



(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 5 July 2004 (as amended))

ANNOUNCEMENT

ANNUAL ASSET VALUATION

In compliance with the Monetary Authority of Singapore “Code on Collective Investment Schemes Appendix 6 – Property Funds” and pursuant to Rule 703 of the SGX-ST Listing Manual, Mapletree Logistics Trust Management Ltd., as manager (“Manager”) of Mapletree Logistics Trust (“MLT”), wishes to announce that the latest independent valuations (“Valuations”) on MLT’s properties have been completed.

The Valuations (attached as Appendix 1) will be reflected in the financial statements of MLT based on the exchange rates adopted for the financial year ended 31 March 2026.

The valuation reports will be available for inspection by prior appointment at the Manager’s registered office during business hours for a period of three months from the date of this announcement. For inspection appointments, please contact Ms Lum Yuen May at +65 6659 3671.

By Order of the Board

Wan Kwong Weng
Joint Company Secretary
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

30 April 2026

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in MLT (“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 MLT may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (“SGX-ST”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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

S/No.	Property Name	Market Valuation (Local currency)		Valuer
Singapore				
1	25 Pandan Crescent	SGD	60,400,000	<i>Savills Valuation and Professional Services (S) Pte Ltd</i>
2	19 Senoko Loop	SGD	24,200,000	
3	60 Alps Avenue	SGD	7,900,000	
4	61 Alps Avenue	SGD	12,500,000	
5	Allied Telesis	SGD	25,600,000	
6	Mapletree Benoi Logistics Hub	SGD	133,000,000	
7	37 Penjuru Lane ¹	SGD	0	
8	6 Changi South Lane	SGD	35,100,000	
9	70 Alps Avenue	SGD	19,200,000	
10	Prima	SGD	51,200,000	
11	21 Serangoon North Avenue 5	SGD	22,200,000	
12	Mapletree Logistics Hub, Toh Guan	SGD	153,900,000	
13	50 Airport Boulevard	SGD	19,200,000	
14	Pulau Sebarok	SGD	124,000,000	
15	39 Changi South Avenue 2	SGD	13,800,000	
16	Toppan	SGD	18,200,000	
17	2 Serangoon North Avenue 5	SGD	67,700,000	
18	10 Changi South Street 3	SGD	23,300,000	
29	85 Defu Lane 10	SGD	14,700,000	
20	8 Changi South Lane	SGD	18,100,000	
21	138 Joo Seng Road	SGD	19,800,000	
22	4 Tuas Avenue 5	SGD	13,600,000	
23	Jurong Logistics Hub	SGD	292,000,000	
24	521 Bukit Batok Street 23	SGD	30,100,000	
25	6 Marsiling Lane	SGD	19,300,000	
26	31 & 33 Pioneer Road North	SGD	8,400,000	
27	Mapletree Pioneer Logistics Hub	SGD	151,200,000	
28	3A Jalan Terusan	SGD	14,900,000	
29	30 Boon Lay Way	SGD	14,600,000	
30	22A Benoi Road	SGD	2,600,000	
31	SH Cogent (Penjuru Close)	SGD	31,900,000	
32	15 Changi South Street 2	SGD	38,100,000	
33	29 Tai Seng Avenue	SGD	51,500,000	
34	Mapletree Joo Koon Logistics Hub (formerly known as 5A Joo Koon Circle)	SGD	230,000,000	
35	44 & 46 Changi South Street 1	SGD	11,800,000	
36	36 Loyang Drive	SGD	15,600,000	
37	15A Tuas Avenue 18	SGD	13,800,000	
38	190A Pandan Loop	SGD	28,800,000	
39	4 Pandan Avenue	SGD	127,600,000	
40	52 Tanjong Penjuru	SGD	193,200,000	
41	6 Fishery Port Road	SGD	275,800,000	
42	5A Toh Guan Road East	SGD	111,600,000	
43	38 Tanjong Penjuru	SGD	82,300,000	
44	9 Changi South Street 2	SGD	25,400,000	
Singapore Sub-total		SGD	2,648,100,000	
Australia				
45	Coles Chilled Distribution Centre, 3 Roberts Road, Eastern Creek, NSW	AUD	388,000,000	<i>Knight Frank NSW Valuations & Advisory Pty Ltd</i>

¹ The property will be returned to JTC upon land lease expiry on 15 August 2026.

