenditure incurred for the properties.
- (k) Relates to property related and finance expenses that are non-tax deductible and other tax adjustments.
- (l) The current distribution policy is to distribute 100.0% of taxable and tax-exempt income. For a Real Estate Investment Trust to maintain tax transparency (such that distributions are tax exempt to eligible unitholders), it is required to distribute at least 90.0% of its taxable income. The dividends are distributed on a quarterly basis, no later than 60 days after the end of each distribution period.

1(b) Statements of Financial Position

	Notes	Group		Trust	
		31/3/16	31/12/15	31/3/16	31/12/15
		S\$'000	S\$'000	S\$'000	S\$'000
<b>Non-current assets</b>					
Investment properties	(a)	1,308,470	1,307,959	1,120,944	1,119,900
Plant and equipment		3,012	3,049	2,698	2,807
Investments in subsidiaries	(b)	-	-	78,110	78,110
Derivative assets	(c)	-	1,836	-	1,836
<b>Total non-current assets</b>		<b>1,311,482</b>	<b>1,312,844</b>	<b>1,201,752</b>	<b>1,202,653</b>
<b>Current assets</b>					
Trade and other receivables		5,617	4,975	5,054	5,104
Amounts due from subsidiaries		-	-	38,699	38,002
Derivative assets	(c)	55	417	55	417
Cash and cash equivalents		6,295	8,054	3,787	5,529
<b>Total current assets</b>		<b>11,967</b>	<b>13,446</b>	<b>47,595</b>	<b>49,052</b>
<b>Total assets</b>		<b>1,323,449</b>	<b>1,326,290</b>	<b>1,249,347</b>	<b>1,251,705</b>
<b>Current liabilities</b>					
Trade and other payables	(d)	(13,042)	(14,269)	(11,542)	(12,897)
Interest bearing borrowings	(e)	(4,372)	(8,305)	(4,372)	(8,305)
Derivative liabilities	(c)	(9)	-	(9)	-
<b>Total current liabilities</b>		<b>(17,423)</b>	<b>(22,574)</b>	<b>(15,923)</b>	<b>(21,202)</b>
<b>Non-current liabilities</b>					
Trade and other payables		(1,638)	(1,627)	(1,638)	(1,627)
Interest bearing borrowings	(e)	(515,503)	(515,143)	(435,600)	(435,268)
Derivative liabilities	(c)	(2,679)	(120)	(2,346)	-
Deferred tax liabilities		(302)	(316)	-	-
<b>Total non-current liabilities</b>		<b>(520,122)</b>	<b>(517,206)</b>	<b>(439,584)</b>	<b>(436,895)</b>
<b>Total liabilities</b>		<b>(537,545)</b>	<b>(539,780)</b>	<b>(455,507)</b>	<b>(458,097)</b>
<b>Net assets</b>		<b>785,904</b>	<b>786,510</b>	<b>793,840</b>	<b>793,608</b>
<b>Represented by:</b>					
<b>Unitholders' funds</b>	(f)	<b>785,904</b>	<b>786,510</b>	<b>793,840</b>	<b>793,608</b>

**Notes:**

- (a) Represent carrying values of the investment properties based on independent valuations carried out by DTZ Debenham Tie Leung (SEA) Pte Ltd, DTZ Debenham Tie Leung Limited, m3property Pty Limited and JLL Adelaide, South Australia as at 31 December 2015.
- (b) Relates to wholly-owned subsidiaries of Cache, stated at cost.
- (c) Relates to the fair value of the interest rate swaps and forward foreign currency contracts.
- (d) Includes manager's performance fee of \$331,000. The Manager may elect to receive the performance fee in cash or Units or a combination of cash and Units (as it may in its sole discretion determine), which will crystallise not more frequent than once every financial year.
- (e) Refer to Item 1(b)(i): Aggregate amount of Borrowings and Debt Securities for details.
- (f) Refer to Item (1)(d), the Statement of Movements in Unitholders' Funds, for details. Changes were mainly due to movement in translation reserves and changes in fair values of cashflow hedges, return and distribution to unitholders for the period.

