



MacarthurCook Investment Managers (Asia) Limited
 (Company Registration No. 200615904N)

Manager of MacarthurCook Industrial REIT
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 December 2006 (as amended))

NEWS RELEASE

MI-REIT Third Quarter DPU of 1.92 cents per unit exceeds forecast by 3.2%

Highlights

- Net property income (“NPI”) of S\$6.3 million exceeds forecast by 6.0%
- Third quarter distributable income of S\$5.0 million and annualised DPU of 7.62 cents are 3.3% higher than forecast
- Executes S\$100 million interest rate swap at 1.905% plus bank’s margin

Summary of MI-REIT’s 3QFY08 Results

	3QFY08 (Actual)	3QFY08 (Forecast)	Variance % (Actual vs. Forecast)
Net Property Income (S\$’000)	6,297	5,943	+6.0
Distributable Income (S\$’000)	5,001	4,840	+3.3
Third Quarter DPU (Cents) ¹	1.92	1.86	+3.2
Annualised DPU (Cents) ²	7.62	7.38	+3.3

Singapore, 15 February 2008 – MacarthurCook Investment Managers (Asia) Limited (the “Manager”), the Manager of MacarthurCook Industrial REIT (“MI-REIT”), is pleased to announce a distribution per unit (“DPU”) of 1.92 cents and distributable income of S\$5.0 million for the third quarter ended 31 December 2007 (“3QFY08”), 3.2% and 3.3% higher than forecast, respectively.

Mr Chris Calvert, Chief Executive Officer of the Manager, said: “We are pleased to report a net property income of S\$6.3 million which was 6.0% higher than forecast. This is largely due to contributions to MI-REIT’s rental income from completed acquisitions during the quarter.

¹ The actual and forecast DPU of 1.92 cents and 1.86 cents is calculated based on 260,504,932 and 260,430,000 units, respectively.

² The forecast annualized DPU of 7.38 cents is calculated based on simple annualisation of the period DPU using 260,430,000 units.

During this period, we have successfully made acquisitions that are aligned with MI-REIT's investment strategy of enhancing unitholders' returns by improving overall portfolio diversification and asset quality, in addition to benefits from yield accretion. We expect to benefit from the rental upside and growing capital values as a result of the strong demand for high quality and strategically located industrial and alternative office space outside the central business district.

We have also demonstrated our ability to execute MI-REIT's pan-Asian strategy of acquiring property in markets outside of Singapore, by successfully acquiring a warehouse and logistics facility in Saitama, just outside of Tokyo in Japan."

MI-REIT will pay a DPU of 1.92 cents on 24 March 2008 for the period from 1 October 2007 to 31 December 2007. The 3QFY08 annualised DPU of 7.6 cents exceeds forecast by 3.3% and translates to a distribution yield of 8.26% per annum, based on the closing price of S\$0.92 per unit on 13 February 2008.

Improved Diversification and Income Stability through Quality Acquisitions

As at 31 December 2007, MI-REIT had a portfolio of 16 properties - 15 in Singapore and one in Japan - with a book value of S\$456.9 million. In addition, the Manager had announced the acquisition of another six properties which were pending completion as at 31 December 2007. Upon completion of these acquisitions, MI-REIT's portfolio will increase from 12 properties with an aggregate book value of S\$316.5 million at IPO to 22 properties with an aggregate book value of S\$644.7 million.

During 3QFY08, the Manager completed the acquisitions of three Singapore properties and one Japan property, with an aggregate value of S\$94.0 million:

- 541 Yishun Industrial Park A, a manufacturing facility, was acquired in a sale and leaseback arrangement with King Plastic Pte Ltd. This acquisition was completed on 3rd October 2007;
- 11 Changi South Street 3, a warehouse and logistics facility, which is leased to Builders Shop Pte Ltd, a wholly owned subsidiary of SGX-listed Shining Corporation. This acquisition was completed on 17th December 2007;
- 15 Tai Seng Drive, a multi-tenanted research and technology facility. This acquisition was completed on 17th December 2007; and
- The Asahi Ohmiya Warehouse in Saitama, Japan, which is a warehouse and logistics facility leased to MediceoMedical. MediceoMedical is a wholly owned subsidiary of Mediceo Paltic Holdings Co. Ltd, a publicly listed company on the Tokyo Stock Exchange. This acquisition was completed on 20th December 2007.

During the quarter, the Manager also announced the acquisitions of the following four properties with an aggregate value of S\$78.10 million, which were pending completion as at 31 December 2007.

- 61 Yishun Industrial Park A, a warehouse and logistics facility, which was acquired in a sale and leaseback arrangement with BTH Global Pte Ltd. This acquisition was completed on 21st January 2008;
- 103 Defu Lane 10, a warehouse and logistics facility, which was acquired in a sale and leaseback arrangement with Success Global Pte Ltd. This acquisition was completed on 21st January 2008;
- 1 Kallang Way 2A, a manufacturing facility, which was acquired in a sale and leaseback arrangement with Xpress Holdings Limited. This acquisition was completed on 30th January 2008; and
- 135 Joo Seng Road, which was acquired in a sale and leaseback arrangement with Powermatic Data Systems Limited. This acquisition is due to complete before the end of 4QFY 08.

Mr Calvert said, “The addition of the acquisitions to our portfolio reduces MI-REIT’s reliance on any one property and improves income, tenant and property use diversification, thus enhancing the stability of MI-REIT’s revenue base.”