S/No.	Property Name	Market Valuation (Local currency)		Valuer
Australia (continued)				
46	114 Kurrajong Avenue & 9 Coventry Place, Mount Druitt, NSW	AUD	52,250,000	<i>Knight Frank NSW Valuations & Advisory Pty Ltd</i>
47	405 – 407 Victoria Street, Wetherill Park, NSW	AUD	36,500,000	
48	3 Distillers Place, Huntingwood, NSW	AUD	27,300,000	
49	53 Britton Street, Smithfield, NSW	AUD	42,000,000	
50	365 Fitzgerald Road, Derrimut, VIC	AUD	27,000,000	<i>Knight Frank Valuation & Advisory Victoria</i>
51	213 Robinsons Road, Ravenhall, VIC	AUD	50,500,000	
52	99 – 103 William Angliss Drive, Laverton North, VIC	AUD	45,000,000	<i>Knight Frank Valuation & Advisory Queensland</i>
53	44 Stradbroke Street, Heathwood, QLD	AUD	117,850,000	
54	15 Botero Place, Truganina, VIC	AUD	32,000,000	<i>Knight Frank Valuation & Advisory Victoria</i>
55	338 Bradman Street, Acacia Ridge, QLD	AUD	121,000,000	<i>Knight Frank Valuation & Advisory Queensland</i>
56	5 – 17 Leslie Road & 6 – 10 Pipe Road, Laverton North, VIC	AUD	37,000,000	<i>Knight Frank Valuation & Advisory Victoria</i>
57	8 Williamson Road, Ingleburn, NSW	AUD	133,500,000	<i>Knight Frank NSW Valuations & Advisory Pty Ltd</i>
Australia Sub-total		AUD	1,109,900,000	
China				
58	Mapletree Ouluo Logistics Park	CNY	703,000,000	<i>Jones Lang LaSalle Corporate Appraisal and Advisory Limited</i>
59	Mapletree American Industrial Park	CNY	320,000,000	
60	Mapletree Northwest Logistics Park (Phase 1)	CNY	234,000,000	
61	Mapletree Northwest Logistics Park (Phase 2)	CNY	89,000,000	
62	Mapletree (Wuxi) Logistics Park	CNY	169,000,000	
63	Mapletree (Zhengzhou) Logistics Park	CNY	300,000,000	
64	Mapletree Yangshan Bonded Logistics Warehouses	CNY	314,000,000	
65	Mapletree Fengdong (Xi'an) Industrial Park	CNY	342,000,000	
66	Mapletree Wuxi New District Logistics Park	CNY	541,000,000	
67	Mapletree Nantong Chongchuan Logistics Park	CNY	301,000,000	
68	Mapletree Hangzhou Logistics Park	CNY	519,000,000	
69	Mapletree Changshu Logistics Park	CNY	253,000,000	
70	Mapletree Tianjin Wuqing Logistics Park	CNY	123,000,000	
71	Mapletree Changsha Logistics Park Phase 1	CNY	334,000,000	
72	Mapletree Jiaxing Logistics Park	CNY	196,000,000	
73	Mapletree Nanchang Logistics Park	CNY	270,000,000	
74	Mapletree Wuhan Yangluo Logistics Park	CNY	284,000,000	
75	Mapletree Zhenjiang Logistics Park	CNY	463,000,000	
76	Mapletree Jinan International Logistics Park	CNY	377,000,000	
77	Mapletree Changsha Industrial Park (Phase 2)	CNY	415,000,000	
78	Chengdu DC Logistics Park	CNY	106,000,000	
79	Mapletree Shenyang Logistics Park	CNY	144,000,000	
80	Mapletree Nantong (EDZ) Logistics Park	CNY	245,000,000	
81	Mapletree Tianjin Xiqing Logistics Park	CNY	199,000,000	
82	Mapletree Chengdu Qingbaijiang Logistics Park	CNY	431,000,000	
83	Mapletree (Cixi) Logistics Park	CNY	518,000,000	
84	Mapletree Huangdao Logistics Park	CNY	277,000,000	
85	Mapletree Guizhou Longli Logistics Park	CNY	222,000,000	
86	Mapletree Changsha Airport Logistics Park	CNY	200,000,000	
87	Mapletree Chongqing Jiangjin Comprehensive Industrial Park	CNY	168,000,000	

