

	<p><b>MacarthurCook Investment Managers (Asia) Limited</b>  <i>(Company Registration No. 200615904N)</i></p> <p>Manager of MacarthurCook Industrial REIT  1 Raffles Place, #21-01 OUB Centre, Singapore 048616  Tel: (65) 6309 1050 Fax: (65) 6534 3942</p>
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*Unless otherwise defined herein, all defined and undefined terms used in this announcement will have the meaning ascribed to them in the circular to unitholders of MacarthurCook Industrial REIT dated 6 November 2009 (the “Unitholders’ Circular”).*

### SGX-ST Announcement<sup>1</sup>

MacarthurCook Investment Managers (Asia) Limited, as manager of MacarthurCook Industrial REIT (“MI REIT” and the manager, the “Manager”) refers to the article in The Business Times today entitled “*MI REIT moves ahead with its plans*” which refers to possible future acquisition opportunities of S\$200 million for MI REIT.

The Manager wishes to confirm the following:

- As disclosed in the Circular dated 6 November 2009, MI REIT has a right of first refusal over a property at 27 Penjuru Lane Singapore.
- The Manager also maintains relationships with various market participants and is regularly approached with acquisition opportunities.
- MI REIT’s largest asset is the UE Tech Park property at 8 & 10 Pandan Crescent with an appraised value of S\$122.9 million as at 30 September 2009 which was acquired from the property development subsidiary of United Engineers Limited (UEL) at IPO in April 2007. Until recently, UEL was the owner of 7.25% of the Manager and MI REIT maintains a good and close working relationship with UEL.
- As disclosed in MI REIT’s IPO prospectus dated 12 April 2007, MI REIT’s principal investment objective is to invest in a diversified portfolio of income producing real estate located throughout Asia that is used for industrial purposes, including, but not limited to warehousing, manufacturing and distribution activities. Under the joint sponsorship of AIMS Financial Group and AMP Capital, in addition to Singapore, MI REIT will have the benefit of considering opportunities in countries such as China, Japan, and Vietnam – markets where the Sponsors have a presence or intend to establish a presence.
- At this time, apart from the acquisitions referred to in the Unitholders Circular, the Manager has no other specific acquisition plans. Any future acquisition opportunities will be carefully considered by the Manager.

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<sup>1</sup> The material set forth herein is for informational purposes only and is not intended, and should not be construed, as an offer of securities for sale in the United States. The securities described herein have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**U.S. Securities Act**”) or the laws of any state, and may not be offered or sold within the United States, except pursuant to an exemption from or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state laws. Neither the Manager nor any seller of securities intends to register any portion of any offering in the United States or to conduct a public offering of securities in the United States.

BY ORDER OF THE BOARD

MacarthurCook Investment Managers (Asia) Limited  
(Company Registration No. 200615904N)  
(as Manager of MacarthurCook Industrial REIT)

Name: Nicholas Paul McGrath  
Designation: Chief Executive Officer  
25 November 2009

**About MacarthurCook Industrial REIT**

Managed by MacarthurCook Investment Managers (Asia) Limited, MI-REIT was established with the principal investment objective of owning and investing in a diversified portfolio of income-producing industrial real estate assets in Singapore and Asia. The principle sponsor of MI-REIT is the AIMS Financial Group, which has a solid track record in the Australian mortgage and securitisation markets. MI-REIT's existing portfolio consists of 20 industrial properties located throughout Singapore and one property in Tokyo, Japan, with an appraised total value of S\$494.0 million as of 30 September 2009.

**About AIMS Financial Group**

Established in 1991 by its founder, Mr George Wang, AIMS Financial Group is an Australian diversified non-bank financial services and investment group which has a solid track record in the Australian mortgage and securitization markets. Since establishment, AIMS Financial Group has also expanded to become an international financial group focusing on lending, securitization, real estate investment, private equity, investment banking, funds management, securities exchange ownership and e-commerce across the Asia Pacific region.

AIMS is an Australian Financial Service (AFS) License holder for securitization trust manager granted by the Australian Securities and Investments Commission (ASIC).

In the eight years to 2007, AIMS has raised directly and indirectly close A\$3 billion in funds from the capital markets, with most of the RMBS rated AAA by both Standard & Poors and Fitch Ratings.

AIMS has originated over A\$5 billion of high quality, prime home loans since 1997.

In the real estate funds management area, AIMS is an Australian Financial Service (AFS) License holder for real estate funds manager and mortgage funds manager granted by the Australian Securities and Investments Commission (ASIC).

AIMS have been very active in introducing international investors into the Australian real estate market, AIMS has attracted over \$1 billion of investment from its international clients to invest in Australian direct property.

Recent acquisitions have added to AIMS Financial Group's synergy and enhanced the vertical integration of AIMS Financial Group's real estate, funds management and capital market businesses. These include the acquisitions of Asia Pacific Exchange Limited (APX), one of Australia's three licensed securities exchanges in 2008, and Macarthur Cook Limited in 2009.

The winner of over 30 Australian Financial Services Industry awards, AIMS Financial Group is head quartered in Sydney, Australia, with offices across Australia, China and Singapore, and representations in Hong Kong, AIMS Financial Group has a strong physical presence in the Asia Pacific region.

Together with our highly qualified, professional and experienced cross-cultural teams, AIMS Financial Group is in a very strong position to bridging the gap between Australia and China in various markets, especially in properties, resources, fund management, high-tech, banking and financial services.

**Important Notice**

*The value of Units and the income derived from them may fall as well as rise. The 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 SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.*

*This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of MI-REIT is not necessarily indicative of the future performance of MI-REIT.*

*This document 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 costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.*