As at 31 March 2016, Cache's current liabilities exceeded its current assets mainly due to current borrowings and accrued property expenses. The current borrowings are committed revolving credit facilities that will expire in 2018.

**1(b)(i) Aggregate amount of Borrowings and Debt Securities**

	Group		Trust	
	31/3/16	31/12/15	31/3/16	31/12/15
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Secured borrowings</b>				
Amount repayable within one year	5,000	9,000	5,000	9,000
Less : Unamortised transaction costs	(628)	(695)	(628)	(695)
	4,372	8,305	4,372	8,305
Amount repayable after one year	502,878	502,878	422,495	422,495
Less : Unamortised transaction costs	(3,865)	(4,221)	(3,385)	(3,713)
	499,013	498,657	419,110	418,782
<b>Unsecured borrowing</b>				
Amount repayable after one year	16,531	16,531	16,531	16,531
Less : Unamortised transaction costs	(41)	(45)	(41)	(45)
	16,490	16,486	16,490	16,486
<b>Total borrowings</b>	519,875	523,448	439,972	443,573



**Notes:**

(a) Cache has in place a secured S\$400.0 million club loan facility (“CLF”) from a syndicate of five banks consisting of:

- a secured 4-year term loan of S\$185.0 million maturing in 2018;
- a secured 5-year term loan of S\$150.0 million maturing in 2019; and
- a secured committed revolving credit facility of S\$65.0 million maturing in 2018.

The CLF is secured by way of:

- a first mortgage over CWT Commodity Hub, Cache Cold Centre, Schenker Megahub, Cache Districentre 1, Hi-Speed Logistics Centre, Precise Two (collectively, the “Charged Properties”);
- a debenture creating fixed and floating charges over all assets in relation to the Charged Properties;
- an assignment of all leases, sale agreements and banker’s guarantees and bank accounts in relation to the Charged Properties;
- an assignment of all insurance policies in relation to the Charged Properties.

As of 31 March 2016, a total of S\$340.0 million has been drawn.

(b) Cache has in place the following facilities for DHL Supply Chain Advanced Regional Centre (“DSC ARC”):

- a secured 3.5 year term loan of S\$81.0 million maturing in 2017; and
- a secured committed revolving credit facility of S\$16.0 million maturing in 2017.

The facilities are secured by way of:

- a first mortgage over DSC ARC;
- a debenture creating fixed and floating charges over all assets in relation to the DSC ARC;
- an assignment of all insurance policies, lease agreements, construction contract and warranties/guarantees and bank accounts in relation to the DSC ARC;
- an assignment of all current and future lease agreements including the lease agreement signed by DHL on the rental proceeds, security deposits and/or bank guarantee.

As of 31 March 2016, a total of S\$73.0 million has been drawn.

(c) The Group has in place the following facilities for the acquisitions of the Australian properties:

- secured 3 year term loans of A\$14.0 million, maturing in 2018;
- secured 4 year term loan of A\$29.3 million maturing in 2019
- secured 5 year term loans of A\$48.5 million maturing in 2020; and
- an unsecured 3 year term loan of A\$16.0 million, maturing in 2018.

Other than the unsecured term loan, the facilities are secured by way of a legal mortgage and charges over the Australian properties.

As of 31 March 2016, the above facilities were fully drawn.

