

ANNOUNCEMENT

NOTICE OF BOOK CLOSURE AND DISTRIBUTION PAYMENT DATE

21 July 2015 – Notice is hereby given that the Transfer Books and Register of Unitholders of Mapletree Industrial Trust (“MIT”) will be closed at **5.00pm** on **Wednesday, 29 July 2015** (the book closure date or “**BCD**”) for the purpose of determining Unitholders’ entitlements to MIT’s distribution. MIT has announced a taxable income distribution of 2.73 Singapore cents per unit in MIT (“**Unit**”) in relation to the First Quarter Financial Year 2015/2016 from 1 April 2015 to 30 June 2015 (“**1QFY15/16 Distribution**”).

On 21 July 2015, Mapletree Industrial Trust Management Ltd., as manager of MIT (the “**Manager**”) announced that the distribution reinvestment plan (“**DRP**”) will apply to the 1QFY15/16 Distribution.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units as at 5.00pm on Wednesday, 29 July 2015 will be entitled to the cash distribution that will be paid by **Thursday, 3 September 2015**. Unitholders who have elected to participate in the **DRP** for the 1QFY15/16 Distribution will have their new Units in MIT credited and listed on the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) on **Thursday, 3 September 2015**.

Declaration for Singapore Tax Purposes

- 1 Tax will be deducted at source from the taxable income component in certain circumstances. The following paragraphs describe the circumstances in which tax will or will not be deducted from the taxable income component of the distribution.
- 2 The following categories of Unitholders will receive a gross distribution (i.e. no tax will be deducted from the taxable income component):-
 - (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 companies incorporated outside Singapore; and
 - (d) Unitholders which are non-corporate entities (excluding partnerships) constituted or registered in Singapore,

- 3 To receive a gross distribution, Unitholders in category 2(b) to 2(d) above must complete a prescribed form – the “Declaration for Singapore Tax Purposes Form” (“**Form A**”).
- 4 These categories of Unitholders, unless they are exempt from tax because of their own circumstances, will have to pay income tax subsequently at their own applicable tax rates.
- 5 Unitholders in category 2(a) are not required to submit any form. The gross distribution received by these Unitholders (irrespective of their tax residence status) is exempt from tax. However, this tax exemption does not apply to such Unitholders in respect of distribution derived by them through a partnership in Singapore or from the carrying on of a trade, business or profession.
- 6 Tax at the reduced rate of 10% will be deducted from the distribution made to foreign non-individuals Unitholders. A foreign non-individual Unitholder is one (other than an individual) 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.
- 7 To receive the distribution net of tax deducted at 10%, foreign non-individual Unitholders are required to complete **Form A**.
- 8 Beneficial owners of Units who hold Units through depository agents will receive:-
 - (a) gross distribution if they are persons described in categories 2(a) to 2(d); and
 - (b) distribution net of tax deducted at 10% if they are foreign non-individuals described in Paragraph 6 above.
- 9 To receive gross distribution and distribution net of tax deducted at 10%, depository agents are required to complete the “Declaration by Depository Agents for Singapore Tax Purposes Form” (“**Form B**”) and its annexes.
- 10 **Form A** and **Form B** (and its annexes) will be sent to Unitholders and depository agents respectively, by MIT’s unit registrar (the “**Unit Registrar**”), Boardroom Corporate & Advisory Services Pte. Ltd. located at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623, on or around **Tuesday, 4 August 2015**.
- 11 Unitholders (**Form A**) and the depository agents (**Form B** and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that the forms are received by **5.00pm** on **Thursday, 20 August 2015**. Failure to comply with any of these requirements will render **Form A** and **Form B** invalid and the Trustee and the Manager of MIT will be obliged to deduct tax at the rate of 17% from the distribution.

12 Unitholders who hold Units under the Central Provident Fund Investment Scheme and the Supplementary Retirement Scheme do not have to return any form. They will receive gross distribution.

DISTRIBUTION REINVESTMENT PLAN

The DRP provides Unitholders with the option to receive their distributions, either in the form of Units or cash or a combination of both. A Unitholder will have the following options in respect of his distribution:

- elect to receive a cash distribution on his existing Units held; or
- elect to receive an allotment of DRP Units credited as fully paid in lieu of the cash amount of the distribution entitlement for the 1QFY15/16 Distribution only; or
- elect to receive an allotment of DRP Units, in lieu of part of the cash amount of the distribution entitlement credited as fully paid and the remaining distribution entitlement in cash.

For practical reasons and to avoid any violation of the securities laws applicable in countries outside Singapore where Unitholders may have their registered addresses (unless otherwise determined by the Manager) ("**Overseas Unitholders**"), the DRP will not be offered to Overseas Unitholders who have not provided to the CDP, not later than three Market Days¹ prior to the BCD, addresses in Singapore for the service of notices and documents.

The tax treatment as described above will apply for Unitholders electing to receive distributions in Units. Where deduction of income tax is applicable and the Unitholders elect to receive the distributions in Units, the number of Units to be allotted under the DRP will be computed based on the distributions net of tax deducted.

Unitholders who wish to participate in the DRP will have to complete the Notice of Election² and send it to the Unit Registrar such that it is received by **5.00pm on Thursday, 20 August 2015**. Unitholders who do not wish to participate in the DRP need not complete the Notice of Election. Such Unitholders will receive their distributions in cash.

Declaration in Income Tax Return

This distribution is considered as income for the year 2016. Beneficial owners of the distribution, other than those who are exempted from tax on the distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross amount of the

¹ "Market Day" means a day on which the SGX-ST is open for trading in securities.

² "Notice of Election" means the one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP.

taxable income component of the distribution as taxable income in their Singapore income tax return for the year of assessment 2017.

Important Reminder

Unitholders and depository agents must complete and return **Form A**, **Form B** (and its annexes) and **Notice of Election** to the Unit Registrar's office by **5.00pm** on **Thursday, 20 August 2015** in order to receive the distribution either at gross or at net (after deduction of tax at 10%) as described above.

Important Dates

Date	Event
5.00pm, Friday 24 July 2015	Last day of trading on "cum" basis
9.00am, Monday 27 July 2015	Units will be traded ex-distribution
5.00pm, Wednesday 29 July 2015	Closure of MIT's Transfer Books and Register of Unitholders
5.00pm, Wednesday 20 August 2015	Unitholders and depository agents must have completed and returned Form A or Form B , as applicable, and Notice of Election to the Unit Registrar (<i>Boardroom Corporate & Advisory Services Pte. Ltd. located at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623</i>)
Thursday, 3 September 2015	Payment of cash distribution, crediting of DRP Units to Unitholders' securities accounts and listing of the DRP Units on the SGX-ST

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

Melissa Tan

Vice President, Investor Relations

Tel: +65 6377 6113

Email: melissa.tanhl@mapletree.com.sg

Or visit MIT's website at www.mapletreeindustrialtrust.com

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.