

Shaping
Our Resilience

Corporate Overview

2-1

Mapletree Pan Asia Commercial Trust ("MPACT") is a real estate investment trust ("REIT") listed on the Singapore Exchange Securities Limited ("SGX-ST"), with office and retail real estate properties and related real estate assets in key gateway markets of Asia (including but not limited to Singapore, China, Hong Kong, Japan and South Korea). As of 31 March 2026, MPACT's portfolio comprises 15 commercial properties with a total lettable area of 10.2 million square feet valued at S\$15.2 billion.¹

MPACT is sponsored by Mapletree Investments Pte Ltd ("MIPL", the "Mapletree Group" or the "Sponsor"), a global real estate development, investment, capital and property management company headquartered in Singapore. MPACT is managed by MPACT Management Ltd. ("MPACTM" or the "Manager"), a wholly owned subsidiary of MIPL.

- All information contained in this Sustainability Report is as of 31 March 2026, unless otherwise stated.
- Where "Hong Kong" is mentioned, it refers to the Hong Kong Special Administrative Region.
- Due to rounding differences, some figures throughout this Sustainability Report may not add up to the totals shown, and percentages may not total 100%.

Contents

01 Board Statement	38 Enhancing Social Value in the Workplace and Community
02 About This Report	54 Upholding High Ethical Standards
04 FY25/26 Sustainability Highlights	60 Policy Table
06 Towards Net Zero	61 Methodology
08 Sustainability Approach	65 Appendices
19 Building a Resilient and Sustainable Business	72 GRI Index
25 Safeguarding Against the Impact of Climate Change	80 ISSB IFRS S1 and S2 Climate-related Disclosures Index

¹ Includes MPACT's 50% effective interest in The Pinnacle Gangnam.

Board Statement

2-14, 2-22

Dear Stakeholders,

MPACT navigated another year of mixed market conditions, with strong Singapore performance offsetting persistent overseas headwinds. Despite these challenges, we remained steadfast in advancing our sustainability commitments and reinforcing our business resilience.

We are pleased to present MPACT's Sustainability Report ("SR") for FY25/26, which details our environmental, social and governance ("ESG") achievements guided by the four pillars of Mapletree Group's Sustainability Framework.

Safeguarding Against the Impact of Climate Change

As part of Mapletree Group's commitment to achieve Net Zero by 2050, we continue to advance our decarbonisation pathway. MPACT has adopted a target of 78.5% reduction for Scope 1 and Scope 2 carbon intensity by 2035 from our FY23/24 baseline, developed in alignment with the Science Based Targets initiative ("SBTi") methodology, alongside a target of 50% renewable electricity adoption across the portfolio by 2030.

To sharpen our focus on substantive action, we also refreshed and streamlined our sustainability targets around medium and long-term horizons to provide clearer milestones for emission reduction.

This year, we completed additional solar installations at mTower and Festival Walk, adding 424 kWp of capacity and bringing our total installed solar capacity to 4,378 kWp across the portfolio. All properties maintained their green building certifications, reinforcing climate resilience.

Together with the Sponsor, we are partnering SP Group to design, build and deploy a distributed district cooling system in the HarbourFront Precinct. Instead of each building running its own chiller, this provides a centralised system that will serve five buildings including two of our assets, Bank of America HarbourFront ("BOAHF") and VivoCity. This represents a meaningful step in achieving economies of scale, improving cooling efficiency and lowering operating costs.

We continue to leverage green and sustainable financing for our operations. As part of our streamlined targets, we are targeting green and sustainable financing to account for 50% of gross borrowings by 2030. In August 2025, we issued S\$200 million of seven-year fixed rate senior green notes at 2.45% per annum for refinancing. As of 31 March 2026, MPACT has secured S\$2.6 billion of green financing, representing approximately 46% of total gross borrowings.

Sustainability remains embedded in our tenant relationships, with approximately 54.0% of our portfolio's occupied area now covered by green leases. Sustainable initiatives, such as e-waste recycling programmes, World Water Day and Earth Hour events to raise awareness on water and resource conservation, continued to be implemented for the benefit of our tenants and visitors.

Enhancing Social Value in the Workplace and Community

Creating an inclusive and safe environment for our employees and the communities we serve remains central to our operations. In a constantly evolving landscape, continuous learning and upskilling are essential to staying relevant. Our employees completed an average of 51 hours of training per employee during FY25/26 across diverse topics ranging from digital transformation, business continuity and sustainability to personal effectiveness and communication.

We also recognise our responsibility to foster social cohesion in our communities. This year, we organised five corporate social responsibility ("CSR") events, bringing together employees, visitors and tenants. These initiatives spanned environmental, education, arts and healthcare pillars across our operating markets, including "Hair for Hope" at VivoCity and "Money in Second Life" at Festival Walk.

