

**NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA,
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(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 29 January 2008 (as amended))

ANNOUNCEMENT

RESULTS OF THE PREFERENTIAL OFFERING BY MAPLETREE INDUSTRIAL TRUST

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Industrial Trust dated 20 May 2021 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of No Less Than Approximately S\$800.0 million” (the “**Launch Announcement**”).*

1. INTRODUCTION

15 June 2021 – Further to the Launch Announcement and the announcements dated 20 May 2021, 21 May 2021, 1 June 2021 and 3 June 2021 in relation to, among other things, the non-renounceable preferential offering of 117,576,607 New Units on the basis of 5 New Units for every 100 Existing Units held as at 5.00 p.m. on Monday, 31 May 2021 to Eligible Unitholders¹ (fractions of a New Unit to be disregarded) at an issue price of S\$2.640 per New Unit (the “**Preferential Offering**”), Mapletree Industrial Trust Management Ltd., in its capacity as manager of MIT (the “**Manager**”), wishes to announce that valid acceptances and excess applications for a total of 207,248,390 New Units, representing approximately 176.3% of the total number of New Units available under the Preferential Offering, were received as at the close of the Preferential Offering on 11 June 2021. Details of the valid acceptances and excess applications received are as follows:

| | Number of New Units | % of Preferential Offering |
|---------------------|----------------------------|-----------------------------------|
| Valid acceptances | 102,516,855 | 87.2 |
| Excess applications | 104,731,535 | 89.1 |
| Total | 207,248,390 | 176.3 |

The balance of 15,059,752 New Units which were not validly accepted will be allotted to satisfy applications for Excess New Units. In the allotment of Excess New Units, preference will be given to the rounding of odd lots. The Manager, directors of the Manager (the “**Directors**”) and substantial Unitholders who have control or influence over MIT or the Manager in connection with the day-to-day affairs of MIT or the Manager or the terms of the Preferential Offering, or have representation (direct or through a nominee) on the board of Directors will rank last in priority for the rounding of odd lots and allotment of Excess New Units.

¹ “**Eligible Unitholders**” means (a) the Eligible Depositors and (b) the Eligible QIBs.

A total of 117,576,607 New Units will be issued pursuant to the Preferential Offering at the issue price of S\$2.640 per New Unit to raise gross proceeds of approximately S\$310.4 million. Together with the gross proceeds of approximately S\$512.9 million raised from the Private Placement, gross proceeds of a total of approximately S\$823.3 million have been raised from the Equity Fund Raising.

2. COMMITMENT BY THE SPONSOR

Pursuant to the Undertaking provided by Mapletree Investments Pte Ltd, the sponsor of MIT (the “**Sponsor**”), which owned an aggregate interest of approximately 27.5% of the total number of Units in issue through its wholly-owned subsidiaries prior to the launch of the Equity Fund Raising, the wholly-owned subsidiaries of the Sponsor, namely Mapletree Dextra Pte. Ltd. and Mapletree Industrial Trust Management Ltd. (in its own capacity), have accepted in full their respective provisional allotments of an aggregate of 32,337,182 New Units under the Preferential Offering.

Immediately post-completion of the Preferential Offering, the Sponsor will have an aggregate deemed interest in 679,080,856 Units, representing approximately 25.5% of the total number of 2,659,367,761 Units in issue after the listing and quotation of the 117,576,607 New Units issued pursuant to the Preferential Offering.

3. REFUNDS

In relation to any void or invalid acceptances of New Units or any unsuccessful applications for Excess New Units under the Preferential Offering, all monies received in connection therewith will be returned by CDP on behalf of MIT to the Eligible Unitholders, without interest or any share of revenue or other benefit arising therefrom, by any or a combination of the following means:

- (a) by crediting their designated bank accounts via CDP’s Direct Crediting Service (if they had applied for Excess New Units under the Preferential Offering through CDP (including PayNow)). In the event that they are not subscribed to CDP’s Direct Crediting Service, any monies to be refunded will be retained by CDP and reflected under the Cash Transaction section of their CDP monthly account statements; or
- (b) by crediting their accounts with the relevant Participating Banks² (where acceptance and/or application is made through Electronic Application through an ATM of a Participating Bank or an Accepted Electronic Service),

within three (3) business days after the commencement of trading of the New Units on 21 June 2021, and in each case at the Eligible Unitholders’ own risk.

2 “**Participating Banks**” means DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

4. STATUS OF THE NEW UNITS TO BE ISSUED PURSUANT TO THE PREFERENTIAL OFFERING

The Manager expects the New Units issued pursuant to the Preferential Offering to be listed and quoted on the Main Board of the SGX-ST with effect from **9.00 a.m.** on **21 June 2021**.

The New Units issued pursuant to the Preferential Offering will, upon issue, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the New Units are issued pursuant to the Preferential Offering, including the right to the Relevant Period Distribution as well as all distributions thereafter, other than in respect of the Advanced Distribution.

For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Preferential Offering will not be entitled to the Advanced Distribution.

The Manager wishes to take this opportunity to thank Unitholders for their support in ensuring the successful completion of the Preferential Offering.

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

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 MIT (“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 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 MIT is not necessarily indicative of the future performance of MIT. 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).