



(Constituted in Republic of Singapore pursuant to a Trust Deed dated 29 January 2008 (as amended))

ANNOUNCEMENT

FITCH AFFIRMS MAPLETREE INDUSTRIAL TRUST'S 'BBB+' RATINGS

2 September 2013 - Mapletree Industrial Trust Management Ltd., as manager (the "Manager") of Mapletree Industrial Trust ("MIT"), wishes to announce that Fitch Ratings ("Fitch") has affirmed MIT's Long-Term Issuer Default Rating at 'BBB+' with a Stable Outlook. In addition, Fitch has affirmed 'BBB+' ratings to senior unsecured notes issued under the S\$1 billion Multi-Currency Medium Term Note programme. To date, S\$170 million worth of unsecured fixed-rate notes have been issued under the programme. The press release issued by Fitch on 2 September 2013 is attached for information.

By order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Industrial Trust Management Ltd.
(Company Registration No. 201015667D)
As Manager of Mapletree Industrial Trust

Important Notice

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 MIT 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 MIT is not necessarily indicative of the future performance of MIT.



Fitch Affirms Mapletree Industrial Trust at 'BBB+'; Outlook Stable Ratings

Endorsement Policy
02 Sep 2013 7:13 AM (EDT)

Fitch Ratings-Singapore-02 September 2013: Fitch Ratings has affirmed Singapore-based Mapletree Industrial Trust's (MIT) Long-Term Issuer Default (IDR) and senior unsecured ratings at 'BBB+'. The Outlook on the IDR is Stable.

MIT's ratings implicitly reflect its strong sponsor, Mapletree Investments Pte Ltd (MIPL), a wholly-owned indirect subsidiary of Singapore's sovereign wealth fund, Temasek Holdings (Private) Limited together with the systemic support for Singapore property. MIT is a Real Estate Investment Trust comprising industrial properties. It has a granular property portfolio with strong locational advantage and a staggered lease maturity profile. MIT's ratings are constrained by its high financial leverage as measured by its funds from operations (FFO)-adjusted net leverage, geographic concentration in Singapore and small scale when compared to global property investment companies. MIT's Outlook reflects the stable outlook for its property portfolio.

KEY RATING DRIVERS

Strong Sponsor: MIT, by virtue of being a Mapletree group company, has been able to secure competitively priced debt funding and strategically located investment properties. MIPL generated revenues of SGD686.3m in FY13 (FY12: SGD574.4m) and EBITDA of SGD392.2m (FY12: SGD278.4m) on assets of SGD10.8bn (FY12: 12.2bn).

Granular portfolio, locational advantage: MIT's portfolio is spread across several subcategories in the industrial space, such as flatted factories, stack-up / ramp-up buildings, light industrial buildings, high-tech buildings and business park buildings. The properties are located in strategic locations that enjoy close proximity to major expressways and the mass rapid transit system - which are easily accessible by the labour force. Over 2,000 tenants from 25 industries occupy MIT's properties. The single largest tenant accounted for 4.3% of MIT's Q114 gross rental income. The diversified tenant profile exposes MIT to a low level of tenant and industry concentration risks.

Favourable portfolio metrics: MIT's portfolio is characterized by high occupancy rates in excess of 95%, a portfolio retention rate of 84% with 47.3% of its tenants having leased MIT's properties for more than four years and a staggered lease maturity profile with a portfolio weighted average lease expiry of two and a half years

Moderate refinancing and low interest rate risks: Contractual debt maturities for FY14 and FY15 are SGD206m and SGD344m respectively. MIT is currently in discussion with multiple banks to avail term loan and revolving credit facilities to refinance debt maturing in September 2013 and funding FY14 capex. As of 30 June 2013, approximately 83% of MIT's debt constitutes fixed rate debt. This, coupled with a staggered debt maturity profile, protects MIT from the risk of rising interest costs in the next 12 to 18 months.

