



Results for the Fourth Quarter and Year ended 31 December 2006

16 January 2007

maple^{tree}
logisticstrust



Disclaimer

This Presentation is focused on comparing results for the three months ended 31 December 2006 versus results achieved in the three months ended 31 December 2005 and versus results achieved in the previous quarter ended 30 September 2006. This shall be read in conjunction with Mapletree Logistics Trust's financial results for the three months and full year ended 31 December 2006 in the SGXNet announcement.

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.

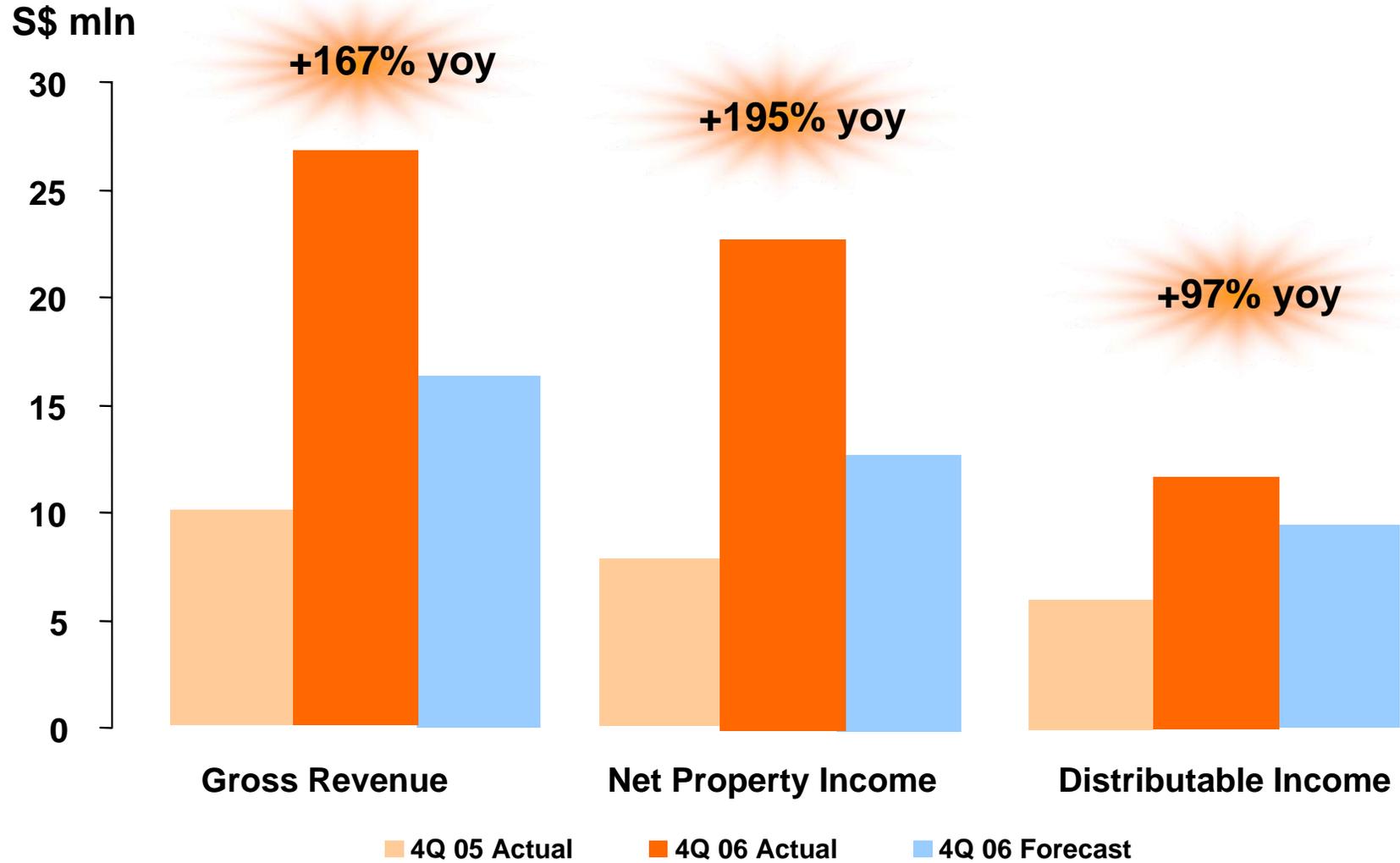
Agenda

- **Financial Performance**
- **Yield plus Growth**
 - Growth by acquisition
 - Tailored leasing strategy
 - Asset enhancement
- **Sponsor's Development Pipeline**
- **A More Resilient Portfolio**
- **Capital Management**
- **Outlook**

Financial Performance

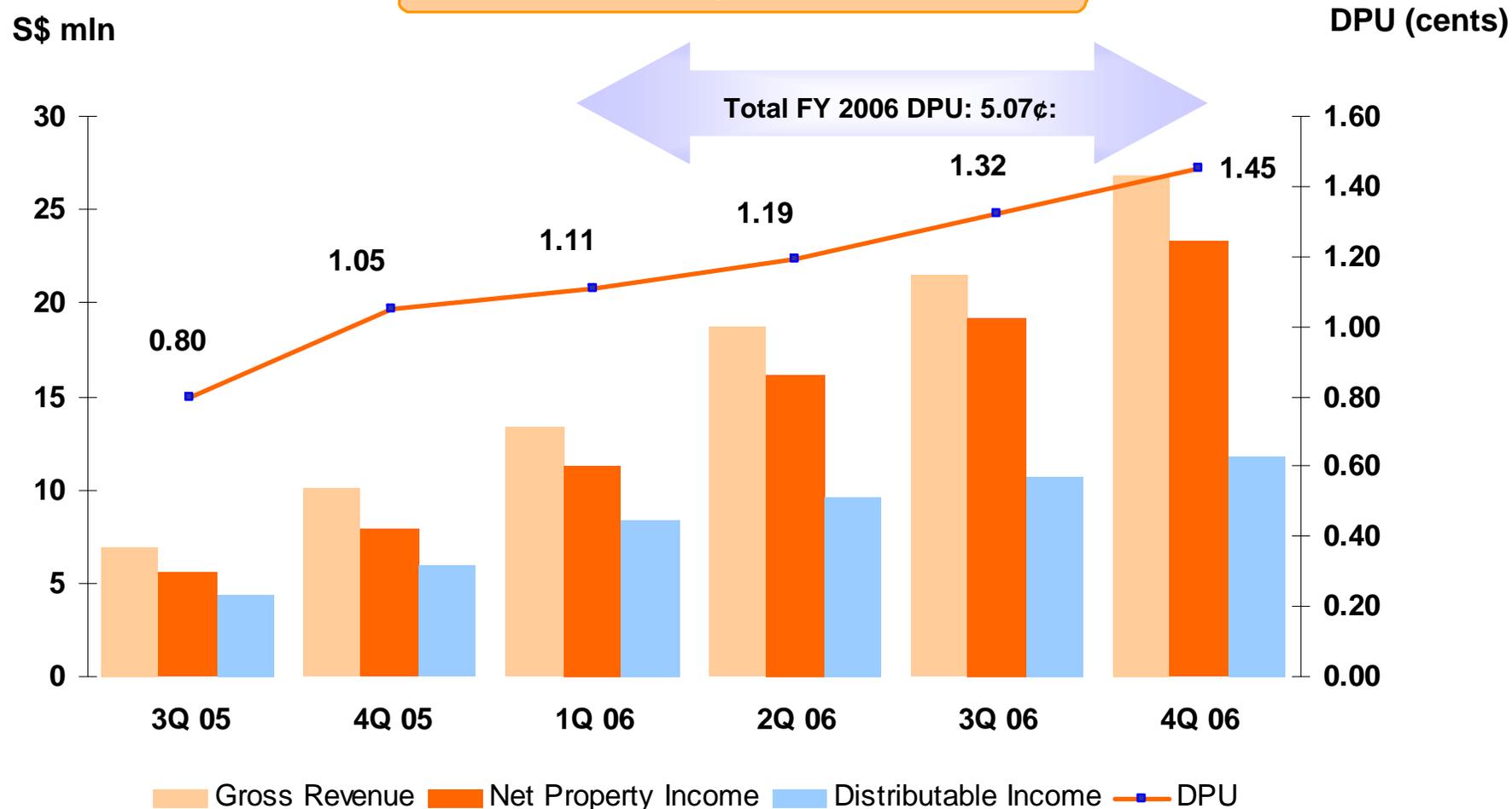
Financial Highlights

4Q 2006 Actual vs 4Q 2005 Actual



Financial Highlights

Performance by Quarter since IPO



Footnote:

(1) Period for 3Q 05 is from 28 July 2005 (Listing Date) to 30 September 2005.

Capital Management

Balance Sheet	30 Sep 2006	31 Dec 2006
	S\$'000	S\$'000
Total assets	1,174,439	1,459,713
Largely comprising:		
Investment properties (before 2006 reval gain)	1,145,436	1,373,298
Revaluation gain	-	55,682
Total liabilities	612,282	866,318 ¹
Net assets attributable to unitholders	562,157	593,395
Net asset value (NAV) per Unit	S\$0.69 ²	S\$0.73 ³
Financial Ratio		
Aggregate Leverage Ratio	49.2%	54.9% ⁴
Total Debt	S\$572 million	S\$795million
Weighted Average Annualised Interest Rate	4.2%	4.3%
Interest Service Ratio ⁵	3.7 times	3.2 times

Footnotes:

- (1) *Include derivative financial instruments, at fair value, liability of S\$18.6 million.*
- (2) *Include net derivative financial instruments, at fair value, liability of S\$4.1 million. Excluding this, the NAV per unit would be S\$0.70.*
- (3) *Include net derivative financial instruments, at fair value, liability of S\$18.3 million. Excluding this, the NAV per unit would be S\$0.75.*
- (4) *Total assets in the computation inclusive of net appreciation in value of investment properties of S\$55.7 million.*
- (5) *Ratio of EBITDA over interest expense for period up to balance sheet date.*

Revaluation Gains from Year End Revaluation Exercise – S\$55.7 million

Top 5 Contributors

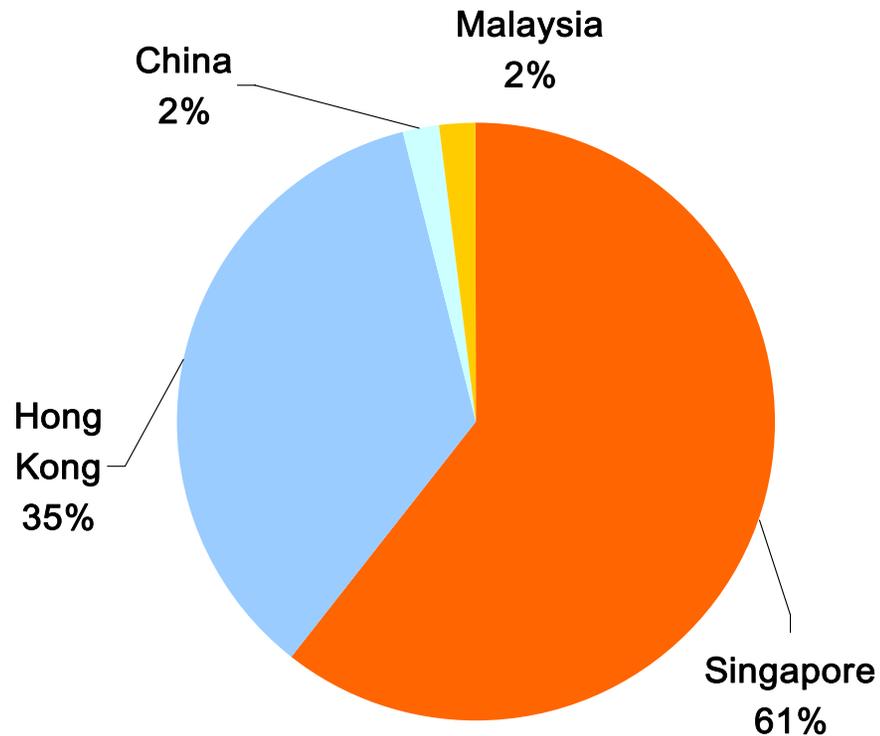
	REVAL GAINS (S\$'m)	% of S\$55.7m
Shatin No. 3	17.0	30%
Shatin No. 2	7.8	14%
Pulau Sebarok	7.0	13%
Jurong Logistics Hub	6.6	12%
Shatin No. 4	5.1	9%
	43.5	78%

