

NOTICE OF:

- (I) PREFERENTIAL OFFERING BOOKS CLOSURE DATE; AND**
(II) CUMULATIVE DISTRIBUTION BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATES

NOTICE IS HEREBY GIVEN THAT, pursuant to the Equity Fund Raising (as defined below), the Transfer Books and Register of unitholders of Mapletree Logistics Trust ("**MapletreeLog**") and unitholders of MapletreeLog, "**Unitholders**") will be closed on 29 September 2010 (the "**Books Closure Date**") at 5.00 p.m. for the purpose of determining:

- (i) the provisional allotment of the new units in MapletreeLog ("**New Units**") to Entitled Unitholders¹ under the Preferential Offering (as defined below) (the "**Preferential Offering Books Closure Date**"); and
- (ii) the entitlements of Unitholders to MapletreeLog's distributable income (the "**Cumulative Distribution**") for the period from 1 July 2010 to the day immediately prior to the date on which New Units are issued pursuant to the Private Placement (as defined below) and the Preferential Offering together with the Private Placement, the "**Equity Fund Raising**" (the "**Cumulative Distribution Books Closure Date**").

Mapletree Logistics Trust Management Ltd., as Manager of MapletreeLog, expects the quantum of the distribution per unit in MapletreeLog under the Cumulative Distribution will be approximately 1.73 cents². A further announcement on the actual amount of Cumulative Distribution will be made by the Manager in due course.

1 Unitholders as at the Preferential Offering Books Closure Date other than those whose registered addresses with The Central Depository (Pte) Limited ("**CDP**") are outside Singapore, and who have not, at least three market days (being a day on which the SGX-ST is open for trading in securities) prior to the Preferential Offering Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents. The holders of the New Units to be issued pursuant to the Private Placement are not entitled to participate in the Preferential Offering and will not be considered entitled Unitholders for the purposes of the Preferential Offering.

2 The estimated distribution for the period from 1 July 2010 to the day immediately prior to the date on which the New Units are issued pursuant to the Equity Fund Raising is based on normalised 1H10 distributable income.

This announcement is not an offer to sell or a solicitation of an offer to buy the New Units or any other securities within the United States. The New Units have not been registered under the Securities Act of 1933, as amended (the "**Securities Act**") or any state securities laws, and are being offered for resale in the United States only to qualified institutional buyers as defined in Rule 144A under the Securities Act pursuant to an exemption from the registration requirement under the Securities Act, and to persons outside the United States in compliance with Regulation S of the Securities Act. Unless so registered, the New Units may not be offered or sold in the United States except pursuant to an exemption from registration requirements of the Securities Act and applicable state securities laws. This announcement is not being, and should not be, distributed in or sent into the United States.

On 21 September 2010, it was announced that the Manager is proposing to carry out the Equity Fund Raising comprising:

- (i) a private placement for up to 207,317,073 New Units at an issue price of between S\$0.82 and S\$0.84 per New Unit (the “**Private Placement Issue Price Range**”) to raise gross proceeds of approximately S\$170 million (the “**Private Placement**”); and
- (ii) a pro-rata and non-renounceable preferential offering of 164,345,224 New Units on the basis of two New Units for every 25 existing units (fractions of a New Unit to be disregarded) held on Books Closure Date to entitled Unitholders at the issue price of between S\$0.81 to S\$0.83 (the “**Preferential Offering Issue Price Range**”) to raise gross proceeds in excess of S\$130 million (the “**Preferential Offering**”).

Unitholders whose securities accounts with CDP are credited with units as at 5.00 p.m. on 29 September 2010 will be entitled to the Cumulative Distribution that will be paid on 29 November 2010.

The Preferential Offering Books Closure Date and the Cumulative Distribution Books Closure Date are subject to change, at the discretion of the Manager, in consultation with Citigroup Global Markets Singapore Pte. Ltd. as sole bookrunner and underwriter for the Equity Fund Raising (the “**Sole Bookrunner and Underwriter**”), subject to compliance with all applicable laws and regulations (including but not limited to the requirements of Singapore Exchange Securities Trading Limited). In the event of any such change, the Manager will announce such new Preferential Offering Books Closure Date Cumulative Distribution Books Closure Date or any other dates in relation to the Equity Fund Raising on SGXNET.

Status of the New Units issued pursuant to the Preferential Offering

The New Units to be issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the units in issue on the day immediately prior to the date on which the New Units to be issued pursuant to the Preferential Offering are issued, including the right to MapletreeLog’s distributable income for the period from the day the New Units are issued to 31 December 2010 as well as distributions thereafter.

