

MAPLETREE LOGISTICS TRUST

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

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an EXTRAORDINARY GENERAL MEETING (“EGM”) of the holders of units in Mapletree Logistics Trust (“MLT”, units in MLT, “Units” and the holders of Units, “Unitholders”) will be held on Thursday, 13 January 2022 at 2.30 p.m. at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 and by way of electronic means, for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions:

ORDINARY RESOLUTIONS

1. THE PROPOSED ACQUISITIONS AS INTERESTED PERSON TRANSACTIONS

That, subject to and contingent upon the passing of Resolution 2 and Resolution 3:

- (i) approval be and is hereby given for the proposed acquisitions of (a) a 100.0% interest in 13 logistics assets located in the People’s Republic of China through the acquisition of 13 property holding companies and (b) a 100.0% interest in three logistics assets located in Vietnam through the acquisition of three property holding companies (collectively, the “Acquisitions”), as interested person transactions, in the manner described in the circular to Unitholders dated 22 December 2021 (the “Circular”);
- (ii) approval be and is hereby given for the payment of all fees and expenses relating to the Acquisitions; and
- (iii) Mapletree Logistics Trust Management Ltd. (as manager of MLT) (the “Manager”), any director of the Manager (“Director”) and HSBC Institutional Trust Services (Singapore) Limited (as trustee of MLT) (the “Trustee”) be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) (the “Acquisition Documents”) as the Manager, such Director or, as the case may be, the Trustee may consider expedient or necessary or in the interests of MLT to give effect to the Acquisitions (including the Income Support (as defined in the Circular)) and all transactions contemplated under the Acquisition Documents, and in this connection, the board of directors of the Manager (the “Board”) be hereby authorised to delegate such authority to such persons as the Board deems fit.

2. THE PROPOSED ISSUE OF 106,382,979 NEW UNITS IN MLT AS PARTIAL CONSIDERATION FOR THE PRC ACQUISITIONS

That, subject to and contingent upon the passing of Resolution 1 and Resolution 3:

- (i) approval be and is hereby given for the issue, in the manner described in the Circular, of such number of Consideration Units (as defined in the Circular) to Mulberry Pte. Ltd. (“Mulberry”) (which was nominated by the Relevant PRC Vendors (as defined in the Circular) to receive the Consideration Units), a subsidiary of Mapletree Investments Pte Ltd (“MIPL”), in relation to the proposed PRC Acquisitions (as defined in the Circular); and
- (ii) the Manager, any Director and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such Director or, as the case may be, the Trustee, may consider expedient or necessary or in the interests of MLT to give effect to the issue of Consideration Units and all transactions in connection therewith.

3. THE PROPOSED WHITEWASH RESOLUTION

That subject to the conditions in the SIC Waiver (as defined in the Circular) being fulfilled, Unitholders other than MIPL, parties acting in concert with MIPL (“Concert Parties”) and parties which are not independent of them, hereby (on a poll taken) waive their rights to receive a Mandatory Offer from MIPL and its Concert Parties for all the remaining issued Units not owned or controlled by MIPL and its Concert Parties, in the event that they trigger a mandatory bid obligation pursuant to Rule 14 of the Singapore Code on Take-overs and Mergers as a result of the receipt by Mulberry (which has been nominated by the Relevant PRC Vendors to receive the Consideration Units) of the Consideration Units as partial consideration for the PRC Acquisitions.

BY ORDER OF THE BOARD
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

Wan Kwong Weng
Joint Company Secretary

Singapore
22 December 2021

Important Notice:

1. The EGM is being convened, and will be held, at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 pursuant to the COVID-19 (Temporary Measures) (Control Order) Regulations 2020 (the “**Physical Meeting**”) and by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Virtual Meeting**”). Any reference to a time of day is made by reference to Singapore time.

