

For Immediate Release

MAPLETREE LOGISTICS TRUST EXPANDS PRESENCE IN SOUTH KOREA

- *Acquisition of eighth property in South Korea for KRW28.75 billion*
- *Strategically located, modern warehouse facility*
- *Initial net property income yield of 8.4% on a 6-year sale-and-leaseback arrangement with annual escalation*

Singapore, 19 June 2013 – Mapletree Logistics Trust Management Ltd. (“MLTM”), as Manager of Mapletree Logistics Trust (“MLT”), is pleased to announce that a sale and purchase agreement has been entered into with Oakline Co. Ltd. (“Oakline”) for the acquisition of The Box Centre (the “Property”) in South Korea for a purchase consideration of KRW28.75 billion (approximately S\$32.0 million¹).

About the Property

The Property is located in Gyeonggi-do, approximately 60 kilometres from Seoul. Widely recognised as the largest logistics cluster in South Korea where around 70% of its warehouses and distribution centres are sited, Gyeonggi-do is sought after by third party logistics providers (“3PLs”) and distributors due to its good accessibility. It is well served by major highways such as the Jungbu and Youngdong expressways and is in close proximity to the West Icheon Interchange and Deokpyung Interchange. These provide excellent connectivity to other parts of South Korea, including the Greater Seoul Metropolitan Area.

Completed in March 2012, the Property is a modern warehouse facility with a total gross floor area of approximately 27,000 square metres (“sqm”). Comprising a 3-storey dry warehouse with a gross floor area of 24,071 sqm and an ancillary office block, the facility has a floor loading capacity of 15

¹ Based on the exchange rate of S\$1 = KRW899

kN/sqm and floor-to-ceiling height of 9.8 metres. In addition, it is designed with enhanced features such as direct ramp access to all floors and dual-layer walls to minimize dew condensation.

The vendor of the Property, Oakline, is a supply chain management company in South Korea engaged in the businesses of storage and distribution of spirits and wine and document storage. This will be MLT's second transaction with Oakline, following its purchase of Yeosu Centre from Oakline in 2008. Oakline will lease back the Property for a period of six years with built-in rental escalation from the second year onwards. The key sub-tenants include Hyundai Logis, a major logistics company in South Korea, and The Box, a subsidiary of Oakline.

At the purchase consideration of KRW28.75 billion, the Property will provide an initial net property income yield of 8.4% and is expected to be DPU-accretive.

Ms Ng Kiat, Chief Executive Officer of MLTM said, "This acquisition is in line with our strategy to rebalance MLT's portfolio towards the higher growth markets. With the government's focus on the logistics sector as one of the key drivers for future economic growth, the South Korean logistics sector is poised for further expansion. The government's efforts to liberalise the 3PL market by encouraging chaebols to increase logistics outsourcing to independent 3PLs also bode well for the sector. The addition of this property, our eighth acquisition in South Korea, will further scale up MLT's presence and strengthen its market position in this growing sector."

Funding

The acquisition will be funded by debt and is expected to be completed by July 2013. Upon completion, MLT's aggregate leverage ratio is expected to increase to 34.6% from 34.1% as at 31 March 2013. MLT's total portfolio will increase to 111 properties with a book value of S\$4.08 billion².

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² Based on the book value of investment properties as at 31 March 2013 and excluding 30 Woodlands Loop in Singapore, which divestment was completed on 30 April 2013.

About Mapletree Logistics Trust (www.mapletreelogisticstrust.com)

MLT, the first Asia-focused logistics REIT in Singapore, was listed on the SGX-ST Mainboard on 28 July 2005. It is also included in the FTSE ST Mid-Cap Index, the Global Property Research's GPR 250 Index and GPR 250 REIT Index. MLT's principal strategy is to invest in a diversified portfolio of income-producing logistics real estate and real estate-related assets. As at 31 March 2013, it has a portfolio of 111 logistics assets in Singapore, Hong Kong, Japan, China, Malaysia, South Korea and Vietnam, with a total book value of S\$4.07 billion. MLT is managed by Mapletree Logistics Trust Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd.

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Important Notice

The value of units in MLT ("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 MLT 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.