Breakdown by Countries

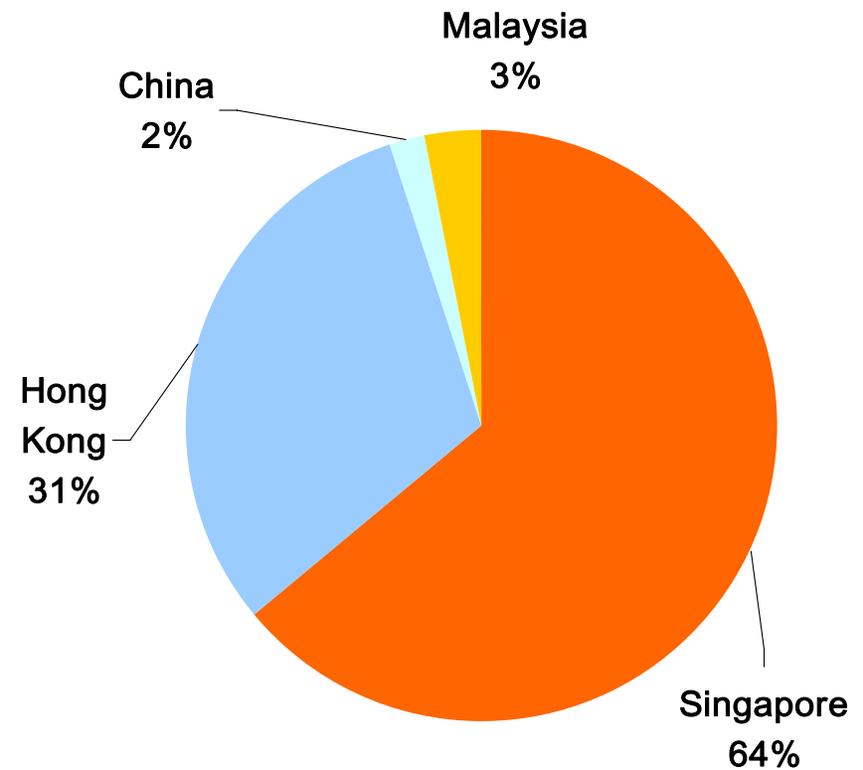
	REVAL GAINS (S\$'m)
Hong Kong	33.4
Singapore	21.5
China	0.6
Malaysia	0.2
Total	55.7

Geographical Diversification

Country Allocation by NPI – 3Q 2006 vs 4Q 2006



3Q 2006



4Q 2006

Financial Highlights - RECAP

IN S\$ THOUSANDS	3Q 2006	4Q 2006	Variance	YTD Dec 2005 ¹	YTD Dec 2006 Actual	Variance
GROSS REVENUE	21,459	26,863	 25.2%	28,345	80,392	 183.6%
PROPERTY EXPENSES	(2,210)	(3,502)	 58.5%	(7,515)	(10,363)	 37.9%
NET PROPERTY INCOME	19,249	23,361	 21.4%	20,830	70,029	 236.2%
DISTRIBUTABLE INCOME	10,683	11,759	 10.1%	13,398	40,383	 201.4%
AVAILABLE DPU (CENTS)	1.32	1.45	 9.8%	NM ²	5.07 ³	NM ²

Footnotes:

- (1) Represents financial period from 5 July 2004 (inception date) to 31 December 2005.
- (2) Not meaningful as YTD December 2005 included the private trust period where the 2 units in MapletreeLog were wholly owned by one unitholder.
- (3) Computed based on 811,264,635 units for 2Q 2006 to 4Q 2006 and weighted average number of units of 751,089,459 for 1Q 2006.

Distribution Details

Distribution Period

1 October 2006 - 24 January 2007

DPU per unit (cents)

Between 1.75 - 1.85 cents

Distribution Timetable

Notice of books closure date

16 January 2007

Last day of trading on "cum" basis

19 January 2007, 5.00 pm

Ex-date

22 January 2007, 9.00 am

Books closure date

24 January 2007, 5.00 pm

Distribution payment date

28 February 2007

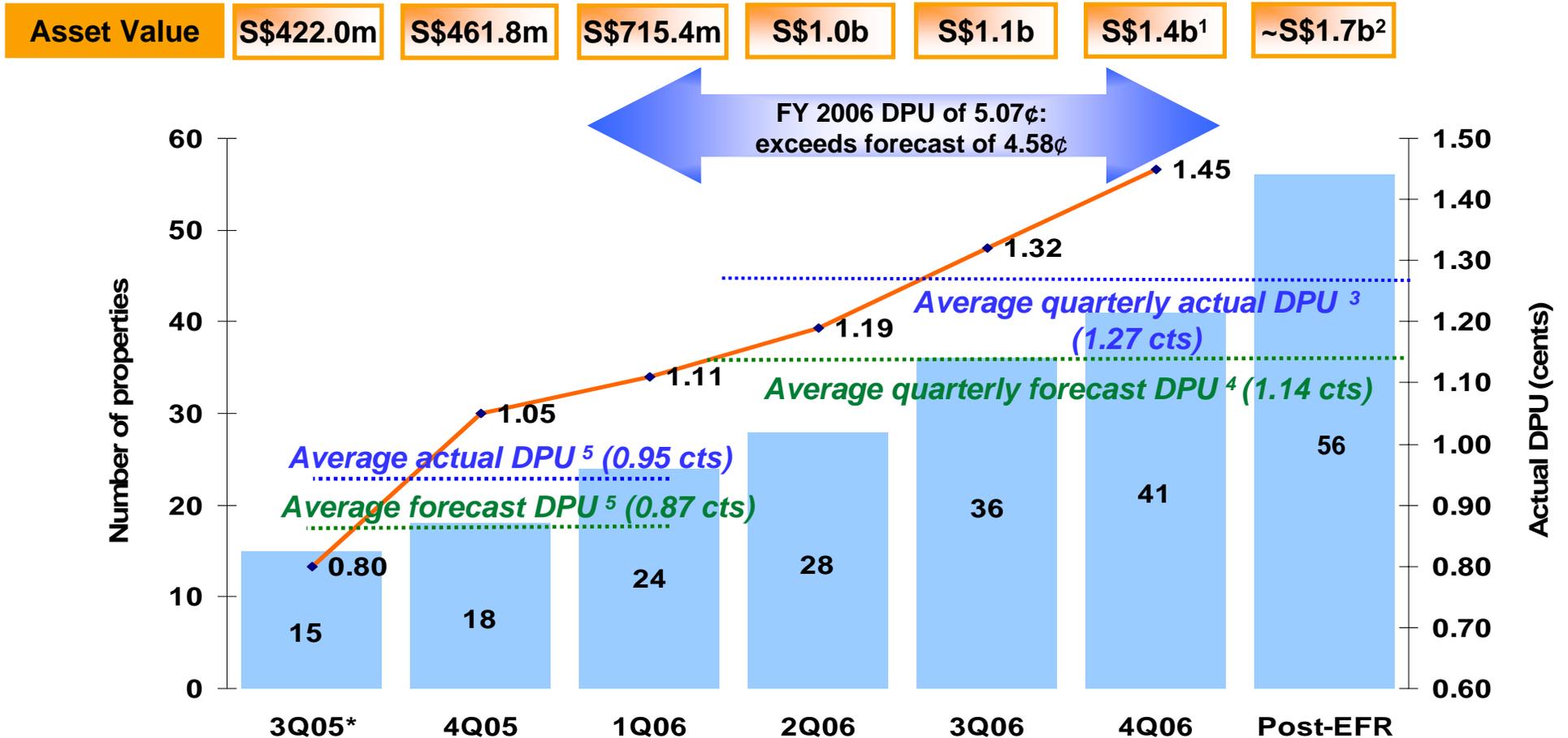
Footnote:

(1) Pursuant to the proposed equity fund raising exercise as mentioned in the Circular to Unitholders dated 26 December 2006.

Yield plus Growth

Scorecard since IPO

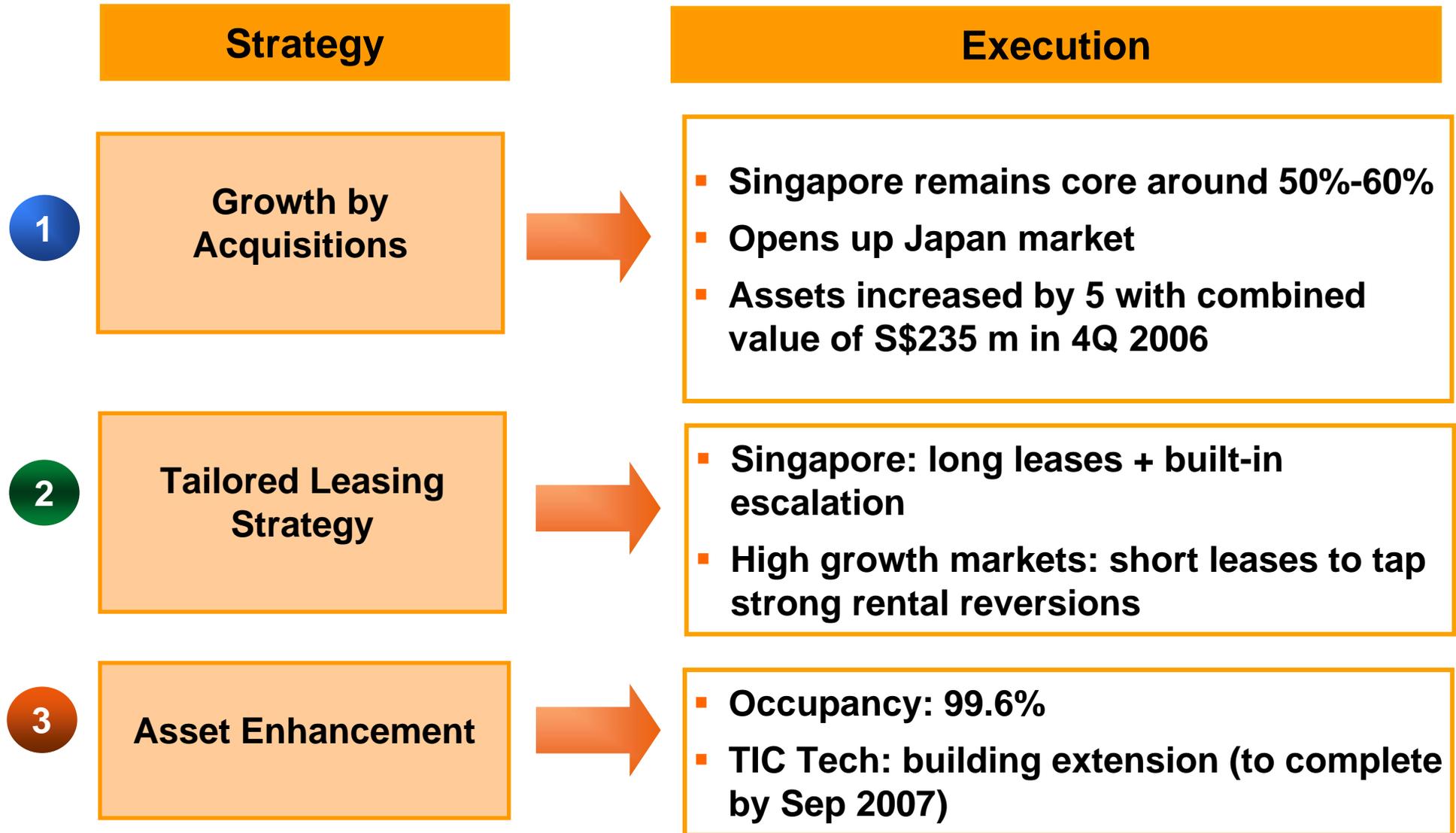
DPU growing progressively as pace of acquisitions gathers momentum