Unitholders, Proxyholders and CPF and SRS investors can scan the QR code to pre-register for the Physical Meeting or the Virtual Meeting



2. Appointment of Proxies

A Unitholder entitled to attend and vote at the EGM, who is not a relevant intermediary (as defined in Section 181 of the Companies Act, Chapter 50 of Singapore), is entitled to appoint one or two proxies to attend and vote in his/her stead. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she/it specifies the proportion of his/her unitholding (expressed as a percentage of the whole) to be represented by each proxy.

A Unitholder who is a relevant intermediary entitled to attend and vote at the EGM is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, it should annex to the Proxy Form the list of proxies, setting out, in respect of each proxy, the name, address, email address, NRIC/Passport Number and proportion of unitholding (number of units and percentage) in relation to which each proxy has been appointed. For the avoidance of doubt, a CPF Agent Bank/SRS Operator who intends to appoint CPF/SRS investors as its proxies shall comply with this paragraph. The appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form.

Unitholders may also vote at the EGM by appointing the Chairman of the EGM as his/her/its proxy to vote on their behalf.

The Proxy Form must be submitted in the following manner:

- (i) if submitted by post, be lodged at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623; or
- (ii) if submitted via electronic mail, attach clear scanned and signed PDF copy of the Proxy Form to the Unit Registrar at srs.teamd@boardroomlimited.com; or
- (iii) through the pre-registration website at https://conveneagm.sg/MLT_EGM2021 in electronic format,

in each case, by 2.30 p.m. on Monday, 10 January 2022, being 72 hours before the time fixed for the EGM.

The Proxy Form can be downloaded from SGXNET or MLT’s website at <https://www.mapletree logisticstrust.com>. In the Proxy Form, a Unitholder should specifically direct the proxy on how he/she is to vote for or vote against or abstain from voting on the resolutions to be tabled at the EGM.

A Unitholder who wishes to submit an instrument of proxy must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

In view of the current COVID-19 situation and the related safe distancing measures which may make it difficult for Unitholders to submit completed Proxy Forms by post, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email or through the pre-registration website at https://conveneagm.sg/MLT_EGM2021.

3. Pre-registration for the Physical Meeting

Due to the current COVID-19 situation in Singapore, the Manager will restrict the number of in-person attendees at the Physical Meeting to 50 persons and the Directors shall determine such number of Unitholders attending the Physical Meeting in compliance with the Ministry of Health advisory. It should be noted that this limit for in-person attendees at the Physical Meeting may be subject to change taking into account any regulations, directives, measures or guidelines that may be issued by any government and regulatory agency in light of the COVID-19 situation from time to time.

Please pre-register for verification purposes by 2.30 p.m. on Monday, 10 January 2022 at the pre-registration website at https://conveneagm.sg/MLT_EGM2021 and indicate your interest to attend the EGM physically at the EGM venue.

Unitholders who are appointing Proxyholder(s) to attend the Physical Meeting on his/her/its behalf should inform his/her/its Proxyholder(s) to pre-register and specify his/her/their intention to attend the Physical Meeting at the pre-registration website at https://conveneagm.sg/MLT_EGM2021 and indicate by 2.30 p.m. on Monday, 10 January 2022, being 72 hours before the time fixed for the EGM, failing which the appointment shall be invalid.

Successful authenticated Unitholders, Proxyholders and CPF and SRS investors: Following verification by the Manager, authenticated Unitholders, Proxyholders and CPF and SRS investors who are successful in the pre-registration for the Physical Meeting will by 2.30 p.m. on Wednesday, 12 January 2022 receive:

- (i) a confirmation email for the Physical Meeting containing details as well as instructions on attending the Physical Meeting (the “**Confirmation Email for Physical Meeting**”); and

- (ii) a confirmation email for the Virtual Meeting and would be able to use their login credentials created during pre-registration to access the live audio-visual webcast and live audio-only stream of the EGM proceedings (the “**Live Webcast**”) and submit questions during the EGM via the Live Webcast (the “**Confirmation Email for Virtual Meeting**”), which can be used to attend the Virtual Meeting in the event the successful Unitholder, Proxyholder or CPF/SRS investor is unable to attend the Physical Meeting for unforeseen reasons (see paragraph 4 below for further details on the Virtual Meeting).

