

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

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# MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023

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## **INTRODUCTION**

Mapletree Pan Asia Commercial Trust (“MPACT”) is a real estate investment trust (“REIT”) positioned to be the proxy to key gateway markets of Asia. Listed on the SGX-ST, it made its public market debut as Mapletree Commercial Trust (“MCT”) on 27 April 2011.

On 21 July 2022, the Manager announced the completion of the merger of MCT and Mapletree North Asia Commercial Trust (“MNACT”) by way of a trust scheme of arrangement (the “Merger”, the “Trust Scheme”). Following which, MNACT Group’s financials is consolidated into MPACT Group from 21 July 2022, the effective date of Trust Scheme. On this date, the new management fee structure pegged to distributable income and DPU growth also took effect. On 3 August 2022, MNACT was delisted and consequently on the same day the merged entity was renamed MPACT.

MPACT’s principal investment objective is to invest on a long-term basis, directly or indirectly, in a diversified portfolio of income-producing real estate used primarily for office and/or retail purposes, as well as real estate-related assets, in the key gateway markets of Asia (including but not limited to Singapore, China, Hong Kong, Japan and South Korea).

As at 30 September 2023, MPACT’s total assets under management was S\$16.5 billion<sup>1</sup>, comprising 18 commercial properties (the “Properties”) across five key gateway markets of Asia - five in Singapore, one in Hong Kong<sup>2</sup>, two in China, nine in Japan and one in South Korea.

Within Singapore, the Properties are:

- VivoCity – Singapore’s largest mall located in the HarbourFront Precinct;
- Mapletree Business City (“MBC”) – a quality, large-scale integrated office, business park and retail complex with Grade A specifications, supported by ancillary retail space, located in the Alexandra Precinct;
- mTower – an established integrated development with a 40-storey office block and a three-storey retail podium, Alexandra Retail Centre (“ARC”), located in the Alexandra Precinct;
- Mapletree Anson – a 19-storey premium office building located in Singapore’s Central Business District; and
- Bank of America HarbourFront (“BOAHF”) – A premium six-storey office building located in the HarbourFront Precinct.

Outside Singapore, the Properties are:

- Festival Walk, Hong Kong – a prominent shopping mall with a four-storey office tower atop a seven-storey retail mall, located in Kowloon Tong;
- Gateway Plaza, Beijing, China – a quality office building that comprises two 25-storey towers connected by a three-storey podium area, located in the well-established Lufthansa commercial hub;
- Sandhill Plaza, Shanghai, China – a quality business park development that comprises one 20-storey tower and seven blocks of 3-storey buildings, located in the Zhangjiang Science City;
- Japan Properties – nine freehold office buildings; five in Tokyo 23 wards (Hewlett-Packard Japan Headquarters Building (“HPB”), IXINAL Monzen-nakacho Building, Omori Prime Building, TS Ikebukuro Building and Higashi-nihonbashi 1-chome Building), three in Chiba City (mBAY POINT Makuhari, Fujitsu Makuhari Building and SII Makuhari Building) and one in Yokohama City (ABAS Shin-Yokohama Building); and
- The Pinnacle Gangnam (“TPG”), South Korea – a 20-storey freehold office building with retail amenities located in Gangnam Business District, Seoul.

MPACT’s distribution policy is to distribute at least 90% of its taxable income, as well as its tax-exempt income. From 1 April 2020 to 30 September 2022, the distributions were paid out on a half-yearly basis and with effect from 1 October 2022, the distribution is on a quarterly basis.

## **Footnotes:**

1. Includes MPACT’s 50% effective interest in TPG.
2. Where “Hong Kong” is mentioned, it refers to the Hong Kong Special Administrative Region.

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**SUMMARY RESULTS OF MAPLETREE PAN ASIA COMMERCIAL TRUST GROUP**

|                                   | <b>2Q FY23/24<br/>(S\$'000)</b> | <b>2Q FY22/23<sup>1</sup><br/>(S\$'000)</b> | <b>Variance<br/>%</b> |
|-----------------------------------|---------------------------------|---|-----------------------|
| Gross revenue                     | 240,162                         | 218,165                                     | 10.1                  |
| Property operating expenses       | (57,004)                        | (49,654)                                    | (14.8)                |
| Net property income               | 183,158                         | 168,511                                     | 8.7                   |
| Amount available for distribution | 119,239                         | 118,693                                     | 0.5                   |
| - to Unitholders                  | 118,035                         | 117,683                                     | 0.3                   |
| - to Perpetual securities holders | 1,204                           | 1,010                                       | 19.2                  |
| Distribution per unit (cents)     | 2.24                            | 2.44  | (8.2)                 |

|                                   | <b>1H FY23/24<br/>(S\$'000)</b> | <b>1H FY22/23<sup>1</sup><br/>(S\$'000)</b> | <b>Variance<br/>%</b> |
|-----------------------------------|---------------------------------|---|-----------------------|
| Gross revenue                     | 477,280                         | 353,162                                     | 35.1                  |
| Property operating expenses       | (114,922)                       | (77,987)                                    | (47.4)                |
| Net property income               | 362,358                         | 275,175                                     | 31.7                  |
| Amount available for distribution | 235,249                         | 201,980                                     | 16.5                  |
| - to Unitholders                  | 232,787                         | 200,970                                     | 15.8                  |
| - to Perpetual securities holders | 2,462                           | 1,010                                       | N.M.                  |
| Distribution per unit (cents)     | 4.42                            | 4.94 <sup>2</sup>                           | (10.5)                |

**Footnotes:**

1. The 2Q FY22/23 and 1H FY22/23 results include MNACT Group's contribution from 21 July 2022 to 30 September 2022.
2. This includes clean-up distribution ("Clean-up Distribution") of 3.04 cents per unit for the period from 1 April 2022 to 20 July 2022 paid on 25 August 2022.

**DISTRIBUTION DETAILS**

|                                |  |
|--------------------------------|--|
| <b>Distribution period</b>     | 1 July 2023 to 30 September 2023   |
| <b>Distribution rate/ type</b> | Taxable income distribution of 1.55 cents per unit<br>Tax-exempt income distribution of 0.56 cent per unit<br>Capital distribution of 0.13 cent per unit |
| <b>Trade ex-date</b>           | 2 November 2023, 9.00 a.m.   |
| <b>Record date</b>             | 3 November 2023, 5.00 p.m.   |
| <b>Payment date</b>            | 8 December 2023  |

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**CONDENSED INTERIM FINANCIAL STATEMENTS**

**1(a) Consolidated Statement of Profit or Loss and Distribution Statement**

| <b>Consolidated Statement of Profit or Loss</b>  | <b>2Q<br/>FY23/24<br/>(S\$'000)</b> | <b>2Q<br/>FY22/23<br/>(S\$'000)</b> | <b>Variance<br/>%</b> | <b>1H<br/>FY23/24<br/>(S\$'000)</b> | <b>1H<br/>FY22/23<br/>(S\$'000)</b> | <b>Variance<br/>%</b> |
|--|-------------------------------------|-------------------------------------|-----------------------|-------------------------------------|-------------------------------------|-----------------------|
| Gross revenue  | 240,162                             | 218,165                             | 10.1                  | 477,280                             | 353,162                             | 35.1                  |
| Property operating expenses <sup>1</sup>   | (57,004)                            | (49,654)                            | (14.8)                | (114,922)                           | (77,987)                            | (47.4)                |
| <b>Net property income</b>   | <b>183,158</b>                      | <b>168,511</b>                      | <b>8.7</b>            | <b>362,358</b>                      | <b>275,175</b>                      | <b>31.7</b>           |
| Finance income   | 657                                 | 412                                 | 59.5                  | 1,264                               | 552                                 | N.M.                  |
| Finance expenses   | (58,210)                            | (42,273)                            | (37.7)                | (112,918)                           | (61,487)                            | (83.6)                |
| Manager's management fees <sup>2</sup>   |                                     |                                     |                       |                                     |                                     |                       |
| - Base fees  | (12,557)                            | (11,787)                            | (6.5)                 | (24,765)                            | (17,392)                            | (42.4)                |
| - Performance fees   | -                                   | (951)                               | 100.0                 | -                                   | (5,217)                             | 100.0                 |
| Trustee's fees   | (457)                               | (464)                               | 1.5                   | (911)                               | (726)                               | (25.5)                |
| Other trust expenses   | (995)                               | (1,727)                             | 42.4                  | (1,835)                             | (2,209)                             | 16.9                  |
| Foreign exchange gain <sup>3</sup>   | 1,985                               | 1,961                               | 1.2                   | 1,708                               | 9,988                               | (82.9)                |
| Net change in fair value of financial derivatives <sup>4</sup>   | 130                                 | 11,090                              | (98.8)                | 2,568                               | 3,413                               | 24.8                  |
| <b>Profit before tax and fair value change in investment properties and share of profit of a joint venture</b> | <b>113,711</b>                      | <b>124,772</b>                      | <b>(8.9)</b>          | <b>227,469</b>                      | <b>202,097</b>                      | <b>12.6</b>           |
| Net change in fair value of investment properties <sup>5</sup>   | -                                   | 142,175                             | (100.0)               | -                                   | 142,175                             | (100.0)               |
| Share of profit of a joint venture <sup>6</sup>  | 1,518                               | 5,899                               | (74.3)                | 3,017                               | 5,899                               | (48.9)                |
| <b>Profit for the financial period before tax</b>  | <b>115,229</b>                      | <b>272,846</b>                      | <b>(57.8)</b>         | <b>230,486</b>                      | <b>350,171</b>                      | <b>(34.2)</b>         |
| Income tax expense <sup>7</sup>  | (7,164)                             | (9,460)                             | 24.3                  | (14,711)                            | (9,461)                             | (55.5)                |
| <b>Profit for the financial period after tax</b>   | <b>108,065</b>                      | <b>263,386</b>                      | <b>(59.0)</b>         | <b>215,775</b>                      | <b>340,710</b>                      | <b>(36.7)</b>         |
| <b>Attributable to:</b>  |                                     |                                     |                       |                                     |                                     |                       |
| - Unitholders  | 106,645                             | 262,134                             | (59.3)                | 212,878                             | 339,458                             | (37.3)                |
| - Perpetual securities holders <sup>8</sup>  | 1,204                               | 1,010                               | 19.2                  | 2,462                               | 1,010                               | N.M.                  |
| - Non-controlling interest <sup>9</sup>  | 216                                 | 242                                 | (10.7)                | 435                                 | 242                                 | 79.8                  |
| <b>Profit for the financial period after tax</b>   | <b>108,065</b>                      | <b>263,386</b>                      | <b>(59.0)</b>         | <b>215,775</b>                      | <b>340,710</b>                      | <b>(36.7)</b>         |
| <b>Earnings per unit (cents)</b>   |                                     |                                     |                       |                                     |                                     |                       |
| - Basic  | <b>2.03</b>                         | <b>5.62</b>                         | <b>(63.9)</b>         | <b>4.06</b>                         | <b>8.49</b>                         | <b>(52.2)</b>         |
| - Diluted  | <b>2.03</b>                         | <b>5.62</b>                         | <b>(63.9)</b>         | <b>4.06</b>                         | <b>8.49</b>                         | <b>(52.2)</b>         |