Footnotes:

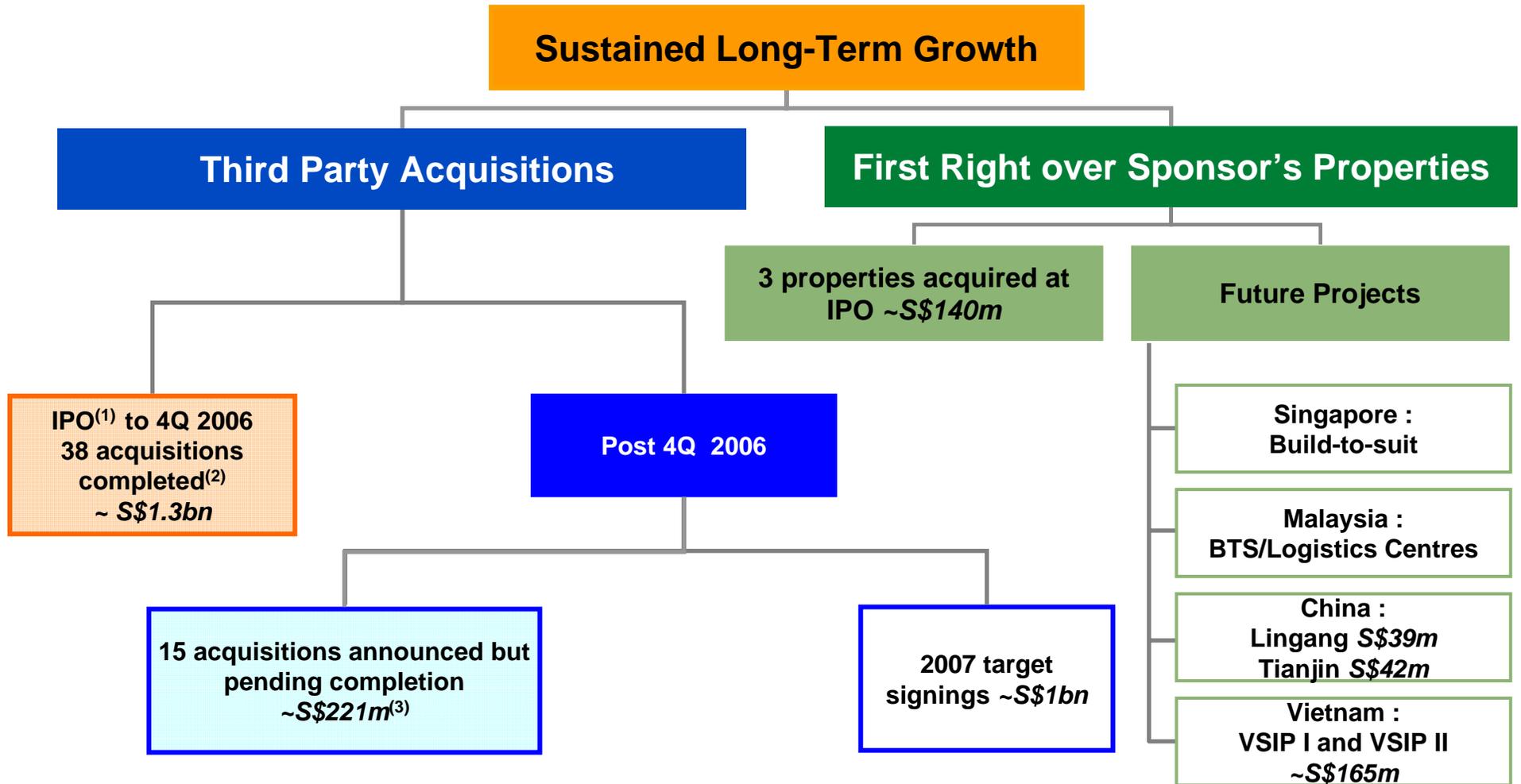
- (1) Based on 41 properties as at 31 December 2006.
- (2) Based on 56 properties, including 15 announced acquisitions that are pending completion as at 31 December 2006.
- (3) Based on FY2006 actual DPU.
- (4) Based on FY2006 forecast DPU of 4.58cts according to the Circular dated 22 December 2005.
- (5) Weighted average DPU for the period 28 July 2005 (Listing Date) to 31 December 2005
- * Period for 3Q 05 is from 28 July 2005 (Listing Date) to 30 September 2005.

Yield + Growth Strategy



1 Acquisition Pipeline Gaining Momentum

Annual target of S\$ 1 billion: 10-20% from Sponsor's properties, and 80-90% from third parties



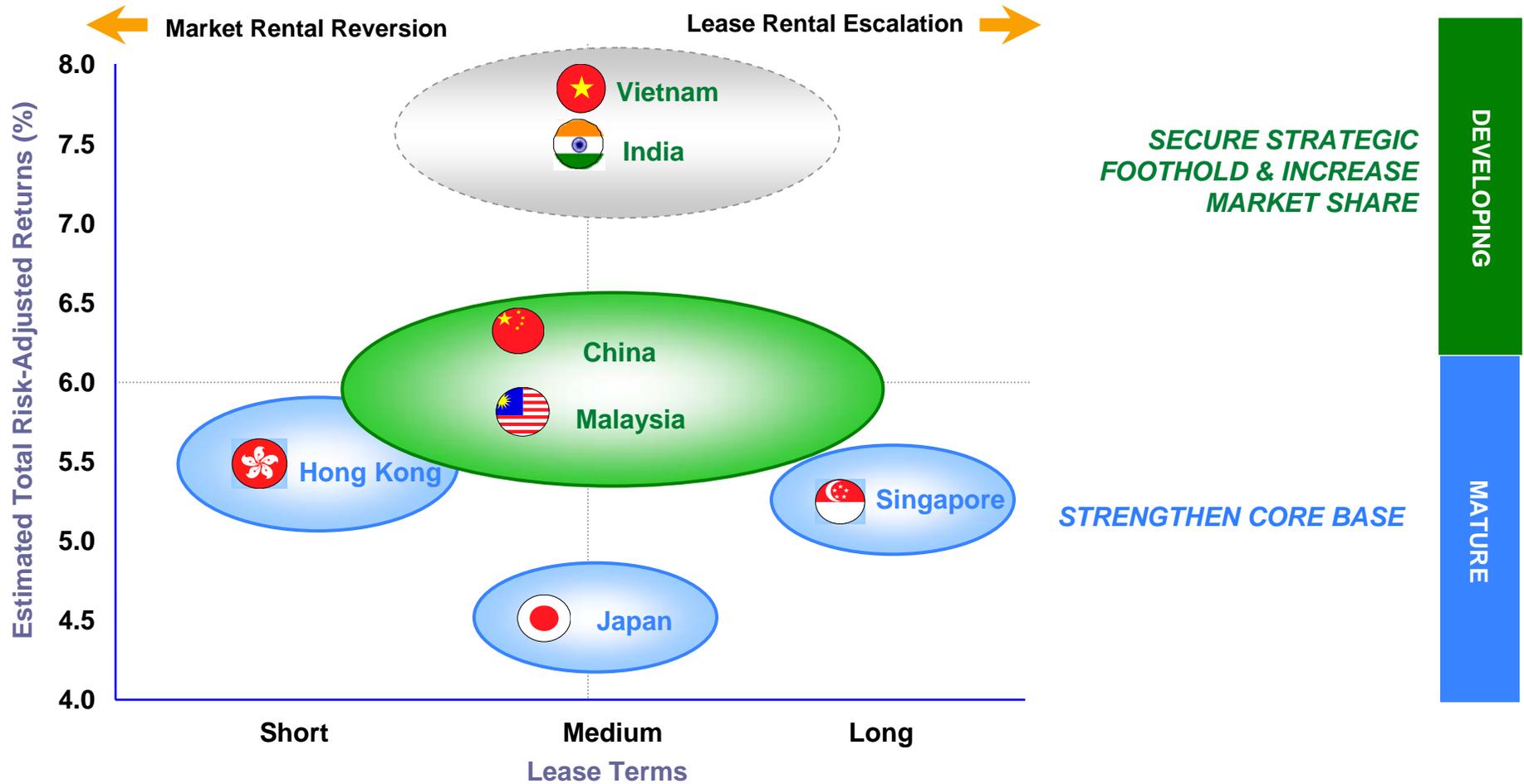
(1) IPO in Jul 2005 with 15 assets worth S\$422m, of which 3 assets were Sponsor's properties

(2) Excludes the Sponsor's properties

(3) Excludes acquisition costs

Optimise Leasing Strategies

Different leasing strategies for different markets...