## 1 (c) Statement of Cash Flows

	Notes	Group	
		1/1/16 to 31/3/16	1/1/15 to 31/3/15
		S\$'000	S\$'000
<b>Cash flows from operating activities</b>			
Total return for the period before taxation and distribution		14,566	15,210
Adjustments for:			
Manager's fees paid/payable in units		1,485	1,364
Depreciation		212	129
Net financing costs	(a)	4,838	2,278
Changes in working capital :			
Trade and other receivables		(1,909)	2,465
Trade and other payables		(1,498)	6,117
<b>Cash generated from operating activities</b>		<b>17,694</b>	<b>27,563</b>
Tax paid		(366)	(37)
<b>Net cash from operating activities</b>		<b>17,328</b>	<b>27,526</b>
<b>Cash flows from investing activities</b>			
Interest received		13	14
Capital expenditure on investment properties	(b)	(9)	(3,646)
Purchase of plant and equipment		(181)	(458)
Purchase of investment properties	(c)	-	(78,747)
Capital expenditure on development property	(d)	-	(22,069)
<b>Net cash used in investing activities</b>		<b>(177)</b>	<b>(104,906)</b>
<b>Cash flows from financing activities</b>			
Net proceeds from borrowings	(e)	-	96,620
Repayment of borrowings		(4,000)	-
Interest paid		(4,419)	(1,930)
Transaction costs paid		-	(335)
Distribution to Unitholders		(10,489)	(16,776)
<b>Net cash (used in)/from financing activities</b>		<b>(18,908)</b>	<b>77,579</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>		<b>(1,757)</b>	<b>199</b>
<b>Cash and cash equivalents at the beginning of the period</b>		<b>8,054</b>	<b>11,275</b>
<b>Effect of exchange differences on cash and cash equivalents</b>		<b>(2)</b>	<b>(141)</b>
<b>Cash and cash equivalents at the end of the period</b>		<b>6,295</b>	<b>11,333</b>

**Notes:**

- (a) Refer to 1(a)(d)
- (b) Asset enhancement initiatives for existing investment properties.
- (c) Amount incurred for the acquisitions of the Australian properties in 2015.
- (d) Amount incurred for capital expenditure for the development of DSC ARC in 2015.
- (e) Represent borrowings drawn in 2015 for the development of DSC ARC and acquisitions of Australian Properties.

1 (d) Statements of Movements in Unitholders' Funds

	Notes	Group	
		1/1/16 to 31/3/16	1/1/15 to 31/3/15
		S\$'000	S\$'000
<b>Balance at the beginning of the period</b>		<b>786,510</b>	<b>766,901</b>
<b>Operations</b>			
Total return after tax		<b>14,170</b>	<b>15,157</b>
Effective portion of changes in fair value of cashflow hedges	(a)	(4,757)	(74)
<b>Foreign currency translation reserve</b>			
Translation differences from financial statements of foreign entities		(767)	113
<b>Net (loss)/gain recognised directly in Unitholders' fund</b>		<b>(5,524)</b>	<b>39</b>
<b>Unitholders' transactions</b>			
- Manager's fees paid in units			
Units to be issued:			
- Manager's fees payable in units	(b)	1,237	1,364
Distributions to unitholders		(10,489)	(16,776)
<b>Net decrease in net assets resulting from unitholders' transactions</b>		<b>(9,252)</b>	<b>(15,412)</b>
<b>Unitholders' funds at the end of the period</b>		<b>785,904</b>	<b>766,685</b>

	Notes	Trust	
		1/1/16 to 31/3/16	1/1/15 to 31/3/15
		S\$'000	S\$'000
<b>Balance at the beginning of the period</b>		<b>793,608</b>	<b>762,500</b>
<b>Operations</b>			
Total return after tax		<b>14,028</b>	<b>14,733</b>
Effective portion of changes in fair value of cashflow hedges	(a)	(4,544)	198
<b>Unitholders' transactions</b>			
Units to be issued:			
- Manager's fees payable in units	(b)	1,237	1,364
Distributions to unitholders		(10,489)	(16,776)
<b>Net decrease in net assets resulting from unitholders' transactions</b>		<b>(9,252)</b>	<b>(15,412)</b>
<b>Unitholders' funds at the end of the period</b>		<b>793,840</b>	<b>762,019</b>

**Notes:**

- (a) Relates to the effective portion of changes in fair values of derivative assets and liabilities designated as cashflow hedges.
- (b) Represent the value of units to be issued to the Manager as partial consideration of the Manager's fees incurred for the quarter. The units are to be issued within 30 days from quarter end.

