



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

ANNOUNCEMENT

26 August 2011

COMPLETION OF ACQUISITION OF TRANCHE 2 OF JTC'S SECOND PHASE DIVESTMENT EXERCISE PORTFOLIO AND USE OF PROCEEDS FROM THE RECENT EQUITY FUND RAISING

Unless otherwise defined, all capitalised terms in this Announcement shall have the meanings ascribed to them in the announcement dated 27 July 2011 titled "Launch of Equity Fund Raising to Raise In Excess of S\$174.8 million to Part Finance Acquisition of Tranche 2 of JTC's Second Phase Divestment Exercise Portfolio" (the "**Launch Announcement**").

Mapletree Industrial Trust Management Ltd., as manager of Mapletree Industrial Trust ("**MIT**", and as manager of MIT, the "**Manager**"), is pleased to announce that further to its announcement dated 2 July 2011 on being awarded Tranche 2 of JTC Corporation's ("**JTC**") second phase divestment exercise portfolio of flatted factories and amenity centres at a price of S\$400.3 million (the "**Acquisition Portfolio**"), MIT has completed the acquisition of the Acquisition Portfolio today.

In addition, further to the Launch Announcement, the Manager is pleased to announce that the utilisation of the gross proceeds of approximately S\$176.9 million raised from the Equity Fund Raising is as follows:

- (i) approximately S\$172.7 million would be used to partially finance the Acquisition; and
- (ii) the remaining gross proceeds of approximately S\$4.2 million would be used to pay for the Equity Fund Raising and debt financing related expenses and for working capital purposes of MIT.

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.

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 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 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.

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.