

For Immediate Release

Mapletree Logistics Trust Extends Presence in South Korea with KRW88.5 Billion Acquisition

- *Newly built, ramp-up logistics property with modern building specifications*
- *Strategically located within a key logistics market in close proximity to Seoul*
- *100% leased to a leading e-commerce company*

Singapore, 28 February 2022 – Mapletree Logistics Trust Management Ltd. (“MLTM”), as Manager of Mapletree Logistics Trust (“MLT”), is pleased to announce the proposed acquisition of Baeksa Logistics Centre in South Korea (the “Property”) for KRW88.5 billion (~S\$100.3 million¹) (the “Acquisition”).

Ms Ng Kiat, Chief Executive Officer of the Manager, said, “The logistics industry has benefitted from recent structural trends such as growing e-commerce and building supply chain resiliency. This acquisition, with its modern specifications and 100% occupancy underpinned by a leading e-commerce company, is expected to be yield-accretive to MLT.”

About the Property

Newly completed in December 2021, the Property is a modern 4-storey single block dry logistics facility with a total gross floor area of over 41,100 square metres (“sqm”) sited on approximately 30,000 sqm of freehold land. The Property is built to high quality building specifications, including strong floor loading of over 20 KiloNewton per sqm, high floor-to-ceiling height of 9 to 10 metres and a full sprinkler system. The Property also provides direct ramp access and spacious docking yards that facilitate efficient and high flow logistics operations.

Rationale and Benefits of the Acquisition

Expands MLT’s presence in a key logistics market serving the Seoul Metropolitan Area

The Property is strategically located in northeast Icheon, within the established Yongin-Icheon logistics hub serving the Seoul Metropolitan Area. Northeast Icheon has become the choice location for logistics development in recent years following the completion of the National Road #3 expressway in 2017, as

¹ Based on the exchange rate of S\$1 = KRW882.

the expressway provides toll-free and faster connections to both Gangnam (southern Seoul) and eastern Seoul as compared to other expressways.

Positions MLT well to ride on the growing demand from the e-commerce industry

South Korea's e-commerce market ranks among the most developed in the world and has seen steady growth over the past few years. Online sales grew at a compound annual growth rate of 16% from 2016 to 2021². The COVID-19 pandemic has transformed the way consumers shop, accelerating the adoption of e-commerce and providing a new source of demand for high quality warehousing facilities in prime locations. With its modern specifications and strategic location, the Property is in a favourable position to ride on positive trends from the e-commerce sector.

100% leased to a leading e-commerce company

The Property is fully leased to Howser, a leading e-commerce company specialising in furniture storage, delivery and installation, which has a partnership with Coupang to deliver furniture sold on its platform. The Acquisition will raise MLT's e-commerce revenue exposure in South Korea from 31% to 36%. With a weighted average lease expiry (by net lettable area) of approximately 5.1 years³ and built-in annual rent escalations, the Acquisition will provide MLT with a stable and growing income stream.

The Property was independently valued by Chestertons Research Co., Ltd. at KRW91.5 billion as at 21 December 2021 based on the Market Comparison and Discounted Cash Flow methods. The Acquisition is estimated to generate a net property income yield of 4.0% based on the property purchase price and is expected to be accretive to MLT's distribution per unit.

Funding of the Acquisition

The Acquisition will be 100% funded by debt and is expected to be completed by 1Q FY22/23, subject to fulfilment of relevant conditions precedent. Transaction-related costs are estimated to be approximately KRW5.8 billion (~S\$6.6 million), including stamp duty, professional advisory fees and the acquisition fee payable to the Manager of KRW885 million (~S\$1.0 million), being 1% of the

² Statista, "Online retail sales growth South Korea 2016-2021", 2022.

³ As at 31 December 2021.

purchase price of KRW88.5 billion. Upon completion, MLT's aggregate gearing ratio will be approximately 39.6%⁴ on a *pro forma* basis.

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About Mapletree Logistics Trust (MLT)

MLT, the first Asia-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 31 December 2021, it has a portfolio of 167 logistics assets in Singapore, Hong Kong SAR, Japan, Australia, China, Malaysia, South Korea, Vietnam and India with assets under management of S\$11.5 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.mapletreelogisticstrust.com.

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Important Notice

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⁴ Based on MLT's financials as at 31 December 2021, and including the proposed acquisitions of a) a logistics property in Malaysia as announced on 20 August 2021; b) 16 logistics properties in China and Vietnam as announced on 22 November 2021; and c) two land parcels in Malaysia as announced on 15 February 2022.