**1 (d)(i) Details of any changes in the units**

	Notes	Group and Trust	
		1/1/16 to 31/3/16	1/1/15 to 31/3/15
		Units	Units
Issued units at the beginning of the period		893,472,054	781,758,464
Units to be issued:			
- Manager's fees payable in units	(a)	1,471,090	1,174,130
<b>Total issued and to be issued units</b>		<b>894,943,144</b>	<b>782,932,594</b>

**Notes:**

- (a) Represent units to be issued to the Manager as partial consideration of Manager's fees incurred for the quarter. The units are to be issued within 30 days from the quarter end.

**1(d)(ii) A statement showing all sales, transfers, disposals, cancellations and/or use of treasury shares as at the end of the current financial period reported on.**

Not applicable.

**2 Whether the figures have been audited, or reviewed and in accordance with which auditing standard or practice**

The financial information set out in this announcement relating to the following:

- Statements of Financial Position of the Group and the Trust as at 31 March 2016;
- Statements of Total Return of the Group and the Trust for the quarter ended 31 March 2016;
- Distribution Statements of the Group and the Trust for the quarter ended 31 March 2016;
- Statements of Movements in Unitholders' Fund of the Group and the Trust for the quarter ended 31 March 2016; and
- Statement of Cash Flows of the Group for the quarter ended 31 March 2016.

have been extracted from financial information for the period from 1 January 2016 to 31 March 2016 which has been reviewed by Cache's independent auditors in accordance with Singapore Standard on Review Engagements 2410 "Review of Interim Financial Information Performed by the Independent Auditor of the Entity".

**3 Where the figures have been audited, or reviewed, the auditors' report (including any qualifications or emphasis of matter)**

Refer to the attachment for the extract of the independent auditors' review report dated 22 April 2016 issued on the financial information of Cache for the quarter ended 31 March 2016, which has been prepared in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts", issued by Institute of Singapore Chartered Accountants.

**4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited financial statements have been applied**

The Group has applied the same accounting policies and methods of computation in the preparation of the financial statements for the current period compared with the audited financial statements for the year ended 31 December 2015.

**5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

There is no change in the accounting policies and methods of computation adopted.

**6 Earnings per unit ("EPU") and Distribution per unit ("DPU") for the financial period**

**Earnings per unit**

	Notes	Group	
		1/1/16 to 31/3/16	1/1/15 to 31/3/15
Weighted average number of units		893,488,220	781,771,510
Earnings per unit for the period based on the weighted average number of units in issue (cents)	(a)	1.59	1.94

**Notes:**

(a) EPU calculation uses the total return for the period after tax, and the weighted average number of units issued and to be issued. The diluted EPU is the same as basic EPU as no dilutive instruments were in issue during the period.

### Distribution per unit

In computing the DPU, the number of units as at the end of each period is used for the computation.

	Notes	Group	
		1/1/16 to 31/3/16	1/1/15 to 31/3/15
Number of units issued and to be issued at end of period entitled to distribution	(a)	894,943,144	782,932,594
Distribution per unit for the period based on the total number of units entitled to distribution (cents)	(b)	2.039	2.146

#### Notes:

- (a) Computation of DPU for the period from 1 January 2016 to 31 March 2016 is based on the number of units entitled to distribution:
- (i) Number of units in issue as at 31 March 2016 of 893,472,054; and
  - (ii) Units to be issued to the Manager by 30 April 2016 as partial consideration of Manager's fees incurred for the quarter ended 31 March 2016 of 1,471,090.
- (b) Distribution of 2.039 cents per unit for the period 1 January 2016 to 31 March 2016 will be paid on 27 May 2016.

