



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

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## ANNOUNCEMENT

### COMPLETION OF THE PROPOSED ACQUISITION OF A DATA CENTRE ASSET IN OSAKA, JAPAN AND USE OF PROCEEDS FROM 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 (“MIT”) dated 25 May 2023 titled “The Proposed Acquisition of a Data Centre Asset in Osaka, Japan” (the “Acquisition Announcement”) and the announcement of MIT dated 6 June 2023 titled “Issue of 92,593,000 New Units in Mapletree Industrial Trust Pursuant to the Private Placement” (the “Private Placement Announcement”).*

#### 1. COMPLETION OF ACQUISITION

Further to the Acquisition Announcement, Mapletree Industrial Trust Management Ltd., in its capacity as manager of MIT (the “**Manager**”), is pleased to announce that MIT has completed the Proposed Acquisition today.

#### 2. USE OF PROCEEDS

In connection with the Proposed Acquisition, the Manager has launched an equity fund raising exercise by way of a Private Placement on 25 May 2023. The aggregate gross proceeds of the Private Placement is approximately S\$204.8 million.

The Manager wishes to announce that the full gross proceeds of approximately S\$204.8 million has been used to satisfy a portion of the purchase consideration<sup>1</sup> and professional fees in relation to the Proposed Acquisition.

The abovementioned use of proceeds arising from the Private Placement is in accordance with the stated use and is in accordance with the percentage of the gross proceeds of the Private Placement allocated to such use as set out in 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

28 September 2023

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<sup>1</sup> As stated in the Acquisition Announcement, portions of the purchase consideration are to be paid out progressively upon the substantial completion of the different phases of fitting-out works carried out on the Property.

## 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 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.

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. 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 current 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 (as defined herein), 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 U.S. Securities Act of 1933, as amended (the "**Securities Act**") and in compliance with any applicable state 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.