press release

For Immediate Release

PROPOSED DIVESTMENT OF A PROPERTY IN AUSTRALIA

Singapore, 8 September 2026 – Mapletree Logistics Trust Management Ltd., as manager (the "Manager") of Mapletree Logistics Trust ("MLT"), would like to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of MLT) has, through an indirect wholly-owned sub-trust established in Australia, entered into a Contract of Sale with an unrelated third-party for the proposed divestment of 365 Fitzgerald Road, Derrimut, Victoria, Australia (the "Property") at a sale price of AUD28.0 million, or approximately S$25.2 million[1].

The proposed divestment is in line with the Manager's proactive portfolio rejuvenation strategy. Considering the asset's age and limited future development potential, the Manager determined that the divestment at the offered price represented the optimal outcome in the interests of Unitholders. Capital released from the divestment will provide MLT with greater financial flexibility to pursue investment opportunities in high-specification modern logistics facilities, further enhancing the quality and resilience of its portfolio.

Completed in 2006 and acquired by MLT in 2016 for AUD18.0 million, the Property comprises two single-storey warehouses with ancillary office space, a two-storey office building and a truck servicing workshop with a gross lettable area of around 16,114 square metres. The Property has been vacant since 1 April 2026 following the expiry of the previous lease.

The sale price of AUD28.0 million is 3.7% above the latest valuation of AUD27.0 million as at 31 March 2026[2], and will be satisfied in cash.

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[1] Using the illustrative exchange rate of S$1.00 to AUD1.11.

[2] Based on independent valuation from Knight Frank Valuation & Advisory Victoria as at 31 March 2026, using the income capitalisation method, discounted cash flow method and direct comparison method. The independent valuation was commissioned by the Manager in connection with the annual valuation of all the properties owned by MLT and its subsidiaries.

The proposed divestment is expected to be completed by 3Q FY26/27. It 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 170 properties[3].

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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 30 June 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

[3] Based on MLT's financials as at 30 June 2026 and including the proposed divestments of two properties in China and one property in Singapore announced on 22 July 2026, and the return of 37 Penjuru Lane, Singapore to JTC on 15 August 2026 upon expiry of its land lease.