



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

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## **ANNOUNCEMENT**

### **ISSUANCE OF FIXED RATE NOTES UNDER THE S\$2,000,000,000 EURO MEDIUM TERM SECURITIES PROGRAMME**

13 June 2023 – Mapletree Industrial Trust Management Ltd., as manager (the “Manager”) of Mapletree Industrial Trust (“MIT”), wishes to announce that Mapletree Industrial Trust Treasury Company Pte. Ltd. (the “Issuer”), a wholly-owned subsidiary of DBS Trustee Limited (in its capacity as trustee of MIT, the “Trustee”), has today priced the following series of notes:

- (a) JPY6.5 billion in principal amount of 1.686% fixed rate notes due 2035 (the “Series 003 Notes”); and
- (b) JPY10.0 billion in principal amount of 1.85% fixed rate notes due 2038 (the “Series 004 Notes”, and together with the Series 003 Notes, the “Relevant Notes”).

#### **Principal Terms of the Relevant Notes**

The Relevant Notes will be issued under the S\$2,000,000,000 Euro Medium Term Securities Programme, which was established on 5 September 2018. The payment obligations of the Issuer under the Relevant Notes will be unconditionally and irrevocably guaranteed by the Trustee. The Relevant Notes will not be listed.

The principal terms of the Relevant Notes are as follows:

#### **Series 003 Notes**

Issue Size	:	JPY6.5 billion
Issue Price	:	100% of the principal amount of the Series 003 Notes
Interest	:	1.686% per annum
Issue Date	:	27 June 2023
Maturity Date	:	27 June 2035

#### **Series 004 Notes**

Issue Size	:	JPY10.0 billion
Issue Price	:	100% of the principal amount of the Series 004 Notes
Interest	:	1.85% per annum
Issue Date	:	27 June 2023
Maturity Date	:	27 June 2038

The proceeds arising from the issuance of the Relevant Notes will be used to partially fund the proposed acquisition of the data centre in Osaka, Japan<sup>1</sup>, refinance the existing borrowings and/or general working capital.

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<sup>1</sup> 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).

## **Disclosure Pursuant to Rule 704(31)**

Pursuant to Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (the "SGX-ST"), the Relevant Notes contain certain conditions similar to those in some of MIT's loan facilities and notes issued<sup>2</sup> (collectively, the "Debt Facilities").

In the event of the following:

- a. The Manager resigns or is removed as a manager of MIT and the replacement manager is not appointed in accordance with the provisions of the trust deed constituting MIT; and/or
- b. The Manager and/or the replacement manager ceases to be a direct or indirect wholly-owned subsidiary or subsidiary of Mapletree Investments Pte Ltd, the sponsor of MIT.

(collectively, the "Conditions"), the lender(s) may cancel the available commitment under the loan facilities and holders of outstanding notes may direct that the notes become immediately due and payable, whereupon the Trustee shall pay an amount equal to the aggregate of the principal amounts outstanding, all interest accrued thereon and all other amounts accrued or outstanding within a stipulated period.

The aggregate amount of Debt Facilities that may be affected by a breach of the Conditions is S\$4,244.9 million. As at the date of this announcement, there has been no breach of the Conditions.

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 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 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.

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<sup>2</sup> Notes issued under the S\$1,000,000,000 Multicurrency Medium Term Note Programme and S\$2,000,000,000 Euro Medium Term Securities Programme.