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

ANNOUNCEMENT

EXTENSION OF APPOINTMENTS OF PROPERTY MANAGERS

1. INTRODUCTION

Mapletree Industrial Trust Management Ltd., as manager of Mapletree Industrial Trust ("**MIT**", and the manager of MIT, the "**Manager**"), wishes to announce that the appointments of (i) Mapletree Facilities Services Pte. Ltd. as the property manager in relation to all properties of MIT located in Singapore (the "**Singapore Property Manager**") pursuant to the property management agreement entered into on 27 September 2010 (and renewed on 21 October 2020) (the "**Singapore Property Management Agreement**"); and (ii) Mapletree US Management LLC as the property manager in relation to all wholly-owned properties of MIT located in North America (the "**North America Property Manager**") pursuant to the property management agreement entered into on 25 June 2018 (the "**North America Property Management Agreement**") shall be extended for a further term of five years commencing on 21 October 2025.

In addition, the current appointment of Mapletree Management Services Japan Kabushiki Kaisha as the property manager in relation to the Osaka Data Centre (the "**Japan Property Manager**") shall be renewed, with the contract terms revised to be conterminous with the expiry dates of the Trust Deed and Tenancy Agreement dated 28 September 2023. The Manager will also conduct periodic review to assess the performance of the Japan Property Manager and in any event may terminate its appointment upon giving one month's notice.

The Singapore Property Management Agreement, the North America Property Management Agreement and the Japan Property Management Agreement (collectively, the "**Property Management Agreements**") shall be renewed on substantially the same terms and conditions.

2. RATIONALE FOR AND BENEFITS OF THE RENEWAL OF THE PROPERTY MANAGEMENT AGREEMENTS

The Manager is of the view that the renewal of the Property Management Agreements will benefit the Unitholders as the respective Property Managers have extensive operating experience in managing industrial properties in Singapore as well as data centres in North America and Japan. In addition, the renewal of the Property Management Agreements ensures seamless continuity and operational efficiency in the management of the properties. The Manager therefore believes that the renewal of the Property Management Agreements will be beneficial to MIT and the Unitholders.

3. INTERESTED PERSON TRANSACTION AND INTERESTED PARTY TRANSACTION

As at the date of this announcement, Mapletree Investments Pte Ltd ("**MIPL**") holds, through its wholly-owned subsidiaries, an aggregate interest in 739,759,258 units in MIT ("**Units**"),

which is equivalent to 25.93% of the total number of Units in issue.

MIPL is therefore regarded as a "controlling unitholder" of MIT under both the Listing Manual of Singapore Exchange Securities Trading Limited (the "**Listing Manual**") and Appendix 6 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore (the "**Property Funds Appendix**"). In addition, as the Manager is a wholly-owned subsidiary of MIPL, MIPL is therefore regarded as a "controlling shareholder" of the Manager under both the Listing Manual and the Property Funds Appendix.

As each of the Singapore Property Manager, the North America Property Manager and the Japan Property Manager is a wholly-owned subsidiary of MIPL, for the purposes of Chapter 9 of the Listing Manual and Paragraph 5 of the Property Funds Appendix, each of the Singapore Property Manager, the North America Property Manager and the Japan Property Manager (being a wholly-owned subsidiary of a "controlling unitholder" of MIT and a "controlling shareholder" of the Manager) is an "interested person" (for the purposes of the Listing Manual) and an "interested party" (for the purposes of the Property Funds Appendix) of MIT.

Accordingly, the renewal of the Property Management Agreements will constitute an "interested person transaction" under Chapter 9 of the Listing Manual as well as an "interested party transaction" under the Property Funds Appendix. As the value of the transaction exceeds 3.0% of the latest audited net tangible assets and net asset value of MIT, in respect of which an immediate announcement is required under Chapter 9 of the Listing Manual and Paragraph 5 of the Property Funds Appendix, the Manager is making this announcement.

4. OTHER INTERESTED PERSON TRANSACTIONS

As at the date of this announcement, the value of all interested person transactions entered into between (1) MIT and (2) MIPL and their subsidiaries and associates during the course of the current financial year is approximately S$13.8 million. The value of all interested person transactions entered into between (1) MIT and (2) all interested persons during the course of the financial year is approximately S$14.4 million.

5. AUDIT AND RISK COMMITTEE STATEMENT

Based on the rationale for and benefits of the renewal of the Property Management Agreements, the audit and risk committee of the Manager (which comprises four independent directors of the Manager) is of the view that the renewal of the Property Management Agreements is on normal commercial terms and is not prejudicial to the interests of MIT and its minority Unitholders.

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

21 October 2025

Important Notice

This announcement (this "**Announcement**") is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Mapletree Industrial Trust ("**MIT**", and units in MIT, "**Units**"). The value of 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.

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

The information in this Announcement must not be published outside the Republic of Singapore and in particular, but without limitation, must not be published in any United States edition of any publication.