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**1(a) Consolidated Statement of Profit or Loss and Distribution Statement (continued)**

| Distribution Statement   | 2Q<br>FY23/24<br>(S\$'000) | 2Q<br>FY22/23<br>(S\$'000) | Variance<br>% | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) | Variance<br>% |
|--|----------------------------|----------------------------|---------------|----------------------------|----------------------------|---------------|
| <b>Profit for the financial period after tax before distribution</b>                         | <b>106,645</b>             | <b>262,134</b>             | <b>(59.3)</b> | <b>212,878</b>             | <b>339,458</b>             | <b>(37.3)</b> |
| Adjustments:   |                            |                            |               |                            |                            |               |
| - Trustee's fees   | 457                        | 464                        | (1.5)         | 911                        | 726                        | 25.5          |
| - Financing fees   | 2,566                      | 2,144                      | 19.7          | 5,043                      | 3,016                      | 67.2          |
| - Management fees paid/<br>payable in units  | 5,023                      | 5,096                      | (1.4)         | 9,906                      | 9,112                      | 8.7           |
| - Net change in fair value of<br>financial derivatives                                       | (130)                      | 1,844                      | N.M.          | (2,568)                    | 9,521                      | N.M.          |
| - Net change in fair value of<br>investment properties                                       | -                          | (142,175)                  | 100.0         | -                          | (142,175)                  | 100.0         |
| - Net unrealised foreign<br>exchange loss/(gain)   | 168                        | (1,918)                    | N.M.          | 253                        | (9,948)                    | N.M.          |
| - Share of net change in fair<br>value of investment<br>property of a joint venture          | -                          | (4,818)                    | 100.0         | -                          | (4,818)                    | 100.0         |
| - Deferred tax expenses  | 2,637                      | 2,036                      | 29.5          | 5,142                      | 2,036                      | N.M.          |
| - Net realised gain from<br>unwinding of a financial<br>derivatives instrument <sup>10</sup> | -                          | (9,258)                    | 100.0         | -                          | (9,258)                    | 100.0         |
| - Net effect of other non-tax<br>deductible items and<br>other adjustments <sup>11</sup>     | 669                        | 2,134                      | (68.7)        | 1,222                      | 3,300                      | (63.0)        |
| <b>Amount available for<br/>distribution to<br/>Unitholders</b>                              | <b>118,035</b>             | <b>117,683</b>             | <b>0.3</b>    | <b>232,787</b>             | <b>200,970</b>             | <b>15.8</b>   |
| Comprising:  |                            |                            |               |                            |                            |               |
| - Taxable income   | 81,399                     | 80,331                     | 1.3           | 159,701                    | 162,936                    | (2.0)         |
| - Tax-exempt income  | 29,697                     | 32,584                     | (8.9)         | 53,958                     | 32,584                     | 65.6          |
| - Capital distribution   | 6,939                      | 4,768                      | 45.5          | 19,128                     | 5,450                      | N.M.          |
|  | <b>118,035</b>             | <b>117,683</b>             | <b>0.3</b>    | <b>232,787</b>             | <b>200,970</b>             | <b>15.8</b>   |

**Footnotes:**

1. Included as part of the property operating expenses were the following:

|   | 2Q<br>FY23/24<br>(S\$'000) | 2Q<br>FY22/23<br>(S\$'000) | Variance<br>% | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) | Variance<br>% |
|---|----------------------------|----------------------------|---------------|----------------------------|----------------------------|---------------|
| Depreciation                                    | 280                        | 231                        | 21.2          | 550                        | 264                        | N.M.          |
| Impairment/(Write back)<br>of trade receivables | 156                        | (2)                        | N.M.          | 156                        | 36                         | N.M.          |
| Fixed asset written off                         | -                          | 11                         | (100.0)       | -                          | 11                         | (100.0)       |
| Utility expenses                                | 10,585                     | 5,139                      | N.M.          | 20,481                     | 7,150                      | N.M.          |

2. Effective from 21 July 2022, the management fee structure is pegged to distributable income and DPU growth.

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**1(a) Consolidated Statement of Profit or Loss and Distribution Statement** (continued)

3. In 2Q FY23/24 and 1H FY23/24, the foreign exchange gain arose from the difference in foreign exchange rates for the translation of the remitted funds and the contract rates of the currency forwards.

In 2Q FY22/23 and 1H FY22/23, the foreign exchange gain mainly relates to the Japanese Yen (“JPY”) denominated medium term notes (“MTN”) issued in March 2015 and arose from the translation of the JPY MTN into MPACT Treasury Company Pte. Ltd.’s (“MPACT TCo”) functional currency in Singapore dollar. A cross currency interest rate swap (“CCIRS”) was entered into to hedge against any foreign exchange exposure on the principal and interest payments. The foreign exchange gain is unrealised and has no impact on the amount available for distribution to Unitholders.

4. This relates to the revaluation of the CCIRSs which were entered into to hedge against foreign exchange risk, the revaluation of the currency forwards which were entered into to hedge against foreign exchange risks arising from highly probable transactions and the reclassification of the cumulative gain on the financial derivative instruments to profit or loss that were previously recognised directly in other comprehensive income upon the discontinuation of hedge accounting when the hedged cash flows were no longer expected to occur.

The CCIRSs and currency forwards are not designated for hedge accounting and any change in fair value of these derivative financial instruments have been taken to profit or loss. The unrealised fair value change of financial derivatives has no impact on amount available for distribution to Unitholders.

5. This relates to the net change in investment properties values arising from the excess of fair value of investment properties acquired over fair value of consideration transferred due to movement in unit price of the scheme consideration. The Merger was accounted for as an asset acquisition on completion of the transaction. The related transaction costs and the differences between the scheme consideration and the acquired net assets (collectively “discount over net assets acquired”) were initially capitalised/allocated to the investment properties and investment in joint venture, which were subsequently re-measured at fair value.

The scrip component of the scheme consideration was based on S\$2.0039 per consideration unit, being the scheme issue price. In determining the fair value of the scheme consideration, the 1-day Volume-Weighted Average Price of S\$1.804 per consideration unit was used. The movement in unit price resulted in a discount over net assets acquired of S\$146,993,000, of which S\$142,175,000 and S\$4,818,000 were attributable to the investment properties acquired and investment in joint venture respectively.

6. This relates to the 50% effective interest in TPG, held through MNACT, and includes the effect of the excess of fair value of investment property acquired over fair value of consideration transferred.

|   | 2Q<br>FY23/24<br>(S\$'000) | 2Q<br>FY22/23<br>(S\$'000) | Variance<br>% | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) | Variance<br>% |
|---|----------------------------|----------------------------|---------------|----------------------------|----------------------------|---------------|
| Share of net profit of a joint venture after tax  | 1,518                      | 1,081                      | 40.4          | 3,017                      | 1,081                      | N.M.          |
| Excess of fair value of investment property acquired over fair value of consideration transferred | -                          | 4,818                      | (100.0)       | -                          | 4,818                      | (100.0)       |
| <b>Share of profit of a joint venture</b>   | <b>1,518</b>               | <b>5,899</b>               | <b>(74.3)</b> | <b>3,017</b>               | <b>5,899</b>               | <b>(48.9)</b> |

The excess of fair value of investment property acquired over fair value of consideration transferred recorded in 2Q FY22/23 and 1H FY22/23 arose from a lower fair value of the consideration at the date of acquisition based on the traded price of MPACT units, rather than a change in fair value of the acquired property.

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**1(a) Consolidated Statement of Profit or Loss and Distribution Statement** (continued)

7. This relates to income tax expense, withholding tax expense and deferred tax expense of MPACT TCo, Mapletree North Asia Commercial Trust Treasury Company (S) Pte. Ltd., 80 Alexandra Pte. Ltd. and the overseas subsidiaries, where applicable.
8. This relates to the S\$250,000,000 perpetual securities, at coupon rate of 3.50% per annum, issued by MNACT on 8 June 2021 to partially fund the acquisition of HPB. CCIRs were entered to swap SGD coupon rate to JPY coupon rate for these perpetual securities.
9. This relates to the 1.53% effective interest in the Japan Properties held by Mapletree Investments Japan Kabushiki Kaisha.
10. The net realised gain from unwinding of a financial derivatives instrument was distributed to the Unitholders in 3Q FY22/23.
11. This mainly includes capital allowances claims, other non-tax deductible items and rollover income adjustments.

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**1(b) Consolidated Statement of Comprehensive Income**

|  | 2Q<br>FY23/24<br>(S\$'000) | 2Q<br>FY22/23<br>(S\$'000) | Variance<br>% | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) | Variance<br>% |
|--|----------------------------|----------------------------|---------------|----------------------------|----------------------------|---------------|
| <b>Profit for the financial period after tax before distribution</b>   | <b>108,065</b>             | <b>263,386</b>             | <b>(59.0)</b> | <b>215,775</b>             | <b>340,710</b>             | <b>(36.7)</b> |
| <b>Other comprehensive income:</b><br>Items that may be reclassified subsequently to profit or loss:                 |                            |                            |               |                            |                            |               |
| Cash flow hedges   |                            |                            |               |                            |                            |               |
| - Fair value gain, net of tax  | 11,713                     | 39,570                     | (70.4)        | 15,337                     | 54,324                     | (71.8)        |
| - Reclassification to profit or loss, net of tax   | (11,821)                   | 7,700                      | N.M.          | 48                         | 9,607                      | (99.5)        |
| Net currency translation differences relating to financial statements of foreign subsidiaries and quasi-equity loans | (13,572)                   | (83,268)                   | 83.7          | (79,994)                   | (83,268)                   | 3.9           |
| Share of currency translation differences relating to a foreign joint venture  | (1,086)                    | (6,164)                    | 82.4          | (439)                      | (6,164)                    | 92.9          |
| Net currency translation differences on hedges of net investment in foreign operation <sup>1</sup>                   | 5,903                      | (169)                      | N.M.          | 17,180                     | (169)                      | N.M.          |
| Net currency translation differences reclassified to profit or loss  | -                          | 10                         | (100.0)       | -                          | 10                         | (100.0)       |
| <b>Other comprehensive loss, net of tax</b>  | <b>(8,863)</b>             | <b>(42,321)</b>            | <b>79.1</b>   | <b>(47,868)</b>            | <b>(25,660)</b>            | <b>(86.5)</b> |
| <b>Total comprehensive income</b>  | <b>99,202</b>              | <b>221,065</b>             | <b>(55.1)</b> | <b>167,907</b>             | <b>315,050</b>             | <b>(46.7)</b> |
| <b>Attributable to:</b>  |                            |                            |               |                            |                            |               |
| - Unitholders  | 97,842                     | 219,936                    | (55.5)        | 165,177                    | 313,921                    | (47.4)        |
| - Perpetual securities holders   | 1,204                      | 1,010                      | 19.2          | 2,462                      | 1,010                      | N.M.          |
| - Non-controlling interest   | 156                        | 119                        | 31.1          | 268                        | 119                        | N.M.          |
| <b>Total comprehensive income</b>  | <b>99,202</b>              | <b>221,065</b>             | <b>(55.1)</b> | <b>167,907</b>             | <b>315,050</b>             | <b>(46.7)</b> |

**Footnote:**

1. Relates to fair value changes on the derivative financial instruments (CCIRs to swap SGD coupon rate to JPY coupon rate) for perpetual securities issued to partially fund the acquisition of HPB.



