

For Immediate Release

PROPOSED DIVESTMENT OF A PROPERTY IN AUSTRALIA

Singapore, 13 August 2025 – 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 an indirect wholly-owned sub-trust established in Australia, entered into a Contract of Sale with an unrelated third party for the proposed divestment of 28 Bilston Drive, Barnawartha North, Victoria, Australia (the “Property”) at a sale price of AUD60.0 million, or approximately S\$50.4 million¹.

The proposed divestment is in line with the Manager’s efforts to rejuvenate its portfolio through selective divestments of assets that are no longer aligned with its strategy. Capital released from the divestment will provide MLT with greater financial flexibility to pursue investment opportunities in high specification, modern logistics facilities offering higher growth potential.

Ms Jean Kam, Chief Executive Officer of the Manager said, “The divestment of 28 Bilston Drive at a premium to valuation is consistent with our proactive portfolio rejuvenation strategy, and in line with our continuing efforts to mitigate single-tenant risk. Australia remains a key market for MLT with 13 assets post divestment, while developed markets continue to account for over 70% of MLT’s portfolio. We continue to seek value-enhancing investment opportunities to strengthen MLT’s portfolio and deliver long-term value to our Unitholders.”

About the Property

The Property is a single-storey facility of over 19 years with a gross lettable area of around 57,440 square metres. Located in the regional market of Wodonga, on the border between Victoria and New South Wales, the Property is leased to a single tenant. The net sale price of AUD60.0 million is 7.1% above the latest valuation of AUD56.0 million as at 31 March 2025², and will be satisfied in cash.

¹ Using the illustrative exchange rate of S\$1.00 to AUD1.19.

² Based on independent valuation as at 31 March 2025, using the income capitalisation and discounted cash flow methods. The independent valuation was commissioned by the Manager in connection with the annual valuation of all the properties owned by MLT and its subsidiaries.

The proposed divestment is expected to be completed by 3Q FY25/26. It is not expected to have a material impact on MLT's net asset value and net property income for FY25/26. Following the divestment, MLT's portfolio will consist of 174 properties³.

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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 2025, it has a portfolio of 178 properties in Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam with assets under management of S\$13.0 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.

³ Based on MLT's financials as at 30 June 2025 and including the divestments of 31 Penjuru Lane, Singapore and Subang 2, Malaysia which were completed on 15 July 2025 and 17 July 2025 respectively, and the proposed divestment of Mapletree Logistics Centre – Yeosu, South Korea announced on 30 July 2025.