



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

ANNOUNCEMENT

8 August 2011

DATE OF LAUNCH OF THE PREFERENTIAL OFFERING AND DESPATCH OF INSTRUCTION BOOKLET AND APPLICATION FORM TO ENTITLED UNITHOLDERS OF MAPLETREE INDUSTRIAL TRUST PURSUANT TO THE PREFERENTIAL OFFERING

Further to the announcements dated 27 July 2011 and 28 July 2011 in relation to Mapletree Industrial Trust's ("**MIT**") equity fund raising which comprises:

- (i) a private placement of 48,500,000 new units in MIT ("**New Units**") at an issue price of S\$1.09 per New Unit (the "**Private Placement Issue Price**") (the "**Private Placement**"); and
- (ii) a pro-rata and non-renounceable preferential offering of 117,013,120 New Units on the basis of 2 New Units for every 25 existing units in MIT ("**Existing Units**") held as at 5.00 p.m. on 4 August 2011 (the "**Books Closure Date**") to Entitled Unitholders¹ at an issue price of S\$1.06 per New Unit (the "**Preferential Offering Issue Price**") (fractions of a New Unit to be disregarded) (the "**Preferential Offering**"),

(together, the "**Equity Fund Raising**"),

¹ Entitled Unitholders are (i) Unitholders with units in MIT ("**Units**") standing to the credit of their securities accounts with The Central Depository (Pte) Limited ("**CDP**") as at 5.00 p.m. on the Books Closure Date and (a) whose registered addresses with CDP are in Singapore as at the Books Closure Date or (b) who have, at least three market days prior to the Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents; and (ii) a limited number of qualified institutional buyers (as defined in Rule 144A under the U.S. Securities Act of 1933, as amended) (a) whose identities have been agreed upon by the Manager (as defined below) and Citigroup Global Markets Singapore Pte. Ltd. and DBS Bank Ltd., as the joint bookrunners and underwriters for the Equity Fund Raising (the "**Joint Bookrunners and Underwriters**"), (b) who have each provided the Manager and the Joint Bookrunners and Underwriters with a signed Investor Representation Letter (as defined in the underwriting agreement dated 27 July 2011 entered into between the Manager and the Joint Bookrunners and Underwriters), and (c) either whose registered addresses with CDP are in Singapore as at the Books Closure Date or who have at least three Market Days prior to the Books Closure Date provided CDP with addresses in Singapore for the service of notices and documents.

This announcement is not an offer to sell or a solicitation of an offer to buy the New Units or any other securities within the United States. The New Units have not been registered under the Securities Act of 1933, as amended (the "**Securities Act**") or any state securities laws, and are being offered in the United States only to qualified institutional buyers as defined in Rule 144A under the Securities Act pursuant to an exemption from the registration requirement under the Securities Act, and to persons outside the United States in compliance with Regulation S of the Securities Act. Unless so registered, the New Units may not be offered or sold in the United States except pursuant to an exemption from registration requirements of the Securities Act and applicable state securities laws. This announcement is not being, and should not be, distributed in or sent into the United States.

DBS Bank Ltd. and Goldman Sachs (Singapore) Pte. were the joint global coordinators for the initial public offering ("**IPO**") and listing of Mapletree Industrial Trust. The issue managers for the IPO were DBS Bank Ltd., Goldman Sachs (Singapore) Pte., Citigroup Global Markets Singapore Pte. Ltd. and Standard Chartered Securities (Singapore) Pte. Limited.

Mapletree Industrial Trust Management Ltd., in its capacity as manager of MIT (the “**Manager**”), wishes to announce that the Preferential Offering will open on **10 AUGUST 2011** at **9.00 a.m.**

The instruction booklet of MIT in respect of the Preferential Offering (the “**Instruction Booklet**”) and the acceptance form for New Units provisionally allotted to Entitled Unitholders under the Preferential Offering and application form for Excess New Units (as defined below) (“**Application Form**” or “**ARE**”) will be dispatched to Entitled Unitholders on 10 August 2011. The Instruction Booklet and ARE require the immediate attention of Entitled Unitholders.

Entitled Unitholders who wish to accept their provisional allotment of New Units under the Preferential Offering and if applicable, apply for New Units represented by the provisional allotments of (i) Entitled Unitholders who decline or do not accept, whether in full or in part, their provisional allotment of New Units under the Preferential Offering (during the period from 10 August 2011 to 16 August 2011) and (ii) Unitholders who are not Entitled Unitholders (together, the “**Excess New Units**”) will need to do so in the manner set out in the Instruction Booklet and ARE by **16 AUGUST 2011**.

The Preferential Offering will close on (i) **16 AUGUST 2011** at **5.00 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via the ARE, or (ii) **16 AUGUST 2011** at **9.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected through the ATMs of the Participating Banks (as defined in the Instruction Booklet).

The trading of the New Units issued pursuant to the Preferential Offering on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) is currently expected to commence on 24 August 2011.

Entitled Unitholders should note the expected dates and times of the following key events in relation to the Preferential Offering as set out below:

| Event | Date and Time |
|---|---|
| Books Closure Date (as per the announcement dated 27 July 2011) | 4 August 2011 at 5.00 p.m. |
| Despatch of Instruction Booklet (together with the ARE) to Entitled Unitholders | 10 August 2011 |
| Opening date and time for the Preferential Offering | 10 August 2011 at 9.00 a.m. via ARE 10 August 2011 at 9.00 a.m. via ATMs |
| Closing date and time for the Preferential Offering | 16 August 2011 at 5.00 p.m. via ARE 16 August 2011 at 9.30 p.m. via ATMs |
| Expected date of issue of New Units under the Preferential Offering | 23 August 2011 |
| Expected date and time for commencement of trading of New Units under the Preferential Offering | 24 August 2011 at 9.00 a.m. |

The above timetable (other than the Books Closure Date) is indicative only and is subject to change. As at the date of this Announcement, the Manager does not expect the timetable to be modified. However, the Manager may, with the approval of the SGX-ST, modify the timetable subject to any limitation under any applicable law. The Manager will publicly announce any change to the above timetable through an SGXNET announcement to be posted on the SGX-ST’s website at <http://www.sgx.com>.

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)

For further information, please contact:
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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.

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.

The information in this Announcement must not be published outside the Republic of Singapore and in particular, but without limitation, must not be published in any United States edition of any publication.