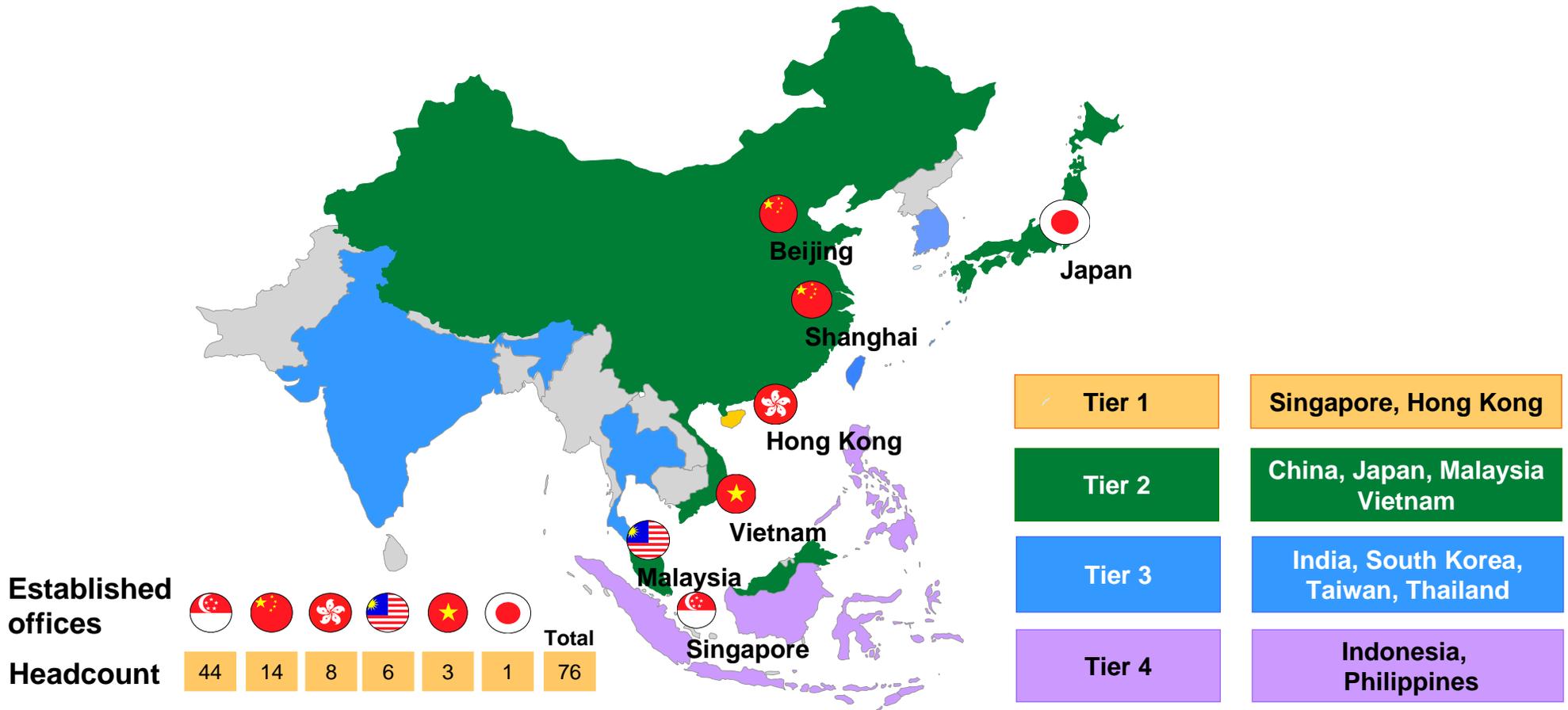


Asset Enhancement

- **Portfolio occupancy as at 31 December 2006: 99.6%**
 - **Summary of renewals/new leases for FY2006**
 - **44,000 sqm of lease space contributing to 6.1% of Dec 06 gross revenue expired by 31 Dec 2006**
 - **All these expired leases have been renewed at higher rates**
 - **Renewed rental rates:**
 - ✓ **+10.6% (for 6 Hong Kong properties)**
 - ✓ **+2.7% (for 30 Singapore properties)**
 - ✓ **+7.1% (for entire portfolio)**
- over preceding rental rates**

Expanding On-the-ground Presence

Currently exploring India, South Korea, Taiwan & Thailand...



... to broaden reach in deal sourcing, tenant support & asset management

Sponsor's Development Pipeline

Sponsor's Development Pipeline

China

Lingang Free Port:

- Two blocks of warehouses; combined gross floor area of 46,500 sqm
- Completion targeted for end-2006 (Estimated value of S\$39 million)



Tianjin Airport:

- 4.8 ha bonded airport logistics centre; combined gross floor area of 53,980 sqm (Phase I - 18,660 sqm, Phase II - 35,320 sqm)
- Completion targeted for end-2007 (Estimated value of S\$42 million)



Vietnam

Vietnam Singapore Industrial Park (VSIP I):

- Modular warehouse; combined gross floor area of 23,600 sqm
- Completion targeted for end-2006



Exclusive logistics park in VSIP II:

- 56ha land; FTZ status

Combined estimated value of VSIP I and VSIP II: ~S\$165 million



A More Resilient Portfolio

Portfolio Up 239% from IPO

41 assets valued at S\$1,429.0 million as at 31 Dec 2006

Asset	Purchase Price^/ Valuation^ (S\$m)	Date of completion	Tenant	Net Lettable Area (sqm)
Singapore				
1 TIC Tech Centre	53.5	28 Jul 05	Multi-tenanted	30,758
2 KLW Industrial Building	17.6	28 Jul 05	KLW Wood Products Pte Ltd	14,971
3 11 Tai Seng Link	15.0	28 Jul 05	Allied Telesyn International (Asia)	10,313
4 61 Alps Avenue	20.0	28 Jul 05	Expeditors Singapore Pte Ltd	12,388
5 21/23 Benoi Sector	28.5	28 Jul 05	DG Logistik Pte. Ltd.	22,519
6 Tentat Districentre	16.8	28 Jul 05	Tian An Investments Pte. Ltd.	13,397
7 6 Changi South Lane	13.8	28 Jul 05	Boustead Projects Pte Ltd	14,524
8 531 Bt Batok Street 23	23.0	28 Jul 05	Armstrong Industrial Corporation	18,871
9 70 Alps Avenue	36.5	28 Jul 05	Multi-tenanted	21,408
10 60 Alps Avenue	20.0	28 Jul 05	Menlo Worldwide Asia-Pacific	12,674
11 Ban Teck Han Building	21.0	28 Jul 05	Ban Teck Han Enterprise Co Pte Ltd	14,738
12 Lifung Centre	25.0	28 Jul 05	IDS Logistics Services Pte Ltd	23,629
13 CIAS Flight Kitchen	19.8	28 Jul 05	CIAS	22,136
14 201 Keppel Road	29.0	28 Jul 05	Prima Limited	41,914
15 Pulau Sebarok	98.0	28 Jul 05	Multi-tenanted	510,452
16 8 Loyang Crescent	17.2	28 Nov 05	Kenyon Engineering Pte. Ltd.	14,521
17 97 Ubi Ave 4	13.0	1 Dec 05	SNP Corporation Ltd	10,469
18 APICO Industrial Building	9.3	1 Dec 05	Asia Paint International Pte Ltd	7,232
19 2 Serangoon North Ave 5	45.5	7 Feb 06	Fu Yu Corporation Limited	30,910
20 Tang Logistics Centre	14.6	10 Feb 06	Tang Logistics Centre Pte. Ltd.	9,573
21 20 Old Toh Tuck Road	12.0	6 Mar 06	Popular Holdings Ltd	7,658

[^] Purchase price/valuation price includes other acquisition-related costs such as legal fees, due diligence costs, etc.

Portfolio Up 239% from IPO

Asset	Purchase Price [^] / Valuation [^] (\$m)	Date of completion	Tenant	Net Lettable Area (sqm)
Singapore (Cont'd)				
22 85 Defu Lane 10	17.3	7 Jul 06	Ever Expand Pte Ltd	11,984
23 39 Tampines St 92	13.7	7 Jul 06	2E Capital Pte Ltd	9,524
24 31 Penjuru Lane	17.3	18 Jul 06	SH Cogent Logistics Pte Ltd	16,604
25 8 Changi South Lane	15.8	18 Aug 06	Goodrich Global Pte Ltd	10,834
26 4 Toh Tuck Link	11.0	1 Sep 06	Markono Logistics Pte Ltd	8,641
27 138 Joo Seng Road	13.0	7 Sep 06	Trivec Singapore Pte Ltd	11,132
28 4 Tuas Ave 5	13.0	13 Sep 06	Kim Seng Holdings Pte Ltd	11,512
29 7 Tai Seng Drive	38.0	3 Oct 06	Crescendas Distribution Pte. Ltd.	23,844
30 31 Jurong Port Road	176.4	20 Oct 06	Multi-tenanted	124,611
Sub-Total	864.6			1,093,743

* Includes the acquisitions of Level 9 (completed on 28 Feb 2006) and Ground floor (completed on 2 May 2006) of Shatin No. 3

[^] Purchase price/valuation price includes other acquisition-related costs such as legal fees, due diligence costs, etc.

Portfolio Up 239% from IPO

Asset	Purchase Price [^] / Valuation [^] (\$m)	Date of completion	Tenant	Net Lettable Area (sqm)
Hong Kong				
31 Tsuen Wan No. 1	45.6	26 Jan 06	Multi-tenanted	17,094
32 Shatin No. 2	78.3	26 Jan 06	Multi-tenanted	26,026
33 Shatin No. 3*	84.6	26 Jan 06	Multi-tenanted	24,346
34 Shatin No. 4	211.7	20 Apr 06	Multi-tenanted	60,215
35 Pressfield Centre	23.8	6 Jun 06	Pressfield Co. Ltd	12,763
36 Shibusawa	44.6	11 Sep 06	Multi-tenanted	17,494
Sub-Total	488.6			157,938
China				
37 Ouluo Logistics Centre	25.7	14 Apr 06	Multi-tenanted	33,320
Malaysia				
38 Lot 1, Perisiaran Budiman Section 23 Shah Alam	20.8	1 Jun 06	National Panasonic (M) Sdn Bhd	29,783
39 Subang 1	10.9	2 Nov 06	Multi-tenanted	12,872
40 Subang 2	7.5	2 Nov 06	Bax Global Logistics Sdn Bhd	8,297
41 Zentraline	10.9	6 Oct 06	IDS Logistics Services (M) Sdn Bhd	14,529
Sub-total	50.1			65,481
Total	1,429.0			1,350,482

* Includes the acquisitions of Level 9 (completed on 28 Feb 2006) and Ground floor (completed on 2 May 2006) of Shatin No. 3

[^] Purchase price/valuation price includes other acquisition-related costs such as legal fees, due diligence costs, etc.

Announced Acquisitions Pending Completion

15 additional acquisitions announced as at 31 Dec 2006

Asset	Purchase price ^o (S\$m)
Singapore	
1 Eastgate	10.0
2 SembEnviro K K Asia	11.0
3 Kingsmen Creatives	13.9
4 Winstant	18.0
5 Nobel (Woodlands)	10.3
6 Nobel (Joo Seng)	5.5
7 Beaute Spring	24.1
8 Premium Capital	11.0
Sub-Total	103.8
Malaysia	
9 Subang 3	8.5
10 Subang 4	4.1
11 Chee Wah	5.6
12 Linfox	15.0
13 Senai Property	10.9
Sub-Total	44.1
PRC	
14 American Industrial Park	49.1
Japan	
15 Gyoda Distribution Centre	24.3
Total	221.3

Enlarged portfolio size (for 56 properties)
~ S\$1.7b ...



... would increase portfolio value by about four-fold compared to that at IPO

^o Does not include acquisition-related costs, as the acquisitions are pending completion as at 31 December 2006

^{**} Based on exchange rates of S\$1.00 to RM2.33, S\$1.00 to RMB4.91, S\$1.00 to JPY74.39.

