

For Immediate Release

PROPOSED DIVESTMENT OF 7 TAI SENG DRIVE, SINGAPORE

Singapore, 11 August 2017 – Mapletree Logistics Trust Management Ltd., as manager (“MLTM” or the “Manager”) of Mapletree Logistics Trust (“MLT” or the “Trust”), would like to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of MLT) has granted an Option to Purchase (“OTP”) to MLT’s sponsor, Mapletree Investments Pte Ltd (the “Sponsor”), for the proposed divestment of 7 Tai Seng Drive in Singapore (“the Property”) at a sale consideration of S\$68.0 million (the “Proposed Divestment”), subject to the exercise of the OTP and approval from JTC Corporation.

Ms Ng Kiat, Chief Executive Officer of MLTM said, “As part of our continuing efforts to improve the quality and yield of MLT’s portfolio, we are looking to divest 7 Tai Seng Drive, a 20-year old building with older warehouse specifications and limited scope for future enhancement. The capital released will increase our financial flexibility to invest in better quality assets with modern specifications.”

The Property is a seven-storey warehouse served by three cargo lifts. It is sited on a land area of approximately 8,968 square metres (“sqm”) and has a gross floor area of 23,844 sqm. As the Property is already developed to its maximum plot ratio and given its relatively small land area, there is limited potential for redevelopment into a modern, ramp-up logistics facility. After evaluating all viable options and taking into consideration the Property’s older warehouse specifications, limited future income growth and lack of redevelopment potential, the Manager concluded that divesting the Property at the offered price is desirable in the interest of MLT’s Unitholders.

The Property was acquired in 2006 for S\$38.0 million and valued at S\$31.8 million as at 31 March 2017. The sale consideration of S\$68.0 million is 79% above the original purchase price and 114% above the latest valuation. The Manager plans to distribute any divestment gain from the transaction to Unitholders, after taking into account all relevant costs and expenses, while the capital released may be used to fund committed investments and/or reduce debt.

Interested Party Transaction

The Proposed Divestment is considered an “interested person transaction” under the Listing Manual of Singapore Exchange Securities Trading Limited as well as an “interested party transaction” under Appendix 6 of the Code on Collective Investment Schemes. The aggregate value of all transactions with the Sponsor entered into during the current financial year, including this divestment, is less than 5% of MLT’s latest audited net asset value¹. In this regard, the approval of MLT’s unitholders is not required for the transaction².

To ensure that the transaction is carried out at an arm’s length basis, two independent valuations have been obtained, from CBRE Pte Ltd who was appointed on behalf of HSBC Institutional Trust Services (Singapore), as trustee of MLT, and Colliers International Consultancy and Valuation (Singapore) Pte Ltd for the Manager. The sale consideration of S\$68.0 million is above the valuations provided by the two valuers:

Valuers	Valuations
CBRE Pte Ltd	S\$32.0 million
Colliers International Consultancy and Valuation (Singapore) Pte Ltd	S\$40.0 million

The Audit Committee of the Manager, which comprises four Independent Directors, has approved the transaction and is of the view that the terms of the Proposed Divestment are generally in line with what would have been obtained had the asset been sold to a non-interested party. As the Proposed Divestment is an interested party transaction, the Manager has decided to make disclosure at this stage of the OTP.

A divestment fee of 0.5% of the sale consideration is payable to the Manager. This being an interested party transaction, the acquisition fee will be paid in MLT units to the Manager.

¹ MLT’s latest audited net asset value as at 31 March 2017 was S\$2,588.1 million.

² As at the date of this press release, the value of all transactions entered into between MLT and the Sponsor, including its subsidiaries and associates, during the course of the current financial year is S\$2.5 million. The value of all interested party transactions of MLT is approximately S\$4.8 million.

The Proposed Divestment is expected to be completed by the fourth quarter of FY17/18. It is not expected to have a material impact on MLT's net asset value and net property income for FY17/18.

= END =

About Mapletree Logistics Trust (MLT)

MLT, the first Asia-focused logistics REIT in Singapore, was listed on the SGX-ST Mainboard on 28 July 2005. MLT's principal strategy is to invest in a diversified portfolio of income-producing logistics real estate and real estate-related assets. As at 30 June 2017, it has a portfolio of 127 logistics assets in Singapore, Hong Kong, Japan, China, South Korea, Australia, Malaysia and Vietnam, with a total book value of S\$5.5 billion. MLT is managed by Mapletree Logistics Trust Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd. For more information, please visit www.mapletreelogisticstrust.com.

For enquiries, please contact:

Ms Lum Yuen May

Vice President, Investor Relations

Tel: +65 6659 3671

Email: lum.yuenmay@mapletree.com.sg

Important Notice

The value of units in MLT ("Units") and the income 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 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 its future performance.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.