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THE UNITED KINGDOM, CANADA, JAPAN OR AUSTRALIA**



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

ANNOUNCEMENT

ISSUE OF 92,593,000 NEW UNITS IN MAPLETREE INDUSTRIAL TRUST PURSUANT TO THE PRIVATE PLACEMENT

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Industrial Trust dated 25 May 2023 titled "Launch of Equity Fund Raising By Way of a Private Placement to Raise Gross Proceeds of No Less Than Approximately S\$200.0 Million".

1. ISSUE OF 92,593,000 NEW UNITS IN MAPLETREE INDUSTRIAL TRUST PURSUANT TO THE PRIVATE PLACEMENT

Further to its announcements dated 25 May 2023, 26 May 2023 and 30 May 2023, Mapletree Industrial Trust Management Ltd., in its capacity as manager of Mapletree Industrial Trust ("MIT", and as the manager of MIT, the "**Manager**"), wishes to announce that 92,593,000 New Units will be issued today at an issue price of S\$2.212 per New Unit in connection with the Private Placement. With the issue of the 92,593,000 New Units in connection with the Private Placement, the total number of Units in issue is 2,832,977,083 Units as at the date of this announcement.

The New Units in connection with the Private Placement will commence trading on the Main Board of the SGX-ST at 9.00 a.m. today.

The New Units issued pursuant to the Private Placement will, upon issue, rank *pari passu* in all respects with the existing Units in issue on 5 June 2023, being the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement, including the right to any distributions which may be paid for the period from the day on which the New Units are issued pursuant to the Private Placement, being 6 June 2023, to 30 June 2023, as well as all distributions thereafter, but will not be entitled to participate in the Advanced Distribution.

For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private Placement will not be entitled to the Advanced Distribution.

2. USE OF PROCEEDS

The aggregate gross proceeds of the Private Placement is approximately S\$204.8 million.

The Manager wishes to announce that today:

- (i) approximately S\$200.4 million (which is equivalent to approximately 97.9% of the gross proceeds of the Private Placement) will be used to repay existing debts, pending the

use of such amount to partially fund the proposed acquisition of a data centre asset in Osaka, Japan (the “**Acquisition**”)¹; and

- (ii) approximately S\$4.4 million (which is equivalent to approximately 2.1% of the gross proceeds of the Private Placement) will be used to repay existing debts, pending the use of such amount to pay the estimated professional and other fees and expenses incurred or to be incurred by MIT in connection with the Private Placement.

The use of proceeds arising from the Private Placement is in accordance with the announcement of MIT dated 26 May 2023 titled “Results of the Private Placement and Pricing of New Units under the Private Placement”.

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

6 June 2023

¹ On 25 May 2023, the Manager announced the Acquisition (see announcement titled “The Proposed Acquisition of a Data Centre Asset in Osaka, Japan” for further details).

IMPORTANT NOTICE

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

The value of units in MIT (“**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.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units in the United States or in any other jurisdiction.

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

This announcement 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.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements under the Securities Act and in compliance with any applicable state or local securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This advertisement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).