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**2 Statements of Financial Position**

|   | Group                    |                          | MPACT                    |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
|   | 30 Sep 2023<br>(S\$'000) | 31 Mar 2023<br>(S\$'000) | 30 Sep 2023<br>(S\$'000) | 31 Mar 2023<br>(S\$'000) |
| <b>Current assets</b>   |                          |                          |                          |                          |
| Cash and bank balances <sup>1</sup>                               | 164,950                  | 216,147                  | 19,816                   | 54,597                   |
| Trade and other receivables <sup>2</sup>                          | 15,533                   | 13,359                   | 14,081                   | 9,420                    |
| Tax recoverable <sup>3</sup>                                      | 5,851                    | 5,849                    | -                        | -                        |
| Other assets <sup>4</sup>   | 4,815                    | 3,525                    | 827                      | 1,122                    |
| Inventories   | 420                      | 410                      | -                        | -                        |
| Derivative financial instruments <sup>5</sup>                     | 23,327                   | 57,577                   | 10,486                   | 4,443                    |
|   | <b>214,896</b>           | <b>296,867</b>           | <b>45,210</b>            | <b>69,582</b>            |
| <b>Non-current assets</b>   |                          |                          |                          |                          |
| Investment properties <sup>6</sup>                                | 16,203,823               | 16,321,443               | 7,334,471                | 7,327,000                |
| Plant and equipment   | 1,812                    | 2,195                    | 41                       | 55                       |
| Investment in subsidiaries  | -                        | -                        | 4,969,433                | 4,969,433                |
| Investment in joint venture <sup>7</sup>                          | 119,470                  | 119,943                  | -                        | -                        |
| Derivative financial instruments <sup>5</sup>                     | 120,302                  | 88,372                   | 32,798                   | 38,733                   |
|   | <b>16,445,407</b>        | <b>16,531,953</b>        | <b>12,336,743</b>        | <b>12,335,221</b>        |
| <b>Total assets</b>   | <b>16,660,303</b>        | <b>16,828,820</b>        | <b>12,381,953</b>        | <b>12,404,803</b>        |
| <b>Current liabilities</b>  |                          |                          |                          |                          |
| Trade and other payables <sup>8</sup>                             | 217,713                  | 223,496                  | 80,818                   | 96,699                   |
| Borrowings <sup>9</sup>   | 779,860                  | 754,365                  | 354,644                  | 114,838                  |
| Lease liabilities   | 51                       | 66                       | -                        | -                        |
| Loans from a subsidiary <sup>10</sup>                             | -                        | -                        | 204,983                  | 84,974                   |
| Current income tax liabilities <sup>11</sup>                      | 7,329                    | 7,528                    | -                        | -                        |
| Derivative financial instruments <sup>5</sup>                     | 726                      | 103                      | 6,197                    | 2,204                    |
|   | <b>1,005,679</b>         | <b>985,558</b>           | <b>646,642</b>           | <b>298,715</b>           |
| <b>Non-current liabilities</b>                                    |                          |                          |                          |                          |
| Other payables <sup>8</sup>                                       | 124,274                  | 139,076                  | 58,080                   | 53,445                   |
| Borrowings <sup>9</sup>   | 5,909,864                | 6,029,193                | 1,576,956                | 1,826,144                |
| Lease liabilities   | 60                       | 76                       | -                        | -                        |
| Loans from a subsidiary <sup>10</sup>                             | -                        | -                        | 673,451                  | 793,832                  |
| Deferred tax liabilities <sup>12</sup>                            | 188,109                  | 182,379                  | -                        | -                        |
| Derivative financial instruments <sup>5</sup>                     | 4,825                    | 10,158                   | 11,058                   | 20,516                   |
|   | <b>6,227,132</b>         | <b>6,360,882</b>         | <b>2,319,545</b>         | <b>2,693,937</b>         |
| <b>Total liabilities</b>  | <b>7,232,811</b>         | <b>7,346,440</b>         | <b>2,966,187</b>         | <b>2,992,652</b>         |
| <b>Net assets</b>   | <b>9,427,492</b>         | <b>9,482,380</b>         | <b>9,415,766</b>         | <b>9,412,151</b>         |
| Represented by:   |                          |                          |                          |                          |
| - Unitholders' funds  | 9,165,217                | 9,220,257                | 9,415,766                | 9,412,151                |
| - Perpetual securities holders <sup>13</sup>                      | 249,321                  | 249,437                  | -                        | -                        |
| - Non-controlling interest  | 12,954                   | 12,686                   | -                        | -                        |
|   | <b>9,427,492</b>         | <b>9,482,380</b>         | <b>9,415,766</b>         | <b>9,412,151</b>         |
| <b>Units in issue ('000)</b>                                      | <b>5,246,293</b>         | <b>5,239,332</b>         | <b>5,246,293</b>         | <b>5,239,332</b>         |
| <b>Net asset value per unit attributable to Unitholders (S\$)</b> | <b>1.75</b>              | <b>1.76</b>              | <b>1.79</b>              | <b>1.80</b>              |

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**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

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**2 Statements of Financial Position (continued)**

**Footnotes:**

1. The decrease in cash and bank balances was mainly due to payment of distribution to Unitholders and net repayment of bank borrowings, partially offset by net cash generated from operations.
2. Included in current year trade and other receivables is an allowance for expected credit losses of trade receivables amounting to S\$156,000 (31 March 2023: S\$nil).
3. Tax recoverable refers mainly to the net income tax recoverable of Mapletree Business City LLP (“MBC LLP”) prior to the acquisition by MPACT.
4. The increase in other assets was mainly due to increase in prepayments.
5. Derivative financial instruments reflect the fair value as at period end of the (i) interest rate swaps (“IRS”); (ii) CCIRS; and (iii) currency forwards entered into by the Group to manage its interest rate risks and foreign currency risks. The change in fair value of derivative financial instruments were mainly due to fluctuations in the interest rate and currency exchange rate.
6. The decrease in investment properties was mainly due to foreign exchange impact from the depreciation of RMB and JPY, partially offset by capital expenditure incurred for the period and foreign exchange impact from the appreciation of HKD. For more details, please refer Paragraph 5.5.
7. Investment in joint venture relates to the 50% effective interest in IGIS Qualified Investment Type Private Placement Real Estate Investment Trust No. 6, which holds TPG.
8. The decrease in trade and other payables was mainly due to decrease in tenancy related deposits and rental received in advance. Other payables (non-current) relate to tenancy related deposits.
9. Borrowings represent bank borrowings, MTN and Tokutei Mokuteki Kaisha (“TMK”) bonds measured at amortised cost. The decrease in total borrowings was mainly due to net repayment of borrowings during the period and foreign exchange impact from the depreciation of RMB and JPY, partially offset by foreign exchange impact from the appreciation of HKD.  
  
Notwithstanding the net current liabilities position, based on the Group’s available financial resources, the Manager is of the opinion that the Group will be able to refinance its borrowings and meet its current obligations as and when they fall due. Specifically, the Group has sufficient credit facilities available to refinance the portion of the borrowings due within the next 12 months.
10. Loans from a subsidiary represent the unsecured borrowings from MPACT TCo on-lent to MPACT. The unsecured borrowings from MPACT TCo were raised through the issuance of MTN under the MTN Programme.
11. The decrease in the current income tax liabilities was mainly due to income tax paid during the period, partially offset by the income tax recorded on the Group’s taxable profits for the period.
12. Deferred tax liabilities arose from (i) changes in fair value of investment properties; (ii) accelerated tax depreciation; (iii) changes in fair value of derivative financial instruments; and (iv) unremitted earnings of overseas subsidiaries.
13. The perpetual securities issued by MNACT on 8 June 2021 have no fixed redemption date, with the redemption at the option of MNACT on 8 June 2026 and each distribution payment date thereafter, and will bear an initial rate of distribution of 3.50% per annum for the first five years. The rate of distribution will be repriced after the first five years. Distributions are payable semi-annually at the discretion of MNACT and will be non-cumulative. The perpetual securities, net of issuance costs, are classified and recognised as equity instruments. CCIRSS were entered to swap SGD coupon rate to JPY coupon rate for these perpetual securities.

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**3 Consolidated Statement of Cash Flows**

|   | <b>2Q<br/>FY23/24<br/>(S\$'000)</b> | <b>2Q<br/>FY22/23<br/>(S\$'000)</b> | <b>1H<br/>FY23/24<br/>(S\$'000)</b> | <b>1H<br/>FY22/23<br/>(S\$'000)</b> |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>Cash flows from operating activities</b>                                       |                                     |                                     |                                     |                                     |
| Profit for the financial period after tax before distribution                     | 108,065                             | 263,386                             | 215,775                             | 340,710                             |
| Adjustments for:  |                                     |                                     |                                     |                                     |
| - Income tax expense  | 7,164                               | 9,460                               | 14,711                              | 9,461                               |
| - Depreciation  | 280                                 | 231                                 | 550                                 | 264                                 |
| - Fixed asset written off   | -                                   | 11                                  | -                                   | 11                                  |
| - Adjustments for rental incentives amortisation                                  | 790                                 | 1,165                               | 1,194                               | 2,072                               |
| - Impairment/(Write back) of trade receivables                                    | 156                                 | (2)                                 | 156                                 | 36                                  |
| - Net unrealised foreign exchange loss/(gain)                                     | 168                                 | (1,918)                             | 253                                 | (9,948)                             |
| - Net change in fair value of investment properties                               | -                                   | (142,175)                           | -                                   | (142,175)                           |
| - Net change in fair value of financial derivatives                               | (130)                               | (11,090)                            | (2,568)                             | (3,413)                             |
| - Finance income  | (657)                               | (412)                               | (1,264)                             | (552)                               |
| - Finance expenses  | 58,210                              | 42,273                              | 112,918                             | 61,487                              |
| - Manager's management fees paid/payable in units                                 | 5,023                               | 5,096                               | 9,906                               | 9,112                               |
| - Share of profit of a joint venture  | (1,518)                             | (5,899)                             | (3,017)                             | (5,899)                             |
|   | <b>177,551</b>                      | <b>160,126</b>                      | <b>348,614</b>                      | <b>261,166</b>                      |
| Change in working capital:  |                                     |                                     |                                     |                                     |
| - Trade and other receivables   | 4,041                               | 5,117                               | (2,786)                             | 3,221                               |
| - Other current assets  | 844                                 | 1,439                               | (1,290)                             | 1,765                               |
| - Inventories   | 3                                   | 10                                  | (10)                                | 10                                  |
| - Trade and other payables  | 7,752                               | 12,275                              | 43,848                              | 2,967                               |
| <b>Cash generated from operations</b>   | <b>190,191</b>                      | <b>178,967</b>                      | <b>388,376</b>                      | <b>269,129</b>                      |
| - Income tax paid   | (3,724)                             | (2,199)                             | (10,851)                            | (2,199)                             |
| <b>Net cash provided by operating activities</b>                                  | <b>186,467</b>                      | <b>176,768</b>                      | <b>377,525</b>                      | <b>266,930</b>                      |
| <b>Cash flows from investing activities</b>                                       |                                     |                                     |                                     |                                     |
| Net cash outflow on acquisition of interest in investment properties <sup>1</sup> | -                                   | (2,247,983)                         | -                                   | (2,249,036)                         |
| Additions to investment properties  | (15,677)                            | (11,576)                            | (28,683)                            | (15,638)                            |
| Additions to plant and equipment  | (133)                               | (28)                                | (144)                               | (28)                                |
| Dividend received from a joint venture  | -                                   | -                                   | 2,735                               | -                                   |
| Finance income received   | 1,035                               | 301                                 | 1,467                               | 471                                 |
| <b>Net cash used in investing activities</b>                                      | <b>(14,775)</b>                     | <b>(2,259,286)</b>                  | <b>(24,625)</b>                     | <b>(2,264,231)</b>                  |

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**3 Consolidated Statement of Cash Flows** (continued)

|   | <b>2Q<br/>FY23/24<br/>(S\$'000)</b> | <b>2Q<br/>FY22/23<br/>(S\$'000)</b> | <b>1H<br/>FY23/24<br/>(S\$'000)</b> | <b>1H<br/>FY22/23<br/>(S\$'000)</b> |
|---|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|
| <b>Cash flows from financing activities</b>                                   |                                     |                                     |                                     |                                     |
| Proceeds from bank borrowings   | 497,292                             | 1,074,005                           | 925,986                             | 1,128,005                           |
| Repayments of bank borrowings   | (440,314)                           | (400,730)                           | (913,503)                           | (454,730)                           |
| Redemption of MTN   | (56,737)                            | (260,162)                           | (68,427)                            | (260,162)                           |
| Principal payment of lease liabilities  | (18)                                | (11)                                | (35)                                | (11)                                |
| Payments of financing fees  | (626)                               | (6,726)                             | (2,885)                             | (6,891)                             |
| Finance expenses paid   | (51,759)                            | (39,379)                            | (101,837)                           | (55,074)                            |
| Payments of distribution to Unitholders                                       | (114,305)                           | (101,173)                           | (232,190)                           | (272,002)                           |
| Payments of distribution to MNACT<br>ex-Unitholders                           | -                                   | (67,712)                            | -                                   | (67,712)                            |
| Payment of transaction costs related to<br>issuance of new units <sup>2</sup> | -                                   | (584)                               | -                                   | (584)                               |
| Proceeds from preferential offering <sup>3</sup>                              | -                                   | 2,040,737                           | -                                   | 2,040,737                           |
| Payment of distributions to perpetual<br>securities holders                   | -                                   | -                                   | (2,578)                             | -                                   |
| Change in restricted cash   | (80)                                | (21,335)                            | 59                                  | (21,335)                            |
| <b>Net cash (used in)/provided by<br/>financing activities</b>                | <b>(166,547)</b>                    | <b>2,216,930</b>                    | <b>(395,410)</b>                    | <b>2,030,241</b>                    |
| <b>Net increase/(decrease) in cash and<br/>cash equivalents</b>               | <b>5,145</b>                        | <b>134,412</b>                      | <b>(42,510)</b>                     | <b>32,940</b>                       |
| Cash and cash equivalent at beginning<br>of financial period                  | 143,248                             | 22,698                              | 195,202                             | 124,170                             |
| Effect of currency translation on cash<br>and cash equivalents                | (2,680)                             | (4,218)                             | (6,979)                             | (4,218)                             |
| <b>Cash and cash equivalent at end of<br/>financial period<sup>4</sup></b>    | <b>145,713</b>                      | <b>152,892</b>                      | <b>145,713</b>                      | <b>152,892</b>                      |

**Footnotes:**

1. This relates to the cash consideration paid on the adjusted net asset value (net of cash and bank balances acquired) of MNACT and the related transaction costs.
2. This relates to transaction costs for the issuance of new units for settlement of the scheme consideration and preferential offering.
3. On 28 July 2022, 1,018,382,531 units at S\$2.0039 per unit, amounting to S\$2,040.7 million were issued pursuant to the preferential offering. The proceeds from the preferential offering were fully utilised to partially fund the cash consideration in relation to the Merger as set out in the circular to Unitholders dated 29 April 2022.

