

For Immediate Release

PROPOSED DIVESTMENT OF A PROPERTY IN CHINA

Singapore, 21 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 its wholly-owned subsidiary in China, entered into a sale and purchase agreement with an unrelated third-party for the proposed divestment of Mapletree Northwest Logistics Park (Phase 1 and 2) in Shanghai, China (the “Property”) at a sale price of RMB323.0 million, or approximately S\$61.3 million¹.

The proposed divestment is in line with the Manager’s continued efforts to rejuvenate its portfolio through selective divestments. Capital released from the divestment will provide MLT with greater financial flexibility to pursue investment opportunities in modern assets and further enhance the quality and resilience of its portfolio.

The Property was acquired by MLT in 2008 and comprises two adjacent phases. Phase 1, completed in 2006, consists of two single-storey warehouses, a three-storey office block and ancillary buildings. Phase 2, completed in 2007, consists of a single-storey warehouse, a four-storey dormitory block and ancillary buildings. The Property has a combined gross floor area of approximately 37,558 square metres.

The sale price of RMB323.0 million is in line with the latest valuation of RMB323.0 million as at 31 March 2026².

The proposed divestment is expected to be completed by 3Q FY27/28. It is not expected to have a material impact on MLT’s net asset value and net property income for FY27/28. Following the divestment, MLT’s portfolio will consist of 168 properties³.

¹ Using the illustrative exchange rate of S\$1.00 to RMB5.27.

² Based on independent valuation from Jones Lang LaSalle Corporate Appraisal and Advisory Limited as at 31 March 2026, using the income capitalisation method and discounted cash flow 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.

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, the proposed divestment of one property in Australia announced on 8 September 2026, and the return of 37 Penjuru Lane, Singapore to JTC on 15 August 2026 upon expiry of its land lease.

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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.mapletruelogisticstrust.com.

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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 its future performance. This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.