

For Immediate Release

MAPLETREE LOGISTICS TRUST TO DIVEST TWO PROPERTIES IN JAPAN

Singapore, 27 November 2024 – Mapletree Logistics Trust Management Ltd., as manager (the “Manager”) of Mapletree Logistics Trust (“MLT” or the “Trust”), would like to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of MLT) has, through its special purpose entities incorporated in Japan, entered into Sale and Purchase Agreements with a third party buyer for the proposed divestment of Toki Centre and Aichi Miyoshi Centre in Japan for a total sale price of JPY4,250 million, or approximately S\$37.5 million¹ (the “Divestment”). The Divestment has been completed today.

The Divestment is in line with the Manager’s efforts to rejuvenate its portfolio through selective divestments of assets that are no longer aligned with its strategy. Capital released from the divestments will provide MLT with greater financial flexibility to pursue investment opportunities in high specification, modern logistics facilities with higher growth potential.

Toki Centre, located in Gifu prefecture, is a two-storey warehouse with a net lettable area of 16,545 square metres and building age of approximately 16.8 years. The sale price of JPY2,425 million is 9.2% above the latest valuation of JPY2,220 million as at 31 October 2024.

Aichi Miyoshi Centre, located in Aichi prefecture, is a four-storey warehouse with a net lettable area of 6,723 square metres. The property is approximately 17.7 years old. The sale price of JPY1,825 million is 7.4% above the latest valuation of JPY1,700 million as at 31 October 2024.

The Divestment is not expected to have a material impact on MLT’s net property income for FY24/25. Following the Divestment, MLT’s portfolio stands at 183 properties and the total value of assets under management is S\$13.3 billion².

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¹ Using the illustrative exchange rate of S\$1 to JPY113.33.

² Based on MLT’s financials as at 30 September 2024 and including the divestment of a property in China completed on 15 November 2024.

About Mapletree Logistics Trust (MLT)

MLT, the first Asia-focused logistics REIT in Singapore, was listed on the SGX-ST Main Board on 28 July 2005. MLT's principal strategy is to invest in a diversified portfolio of income-producing logistics real estate and real estate-related assets. As at 30 September 2024, it has a portfolio of 186 properties in Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam with assets under management of S\$13.4 billion. MLT is managed by Mapletree Logistics Trust Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd. For more information, please visit www.mapletreelogisticstrust.com.

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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 its future performance. This release 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, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.