mapletree logistics

press release

For Immediate Release

PROPOSED DIVESTMENT OF TWO PROPERTIES IN CHINA TO RENMINBI FUND LED BY MAPLETREE INVESTMENTS

Singapore, 22 July 2026 – Mapletree Logistics Trust Management Ltd., as manager (the "Manager") of Mapletree Logistics Trust ("MLT"), wishes to announce that two wholly-owned subsidiaries of MLT have entered into conditional sale and purchase agreements ("SPAs") to divest the 100% equity interest in Mapletree Logistics Development (Wuxi) Co., Ltd. and Fengshuo Warehouse Development (Wuxi) Co., Ltd. (collectively, the "PRC entities"), which respectively hold Mapletree (Wuxi) Logistics Park ("MWLP1") and Mapletree Wuxi New District Logistics Park ("MWLP2"), to a new Renminbi fund (the "RMB Fund") led by MLT's sponsor, Mapletree Investments Pte Ltd ("MIPL") at an agreed property value of RMB180.0 million (S$34.3 million[1]) and RMB544.0 million (S$103.6 million[1]) respectively. The sale consideration, payable in cash, will be based on the PRC entities' adjusted net asset values, taking into account the agreed property values and intercompany loan(s).

MWLP1 and MWLP2 are ambient warehouse facilities located in XinWu District of Wuxi, China. MWLP1 comprises three blocks of single-storey warehouses with a net lettable area of 45,084 square metres ("sqm") on a land site of about 67,800 sqm. MWLP2 consists of four blocks of two-storey ramp-up warehouses with a net lettable area of 122,403 sqm on a land area of almost 100,000 sqm.

Ms Jean Kam, Chief Executive Officer of the Manager said, "The proposed divestment reinforces our commitment to proactive portfolio rejuvenation and reflects our disciplined approach to capital recycling. Through the RMB Fund, we can unlock value from mature assets and enhance our financial flexibility to pursue new value-accretive investment opportunities. This enables us to continuously optimise and strengthen our portfolio in support of our strategic priorities, while delivering sustainable long-term value for our unitholders."

[1] Based on the illustrative exchange rate of S$1.00 = RMB5.25.

Interested Party Transaction

Per Appendix 6 of the Code on Collective Investment Schemes ("Property Funds Appendix"), the RMB Fund is an associate of MIPL (a controlling unitholder of MLT) and hence, an interested party of MLT. The proposed divestment is considered an interested party transaction under the Property Funds Appendix as well as an interested person transaction under the Listing Manual of the Singapore Exchange Securities Trading Limited ("Listing Manual").

The aggregate value of all transactions entered into by MLT with MIPL and its subsidiaries during the current financial year, including this proposed divestment, is less than 3% of MLT's latest audited net asset value and net tangible asset[2]. Accordingly, the approval of MLT's unitholders is not required for the proposed divestment pursuant to paragraph 5.2(b) of the Property Funds Appendix and Rule 906(1) of the Listing Manual.

To ensure that the transaction is carried out on an arm's length basis, two independent valuations were obtained from Jones Lang LaSalle Corporate Appraisal and Advisory Limited ("Jones Lang LaSalle") and Colliers Appraisal & Advisory Services Co., Ltd ("Colliers"), who were appointed by HSBC Institutional Trust Services (Singapore) Limited (the "Trustee") and the Manager respectively. Both valuers applied the income capitalisation and discounted cash flow appraisal methods to value the properties as at 31 March 2026. The agreed property value of RMB180.0 million for MWLP1 and RMB544.0 million for MWLP2 are above the respective valuations provided by these two valuers:

Property	Independent Valuations	
	Jones Lang LaSalle (appointed by Trustee)	Colliers (appointed by Manager)
MWLP1	RMB169.0 million	RMB168.0 million
MWLP2	RMB541.0 million	RMB536.0 million

The Audit and Risk Committee of the Manager, which comprises four Independent Directors, has approved the transaction and confirms that it has undertaken due process to ensure that the terms of the proposed divestment of (i) MWLP1 at the property value of RMB180.0 million and (ii) MWLP2 at

[2] MLT's latest audited net asset value and net tangible asset attributable to unitholders as at 31 March 2026 was S$6,471.6 million.

the property value of RMB544.0 million, to the RMB Fund, are generally in line with that which would have been obtained had the assets been sold to a non-interested party.

The Manager expects all sales proceeds from the proposed divestment to be received within six months from SPA signing, after factoring in the time required for the transfer of equity interests as well as the completion of the relevant capital repatriation and foreign direct investment (FDI) de-registration procedures. The proposed divestment is not expected to have a material impact on MLT's net asset value and net property income for FY26/27. Following the divestment, MLT's portfolio will consist of 173 properties.

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About Mapletree Logistics Trust (MLT)

MLT, the first Asia Pacific-focused logistics REIT in Singapore, was listed on the SGX-ST Main Board 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 31 March 2026, it has a portfolio of 175 properties in Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam with assets under management of S$13.1 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.

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Important Notice