



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

MacarthurCook Industrial REIT's 1Q 2009¹ distributable amount rises by 67.8% year-on-year²

Highlights

- Portfolio achieves year-on-year net property income growth of 93.9%
- Distribution per unit ("DPU") of 2.35 cents for 1Q 2009 is 54.6% higher than 1Q 2008 DPU and 5.9% higher than 4Q 2008 DPU

Summary of MI-REIT's results for the first quarter ended 30 June 2008

As at 30 June 2008	1Q 2009 Actual 1/4/08-30/6/08	1Q 2008 Actual 19/4/07-30/6/07	Variance (%)	4Q 2008 Actual 1/1/08-31/3/08	Variance (%) (1Q 2009 vs 4Q 2008)
Gross Revenue (S\$'000)	12,424	5,612	+121.4	10,852	+14.5
Net Property Income (S\$'000)	9,121	4,704	+93.9	8,209	+11.1
Income available for Distribution (S\$'000) ³	6,620	3,946	+67.8	5,801	+14.1
Distribution per Unit ("DPU")(Cents)	2.35	1.52	+54.6	2.22	+5.9

Singapore, 12 August 2008 – MacarthurCook Investment Managers (Asia) Limited (the "Manager"), the manager of MacarthurCook Industrial REIT ("MI-REIT"), is pleased to announce a distributable income of S\$6.6 million for the first quarter ended 30 June 2008 ("1Q 2009"), which is S\$2.7 million higher (+67.8%) than the distributable income for the first quarter last year. The distribution per unit ("DPU") of 2.35 cents for the quarter outperforms the 1Q 2008 DPU of 1.52 cents by 54.6% and exceeds the previous quarter's performance by 5.9%.

The books closure date to determine the entitlement to the 1Q 2009 DPU of 2.35 cents is 20 August 2008 and the date payable is 22 September 2008.

Mr Craig Dunstan, Chief Executive Officer and Executive Director of the Manager said, "We are pleased

¹ For the first quarter ended 30 June 2008.

² 1Q 2009 vis-à-vis 1Q 2008, which was for the 73 days from listing date of 19 April 2007 to 30 June 2007.

³ MI-REIT's distribution policy is to distribute at least 90% of its taxable income.

with this quarter's results. Since listing, MI-REIT has experienced steady quarterly DPU growth. The growth in distribution during the quarter was largely driven by rental contributions from the acquisitions of nine additional properties during the last financial year. In addition, pre-determined rental escalations for two of the properties have contributed to the organic growth of the portfolio. Firm demand for quality industrial space has also continued to support capital values."

The total carrying amount of MI-REIT's portfolio stands at S\$553.6 million, as at 30 June 2008. The net asset value ("NAV") of S\$1.30 per Unit exceeds the NAV at the initial public offer of S\$1.20 by 8.3%.

Enhancing a fully leased and well diversified portfolio

Mr Dunstan said, "Given the current financial market environment, our immediate focus is to optimise returns by extracting greater value from the existing portfolio while actively managing MI-REIT's assets to maintain our high tenant retention and occupancy levels. We have a healthy portfolio of strategically located properties with strong tenants and long locked-in leases with pre-determined rental escalations, which support our stable and growing distributions. The properties have also been built with flexible layouts and high building specifications that increase their attractiveness to a wider range of tenants."

MI-REIT maintained a fully leased portfolio as at 30 June 2008. The weighted average lease term to expiry of 6.0 years and weighted average unexpired lease term for the underlying land of 43.1 years supports income security.

Mr Dunstan added, "Our tenant diversification has improved, with no single tenant contributing more than 20.2% of rental income⁴, as at 30 June 2008. This compares positively to 33.6% contribution from the largest tenant at the time of listing. MI-REIT's top ten tenants as at 30 June 2008 accounted for 66.3% of the MI-REIT's rental income, an improvement compared to 94.2% at the time of listing. We continue to maintain a quality tenant profile, with 64.1% of MI-REIT's rental income derived from companies that are publicly listed or are subsidiaries of publicly listed companies."

MI-REIT's assets are well-diversified across the main industrial sub-sectors which are exposed to different segments of the economy and growth drivers: warehouse and logistics (52.0%), manufacturing (39.6%), and research and technology (8.4%)⁵. Geographically, Singapore accounted for 92.3% of the portfolio and Japan, 7.7%.

The inclusion of the S\$91.0 million Plot 4A International Business Park into the portfolio will provide further diversification benefits. The acquisition is pending completion at the end of 2009. The Manager did not announce any new acquisitions during 1Q 2009.

Prudent Capital and Risk Management

As at 31 March 2008, the Trust had an aggregate leverage ratio of 39.6%, which sits comfortably within the Manager's medium term target gearing of 40%-45%.

⁴ Based on rental income as at 30 June 2008. Rental Income is the contractual rent receivable under lease arrangement, with or to be entered into with the tenants (after rent rebates and provisions for rent-free periods). There are no rent rebates and rent-free periods.

⁵ Breakdown by net lettable area.

In February 2008, the Manager had entered into an interest rate swap to fix the interest rate cost on S\$100 million of MI-REIT's debt for three years. This is in addition to the existing cap at 3.50% on S\$120.19 million of debt. The Manager is currently exploring a number of refinancing options available for the Singapore debt facility of S\$220.8 million that it intends to finalise well in advance of the existing debt maturity in April 2009.

MI-REIT has maintained its investment grade Baa3 rating from Moody's Investors Service.

Outlook for FY2009

According to estimates by the Ministry of Trade ("MTI"), the Singapore economy is expected to grow at a slower pace of between 4.0% and 5.0% in 2008.

Mr Dunstan said, "We expect the economic slowdown in the United States and global inflationary pressure to affect the Asian economies; however, this region will continue to be among the fastest growing regions in 2008. Accordingly, we expect the demand for industrial properties in Singapore and in the Asian region to remain healthy on the back of strong prospects for Asia, albeit at a less brisk pace.

Given this economic scenario, organic growth in the portfolio will drive returns in the near future; however, we expect to resume our active acquisition growth strategy once capital market conditions improve."

Barring any unforeseen events or significant deterioration in the economic situation, the Manager expects to be able to deliver, for the coming year, a DPU that is in line with its recent performance.

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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

Managed by MacarthurCook Investment Managers (Asia) Limited, MacarthurCook Industrial-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 provide 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 Securities 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 a quality endorsed company (ISO 9001:2000 international standard accreditation), and is the investment manager for the 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, RMR Asia Real Estate Fund and the Kinloch Emerging Markets Property Securities Fund.

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

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.