



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

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## ANNOUNCEMENT

### **OFFER AND PLACEMENT OF NEW UNITS ("NEW UNITS") IN MAPLETREE LOGISTICS TRUST ("MAPLETREELOG") BY WAY OF AN ATM OFFERING OF 20,000,000 NEW UNITS AT AN ISSUE PRICE OF S\$0.945 PER NEW UNIT TO RETAIL INVESTORS IN SINGAPORE (THE "ATM OFFERING") AND A PRIVATE PLACEMENT OF 115,943,000 NEW UNITS AT AN ISSUE PRICE OF \$0.96 PER NEW UNIT (THE "PRIVATE PLACEMENT")**

Following its announcement this morning on the launch of the ATM Offering and the Private Placement, the Board of Directors of Mapletree Logistics Trust Management Ltd., as manager of MapletreeLog (the "**Manager**"), is pleased to announce that due to oversubscription by institutional and other investors, DBS Bank Ltd ("**DBS**") and UBS AG, acting through its business group, UBS Investment Bank ("**UBS**" and together with DBS, the "**Joint Financial Advisers, Lead Managers and Underwriters**"), being the joint financial advisers, lead managers and underwriters to the ATM Offering and the Private Placement, in consultation with the Manager, have decided to close the book of orders for the Private Placement at 7.30 p.m. this evening.

The issue price of New Units under the Private Placement is S\$0.96 per New Unit, as determined between the Manager and the Joint Financial Advisers, Lead Managers and Underwriters after an accelerated book-building process. At S\$0.96 per New Unit, 115,943,000 New Units are available for subscription under the Private Placement. The indications of interest received by the Manager for the New Units at S\$0.96 per New Unit under the Private Placement is close to or almost four times the number of New Units available for subscription under the Private Placement.

The ATM Offering to retail investors in Singapore on a "first-come, first-served" basis will open for application at 8.00 a.m. tomorrow (Friday, 20 January 2006) at DBS/POSB ATMs, and will close upon full subscription or 5.00 p.m. the same day (whichever is earlier). The ATM Offering is priced at S\$0.945 per New Unit, which represents a discount of approximately 1.6% from the issue price of S\$0.96 per New Unit under the Private Placement.

In relation to the initial public offering of MapletreeLog, the joint financial advisers, underwriters and bookrunners were DBS Bank and UBS.

#### 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  
19 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 in MapletreeLog (“Units”).

The ATM Offering and the Private Placement is made in and accompanied by an offer information statement dated 19 January 2006 (the “OIS”). The OIS is available upon request and a copy may be obtained, subject to availability, from any DBS Bank (including POSB) and UBS at 5 Temasek Boulevard, #18-00 Suntec Tower Five, Singapore 038985. This Announcement is qualified in its entirety by, and should be read in conjunction with the full text of the OIS. Words and expressions not defined in this Announcement have the same meaning as defined in the OIS unless the context requires otherwise.

Investors should read the whole of the OIS before deciding to subscribe for the New 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 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 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 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 the 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 and UBS to inform themselves of, and observe, any such prohibitions and restrictions.

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