

## ANNOUNCEMENT

### EXTRAORDINARY GENERAL MEETING OF MAPLETREE INDUSTRIAL TRUST TO BE HELD ON 27 AUGUST 2020 IN RELATION TO THE PROPOSED ACQUISITION OF THE REMAINING 60.0% INTEREST IN 14 DATA CENTRES LOCATED IN THE UNITED STATES OF AMERICA

- Background:** Mapletree Industrial Trust Management Ltd., as manager (the “**Manager**”) of Mapletree Industrial Trust (“**MIT**”) refers to the COVID-19 (Temporary Measures) Act 2020 passed by Parliament on 7 April 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed entities in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means and the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”) which was gazetted on 13 April 2020, and which sets out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts.
- Date, time and conduct of Extraordinary General Meeting:** The Manager wishes to announce that pursuant to the Order, the Extraordinary General Meeting of MIT (the “**EGM**”) will be convened and held by way of electronic means, on **Thursday, 27 August 2020 at 2.30 p.m. (Singapore Time)**, for the purpose of seeking the approval of unitholders of MIT (the “**Unitholders**”) for the proposed acquisition of the remaining 60.0% interest in 14 data centres located in the United States of America. The Manager’s Chairman, Mr Wong Meng Meng, and Chief Executive Officer, Mr Tham Kuo Wei, will conduct the proceedings of the EGM.
- Issuance of Circular:** The Manager has today issued a circular to Unitholders dated 5 August 2020 (the “**Circular**”) which contains, *inter alia*, details of the resolution to be tabled at the EGM and a Notice of EGM.

The digital version of the Circular has been uploaded on MIT’s corporate website today. Unitholders may view and download the digital version of the Circular through this website link: [www.mapletreeindustrialtrust.com/Investor-Relations/Publications/Circulars.aspx](http://www.mapletreeindustrialtrust.com/Investor-Relations/Publications/Circulars.aspx).

The digital version of the Circular is also available on the website of Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) at [www.sgx.com](http://www.sgx.com).

Printed copies of the Notice of EGM, the Proxy Form and the Notification of Extraordinary General Meeting of Mapletree Industrial Trust and Request Form for Unitholders to request for a printed copy of the Circular (the “**Request Form**”) will be despatched to Unitholders.

Unitholders who have not received the Notice of EGM, the Proxy Form and the Request Form by 13 August 2020 should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at the following address:

Boardroom Corporate & Advisory Services Pte. Ltd.  
50 Raffles Place  
#32-01 Singapore Land Tower  
Singapore 048623  
Tel: +65 6230 9580 / 586  
Email: [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com)

4. **No personal attendance at the EGM:** Due to the current COVID-19 restriction orders in Singapore, **Unitholders will not be able to attend the EGM in person.**
5. **Alternative arrangements for the participation at the EGM:**

Unitholders and CPF and SRS investors may participate in the EGM electronically via the following arrangements:

(a) **observing and/or listening to the EGM proceedings via live audio-visual webcast or live audio-only stream:**

Unitholders and CPF and SRS investors will be able to observe and/or listen to the EGM proceedings through a live audio-visual webcast or live audio-only stream via their mobile phones, tablets or computers. In order to do so, Unitholders and CPF and SRS investors must follow these steps:

- Unitholders and CPF and SRS investors must pre-register at MIT's pre-registration website at [www.mapletreeindustrialtrust.com](http://www.mapletreeindustrialtrust.com) which is available from now until **2.30 p.m. on Monday, 24 August 2020** to enable the Manager to verify their status as Unitholders. Following the verification, authenticated Unitholders and CPF and SRS investors will receive an email, which will contain user ID and password details as well as instructions on how to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings (the "**Confirmation Email**"), by **2.30 p.m. on Wednesday, 26 August 2020**.
- Unitholders and CPF and SRS investors who do not receive the Confirmation Email by 2.30 p.m. on Wednesday, 26 August 2020 but have registered by the 24 August 2020 deadline should contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6230 9580 / 586 or at [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com).

(b) **submitting questions in advance of the EGM:**

Unitholders will not be able to ask questions "live" at the EGM during the audio-visual webcast or audio-only stream. Therefore, it is important for Unitholders who wish to ask questions to submit their questions related to the resolution to be tabled for approval at the EGM, in advance of the EGM, in the following manner:

- All questions must be submitted in the following manner **by 2.30 p.m. on Monday, 24 August 2020:**
  - (i) via MIT's pre-registration website at [www.mapletreeindustrialtrust.com](http://www.mapletreeindustrialtrust.com); or
  - (ii) via email to the Manager, at [ir\\_industrial@mapletree.com.sg](mailto:ir_industrial@mapletree.com.sg).

Unitholders who submit questions via email must provide the following information for authentication:

- (1) the Unitholder's full name;
- (2) the Unitholder's address; and
- (3) the manner in which the Unitholder holds units in MIT ("**Units**") (e.g., via CDP, scrip, CPF or SRS).