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**3 Consolidated Statement of Cash Flows** (continued)

4. For purpose of presenting the consolidated statement of cash flows, cash and cash equivalents comprise of the following:

|   | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) |
|---|----------------------------|----------------------------|
| <b>Cash and bank balances</b>   | <b>164,950</b>             | <b>173,584</b>             |
| Less: Restricted cash   | (19,237)                   | (20,692)                   |
| <b>Cash and cash equivalents per consolidated statement of cash flows</b> | <b>145,713</b>             | <b>152,892</b>             |

Restricted cash relates to the amount of cash reserves for the Japan Properties which is required to be maintained based on the agreements with the banks. Restricted cash are reserves kept for use in capital expenditure, interest expense and certain property-related expenses to ensure these liabilities can be met when incurred.

**4 Statements of Movements in Unitholders' Funds**

|                                      | Group                        |                            | MPACT                        |                            |
|--------------------------------------|------------------------------|----------------------------|------------------------------|----------------------------|
|                                      | 1H<br>FY23/24<br>(S\$'000)   | 1H<br>FY22/23<br>(S\$'000) | 1H<br>FY23/24<br>(S\$'000)   | 1H<br>FY22/23<br>(S\$'000) |
| <b>Operations</b>                    |                              |                            |                              |                            |
| <b>Balance at 1 April</b>            | <b>1,776,063</b>             | <b>1,792,513</b>           | <b>1,758,348</b>             | <b>11,816,026</b>          |
| Profit for the financial period      | 106,233                      | 77,324                     | 107,237                      | 77,025                     |
| Distributions to Unitholders         | (117,885)                    | (170,829)                  | (117,885)                    | (170,829)                  |
| Transfer to General Reserve          | (311)                        | -                          | -                            | -                          |
| <b>Balance at 30 June</b>            | <b>1,764,100</b>             | <b>1,699,008</b>           | <b>1,747,700</b>             | <b>1,722,222</b>           |
| Profit for the financial period      | 106,645                      | 262,134                    | 111,022                      | 70,404                     |
| Distributions to Unitholders         | (114,305)                    | (101,173)                  | (114,305)                    | (101,173)                  |
| Transfer to General Reserve          | (307)                        | (245)                      | -                            | -                          |
| <b>Balance at 30 September</b>       | <b>1,756,133</b>             | <b>1,859,724</b>           | <b>1,744,417</b>             | <b>1,691,453</b>           |
| <b>Unitholders' Contribution</b>     |                              |                            |                              |                            |
| <b>Balance at 1 April</b>            | <b>7,633,347</b>             | <b>3,974,425</b>           | <b>7,633,347</b>             | <b>3,974,425</b>           |
| Issue of new units arising from:     |                              |                            |                              |                            |
| - Settlement of management fees      | 7,091                        | 8,609                      | 7,091                        | 8,609                      |
| <b>Balance at 30 June</b>            | <b>7,640,437<sup>1</sup></b> | <b>3,983,034</b>           | <b>7,640,437<sup>1</sup></b> | <b>3,983,034</b>           |
| Issue of new units arising from:     |                              |                            |                              |                            |
| - Settlement of management fees      | 4,883                        | 2,310                      | 4,883                        | 2,310                      |
| - Preferential offering              | -                            | 2,040,737                  | -                            | 2,040,737                  |
| - Settlement of scheme consideration | -                            | 1,597,865                  | -                            | 1,597,865                  |
| Issue expenses                       | -                            | (720)                      | -                            | (720)                      |
| <b>Balance at 30 September</b>       | <b>7,645,320</b>             | <b>7,623,226</b>           | <b>7,645,320</b>             | <b>7,623,226</b>           |

<sup>1</sup> Total does not sum up due to rounding differences.

MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023

4 Statements of Movements in Unitholders' Funds (continued)

|  | Group                      |                            | MPACT                      |                            |
|--|----------------------------|----------------------------|----------------------------|----------------------------|
|  | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) |
| <b>Hedging Reserve</b>   |                            |                            |                            |                            |
| <b>Balance at 1 April</b>  | <b>38,028</b>              | <b>26,599</b>              | <b>20,456</b>              | <b>13,978</b>              |
| Fair value changes, net of tax   | 3,647                      | 14,754                     | 9,370                      | 8,692                      |
| Reclassification to profit or loss, net of tax   | 11,865                     | 1,907                      | (4,779)                    | 1,372                      |
| <b>Balance at 30 June</b>  | <b>53,540</b>              | <b>43,260</b>              | <b>25,047</b>              | <b>24,042</b>              |
| Fair value changes, net of tax   | 11,691                     | 39,558                     | 5,755                      | 20,009                     |
| Reclassification to profit or loss, net of tax   | (11,825)                   | 7,697                      | (4,773)                    | (1,237)                    |
| <b>Balance at 30 September</b>   | <b>53,406</b>              | <b>90,515</b>              | <b>26,029</b>              | <b>42,814</b>              |
| <b>General Reserve</b>   |                            |                            |                            |                            |
| <b>Balance at 1 April</b>  | <b>896</b>                 | -                          | -                          | -                          |
| Transfer from Operations   | 311                        | -                          | -                          | -                          |
| <b>Balance at 30 June</b>  | <b>1,207</b>               | -                          | -                          | -                          |
| Transfer from Operations   | 307                        | 245                        | -                          | -                          |
| <b>Balance at 30 September</b>   | <b>1,514</b>               | <b>245</b>                 | -                          | -                          |
| <b>Foreign Currency Translation Reserve</b>  |                            |                            |                            |                            |
| <b>Balance at 1 April</b>  | <b>(228,077)</b>           | -                          | -                          | -                          |
| Net currency translation differences relating to financial statements of foreign subsidiaries and quasi-equity loans | (66,334)                   | -                          | -                          | -                          |
| Share of currency translation differences relating to a foreign joint venture  | 647                        | -                          | -                          | -                          |
| Net currency translation differences on hedges of net investment in foreign operation                                | 11,277                     | -                          | -                          | -                          |
| <b>Balance at 30 June</b>  | <b>(282,487)</b>           | -                          | -                          | -                          |
| Net currency translation differences reclassified to profit or loss  | -                          | 10                         | -                          | -                          |
| Net currency translation differences relating to financial statements of foreign subsidiaries and quasi-equity loans | (13,486)                   | (83,130)                   | -                          | -                          |
| Share of currency translation differences relating to a foreign joint venture  | (1,086)                    | (6,164)                    | -                          | -                          |
| Net currency translation differences on hedges of net investment in foreign operation                                | 5,903                      | (169)                      | -                          | -                          |
| <b>Balance at 30 September</b>   | <b>(291,156)</b>           | <b>(89,453)</b>            | -                          | -                          |
| <b>Total Unitholders' funds at 30 September</b>  | <b>9,165,217</b>           | <b>9,484,257</b>           | <b>9,415,766</b>           | <b>9,357,493</b>           |

MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023

4 **Statements of Movements in Unitholders' Funds** (continued)

|   | Group                      |                            | MPACT                      |                            |
|---|----------------------------|----------------------------|----------------------------|----------------------------|
|   | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) | 1H<br>FY23/24<br>(S\$'000) | 1H<br>FY22/23<br>(S\$'000) |
| <b>Total Unitholders' funds at 30 September</b> (continued)                                   | <b>9,165,217</b>           | <b>9,484,257</b>           | <b>9,415,766</b>           | <b>9,357,493</b>           |
| <b><u>Perpetual securities</u></b>  |                            |                            |                            |                            |
| <b>Balance at 1 April</b>   | <b>249,437</b>             | -                          | -                          | -                          |
| Profit attributable to perpetual securities holders   | 1,258                      | -                          | -                          | -                          |
| Coupon paid   | (2,578)                    | -                          | -                          | -                          |
| <b>Balance at 30 June</b>   | <b>248,117</b>             | -                          | -                          | -                          |
| Acquisition of subsidiaries   | -                          | 248,434                    | -                          | -                          |
| Profit attributable to perpetual securities holders   | 1,204                      | 1,010                      | -                          | -                          |
| <b>Balance at 30 September</b>  | <b>249,321</b>             | <b>249,444</b>             | -                          | -                          |
| <b><u>Non-controlling interest</u></b>  |                            |                            |                            |                            |
| <b>Balance at 1 April</b>   | <b>12,686</b>              | -                          | -                          | -                          |
| Profit attributable to non-controlling interest   | 219                        | -                          | -                          | -                          |
| Fair value changes on hedge, net of tax   | (23)                       | -                          | -                          | -                          |
| Reclassification to profit or loss, net of tax  | 4                          | -                          | -                          | -                          |
| Net currency translation differences relating to financial statements of foreign subsidiaries | (88)                       | -                          | -                          | -                          |
| <b>Balance at 30 June</b>   | <b>12,798</b>              | -                          | -                          | -                          |
| Acquisition of subsidiaries   | -                          | 12,416                     | -                          | -                          |
| Profit attributable to non-controlling interest   | 216                        | 242                        | -                          | -                          |
| Fair value changes on hedge, net of tax   | 22                         | 12                         | -                          | -                          |
| Reclassification to profit or loss, net of tax  | 4                          | 3                          | -                          | -                          |
| Net currency translation differences relating to financial statements of foreign subsidiaries | (86)                       | (138)                      | -                          | -                          |
| <b>Balance at 30 September</b>  | <b>12,954</b>              | <b>12,535</b>              | -                          | -                          |
| <b>Total</b>  | <b>9,427,492</b>           | <b>9,746,236</b>           | <b>9,415,766</b>           | <b>9,357,493</b>           |

**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

**5 Notes to the Condensed Interim Financial Statements**

**5.1 Basis of Preparation**

The condensed interim financial statements for the second quarter and financial period from 1 April 2023 to 30 September 2023 have been prepared in accordance with Singapore Financial Reporting Standards (International) (“SFRS(I)”) 1-34 Interim Financial Reporting issued by the Accounting Standards Council Singapore. The condensed interim financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant to understanding the changes in MPACT’s and the Group’s financial positions and the Group’s performance since the most recent audited annual financial statements for the financial year ended 31 March 2023.

The condensed interim financial statements are presented in Singapore Dollars (“S\$” or “SGD”), which is MPACT’s functional currency and rounded to the nearest thousand, unless otherwise stated.

