press release

For Immediate Release

MAPLETREELOG CONTINUES REGIONAL EXPANSION WITH FIRST ACQUISITION IN JAPAN

Singapore, 7 December 2006 – Mapletree Logistics Trust Management Ltd. ("MLTM"), Manager of Mapletree Logistics Trust ("MapletreeLog"), is pleased to announce that MapletreeLog, through its invested business operator, *Godo Kaisha* Samara - Logistics 1, has signed a Beneficiary Interest Assignment Agreement to purchase a distribution centre in Japan for JPY 1,806.4 million (S$24.4 million[1]) from Itochu Corporation ("Itochu"), marking the Trust's first acquisition in the Japanese market.

Godo Kaisha Samara - Logistics 1 was incorporated in Japan under the Tokumei Kumiai investment structure with MapletreeLog as the sole Tokumei Kumiai investor. Itochu is a major Japanese trading company whose businesses cover a wide spectrum of industries including real estate and logistics.

The property, Gyoda Distribution Centre, is located in Saitama Prefecture in the Greater Tokyo Area. The existing lessee, Itochu's Logistics Division, will continue to lease the facility for about nine years after the completion of the sale.

The deal will be accretive to MapletreeLog's distribution per unit ("DPU") and the pro forma financial effect of the acquisition on the DPU for the financial year ended 31 December 2005 would be an additional 0.06 Singapore cents per unit[2].

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[1] Based on an exchange rate of S$1.00 to JPY 74.00

[2] Assuming that MapletreeLog had purchased, held and operated the subject property for the whole of the financial year ended 31 December 2005 (based on 18 properties) and that the acquisition is fully funded by debt

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Benefits and rationale of the Acquisition

Mr. Chua Tiow Chye, Chief Executive Officer of MLTM, said, “We are very pleased to have secured this very important and strategic acquisition for several reasons. Firstly, it demonstrates the Manager’s commitment to continue to source new markets for acquisitions. This acquisition will serve as a springboard for further expansion into Japan − our fourth key overseas market after Hong Kong, China and Malaysia. We believe that Japan is a promising market, given the growing outsourcing trend and demand for third-party logistics (“3PL”) services.”

“Secondly, this acquisition with its long lease tenure from a lessee of strong credit standing will enhance the stability of recurrent rental income in our portfolio. This core stable income stream supplemented with positive rental reversion potential in higher growth markets such as Hong Kong, China and Malaysia is key to the Manager’s strategy in delivering sustained growth in distributions to MapletreeLog’s unitholders.”

“Thirdly, this deal also represents a concrete result of our strategic partnership with Itochu. We have been working closely with Itochu in Hong Kong and China for some of our successful deals there and today, we are very happy to welcome them as part of our family of lessees.”

“Finally, the high quality of the asset enhances the overall profile of MapletreeLog’s portfolio. It is strategically located within the Saitama Prefecture, which is one of the key logistics nodes in the Greater Tokyo Area. The property is relatively new with good building specifications. This accretive deal will also further diversify our property portfolio and tenant base,” Mr. Chua added.

A growing number of Japanese companies are outsourcing their logistics needs as the management of global supply chains becomes increasingly complex while concurrently becoming more crucial for their international competitiveness. The logistics sector in Japan has evolved from the traditional large in-house logistics divisions where companies used to manage their own logistics including facilities, to the current asset light model where these companies are focusing their resources on their core businesses. Under this strategy, many companies have divested their logistics-related assets and started to outsource their logistics needs to professional 3PL operators.

Yano Research Institute, a research and consulting firm in Japan, has forecast a 57.0% jump in the value of the Japanese 3PL market from JPY 1,140 billion (S$15.4 billion[1]) in 2005 to JPY 1,790 billion (S$24.2 billion[1]) in 2013[3].

With this, it is expected that demand for newer and better quality logistics facilities in Japan will grow. Currently, modern distribution facilities that measure more than 3,000 sqm in floor area represent only 37% of the total national stock in Japan[4].

According to the Economist Intelligence Unit, the outlook for the Japanese economy remains favourable albeit some slowing of growth rates[5]. It forecast that the economy would grow at 1.9% in 2007 and 1.8% in 2008 which are respectable growth rates as compared to those in the past decade.

Funding

The acquisition is expected to be completed by February 2007. The Manager is confident that at its completion, MapletreeLog will have sufficient debt capacity to fund this acquisition wholly by debt. However, as part and parcel of the Manager's capital management strategy to optimise the funding of the Trust, the Manager may consider alternative funding options such as the issuance of new units in MapletreeLog to complete this acquisition and/or to refinance the debt taken to complete this acquisition.

The cost of funding in Japanese yen is comparatively lower, as evident from the lower rate for the 3-month TIBOR (Tokyo Interbank Offered Rate) and 3-year JPY Swap Rate of 0.50%[6] and 1.08%[6] respectively, as compared to the 3-month Singapore dollar SOR (Swap Offered Rate) and 3-year Singapore dollar Swap Rate of 3.57%[6] and 3.29%[6] respectively. Given the relative lower cost of

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[3] Japan External Trade Organisation, Invest Japan, "Growing demand for third-party logistics is transforming Japan's logistics industry", Autumn 2005

[4] CB Richard Ellis, "An analysis of the industrial real estate market of Japan", April 2006

[5] Economist Intelligence Unit, 29 November 2006

[6] Bloomberg, 4 December 2006

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borrowing in Japanese yen, the Manager intends to fund the acquisition of Gyoda Distribution Centre wholly by debt.

“In addition, given that our capital base is denominated in Singapore dollars, we will structure the acquisition in such a way that the property’s net income inflows in Japanese yen will be exchanged for Singapore dollars through a currency swap. This will further benefit the Trust through the positive interest rate differentials in favour of Singapore dollar as compared to Japanese yen,” said Mr. Chua.

General Description of the property

Gyoda Distribution Centre (“Gyoda”) is a two-storey temperature-controlled warehouse/distribution centre with an ancillary office and is currently used as a pharmaceutical distribution centre. It is located within the Saitama Prefecture, one of the key logistics nodes in the Greater Tokyo Area. The property is easily accessible by two major expressways, Tohoku and Kanetsu Expressways, which connect Saitama to other parts of Kanto as well as the Tohoku and Koshinetsu regions. This makes Gyoda a convenient and ideal distribution hub for the Kanto region. The presence of major pharmaceutical wholesale distribution points in the vicinity as well as its proximity to the Kazo and Saitama cities (major cities in the Saitama Prefecture) also stand Gyoda in good stead as an attractive distribution point.

The property has been valued at JPY 2,002.0 million (S$27.1 million[1]) by Richi Valuation Institute Tokyo Office K.K as at 1 December 2006. It has a floor area of about 9,463.3 sqm and is located on freehold land which measures about 9,997.8 sqm.

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About MapletreeLog (www.mapletreelogisticstrust.com)

MapletreeLog, the first Asia-focused logistics REIT in Singapore, was listed on the SGX-ST main board on 28 July 2005. The Trust is also listed in the Global Property Research (GPR) 250 Index. Its principal strategy is to invest in a diversified portfolio of income-producing logistics real estate and real estate-related assets. It has a portfolio of 36 logistics assets located in Singapore, Hong Kong, China and Malaysia with a total value of S$1,145.4 million as at 30 September 2006. MapletreeLog is managed by Mapletree Logistics Trust Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd.

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Important Notice