Upholding High Ethical Standards

Trust is fundamental to our relationships with our stakeholders and our business. We continue to commit to high standards of ethical governance and responsible business practices, maintaining zero incidences of non-compliance with anti-corruption laws and regulations. The Board holds ultimate responsibility for managing MPACT's sustainability-related risks and opportunities. The Mapletree Group identified 12 material sustainability topics through a double materiality assessment conducted in FY24/25, which the Board reviewed in FY25/26 and confirmed that they remain material and applicable to MPACT. These topics will be monitored on an ongoing basis to ensure their relevance and alignment with MPACT's business strategy.

Reinforcing our commitment to accountability and transparency, Mapletree Group has appointed an independent auditor to perform assurance over selected FY25/26 sustainability data across the entire group. MPACT is obtaining independent assurance for our GRESB submissions for FY25/26.

Building a Resilient and Sustainable Business

Operating sustainably is essential to creating long-term value to our Unitholders while delivering meaningful benefits to tenants, visitors and customers. MPACT's inclusion in both the FTSE4Good Developed Index and FTSE4Good Developed Asia Pacific Index¹ affirms our progress against global ESG benchmarks.

Looking Forward

We remain committed to managing climate risks, and on strengthening our business against economic and environmental changes.

We thank all stakeholders for their continued support as we work together towards a lasting positive impact.

Board of Directors

¹ FTSE Russell (the trading name of FTSE International Limited and Frank Russell Company) confirms that MPACT has been independently assessed according to the FTSE4Good criteria and has satisfied the requirements to become a constituent of the FTSE4Good Index Series. Created by the global index provider FTSE Russell, the FTSE4Good Index Series is designed to measure the performance of companies demonstrating strong ESG practices. The FTSE4Good indices are used by a wide variety of market participants to create and assess responsible investment funds and other products.

About This Report

Reporting Scope

2-2, 2-3

This report presents MPACT's sustainability practices and performance for the financial period from 1 April 2025 to 31 March 2026 ("FY25/26"). This report also includes data from previous years, where applicable, to provide comparative analysis of our progress. Unless otherwise stated, all disclosed information pertaining to MPACT's operations across our 15 properties are detailed in the Properties at a Glance section of the Annual Report 2025/2026 ("Annual Report").

Environmental data is available for the 13 properties¹ that are directly managed by the Manager and the Property Managers.² They are:



- | | | |
|-----------------------------------|--|--|
| 1 VivoCity | 6 Gateway Plaza | 11 Higashi-nihonbashi 1-chome Building ("HNB") |
| 2 Mapletree Business City ("MBC") | 7 Sandhill Plaza | 12 mBAY POINT Makuhari ("MBP") |
| 3 mTower | 8 The Pinnacle Gangnam | 13 Makuhari Bay Tower ("MBT") |
| 4 BOAHF | 9 IXINAL Monzen-nakacho Building ("MON") | |
| 5 Festival Walk | 10 Omori Prime Building ("OPB") | |

¹ The properties excluded from the scope are Hewlett-Packard Japan Headquarters Building ("HPB") and Fujitsu Makuhari Building ("FJM") as they are single-tenanted buildings over which we do not exercise operational control. Additionally, three assets were divested in FY25/26: TS Ikebukuro Building ("TSI"), previously a single-tenanted building, was divested on 22 August 2025; ABAS Shin-Yokohama Building ("ASY") was divested on 28 August 2025; and the office component of Festival Walk ("Festival Walk Tower") was divested on 2 February 2026.

² The operations of MPACT's properties are managed by the Property Managers in accordance with the property management agreements. The Property Managers comprise MPACT Property Management Pte. Ltd., Mapletree North Asia Property Management Limited, Mapletree Management Services Japan Kabushiki Kaisha and Mapletree Korea Management Co., Ltd., who provide property management services for MPACT's assets in Singapore, Greater China, Japan and Korea, respectively.

Performance data relating to employment is limited to individuals directly employed by the Manager and the Property Managers, who are accountable for the managing and operating of MPACT's properties in line with property management agreements.

The Mapletree Group supports the Manager in managing the Japan properties and The Pinnacle Gangnam as well as across our business functions, including Human Resource ("HR"), Information Systems & Technology, Internal Audit, Legal, and Risk Management.

Following the merger, we have consolidated the portfolio data of MCT and MNACT from previous years and presented it in this report for comparison purposes. For a complete picture of MPACT's operations and performance, this SR should be read alongside the Annual Report, which includes financial performance and information on corporate governance.

Reporting Standards

This SR has been prepared in accordance with the Global Reporting Initiative ("GRI") Standards 2021, with additional guidance from GRI-G4 Construction and Real Estate Sector Disclosures. The GRI standards are used as they provide an internationally recognised framework for sustainability disclosures. The relevant disclosure references are indicated in the corresponding sections of the report and in the GRI Index on pages 72 to 79. This SR also meets the requirements of SGX-ST Listing Rules (711A and 711B) and the Sustainability Reporting Guide set out in Practice Note 7.6.