### 7 Net asset value ("NAV") per unit at the end of current period

	Notes	Group	
		31/3/2016	31/12/15
NAV per unit (S\$)	(a)	0.88	0.88

#### Notes:

- (a) Number of units used to compute NAV per unit is 894,943,144 which comprise:
- (i) Number of units in issue as at 31 March 2016 of 893,472,054; and
  - (ii) Units to be issued to the Manager by 30 April 2016 as partial consideration of Manager's fees incurred for the quarter ended 31 March 2016 of 1,471,090.

## **8 Review of the performance for the first quarter ended 31 March 2016**

Gross revenue for the quarter ended was S\$27.9 million, an increase of S\$6.9 million or 32.7% compared to 1Q2015. Net Property Income (“NPI”) for the quarter was S\$22.1 million, an increase of S\$2.4 million or 12% compared to 1Q2015. The increase in NPI is mainly due to rental contribution from DSC ARC and Australia properties offset by higher property tax, property maintenance expenses, lease commissions and other property related expenses from the multi-tenanted leases.

Net financing costs for the quarter were S\$4.8 million, 112.4% higher than 1Q15. The increase is due to borrowings drawn relating to the acquisitions of Australian properties and working capital as well as financing expenses incurred for DSC ARC that cannot be capitalised after it obtained its temporary occupancy permit (“TOP”).

All-in-financing cost averaged 3.69% for the quarter and the gearing ratio for the Group stood at 39.6% as at 31 March 2016.

Distributable Income in 1Q2016 amounted to S\$18.2 million, a 8.6% increase from the corresponding period last year. This included a partial capital distribution of S\$1.65 million received from the proceeds from the divestment of 4 Penjuru Lane Singapore (“Kim Heng warehouse”).

## **9 Variance between the projection and actual results**

The current results are broadly in line with the Trust’s commentary made in the fourth quarter 2015 financial results announcement under Item 10. The Trust has not disclosed any financial forecast to the market.



**10 Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.**

Based on advance estimates from the Ministry of Trade & Industry, the Singapore economy expanded by 1.8% compared to the same period a year ago<sup>1</sup>. This was due to growth in both the services producing industries and construction sectors, offset by continued contraction in the manufacturing sector. The Singapore economy is expected to grow by 1 to 3% this year.

The Purchasing Managers' Index ("PMI"), a key barometer for manufacturing activity in Singapore, rose to 49.4 in March 2016 from 48.5 in the previous month, the highest since December 2015. Nevertheless, the manufacturing economy has contracted overall for a ninth straight month<sup>2</sup>.

Prices and rentals of industrial space in Singapore continued to fall in tandem with occupancy rates; over the whole of 2015, prices and rentals fell by 1.7% and 2.1% compared to the previous year. Warehouse rental and occupancy rate fell by 1.6% and 0.4% respectively during the same period<sup>3</sup>.

The Singapore industrial property market continues to be weighed down by a combination of an oversupply of industrial space and uncertainty in the global economy. Although the outlook for the overall industrial property market is expected to be soft in the short term, the government remains committed to boost Singapore's logistics industry through public-private partnerships and initiatives to boost Singaporeans' employability within the sector<sup>4</sup>.

According to the Reserve Bank of Australia, the Australian economy is continuing to rebalance following the mining investment boom. Consistent with developments in the labour market, overall GDP growth picked up over 2015, despite the contraction in mining investment. Monetary policy continues to remain accommodative, with the cash rate unchanged at 2%<sup>5</sup>. In respect of Cache's Australian portfolio, the WALE for its warehouses averages approximately 6.8 years (by net lettable area)<sup>6</sup>, enabling Cache to ride on the longer term growth in Australia.

For the remaining of FY2016, 9.6% of leases (by net lettable area) are due for expiry only in the second half of the year. The Manager will continue to focus on proactive lease marketing to maintain high portfolio occupancy and optimise earnings.

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1. Ministry of Trade & Industry Press Release, 14 April 2016, "Singapore's GDP Grew By 1.8 Per Cent in the First Quarter of 2016".

