



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 July 2004 (as amended))

ANNOUNCEMENT

COMPLETION OF ACQUISITION OF MAPLETREE KOBE LOGISTICS CENTRE, JAPAN

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Logistics Trust dated 28 January 2020 titled "The Proposed Acquisition of a Property in Japan" (the "Acquisition Announcement").

1. COMPLETION OF ACQUISITION OF MAPLETREE KOBE LOGISTICS CENTRE, JAPAN

Further to the Acquisition Announcement, Mapletree Logistics Trust Management Ltd., in its capacity as manager of Mapletree Logistics Trust ("**MLT**", and the manager of MLT, the "**Manager**"), is pleased to announce the completion of the Proposed Acquisition today (the "**Completion**"). Following the Completion, MLT has an effective interest of 98.47% in the Property.

The Total Acquisition Cost is approximately S\$284.5 million, comprising:

- (i) the Effective Consideration of approximately JPY21,860.3 million (S\$280.2 million¹);
- (ii) the Acquisition Fee payable in Units to the Manager of approximately S\$1.4 million (representing 0.5% of the Effective Consideration); and
- (iii) the estimated professional and other fees and expenses of approximately S\$2.9 million incurred by MLT in connection with the Proposed Acquisition and the Debt Facilities.

Save for the Acquisition Fee which will be funded by the issuance of the Acquisition Fee Units, the Total Acquisition Cost was entirely funded by the Debt Facilities.

2. ISSUANCE OF THE FIRST GENERALLY SECURED SPECIFIED BOND DUE 2027 BY SAZANKA TOKUTEI MOKUTEKI KAISHA

Further to the Acquisition Announcement, the Manager wishes to also announce that in connection with the Proposed Acquisition, Sazanka Tokutei Mokuteki Kaisha, an indirect wholly-owned subsidiary of MLT, has today issued the first generally secured specified bond with principal amount of JPY8.0 billion due 2027 (the "**TMK Bond**") to a Japanese bank. The TMK Bond is secured by the general statutory lien (*ippan tampo*) and the proceeds of the TMK Bond were utilised to partially fund the Total Acquisition Cost.

¹ The Japanese Yen amount in this announcement has been translated into Singapore Dollars based on the exchange rate of JPY78.03 = S\$1.00 and rounded off to one decimal place.

By Order of the Board

Wan Kwong Weng
Joint Company Secretary
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

28 February 2020

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 MLT 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 MLT is not necessarily indicative of the future performance of MLT.

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.