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

The securities referred to herein have not been, and will not be, registered under the U.S. Securities Act, or with any securities regulatory authority of any state or other jurisdiction of the United States, and may not be offered or sold within the United States except pursuant to an exemption under, or in a transaction not subject to, the registration requirements of the U.S. Securities Act and applicable state or local securities laws. This announcement and the information contained herein are not for distribution, directly or indirectly, in or into the United States.

ANNOUNCEMENT

ISSUE OF S$300,000,000 3.25% PERPETUAL SECURITIES PURSUANT TO THE S$2,000,000,000 EURO MEDIUM TERM SECURITIES PROGRAMME

25 February 2026 - Mapletree Industrial Trust Management Ltd., as manager (the "**Manager**") of Mapletree Industrial Trust ("**MIT**"), wishes to announce that DBS Trustee Limited (in its capacity as trustee of MIT) (the "**Issuer**") has on today executed a pricing supplement (the "**Pricing Supplement**") to issue S$300,000,000 in principal amount of 3.25% fixed rate perpetual securities (the "**Series 006 Perpetual Securities**").

Principal Terms of the Series 006 Perpetual Securities

The Series 006 Perpetual Securities will be issued under the S$2,000,000,000 Euro Medium Term Securities Programme (the "**EMTN Programme**"). DBS Bank Ltd. and Oversea-Chinese Banking Corporation Limited have been appointed as the joint lead managers for the Series 006 Perpetual Securities. Capitalised terms which are used but not defined herein will have the meaning attributed to them in the offering circular dated 15 January 2025 (the "**Offering Circular**") or the Pricing Supplement.

The Series 006 Perpetual Securities will constitute direct, unconditional, unsecured and subordinated obligations of the Issuer and rank *pari passu* and without any preference among themselves and *pari passu* with any Parity Obligations of the Issuer. The rights and claims of the Series 006 Perpetual Securities Securityholders are subordinated in the manner described in the Conditions of the Series 006 Perpetual Securities.

The principal terms of the Series 006 Perpetual Securities are as follows:

Issue Size:	S$300,000,000
Issue Price:	100 per cent. of the principal amount of the Series 006 Perpetual Securities
Distributions:	The Series 006 Perpetual Securities will be perpetual in respect of which there is no fixed redemption date and will confer a right to receive distribution payments. The rate of distribution applicable to the Series 006 Perpetual Securities shall be (i) for the period from, and including, 4 March 2026 to, but excluding, 4 March 2031 (the "**First Reset Date**"), 3.25 per cent. per annum; and (ii) for the period from, and including, the

First Reset Date and each Reset Date (as specified in the Pricing Supplement) falling thereafter to, but excluding, the immediately following Reset Date, the applicable Reset Rate of Distribution. The Reset Rate of Distribution will be a rate equivalent to the 5-year SORA OIS (as specified in the Pricing Supplement) with respect to the relevant Reset Date plus the initial spread of 1.596 per cent.

Distributions under the Series 006 Perpetual Securities shall be payable semi-annually in arrear on 4 March and 4 September in each year, commencing on 4 September 2026 unless deferred in accordance with the Conditions of the Series 006 Perpetual Securities. Any distribution unpaid in accordance with the Conditions will be non-cumulative and the Issuer is not under any obligation to pay that or any other distributions that have not been paid in whole or in part.

Redemption: All of the Series 006 Perpetual Securities may be redeemed at the option of the Issuer on 4 March 2031 and each Distribution Payment Date thereafter and otherwise upon the occurrence of certain redemption events specified in the Conditions of the Series 006 Perpetual Securities and in the Pricing Supplement.

Issue Date: The Series 006 Perpetual Securities are expected to be issued on 4 March 2026.

The net proceeds arising from the issue of the Series 006 Perpetual Securities (after deducting issue expenses) will be used by the Group for its general corporate purposes, including refinancing of the Issuer's existing S$300,000,000 Subordinated Perpetual Securities (ISIN: SGXF42870141).

The Series 006 Perpetual Securities are expected to be assigned a rating of BBB- by Fitch Ratings. A rating is not a recommendation to buy, sell or hold securities, does not address the likelihood or timing of prepayment, if any, or the receipt of default interest and may be subjected to the revision or withdrawal at any time by the assigning rating organisation.

Application will be made to the Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for permission to deal in and the listing and quotation of the Series 006 Perpetual Securities on the SGX-ST. There is no guarantee that such application to the SGX-ST will be approved. Such permission will be granted when the Series 006 Perpetual Securities have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein or in the Offering Circular. The approval-in-principle from, admission to the Official List of, and the listing and quotation of the Series 006 Perpetual Securities on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, MIT, the MIT Manager, the EMTN Programme or the Series 006 Perpetual Securities.

The Perpetual Securities are expected to be listed on the SGX-ST on or about 5 March 2026.

This announcement is not an offer to sell or a solicitation of an offer to buy, nor is it an offer, solicitation or sale of the Series 006 Perpetual Securities in any state or jurisdiction in which such an offer, solicitation or sale would be unlawful.

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

Important Notice

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 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.