

ANNOUNCEMENT

NOTICE OF BOOK CLOSURE AND DISTRIBUTION PAYMENT DATE

22 April 2019 – Notice is hereby given that the Transfer Books and Register of Unitholders of Mapletree Industrial Trust (“MIT”) will be closed at **5.00pm** on **Tuesday, 30 April 2019** for the purpose of determining Unitholders’ entitlements to MIT’s distribution.

On 26 March 2019, an advanced distribution of 1.71 Singapore cents per unit in MIT (“Unit”) for the period from 1 January 2019 to 19 February 2019 was paid to Unitholders on MIT’s Unitholders register as at 19 February 2019, which was the date immediately prior to the issuance of new Units pursuant to the private placement¹.

Unitholders will receive a distribution of 1.37 Singapore cents per Unit for the period from 20 February 2019 to 31 March 2019 (“**Balance 4QFY18/19 Distribution**”). The distribution of 1.37 Singapore cents per Unit comprises a taxable income component of 1.12 Singapore cents per Unit, a capital component of 0.13 Singapore cent per Unit and a tax-exempt income component of 0.12 Singapore cent per Unit.

On 22 April 2019, Mapletree Industrial Trust Management Ltd., as manager of MIT (the “**Manager**”) announced that the distribution reinvestment plan (“**DRP**”) will apply to the Balance 4QFY18/19 Distribution. The DRP will be suspended after the 4QFY18/19 Distribution.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units as at **5.00pm** on **Tuesday, 30 April 2019** will be entitled to Balance 4QFY18/19 Distribution in cash or new Units. The cash distribution will be paid to Unitholders by **Monday, 10 June 2019**. Unitholders who have elected to participate in the DRP for the Balance 4QFY18/19 Distribution will have their new Units in MIT credited and listed on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) on **Monday, 10 June 2019**.

Declaration for Singapore Tax Purposes

- 1 The capital component of the distribution is treated as a return of capital for Singapore income tax purposes. No tax will be deducted at source from this component.
- 2 The tax-exempt income component of the distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.

¹ Details can be found in the announcement dated 19 February 2019 titled “Details of Advanced Distribution in Connection with the Private Placement by Mapletree Industrial Trust and Application of Distribution Reinvestment Plan for the Advanced Distribution”.

- 3 Tax will be deducted at source from the taxable income component in certain circumstances. The following paragraphs describe the circumstances in which tax will or will not be deducted from the taxable income component of the distribution.
- 4 The following categories of Unitholders will receive a gross distribution (i.e. no tax will be deducted from the taxable income component):
 - (a) Unitholders who are individuals and who hold the Units either in their sole names or jointly with other individuals;
 - (b) Unitholders which are companies incorporated and tax resident in Singapore;
 - (c) Unitholders which are Singapore branches of companies incorporated outside Singapore;
 - (d) Unitholders which are body of persons (excluding companies or partnerships) incorporated or registered in Singapore;
 - (e) Unitholders which are international organisations that are exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act (Cap. 145); and
 - (f) Unitholders which are real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.
- 5 To receive a gross distribution, Unitholders in category 4(b) to 4(f) above must complete a prescribed form – the “Declaration for Singapore Tax Purposes Form” (“**Form A**”).
- 6 These categories of Unitholders, unless they are exempt from tax because of their own circumstances, will have to pay income tax subsequently at their own applicable tax rates.
- 7 Unitholders in category 4(a) are not required to submit any form. The gross distribution received by these Unitholders (irrespective of their tax residence status) is exempt from tax. However, this tax exemption does not apply to such Unitholders in respect of distribution derived by them through a partnership in Singapore or from the carrying on of a trade, business or profession.
- 8 Tax at the reduced rate of 10% will be deducted from the distribution made to foreign non-individual Unitholders. A foreign non-individual Unitholder is one (other than an individual) who is not a resident of Singapore for income tax purposes and:-
 - (a) who does not have a permanent establishment in Singapore; or
 - (b) who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the Units are not obtained from that operation.

