



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

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## **ANNOUNCEMENT**

### **ANNUAL ASSET VALUATION**

In compliance with the Monetary Authority of Singapore “Code on Collective Investment Schemes Appendix 6 – Property Funds” and pursuant to Rule 703 of the SGX-ST Listing Manual, Mapletree Logistics Trust Management Ltd., as manager (“Manager”) of Mapletree Logistics Trust (“MLT”), wishes to announce that the latest independent valuations (“Valuations”) on MLT’s properties have been completed.

The Valuations (attached as Appendix 1) will be reflected in the financial statements of MLT based on the exchange rates adopted for the financial year ended 31 March 2022.

The valuation reports will be available for inspection by prior appointment at the Manager’s registered office during business hours for a period of three months from the date of this announcement. For inspection appointments, please contact Ms Lum Yuen May at +65 6659 3671.

### **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

28 April 2022

### **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.

S/No.	Property Name	Market Valuation (Local currency)		Valuer
<b>Singapore</b>				
1	25 Pandan Crescent	SGD	59,000,000	<i>Savills Valuation and Professional Services (S) Pte Ltd</i>
2	19 Senoko Loop	SGD	19,700,000	
3	60 Alps Avenue	SGD	12,000,000	
4	61 Alps Avenue	SGD	15,800,000	
5	Allied Telesis	SGD	24,000,000	
6	Mapletree Benoi Logistics Hub	SGD	134,000,000	
7	37 Penjuru Lane	SGD	3,200,000	
8	6 Changi South Lane	SGD	28,000,000	
9	70 Alps Avenue	SGD	23,500,000	
10	Prima	SGD	44,500,000	
11	Ban Teck Han	SGD	25,000,000	
12	Mapletree Logistics Hub, Toh Guan	SGD	155,000,000	
13	50 Airport Boulevard	SGD	19,200,000	
14	Pulau Sebarok	SGD	119,600,000	
15	Kenyon	SGD	23,700,000	
16	39 Changi South Avenue 2	SGD	10,700,000	
17	Toppan	SGD	18,000,000	
18	2 Serangoon North Avenue 5	SGD	54,500,000	
19	10 Changi South Street 3	SGD	17,800,000	
20	85 Defu Lane 10	SGD	14,100,000	
21	31 Penjuru Lane	SGD	8,500,000	
22	8 Changi South Lane	SGD	16,800,000	
23	138 Joo Seng Road	SGD	20,600,000	
24	4 Tuas Avenue 5	SGD	13,000,000	
25	Jurong Logistics Hub	SGD	265,000,000	
26	3 Changi South Lane	SGD	15,000,000	
27	1 Genting Lane	SGD	12,000,000	
28	521 Bukit Batok Street 23	SGD	22,500,000	
29	6 Marsiling Lane	SGD	21,200,000	
30	119 Neythal Road	SGD	11,000,000	
31	30 Tuas South Avenue 8	SGD	8,300,000	
32	31 & 33 Pioneer Road North	SGD	7,800,000	
33	8 Tuas View Square	SGD	7,800,000	
34	Pioneer Districentre	SGD	9,800,000	
35	Mapletree Pioneer Logistics Hub	SGD	121,000,000	
36	3A Jalan Terusan	SGD	15,000,000	
37	30 Boon Lay Way	SGD	18,200,000	
38	22A Benoi Road (formerly known as Menlo (Benoi))	SGD	4,000,000	
39	SH Cogent (Penjuru Close)	SGD	36,500,000	
40	15 Changi South Street 2	SGD	31,600,000	
41	29 Tai Seng Avenue (formerly known as Natural Cool Lifestyle Hub)	SGD	54,500,000	
42	73 Tuas South Avenue 1	SGD	15,200,000	
43	51 Benoi Road	SGD	40,000,000	
44	44 & 46 Changi South Street 1	SGD	12,800,000	
45	36 Loyang Drive	SGD	15,000,000	
46	15A Tuas Avenue 18	SGD	16,000,000	
47	190A Pandan Loop	SGD	32,700,000	
48	4 Pandan Avenue	SGD	127,000,000	
49	52 Tanjong Penjuru	SGD	192,000,000	
50	6 Fishery Port Road	SGD	272,000,000	