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maplēree
logistics

Proposed
Sale-and-Leaseback of
The Box Centre
(South Korea)

19 June 2013



The Box Centre in South Korea



The Box Centre comprises a 3-storey dry warehouse and an ancillary office block. Located in Gyeonggi-do, South Korea's largest logistics cluster, the property is well served by major highways and is in close proximity to the West Icheon Interchange and Deokpyung Interchange.

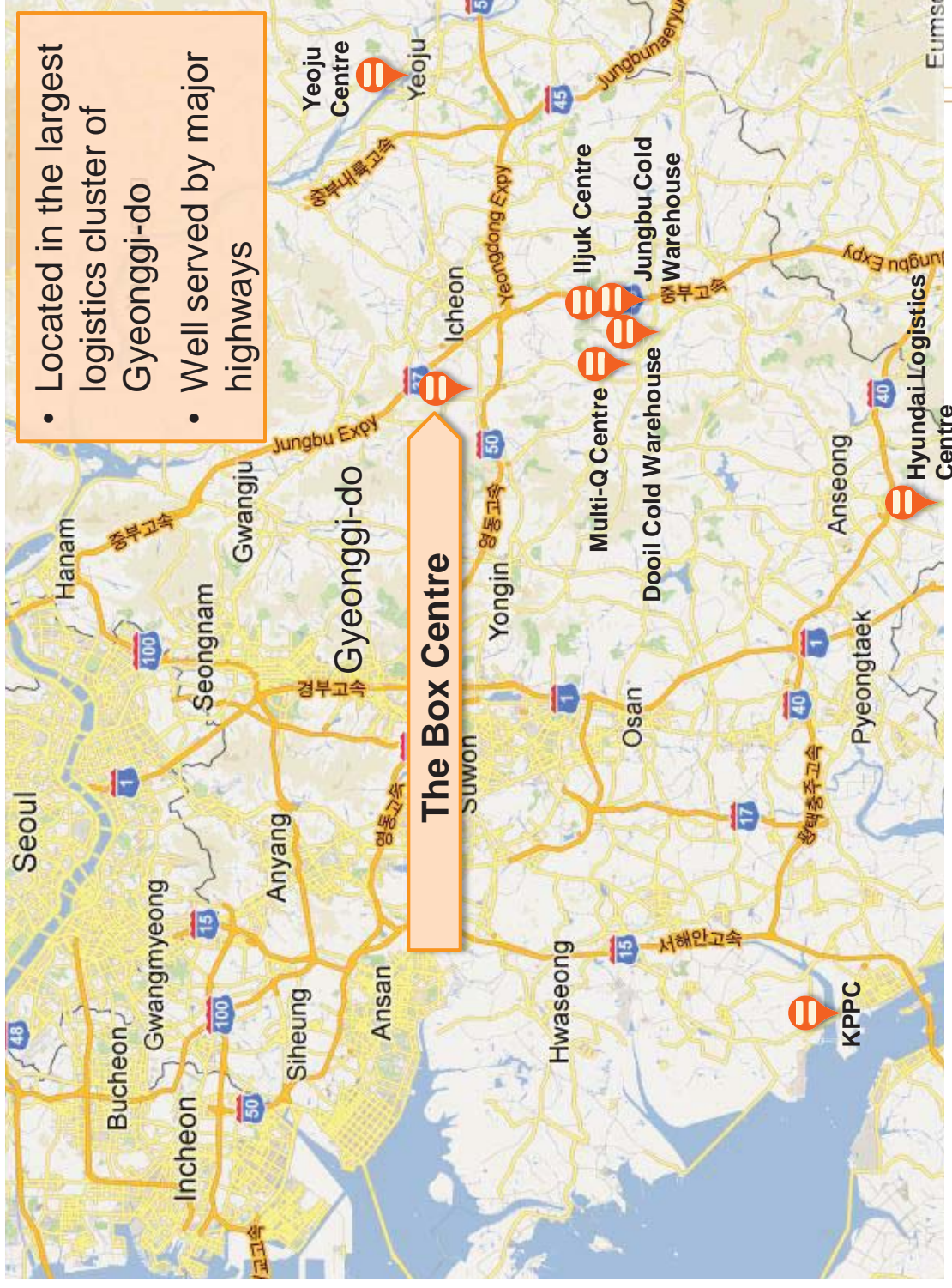
Project details	
Purchase price	KRW 28,750 million (S\$32.0 million)
Land Tenure	Freehold
Land Area	20,498 sqm
GFA	27,015 sqm
NLA	27,015 sqm
Vendor	Oakline Co. Ltd
Major Tenants	<ul style="list-style-type: none">▪ Hyundai Logis▪ Oakline Co. Ltd▪ The Box (subsidiary of Oakline Co. Ltd)
Lease terms	6 years, built-in rental escalation from 2 nd year onwards
Outgoings	Tenant pays for property tax and routine property maintenance