2. Channel News Asia, 04 April 2016, "Singapore's manufacturing activity improves in March".

<http://www.channelnewsasia.com/news/business/singapore/singapore-s-manufacturing/2663158.html>

3. JTC Corporation, 4Q 2015, "Quarterly Market Report for Industrial Properties".

4. Savills World Research, Singapore, March 2016, "Briefing: Industrial Sector".

5. Reserve Bank of Australia, 5 April 2016, "Statement by Glenn Stevens, Governor: Monetary Policy Decision".

6. As at 31 March 2016.

## 11 Distributions

### (a) Current financial period

Any distribution declared for the current period? Yes

Name of distribution: Distribution for the period from 1 January 2016 to 31 March 2016

Distribution Type:

Distributable Income Period	1/1/16 to 31/3/16
Distribution Type	cents
Tax exempt income component	0.226
Taxable income component	1.629
Capital component	0.184
<b>Total</b>	<b>2.039</b>

Number of units entitled to distribution: 894,943,144

Par value of units: Not meaningful

Tax rate:

#### **Taxable income component**

The distributions are made out of Cache's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax.

Distributions made to individuals, irrespective of their nationality or tax residence status, who hold the units as investment assets will be tax exempt. However, distributions made to individuals who hold units as trading assets or through a partnership will be taxed at their applicable income tax rates.

All Unitholders who are not individuals are subject to Singapore income tax / withholding tax on distributions of Cache.

**Capital component**

The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders holding the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

Remarks: Nil

**(b) Corresponding period of the immediately preceding financial year**

Any distribution declared for the previous corresponding financial period? Yes

Name of distribution: Distribution for the period from 1 January 2015 to 31 March 2015

Distribution Type:

	<b>1/1/15 to 31/3/15</b>
Distributable Income Period	
Distribution Type	cents
Taxable income component	2.129
Capital component	0.017
<b>Total</b>	<b>2.146</b>

Par value of units: Not meaningful

Tax rate:

**Taxable income component**

The distributions are made out of Cache's taxable income. Unitholders receiving distributions will be assessable to Singapore income tax on the distributions received except for individuals where these distributions are exempt from tax.

Distributions made to individuals, irrespective of their nationality or tax residence status, who hold the units as investment assets will be tax exempt. However, distributions made to individuals who hold units as trading assets or through a partnership will be taxed at their applicable income tax rates.

All Unitholders who are not individuals are subject to Singapore income tax / withholding tax on distributions of Cache.

**Capital component**

The capital component of the distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders holding the units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the units.

Remarks: Nil

(c) **Date Payable** 27 May 2016

(d) **Books Closure Date / Record Date** 3 May 2016

**12 If no distribution has been declared/(recommended), a statement to that effect**

Not applicable.

**13. Segmented revenue and results for business or geographical segments (of the Group) with comparative information for the immediately preceding year.**

	<b>Group</b>			
	<b>1/1/16 to 31/3/16</b>	<b>%</b>	<b>1/1/15 to 31/3/15</b>	<b>%</b>
<b>Gross Revenue</b>				
Singapore	23,705	85.1	20,216	96.2
Australia	3,857	13.8	464	2.2
China	306	1.1	326	1.6
	<b>27,868</b>	<b>100.0</b>	<b>21,006</b>	<b>100.0</b>

	<b>Group</b>			
	<b>1/1/16 to 31/3/16</b>	<b>%</b>	<b>1/1/15 to 31/3/15</b>	<b>%</b>
<b>Net Property Income</b>				
Singapore	18,415	83.5	19,000	96.5
Australia	3,357	15.2	430	2.2
China	279	1.3	259	1.3
	<b>22,051</b>	<b>100.0</b>	<b>19,689</b>	<b>100.0</b>

**14. In review of performance, the factors leading to any changes in contributions to turnover and earnings by the business or geographical segments**

Please refer to Section 8 for the review of the actual performance.

**15. Breakdown of sales**

	Group		
	1/1/16 to 31/3/16	1/3/15 to 31/3/15	Change
	S\$'000	S\$'000	%
<u>First quarter of year</u>			
Gross Revenue	27,868	21,006	32.67
Net Property Income	22,051	19,689	12.00

**Notes:**

Please refer to Section 8 for review of actual performance.

