

ANNOUNCEMENT

COMPLETION OF THE ACQUISITION OF 29 DATA CENTRES AND USE OF PROCEEDS FROM THE EQUITY FUND RAISING

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Industrial Trust (“MIT”) dated 20 May 2021 titled “The Proposed Acquisition of 29 Data Centres Located in the United States of America” (the “Acquisition Announcement”) and the announcement of MIT dated 20 May 2021 titled “Launch of Equity Fund Raising to Raise Gross Proceeds of No Less Than Approximately S\$800.0 Million”.

1. COMPLETION OF THE ACQUISITION OF 29 DATA CENTRES LOCATED IN THE UNITED STATES OF AMERICA

SINGAPORE, 23 July 2021 – Further to the Acquisition Announcement, Mapletree Industrial Trust Management Ltd., as manager of MIT (the “**Manager**”), is pleased to announce the completion of the acquisition of 29 data centres located in the United States of America (collectively, the “**Properties**”, and the acquisition of the Properties, the “**Acquisition**”) on 22 July 2021 (Eastern Standard Time).

As announced in the Acquisition Announcement, the Purchase Right-Encumbered Property was encumbered by an existing tenant’s Purchase Right as of the date of the Acquisition Announcement. Prior to the completion of the Acquisition, the applicable tenant had waived its Purchase Right against the Purchase Right-Encumbered Property. MIT has therefore acquired all of the Properties pursuant to the Purchase and Sale Agreement.

Accordingly, the Total Acquisition Outlay is estimated to be approximately US\$1,342.3 million (approximately S\$1,825.5 million¹), comprising:

- (i) the Purchase Consideration of US\$1,320.0 million (approximately S\$1,795.2 million); and
- (ii) other fees and expenses (including acquisition fee² as well as professional fees and other expenses) of approximately US\$22.3 million (approximately S\$30.3 million) incurred or to be incurred by MIT in connection with the Acquisition.

1 Unless otherwise stated, an illustrative exchange rate of US\$1.00 to S\$1.36 is used in this announcement.

2 Under the trust deed dated 29 January 2008 constituting MIT (as amended) (the “**Trust Deed**”), the Manager is entitled to be paid an acquisition fee at the rate of 1.0% of the Purchase Consideration.

2. USE OF PROCEEDS FROM THE EQUITY FUND RAISING

The Manager would like to announce that of the aggregate gross proceeds of approximately S\$823.3 million from the Equity Fund Raising:

- (a) approximately S\$723.9 million (which is equivalent to approximately 87.9% of the gross proceeds of the Equity Fund Raising) has been used to partially finance the Total Acquisition Outlay;
- (b) approximately S\$85.5 million (which is equivalent to approximately 10.4% of the gross proceeds of the Equity Fund Raising) has been used to repay MIT's debt; and
- (c) approximately S\$13.9 million (which is equivalent to approximately 1.7% of the gross proceeds of the Equity Fund Raising) has been used to pay the estimated fees and expenses incurred or to be incurred by MIT in connection with the Equity Fund Raising.

Following this, the proceeds of the Equity Fund Raising have been fully utilised.

The use of proceeds arising from the Equity Fund Raising is in accordance with the stated use and is in accordance with the percentage of the gross proceeds of the Equity Fund Raising allocated to such use as set out in the announcement of MIT dated 21 May 2021 titled "Results of the Private Placement and Pricing of New Units Under the Private Placement and Preferential Offering".

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

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This advertisement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act, Chapter 289 of Singapore

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).