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

ANNOUNCEMENT

COMPLETION OF THE PROPOSED ACQUISITIONS OF A 100.0% INTEREST IN 12 NEW LOGISTICS ASSETS LOCATED IN THE PEOPLE'S REPUBLIC OF CHINA THROUGH THE ACQUISITION OF 12 PROPERTY HOLDING COMPANIES, AS INTERESTED PERSON TRANSACTIONS.

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcements of Mapletree Logistics Trust ("MLT") dated 22 November 2021 (the "Acquisition Announcements") relating to the proposed acquisitions of (a) a 100.0% interest in 13 new logistics assets located in the People's Republic of China through the acquisition of 13 property holding companies and (b) a 100.0% interest in three logistics assets located in Vietnam through the acquisition of three property holding companies, as interested person transactions and (c) the proposed acquisition of an effective 97% interest in a logistics centre located in Japan through the acquisition of trust beneficial interest from an unrelated third party (the "Third Party Acquisition").

1. COMPLETION OF 12 OF THE 13 PRC ACQUISITIONS

Further to the Acquisition Announcements, Mapletree Logistics Trust Management Ltd., in its capacity as manager of MLT (the "**Manager**"), is pleased to announce that MLT has completed the acquisition of 12 of the 13 PRC Property SPVs today. Following the completion of the acquisition of the 12 PRC Property SPVs, the 12 PRC Property SPVs and the 12 PRC WFOEs owned by the respective PRC Property SPVs are now wholly-owned subsidiaries of MLT.

The Manager will make further announcements upon completion of the remaining PRC Property SPV and the Vietnam Acquisitions in due course.

2. USE OF PROCEEDS

The aggregate gross proceeds of the Equity Fund Raising is approximately S\$692.8 million.

The Manager is pleased to announce that approximately S\$675.5 million (which is equivalent to approximately 97.5% of the gross proceeds of the Equity Fund Raising) has been used to partially fund the acquisition of the 12 of the 13 PRC Property SPVs and the Third Party Acquisition.

The remaining gross proceeds of approximately S\$17.3 million (which is equivalent to approximately 2.5% of the gross proceeds of the Equity Fund Raising) will be used to pay the professional and other fees and expenses incurred by MLT in connection with the Acquisitions and the Equity Fund Raising.

The use of proceeds arising from the Equity Fund Raising is in accordance with the announcement of MLT dated 24 November 2021 titled "Results of the private placement and pricing of new units under the private placement and preferential offering".

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

20 January 2022

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. Any discrepancies in the table included in this announcement between the listed amounts and the total thereof are due to rounding.

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 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, Chapter 289 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).