S/No.	Property Name	Market Valuation (Local currency)		Valuer
<b>Singapore (continued)</b>				
51	5A Toh Guan Road East	SGD	125,800,000	<i>Savills Valuation and Professional Services (S) Pte Ltd</i>
52	38 Tanjong Penjuru	SGD	83,900,000	
53	9 Changi South Street 2	SGD	25,200,000	
<b>Singapore Sub-total</b>		<b>SGD</b>	<b>2,499,000,000</b>	
<b>Australia</b>				
54	Coles Chilled Distribution Centre, 3 Roberts Road, Eastern Creek NSW (formerly known as Coles Chilled Distribution Centre, NSW)	AUD	419,000,000	<i>Knight Frank NSW Valuations &amp; Advisory Pty Ltd</i>
55	114 Kurrajong Avenue & 9 Coventry Place, Mount Druitt, NSW	AUD	41,000,000	
56	405 - 407 Victoria Street, Wetherill Park, NSW	AUD	32,500,000	
57	3 Distillers Place, Huntingwood, NSW	AUD	29,000,000	
58	53 Britton Street, Smithfield, NSW	AUD	43,750,000	
59	365 Fitzgerald Road, Derrimut, VIC	AUD	29,000,000	<i>Knight Frank Valuation &amp; Advisory Victoria</i>
60	213 Robisons Road, Ravenhall, VIC	AUD	38,000,000	
61	99 - 103 William Angliss Drive, Laverton North, VIC	AUD	45,000,000	
62	28 Bilston Drive, Barnawartha North, VIC	AUD	74,500,000	<i>Knight Frank Valuation &amp; Advisory Queensland</i>
63	Coles Brisbane Distribution Centre, 44 Stradbroke Street, Heathwood, QLD	AUD	147,500,000	
64	15 Botero Place, Truganina, VIC	AUD	30,500,000	<i>Knight Frank Valuation &amp; Advisory Victoria</i>
65	Acacia Ridge Distribution Centre, 338 Bradman Street, Acacia Ridge, QLD (formerly known as 338 Bradman Street, Acacia Ridge, QLD)	AUD	127,000,000	<i>Knight Frank Valuation &amp; Advisory Queensland</i>
66	5-17 Leslie Road & 6-10 Pipe Road, Laverton North, VIC	AUD	43,000,000	<i>Knight Frank Valuation &amp; Advisory Victoria</i>
<b>Australia Sub-total</b>		<b>AUD</b>	<b>1,099,750,000</b>	
<b>China</b>				
67	Mapletree Ouluo Logistics Park	CNY	741,000,000	<i>Knight Frank Petty Limited</i>
68	Mapletree Xi'an Logistics Park	CNY	69,000,000	
69	Mapletree American Industrial Park	CNY	324,000,000	
70	Mapletree Northwest Logistics Park (Phase 1)	CNY	241,000,000	
71	Mapletree Northwest Logistics Park (Phase 2)	CNY	88,000,000	
72	Mapletree (Wuxi) Logistics Park	CNY	153,000,000	
73	Mapletree (Zhengzhou) Logistics Park	CNY	289,000,000	
74	Mapletree Yangshan Bonded Logistics Warehouses	CNY	331,000,000	
75	Mapletree Fengdong (Xi'an) Industrial Park	CNY	382,000,000	<i>Jones Lang LaSalle Corporate Appraisal and Advisory Limited</i>
76	Mapletree Wuxi New District Logistics Park	CNY	540,000,000	
77	Mapletree Nantong Chongchuan Logistics Park	CNY	300,000,000	
78	Mapletree Hangzhou Logistics Park	CNY	512,000,000	
79	Mapletree Changshu Logistics Park	CNY	252,000,000	
80	Mapletree Tianjin Wuqing Logistics Park	CNY	136,000,000	
81	Mapletree Changsha Logistics Park Phase 1	CNY	364,000,000	
82	Mapletree Jiaxing Logistics Park	CNY	195,000,000	
83	Mapletree Nanchang Logistics Park	CNY	256,000,000	
84	Mapletree Wuhan Yangluo Logistics Park	CNY	291,000,000	
85	Mapletree Zhenjiang Logistics Park	CNY	480,000,000	
86	Mapletree Jinan International Logistics Park	CNY	383,000,000	
87	Mapletree Changsha Industrial Park (Phase 2)	CNY	448,000,000	
88	Chengdu DC Logistics Park	CNY	117,000,000	
89	Mapletree Shenyang Logistics Park	CNY	154,000,000	
90	Mapletree Nantong (EDZ) Logistics Park	CNY	253,000,000	

