



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

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## ANNOUNCEMENT

18 August 2011

### DETAILS OF CUMULATIVE DISTRIBUTION IN CONNECTION WITH THE EQUITY FUND RAISING BY MAPLETREE INDUSTRIAL TRUST (“MIT”)

Unless otherwise defined, all capitalized terms in this Announcement shall have the meanings ascribed to them in the announcement dated 27 July 2011 on the Cumulative Distribution Books Closure and Distribution Payment Dates.

Further to its announcement dated 27 July 2011 on the Cumulative Distribution Books Closure and Distribution Payment Dates in connection with the equity fund raising (the “**Equity Fund Raising**”) which comprises a private placement of 48,500,000 units in MIT (“**Units**”) and a pro-rata and non-renounceable preferential offering of 117,013,120 Units (together with new units under the Private Placement, the “**New Units**”), Mapletree Industrial Trust Management Ltd., in its capacity as manager of MIT (the “**Manager**”), is pleased to announce that the actual amount of the Cumulative Distribution for the period from 1 April 2011 to 22 August 2011 (being the day immediately prior to the date on which the New Units are issued) is 3.12 cents per Unit. This comprises 1.98 cents per Unit for the period from 1 April 2011 to 30 June 2011 (as announced on 26 July 2011 in the announcement titled “Mapletree Industrial Trust Financial Statement and Distribution Announcement for the Financial Period from 1 April 2011 to 30 June 2011”) and 1.14 cents per Unit for the period from 1 July 2011 to 22 August 2011. The Cumulative Distribution of 3.12 cents per Unit comprises a taxable income component of 2.77 cents per Unit, and a capital component of 0.35 cents per Unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited were credited with units as at 5.00 p.m. on 4 August 2011 will be entitled to the Cumulative Distribution that will be paid on **Wednesday 31 August 2011**. For the avoidance of doubt, the New Units issued under the Equity Fund Raising will not be entitled to the Cumulative Distribution. The next distribution will be for the period from 23 August 2011 to 30 September 2011. Quarterly distributions will resume thereafter.

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.

For further details relating to declarations for Singapore Tax purposes concerning the Cumulative Distribution, please refer to the announcement dated 27 July 2011 on the Cumulative Distribution Books Closure and Distribution Payment Dates in connection with the Equity Fund Raising. Should Unitholders require any clarifications, please do not hesitate to contact:

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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.