- **Addressing questions:** The Manager will endeavour to address all substantial and relevant questions relating to the resolution to be tabled for approval at the EGM as received from Unitholders, prior to or during the EGM. However, as there may not be sufficient time to address all such questions during the EGM itself, the Manager will also publish responses to questions which the Manager is unable to address during the EGM, on MIT's website and on SGXNET prior to the EGM. The Manager will publish the minutes of the EGM on MIT's website and on SGXNET, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

(c) **Appointment of the Chairman as proxy to attend, speak and vote on their behalf at the EGM:**

- Unitholders (whether individual or corporate) must appoint the Chairman of the EGM as their proxy to attend, speak and vote on their behalf at the EGM if they wish to exercise their voting rights at the EGM. The Proxy Form may be accessed at MIT's website at [www.mapletreeindustrialtrust.com](http://www.mapletreeindustrialtrust.com), and will also be made available on the SGX-ST's website at [www.sgx.com/securities/company-announcements](http://www.sgx.com/securities/company-announcements).

Where Unitholders (whether individual or corporate) appoint the Chairman of the EGM as their proxy, they must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the form of proxy, failing which the appointment of the Chairman of the EGM as proxy for that resolution will be treated as invalid.

- The Proxy Form must be submitted in the following manner:
  - a. if submitted by post, be lodged at the Unit Registrar's office at Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01, Singapore Land Tower, Singapore 048623; or
  - b. if submitted electronically, be submitted via email to the Unit Registrar at [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com),

in either case, by no later than 2.30 p.m. on Monday, 24 August 2020, being 72 hours before the time fixed for the EGM.

A Unitholder who wishes to submit an instrument of proxy must first complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

**In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for Unitholders to submit completed Proxy Forms by post, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.**

- **Unitholdings through intermediaries:** Persons who hold Units through relevant intermediaries and who wish to participate in the EGM by (a) observing and/or listening to the EGM proceedings through live audio-visual webcast or live audio-only stream; (b)

submitting questions in advance of the EGM; and/or (c) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM, should contact the relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM.

In addition, CPF or SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 2.30 p.m. on **Tuesday, 18 August 2020**, being 7 working days before the date of the EGM.

6. The table below sets out the key dates/deadlines for Unitholders to note:

<b>Key dates</b>	<b>Actions</b>
<b>Wednesday, 5 August 2020</b>	Unitholders and CPF and SRS investors may begin to pre-register at <a href="http://www.mapletreeindustrialtrust.com">www.mapletreeindustrialtrust.com</a> for live audio-visual webcast/live audio-only stream of the EGM proceedings.
<b>2.30 p.m. on Tuesday, 18 August 2020</b>	Deadline for CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy to approach their respective CPF Agent Banks or SRS Operators to submit their votes.
<b>2.30 p.m. on Monday, 24 August 2020</b>	<ul style="list-style-type: none"> <li>• Deadline for Unitholders and CPF and SRS investors to pre-register for live audio-visual webcast/live audio-only stream of the EGM proceedings.</li> <li>• Deadline for Unitholders to submit proxy forms (via post to the Unit Registrar's office or email at <a href="mailto:srs.teamd@boardroomlimited.com">srs.teamd@boardroomlimited.com</a>).</li> <li>• Deadline for Unitholders and CPF and SRS investors to submit questions in advance.</li> </ul>
<b>2.30 p.m. on Wednesday, 26 August 2020</b>	<p>Authenticated Unitholders and CPF and SRS investors will receive the Confirmation Email which will contain user ID and password details, as well as instructions on how to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings.</p> <p>Unitholders and CPF and SRS investors who do not receive the Confirmation Email by 2.30 p.m. on Wednesday, 26 August 2020, but have registered by the 24 August 2020 deadline should contact the Unit Registrar, Boardroom Corporate &amp; Advisory Services Pte. Ltd., at +65 6230 9580 / 586 or at <a href="mailto:srs.teamd@boardroomlimited.com">srs.teamd@boardroomlimited.com</a>.</p>
<b>2.30 p.m. on Thursday, 27 August 2020</b>	<ul style="list-style-type: none"> <li>• Click on the link in the Confirmation Email and enter the user ID and password to access the live audio-visual webcast of the EGM proceedings; or</li> <li>• Call the toll-free telephone number in the Confirmation Email to access the live audio-only stream of the EGM proceedings.</li> </ul>

7. For more information, Unitholders can contact the Manager at [ir\\_industrial@mapletree.com.sg](mailto:ir_industrial@mapletree.com.sg) or the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6230 9580 / 586 or at [srs.teamd@boardroomlimited.com](mailto:srs.teamd@boardroomlimited.com).
8. Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check MIT's website at [www.mapletreeindustrialtrust.com](http://www.mapletreeindustrialtrust.com) for the latest updates on the status of the EGM.

The Manager would like to thank all Unitholders for their patience and co-operation in enabling us to hold the EGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

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

5 August 2020

#### **Important Notice**

This announcement (this "**Announcement**") is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in MIT ("**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 MIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (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.

The information in this Announcement must not be published outside the Republic of Singapore and in particular, but without limitation, must not be published in any United States edition of any publication.