



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 July 2004 (as amended))

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## **ANNOUNCEMENT**

### **ISSUE OF 214,943,000 NEW UNITS IN MAPLETREE LOGISTICS TRUST**

Further to its announcement dated 19 January 2006 in relation to the launch of the offer and placement of new units ("**Units**") in Mapletree Logistics Trust ("**MapletreeLog**" and the offer and placement of new Units, the "**Equity Fund Raising**"), the Board of Directors of Mapletree Logistics Trust Management Ltd., as manager of MapletreeLog (the "**Manager**"), wishes to announce that it has today issued an aggregate of 214,943,000 new Units. With this issue of 214,943,000 new Units, the total number of Units in issue is 809,577,000.

The 214,943,000 new Units comprise an aggregate of 135,943,000 new Units issued under the Equity Fund Raising and 79,000,000 new Units issued as partial payment for the consideration payable by MapletreeLog in respect of its acquisition of three properties in Hong Kong.

These new Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at 2.00 p.m. today.

#### **Status of the new Units**

These 214,943,000 new Units will, upon issue, rank *pari passu* in all respects with the then existing Units, including the right to any distributions which may be paid for the period from today to 31 March 2006 as well as all distributions thereafter.

For the avoidance of doubt, such Units will not be entitled to participate in the distribution of any distributable income accrued by MapletreeLog prior to their issue.

In relation to the initial public offering of MapletreeLog, the joint financial advisers, lead managers and underwriters were DBS Bank Ltd and UBS AG, acting through its business group, UBS Investment Bank.

BY ORDER OF THE BOARD  
Mapletree Logistics Trust Management Ltd.  
(Company Registration No. 200500947N)  
(as manager of Mapletree Logistics Trust)

Giam Lay Hoon (Ms)  
Company Secretary  
Singapore  
26 January 2006

### **Important Notice**

This Announcement is for information purposes only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of 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 the Manager to redeem their Units while the Units are listed. It is intended that unitholders of MapletreeLog may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

This Announcement may not be used for the purpose of, and does not constitute, an offer, invitation or solicitation in any jurisdiction or in any circumstances in which such offer, invitation or solicitation is unlawful or unauthorised, or to any person to whom it is unlawful to make such offer, invitation or solicitation (including, without limitation, the United States, Canada and Japan). In addition, other than in Singapore, no action has been or will be taken in any jurisdiction that would permit a public offering of the new Units issued under the Equity Fund Raising (the "**New Units**") or the possession, circulation or distribution of this Announcement or any other material relating to MapletreeLog or the New Units in any jurisdiction where action for that purpose is required. The New Units may not be offered or sold, directly or indirectly and neither this Announcement nor any other offering material or advertisements in connection with the New Units may be distributed or published in or from any country or jurisdiction except, in each case, under circumstances that will result in compliance with any applicable rules and regulations of any such country or jurisdiction. No information in this Announcement should be considered to be business, legal or tax advice regarding an investment in Units or the New Units.

The New Units have not been and will not be registered under the U.S. Securities Act of 1933 (as amended) (the "**Securities Act**") and, subject to certain exceptions, may not be offered or sold within the United States or to, or for the benefit of, U.S. Persons (as defined in Regulation S under the Securities Act).

The distribution of this Announcement and the placement of the New Units in certain jurisdictions may be prohibited or restricted by law. Persons who come into possession of this Announcement and/or its accompanying documents are required by the Manager, DBS Bank Ltd and UBS AG, acting through its business group, UBS Investment Bank to inform themselves of, and observe, any such prohibitions and restrictions.

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