S/No.	Property Name	Market Valuation (Local currency)		Valuer
<b>China (continued)</b>				
91	Mapletree Tianjin Xiqing Logistics Park	CNY	236,000,000	<i>Knight Frank Petty Limited</i>
92	Mapletree Chengdu Qingbaijiang Logistics Park	CNY	453,000,000	
93	Mapletree (Cixi) Logistics Park	CNY	519,000,000	
94	Mapletree Huangdao Logistics Park	CNY	284,000,000	
95	Mapletree Guizhou Longli Logistics Park	CNY	223,000,000	
96	Mapletree Changsha Airport Logistics Park	CNY	213,000,000	
97	Mapletree Chongqing Jiangjin Comprehensive Industrial Park <sup>1</sup>	CNY	168,000,000	
98	Mapletree Xixian Airport Logistics Park <sup>1</sup>	CNY	293,000,000	
99	Mapletree (Harbin) Logistics Park <sup>1</sup>	CNY	238,000,000	
100	Mapletree (Yuyao) Logistics Park II <sup>1</sup>	CNY	326,000,000	
101	Mapletree Yangzhou Industrial Park <sup>1</sup>	CNY	337,000,000	
102	Mapletree Kunming Airport Logistics Park <sup>1</sup>	CNY	333,000,000	
103	Mapletree (Zhongshan) Modern Logistics Park <sup>1</sup>	CNY	157,000,000	
104	Mapletree Yantai Modern Logistics Park <sup>1</sup>	CNY	238,000,000	
105	Mapletree (Zhengzhou) Airport Logistics Park <sup>1</sup>	CNY	473,000,000	
106	Mapletree (Yixing) Industrial Park <sup>1</sup>	CNY	282,000,000	
107	Mapletree (Wenzhou) Industrial Park <sup>1</sup>	CNY	928,000,000	
108	Mapletree Tianjin Jinghai International Logistics Park <sup>1</sup>	CNY	169,000,000	
<b>China Sub-total</b>		<b>CNY</b>	<b>13,169,000,000</b>	
<b>Hong Kong SAR</b>				
109	Tsuen Wan No. 1	HKD	571,000,000	<i>Jones Lang LaSalle Limited</i>
110	Shatin No. 2	HKD	997,000,000	
111	Shatin No. 3	HKD	2,144,000,000	
112	Shatin No. 4	HKD	2,330,000,000	
113	Mapletree Logistics Centre Fanling (formerly known as Bossini Logistics Centre)	HKD	461,000,000	
114	1 Wang Wo Tsai Street	HKD	936,000,000	
115	Grandtech Centre	HKD	2,273,000,000	
116	Shatin No. 5	HKD	278,000,000	
117	Mapletree Logistics Hub Tsing Yi	HKD	6,612,000,000	
<b>Hong Kong SAR Sub-total</b>		<b>HKD</b>	<b>16,602,000,000</b>	
<b>India</b>				
118	Mapletree Logistics Trust India KSH Industrial Park 1, Plot No P-5, Chakan MIDC Phase - II, Khed, Pune, Maharashtra (formerly known as KSH Infra Industrial Park located at Plot No. P-5, Chakan MIDC Phase - II, Pune Maharashtra)	INR	4,191,000,000	<i>CBRE South Asia Private Limited</i>
119	Mapletree Logistics Trust India KSH Distriparks Pvt. Ltd., Plot No. P-12, Talegaon Floriculture, and Industrial Park, MIDC, Talegaon, Pune, Maharashtra (formerly known as KSH Infra Industrial Park located at Plot no. P-12, Talegaon Floriculture and Industrial Park, MIDC, Talegaon, Pune, Maharashtra)	INR	568,000,000	
<b>India Sub-total</b>		<b>INR</b>	<b>4,759,000,000</b>	
<b>Japan</b>				
120	Ayase Centre	JPY	1,470,000,000	<i>CBRE K.K.</i>