**16. Breakdown of the total distribution for the financial period ended 31 March 2016 and 31 March 2015**

	Group	
	1/1/16 to 31/3/16	1/1/15 to 31/3/15
	S\$'000	S\$'000
In respect of the period:		
1 January 2015 to 31 March 2015	-	16,802
1 January 2016 to 31 March 2016 <i>(Payable on or about 27 May 2016)</i>	18,248	-
	18,248	16,802

**17 Interested Party Transaction Mandate**

Cache is not required to obtain a general mandate from Unitholders for Interested Party Transactions.

**18 Confirmation pursuant to Rule 705(5) of the Listing Manual**

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the Manager of Cache (the "Manager") which may render the unaudited interim financial statements of the Group and Trust (comprising the statements of financial position as at 31 March 2016, statements of total return & distribution statements, statement of cash flows and statements of movements in Unitholders' funds for the quarter ended on that date), together with their accompanying notes, to be false or misleading, in any material aspect.

**19 Confirmation pursuant to Rule 720(1) of the Listing Manual**

The Board of Directors of the Manager hereby confirms that the undertakings from all its directors and executive officers as required in the format as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual were procured.

On behalf of the Board of the Manager  
ARA-CWT TRUST MANAGEMENT (CACHE) LIMITED

Lim How Teck  
Director

Lim Hwee Chiang  
Director

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the current views of management on future events.

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.

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

Lim Hwee Chiang  
Director  
22 April 2016

**For enquiries, please contact:**

ARA-CWT Trust Management (Cache) Limited  
Ms Judy Tan  
Assistant Director, Investor Relations  
Tel: +65 6512 5161  
Email: [judytan@ara.com.hk](mailto:judytan@ara.com.hk)



**KPMG LLP**  
16 Raffles Quay #22-00  
Hong Leong Building  
Singapore 048581

Telephone +65 6213 3388  
Fax +65 6225 0984  
Internet www.kpmg.com.sg

The Board of Directors  
ARA-CWT Trust Management (Cache) Limited  
(in its capacity as Manager of Cache Logistics Trust)  
6 Temasek Boulevard  
#16-02 Suntec Tower 4  
Singapore 038986

22 April 2016

### **Cache Logistics Trust Review of Interim Financial Information**

We have reviewed the accompanying Interim Financial Information of Cache Logistics Trust (the “Trust”) and its subsidiaries (collectively the “Group”) for the quarter ended 31 March 2016. The Interim Financial Information consists of the following:

- Statements of financial position of the Group and the Trust as at 31 March 2016;
- Portfolio statements of the Group and the Trust as at 31 March 2016;
- Statements of total return of the Group and the Trust for the quarter ended 31 March 2016;
- Distribution statements of the Group and the Trust for the quarter ended 31 March 2016;
- Statements of movements in unitholders’ funds of the Group and the Trust for the quarter ended 31 March 2016;
- Statement of cash flows of the Group for the quarter ended 31 March 2016; and
- Certain explanatory notes to the above financial information.

The management of ARA-CWT Trust Management (Cache) Limited (the “Manager” of the Trust) is responsible for the preparation and presentation of this Interim Financial Information in accordance with the provisions of the Statement of Recommended Accounting Practice (“RAP”) *7 Reporting Framework for Unit Trusts* issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on this Interim Financial Information based on our review.



***Scope of review***

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of the interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

***Conclusion***

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information is not prepared, in all material respects, in accordance with the provisions of RAP 7 issued by the Institute of Singapore Chartered Accountants.

***Restriction of Use***

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the Interim Financial Information for the purpose of assisting the Trust to meet the requirements of paragraph 3 of Appendix 7.2 of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its Interim Financial Information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.



**KPMG LLP**  
*Public Accountants and*  
*Chartered Accountants*

**Singapore**  
22 April 2016