

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

ANNOUNCEMENT

23 April 2013

NOTICE OF BOOK CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN that the Transfer Books and Register of Unitholders of Mapletree Industrial Trust (“MIT”) will be closed at **5.00pm** on **Thursday, 2 May 2013** (the book closure date or “**BCD**”) for the purpose of determining Unitholders’ entitlements to MIT’s distribution. MIT has announced a distribution of 2.37 Singapore cents per unit in MIT (“**Unit**”) for the period from 1 January 2013 to 31 March 2013. The distribution of 2.37 Singapore cents per Unit comprises a taxable income component of 2.19 Singapore cents per Unit and a capital component of 0.18 Singapore cents per Unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“CDP”) are credited with Units as at 5.00pm on Thursday, 2 May 2013 will be entitled to the distribution that will be paid by **Tuesday, 4 June 2013**.

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 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.
- 3 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 foreign companies that have obtained specific approval from the Inland Revenue Authority of Singapore to receive the distribution from MIT without deduction of tax; and
 - (d) Unitholders which are non-corporate entities (excluding partnerships) constituted or registered in Singapore,

- 4 To receive a gross distribution, Unitholders in category (b) to (d) above must complete a prescribed form – the “Declaration for Singapore Tax Purposes Form” (“**Form A**”).
- 5 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.
- 6 Unitholders in category (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.
- 7 Tax at the reduced rate of 10% will be deducted from the distribution made to foreign non-individuals 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.
- 8 To receive the distribution net of tax deducted at 10%, foreign non-individual Unitholders are required to complete Form A.
- 9 Beneficial owners of Units who hold Units through depository agents will receive:-
 - (a) gross distribution if they are persons described in categories (a) to (d) under Paragraph 3 above; and
 - (b) distribution net of tax deducted at 10% if they are foreign non-individuals described in Paragraph 7 above.
- 10 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.
- 11 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. at 50 Raffles Place #32-01 Singapore Land Tower, Singapore 048623, on or around Thursday, 9 May 2013.

- 12 Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that the forms are received by **5.00pm on Friday, 17 May 2013**. 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.
- 13 Unitholders who hold Units under the Central Provident Fund Investment Scheme (“**CPFIS**”) and the Supplementary Retirement Scheme (“**SRS**”) do not have to return any form. They will receive gross distribution.

DISTRIBUTION REINVESTMENT PLAN

On 23 April 2013, Mapletree Industrial Trust Management Ltd., as manager of MIT (the “**Manager**”) announced that the distribution reinvestment plan (the “**DRP**”) will apply to the distribution period from 1 January 2013 to 31 March 2013.

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 Distribution Period ended 31 March 2013 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.

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 Days¹ 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.

¹ “Market Day” means a day on which the Singapore Exchange Securities Trading Limited (“SGX-ST”) is open for trading in securities.

Unitholders who wish to participate in the DRP will have to complete the Notice of Election² and send it to the Unit Registrar such that it is received by **5.00pm on Friday, 17 May 2013**. 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 2013. 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 as taxable income in their Singapore income tax return for the year of assessment 2014.

Important Reminder

Unitholders and depository agents must complete and return Form A, Form B (and its annexes) and Notice of Election to the Unit Registrar's office by **5.00pm on Friday, 17 May 2013** in order to receive the distribution either at gross or at net (after deduction of tax at 10%) as described above.

Important Dates

| Date | Event |
|------------------------------|---|
| 5.00pm, Friday 26 April 2013 | Last day of trading on "cum" basis |
| 9.00am, Monday 29 April 2013 | Units will be traded ex-dividend |
| 5.00pm, Thursday 2 May 2013 | Closure of MIT's Transfer Books and Register of Unitholders |
| 5.00pm, Friday 17 May 2013 | 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>) |
| By Tuesday, 4 June 2013 | Payment of distribution / Credit of DRP Units to Unitholders' securities accounts |
| By Wednesday, 5 June 2013 | Listing of the DRP units on the SGX-ST |

² "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.

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

Melissa TAN

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Or visit MIT's website at www.mapletreeindustrialtrust.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

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.