Benefits of Acquisition

- **Attractive NPI yield**
 - Initial net property income (“NPI”) yield of 8.4% and is expected to be DPU-accretive
- **Strategic location with modern building specifications**
 - Located in Gyeonggi-do, the largest logistics cluster in South Korea, the property is well served by major highways and enjoys good accessibility to the Greater Seoul Metropolitan Area
 - Floor-to-ceiling height of 9.8 metres and floor loading capacity of 15 kN/sqm
 - Direct ramp access to all floors and dual-layer walls to minimise dew condensation
- **Strengthen MLT’s market position in South Korea**
 - Acquisition is in line with MLT’s strategy to rebalance its portfolio towards higher growth markets
 - Leverage on growing logistics sector in South Korea
- **6-year lease provides for built-in annual rental escalations**

Strategic Location in South Korea

- Located in the largest logistics cluster of Gyeonggi-do
- Well served by major highways



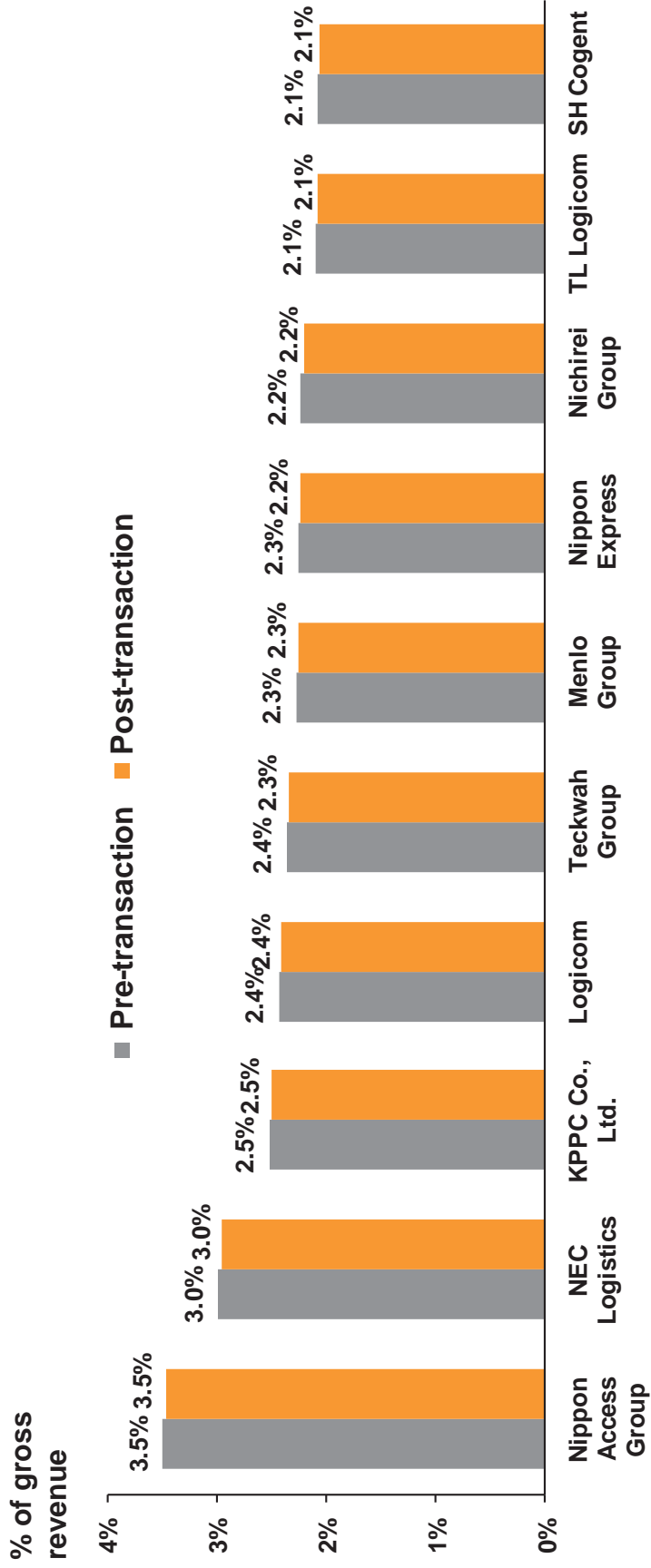


Impact on Portfolio

Top 10 Customer Profile

- No significant change in top 10 customer profile post-transaction

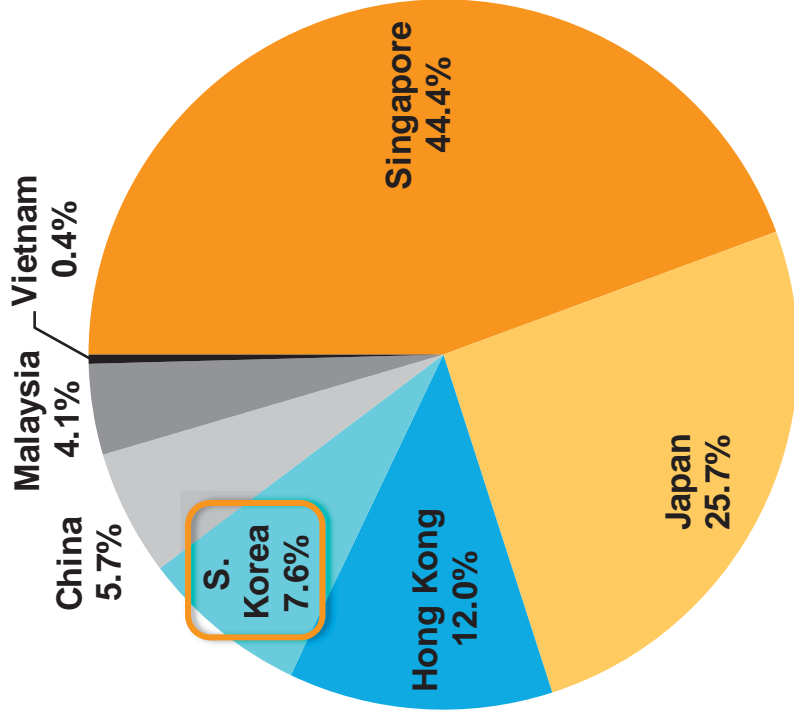
Top 10 customers (by gross revenue)



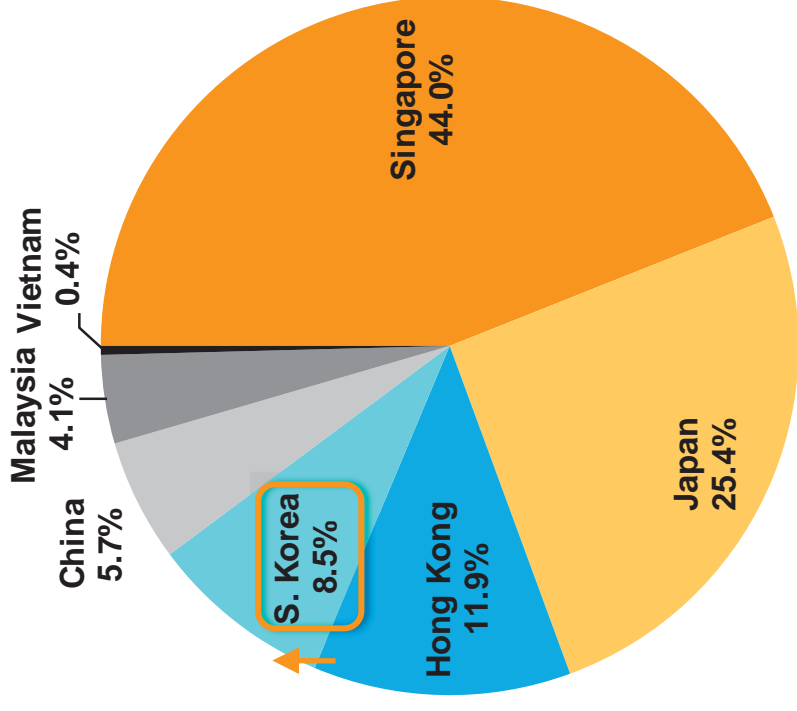
Geographical Allocation

- Increase in gross revenue contribution from South Korea portfolio post-transaction

