

PRESS RELEASE

Mapletree Industrial Trust Divests Philadelphia Data Centre for US\$14.5 million

SINGAPORE, 25 May 2026 – Mapletree Industrial Trust Management Ltd., as manager (the “Manager”) of Mapletree Industrial Trust (“MIT”), wishes to announce that DBS Trustee Limited, as trustee of MIT (the “Trustee”), through its indirect wholly-owned subsidiary, has entered into a Purchase and Sale Agreement for the proposed divestment (the “Proposed Divestment”) of 2000 Kubach Road, Philadelphia, Pennsylvania (the “Property”) located in the United States of America (the “United States”) to a non-interested third-party purchaser at a proposed sale price of US\$14.5 million (the “Sale Price”) on 22 May 2026 (Eastern Standard Time).

The Sale Price of US\$14.5 million was determined following a competitive bid process conducted by an independent property consultant and would be satisfied in cash. The Sale Price represents a 4.3% premium above the independent valuation of US\$13.9 million as at 31 March 2026¹. The net proceeds may be used to pare down debts and/or fund working capital requirements.

The Property is a two-storey data centre with a net lettable area of about 124,190 square feet (“sq ft”). It is sited on freehold land with a land area of about 1,115,187 sq ft.

Since the expiration of its lease on 31 December 2024, leasing interest in the Property has been limited in the current environment. Repositioning or redevelopment of the Property presents challenges, including extended lead times to secure higher power capacity, as well as construction and execution risks. Following a thorough evaluation, the Manager has concluded that divesting the Property at the offered price represents the most prudent course of action to optimise capital allocation and portfolio performance.

¹ The independent valuation of the Property was commissioned by the Trustee and was conducted by Cushman & Wakefield. The independent valuation of the Property was derived using the sales comparison approach.

Ms Ler Lily, Chief Executive Officer of the Manager, said, “The Proposed Divestment is part of our broader strategy to rebalance the portfolio. Redeploying capital into markets and assets with sustainable growth potential will strengthen MIT’s portfolio and deliver sustainable returns to Unitholders.”

The Proposed Divestment is expected to be completed by the third quarter of 2026.

For further information, please contact:

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Important Notice

The value of the 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 the 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.

About Mapletree Industrial Trust

Mapletree Industrial Trust is a real estate investment trust (“REIT”) listed on the Main Board of Singapore Exchange. Its principal investment strategy is to invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.

As at 31 March 2026, MIT’s total assets under management was S\$8.3 billion, which comprised 55 properties in North America (including 13 data centres held through the joint venture with Mapletree Investments Pte Ltd), 79 properties in Singapore and two properties in Japan. MIT’s property portfolio includes Data Centres, Hi-Tech Buildings and Business Space, and General Industrial Buildings.

MIT is managed by Mapletree Industrial Trust Management Ltd. and sponsored by Mapletree Investments Pte Ltd.

About Mapletree Industrial Trust Management Ltd.

Mapletree Industrial Trust Management Ltd. is the manager of MIT. It manages MIT’s assets and liabilities for the benefit of the Unitholders, sets MIT’s strategic directions and provides recommendations on the acquisition, divestment, development and/or enhancement of MIT’s assets in accordance with MIT’s investment strategy. Employing proactive asset management, value-creating investment management and prudent capital management strategies, Mapletree Industrial Trust Management Ltd. seeks to deliver sustainable and growing returns for Unitholders. Mapletree Industrial Trust Management Ltd. is a wholly-owned subsidiary of Mapletree Investments Pte Ltd.

About The Sponsor Mapletree Investments Pte Ltd

Headquartered in Singapore, Mapletree Investments Pte Ltd (“MIPL”) is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, MIPL has established a track record of award-winning projects, and delivers consistently attractive returns across real estate asset classes.

As at 31 March 2025, MIPL owns and manages S\$80.3 billion of logistics, office, data centre, student accommodation and other properties. MIPL currently manages three Singapore-listed REIT and nine private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom and the United States.

MIPL’s assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the United Kingdom, the United States and Vietnam. To support its global operations, MIPL has established an extensive network of offices in these countries.