The accounting policies adopted and methods of computation applied are consistent with those used in the audited financial statements for the financial year ended 31 March 2023, except for the adoption of new and amended standards as set out in Paragraph 5.2.

In preparing the condensed interim financial statements, the Manager has exercised its judgement, and made estimates and assumptions in the process of applying the Group’s accounting policies. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected. Actual results may differ from these estimates.

Areas involving a higher degree of judgement, where estimates and assumptions are significant to the condensed interim financial statements, are disclosed in Paragraph 5.5 – Investment Properties.

**5.2 New and Amended Standards Adopted by the Group**

The Group has adopted new or amended SFRS(I)s and Interpretations to SFRS(I)s (“INT SFRS(I)”) that are mandatory for application from 1 April 2023. The adoption of these new or amended SFRS(I)s and INT SFRS(I)s did not result in substantial changes to the Group’s accounting policies and had no material effect on the amounts reported for the current or prior financial period.

**5.3 Gross Revenue**

|                                     | <b>Group</b>      |                   |                   |                   |
|-------------------------------------|-------------------|-------------------|-------------------|-------------------|
|                                     | <b>2Q FY23/24</b> | <b>2Q FY22/23</b> | <b>1H FY23/24</b> | <b>1H FY22/23</b> |
|                                     | <b>(S\$’000)</b>  | <b>(S\$’000)</b>  | <b>(S\$’000)</b>  | <b>(S\$’000)</b>  |
| Rental income                       | 217,177           | 198,736           | 432,997           | 325,929           |
| Car parking income                  | 6,295             | 5,254             | 12,101            | 8,605             |
| Other operating income <sup>1</sup> | 16,690            | 14,175            | 32,182            | 18,628            |
|                                     | <b>240,162</b>    | <b>218,165</b>    | <b>477,280</b>    | <b>353,162</b>    |

<sup>1</sup> The other operating income mainly includes sale of electricity, compensation income from pre-termination of leases, ice rink income, additional air-conditioning, and rental from event space.



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**5.4 Earnings Per Unit (“EPU”) and Distribution Per Unit (“DPU”)**

|  | Group       |             |             |             |
|--|-------------|-------------|-------------|-------------|
|  | 2Q FY23/24  | 2Q FY22/23  | 1H FY23/24  | 1H FY22/23  |
| Weighted average number of units ('000)                        | 5,244,884   | 4,664,410   | 5,242,913   | 3,999,037   |
| <b>EPU<sup>1</sup> (cents) – basic and diluted<sup>2</sup></b> | <b>2.03</b> | <b>5.62</b> | <b>4.06</b> | <b>8.49</b> |
| Number of units in issue at end of financial period ('000)     | 5,246,293   | 5,233,433   | 5,246,293   | 5,233,433   |
| <b>DPU (cents)</b>   | <b>2.24</b> | <b>2.44</b> | <b>4.42</b> | <b>4.94</b> |

<sup>1</sup> In computing the EPU, profit after tax for the financial period and the weighted average number of units at the end of the financial period are used.

<sup>2</sup> Diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the financial period.

**5.5 Investment Properties**

|   | Group                    |                          | MPACT                    |                          |
|---|--------------------------|--------------------------|--------------------------|--------------------------|
|   | 30 Sep 2023<br>(S\$'000) | 31 Mar 2023<br>(S\$'000) | 30 Sep 2023<br>(S\$'000) | 31 Mar 2023<br>(S\$'000) |
| <b><u>Completed investment properties</u></b> |                          |                          |                          |                          |
| Beginning of financial period/year            | 16,321,443               | 8,821,000                | 7,327,000                | 7,270,000                |
| Additions through acquisition <sup>1</sup>    | -                        | 7,747,580                | -                        | -                        |
| Additions during the period/year              | 19,210                   | 52,741                   | 7,471                    | 36,695                   |
| Change in fair value of investment properties | -                        | 39,743                   | -                        | 20,305                   |
| Translation difference on consolidation       | (136,830)                | (339,621)                | -                        | -                        |
| <b>End of financial period/year</b>           | <b>16,203,823</b>        | <b>16,321,443</b>        | <b>7,334,471</b>         | <b>7,327,000</b>         |

<sup>1</sup> On 21 July 2022, the Group acquired all the issued and paid-up units of MNACT by way of a Trust Scheme in accordance with the Singapore Code on Take-overs and Mergers. Following the completion, MNACT became a wholly owned subsidiary and unlisted sub-trust of MPACT. The Manager had waived its acquisition fee entitlement in respect of the Merger.

The Group’s investment properties are measured at fair value based on valuations performed by independent professional valuers at least once a year, or more frequently if required. Under the Monetary Authority of Singapore’s Property Funds Guideline, a valuer should not value the same property for more than two consecutive financial years.

The latest independent valuations were performed as at 31 March 2023 for all the properties. The fair value of the Group’s investment properties as at 30 September 2023 are based on valuations performed by independent professional valuers as at 31 March 2023 and capital expenditure capitalised during the period from 1 April 2023 to 30 September 2023.

Taking into account the operating performance of the investment properties since 31 March 2023 together with the business environments in which the properties are situated, the Manager is of the view that the fair value of the investment properties has not materially changed from the most recent valuations conducted as at 31 March 2023.

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**5.5 Investment Properties** (continued)

SFRS(I) 13 Fair Value Measurement establishes a fair value hierarchy that categorises the fair values into three levels based on the inputs used in the valuation techniques when measuring the fair value of assets and liabilities.

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The fair value of the investment properties within the Group's and MPACT's portfolio is classified within Level 3 of the fair value measurement hierarchy. The following table presents the valuation techniques and key unobservable inputs that were used:

| <b>Geographical regions</b> | <b>Valuation techniques</b>     | <b>Key unobservable inputs</b>   |
|-----------------------------|---------------------------------|--|
| Singapore                   | Income capitalisation           | Capitalisation rate<br>3.35% - 4.85%<br>(31 March 2023: 3.35% - 4.85%)                             |
|                             | Discounted cash flow            | Discount rate<br>6.50% - 7.25%<br>(31 March 2023: 6.50% - 7.25%)                                   |
| Hong Kong                   | Term and reversion <sup>1</sup> | Term and reversion rate<br>4.15%<br>(31 March 2023: 4.15%)   |
|                             | Discounted cash flow            | Discount rate<br>7.80%<br>(31 March 2023: 7.80%)   |
| China                       | Term and reversion <sup>1</sup> | Term and reversion rate<br>5.00% - 5.50%<br>(31 March 2023: 5.00% - 5.50%)                         |
|                             | Discounted cash flow            | Discount rate<br>7.50% - 9.25%<br>(31 March 2023: 7.50% - 9.25%)                                   |
|                             | Direct comparison               | Adjusted price per square metre<br>RMB37,991 - RMB61,499<br>(31 March 2023: RMB37,991 – RMB61,499) |
| Japan                       | Discounted cash flow            | Discount rate<br>3.20% - 4.20%<br>(31 March 2023: 3.20% - 4.20%)                                   |

<sup>1</sup> Properties are valued by capitalising the amount of net income receivable from existing tenancies, after deducting any specific costs which must be borne by the recipient. Both the term and reversion are capitalised by the market capitalisation rates, which reflect the rate of investment, alienation restrictions, effect of inflation and prospect of rental growth, if any.

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**5.5 Investment Properties (continued)**

Relationship of key unobservable inputs to fair value

- The higher the capitalisation rate, the lower the fair value.
- The higher the discount rate, the lower the fair value.
- The higher the term and reversion rate, the lower the fair value.
- The higher the adjusted price per square feet, the higher the fair value.

There were no significant inter-relationships between unobservable inputs.

Security

As at 30 September 2023, the investment properties in Japan with an aggregate fair value of S\$1,340,739,000 (31 March 2023: S\$1,449,075,000) were pledged as security for the TMK bonds and certain bank loans of the Japanese subsidiaries. As at 30 September 2023 and 31 March 2023, all investment properties held directly by MPACT were unencumbered.

**5.6 Borrowings and Loans from a Subsidiary**

|                                       | <b>Group</b>       |                    | <b>MPACT</b>       |                    |
|---------------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                       | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> |
|                                       | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   |
| <b><u>Borrowings</u></b>              |                    |                    |                    |                    |
| <b>Current</b>                        |                    |                    |                    |                    |
| Bank loans (secured)                  | 141,597            | -                  | -                  | -                  |
| Bank loans (unsecured)                | 405,066            | 602,561            | 355,000            | 115,000            |
| TMK Bonds (secured)                   | 29,559             | -                  | -                  | -                  |
| MTN (unsecured)                       | 205,000            | 152,762            | -                  | -                  |
| Transaction costs to be amortised     | (1,362)            | (958)              | (356)              | (162)              |
|                                       | <b>779,860</b>     | <b>754,365</b>     | <b>354,644</b>     | <b>114,838</b>     |
| <b>Non-current</b>                    |                    |                    |                    |                    |
| Bank loans (secured)                  | 523,748            | 722,188            | -                  | -                  |
| Bank loans (unsecured)                | 4,679,095          | 4,447,758          | 1,585,000          | 1,835,000          |
| TMK Bonds (secured)                   | 29,559             | 64,169             | -                  | -                  |
| MTN (unsecured)                       | 694,580            | 814,299            | -                  | -                  |
| Transaction costs to be amortised     | (17,118)           | (19,221)           | (8,044)            | (8,856)            |
|                                       | <b>5,909,864</b>   | <b>6,029,193</b>   | <b>1,576,956</b>   | <b>1,826,144</b>   |
| <b><u>Loans from a subsidiary</u></b> |                    |                    |                    |                    |
| <b>Current</b>                        |                    |                    |                    |                    |
| Loans from a subsidiary               | -                  | -                  | 205,000            | 85,000             |
| Transaction costs to be amortised     | -                  | -                  | (17)               | (26)               |
|                                       | <b>-</b>           | <b>-</b>           | <b>204,983</b>     | <b>84,974</b>      |
| <b>Non-current</b>                    |                    |                    |                    |                    |
| Loans from a subsidiary               | -                  | -                  | 675,000            | 795,000            |
| Transaction costs to be amortised     | -                  | -                  | (1,549)            | (1,168)            |
|                                       | <b>-</b>           | <b>-</b>           | <b>673,451</b>     | <b>793,832</b>     |
| <b>Total borrowings</b>               | <b>6,689,724</b>   | <b>6,783,558</b>   | <b>2,810,034</b>   | <b>2,819,788</b>   |

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**5.6 Borrowings and Loans from a Subsidiary (continued)**

(a) Ratios

|  | <b>Group</b>       |                    |
|--|--------------------|--------------------|
|  | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> |
|  | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   |
| Total gross borrowings <sup>1</sup>          | 6,833,603          | 6,928,724          |
| Total deposited property <sup>1</sup>        | 16,787,669         | 16,954,665         |
| Aggregate leverage ratio                     | 40.7%              | 40.9%              |
| Interest coverage ratio ("ICR") <sup>2</sup> | 3.1 times          | 3.5 times          |
| Adjusted ICR <sup>3</sup>                    | 3.0 times          | 3.5 times          |

<sup>1</sup> Excludes share attributable to non-controlling interest and includes the Group's proportionate share of joint venture's gross borrowings and deposited property value.

<sup>2</sup> Computed by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effect of any fair value changes of derivatives and investment properties, and foreign exchange differences) ("EBITDA"), by the trailing 12 months interest expense and borrowing-related fees.

<sup>3</sup> Computed by dividing the trailing 12 months EBITDA, by the trailing 12 months interest expense and borrowing-related fees and distribution of hybrid securities.

The Group is in compliance with the borrowing limit requirement imposed by the CIS Code and all externally imposed capital requirements for the financial period ended 30 September 2023 and financial year ended 31 March 2023.