<sup>1</sup> These twelve properties were acquired on 20 January 2022. Independent full valuations for these twelve properties as at 31 October 2021 and a comfort letter as at 31 March 2022 were obtained from Knight Frank Petty Limited.

S/No.	Property Name	Market Valuation (Local currency)		Valuer
<b>Japan (continued)</b>				
121	Kyoto Centre	JPY	8,210,000,000	CBRE K.K.
122	Funabashi Centre	JPY	4,939,000,000	
123	Kashiwa Centre	JPY	8,444,000,000	
124	Shonan Centre	JPY	8,100,000,000	
125	Sendai Centre	JPY	1,810,000,000	
126	Iwatsuki Centre <sup>2</sup>	JPY	377,000,000	
127	Noda Centre	JPY	6,909,000,000	
128	Toki Centre	JPY	1,830,000,000	
129	Hiroshima Centre	JPY	9,711,000,000	
130	Eniwa Centre	JPY	1,720,000,000	
131	Sano Centre	JPY	1,240,000,000	
132	Moriya Centre	JPY	7,830,000,000	
133	Mizuhomachi Centre	JPY	4,869,000,000	
134	Aichi Miyoshi Centre	JPY	1,340,000,000	
135	Kyotanabe Centre	JPY	2,840,000,000	
136	Mapletree Kobe Logistics Centre	JPY	23,263,000,000	
137	Higashi Hiroshima Centre	JPY	6,650,000,000	Cushman & Wakefield K.K.
138	Kuwana Centre <sup>3</sup>	JPY	35,600,000,000	JLL Morii Valuation & Advisory K.K.
<b>Japan Sub-total</b>		<b>JPY</b>	<b>137,152,000,000</b>	
<b>Malaysia</b>				
139	Pancuran	MYR	80,600,000	First Pacific Valuers Property Consultants Sdn Bhd
140	Zentraline	MYR	39,900,000	
141	Subang 1	MYR	28,560,000	
142	Subang 2	MYR	23,900,000	
143	Chee Wah	MYR	20,400,000	
144	Subang 3	MYR	24,300,000	
145	Subang 4	MYR	12,890,000	
146	Linfox	MYR	54,000,000	
147	Century	MYR	51,000,000	
148	G-Force	MYR	46,000,000	
149	Celestica Hub	MYR	46,000,000	
150	Padi Warehouse	MYR	22,150,000	
151	Flexhub	MYR	115,000,000	
152	Mapletree Shah Alam Logistics Park	MYR	203,500,000	
153	Mapletree Logistics Hub - Shah Alam	MYR	855,000,000	
154	Mapletree Logistics Hub – Tanjung Pelepas	MYR	410,000,000	
<b>Malaysia Sub-total</b>		<b>MYR</b>	<b>2,033,200,000</b>	
<b>South Korea</b>				
155	Mapletree Logistics Centre – Yeosu	KRW	7,850,000,000	CBRE Korea Co. Ltd.
156	Mapletree Logistics Centre - Baekam 1	KRW	43,450,000,000	
157	Mapletree Logistics Centre - Iljuk	KRW	30,000,000,000	
158	Mapletree Logistics Hub - Pyeongtaek	KRW	85,200,000,000	
159	Mapletree Logistics Centre - Anseong Cold	KRW	23,650,000,000	
160	Mapletree Logistics Centre - Yongin Cold	KRW	23,600,000,000	
161	Mapletree Logistics Centre - Namanseong	KRW	31,800,000,000	
162	Mapletree Logistics Centre - Seoicheon	KRW	48,500,000,000	
163	Mapletree Logistics Centre - Baekam 2	KRW	38,100,000,000	
164	Mapletree Logistics Centre - Majang 1	KRW	33,900,000,000	

<sup>2</sup> This reflects the value for the land at Iwatsuki A.

