

For Immediate Release

MAPLETREELOG ACQUIRES PROPERTY IN SINGAPORE FOR S\$43 MILLION

Singapore, 9 November 2009 – Mapletree Logistics Trust Management Ltd. (“MLTM”), Manager of Mapletree Logistics Trust (“MapletreeLog”), is pleased to announce that MapletreeLog, through its Trustee, HSBC Institutional Trust Services (Singapore) Limited, has signed a Put and Call Option Agreement to acquire a warehouse in Singapore for a total consideration of S\$43 million.

The vendor of the property, located at 7 Penjuru Close, is SH Cogent Logistics Pte Ltd (“SH Cogent”) which will lease back the property for an initial term of 7 years with a rental escalation of 2% p.a. from the second year onwards, with an option to extend for another 3 years and thereafter, for another 4 years.

SH Cogent Logistics Pte Ltd is a total logistics solutions provider, providing services such as sea freight-forwarding, container leasing, hazardous cargo and chemical handling & storage and supply chain management, storage and packing services for import and export of vehicles. This will be our second transaction with SH Cogent.

The acquisition will be accretive to MapletreeLog’s distribution per unit (“DPU”). The proforma financial effect of the acquisition on the annualised DPU (based on actual 9 months financial results for 2009) is an additional 0.04 Singapore cents or 0.7%¹.

¹ Assuming MapletreeLog has purchased, held and operated the property on a proforma basis for 2009 (based on actual 9 months financial results for 2009; based on 81 properties) and assuming a unit price of 69 Singapore cents and that the acquisition is 38.1% debt funded.

Rationale for the acquisition

Mr. Chua Tiow Chye, Chief Executive Officer of MLTM, said, "7 Penjuru Close is a prominent building along Penjuru Road and is located in a predominantly warehousing/industrial area. MapletreeLog currently owns a few buildings in the vicinity. It is minutes drive from Jalan Buroh, the major artery of the industrial and logistics centre in the west of Singapore, Jurong Port, one of the major ports in Singapore with container terminal, bulk and conventional cargo handling terminals, as well as Ayer Rajah Expressway (AYE).

The purchase of this building is an example of our "follow-the-client" strategy as SH Cogent is our tenant in another property in the vicinity at 31 Penjuru Lane. This will help to further build on our relationship with them.

Funding for the acquisition

The acquisition is expected to be completed by December 2009. Further details on the funding will be made shortly in a separate announcement.

General Description of the property

7 Penjuru Close consists of a ramp-up 6-storey single-user warehouse facility. It will have a GFA of approximately 41,253 sqm² and is on leasehold land expiring in May 2035.

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² Existing GFA is 37,644sqm. Asset enhancement works are currently being undertaken to increase the GFA by 3,609sqm to 41,253sqm.

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 included in the FTSE ST Mid-Cap Index, the Global Property Research's GPR 250 Index and GPR 250 REIT Index. MapletreeLog's principal strategy is to invest in a diversified portfolio of income-producing logistics real estate and real estate-related assets. As at 30 September 2009, it has a portfolio of 81 logistics assets in Singapore, Hong Kong, Japan, China, Malaysia and South Korea with a total book value of close to S\$3 billion. MapletreeLog is managed by Mapletree Logistics Trust Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd.

For enquiries, please contact:

Ms. Nupur Joshi

Investor Relations Manager

Tel: +65 6377-6493

Email: nupur.joshi@mapletree.com.sg

Ms. Serena Ting

Senior Investment Manager

Tel: +65 6377-6816

Email: serena.ting@mapletree.com.sg

Important Notice

The value of units in MapletreeLog ("Units") and the income 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 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 its future performance.

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, 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. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

Mapletree Logistics Trust Management Ltd.

1 Maritime Square #13-01, HarbourFront Centre, Singapore 099253

tel +65 6377 6111 fax +65 6273 2753 email Ask-MapletreeLog@mapletree.com.sg

Co. Reg. No. 200500947N