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

ANNOUNCEMENT

ISSUE OF 121,285,000 NEW UNITS IN MAPLETREE LOGISTICS 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 Logistics Trust dated 30 March 2023 titled "Launch of Equity Fund Raising By Way of a Private Placement to Raise Gross Proceeds of Approximately S\$200.0 Million".

1. ISSUE OF 121,285,000 NEW UNITS IN MAPLETREE LOGISTICS TRUST PURSUANT TO THE PRIVATE PLACEMENT

Further to its announcements dated 30 March 2023, 31 March 2023 and 5 April 2023, Mapletree Logistics Trust Management Ltd., in its capacity as manager of Mapletree Logistics Trust ("MLT", and as the manager of MLT, the "Manager"), wishes to announce that 121,285,000 New Units will be issued today at an issue price of S\$1.649 per New Unit in connection with the Private Placement. With the issue of the 121,285,000 New Units in connection with the Private Placement, the total number of Units in issue is 4,937,288,654 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 10 April 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 11 April 2023, to 30 June 2023, as well as all distributions thereafter, but will not be entitled to participate in the Cumulative 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 any distributable income accrued by MLT up to the day immediately preceding the date of issue of the New Units pursuant to the Private Placement (including the Cumulative Distribution).

2. USE OF PROCEEDS

The aggregate gross proceeds of the Private Placement is approximately S\$200.0 million.

The Manager wishes to announce that today:

- (i) approximately S\$145.5 million (which is equivalent to approximately 73% of the gross proceeds of the Private Placement) will be used to repay existing debts;

- (ii) approximately S\$50.0 million (which is equivalent to approximately 25% 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 acquisitions of six logistics assets located in Japan, one logistics asset located in Sydney, Australia and one logistics asset located in Icheon-si, Gyeonggi-do, South Korea (collectively, the “**Acquisitions**”)¹; and
- (iii) approximately S\$4.5 million (which is equivalent to approximately 2% 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 MLT in connection with the Acquisitions and the Private Placement.

The use of proceeds arising from the Private Placement is in accordance with the announcement of MLT dated 31 March 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 Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

11 April 2023

1 On 30 March 2023, the Manager announced the Acquisitions (see announcement titled “The Proposed Acquisitions of 8 Logistics Assets Located in Japan, Australia and South Korea; the Potential Acquisition of 2 Logistics Assets Located in the People’s Republic of China; and the Potential Divestment of a Property in Hong Kong SAR” dated 30 March 2023 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 MLT (“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 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 MLT is not necessarily indicative of the future performance of MLT.

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).