



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

## ANNOUNCEMENT

### COMPLETION OF THE ACQUISITION OF A 50.0% INTEREST IN EACH OF 11 PROPERTY HOLDING COMPANIES AND USE OF PROCEEDS OF THE PRIVATE PLACEMENT

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Logistics Trust ("MLT") dated 26 April 2018 titled "The Proposed Acquisition of a 50.0% Interest in each of 11 Property Holding Companies as an Interested Person Transaction" (the "Acquisition Announcement") and in the circular of MLT dated 8 May 2018 (the "Circular").*

#### 1. COMPLETION OF THE ACQUISITION

Further to the Acquisition Announcement, Mapletree Logistics Trust Management Ltd., in its capacity as manager of MLT (the "**Manager**"), is pleased to announce the completion of the Acquisition by MLT today.

The total acquisition cost based on the final funding structure adopted is approximately RMB1,021.4 million (S\$213.9 million<sup>1</sup>), comprising:

- (i) the acquisition price payable by HSBC Institutional Trust Services (Singapore) Limited in its capacity as the trustee of MLT (the "**Trustee**") in respect of the Acquisition of approximately RMB985.3 million (S\$206.4 million<sup>1, 2</sup>) (the "**Acquisition Price**"), which comprises (a) the aggregate purchase consideration, which was satisfied fully in cash, of RMB120.5 million (S\$25.2 million<sup>1</sup>), subject to post-Completion adjustments to the Total Adjusted Net Asset Values, and (b) the loans of RMB864.8 million (S\$181.2 million<sup>1</sup>) extended by the Trustee to the HK SPVs;
- (ii) the acquisition fee payable in Units to the Manager for the Acquisition of approximately S\$1.0 million (representing 0.5% of the Acquisition Price); and
- (iii) the estimated professional and other fees and expenses of approximately S\$6.5 million incurred or to be incurred by MLT in connection with the Acquisition and the Private Placement.

<sup>1</sup> Based on an exchange rate of S\$1.00 = RMB4.774.

<sup>2</sup> It was originally stated in the Acquisition Announcement and the Circular that the Acquisition Price was estimated to be approximately RMB985.3 million (approximately S\$205.3 million), based on an illustrative exchange rate of S\$1.00 = RMB4.80. Due to market exchange rate movements, the Singapore dollar conversion for the Acquisition Price paid by MLT is now higher at approximately S\$206.4 million, based on an exchange rate of S\$1.00 = RMB4.774.

## 2. USE OF PROCEEDS FROM THE PRIVATE PLACEMENT

The aggregate gross proceeds of the Private Placement is approximately S\$220.0 million.

The Manager is pleased to announce that approximately S\$206.4 million (which is equivalent to approximately 93.8% of the gross proceeds of the Private Placement) has been used to fully fund the Acquisition Price of approximately S\$206.4 million<sup>1</sup>.

In addition, approximately S\$6.5 million (which is equivalent to approximately 3.0% of the gross proceeds of the Private Placement) will be used to pay the professional and other fees and expenses incurred by MLT in connection with the Acquisition and the Private Placement.

The remaining gross proceeds from the Private Placement of approximately S\$7.1 million (which is equivalent to approximately 3.2% of the gross proceeds of the Private Placement) will be used for the repayment of existing indebtedness.

The use of proceeds arising from the Private Placement is in accordance with the stated use and is materially in accordance with the percentage of the gross proceeds of the Private Placement allocated to such use as set out in the announcement dated 25 May 2018 in relation to the close of the Private Placement.

Following this use of proceeds set out above, the proceeds from the Private Placement will have been fully utilised.

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

6 June 2018

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## Important Notice

The value of units in MLT ("**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 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.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

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

This announcement 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 costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.

This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, European Economic Area, Canada, Japan or Australia, and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States absent registration or an exemption from registration under the Securities Act or under the securities laws of any state or other jurisdiction of the United States, and any such new Units may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.