



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

Manager of MacarthurCook Industrial REIT
1 Raffles Place, #21-01 OUB Centre, Singapore 048616
Tel: (65) 6309 1050 Fax: (65) 6534 3942

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

ANNOUNCEMENT

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of MacarthurCook Industrial REIT ("MI-REIT") will be closed on 18 August 2009, at 5.00 p.m. (the "Books Closure Date") to determine Unitholders' entitlements to MI-REIT's distributable income of 1.51 cents per unit in MI-REIT ("Unit") for the period of 1 April 2009 - 30 June 2009 (the "Distribution").

Holders of Units ("Unitholders") whose securities accounts with The Central Depository (Pte) Limited ("CDP") are credited with the Units as at 5.00 p.m. on the Books Closure Date will be entitled to the Distribution to be paid on 18 September 2009.

DECLARATION FOR SINGAPORE TAX PURPOSES

1. The trustee of MI-REIT ("Trustee") and the manager of MI-REIT ("Manager") will not deduct tax from the Distribution made out of MI-REIT's taxable income that is not taxed at MI-REIT's level to:
 - (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 without deduction of tax; or
 - (d) Unitholders which are non-corporate entities (excluding partnerships) constituted or registered in Singapore, such as:
 - (i) institutions, authorities, persons or funds specified in the First Schedule to the Income Tax Act (Cap. 134);
 - (ii) co-operative societies registered under the Co-operative Societies Act (Cap. 62);
 - (iii) trade unions registered under the Trade Unions Act (Cap. 333);
 - (iv) charities registered under the Charities Act (Cap. 37) or established by an Act of Parliament; and
 - (v) town councils.
2. For the Distribution made to classes of Unitholders that do not fall within the categories stated under Note 1 above, the Trustee and the Manager will deduct tax at the rate of 10% if the Unitholders are foreign non-individual investors. A foreign non-individual investor is one 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 are not obtained from that operation.

3. Unitholders are required to complete the applicable Section A, B or C of the “*Declaration for Singapore Tax Purposes Form A*” (“**Form A**”) if they fall within the classes (b), (c) or (d) stated under Note 1 or Section D of Form A if they qualify as a foreign non-individual investor as described under Note 2. The Trustee and the Manager will rely on the declarations made in Form A to determine:
 - (a) if tax is to be deducted for the categories of Unitholders listed in (b), (c) or (d) under Note 1; or
 - (b) if tax is to be deducted at the rate of 10% for the Distribution to foreign non-individual investors.
4. Unitholders who fall within class (a) under Note 1 are not required to submit Form A.
5. Unitholders who do not fall within the classes of Unitholders listed in Notes 1 and 2 above may choose not to return Form A as tax will be deducted from the Distribution made to them at the prevailing corporate tax rate in any case.
6. The Trustee and the Manager will deduct tax at the prevailing corporate tax rate from the Distribution made out of MI-REIT’s taxable income that is not taxed at MI-REIT’s level, in respect of Units held by depository agents except where the beneficial owners of these Units are:
 - (a) Individuals and the Units are not held through a partnership in Singapore;
 - (b) Qualifying Unitholders (as listed in categories (b), (c) or (d) under Note 1); or
 - (c) Foreign non-individual investors (as defined under Note 2).

For Units held through depository agents, the depository agents must complete the “*Declaration by Depository Agents for Singapore Tax Purposes Form B*” (“**Form B**”) and its annexes (Annex 1 for individuals, Annexes 2 and 2.1 for Qualifying Unitholders and Annex 3 for foreign non-individuals).
7. Form A and Form B (and its annexes) will be sent to Unitholders and depository agents respectively, by MI-REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd, on or around 20 August 2009.
8. Forms from Unitholders (Form A) and depository agents (Form B and its annexes) must be completed legibly and received by the Unit Registrar by **5.00 p.m. on 1 September 2009**. The Trustee and the Manager will rely on the declarations made in Form A and Form B to determine if tax is to be deducted. Failure to comply with any of these requirements will render Form A and Form B invalid and the Trustee and the Manager will be obliged to deduct the appropriate amount of tax from the Distribution in respect of which this announcement is made.
9. Unitholders who hold Units under the Central Provident Fund Investment Scheme (“CPFIS”) or the Supplementary Retirement Scheme (“SRS”) do not have to submit any form. They will receive a gross Distribution which will be paid to their respective CPFIS or SRS accounts.

Last Date and time for Return of the Form

Unitholders and depository agents must complete and return the “*Declaration for Singapore Tax Purposes Form A* and Form B (and its annexes)”, respectively to Boardroom Corporate & Advisory Services Pte Ltd’s office by **5.00 p.m. on 1 September 2009**, in order to receive the Distribution either gross or net (after deduction of tax at 10%) as described above.

Declaration in Income Tax Return

The Distribution is considered as income for the year ending 31 March 2010. Beneficial owners of the Distribution, other than those who are exempt from tax on the Distribution, are required to declare the gross Distribution as taxable income in their income tax return for the Year of Assessment 2011.

Important Dates and Times

5.00 p.m., 18 August 2009	Close of MI-REIT's Transfer Books and Register of Unitholders ("Books Closure Date")
5.00 p.m., 1 September 2009	Completed " <i>Declaration for Singapore Tax Purposes Form A and Form B (and annexes)</i> " must be received by the Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd
18 September 2009	Payment of Distribution

For enquiries, please contact Ms Tang Buck Kiau at 6309-1053 or email: bktang@macarthurcook.com.sg.

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
7 August 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.