Pre-transaction (by gross revenue)¹



Post-transaction (by gross revenue)²

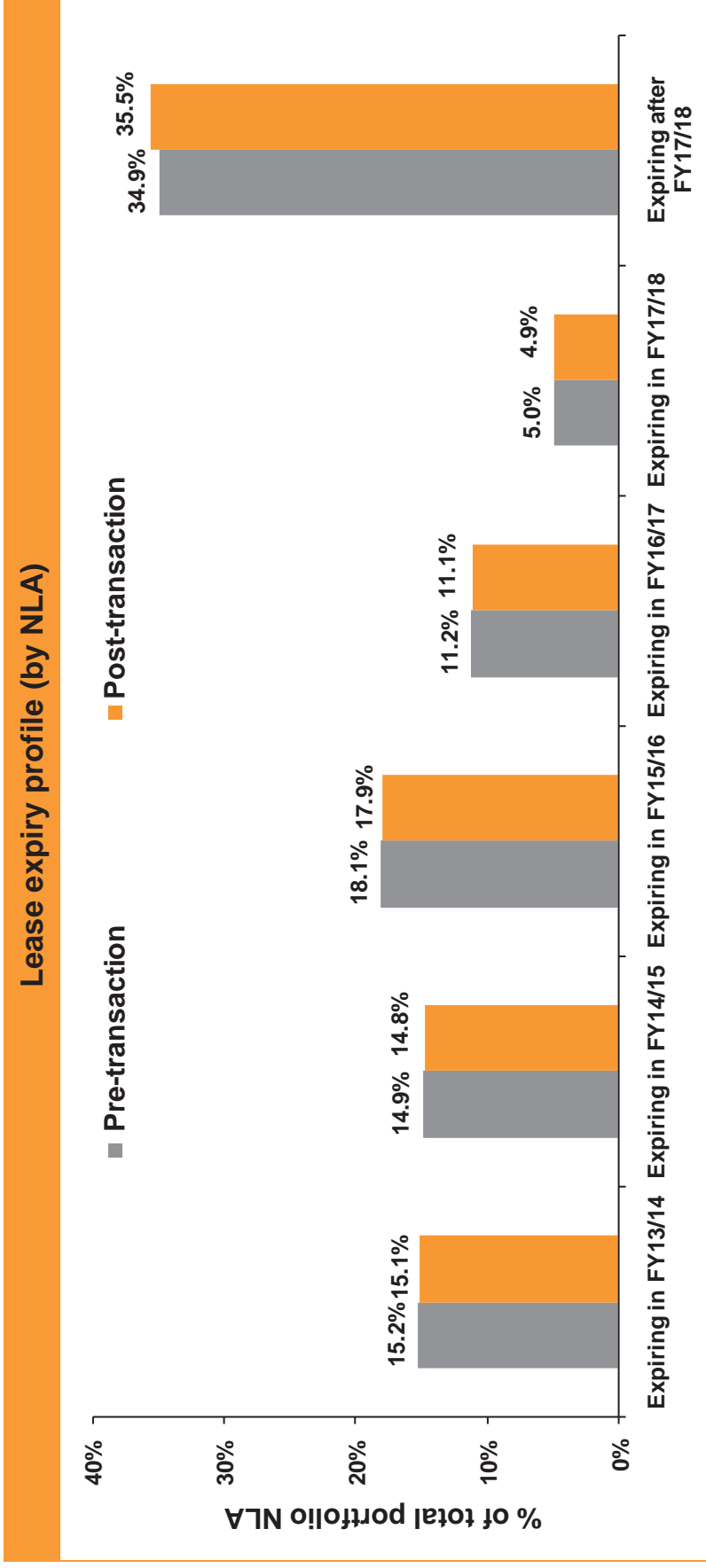


Footnotes:

- 1) Based on March 2013 gross revenue contribution from 110 properties (excluding 30 Woodlands Loop, Singapore which divestment was completed on 30 April 2013).
- 2) Post-transaction (portfolio of 111 properties)

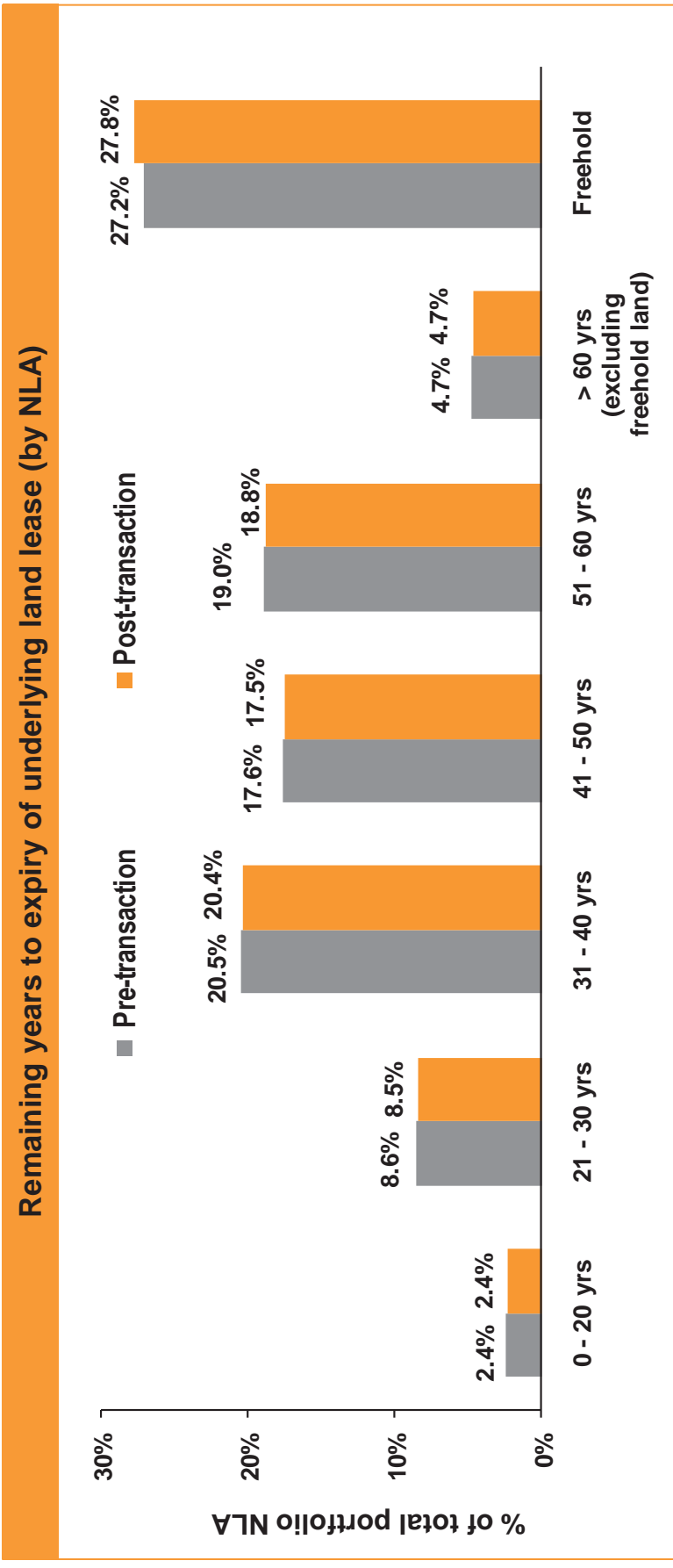
Average Lease Duration

- Weighted average lease term to expiry remains at 5.3 years post-transaction



Unexpired Lease of Underlying Land

- Weighted average lease term to expiry of underlying land (excluding freehold land) remains at 45 years post-transaction



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