



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

ANNOUNCEMENT

COMPLETION OF THE PROPOSED ACQUISITION OF THE MALAYSIA PROPERTY AS AN INTERESTED PERSON TRANSACTION

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Logistics Trust (“MLT”) dated 29 February 2024 titled “The proposed acquisitions of (A) the Malaysia Property and (B) a 100.0% interest in two logistics assets located in Vietnam through the acquisition of two property holding companies, as interested person transactions” (the “Acquisition Announcement”).

Further to the Acquisition Announcement, Mapletree Logistics Trust Management Ltd., as manager of MLT (the “**Manager**”), is pleased to announce that the acquisition of the Malaysia Property from Symphony Warehouse Sdn. Bhd., the vendor of the Malaysia Property, by Semangkuk Berhad, a bankruptcy-remote special purpose vehicle incorporated in Malaysia (the “**Malaysia SPV**”), for a purchase consideration of MYR558.8 million (or approximately S\$157.9 million)¹ has been completed today.

In connection with the funding of the Malaysia Acquisition, the Malaysia SPV has issued new unrated senior take-out medium term notes (the “**Senior ABS MTN**”) of MYR300 million (or approximately S\$84.7 million)¹ with expected maturity dates of 15 May 2031, 14 May 2032 and 17 May 2033, and new unrated junior take-out medium term notes of MYR268.5 million (or approximately S\$75.8 million)¹ (the “**Junior ABS MTN**” and together with the Senior ABS MTN, the “**ABS MTNs**”). The additional Senior ABS MTN and the additional Junior ABS MTN have been subscribed by sophisticated investors² and the existing Junior ABS MTN holder, respectively.

As disclosed in the Acquisition Announcement, the holders of the ABS MTNs will be receiving cash flow from the underlying real estate held by the Malaysia SPV (including the Malaysia Property as at the date of completion of the Malaysia Acquisition), in the form of coupon/interest income. MLT, via its subsidiary, the existing Junior ABS MTN holder, will in turn have a similar economic interest as if it had acquired the Malaysia Property directly as it allows MLT to receive the performance coupon, after netting off payments to the Senior ABS MTN holders, fees and expenses in relation to the existing Malaysia properties held under the Malaysia SPV and the Malaysia Property.

The Manager will make further announcements upon completion of the Vietnam Acquisitions in due course.

¹ Based on the illustrative exchange rate of S\$1.00 = MYR3.54.

² As permitted under the Capital Markets and Services Act, 2007 of Malaysia.

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

17 May 2024

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 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 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.