High financial leverage: MIT's FFO-adjusted net leverage is high at 5.80x as of 31 March 2013 (31 March 2012: 6.80x). However, its loan to value ratio, representing its balance sheet leverage, at 35.8% as of 30 June 2013, is within the regulatory ceiling of 60% and in line with the Singapore REIT sector. As real estate constitutes a key economic activity for Singapore accounting for almost 18% of Singapore's non-financial corporate assets in 2010, Fitch believes that this provides systemic support for the industry and therefore mitigates MIT's high leverage.

Stable outlook despite rising supply: Approximately, 4.5 million square feet and 7.5 million square feet of new factory space is projected to enter the Singapore industrial market in 2013 and 2014 respectively. This is unlikely to adversely impact MIT's credit profile as its passing rents are lower than the prevailing median market rent and the REIT enjoys a strong locational advantage.

RATING SENSITIVITIES

Negative: Future developments that may, individually or collectively, lead to negative rating action include

- FFO-adjusted net leverage remaining above 6.0x on a sustained basis, and
- FFO fixed charge cover falling below 5.0x on a sustained basis (FY13: 6.60x)

Positive: No positive rating action is expected in the medium term given MIT's high financial leverage, geographic concentration in Singapore and small scale in relation to global property investment companies.

Contact:

Primary Analyst
Nandini Vijayaraghavan, CFA
Director
+65 67967216
Fitch Ratings Singapore Pte Ltd
6 Temasek Boulevard
#35-05 Suntec Tower Four
Singapore 038986

Secondary Analyst
Johann Kenny, CFA
Director
+61 2 8256 0348

Committee Chairperson
Vicky Melbourne
Senior Director
+61 2 8256 0325

Media Relations: Leslie Tan, Singapore, Tel: +65 67 96 7234, Email: leslie.tan@fitchratings.com.

Additional information is available on www.fitchratings.com

Applicable criteria, 'Corporate Rating Methodology', dated 5 August 2013 are available at www.fitchratings.com.

Applicable Criteria and Related Research:

Corporate Rating Methodology - Effective from 8 August 2012 - 5 August 2013

Additional Disclosure

Solicitation Status

ALL FITCH CREDIT RATINGS ARE SUBJECT TO CERTAIN LIMITATIONS AND DISCLAIMERS. PLEASE READ THESE LIMITATIONS AND DISCLAIMERS BY FOLLOWING THIS LINK: [HTTP://FITCHRATINGS.COM/UNDERSTANDINGCREDITRATINGS](http://FITCHRATINGS.COM/UNDERSTANDINGCREDITRATINGS). IN ADDITION, RATING DEFINITIONS AND THE TERMS OF USE OF SUCH RATINGS ARE AVAILABLE ON THE AGENCY'S PUBLIC WEBSITE 'WWW.FITCHRATINGS.COM'. PUBLISHED RATINGS, CRITERIA AND METHODOLOGIES ARE AVAILABLE FROM THIS SITE AT ALL TIMES. FITCH'S CODE OF CONDUCT, CONFIDENTIALITY, CONFLICTS OF INTEREST, AFFILIATE FIREWALL, COMPLIANCE AND OTHER RELEVANT POLICIES AND PROCEDURES ARE ALSO AVAILABLE FROM THE 'CODE OF CONDUCT' SECTION OF THIS SITE. FITCH MAY HAVE PROVIDED ANOTHER PERMISSIBLE SERVICE TO THE RATED ENTITY OR ITS RELATED THIRD PARTIES. DETAILS OF THIS SERVICE FOR RATINGS FOR WHICH THE LEAD ANALYST IS BASED IN AN EU-REGISTERED ENTITY CAN BE FOUND ON THE ENTITY SUMMARY PAGE FOR THIS ISSUER ON THE FITCH WEBSITE.

Copyright © 2013 by Fitch Ratings, Inc., Fitch Ratings Ltd. and its subsidiaries.