



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

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## **ANNOUNCEMENT**

### **ENTRY INTO THE KOREA SALE AND PURCHASE AGREEMENT**

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Mapletree Logistics Trust ("**MLT**") dated 30 March 2023 titled "The proposed acquisitions of 8 logistics assets located in Japan, Australia and South Korea; The potential acquisition of 2 logistics assets located in the People's Republic Of China; and the potential divestment of a property in Hong Kong SAR" (the "**Acquisition Announcement**").*

#### **1. ENTRY INTO THE KOREA SALE AND PURCHASE AGREEMENT**

Further to the Acquisition Announcement, Mapletree Logistics Trust Management Ltd., in its capacity as manager of MLT (the "**Manager**"), is pleased to announce that the Korea SPV, which is a wholly-owned subsidiary of MLT, the Korea Vendor and CBRE Investment Management (Korea) Ltd. (in its capacity as asset manager of CBRE Logis Valley Private Real Estate Investment Trust No.1) have today entered into the definitive Korea Sale and Purchase Agreement, with respect to the sale and purchase of a logistics asset in Icheon-si, Gyeonggi-do, South Korea (the "**Seoul Property**", and the purchase thereof, the "**Korea Acquisition**").

The Korea Sale and Purchase Agreement contains customary provisions relating to the Korea Acquisition (including customary representations and warranties) and was prepared in accordance with the major terms and conditions set forth in the Korea MOU.

Please refer to the Acquisition Announcement for details on the Korea Acquisition, including the Korea MOU, information on the Seoul Property, the rationale for and the key benefits of the Korea Acquisition and the *pro forma* financial effects relating to the Portfolio Acquisition (which the Korea Acquisition forms part of).

#### **2. DOCUMENTS FOR INSPECTION**

Copies of the following documents are available for inspection during normal business hours at the registered office of the Manager (by prior appointment) at 10 Pasir Panjang Road #13-01 Mapletree Business City, Singapore 117438 from the date of this Announcement up to and including the date falling three months after the date of this Announcement:

- (i) the Korea Sale and Purchase Agreement; and
- (ii) the full valuation report of the Seoul Property dated 27 March 2023 by the Independent Valuer.

The Trust Deed will also be available for inspection at the registered office of the Manager for so long as MLT is in existence.

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

8 May 2023

## 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 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 current 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, the United Kingdom, 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 (as defined herein), and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements under the U.S. Securities Act of 1933, as amended (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.