

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

ANNOUNCEMENT

26 January 2012

NOTICE OF BOOKS 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 **Friday, 3 February 2012** for the purpose of determining unitholders’ entitlements to MIT’s distribution. MIT has announced a distribution of 2.16 Singapore cents per unit for the period from 1 October 2011 to 31 December 2011. The distribution of 2.16 Singapore cents per unit comprises a taxable income component of 1.96 Singapore cents per unit and a capital component of 0.20 Singapore cents per unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with units in MIT as at 5.00pm on Friday, 3 February 2012 will be entitled to the distribution that will be paid by **Wednesday, 29 February 2012**.

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

DBS Bank Ltd. and Goldman Sachs (Singapore) Pte. were the joint global coordinators for the initial public offering (“IPO”) and listing of MIT. 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.
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- (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 in MIT 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 in MIT 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, Boardroom Corporate & Advisory Services Pte. Ltd., on or around Wednesday, 8 February 2012.

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 **Wednesday, 15 February 2012**. 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.

Declaration in Income Tax Return

This distribution is considered as income for the year 2012. Beneficial owners of the distribution, other than those who are exempt 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 2013.

Important Reminder

Unitholders and Depository Agents must complete and return the “Declaration for Singapore Tax Purposes Form A and Form B (and its annexes)”, respectively to the Unit Registrar’s office by **5.00pm** on **Wednesday, 15 February 2012** in order to receive the distribution either at gross or at net (after deduction of tax at 10%) as described above.

Important Dates and Times

Date/Dateline	Event
5.00pm, Friday 3 February 2012	Closure of MIT’s Transfer Books and Register of Unitholders
5.00pm, Wednesday 15 February 2012	Unitholders and Depository Agents must have completed and returned Form A or Form B, as applicable, to the Unit Registrar, Board Room Corporate & Advisory Services Pte. Ltd.
By Wednesday, 29 February 2012	Payment of distribution

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

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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 in MIT (“**Units**”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Mapletree Industrial Trust Management Ltd., as Manager of MIT (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.