S/No.	Property Name	Market Valuation (Local currency)		Valuer
China (continued)				
88	Mapletree Xixian Airport Logistics Park	CNY	301,000,000	<i>Jones Lang LaSalle Corporate Appraisal and Advisory Limited</i>
89	Mapletree (Harbin) Logistics Park	CNY	226,000,000	
90	Mapletree (Yuyao) Logistics Park II	CNY	334,000,000	
91	Mapletree Yangzhou Industrial Park	CNY	337,000,000	
92	Mapletree Kunming Airport Logistics Park	CNY	312,000,000	
93	Mapletree (Zhongshan) Modern Logistics Park	CNY	151,000,000	
94	Mapletree Yantai Modern Logistics Park	CNY	241,000,000	
95	Mapletree (Zhengzhou) Airport Logistics Park	CNY	447,000,000	
96	Mapletree (Yixing) Industrial Park	CNY	281,000,000	
97	Mapletree (Wenzhou) Industrial Park	CNY	833,000,000	
98	Mapletree Tianjin Jinghai International Logistics Park	CNY	152,000,000	
99	Mapletree (Yuyao) Logistics Park	CNY	220,000,000	
China Sub-total		CNY	12,892,000,000	
Hong Kong SAR				
100	Tsuen Wan No. 1	HKD	579,000,000	<i>Jones Lang LaSalle Limited</i>
101	Shatin No. 2	HKD	1,044,000,000	
102	Shatin No. 3	HKD	2,265,000,000	
103	Shatin No. 4	HKD	2,441,000,000	
104	Mapletree Logistics Centre Fanling	HKD	410,000,000	
105	1 Wang Wo Tsai Street	HKD	1,007,000,000	
106	Grandtech Centre	HKD	2,308,000,000	
107	Shatin No. 5	HKD	272,000,000	
108	Mapletree Logistics Hub Tsing Yi	HKD	7,468,000,000	
Hong Kong SAR Sub-total		HKD	17,794,000,000	
India				
109	Mapletree (Chakan) Logistics Park 1	INR	4,969,000,000	<i>Colliers International (India) Property Services Pvt. Ltd.</i>
110	Mapletree (Talegaon) Logistics Park	INR	720,000,000	
111	Mapletree (Farukhnagar) Logistics Park	INR	975,000,000	
112	Mapletree (Bhiwandi) Logistics Park ²	INR	3,949,000,000	<i>Savills Property Services (India) Pvt. Ltd.</i>
India Sub-total		INR	10,613,000,000	
Japan				
113	Ayase Centre	JPY	1,640,000,000	<i>CBRE K.K.</i>
114	Kyoto Centre	JPY	11,700,000,000	
115	Funabashi Centre	JPY	6,579,000,000	
116	Kashiwa Centre	JPY	10,010,000,000	
117	Shonan Centre	JPY	10,427,000,000	
118	Sendai Centre	JPY	2,300,000,000	
119	Iwatsuki Centre ³	JPY	431,000,000	
120	Noda Centre	JPY	8,326,000,000	
121	Hiroshima Cold Centre (formerly known as Hiroshima Centre)	JPY	13,403,000,000	
122	Eniwa Centre	JPY	1,780,000,000	
123	Sano Centre	JPY	1,330,000,000	
124	Mizuhomachi Centre	JPY	6,709,000,000	
125	Kyotanabe Centre	JPY	4,020,000,000	
126	Mapletree Kobe Logistics Centre	JPY	27,679,000,000	
127	Higashi Hiroshima Centre	JPY	6,830,000,000	
128	Kuwana Centre	JPY	34,900,000,000	

² Mapletree (Bhiwandi) Logistics Park was acquired on 27 March 2026. Independent full valuation for the property as at 28 February 2026 and a comfort letter as at 31 March 2026 were obtained from Savills Property Services (India) Pvt. Ltd.

³ This reflects the value for the land at Iwatsuki A.