Prudent Capital Management and Active Risk Management

The Manager is also pleased to announce that it has entered into an interest rate swap to fix the interest rate cost on S\$100 million of its debt for three years commencing on 11 February 2008. The existing cap at 3.50% on S\$120.19 million of debt remains in place.

Mr Calvert said, “As part of our active risk management strategy, we have taken advantage of the current low interest rate environment to enter into this swap, fixing our interest rate payments at 1.905% plus a bank margin of 55 basis points.”

The aggregate leverage of 27.6% as at 31 December 2007 and 41.0% following the expected completion of MI-REIT’s committed acquisitions in 4QFY08, sits comfortably within the Manager’s medium term target gearing of 40% to 45%.

Given the current uncertainty in the global economy and in the capital markets, the Manager will continue to focus on actively managing MI-REIT’s capital structure and optimizing yield from its existing portfolio in order to deliver the competitive risk-adjusted total returns and achieve organic growth for unitholders.

Outlook for FY2008

Given its recent acquisitions, the Manager expects to deliver the forecast DPU for the financial year ending 31 March 2008.

Distribution to Unitholders

The books closure date to determine the entitlement to the 3QFY08 DPU is 25 February 2008.

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UBS AG, acting through its business group, UBS Investment Bank (“UBS”), was the Sole Financial Advisor and Global Coordinator for the initial public offering of MI-REIT. UBS and The Hongkong and Shanghai Banking Corporation Limited were the Joint Lead Underwriters and Bookrunners for the initial public offering of MI-REIT.

This announcement has been prepared and released by MacarthurCook Investment Managers (Asia) Limited, as manager of MacarthurCook Industrial REIT. UBS Investment Bank as Sole Financial Advisor and Global Coordinator of the IPO, is not required to release this announcement and has not verified the accuracy, completeness or adequacy of the information contained herein. UBS Investment Bank does not accept any responsibility for, and disclaims any liability with respect to, the accuracy, completeness or adequacy of the information contained in this announcement or incorporated by reference herein.

About MacarthurCook Industrial REIT

With our recently completed acquisitions and those pending settlement, MI-REIT’s property investments are expected to have a total value of S\$644.7 million and to consist of 22 high-quality industrial assets across Singapore and Japan. These include Plot 4A International Business Park, which is currently under development and scheduled for completion in December 2009, and the Asahi Ohmiya Warehouse in Saitama, Japan.

Managed by MacarthurCook Investment Managers (Asia) Limited, MI-REIT’s investment policy is to invest primarily in industrial real estate assets in Singapore, and across wider Asia, specifically in markets such as Japan, Hong Kong, Malaysia, Korea and China. The Manager’s key

objectives are to deliver secure, stable distributions to unitholders, as well as providing long-term capital growth.

MacarthurCook Limited owns 92.5% of the Manager, with the remaining 7.5% owned by United Engineers Development Pte Ltd, a wholly owned subsidiary of United Engineers Limited.

About MacarthurCook Limited

MacarthurCook Limited ("MCK") is an Australian Stock Exchange listed company with offices in Australia and Singapore, specialising in the investment management of direct property, real estate securities and mortgage assets.

MacarthurCook manages approximately A\$1.5 billion on behalf of over 25,000 investors. MacarthurCook is the investment manager for 13 funds including: MacarthurCook Industrial REIT, MacarthurCook Industrial Property Fund, MacarthurCook Office Property Trust, MacarthurCook Retail Property Trust, MacarthurCook Diversified Property Income Fund, MacarthurCook Mortgage Fund, Advance Mortgage Fund, MacarthurCook Property Securities Fund, MacarthurCook Asian Real Estate Securities Fund, Advance Property Securities Fund, RMR Asia Pacific Real Estate Fund and RMR Asia Real Estate Fund. MacarthurCook Limited is a quality endorsed company having achieved accreditation to the ISO 9001:2000 international standard in the areas of Client Services, Mortgage Administration, Direct Property and Real Estate Securities.

The MacarthurCook Property Securities Fund is listed on the Australian Stock Exchange and the Singapore Exchange. The MacarthurCook Asian Real Estate Securities Fund and the MacarthurCook Industrial Property Fund are listed on the Australian Stock Exchange. The MacarthurCook Industrial REIT is listed on the Singapore Exchange. The RMR Asia Pacific Real Estate Fund and RMR Asia Real Estate Fund are both listed on the American Stock Exchange.

The Company has approximately 1,000 shareholders, the largest of which are Ascalon Capital Managers Limited, an associate of the St George Banking Group with about 18 per cent, and MacarthurCook directors and senior executives, who hold 15 per cent. In 2005, 2006 and 2007, BRW magazine named MacarthurCook as one of Australia's fastest-growing companies in its Fast 100 list.

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in MI-REIT (the "**Units**").

The value of the 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 MI-REIT is not necessarily indicative of the future performance of MI-REIT.

This announcement is not an offer of securities for sale in the United States. The New Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**"), or any applicable state securities laws, and may not be offered or sold within the United States in the absence of registration or an applicable exemption from the registration requirements of the Securities Act and applicable state securities laws. Any public offering of the New Units to be made in the United States, will be made by means of a prospectus that may be obtained from the issuer and that will contain detailed information about the issuer and its management, as well as financial statements. The issuer does not intend to conduct a public offering of securities in the United States.

This announcement shall not constitute an offer to sell or a solicitation of an offer to buy securities nor shall there be any sale of any securities in any jurisdiction in which such an offer, solicitation or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.