MapleTreeLog's 56 properties*

Singapore (38 Properties)

FTZ 3PL



70 Alps Avenue



60 Alps Avenue



61 Alps Avenue

Non-FTZ 3PL



6 Changi South Lane Tang Logistics Centre



TIC Tech Centre



4 Toh Tuck Link



Lifung Centre



Jurong Logistics Hub

Food & Cold Storage Logistics



CIAS Flight Kitchen



201 Keppel Road

Oil & Chemical Logistics



Pulau Sebarok

* Including 15 announced acquisitions pending completion as at 31 Dec 2006

MapletreeLog's 56 properties* (cont'd)

Singapore (38 Properties) (cont'd)

Distribution Centre



Tentat Districentre



20 Old Toh Tuck Rd



APICO Industrial



521 Bukit
Batok St 23



30 Woodlands Loop



4 Tuas Avenue 5



21/23 Benoi Sector



Ban Teck Han



138 Joo Seng Rd



7 Tai Seng Drive



8 Changi S. Lane



9 Tampines St 92



3 Changi South
Lane



134 Joo Seng Road



1 Genting Lane



31 Penjuru Lane

MapletreeLog's 56 properties* (cont'd)

Singapore (38 Properties) (cont'd)

Industrial Warehousing



2 Serangoon North Ave 5



8 Loyang Crescent



20 Tampines St. 92



531 Bukit Batok St 23



11 Tai Seng Link



6 Marsiling Lane



KLW Industrial Building



97 Ubi Avenue 4



85 Defu Lane
10



39 Tampines
St 92

Hong Kong (6 Properties)

Non-FTZ 3PL



Shatin No. 2



Shatin No. 3



Tsuen Wan No. 1



Shatin No. 4



Shibusawa Building

Industrial Warehousing



Pressfield Centre

MapletreeLog's 56 properties* (cont'd)

China (2 Properties)

Non-FTZ 3PL



Ouluo Logistics Centre



American Industrial Park

Japan (1 Property)

Distribution Centre



Gyoda Distribution Centre

Malaysia (9 Properties)

Non-FTZ 3PL



Subang 4



Subang 1



Subang 2



Senai Property



Zentraline



Subang 3



Linfox

Distribution Centre



Lot 1, Perisiaran Budiman
Section 23 Shah Alam

Industrial Warehousing

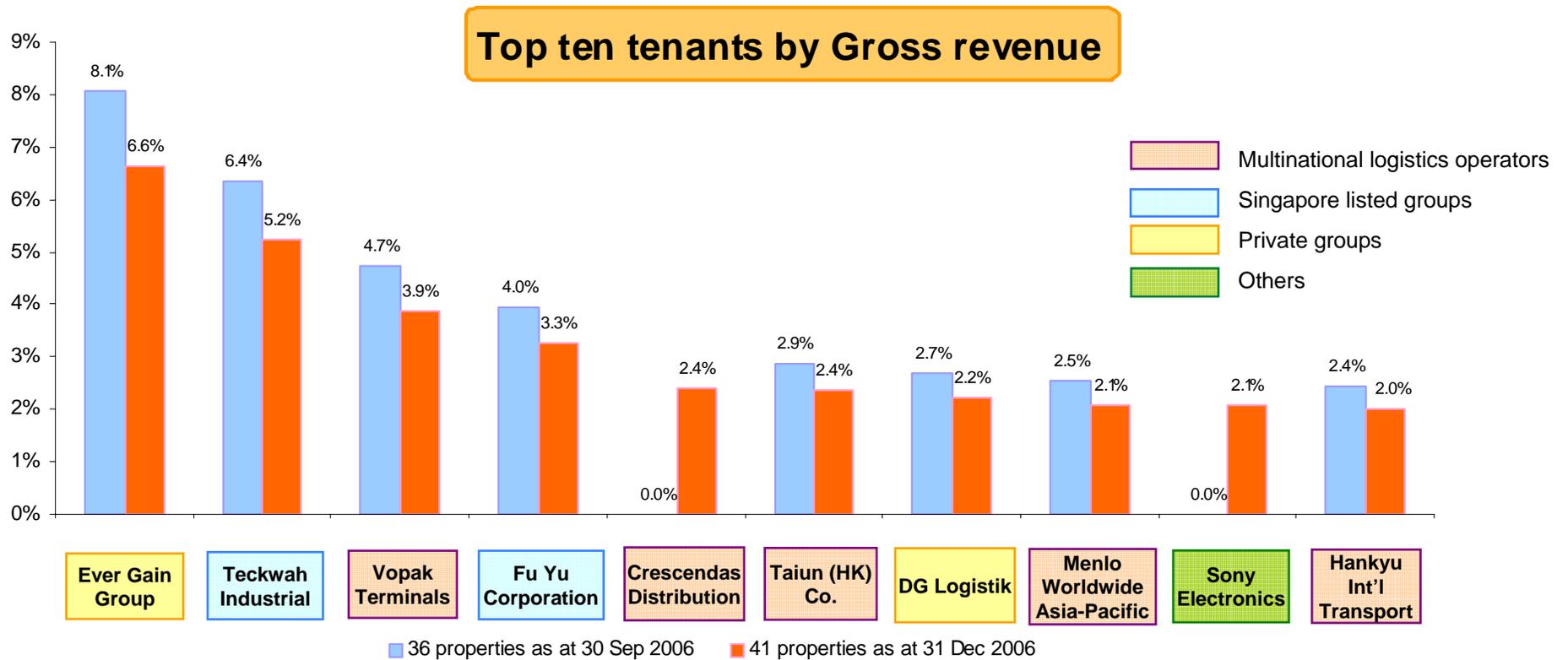


Chee Wah

1

Better Tenant Diversification

Further reduction in top ten tenants concentration from 37.6% to 32.1%

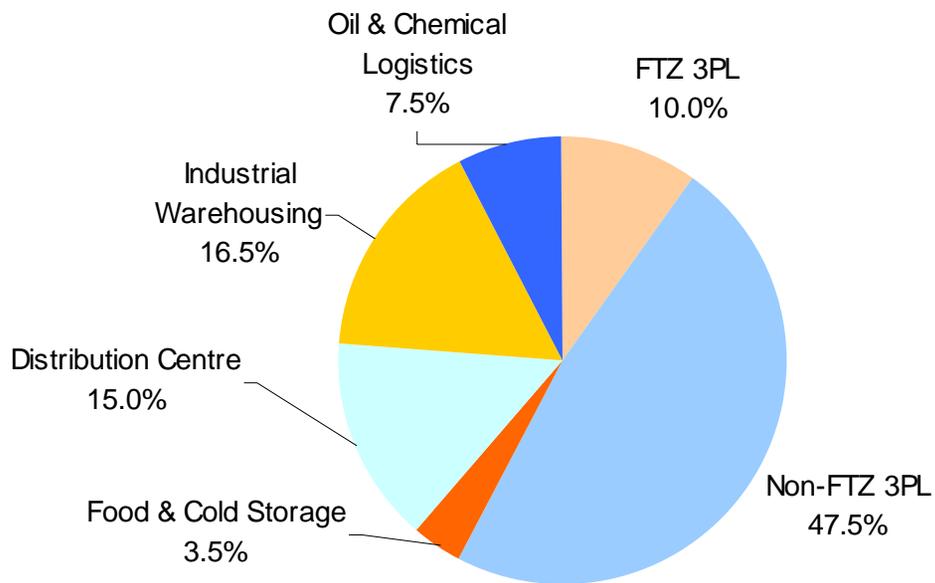


...increasing the number of quality tenants from 84 to 125

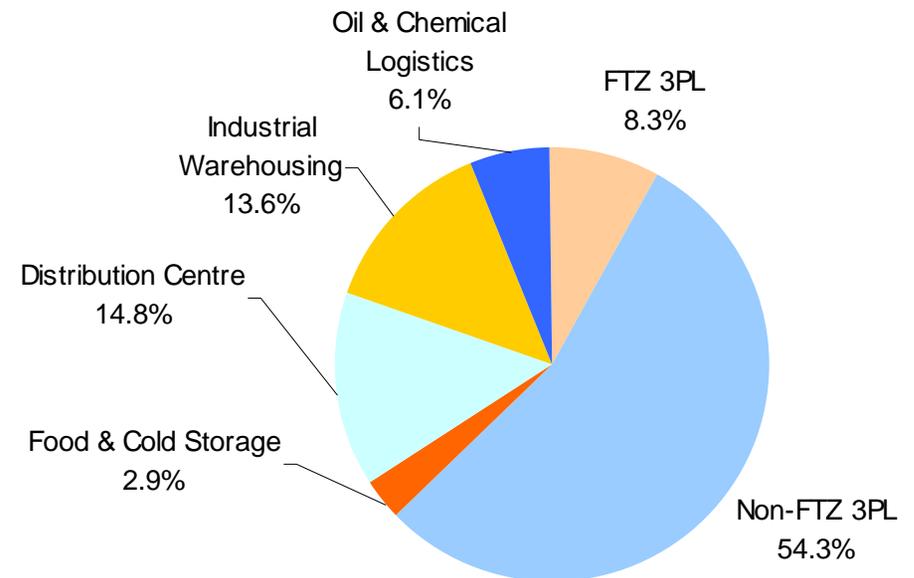
Increased Exposure to Professional 3PLs

Enhances scope and opportunities ...

**Gross revenue contribution by trade sector
(36 properties as at 30 Sep 2006)**



**Gross revenue contribution by trade sector
(41 properties as at 31 Dec 2006)**



to implement “follow-the-client strategy”

High Occupancies

Property	Weighted Average Occupancy Rate	% of Total Gross Revenue [^]
FTZ 3PL		
70 Alps Avenue	100.0%	4.2%
60 Alps Avenue	100.0%	2.1%
61 Alps Avenue	100.0%	1.9%
Non-FTZ 3PL		
6 Changi South Lane	100.0%	1.5%
TIC Tech Centre	98.9%	6.1%
LiFung Centre	100.0%	1.9%
4 Toh Tuck Link	100.0%	0.9%
Jurong Logistics Hub	96.4%	13.2%
No. 43-57 Wang Wo Tsai Street, Tsuen Wan, New Territories, HK	98.4%	2.7%
No. 21 – 23 Yuen Shun Circuit, Shatin, New Territories, HK	100.0%	4.3%
No. 22 On Sum Street, Shatin, New Territories, HK*	99.5%	4.1%
Ouluo Logistics Centre, Shanghai, PRC	100.0%	1.8%
No. 28 On Muk Street, Shatin, New Territories, HK	100.0%	12.0%
Shibusawa (Hong Kong) Building, New Territories, HK	100.0%	2.8%
Subang 1 (Lot 36545 TS 6/5, Taman Perindustrian Subang)	100.0%	0.8%
Subang 2 (Lot 832 Jalan Subang 6 Taman Perindustrian Subang)	100.0%	0.6%
Zentraline	100.0%	0.8%
Distribution Centre		
21/23 Benoi Sector	100.0%	2.2%
Ban Teck Han Building	100.0%	1.5%
Tentat Districentre	100.0%	1.5%
31 Penjuru Lane	100.0%	1.5%
8 Changi South Lane	100.0%	1.0%
4 Tuas Avenue 5	100.0%	1.0%

[^] Based on gross revenue for the month of December 2006

* No. 22 On Sum Street, Shatin (Shatin No. 3) includes Level 9 and Ground Floor

High Occupancies (cont'd)