(b) Undrawn committed borrowing facilities

|                          | <b>Group</b>       |                    | <b>MPACT</b>       |                    |
|--------------------------|--------------------|--------------------|--------------------|--------------------|
|                          | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> |
|                          | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   |
| Expiring beyond one year | 833,122            | 1,380,229          | 293,152            | 752,000            |

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**5.7 Units in Issue**

|   | <b>Group and MPACT</b> |                              |                    |                              |
|---|------------------------|------------------------------|--------------------|------------------------------|
|   | <b>2Q FY23/24</b>      | <b>2Q FY22/23</b>            | <b>1H FY23/24</b>  | <b>1H FY22/23</b>            |
|   | <b>'000</b>            | <b>'000</b>                  | <b>'000</b>        | <b>'000</b>                  |
| Units at beginning of financial period                      | 5,243,346              | 3,328,047                    | 5,239,332          | 3,323,514                    |
| Units issued as settlement of Manager's management fees     | 2,947 <sup>1</sup>     | 1,269 <sup>2</sup>           | 6,961 <sup>3</sup> | 5,803 <sup>4</sup>           |
| Units issued pursuant to preferential offering              | -                      | 1,018,383 <sup>5</sup>       | -                  | 1,018,383 <sup>5</sup>       |
| Units issued pursuant to settlement of scheme consideration | -                      | 885,735 <sup>6</sup>         | -                  | 885,735 <sup>6</sup>         |
| <b>Units at end of financial period<sup>7</sup></b>         | <b>5,246,293</b>       | <b>5,233,433<sup>8</sup></b> | <b>5,246,293</b>   | <b>5,233,433<sup>8</sup></b> |

<sup>1</sup> On 14 August 2023, 2,947,294 new units were issued at an issue price of S\$1.6568 per unit as part payment of Manager's base fees for the period from 1 April 2023 to 30 June 2023.

<sup>2</sup> On 12 August 2022, 1,268,877 new units were issued at an issue price of S\$1.8202 per unit as part payment of Manager's base fees for the period from 1 April 2022 to 30 June 2022.

<sup>3</sup> On 26 May 2023 and 14 August 2023, 6,960,894 new units were issued at an issue price of S\$1.7667 and S\$1.6568 per unit respectively as part payment of Manager's base fees for the period from 1 January 2023 to 30 June 2023 and Manager's performance fees for FY22/23.

<sup>4</sup> On 5 May 2022 and 12 August 2022, 5,802,782 new units were issued at an issue price of S\$1.8989 and S\$1.8202 per unit respectively as part payment of Manager's base fees for the period from 1 January 2022 to 30 June 2022 and Manager's performance fees for FY21/22.

<sup>5</sup> On 28 July 2022, 1,018,382,531 new units were issued at an issue price of S\$2.0039 per unit pursuant to the preferential offering.

<sup>6</sup> On 29 July 2022, 885,734,587 new units were issued at an issue price of S\$2.0039 per unit pursuant to settlement of scheme consideration in relation to the Merger.

<sup>7</sup> There were no convertibles, treasury units and units held by its subsidiaries as at 30 September 2023 and 30 September 2022.

<sup>8</sup> As at 30 September 2023, the units in issue is 5,246,293,302 (30 September 2022: 5,233,433,485). Total does not sum up due to rounding differences.

**5.8 Net Asset Value ("NAV") and Net Tangible Asset ("NTA") Per Unit**

|  | <b>Group</b>       |                    | <b>MPACT</b>       |                    |
|--|--------------------|--------------------|--------------------|--------------------|
|  | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> |
| Number of units in issue at end of financial period/ year ('000) | 5,246,293          | 5,239,332          | 5,246,293          | 5,239,332          |
| <b>NAV and NTA per unit<sup>1</sup> (S\$)</b>                    | <b>1.75</b>        | <b>1.76</b>        | <b>1.79</b>        | <b>1.80</b>        |

<sup>1</sup> NAV and NTA per unit are the same as there is no intangible asset as at 30 September 2023 and 31 March 2023.

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**5.9 Fair Value Measurement**

(a) Derivative financial instruments

The following table presents derivative financial instruments measured at fair value and classified by level of the fair value measurement hierarchy:

|                                  | <b>Group</b>       |                    | <b>MPACT</b>       |                    |
|----------------------------------|--------------------|--------------------|--------------------|--------------------|
|                                  | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> |
|                                  | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   |
| <b><u>Level 2</u></b>            |                    |                    |                    |                    |
| <b>Assets</b>                    |                    |                    |                    |                    |
| Derivative financial instruments | 143,629            | 145,949            | 43,284             | 43,176             |
| <b>Liabilities</b>               |                    |                    |                    |                    |
| Derivative financial instruments | (5,551)            | (10,261)           | (17,255)           | (22,720)           |

The fair value of the derivative financial instruments (namely IRS, CCIRS and forward currency contracts) not traded in an active market is determined by using valuation techniques based on market conditions existing at each of the balance sheet date. The fair value of IRS and CCIRS are calculated as the present value of the estimated future cash flows using assumptions based on market conditions existing at the quoted currency rates as at the balance sheet date. The fair values of forward currency contracts are determined using banks' quoted forward rates and foreign exchange spot rates at the balance sheet date.

(b) Other financial assets and liabilities

The carrying values of cash and bank balances, trade and other receivables, other current assets, trade and other payables, current borrowings and non-current borrowings, which are at variable market rates, approximate their fair values.

The carrying amount and fair value of the fixed rate non-current borrowings are as follow:

|  | <b>Carrying amount</b> |                    | <b>Fair value</b>  |                    |
|--|------------------------|--------------------|--------------------|--------------------|
|  | <b>30 Sep 2023</b>     | <b>31 Mar 2023</b> | <b>30 Sep 2023</b> | <b>31 Mar 2023</b> |
|  | <b>(S\$'000)</b>       | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   | <b>(S\$'000)</b>   |
| <b>Group</b>                             |                        |                    |                    |                    |
| MTNs (non-current)                       | 693,031                | 813,131            | 673,116            | 781,329            |
| <b>MPACT</b>                             |                        |                    |                    |                    |
| Loans from a subsidiary<br>(non-current) | 673,451                | 793,832            | 655,137            | 763,078            |

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### 5.10 Significant Related Party Transactions

The following significant related party transactions took place at terms agreed between the parties:

|  | <b>Group</b>      |                   |
|--|-------------------|-------------------|
|  | <b>1H FY23/24</b> | <b>1H FY22/23</b> |
|  | <b>(S\$'000)</b>  | <b>(S\$'000)</b>  |
| Manager's management fees paid/payable to the Manager  | 22,631            | 21,687            |
| Japan asset management fees  | 2,134             | 922               |
| Acquisition of MNACT Group through Trust Scheme from related entities                                    | -                 | 1,621,819         |
| Trustee's fees   | 911               | 726               |
| Project management fees paid/payable to the property managers  | 5                 | -                 |
| Property management fees paid/payable to the property managers   | 18,362            | 14,091            |
| Staff costs paid/payable to the property managers  | 12,591            | 8,632             |
| Rental and other related income received/receivable from related parties                                 | 20,365            | 12,628            |
| Finance income received/receivable from related parties  | 464               | 1,797             |
| Professional fees, other products and service fees paid/payable to related parties                       | 2,066             | 4,665             |
| Interest expenses, financing fees and fees related to the issue of units paid/payable to related parties | 41,656            | 14,103            |

### 5.11 Segment Reporting

The Manager considers the business from a business segment perspective; managing and monitoring the business based on geographies and group of properties within the Group's portfolio.

The Manager assesses the performance of the operating segments based on a measure of Net Property Income. Interest income and borrowing costs are not allocated to segments, as the treasury activities are centrally managed by the Manager. In addition, the Manager monitors the non-financial assets as well as financial assets directly attributable to each segment when assessing segment performance. Segment results include items directly attributable to a segment.

Segment results, assets and liabilities include items directly attributable to a segment.

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**5.11 Segment Reporting (continued)**

The segment information by the reportable segments for the reporting period and comparative period are as follow:

**(a) Segment Revenue and Results**

*For the financial period ended 30 September 2023*

| Geographical Market<br>Property  | Singapore     |               |   | Hong Kong     | China                         | Japan            | Korea    | Total          |
|--|---------------|---------------|---|---------------|-------------------------------|------------------|----------|----------------|
|  | VivoCity      | MBC           | Other Singapore Properties <sup>1</sup> | Festival Walk | China Properties <sup>2</sup> | Japan Properties | TPG      |                |
|  | (\$'000)      | (\$'000)      | (\$'000)                                | (\$'000)      | (\$'000)                      | (\$'000)         | (\$'000) | (\$'000)       |
| Gross revenue  | 114,108       | 116,493       | 52,699                                  | 102,111       | 44,413                        | 47,456           | -        | 477,280        |
| Property operating expenses  | (28,391)      | (24,114)      | (12,735)                                | (26,271)      | (7,863)                       | (15,548)         | -        | (114,922)      |
| <b>Segment net property income</b>   | <b>85,717</b> | <b>92,379</b> | <b>39,964</b>                           | <b>75,840</b> | <b>36,550</b>                 | <b>31,908</b>    | <b>-</b> | <b>362,358</b> |
| Finance income   |               |               |   |               |                               |                  |          | 1,264          |
| Finance expenses   |               |               |   |               |                               |                  |          | (112,918)      |
| Manager's management fees  |               |               |   |               |                               |                  |          | (24,765)       |
| Trustee's fees   |               |               |   |               |                               |                  |          | (911)          |
| Other trust expenses   |               |               |   |               |                               |                  |          | (1,835)        |
| Foreign exchange gain  |               |               |   |               |                               |                  |          | 1,708          |
| Net change in fair value of financial derivatives  |               |               |   |               |                               |                  |          | 2,568          |
| <b>Profit before tax and fair value change in investment properties and share of profit of a joint venture</b> |               |               |   |               |                               |                  |          | <b>227,469</b> |
| Share of profit of a joint venture   | -             | -             | -                                       | -             | -                             | -                | 3,017    | 3,017          |
| <b>Profit for the financial period before tax</b>  |               |               |   |               |                               |                  |          | <b>230,486</b> |
| Income tax expense   |               |               |   |               |                               |                  |          | (14,711)       |
| <b>Profit for the financial period after tax before distribution</b>   |               |               |   |               |                               |                  |          | <b>215,775</b> |

<sup>1</sup> Include mTower, Mapletree Anson and BOAHF.

<sup>2</sup> Include Gateway Plaza and Sandhill Plaza.



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**5.11 Segment Reporting (continued)**

**(a) Segment Revenue and Results (continued)**

*For the financial period ended 30 September 2022*

| Geographical Market<br>Property  | Singapore     |               | Other<br>Singapore<br>Properties <sup>1</sup> | Hong Kong                     | China                              | Japan                            | Korea            | Total          |
|--|---------------|---------------|---|-------------------------------|------------------------------------|----------------------------------|------------------|----------------|
|  | VivoCity      | MBC           |   | Festival<br>Walk <sup>2</sup> | China<br>Properties <sup>2,3</sup> | Japan<br>Properties <sup>2</sup> | TPG <sup>2</sup> |                |
|  | (S\$'000)     | (S\$'000)     | (S\$'000)                                     | (S\$'000)                     | (S\$'000)                          | (S\$'000)                        | (S\$'000)        | (S\$'000)      |
| Gross revenue  | 110,122       | 112,122       | 48,316  | 42,643                        | 19,931                             | 20,028                           | -                | 353,162        |
| Property operating expenses  | (24,935)      | (21,210)      | (11,389)                                      | (10,357)                      | (3,489)                            | (6,607)                          | -                | (77,987)       |
| <b>Segment net property income</b>   | <b>85,187</b> | <b>90,912</b> | <b>36,927</b>                                 | <b>32,286</b>                 | <b>16,442</b>                      | <b>13,421</b>                    | -                | <b>275,175</b> |
| Finance income   |               |               |   |                               |                                    |                                  |                  | 552            |
| Finance expenses   |               |               |   |                               |                                    |                                  |                  | (61,487)       |
| Manager's management fees  |               |               |   |                               |                                    |                                  |                  | (22,609)       |
| Trustee's fees   |               |               |   |                               |                                    |                                  |                  | (726)          |
| Other trust expenses   |               |               |   |                               |                                    |                                  |                  | (2,209)        |
| Foreign exchange gain  |               |               |   |                               |                                    |                                  |                  | 9,988          |
| Net change in fair value of financial derivatives  |               |               |   |                               |                                    |                                  |                  | 3,413          |
| <b>Profit before tax and fair value change in investment properties and share of profit of a joint venture</b> |               |               |   |                               |                                    |                                  |                  | <b>202,097</b> |
| Net change in fair value of investment properties  | -             | -             | -   | 79,196                        | 33,454                             | 29,525                           | -                | 142,175        |
| Share of profit of a joint venture   | -             | -             | -   | -                             | -                                  | -                                | 5,899            | 5,899          |
| <b>Profit for the financial period before tax</b>  |               |               |   |                               |                                    |                                  |                  | <b>350,171</b> |
| Income tax expense   |               |               |   |                               |                                    |                                  |                  | (9,461)        |
| <b>Profit for the financial period after tax before distribution</b>   |               |               |   |                               |                                    |                                  |                  | <b>340,710</b> |

<sup>1</sup> Include mTower, Mapletree Anson and BOAHF.

