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

ANNOUNCEMENT

PAYMENT OF MANAGER'S BASE FEE BY WAY OF ISSUE OF UNITS IN MAPLETREE INDUSTRIAL TRUST

3 August 2026 - Mapletree Industrial Trust Management Ltd., as manager (the "Manager") of Mapletree Industrial Trust ("MIT"), wishes to announce that 824,584 new units in MIT ("New Units") have been issued to the Manager today at S$1.9397 per unit. The issue price is based on the 10-day volume-weighted average traded price of MIT prior to and ended on 30 June 2026.

The issuance of the abovementioned New Units was for the payment of the base fee in relation to the management of the following properties of MIT for the quarter ended 30 June 2026, unless otherwise stated:

1. 50% of base fee in relation to 29 data centres in the United States of America, which were acquired on 22 July 2021[1]; and
2. 100% of base fee in relation to the data centre in Osaka, Japan, which was acquired on 28 September 2023[2].

Following the issuance, the Manager holds 35,292,698 units in MIT and the total number of MIT units in issue is 2,855,828,015.

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

[1] Details can be found in the announcement dated 20 May 2021 titled "The Proposed Acquisition of 29 Data Centres Located in the United States of America".
[2] Details can be found in the announcement dated 25 May 2023 titled "The Proposed Acquisition of a Data Centre Asset in Osaka, Japan".

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.