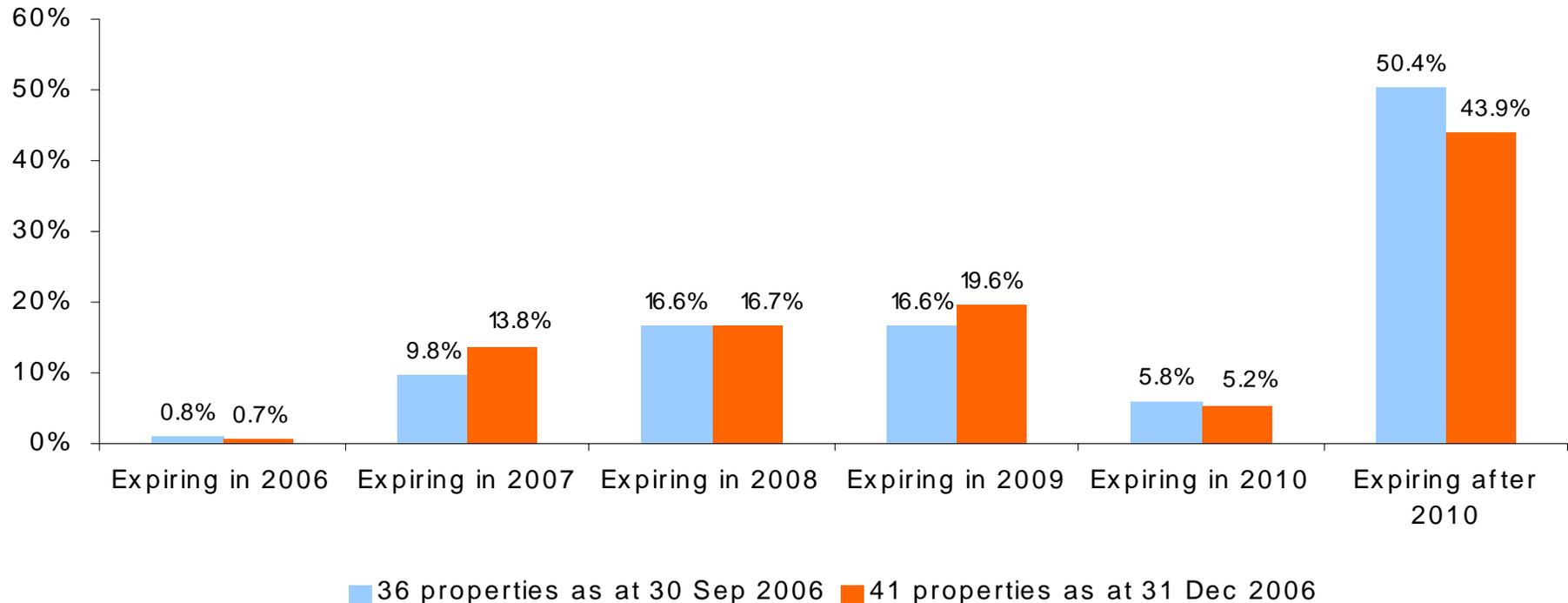
Property	Weighted Average Occupancy Rate	% of Total Gross Revenue
Distribution Centre (cont'd)		
138 Joo Seng Road	100.0%	0.7%
Crescendas Distribution Centre	100.0%	2.4%
Lot 1, Perisiaran Budiman Section 23 Shah Alam, Malaysia	100.0%	1.4%
Food & Cold Storage		
CIAS Flight Kitchen	100.0%	1.4%
201 Keppel Road	100.0%	1.5%
Oil & Chemical Logistics		
Pulau Sebarok	100.0%	6.1%
Industrial Warehousing		
531 Bt Batok Street 23	100.0%	1.6%
KLW Industrial Building	100.0%	1.5%
11 Tai Seng Link	100.0%	1.2%
97 Ubi Ave 4	100.0%	1.2%
8 Loyang Crescent	100.0%	1.2%
APICO Industrial Building	100.0%	0.6%
20 Old Toh Tuck Road	100.0%	0.9%
Tang Logistics Centre	100.0%	0.9%
2 Serangoon North Ave 5	100.0%	3.3%
85 Defu Lane 10	100.0%	1.1%
39 Tampines St 92	100.0%	0.9%
Pressfield Centre, Fanling, HK	100.0%	1.5%
Weighted Average / Total	99.6%	100.0%

	36 properties as at 30 Sep 2006	41 properties as at 31 Dec 2006
Weighted average occupancy rate	99.9%	99.6%

4

Shorter Leases to Tap Growing Markets

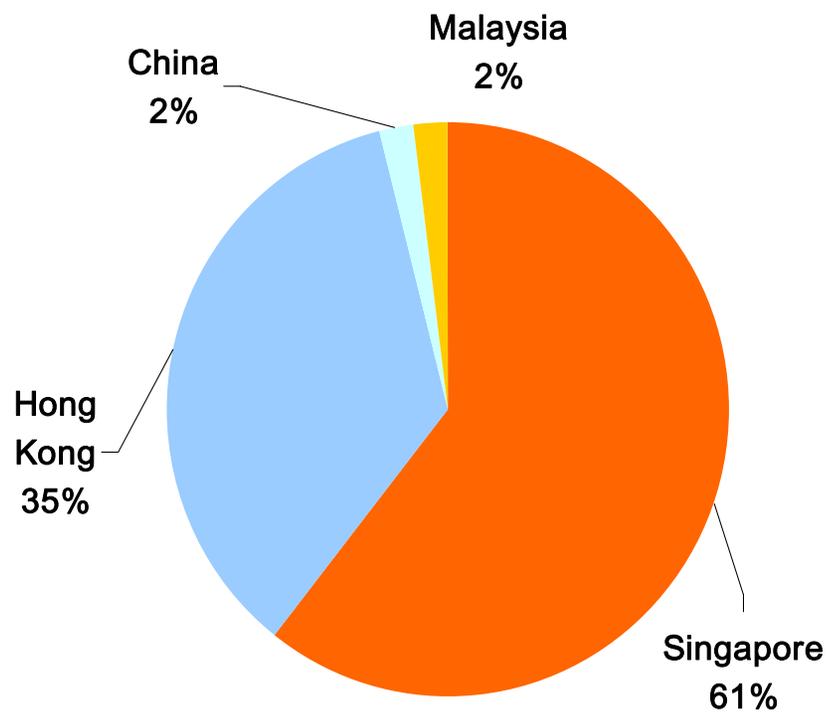
Lease Expiry Profile by Gross Revenue



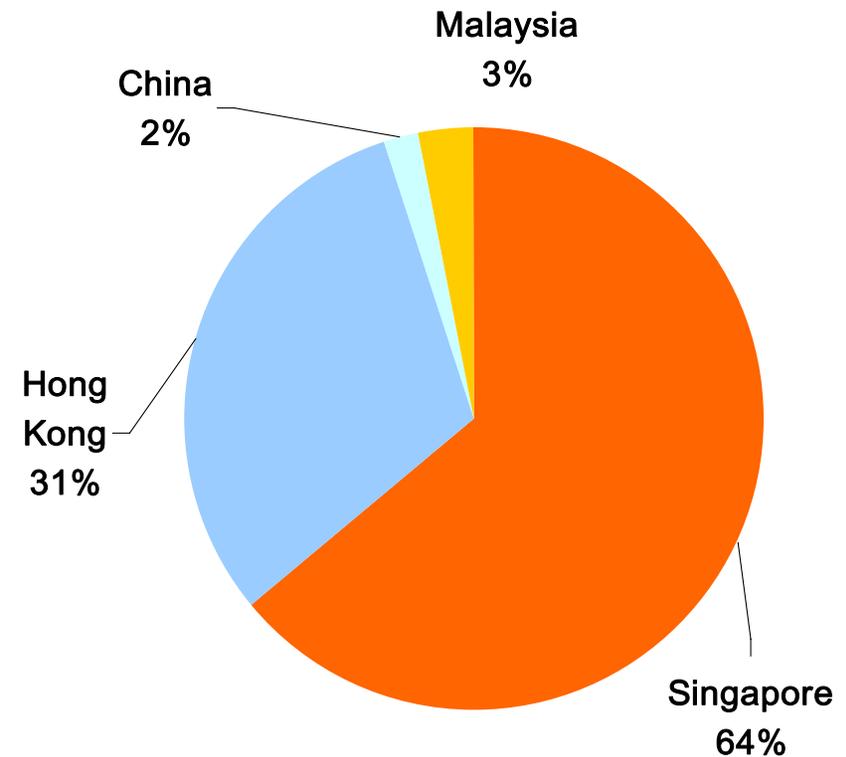
	36 properties as at 30 Sep 2006	41 properties as at 31 Dec 2006
Weighted average lease term to expiry	5.3 years	4.6 years

Geographical Diversification

Country Allocation by NPI – 3Q 2006 vs 4Q 2006



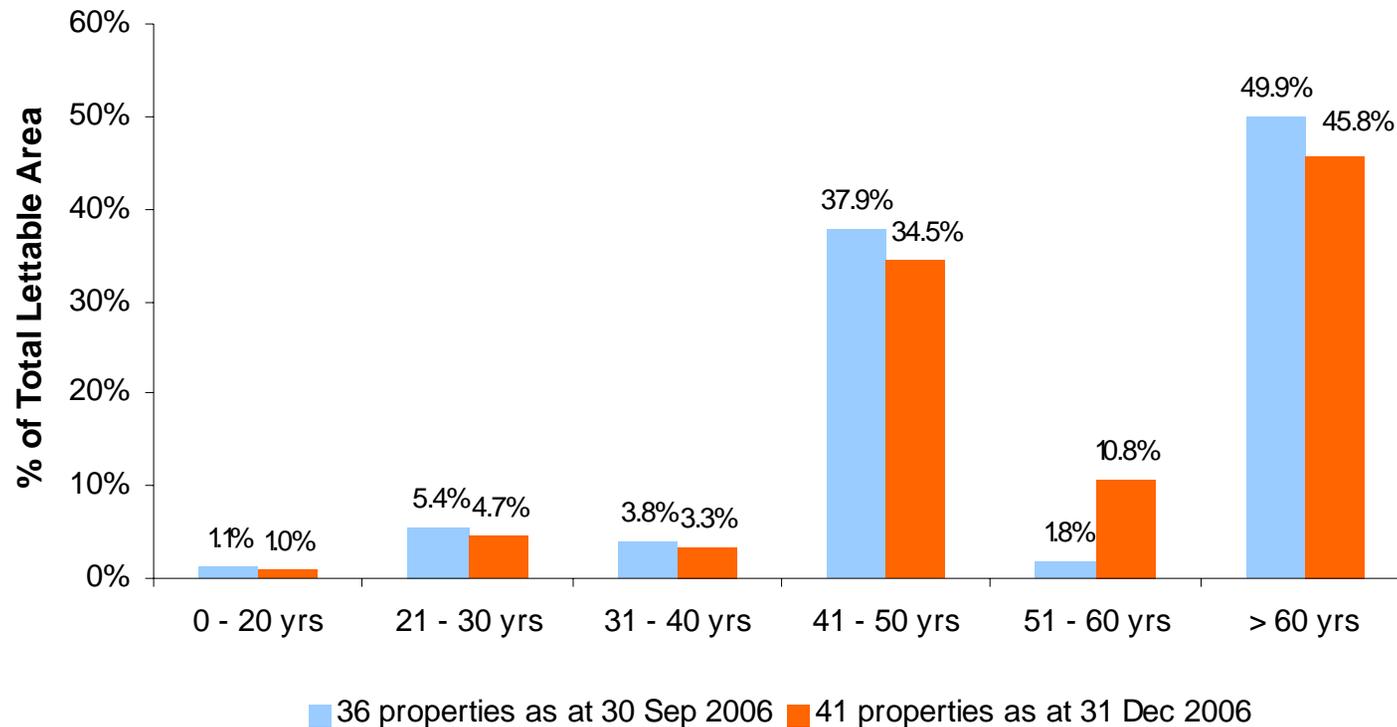
36 properties as at 30 Sep 2006



41 properties as at 31 Dec 2006

Unexpired Lease of Underlying Land

Remaining Years to Expiry of Underlying Land Lease



	36 properties as at 30 Sep 2006	41 properties as at 31 Dec 2006
Weighted average of unexpired lease term of underlying land	54.6 years	54.9 years