Status of the New Units pursuant to the Private Placement

The New Units to be issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the units in issue on the day immediately prior to the date on which the New Units to be issued pursuant to the Private Placement are issued, other than in respect of the entitlement to the Cumulative Distribution and the eligibility to participate in the Preferential Offering. For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private Placement will not be entitled to the Cumulative Distribution or be eligible to participate in the Preferential Offering.

Declaration for Singapore Tax Purposes

- 1 The tax-exempt income component of the distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.
- 2 The capital component of the distribution is treated as a return of capital for Singapore income tax purposes. No tax will be deducted at source from this component.
- 3 Tax will be deducted at source from the taxable income component in certain circumstances. The following paragraphs describe the circumstances in which tax will or will not be deducted from the taxable income component of the distribution.
- 4 The following categories of Unitholders will receive a gross distribution (i.e. no tax will be deducted from it):-
 - (a) Unitholders who are individuals and who hold the units either in their sole names or jointly with other individuals;
 - (b) Unitholders which are companies incorporated and tax resident in Singapore;
 - (c) Unitholders which are Singapore branches of foreign companies that have obtained specific approval from the Inland Revenue Authority of Singapore to receive the distribution from MapletreeLog without deduction of tax; or
 - (d) Unitholders which are non-corporate entities (excluding partnerships) constituted or registered in Singapore.
- 5 To receive a gross distribution, Unitholders in categories (b) to (d) above must complete a prescribed form – the “*Declaration for Singapore Tax Purposes Form*” (“**Form A**”).

These categories of Unitholders, unless they are exempt from tax because of their own circumstances, will have to pay income tax subsequently at their own applicable tax rates.
- 6 Unitholders in category (a) are not required to submit any form. The gross distribution received by these Unitholders (irrespective of their tax residence status) is exempt from tax if it is not derived through a partnership in Singapore or from the carrying on of a trade, business or profession.
- 7 Tax at the reduced rate of 10% will be deducted from the distribution made to foreign non-individual Unitholders. A foreign non-individual Unitholder is one (other than an individual) who is not a resident of Singapore for income tax purposes and:-
 - (a) who does not have a permanent establishment in Singapore; or
 - (b) who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the units in MapletreeLog are not obtained from that operation.
- 8 To receive the distribution net of tax deducted at 10%, foreign non-individual Unitholders are required to complete Form A.
- 9 Beneficial owners of units in MapletreeLog who hold their units through depository agents will receive:-

- (a) gross distribution if they are persons described in categories (a) to (d) under Paragraph 4 above; and
 - (b) distribution net of tax deducted at 10% if they are foreign non-individuals described in Paragraph 7 above.
- 10 To receive gross distribution and distribution net of tax deducted at 10%, depository agents are required to complete the “*Declaration by Depository Agents for Singapore Tax Purposes Form*” (“**Form B**”) and its annexes.
- 11 Form A and Form B (and its annexes) will be sent to Unitholders and depository agents respectively, by MapletreeLog’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., on or around 25 October 2010.
- 12 Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar’s office such that they are received by 5.00 pm on or around **10 November 2010**. Failure to comply with any of these requirements will render Form A and Form B invalid and the trustee of MapletreeLog and the Manager will be obliged to deduct tax at the rate of 17% from the distribution.
- 13 Unitholders who hold units under the Central Provident Fund Investment Scheme (“**CPFIS**”) and the Supplementary Retirement Scheme (“**SRS**”) do not have to return any form. They will receive gross distribution.

Declaration in Income Tax Return

This Cumulative Distribution is considered as income for the year 2010. Beneficial owners of the distribution, other than those who are exempt from tax on the distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross amount of the taxable income component of the distribution as taxable income in their Singapore income tax return for the year of assessment 2011.

Important Reminder

Unitholders and depository agents must complete and return the Form A and Form B (and its annexes), respectively to the Unit Registrar’s office by **5.00 pm** on or around **10 November 2010** in order to receive the Cumulative Distribution either at gross or at net (after deduction of tax at 10%) as described above.

Important Dates and Times

Date / Deadline	Event
5.00 pm, 29 September 2010, Wednesday	Closure of MapletreeLog's Transfer Books and Register of Unitholders
5.00 pm, on or around 10 November 2010, Wednesday	Unitholders and depository agents must have completed and returned Form A or Form B (and its annexes), as applicable, to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
On or around 29 November 2010, Monday	Payment of distribution

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

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Or visit MapletreeLog's website at www.mapletreelogisticstrust.com

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

21 September 2010

Important Notice

This Announcement is for information 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 Singapore Exchange Securities Trading Limited ("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.

The information in this Announcement must not be published outside the Republic of Singapore and in particular, but without limitation, must not be published in any United States edition of any publication.