



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 July 2004 (as amended))

ANNOUNCEMENT

(I) PAYMENT OF ACQUISITION FEE BY WAY OF ISSUE OF NEW UNITS IN MAPLETREE LOGISTICS TRUST

Mapletree Logistics Trust Management Ltd., as manager (the “Manager”) of Mapletree Logistics Trust (“MLT”) wishes to announce that new units in MLT (“Units”) have been issued today to the Manager as payment of acquisition fee in respect of the acquisition of Mapletree Logistics Hub – Shah Alam¹ (the “MLHSA Acquisition”).

In accordance with Paragraph 5.7 of Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore (the “CIS Code”) and the unitholders’ circular dated 1 November 2019, 840,686 Units (“Acquisition Fee Units”) were issued on 14 February 2020 at S\$1.617 per Unit as payment of the acquisition fee in respect of the MLHSA Acquisition, which was completed on 31 December 2019.

The Acquisition Fee Units were issued based on 0.5% of the total acquisition price for the MLHSA Acquisition. In accordance with clause 15.2.1(i) of the trust deed dated 5 July 2004 (as amended) constituting MLT (the “MLT Trust Deed”), the Acquisition Fee Units should be issued at the issue price of Units issued to finance or part finance the acquisition in respect of which the acquisition fee is payable. Pursuant to the private placement that was undertaken to part finance, among others, the MLHSA Acquisition², the issue price of the new Units under the private placement was S\$1.617 per Unit, as announced on 23 October 2019.

(II) PAYMENT OF DISPOSAL FEE BY WAY OF ISSUE OF NEW UNITS IN MAPLETREE LOGISTICS TRUST

Further, the Manager wishes to announce that new Units have been issued today to the Manager as payment of the disposal fee in respect of the divestment of MapletreeLog Integrated (Shanghai) Co., Ltd³.

¹ Please refer to the announcements dated 21 October 2019 and 31 December 2019 and the unitholder circular dated 1 November 2019.

² Please refer to the announcements dated 22 October 2019, 23 October 2019 and 1 November 2019.

³ Please refer to the press release dated 26 December 2019 and announcement dated 31 December 2019.

In accordance with Paragraph 5.7 of Appendix 6 of the CIS Code, 187,134 Units (“Disposal Fee Units”) were issued on 14 February 2020 at S\$1.7005 per Unit as payment of the disposal fee in respect of the divestment, which was completed on 31 December 2019.

The Disposal Fee Units were issued based on 0.5% of the sale price for MapletreeLog Integrated (Shanghai) Co., Ltd. In accordance with clause 15.2.1(ii) of the MLT Trust Deed, the Disposal Fee Units were issued at the prevailing Market Price of Units on the date of the completion of the sale or disposal as determined under the MLT Trust Deed.

(III) PAYMENT OF Q3 BASE FEE, PROPERTY MANAGEMENT FEE AND LEASE MANAGEMENT FEE IN RESPECT OF CERTAIN PROPERTIES BY WAY OF ISSUE OF NEW UNITS IN MAPLETREE LOGISTICS TRUST

Further to the announcements/press releases dated 29 May 2016, 28 June 2016, 23 September 2016, 15 December 2016, 5 July 2018, 19 September 2018, 26 October 2018, 1 November 2018, 21 October 2019 and the unitholders’ circulars dated 28 August 2017, 8 May 2018 and 1 November 2019 in relation to certain properties in Australia, Malaysia, Vietnam, Singapore, Hong Kong SAR and the People’s Republic of China (collectively, and together with MLT’s other properties, referred to as the “Properties”), the Manager wishes to announce that a total of 2,209,740 new Units at the issue price of S\$1.7005 per Unit have been issued on 14 February 2020 as follows:

1. 1,958,407 Units to the Manager as payment of the base fee for the relevant term during the period from 1 October 2019 to 31 December 2019 in respect of certain Properties in accordance with the MLT Trust Deed; and
2. 251,333 Units to Mapletree Property Management Pte. Ltd. (the “Property Manager”) as payment of the property management fee and the lease management fee in respect of certain Properties for the relevant term during the period from 1 October 2019 to 31 December 2019 in accordance with the master property management agreement dated 24 June 2005 and the overseas properties property management agreement dated 18 January 2006 (collectively, the “MPMA”), both entered into between HSBC Institutional Trust Services (Singapore) Limited as trustee of MLT, the Manager and the Property Manager and as amended, supplemented and extended from time to time, pursuant to which the Property Manager is to provide certain property management, lease management, marketing services and other services to the properties of MLT.

The issue price of the Units for payment of the base fee, property management fee and lease management fee is based on the volume weighted average price for a Unit for all trades on the

Singapore Exchange Securities Trading Limited in the ordinary course of trading for the last ten business days of the relevant period.

Following the above issuances, the Manager holds an aggregate of 35,030,672 Units and the Property Manager holds an aggregate of 3,637,494 Units. Total number of Units in issue as at 14 February 2020 is 3,800,273,528.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

14 February 2020

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in MLT ("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 MLT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

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.