Capital Management

Capital Management Strategy

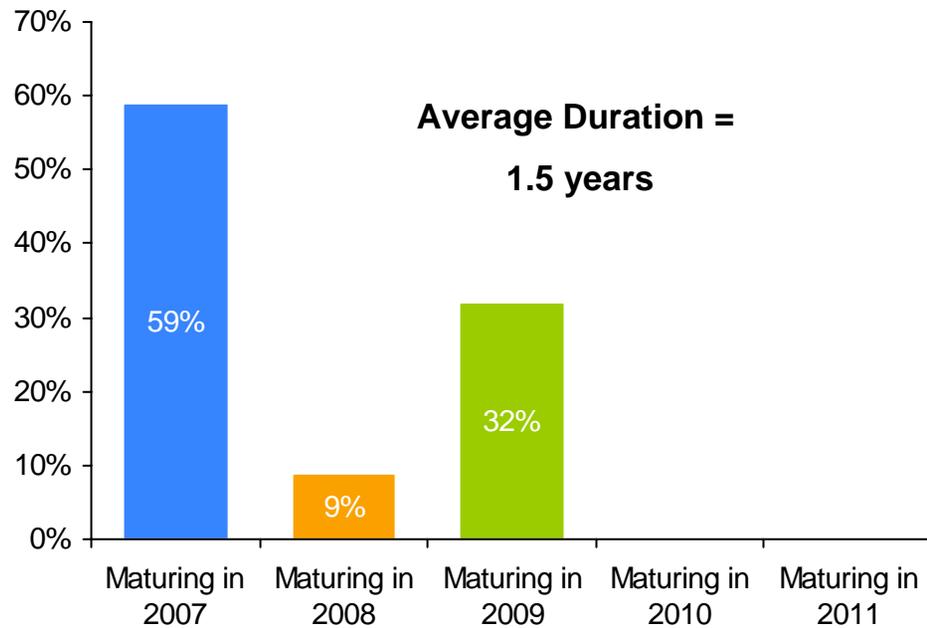
Optimise capital management initiatives to deliver...

- ◆ Strong balance sheet with optimum leverage levels
- ◆ Secure diversified funding sources
- ◆ Competitive cost of debt financing
- ◆ Interest rate management
 - ~63% of total current borrowings as at 31 December 2006 has been hedged
- ◆ Foreign currency management
 - Borrowing in foreign currencies, maintain currency hedges over residual earnings after interest generated by overseas assets where possible and cost permitting

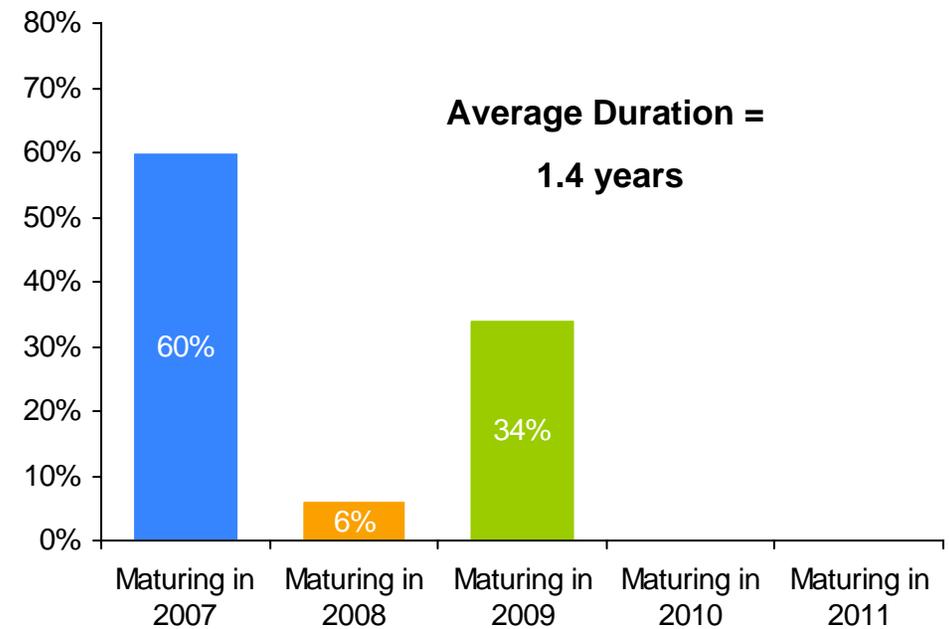
...competitive risk-adjusted returns and sustainable growth for Unitholders

Debt Maturity Profile

Actual Debt as at 30 September 2006⁽¹⁾



Actual Debt as at 31 December 2006⁽²⁾



Debt Amount

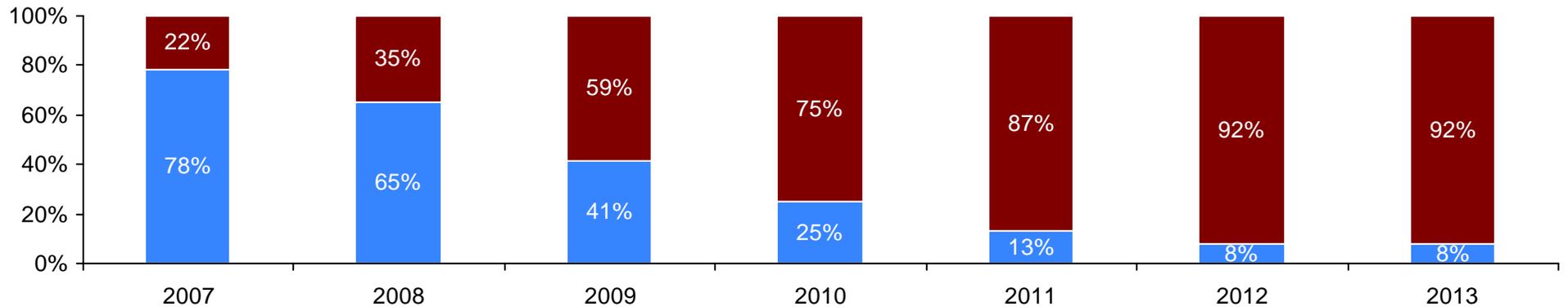
S\$572 million

S\$795 million

- (1) Actual Debt as at 30 Sep 2006; excludes deferred consideration of S\$ 5.5 million
 (2) Actual Debt as at 31 Dec 2006; excludes deferred consideration of S\$ 5.9 million

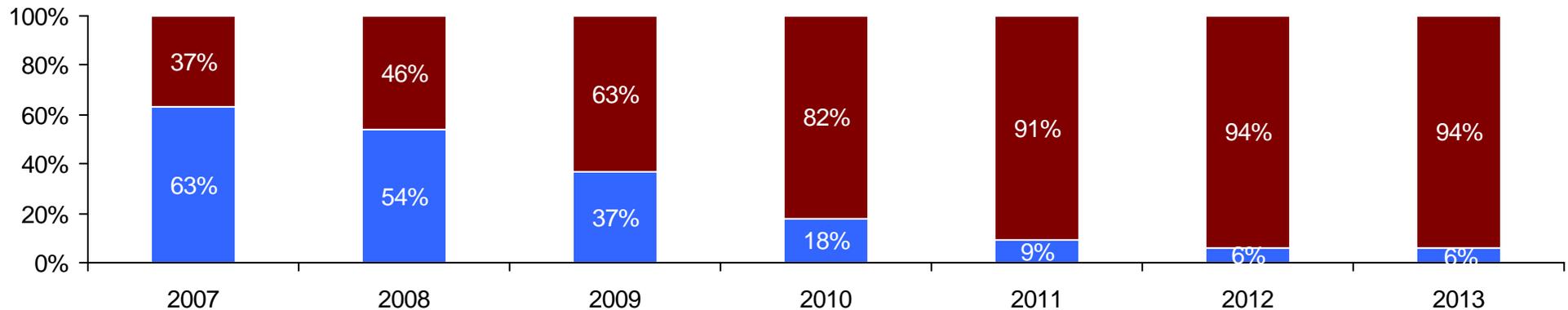
Interest Rate Management

36 Properties as at 30 September 2006⁽¹⁾



Weighted average no. of years of hedged rates = 2.63

41 Properties as at 31 December 2006⁽²⁾



Weighted average no. of years of hedged rates = 2.53

■ Hedged ■ Floating Rate

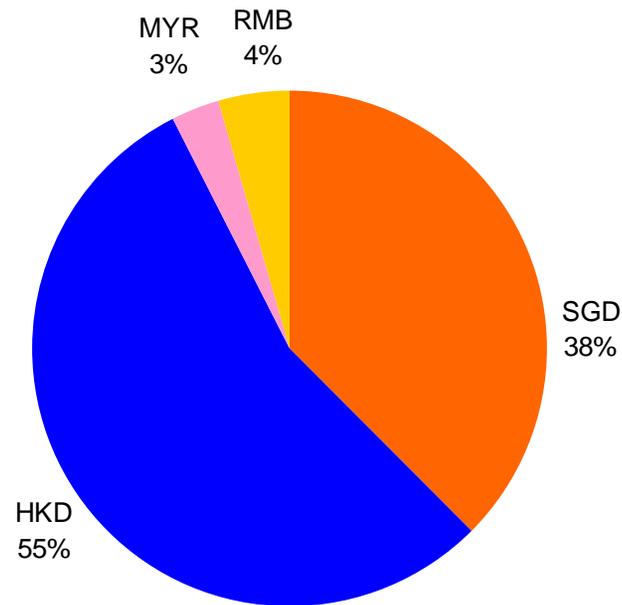
(1) Actual Debt as at 30 Sep 2006 of S\$572.2 million; excludes deferred consideration of S\$5.5 million.

(2) Actual Debt as at 31 Dec 2006 of S\$795.3 million; excludes deferred consideration of S\$5.9 million.

Borrowing Currencies

Borrowings currencies set up natural hedge against currency fluctuations

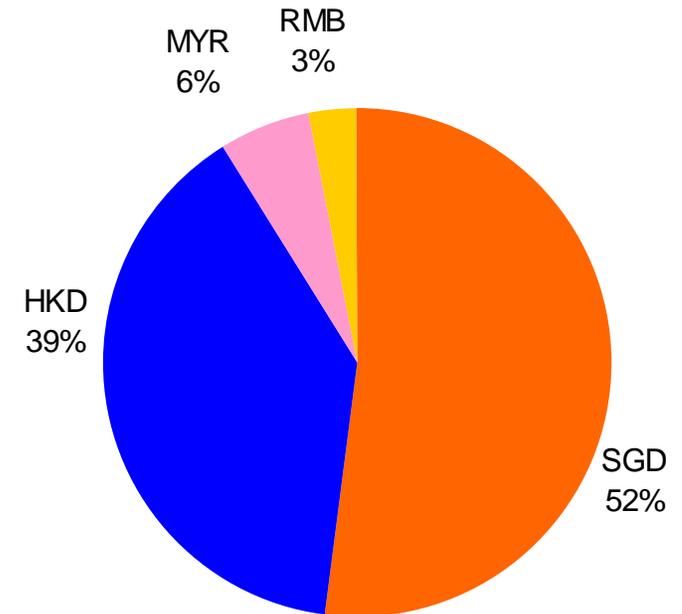
As at 30 Sep 2006
Borrowings by Currency⁽¹⁾



