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

ANNOUNCEMENT

PROPOSED DIVESTMENT OF 3255 NEIL ARMSTRONG BOULEVARD, EAGAN, MINNESOTA – EXERCISE OF OPTION TO PURCHASE BY TENANT

SINGAPORE, 29 September 2026 – Mapletree Industrial Trust Management Ltd., as manager (the "Manager") of Mapletree Industrial Trust ("MIT"), wishes to announce that DBS Trustee Limited, as trustee of MIT (the "Trustee"), through its indirect wholly-owned subsidiary, has entered into an Agreement of Sale and Purchase for the divestment (the "Proposed Divestment") of 3255 Neil Armstrong Boulevard, Eagan, Minnesota (the "Property") located in the United States of America (the "United States") to DataBank Properties, LLC, the current tenant of the Property (the "Purchaser") at a proposed sale price of US$9.81 million (the "Sale Price"). The Purchaser had given notice of its intention to exercise the option to purchase in accordance with the Lease Agreement between MIT (through its indirect wholly-owned subsidiary) and the Purchaser dated 18 March 2014.

The Property is a single-storey building with a net lettable area of about 87,402 square feet ("sq ft"). It is sited on freehold land with a land area of about 343,253 sq ft. The Property was completed in 1998 and is fully leased to the Purchaser, with the current lease expiring in September 2029. The Property was acquired on 22 July 2021 as part of a portfolio of 29 data centres in the United States[1].

The Sale Price of US$9.81 million was determined pursuant to the pricing mechanism set out in the Lease Agreement. It represents a 9% premium above MIT's purchase price of US$9.0 million and is 10% below the independent valuation of US$10.9 million as at 31 March 2026[2]. The Property contributed about 0.2% to MIT's portfolio gross revenue in the financial year ended 31 March 2026.

[1] Details can be found in the announcement dated 20 May 2021 titled "The Proposed Acquisition of 29 Data Centres Located in the United States of America".

[2] The independent valuation of the Property was commissioned by the Trustee and was conducted by Cushman & Wakefield. The independent valuation of the Property was derived using the Income Capitalisation approach.

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Pursuant to the Agreement of Sale and Purchase, the Sale Price will be satisfied in cash. Upon the signing of the Agreement of Sale and Purchase, the Purchaser has paid a deposit equivalent to 3% of the Sale Price, with the balance sum to be paid on completion of the Proposed Divestment.

The Proposed Divestment is expected to complete by the fourth quarter of 2026. The net proceeds may be used to pare down debts and/or fund working capital requirements.

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 the 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 the 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.