S/No.	Property Name	Market Valuation (Local currency)		Valuer
Japan (continued)				
129	Kasukabe Centre	JPY	7,059,000,000	CBRE K.K.
130	Shiroi Centre	JPY	17,322,000,000	
131	Chiba Kita Centre	JPY	8,600,000,000	
132	Soka Centre	JPY	7,920,000,000	
133	Kakamigahara Centre	JPY	14,377,000,000	
134	Hiroshima SS Centre	JPY	14,427,000,000	
Japan Sub-total		JPY	217,769,000,000	
Malaysia				
135	Pancuran	MYR	87,000,000	Laurelcap Sdn Bhd
136	Subang 3	MYR	26,000,000	
137	Subang 4	MYR	14,000,000	
138	G-Force	MYR	50,500,000	
139	Mapletree Shah Alam Logistics Park	MYR	231,000,000	
140	Mapletree Logistics Hub – Shah Alam	MYR	882,000,000	
141	Mapletree Logistics Hub – Tanjung Pelepas	MYR	425,000,000	
142	Subang land parcel	MYR	69,000,000	
143	Mapletree Logistics Hub – Jubli Shah Alam	MYR	590,000,000	
Malaysia Sub-total		MYR	2,374,500,000	
South Korea				
144	Mapletree Logistics Centre – Baekam 1	KRW	42,900,000,000	Colliers International (Hong Kong) Limited
145	Mapletree Logistics Centre – Iljuk	KRW	27,400,000,000	
146	Mapletree Logistics Hub – Pyeongtaek	KRW	89,200,000,000	
147	Mapletree Logistics Centre – Anseong Cold	KRW	15,600,000,000	
148	Mapletree Logistics Centre – Yongin Cold	KRW	21,000,000,000	
149	Mapletree Logistics Centre – Namanseong	KRW	31,400,000,000	
150	Mapletree Logistics Centre – Seoicheon	KRW	47,400,000,000	
151	Mapletree Logistics Centre – Baekam 2	KRW	41,000,000,000	
152	Mapletree Logistics Centre – Majang 1	KRW	33,200,000,000	
153	Mapletree Logistics Centre – Hobeob 1	KRW	25,800,000,000	
154	Mapletree Logistics Centre – Wonsam 1	KRW	50,100,000,000	
155	Mapletree Logistics Centre – Hobeob 2	KRW	51,700,000,000	
156	Mapletree Logistics Centre – Hobeob 3	KRW	120,200,000,000	
157	Mapletree Logistics Centre – Baekam 3	KRW	59,900,000,000	
158	Mapletree Logistics Centre – Iljuk 2	KRW	53,100,000,000	
159	Mapletree Logistics Centre – Daewol 1	KRW	30,500,000,000	
160	Mapletree Logistics Centre – Majang 2	KRW	27,100,000,000	
161	Mapletree Logistics Centre – Daesin 1	KRW	134,400,000,000	
162	Mapletree Logistics Centre – Baeksa 1	KRW	87,400,000,000	
163	Mapletree Logistics Centre – Majang 3	KRW	157,600,000,000	
South Korea Sub-total		KRW	1,146,900,000,000	
Vietnam				
164	Mapletree Logistics Centre	VND	277,400,000,000	NLP Valuation Services Co., Ltd. (in association with Knight Frank Vietnam Property Services Co., Ltd.)
165	Mapletree Logistics Park Bac Ninh Phase 1	VND	579,500,000,000	
166	Mapletree Logistics Park Phase 2	VND	551,200,000,000	
167	Unilever VSIP Distribution Centre	VND	931,900,000,000	
168	Mapletree Logistics Park Bac Ninh Phase 2	VND	476,300,000,000	
169	Mapletree Logistics Park Phase 1	VND	598,400,000,000	
170	Mapletree Logistics Park Bac Ninh Phase 3	VND	647,600,000,000	
171	Mapletree Logistics Park Bac Ninh Phase 4	VND	824,500,000,000	
172	Mapletree Logistics Park Bac Ninh Phase 5	VND	1,012,200,000,000	
173	Mapletree Logistics Park Phase 5	VND	705,200,000,000	
174	Mapletree Logistics Park Phase 3	VND	702,900,000,000	

APPENDIX 1

S/No.	Property Name	Market Valuation (Local currency)		Valuer
175	Hung Yen Logistics Park I	VND	687,600,000,000	<i>NLP Valuation Services Co., Ltd. (in association with Knight Frank Vietnam Property Services Co., Ltd.)</i>
Vietnam Sub-total		VND	7,994,700,000,000	
PORTFOLIO TOTAL (175 PROPERTIES)		SGD	12,994,254,000*	
Right-of-use Assets		SGD	81,909,000*	
TOTAL INVESTMENT PROPERTIES AS AT 31 MARCH 2026		SGD	13,076,163,000*	

*Based on the prevailing exchange rates for the financial year ended 31 March 2026:

Exchange rates:

AUD	CNY	HKD	INR	JPY	MYR	KRW	VND
1.11	5.38	6.11	72.20	124.48	3.08	1,167.54	20,533.88