Debt Amount

S\$572 million

As at 31 Dec 2006
Borrowings by Currency⁽²⁾



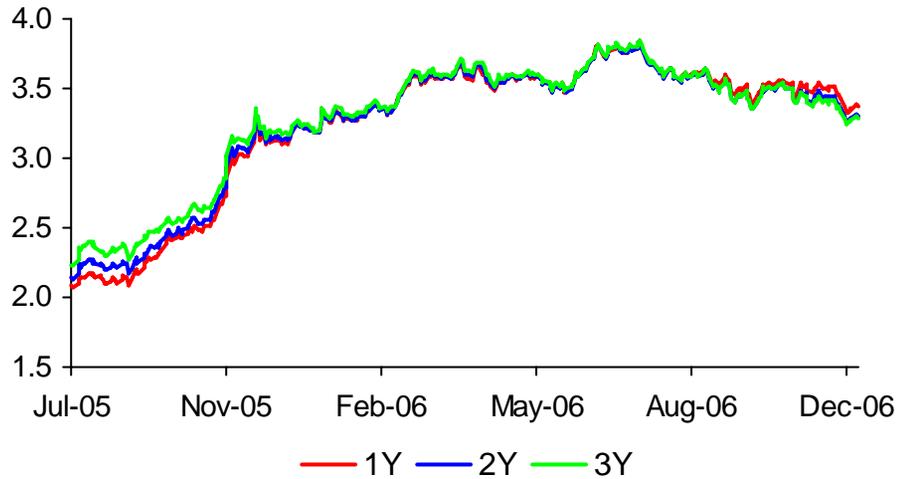
S\$795 million

(1) Actual Debt as at 30 Sep 2006; excludes deferred consideration of S\$5.5 million

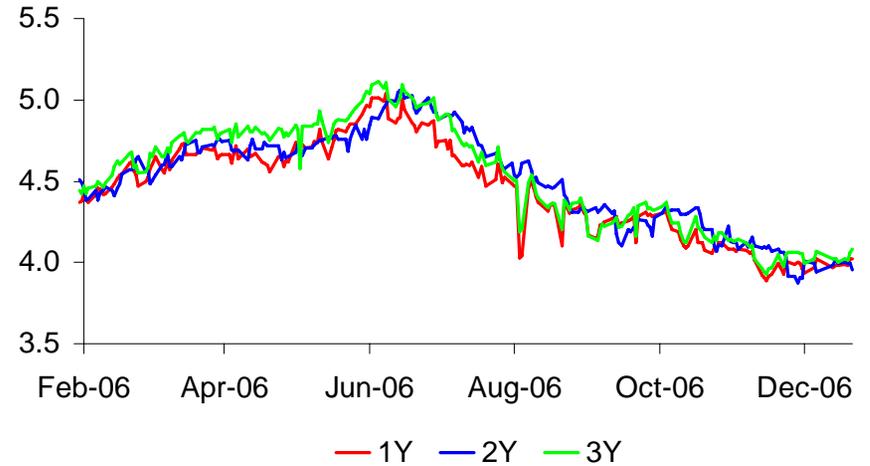
(2) Actual Debt as at 31 Dec 2006; excludes deferred consideration of S\$5.9 million

Interest Rates Sensitivity

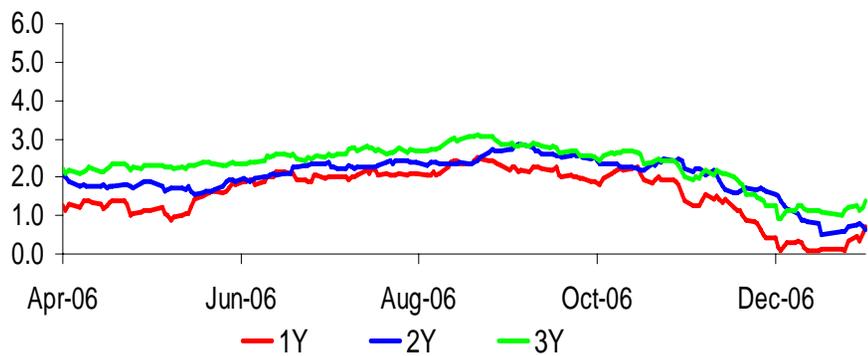
Singapore Swap Rates



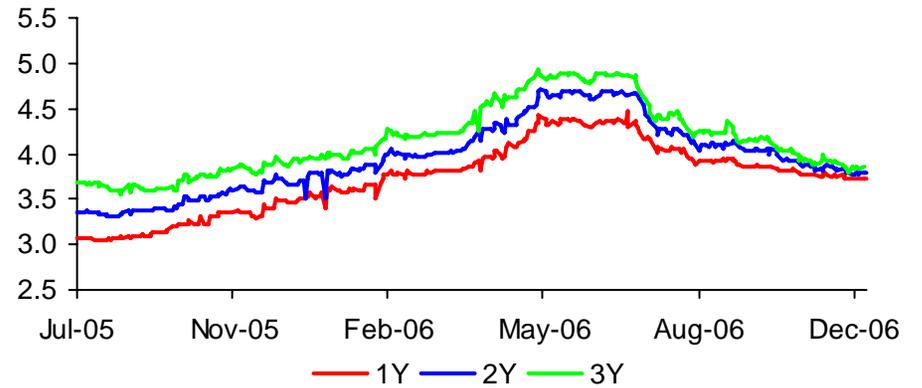
Hong Kong Swap Rates



China Swap Rates



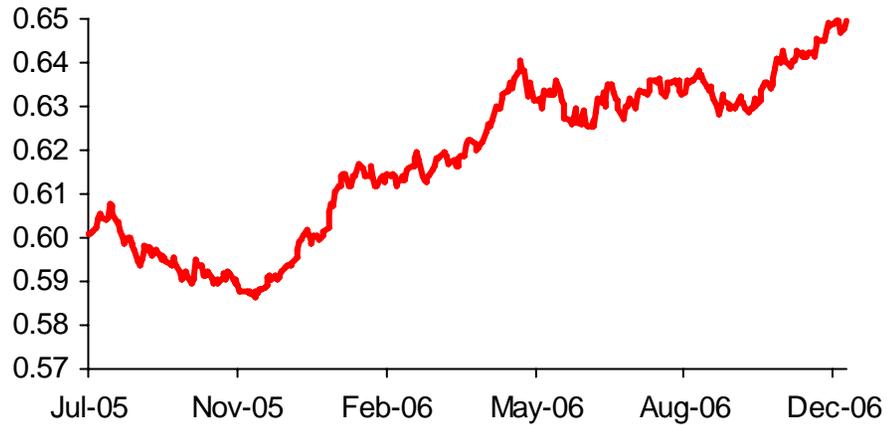
Malaysia Swap Rates



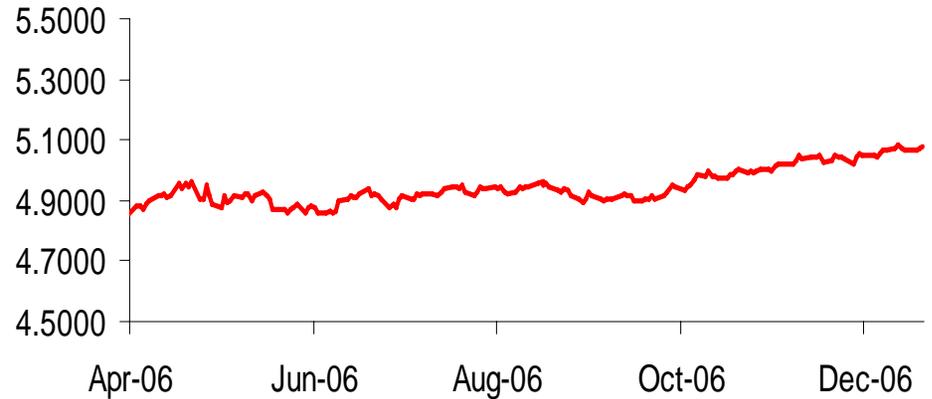
Source : Bloomberg

Foreign Exchange Sensitivity

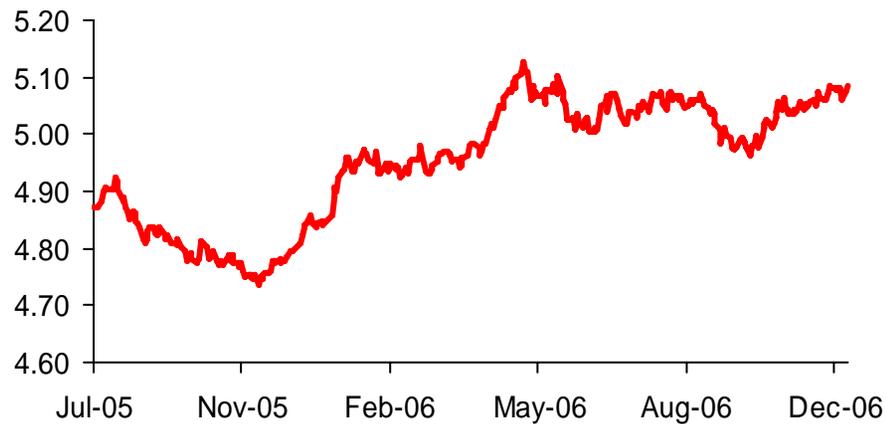
SGD-USD Rate



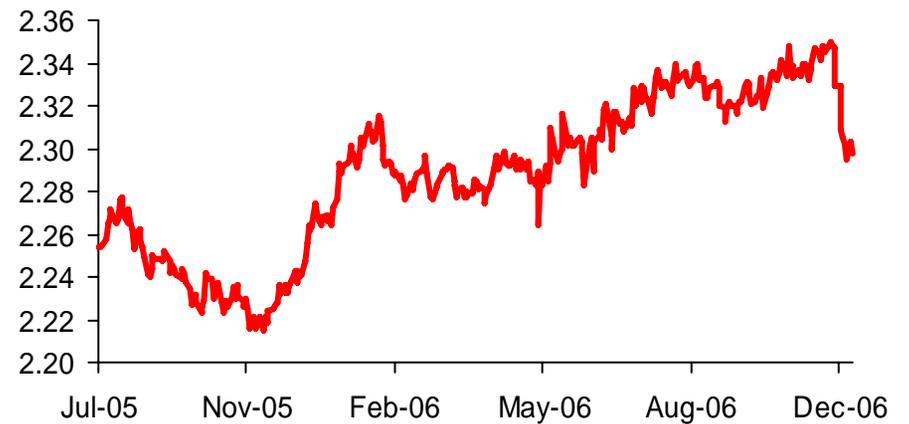
SGD-HKD Rate



SGD-RMB Rate



SGD-MYR Rate



Source : Bloomberg

Outlook

FY2007 DPU Forecast

- **FY2006: Actual DPU of 5.07 cents is 10.7% above the forecast DPU of 4.58 cents**
- **Confident of meeting our FY2007 forecast as stated in the Circular dated 26 December 2006, assuming the proposed equity fund raising is approved and completed**

Important Notice

The information contained in this presentation is for information purposes only and does not constitute an offer to sell or any solicitation of an offer or invitation to purchase or subscribe for units in Mapletree Logistics Trust (“MapletreeLog”, and units in MapletreeLog, “Units”) in Singapore or any other jurisdiction, nor should it or any part of it form the basis of, or be relied upon in any connection with, any contract or commitment whatsoever.

The past performance of the Units and Mapletree Logistics Trust Management Ltd. (the “Manager”) is not indicative of the future performance of MapletreeLog and the Manager. Predictions, projections or forecasts of the economy or economic trends of the markets which are targeted by MapletreeLog are not necessarily indicative of the future or likely performance of MapletreeLog.

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.

Thank You