

**NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA,
THE UNITED KINGDOM, CANADA, JAPAN OR AUSTRALIA**



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

ANNOUNCEMENT

Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Industrial Trust dated 20 May 2021 titled "Launch of Equity Fund Raising to Raise Gross Proceeds of No Less Than S\$800.0 million" (the "Launch Announcement").

LAUNCH OF PREFERENTIAL OFFERING AND DESPATCH OF INSTRUCTION BOOKLET AND ARE FORM¹ TO ELIGIBLE UNITHOLDERS PURSUANT TO THE PREFERENTIAL OFFERING

1. INTRODUCTION

Further to the Launch Announcement and the announcements dated 20 May 2021, 21 May 2021 and 1 June 2021 in relation to the issuance of 307,835,607 New Units by way of:

- (a) a private placement of 190,259,000 New Units (the "**Private Placement**"); and
- (b) a non-renounceable preferential offering of 117,576,607 New Units on the basis of 5 New Units for every 100 Existing Units held as at 5.00 p.m. on Monday, 31 May 2021 to Eligible Unitholders² (fractions of a New Unit to be disregarded) at an issue price of S\$2.640 per New Unit (the "**Preferential Offering**", and together with the Private Placement, the "**Equity Fund Raising**"),

Mapletree Industrial Trust Management Ltd., in its capacity as manager of MIT, wishes to announce that the Preferential Offering will open on Thursday, **3 June 2021 at 9:00 a.m.**

For the avoidance of doubt, the holders of the New Units issued pursuant to the Private Placement will not be entitled to the Advanced Distribution and will not be eligible to participate in the Preferential Offering.

2. DESPATCH OF INSTRUCTION BOOKLET AND ARE FORM

The instruction booklet of MIT in respect of the Preferential Offering which has been appended to this announcement (the "**Instruction Booklet**") and the ARE Form will be despatched to Eligible Unitholders on Thursday, **3 June 2021**. The Instruction Booklet and ARE Form require the immediate attention of Eligible Unitholders.

¹ "**ARE Form**" refers to the acceptance and application form for New Units provisionally allotted to Eligible Unitholders under the Preferential Offering and application form for the Excess New Units.

² "**Eligible Unitholders**" means (a) the Eligible Depositors and (b) the Eligible QIBs.

Eligible Unitholders who wish to accept their provisional allotments of New Units under the Preferential Offering and if applicable, apply for the Excess New Units³, will need to do so in the manner set out in the Instruction Booklet and ARE Form by Friday, **11 June 2021**.

3. COMMITMENT BY THE SPONSOR

To demonstrate its support for MIT and the Equity Fund Raising, the Sponsor, which owns an aggregate interest of approximately 25.4% of the total number of Units in issue through its wholly-owned subsidiaries as at the date of this announcement, has provided an irrevocable undertaking (the “**Undertaking**”) to the Manager and the Joint Global Co-ordinators and Bookrunners that, subject to any prohibitions or restrictions imposed by the relevant regulatory authorities (including the SGX-ST), it will accept, and procure that its subsidiaries accept, subscribe and pay in full for, its and its subsidiaries’ total provisional allotment of the New Units under the Preferential Offering.

4. INDICATIVE TIMETABLE

The Preferential Offering will close on (a) Friday, **11 June 2021** at **5.00 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via the ARE Form, or (b) Friday, **11 June 2021** at **9.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via Electronic Applications through ATMs of Participating Banks or Accepted Electronic Service (each as defined in the Instruction Booklet).

The trading of the New Units issued pursuant to the Preferential Offering on SGX-ST is currently expected to commence on Monday, **21 June 2021** at **9.00 a.m.**.

Eligible Unitholders should note that the dates and times of the following key events in relation to the Preferential Offering are set out below:

Event	Date and Time
Despatch of the Instruction Booklet (together with the ARE Form) to Eligible Unitholders	Thursday, 3 June 2021
Opening date and time for the Preferential Offering	Thursday, 3 June 2021 at 9.00 a.m. (9.00 a.m. for Electronic Applications through ATMs of Participating Banks or Accepted Electronic Service)
Last date and time for acceptance, application (if applicable) and payment for provisional allotments of New Units and Excess New Units pursuant to the Preferential Offering	Friday, 11 June 2021 at 5.00 p.m. (9.30 p.m. for Electronic Applications through ATMs of Participating Banks or Accepted Electronic Service)
Expected date for crediting of New Units pursuant to the Preferential Offering	Monday, 21 June 2021 before 9.00 a.m.

3 “**Excess New Units**” refers to the New Units represented by (a) the provisional allotments of Eligible Unitholders who decline or do not accept, whether in full or in part, their provisional allotments of New Units under the Preferential Offering (during the period from 3 June 2021 to 11 June 2021); (b) the provisional allotments of Unitholders who are not Eligible Unitholders; and (c) the aggregate of fractional entitlements.

Event	Date and Time
Expected listing of New Units pursuant to the Preferential Offering	Monday, 21 June 2021 at 9.00 a.m.

The above timetable is indicative only and is subject to change. As at the date of this announcement, the Manager does not expect the timetable to be modified. However, the Manager may, with the approval of the SGX-ST, modify the timetable subject to any limitation under any applicable law. The Manager will publicly announce any change to the above timetable through an SGXNET announcement to be posted on the SGX-ST's website at <http://www.sgx.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

3 June 2021

IMPORTANT NOTICE

This announcement is not for distribution, directly or indirectly, in or into the United States and is not an offer of securities for sale in the United States or any other jurisdictions.

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, 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.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units in the United States or in any other jurisdiction.

The past performance of MIT is not necessarily indicative of the future performance of MIT.

This announcement 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 costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s view of future events.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, the United Kingdom, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements under the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

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).