

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

PROPOSED ISSUE OF S\$400,000,000 3.50% SUBORDINATED PERPETUAL SECURITIES PURSUANT TO THE S\$3,000,000,000 EURO MEDIUM TERM SECURITIES PROGRAMME

4 August 2026 – Mapletree Logistics Trust Management Ltd., as manager (the “**MLT Manager**”) of Mapletree Logistics Trust (“**MLT**”), wishes to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of MLT) (the “**Issuer**”) has on 4 August 2026 executed a pricing supplement (the “**Pricing Supplement**”) to issue S\$400,000,000 in principal amount of 3.50% fixed rate subordinated perpetual securities (the “**Series 015 Perpetual Securities**”).

Principal Terms of the Series 015 Perpetual Securities

The Series 015 Perpetual Securities will be issued under the S\$3,000,000,000 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 and bookrunners for the Series 015 Perpetual Securities. Capitalised terms which are used but not defined herein will have the meaning attributed to them in the offering circular dated 27 September 2024 (the “**Offering Circular**”) or the Pricing Supplement.

The Series 015 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 015 Perpetual Securities Securityholders are subordinated in the manner described in the Conditions of the Series 015 Perpetual Securities.

The principal terms of the Series 015 Perpetual Securities are as follows:

Issue Size: S\$400,000,000

Issue Price: 100 per cent. of the principal amount of the Series 015 Perpetual Securities

Distributions: The Series 015 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 015 Perpetual Securities shall be (i) for the period from, and including, 12 August 2026 to, but excluding, 12 August 2031 (the “**First Reset Date**”), 3.50 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 Singapore Overnight Rate Average Overnight Indexed Swap rate plus the initial spread of 1.439 per cent, subject to benchmark discontinuation and replacement provisions set out in the Pricing Supplement.

Distributions under the Series 015 Perpetual Securities shall be payable semi-annually in arrear on 12 February and 12 August in each year, commencing on 12 February 2027 unless deferred in accordance with the Conditions of the Series 015 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 015 Perpetual Securities may be redeemed at the option of the Issuer on 12 August 2031 and each Distribution Payment Date thereafter and otherwise upon the occurrence of certain redemption events specified in the Conditions of the Series 015 Perpetual Securities and in the Pricing Supplement.

Issue Date: The Series 015 Perpetual Securities are expected to be issued on 12 August 2026, subject to the satisfaction of customary closing conditions.

The net proceeds arising from the issue of the Series 015 Perpetual Securities (after deducting issue expenses) will be used by the Group for its general corporate and working capital purposes, including refinancing of the Issuer's S\$400,000,000 fixed rate subordinated perpetual securities (ISIN: SGXF7755013).

The Series 015 Perpetual Securities are rated BBB- by Fitch. A rating is not a recommendation to buy, sell or hold securities and may be subject to revision, suspension, reduction or withdrawal at any time by the relevant rating agencies. The significance of each rating should be analysed independently from any other rating.

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 015 Perpetual Securities on the SGX-ST. Such permission will be granted when the Series 015 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 015 Perpetual Securities on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, MLT, the MLT Manager, the EMTN Programme or the Series 015 Perpetual Securities.

The Perpetual Securities are expected to be listed on the SGX-ST on or about 13 August 2026.

Any offering of the Series 015 Perpetual Securities in Singapore has been and will be made to (i) institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore, as modified or amended from time to time (the "**SFA**")) pursuant to Section 274 of the SFA and (ii) accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore.

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 015 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 Logistics Trust Management Ltd.
(Company Registration No.: 200500947N)
As Manager of Mapletree Logistics Trust

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.

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.

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