- 9 To receive the distribution net of tax deducted at 10%, foreign non-individual Unitholders are required to complete **Form A**.
- 10 Beneficial owners of Units who hold Units through depository agents will receive:-
 - (a) gross distribution if they are persons described in categories 4(a) to 4(f); and
 - (b) distribution net of tax deducted at 10% if they are foreign non-individuals described in Paragraph 8 above.
- 11 To receive gross distribution and distribution net of tax deducted at 10%, depository agents are required to complete the “Declaration by Depository Agents for Singapore Tax Purposes Form” (“**Form B**”) and its annexes.
- 12 **Form A** and **Form B** (and its annexes) will be sent to Unitholders and depository agents respectively, by MIT’s unit registrar (the “**Unit Registrar**”), Boardroom Corporate & Advisory Services Pte. Ltd. located at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623, on or around **Tuesday, 7 May 2019**.
- 13 Unitholders (**Form A**) and the depository agents (**Form B** and its annexes) will have to ensure that their duly completed forms are received by the Unit Registrar by **5.00pm** on **Thursday, 23 May 2019**. Failure to comply with any of these requirements will render **Form A** and **Form B** invalid and the Trustee and the Manager of MIT will be obliged to deduct tax at the rate of 17% from the distribution.
- 14 Unitholders who hold Units under the Central Provident Fund Investment Scheme and the Supplementary Retirement Scheme do not have to return any form. They will receive gross distribution.

Distribution Reinvestment Plan

The DRP provides Unitholders with the option to receive their distributions, either in the form of Units or cash or a combination of both. A Unitholder will have the following options in respect of his distribution:

- elect to receive a cash distribution on his existing Units held; or
- elect to receive an allotment of DRP Units credited as fully paid in lieu of the cash amount of the distribution entitlement for the Balance 4QFY18/19 Distribution only; or
- elect to receive an allotment of DRP Units, in lieu of part of the cash amount of the distribution entitlement credited as fully paid and the remaining distribution entitlement in cash.

The Manager will suspend the application of the DRP after the 4QFY18/19 Distribution.

For practical reasons and to avoid any violation of the securities laws applicable in countries outside Singapore where Unitholders may have their registered addresses (unless otherwise determined by the Manager) (“**Overseas Unitholders**”), the DRP will not be offered to

Overseas Unitholders who have not provided to the CDP, not later than three Market Days² prior to the BCD, addresses in Singapore for the service of notices and documents.

The tax treatment as described above will apply for Unitholders electing to receive distributions in Units. Where deduction of income tax is applicable and the Unitholders elect to receive the distributions in Units, the number of Units to be allotted under the DRP will be computed based on the distributions net of tax deducted.

Unitholders who wish to participate in the DRP will have to ensure that the duly completed Notice of Election³ is received by the Unit Registrar by **5.00pm on Thursday, 23 May 2019**. Unitholders who do not wish to participate in the DRP need not complete the Notice of Election. Such Unitholders will receive their distributions in cash.

Declaration in Income Tax Return

This distribution is considered as income for the year 2019. Beneficial owners of the distribution, other than those who are exempted from tax on the distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross amount of the taxable income component of the distribution (regardless of whether the distribution is paid in cash or in the form of new Units) as taxable income in their Singapore income tax return for the year of assessment 2020.

Important Reminder

Unitholders and depository agents must complete and return **Form A** or **Form B** (and its annexes) and **Notice of Election** to the Unit Registrar's office by **5.00pm on Thursday, 23 May 2019** in order to receive the distribution either at gross or at net (after deduction of tax at 10%) as described above.

² "Market Day" means a day on which the SGX-ST is open for trading in securities.

³ "Notice of Election" means the one or more notices of election (in such form as the Manager may approve) which the Manager will, at its discretion, send to each Unitholder and through which each Unitholder may indicate whether they wish to participate in the DRP.

Important Dates

Date	Event
5.00pm, Friday 26 April 2019	Last day of trading on “cum” basis
9.00am, Monday 29 April 2019	Units will be traded ex-distribution
5.00pm, Tuesday 30 April 2019	Closure of MIT’s Transfer Books and Register of Unitholders
5.00pm, Thursday 23 May 2019	Unitholders and depository agents must have completed and returned Form A or Form B , as applicable, and Notice of Election to the Unit Registrar (<i>Boardroom Corporate & Advisory Services Pte. Ltd. located at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623</i>)
Monday, 10 June 2019	Payment of cash distribution, crediting of DRP Units to Unitholders’ securities accounts and listing of the DRP Units on the SGX-ST

Should Unitholders have any queries in relation to these procedures, please do not hesitate to contact:-

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By order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Industrial Trust Management Ltd.
(Company Registration No. 201015667D)
As Manager of Mapletree Industrial Trust

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 of MIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of MIT is not necessarily indicative of the future performance of MIT.