Unitholders, Proxyholders and CPF and SRS investors who have received the Confirmation Email for Physical Meeting will be required to bring their original NRIC/Passport for registration on the day of the EGM. Unitholders, Proxyholders and CPF and SRS investors who did not receive the Confirmation Email for Physical Meeting will not be allowed entry into the Physical Meeting.

Unsuccessful authenticated Unitholders, Proxyholders and CPF and SRS investors: Following verification by the Manager, authenticated Unitholders, Proxyholders and CPF and SRS investors who are unsuccessful in the pre-registration for the Physical Meeting due to excess demand will by 2.30 p.m. on Wednesday, 12 January 2022 receive the Confirmation Email for Virtual Meeting.

Unitholders, Proxyholders and CPF and SRS investors who have pre-registered by the 2.30 p.m. on Monday, 10 January 2022 deadline but have not received the Confirmation Email for Physical Meeting or the Confirmation Email for Virtual Meeting, as the case may be, by 2.30 p.m. on Wednesday, 12 January 2022 should immediately contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6230 9580 / +65 6230 9586 (during office hours) or at srs.teamd@boardroomlimited.com.

4. Pre-registration for the Virtual Meeting

Unitholders, Proxyholders and CPF and SRS investors attending the Virtual Meeting will be able to observe and/or listen to the EGM proceedings through the Live Webcast via their mobile phones, tablets or computers.

All Unitholders and CPF and SRS investors who wish to attend the Virtual Meeting are required to pre-register via the pre-registration website at https://conveneagm.sg/MLT_EGM2021 for verification purposes by 2.30 p.m. on Monday, 10 January 2022.

Unitholders who are appointing Proxyholder(s) to attend the Virtual Meeting should inform his/her Proxyholder(s) to pre-register via the pre-registration website at https://conveneagm.sg/MLT_EGM2021 by 2.30 p.m. on Monday, 10 January 2022, being 72 hours before the time fixed for the EGM, failing which the appointment shall be invalid.

Following verification by the Manager, authenticated Unitholders, Proxyholders and CPF and SRS investors will be provided with the Confirmation Email for Virtual Meeting via the e-mail address provided during pre-registration or as indicated in the Proxy Form to attend the Virtual Meeting.

Unitholders, Proxyholders and CPF and SRS investors who have pre-registered by the 2.30 p.m. on Monday, 10 January 2022 deadline but have not received the Confirmation Email for Virtual Meeting by 2.30 p.m. on Wednesday, 12 January 2022 should immediately contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6230 9580 / +65 6230 9586 (during office hours) or at srs.teamd@boardroomlimited.com.

5. Question and answer

Unitholders, Proxyholders and CPF and SRS investors who wish to ask questions should note the following:

- (i) if attending the Physical Meeting, Unitholders, Proxyholders and CPF and SRS investors will be able to raise questions at the Physical Meeting; or
- (ii) if attending the Virtual Meeting, Unitholders, Proxyholders and CPF and SRS investors will be able to ask questions at the EGM by:
 - (a) submitting text-based questions via the Live Webcast by clicking the “Ask a Question” feature and then clicking “Type Your Question” to input their queries in the questions text box; or
 - (b) clicking the “Ask a Question” feature and then clicking the “Queue for Video call” via the Live Webcast. The Unitholder will be informed once it is appropriate for him/her to speak and will be able to raise his/her question via the Live Webcast during the EGM within a prescribed time limit.

Unitholders, Proxyholders and CPF and SRS investors are also encouraged to submit questions related to the resolutions to be tabled for approval at the EGM to the Chairman of the EGM, in advance of the EGM.

In order for Unitholders, Proxyholders and CPF and SRS investors to submit questions in advance of the EGM, the questions must be submitted in the following manner by 2.30 p.m. on Monday, 10 January 2022:

- (i) deposited at the registered office of the Manager at 10 Pasir Panjang Road, #13-01 Mapletree Business City, Singapore 117438; or
- (ii) via the pre-registration website at https://conveneagm.sg/MLT_EGM2021; or
- (iii) via email to the Manager, at Ask-MapletreeLog@mapletree.com.sg.