<sup>3</sup> Kuwana Centre was acquired on 16 December 2021. Independent full valuation for the property as at 11 November 2021 and a comfort letter as at 31 March 2022 were obtained from JLL Morii Valuation & Advisory K.K..

## APPENDIX 1

S/No.	Property Name	Market Valuation (Local currency)		Valuer
<b>South Korea (continued)</b>				
165	Mapletree Logistics Centre - Hobeob 1	KRW	26,250,000,000	CBRE Korea Co. Ltd.
166	Mapletree Logistics Centre - Wonsam 1	KRW	54,750,000,000	
167	Mapletree Logistics Centre - Hobeob 2	KRW	52,100,000,000	
168	Mapletree Logistics Centre - Hobeob 3	KRW	122,200,000,000	Colliers International (Hong Kong) Limited
169	Mapletree Logistics Centre - Baekam 3	KRW	65,000,000,000	
170	Mapletree Logistics Centre - Iljuk 2	KRW	52,800,000,000	
171	Mapletree Logistics Centre - Daewol 1	KRW	30,600,000,000	
172	Mapletree Logistics Centre - Majang 2	KRW	28,200,000,000	
173	Mapletree Logistics Centre - Daesin 1	KRW	139,800,000,000	
<b>South Korea Sub-total</b>		<b>KRW</b>	<b>937,750,000,000</b>	
<b>Vietnam</b>				
174	Mapletree Logistics Centre	VND	227,700,000,000	Jones Lang LaSalle Vietnam Company Limited
175	Mapletree Logistics Park Bac Ninh Phase 1	VND	447,100,000,000	
176	Mapletree Logistics Park Phase 2	VND	438,100,000,000	
177	Unilever VSIP Distribution Centre	VND	801,000,000,000	
178	Mapletree Logistics Park Bac Ninh Phase 2	VND	409,200,000,000	
179	Mapletree Logistics Park Phase 1	VND	507,200,000,000	
180	Mapletree Logistics Park Bac Ninh Phase 3	VND	558,400,000,000	
181	Mapletree Logistics Park Bac Ninh Phase 4 <sup>4</sup>	VND	726,700,000,000	Cushman & Wakefield (Vietnam) Ltd
182	Mapletree Logistics Park Bac Ninh Phase 5 <sup>4</sup>	VND	905,400,000,000	
183	Mapletree Logistics Park Phase 5 <sup>4</sup>	VND	599,000,000,000	
<b>Vietnam Sub-total</b>		<b>VND</b>	<b>5,619,800,000,000</b>	
<b>PORTFOLIO TOTAL (183 PROPERTIES)</b>		<b>SGD</b>	<b>12,999,071,000</b>	
Right-of-use Assets (Singapore)		SGD	101,196,000	
<b>TOTAL INVESTMENT PROPERTIES AS AT 31 MARCH 2022</b>		<b>SGD</b>	<b>13,100,267,000</b>	

\*Based on the prevailing exchange rates for the financial year ended 31 March 2022:

**Exchange rates:**

JPY	HKD	CNY	KRW	MYR	VND	AUD	INR
86.50	5.74	4.66	910.25	3.08	16,778.52	1.01	56.09

<sup>4</sup> These three properties were acquired on 26 January 2022. Independent full valuations for these three properties as at 31 October 2021 and comfort letters as at 31 March 2022 were obtained from Cushman & Wakefield (Vietnam) Ltd.