

For immediate release

Cache Logistics Trust marks foray into China with purchase of chemical warehouse facility for RMB 71.0 million¹

1 June 2011, Singapore – The Board of Directors of ARA-CWT Trust Management Limited (the “**Manager**”), the manager of Cache Logistics Trust (“**Cache**”), is pleased to announce that Cache is acquiring a chemical warehouse facility in Shanghai from CWT Limited (“**CWT**”) via an acquisition and leaseback arrangement. The acquisition is in line with Cache’s Asia-Pacific¹ mandate to acquire logistic-related assets so as to increase distributable income and facilitate future growth.

This acquisition marks Cache’s entry into China. The property is located in Jinshan District within the successful Shanghai Chemical Industrial Park (“**SCIP**”), one of the largest petrochemical bases in Asia. SCIP is well-positioned and commands the interest of both local and multi-national end-users with an overall occupancy rate of around 90%. Cache’s newly purchased facility is sited on a land area of 33,506 square metres, with a built-up gross floor area of about 13,547 square metres.

CWT is the Sponsor of Cache and the CWT properties in Asia-Pacific² fall under the right of first refusal granted to Cache at the time of the IPO in April 2010. This transaction marks the first successful acquisition of a CWT asset since the IPO. The consideration paid for the property is RMB 71.0 million¹ (or approximately S\$13.5 million). CWT will leaseback the facility for a period of three years with an option for a further three years. The net property income yield³ of 8.6% is higher than the Cache present portfolio of 7.6%. The average of the two valuations provided by CB Richard Ellis and Knight Frank Petty, who acted on behalf of the Manager and the Trustee respectively, is RMB 76.6 million (or approximately S\$14.6 million).

The acquisition is accretive at the distribution level, with the annualised pro forma financial effect on Cache’s DPU for FY2011 expected to be an additional 0.03 cents per unit after applicable taxes in China, and offers the potential for future capital appreciation. The transaction also allows investors to gain exposure to a segment of the market which they may not be able to do so efficiently. Post-completion, Cache’s leverage will rise from 27.9% to 29.2%.

Mr. Daniel Cerf, Chief Executive Officer of the Manager said, “While our portfolio will likely continue to be predominantly Singapore-based, we are actively looking to expand in tier-one Chinese cities such as Shanghai, Tianjin, Beijing and Chengdu. Research shows sustainable internal demand for logistics warehouse space in these major cities and their suburbs dealing with distribution of refined and processed chemical products, commodities, and general distribution of manufactured and imported goods.

Cache will continue to identify income-producing investment opportunities in Singapore and the region, with the view to deliver sustainable yield-accretive returns for unitholders. The focus is on quality logistic properties with potential asset enhancement opportunities and high credit-quality tenants.

We have excellent resources and contacts available to us through the ARA and CWT networks. This acquisition and leaseback arrangement, being our first in China, is a good secure start to our pursuits in the country’s growing logistics sector. We look forward to building further on this platform and will continue to support our valuable customers with real estate solutions, be it in Singapore or in the region.”

¹ Estimated total cost of the acquisition is RMB 76.0 million which includes the property consideration of RMB 71.0 million plus estimated net asset adjustments (which are subject to a post-completion audit), professional fees and expenses.

² For the purposes of the investment mandate of Cache, “Asia-Pacific” is defined as Singapore, Malaysia, Indonesia, Philippines, Thailand, Vietnam, China, India, Hong Kong, Macau, Taiwan, Japan, Korea, Australia and New Zealand.

³ Net property income yield is contracted triple-net rental, i.e. wherein the lessee incurs all property related expenses, less the Cache property management fees, over the property consideration.

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.

ABOUT CACHE

Cache is a real estate investment trust (“**REIT**”) constituted on 11 February 2010. Cache was listed on the main board of SGX-ST and commenced operations on 12 April 2010. Cache principally invests in income-producing real estate used for logistics purposes in Asia-Pacific⁴, as well as real estate-related assets. The portfolio comprises high quality logistics warehouse properties strategically located in Singapore’s established logistics clusters. Cache is managed by ARA-CWT Trust Management (Cache) Limited. For more details, 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, an affiliate of the Cheung Kong group, is a real estate fund management company listed on the main board of the Singapore Exchange. ARA currently manages REITs listed in Singapore, Hong Kong and Malaysia with a diversified portfolio spanning the office, retail, industrial/office and logistics sectors; private funds investing in real estate and real estate-related securities in Asia; and provides real estate management services, including property management services and convention & exhibition services; and corporate finance advisory services. For more details, please visit www.ara-asia.com.

CWT Limited was set up in 1970 and listed on the Singapore Exchange in 1993. CWT has since grown and the principal businesses of CWT currently comprise integrated logistics solutions and engineering maintenance and facilities management services. Being the largest listed logistics company in Southeast Asia, CWT offers integrated logistics solutions to some of the world’s leading brands in the chemical, commodities, automotive, marine, oil & gas, defence and industrial sectors. Through its global network, the CWT Group is able to connect customers to 120 ports and 1,200 destinations seamlessly around the world. For more information please visit www.cwtlimited.com.

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