Unitholders, Proxyholders and CPF and SRS investors who submit questions via email must provide the following information for authentication:

- (a) the Unitholder’s full name;
- (b) the Unitholder’s address; and
- (c) the manner in which the Unitholder holds Units in MLT (e.g., via CDP, CPF or SRS).

The Manager's Chairman, Mr Lee Chong Kwee, the Lead Independent Director, Mr Tarun Kataria, the Chairman of the Audit and Risk Committee, Mr Lim Joo Boon, together with the senior management of the Manager, will conduct the proceedings of the EGM. The Manager will endeavour to address all substantial and relevant questions submitted in advance of the EGM, prior to or during the EGM, and the Manager will publish the responses to those questions which the Manager will not be addressing during the EGM, on MLT's website and on SGXNET prior to the EGM. The Manager will publish the minutes of the EGM on MLT's website and on SGXNET, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

6. Voting

Live voting will be conducted during the EGM for Unitholders and Proxyholders attending the Physical Meeting or the Virtual Meeting. It is important for Unitholders and Proxyholders to bring their own web-browser enabled devices for voting at the Physical Meeting or have their own web-browser enabled devices ready for voting during the Virtual Meeting.

Unitholders and Proxyholders will be required to log-in via the email address provided during pre-registration or as indicated in the Proxy Form.

- (i) Live voting: Unitholders and Proxyholders attending the Physical Meeting or the Virtual Meeting may cast their votes in real time for each resolution to be tabled via the Live Webcast through the login credentials created during pre-registration. Unitholders and Proxyholders will have the opportunity to cast their votes via the live voting feature. Unitholders and Proxyholders must bring a web-browser enabled device in order to cast their vote.
- (ii) Voting via appointing the Chairman of the EGM as Proxy: As an alternative to the above, Unitholders may also vote at the EGM by appointing the Chairman of the EGM as his/her/its proxy to vote on their behalf. Please refer to paragraph 2 above for the manner of submission.

7. Relevant intermediaries

Persons who hold Units through relevant intermediaries, and who wish to participate in the EGM by (a) attending the Physical Meeting; (b) observing and/or listening to the EGM proceedings through the Live Webcast; (c) submitting questions in advance of the EGM; (d) submitting questions during the EGM and/or (e) voting at the EGM, should contact the relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM.

In addition, CPF and SRS investors:

- (i) may vote live via electronic means at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
- (ii) may appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 2.30 p.m. on Tuesday, 4 January 2022, being seven working days before the date of the EGM.

8. Other details

- (i) A proxy need not be a Unitholder of MLT. The Chairman of the EGM, as proxy, need not be a Unitholder of MLT.
- (ii) Printed copies of the Notice of EGM and Proxy Form have been sent to Unitholders.
- (iii) The Circular may be accessed at MLT's website at <https://www.mapletreelogisticstrust.com> and on SGXNET.
- (iv) Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check MLT's website at <https://www.mapletreelogisticstrust.com> for the latest updates on the status of the EGM.

Personal Data Privacy:

By (i) submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, (ii) completing the pre-registration for the Physical Meeting or the Virtual Meeting in accordance with this Notice, or (iii) submitting any question prior to the EGM in accordance with this Notice, a Unitholder consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the following purposes:

- (a) the processing and administration by the Manager and the Trustee (or their agents) of proxy forms appointing the Chairman of the EGM as a proxy for the EGM (including any adjournment thereof);
- (b) the processing of the pre-registration for purposes of granting access to Unitholders (or their corporate representatives in the case of Unitholders which are legal entities) to the Physical Meeting or the Virtual Meeting and providing them with any technical assistance where necessary;
- (c) addressing relevant and substantial questions from Unitholders and CPF and SRS investors received before the EGM and if necessary, following up with the relevant Unitholders and CPF and SRS investors in relation to such questions;
- (d) the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the EGM (including any adjournment thereof); and
- (e) in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.