



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))

**AUDITED FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 MARCH 2009
EMPHASIS OF MATTER BY AUDITORS**

Pursuant to Rule 704(5) of the Listing Manual of the Singapore Exchange Securities Trading Limited, MacarthurCook Investment Managers (Asia) Limited (the "Manager"), as manager of MacarthurCook Industrial REIT ("MI-REIT" or the "the Trust"), wishes to announce that the Trust's auditors, KPMG LLP (the "Auditors"), have in their Independent Auditors' Report on the financial statements of MI-REIT for the financial year ended 31 March 2009 (the "Financial Statements"), included an emphasis of matter in relation to Note 9 to the Financial Statements.

Without qualifying their opinion, the Auditors highlighted that the ability of MI-REIT to continue as a going concern was dependent on the successful outcome of the refinancing of the Group and the Trust's total borrowings of \$224.4 million maturing in December 2009 and the financing of the Trust's capital commitment to acquire a property for \$91.0 million, which is expected to be settled in last quarter of 2009.

The Manager, together with its adviser, Standard Chartered Bank Limited, is working to effect the refinancing of the borrowings and to fund the capital commitment to acquire the property, and will make further announcements at the appropriate time.

A copy of the Independent Auditors' Report together with an extract of Note 9 to the Financial Statements is attached.

By Order of the Board
MacarthurCook Investment Managers (Asia) Limited
(Company Registration No. 200615904N)
As Manager of MacarthurCook Industrial REIT

Tang Buck Kiau
Company Secretary
19 June 2009

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



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INDEPENDENT AUDITORS' REPORT UNITHOLDERS OF MACARTHURCOOK INDUSTRIAL REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed)

We have audited the accompanying financial statements of MacarthurCook Industrial REIT (the "Trust") and its subsidiaries (the "Group"), which comprise the balance sheets and portfolio statements of the Group and of the Trust as at 31 March 2009, and the statements of total return of the Group and of the Trust and the cash flow statement of the Group for the year then ended, and a summary of significant accounting policies and other explanatory notes, as set out on pages FS1 to FS39.

Manager's responsibility for the financial statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with Statement of Recommended Accounting Practice ("RAP") 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore. This responsibility includes: designing, implementing and maintaining internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error; selecting and applying appropriate accounting policies; and making accounting estimates that are reasonable in the circumstances.

Auditors' responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Singapore Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgement, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Manager of the Trust, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the consolidated financial statements of the Group and the balance sheet, portfolio statement and statement of total return of the Trust present fairly, in all material respects, the financial position of the Group and of the Trust as at 31 March 2009, and the total return of the Group and of the Trust and cash flows of the Group for the year then ended, in accordance with recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Certified Public Accountants of Singapore.

Without qualifying our opinion, we draw attention to Note 9 of the financial statements. At 31 March 2009, the Group and the Trust have interest-bearing borrowings of \$224.4 million and \$201.3 million, respectively, which are due for repayment within the next 12 months as well as an existing capital commitment of \$91.0 million. The refinancing of the borrowings and financing of the capital commitment have not been completed at the date of this report. These conditions, indicate the existence of a material uncertainty that may cast significant doubt on the Trust and its subsidiaries' ability to continue as a going concern.

KPMG LLP
Public Accountants and
Certified Public Accountants

Singapore

19 June 2009

MacarthurCook Industrial REIT
Financial statements for the year ended 31 March 2009
Note 9 to the Financial Statements (an extract)

Financing arrangements

At 31 March 2009, the Trust has a term loan amounting to \$201.3 million and a subsidiary has a term loan of \$23.1 million that are due for repayment on 16 April 2009 and 18 December 2009 respectively. On 31 March 2009, the repayment date of the Trust's term loan of \$201.3 million was extended to 16 June 2009. On 22 May 2009, the repayment date of the Trust's term loan of S\$201.3 million was further extended to 31 December 2009 (Note 26). The term loan facility granted to the Trust will be reduced from \$220.8 million to \$202.3 million, with effect from 16 June 2009.

The Trust also has a commitment to acquire a property for \$91.0 million. This agreement is expected to be settled in the last quarter of 2009 (Note 22(c)).

The Manager is in negotiation with financial institutions to refinance the term loan facilities as well as to obtain funding to meet the acquisition commitment.

In the event that the refinancing of the existing term loan facilities are unsuccessful, and the Trust is unable to secure funding to meet the acquisition commitment, the Group and the Trust may not have sufficient funds to meet these obligations when they fall due. These conditions indicate a material uncertainty that may cast significant doubt on the Group's and Trust's ability to continue as a going concern and therefore, the Group and Trust may be unable to realise their assets and discharge their liabilities in the normal course of business.

As the negotiations with financial institutions on the terms of the refinancing and funding are ongoing, the Manager considers it appropriate to adopt the going concern basis in preparing the financial statements.