<sup>2</sup> The contributions from these properties are from 21 July 2022 to 30 September 2022.

<sup>3</sup> Include Gateway Plaza and Sandhill Plaza.

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**5.11 Segment Reporting (continued)**

**(b) Segment Assets and Liabilities**

*As at 30 September 2023*

| Geographical Market<br>Property | Singapore |           |                            | Hong Kong     | China            | Japan            | Korea     | Total             |
|---------------------------------|-----------|-----------|----------------------------|---------------|------------------|------------------|-----------|-------------------|
|                                 | VivoCity  | MBC       | Other Singapore Properties | Festival Walk | China Properties | Japan Properties | TPG       |                   |
|                                 | (S\$'000) | (S\$'000) | (S\$'000)                  | (S\$'000)     | (S\$'000)        | (S\$'000)        | (S\$'000) | (S\$'000)         |
| Segment assets                  |           |           |                            |               |                  |                  |           |                   |
| - Investment properties         | 3,236,196 | 3,805,615 | 1,846,066                  | 4,365,786     | 1,609,421        | 1,340,739        | -         | 16,203,823        |
| - Plant and equipment           | 25        | 13        | 16                         | 1,752         | 6                | -                | -         | 1,812             |
| - Investment in joint venture   | -         | -         | -                          | -             | -                | -                | 119,470   | 119,470           |
| - Trade and other receivables   | 3,330     | 672       | 623                        | 1,219         | 2,961            | 3,651            | 3,050     | 15,506            |
| - Inventories                   | -         | -         | -                          | 420           | -                | -                | -         | 420               |
|                                 | 3,239,551 | 3,806,300 | 1,846,705                  | 4,369,177     | 1,612,388        | 1,344,390        | 122,520   | 16,341,031        |
| Unallocated assets              |           |           |                            |               |                  |                  |           | 319,272           |
| <b>Total assets</b>             |           |           |                            |               |                  |                  |           | <b>16,660,303</b> |
| Segment liabilities             | 51,876    | 21,728    | 18,578                     | 82,170        | 32,119           | 57,339           | 1,781     | 265,591           |
| Unallocated liabilities         |           |           |                            |               |                  |                  |           | 6,967,220         |
| <b>Total liabilities</b>        |           |           |                            |               |                  |                  |           | <b>7,232,811</b>  |

*As at 31 March 2023*

| Geographical Market<br>Property | Singapore |           |                            | Hong Kong     | China            | Japan            | Korea     | Total             |
|---------------------------------|-----------|-----------|----------------------------|---------------|------------------|------------------|-----------|-------------------|
|                                 | VivoCity  | MBC       | Other Singapore Properties | Festival Walk | China Properties | Japan Properties | TPG       |                   |
|                                 | (S\$'000) | (S\$'000) | (S\$'000)                  | (S\$'000)     | (S\$'000)        | (S\$'000)        | (S\$'000) | (S\$'000)         |
| Segment assets                  |           |           |                            |               |                  |                  |           |                   |
| - Investment properties         | 3,232,000 | 3,802,000 | 1,845,000                  | 4,299,043     | 1,694,325        | 1,449,075        | -         | 16,321,443        |
| - Plant and equipment           | 34        | 21        | 19                         | 2,115         | 6                | -                | -         | 2,195             |
| - Investment in joint venture   | -         | -         | -                          | -             | -                | -                | 119,943   | 119,943           |
| - Trade and other receivables   | 2,385     | 509       | 173                        | 947           | 196              | 6,392            | 2,735     | 13,337            |
| - Inventories                   | -         | -         | -                          | 392           | 18               | -                | -         | 410               |
|                                 | 3,234,419 | 3,802,530 | 1,845,192                  | 4,302,497     | 1,694,545        | 1,455,467        | 122,678   | 16,457,328        |
| Unallocated assets              |           |           |                            |               |                  |                  |           | 371,492           |
| <b>Total assets</b>             |           |           |                            |               |                  |                  |           | <b>16,828,820</b> |
| Segment liabilities             | 58,386    | 22,219    | 20,082                     | 85,739        | 33,522           | 63,863           | 1,670     | 285,481           |
| Unallocated liabilities         |           |           |                            |               |                  |                  |           | 7,060,959         |
| <b>Total liabilities</b>        |           |           |                            |               |                  |                  |           | <b>7,346,440</b>  |

**OTHER INFORMATION**

**6. Review of the Condensed Interim Financial Statements**

The Statements of Financial Position of MPACT and the Group as at 30 September 2023 and the related Consolidated Statement of Profit or Loss, Distribution Statement, Consolidated Statement of Comprehensive Income, Statements of Movements in Unitholders' Funds of MPACT and the Group and the Consolidated Statement of Cash Flows for the second quarter and financial period from 1 April 2023 to 30 September 2023 and the explanatory notes have not been audited or reviewed by the Group's auditors.

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**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

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**7. Review of the Performance**

**2Q FY23/24 versus 2Q FY22/23**

Gross revenue was 10.1% higher at S\$240.2 million for 2Q FY23/24 compared to 2Q FY22/23. This was largely due to the full quarter contribution from the overseas properties acquired through the merger and higher contribution from the Singapore properties.

Excluding the contribution from the overseas properties, gross revenue was 5.3% higher year-on-year (“yoy”). As Singapore continued to recover from the COVID-19 pandemic, positive contributions across all major revenue categories including fixed rent, car park income and advertising and promotion income, were observed for the Singapore properties. The increase was partially offset by lower compensation sum received from the pre-termination of leases in 2Q FY23/24 compared to 2Q FY22/23.

Property operating expenses were 14.8% higher at S\$57.0 million for 2Q FY23/24 compared to 2Q FY22/23. This was mainly due to the property operating expenses incurred by the overseas properties for the full quarter in 2Q FY23/24. Property operating expenses for the Singapore properties were 8.6% higher yoy mainly due to higher utility expenses as a result of the higher contracted rates, partially offset by refund of prior year’s property tax.

NPI was S\$183.2 million, 8.7% higher as compared to 2Q FY22/23. Excluding the contribution from the overseas properties, NPI was S\$111.1 million in 2Q FY23/24, 4.5% higher as compared to 2Q FY22/23. The higher gross revenue of the Singapore properties was offset by higher utility expenses.

Finance expenses were 37.7% higher at S\$58.2 million for 2Q FY23/24 as compared to 2Q FY22/23 mainly due to the full quarter interest expenses incurred by the overseas properties and for the acquisition debt, as well as higher interest rates on the existing Singapore dollar and Hong Kong dollar borrowings.

The foreign exchange gain in 2Q FY23/24 arose largely from the difference in foreign exchange rates for the translation of the remitted funds and the contract rates of the currency forwards. The foreign exchange gain in 2Q FY22/23 arose largely from the translation of the JPY denominated MTN.

The net change in fair value of financial derivatives in 2Q FY23/24 relates mainly to the mark-to-market movement of currency forward contracts to hedge currency exposures of future HKD, RMB, JPY and KRW distributable income. The net change in fair value of financial derivatives in 2Q FY22/23 relates mainly to the mark-to-market movement of currency forward contracts to hedge currency exposures of future HKD, RMB, JPY and KRW distributable income, the CCIRS entered into to hedge against any foreign exchange exposure on the principal and interest payments of a JPY denominated MTN, and the reclassification of the cumulative gain on the financial derivative instruments to profit or loss that was previously recognised directly in other comprehensive income upon the discontinuation of hedge accounting when the hedged cash flows were no longer expected to occur.

The unrealised foreign exchange loss and unrealised fair value change of financial derivatives have no impact on the amount available for distribution to Unitholders.

The amount available for distribution was S\$118.0 million for 2Q FY23/24, which was 0.3% higher compared to the S\$117.7 million for 2Q FY22/23.

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**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

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**7. Review of the Performance** (continued)

**1H FY23/24 versus 1H FY22/23**

Gross revenue was 35.1% higher at S\$477.3 million for 1H FY23/24 compared to 1H FY22/23. This was largely due to the full period contribution from the overseas properties acquired through the merger and higher contribution from the Singapore properties.

Excluding the contribution from the overseas properties, gross revenue was 4.7% higher yoy. As Singapore continued to recover from the COVID-19 pandemic, positive contributions across all major revenue categories including fixed rent, car park income and advertising and promotion income, were observed for the Singapore properties. The increase was partially offset by lower compensation sum received from the pre-termination of leases in 1H FY23/24 compared to 1H FY22/23.

Property operating expenses were 47.4% higher at S\$114.9 million for 1H FY23/24 compared to 1H FY22/23. This was mainly due to the property operating expenses incurred by the overseas properties for the full period in 1H FY23/24. Property operating expenses for the Singapore properties were 13.4% higher yoy mainly due to higher utility expenses as a result of the higher contracted rates, partially offset by refund of prior year's property tax.

NPI was S\$362.4 million, 31.7% higher as compared to 1H FY22/23. Excluding the contribution from the overseas properties, NPI was S\$218.1 million in 1H FY23/24, 2.4% higher as compared to 1H FY22/23. The higher gross revenue of the Singapore properties was offset by higher utility expenses.

Finance expenses were 83.6% higher at S\$112.9 million for 1H FY23/24 as compared to 1H FY22/23 mainly due to the full period interest expenses incurred by the overseas properties and for the acquisition debt, as well as higher interest rates on the existing Singapore dollar and Hong Kong dollar borrowings.

The foreign exchange gain in 1H FY23/24 arose largely from the difference in foreign exchange rates for the translation of the remitted funds and the contract rates of the currency forwards. The foreign exchange gain in 1H FY22/23 arose largely from the translation of the JPY denominated MTN.

The net change in fair value of financial derivatives in 1H FY23/24 relates mainly to the mark-to-market movement of currency forward contracts to hedge currency exposures of future HKD, RMB, JPY and KRW distributable income. The net change in fair value of financial derivatives in 1H FY22/23 relates mainly to the mark-to-market movement of currency forward contracts to hedge currency exposures of future HKD, RMB, JPY and KRW distributable income, the CCIRS entered into to hedge against any foreign exchange exposure on the principal and interest payments of a JPY denominated MTN, and the reclassification of the cumulative gain on the financial derivative instruments to profit or loss that was previously recognised directly in other comprehensive income upon the discontinuation of hedge accounting when the hedged cash flows were no longer expected to occur.

The unrealised foreign exchange loss and unrealised fair value change of financial derivatives have no impact on the amount available for distribution to Unitholders.

The amount available for distribution was S\$232.8 million for 1H FY23/24, which was 15.8% higher compared to the S\$201.0 million for 1H FY22/23.

**8. Variance between Actual and Forecast Results**

MPACT has not disclosed any forecast to the market.

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**9. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting and the next 12 months**

**Singapore Retail<sup>1</sup>**

The return of tourists, work-in-office and resumption of major events have led to continued recovery in physical retail sales in 1H 2023. The uptick was also partly due to inflation-driven price increases.

