



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 29 January 2008 (as amended))

ANNOUNCEMENT

DETAILS OF ADVANCED DISTRIBUTION IN CONNECTION WITH THE PRIVATE PLACEMENT BY MAPLETREE INDUSTRIAL TRUST AND APPLICATION OF DISTRIBUTION REINVESTMENT PLAN FOR THE ADVANCED DISTRIBUTION

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Industrial Trust (“MIT”) dated 11 February 2019 titled “Notice of Advanced Distribution Books Closure Date and Distribution Payment Date” (the “**Notice of Books Closure Date Announcement**”) and the announcement of MIT dated 12 February 2019 titled “Close of Upsized Private Placement at an Issue Price of S\$1.945 Per New Unit” (the “**Close of Upsized Private Placement Announcement**”).*

19 February 2019 – Further to the Notice of Books Closure Date Announcement, Mapletree Industrial Trust Management Ltd., as manager (the “**Manager**”) of MIT, wishes to announce that the Advanced Distribution per unit in MIT (“**Unit**”) is 1.71 Singapore cents¹ for the period from 1 January 2019 to 19 February 2019 being the date immediately prior to the date on which New Units are issued pursuant to the Private Placement. The advanced distribution of 1.71 Singapore cents per Unit (“**Advanced Distribution**”) comprises a taxable income component of 1.61 Singapore cents per unit and a capital component of 0.10 Singapore cent per Unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on Tuesday, 19 February 2019 will be entitled to the Advanced Distribution that will be paid on or around Tuesday, 26 March 2019. For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private Placement will not be entitled to the Advanced Distribution.

The next distribution following the Advanced Distribution will comprise MIT’s distributable income for the period from the day the New Units are issued pursuant to the Private Placement, being 20 February 2019, to 31 March 2019. Quarterly distributions will resume thereafter.

¹ Further to the Close of Upsized Private Placement Announcement, based on the Advanced Distribution of 1.71 Singapore cents per Unit, the Issue Price of S\$1.945 per New Unit under the Private Placement represents a discount of 3.34% to the Adjusted VWAP of S\$2.0122 per Unit.

Application of Distribution Reinvestment Plan

The Manager has determined that the distribution reinvestment plan (“**DRP**”) will apply to the Advanced Distribution. The **DRP** provides unitholders of MIT (“**Unitholders**”) with the option to receive their distributions declared, either in the form of Units or cash or a combination of both. This will enable Unitholders to acquire new Units without incurring additional transaction related costs. The issue of Units in lieu of cash distributions under the **DRP** will strengthen MIT’s balance sheet, help finance the progressive funding needs of the development projects and accord MIT greater financial flexibility to pursue growth opportunities. The terms and conditions of the **DRP** are contained in the **DRP Statement**, which is available on MIT’s website: www.mapletreeindustrialtrust.com/drp.

Units under the **DRP** will be issued under the general Unit issue mandate obtained from Unitholders at the Annual General Meeting of MIT held on 17 July 2018.

DRP documents will be sent to Unitholders registered in the Depository Register² as at the Books Closure Date on Tuesday, 19 February 2019. Only Unitholders with Singapore registered addresses will be eligible to participate in the **DRP**.

Unitholders who wish to participate in the **DRP** and do not receive the **DRP** documents within three Market Days³ after the expected date of despatch on Wednesday, 27 February 2019 may obtain a copy from MIT’s unit registrar (the “**Unit Registrar**”), Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 (Telephone number: +65 6536 5355).

The SGX-ST has granted MIT a waiver from Rule 862(5) of the Listing Manual of the SGX-ST (the “**Listing Manual**”), which requires the payment date for distributions under the **DRP** to be made not less than 30 Market Days, but not more than 35 Market Days, after the Books Closure Date. MIT has obtained clearance from The Central Depository (Pte) Limited to allow the Advanced Distribution to be made earlier than the minimum timeframe required under the Listing Manual so as not to unnecessarily delay the payment of distribution, which is in accordance to the timetable below.

The Manager will announce further details on the **DRP** for the Advanced Distribution, including the issue price of new Units, in due course.

² “**Depository Register**” shall have the meaning ascribed to it in the Companies Act, Chapter 50 of Singapore.

³ “**Market Day**” means a day on which the SGX-ST is open for trading in securities.

Important Date and Times

Date	Event
9.00 a.m., Monday 18 February 2019	Units will be traded ex-distribution
5.00 p.m., Tuesday 19 February 2019	Closure of MIT's Transfer Book and Register of Unitholders for the Advanced Distribution
5.00 p.m., Tuesday 12 March 2019	Unitholders and depository agents must have completed and returned "Notice of Election" to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
Tuesday, 26 March 2019	Payment of cash distribution, crediting of DRP Units to Unitholders' securities account and listing of DRP Units on the SGX-ST

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 in MIT 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.

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 MIT and the Manager is not necessarily indicative of the future performance of MIT and the Manager.

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, 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 absent registration or an exemption from registration under the Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such New Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of 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.