Approximately 1.0 million square feet of space is expected to be delivered from the rest of 2023 to 2025. This equates to an average of 0.4 million square feet per year, lower than the past five-year annual average of 0.6 million square feet.

While retailers are likely to continue to contend with higher operating and freight costs, manpower shortages and broader economic uncertainties, several factors could buoy the retail sector. The expected recovery in tourism, upcoming festivities, increased domestic spending ahead of the GST rate hike in 2024, as well as the limited upcoming supply could support demand for retail space, occupancy levels and broad-based recovery of retail rents, albeit at a moderated pace.

**Singapore Office<sup>1</sup>**

Rents in 2Q 2023 continued to grow Islandwide due to low vacancies, limited supply and encouraging pre-commitment rates. Rents in City Fringe also increased in tandem as tenants seek financially attractive options.

However, a slowing economy and global uncertainties have caused occupiers to exercise more caution in their relocation plans, thus dampening leasing activities and office demand. The build up of shadow and secondary spaces is also expected to exert pressure on vacancies and rents.

Approximately 4.2 million square feet of space is expected to be delivered from the rest of 2023 to 2025. This averages 1.7 million square feet per year, higher than the past five-year annual average of 1.1 million square feet. The majority of this new supply is slated for the CBD.

Given the significant supply influx from 2H 2023, vacancies are likely to edge up, and rental growth could decelerate in 2023. However, Singapore's standing as an international financial hub and safe haven is expected to sustain demand. Sectors such as banking and finance, fast-moving consumer goods ("FMCGs"), legal, as well as family office and asset managers, are anticipated to provide some support to demand and backfill vacated space.

**Singapore Business Parks<sup>1</sup>**

Manufacturing slowdown, layoffs in the technology sectors and global uncertainties have impacted demand for business park space, a trend expected to continue into 2H 2023. Although demand from the technology sector has softened, industries such as biomedical and advanced manufacturing have offered some support.

Approximately 3.6 million square feet of space is expected to be delivered from the rest of 2023 to 2025. This averages 1.4 million square feet per year, higher than the past five-year annual average of 0.5 million square feet. 42% of the new supply is expected in the Fringe submarket, with the remaining 58% in the Rest of Island submarket.

Given the significant new supply in the next few years, vacancy rates are expected to rise, particularly for the Rest of Island submarket. Rents are expected to remain flat with minimal growth in 2023.

In the long run, Singapore's business park market remains attractive given the government's effort to position the country as a leading manufacturing hub for high-value and knowledge-intensive industries.

**9. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting and the next 12 months** (continued)

**Hong Kong Retail<sup>1</sup>**

2Q 2023 GDP grew 1.5% yoy, although momentum has softened after the strong first quarter rebound. Tourist arrivals have continued to recover but remain below pre-social incidents and pre-COVID levels.

Rents also remained below pre-social incidents and pre-COVID levels.

Approximately 0.8 million square feet of retail space is expected to enter the market for the rest of 2023. Kowloon East will be the focus of new retail supply in 2024 due to three upcoming developments that will add 1.5 million sq ft of space. This influx may exert downward pressure on rents in Kowloon East and Kowloon Tong.

Positive market sentiment is expected to continue with the launch of multiple government campaigns, including "Hello Hong Kong", "Happy Hong Kong" and "Night Vibes Hong Kong" to boost tourism and support local consumption. A more meaningful recovery hinges on restoring airport and hotel operational capacities to pre-pandemic levels, currently constrained by staff shortages.

**Beijing Office<sup>1</sup>**

3Q 2023 remains challenging for Beijing's office market. While net absorption turned positive for the first time in 2023, mainly driven by pre-leasing of new projects where demand mostly came from state-owned enterprises, existing inventory still faced soft demand.

The completion of several large-scale office developments pushed up overall vacancy levels, leading to a 2.3% qoq decline in rents as landlords adjust to heightened competition for tenants. In Lufthansa, rents dipped by 1.7% qoq as the market awaits a more significant recovery in demand.

Looking ahead, positive net absorption is expected in 4Q 2023, but the market remains overshadowed by oversupply. A sustained pick up in demand is required for the market to stabilise. Vacancy levels are expected to exceed 20% by the end of 2023, with rents likely to continue a downward trend.

**Shanghai Business Parks<sup>1</sup>**

Rents across all core submarkets declined 0.9% qoq in 3Q 2023, driven by soft demand, landlord concessions and heightened incentives aimed at boosting occupancy levels. Increased competition for tenants and concerns over future supply have further dampened market sentiment and demand in the quarter.

Negative net absorption in the core submarkets suggests ongoing pressure by tenants to cut costs and enhance efficiency. Rising new supply and soft demand pushed up vacancies in Shanghai's core business parks by 1.1 p.p. to 18.7% in 3Q 2023.

Approximately 4.2 million square metres of supply is expected to enter Shanghai's core business park markets from the rest of 2023 to 2025. Vacancies are thus expected to continue to rise, leading to rents to stagnate temporarily or trend down before stabilising in 2025.

Looking ahead, the central government's economic stimulus measures, such as interest rate cuts, reduction in bank reserve requirement ratios, as well as corporate tax and fee reductions, are expected to benefit corporate profits. These will in turn result in a pick up in business park leasing activities.

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**9. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting and the next 12 months** (continued)

**Japan Office<sup>1</sup>**

Rental trends in 3Q 2023 remained varied across submarkets. Vacancies and rents both rose in the Tokyo 5 wards, likely due to the introduction of new properties. Vacancies for Tokyo 18 wards fell while rents held steady, indicating a gradual recovery in demand. Yokohama observed a slight increase in both vacancy and rent levels, signalling that the market needs more time to stabilise. In contrast, Chiba posted lower vacancies and increased rents, primarily driven by large existing vacancies at newly built office being filled during the quarter.

Vacancies in the Tokyo 5 wards are expected to rise due to a major project completion in 4Q 2023. Nevertheless, the impact to the other submarkets is likely to be limited. The mismatch in supply-demand dynamics in these submarkets is expected to weigh on market recovery.

**South Korea Office<sup>1</sup>**

Seoul's average vacancy rate in 3Q 2023 decreased by 0.4 p.p. qoq to 1.7% mainly due to the backfilling of significant vacancies in the CBD. 3Q 2023 rents continued to increase qoq.

Vacancy rate of GBD was stable in 3Q 2023. Despite a slowdown in leasing activities by technology companies, popularity for GBD office space continued in the quarter, resulting in a positive net absorption rate of 1,385 pyeong. With limited supply, GBD recorded 2.5% growth in average rents from the last quarter.

The landlord-favoured GBD office market is expected to sustain rental growth due to low supply and solid fundamentals. Significant new supply in GBD is only expected in 2027.

**Conclusion**

The global economic outlook remains uncertain, with growth projected to be weaker than last year. Potential downside risks include escalating geopolitical conflicts, high energy prices, prolonged elevated interest rates hikes and volatility in the global financial markets. These factors could further weaken the broader economy and soften demand for space.

Despite this backdrop, MPACT has shown resilience, with Singapore delivering robust performance and the overseas portfolio maintaining stability. Targeted measures have also been taken to enhance the balance sheet and debt profile to weather fluctuations in the financial markets.

Our Japan portfolio of nine properties has been delivering stable returns. However, there are occupancy risks in our three assets in Chiba due to Chiba's market softness. Together, these three assets account for approximately 6% of MPACT's portfolio GRI (as at 31 March 2023), and their valuation may be affected. Nimbleness is key and the Manager will step up leasing efforts to proactively address the challenges.

To mitigate continued headwinds, MPACT's focus remains on maintaining healthy portfolio occupancy and steady rental income, while managing costs efficiently. Backed by core assets, Mapletree Business City and VivoCity, along with the Manager's operational expertise, MPACT is reasonably positioned to navigate challenges and seize opportunities as they arise.

Financial prudence remains a top priority in navigating the volatile interest rate environment. The Manager is committed to explore and implement suitable initiatives to maintain long-term financial stability.

<sup>1</sup> Source: Colliers, 11 October 2023

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**10. Distributions**

(a) Current financial period

Any distributions declared for the current financial period? Yes

Name of distribution: 46<sup>th</sup> distribution for the period from 1 July to 30 September 2023

| Distribution type/rate: | <b>Distribution type</b> | <b>Distribution rate per unit (cents)</b> |
|-------------------------|--------------------------|---|
|                         | Taxable Income           | 1.55                                      |
|                         | Tax-Exempt Income        | 0.56                                      |
|                         | Capital                  | 0.13                                      |
|                         | <b>Total</b>             | <b>2.24</b>                               |

Par value of units: Not meaningful

Tax rate: Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying investors, unless they are exempt from tax because of their own circumstances, will have to pay income tax subsequently on such distributions at their own applicable tax rates.

Qualifying foreign non-individual investors and qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-Exempt Income Distribution

Tax-Exempt Income Distribution is exempt from Singapore income tax in the hands of all Unitholders.

Capital Distribution

Capital Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of MPACT Units, the amount of Capital Distribution will be applied to reduce the cost base of their MPACT Units for Singapore income tax purposes.



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**10. Distributions (continued)**

(b) Corresponding period of the preceding financial period

Any distributions declared for the corresponding period of the immediate preceding financial period? Yes

Name of distribution: Advance distribution for the period from 1 April to 20 July 2022  
42<sup>nd</sup> distribution for the period from 21 July to 30 September 2022

| Distribution type/rate: | <b>Advance distribution</b> | <b>Distribution rate per unit (cents)</b> |
|-------------------------|-----------------------------|---|
|                         | Taxable income              | 3.02                                      |
|                         | Capital                     | 0.02                                      |
|                         | <b>Total</b>                | <b>3.04</b>                               |

| <b>42<sup>nd</sup> distribution</b> | <b>Distribution rate per unit (cents)</b> |
|-------------------------------------|---|
| Taxable Income                      | 1.19                                      |
| Tax-Exempt Income                   | 0.62                                      |
| Capital                             | 0.09                                      |
| <b>Total</b>                        | <b>1.90</b>                               |

Par value of units: Not meaningful

Tax rate: Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying investors, unless they are exempt from tax because of their own circumstances, will have to pay income tax subsequently on such distributions at their own applicable tax rates.

Qualifying foreign non-individual investors and qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-Exempt Income Distribution

Tax-Exempt Income Distribution is exempt from Singapore income tax in the hands of all Unitholders.

Capital Distribution

Capital Distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of MPACT Units, the amount of Capital Distribution will be applied to reduce the cost base of their MPACT Units for Singapore income tax purposes.

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**MAPLETREE PAN ASIA COMMERCIAL TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER AND FINANCIAL PERIOD FROM 1 APRIL 2023 TO 30 SEPTEMBER 2023**

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**10. Distributions (continued)**

(c) Record date: The Transfer Books and Register of Unitholders of MPACT will be closed at 5.00 p.m. on Friday, 3 November 2023 for the purposes of determining each Unitholder's entitlement to MPACT's distribution.

The ex-distribution date will be on Thursday, 2 November 2023.

(d) Date Payable: Friday, 8 December 2023

**11. If no distribution has been declared/(recommended), a statement to that effect.**

Not applicable.

**12. General Mandate relating to Interested Person Transactions**

MPACT has not obtained a general mandate from Unitholders for Interested Person Transactions.

**13. Confirmation pursuant to Rule 720(1) of the Listing Manual**

The Manager confirms that it has procured undertakings from all its directors and executive officers, in the format set out in Appendix 7.7 under the Rule 720(1) of the Listing Manual.

**14. Confirmation pursuant to Rule 705(5) of the Listing Manual**

The Board of Directors of the Manager has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material aspect.

This release may contain forward-looking statements that involve assumptions, 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 risks, uncertainties and assumptions 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), 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 of future events.

By Order of the Board  
Wan Kwong Weng  
Joint Company Secretary  
MPACT Management Ltd.  
(Company Registration No.200708826C)  
As Manager of Mapletree Pan Asia Commercial Trust

26 October 2023