In consideration of the recent changes to the SGX-ST Listing Rules relating to sustainability reporting disclosures, the climate-related disclosures in this SR have been prepared with reference to the IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information and IFRS S2 Climate-related Disclosures issued by the International Sustainability Standards Board ("ISSB"). In identifying the climate-related risks and opportunities that could reasonably be expected to affect its prospects, we have also considered the applicability of the IFRS S2 Real Estate standard. This report also aligns with the Guidelines on Environmental Risk Management for Asset Managers issued by the Monetary Authority of Singapore ("MAS"). The ISSB IFRS S1 and S2 Climate-related Disclosure Content Index is available on pages 80 to 83.

Internal Review and External Assurance

2-5

In compliance with the SGX-ST Listing Rule 711B on Sustainability Reporting, our Internal Audit team has completed a review of processes relating to sustainability reporting for FY25/26 in accordance with the three-year workplan approved by the Audit and Risk Committee ("AC"). In FY25/26, the Mapletree Group engaged an independent assurance provider to assure selected Group-level sustainability data, which included MPACT's portfolio. For its GRESB 2026 submission, the Manager undertook independent assurance, building readiness for broader regulatory requirements. While no standalone external assurance was undertaken for MPACT's FY25/26 SR, the Manager will continue to assess the need for dedicated external assurance in subsequent years.

Feedback

2-3

We welcome feedback from all stakeholders on our sustainability approach, performance, and disclosures. Please send your suggestions and comments to mpact@mapletree.com.sg. This report was published on 30 June 2026. In line with our commitment to environmental sustainability, this SR is only available in digital format.



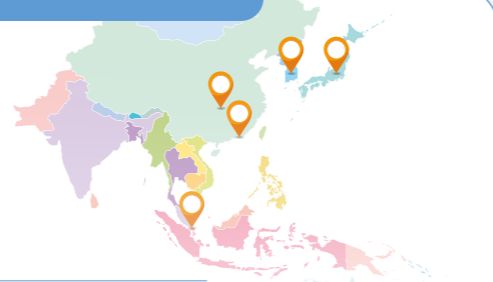
FY25/26 Sustainability Highlights

Building a Resilient and Sustainable Business

Implemented green leases across **54.0%** of our portfolio (by occupied area)



Rolling out Mapletree Group's **Supplier Code of Conduct**



Secured **S\$2.6B** of green financing, accounting for about **46%** of MPACT gross borrowings



Maintained **100%** green certifications across our portfolio

Safeguarding Against the Impact of Climate Change



3.4% like-for-like landlord energy intensity reduction from FY24/25 baseline¹



4,378 kWp installed solar capacity across MPACT as at 31 March 2026

Recycled over **2,200 tonnes** of waste



Partnership with SP Group to build a **distributed district cooling system** serving the HarbourFront Precinct, including VivoCity and BOAHF



Enhancing Social Value in the Workplace and Community



61% of management position held by women²



27% female board member representation



Achieved **51** average learning hours for each employee

Zero

work-related injuries resulting in permanent disability or fatalities amongst employees



~S\$952,000

of venue and publicity sponsorships provided in FY25/26



Upholding High Ethical Standards

Zero

incidents of non-compliance with anti-corruption laws and regulations

Zero

material incidents of non-compliance with relevant laws and regulations



Four-Star Rating in the 2025 GRESB Real Estate Assessment

Enhancing transparency and data credibility through **external assurance**



Included as constituent of both **FTSE4Good Developed Index** and **FTSE4Good Developed Asia Pacific Index**

¹ See Methodology section on Environmental Data (page 61) for more information.

² Management positions are defined as roles at the Vice President level or higher.

TOWARDS NET ZERO

Building a Climate-Resilient Asset Portfolio with Net Zero Roadmap 2050



Foundation and Pathway Development

- Track carbon emissions with environmental data management system
- Establish carbon baseline for individual asset portfolio
- Roll out sustainability policies that span the entire real estate value chain
- Carry out climate risk assessment
- Set intermediate net zero targets
- Broaden reporting coverage with enhanced scope for disclosure
- Adopt ISSB Standards by aligning to IFRS S1 and S2 to ensure comprehensive climate-related reporting

Stakeholder Engagement

- Engage employees and build internal sustainability capabilities
- Engage suppliers/contractors to reduce embodied carbon and implement Supplier Code of Conduct
- Engage tenants to implement energy efficiency programmes and adopt renewable energy
- Engage investors and benchmark performance against GRESB and the Principles for Responsible Investment ("PRI")
- Engage lenders through green and sustainable financing instruments

Decarbonisation Levers

- Asset performance and energy efficiency improvement
- Rooftop solar system installation
- Renewable energy procurement
- Green and recycled construction materials adoption
- Green and sustainable financing
- Green building certification

Compensate and Neutralise

- Invest in nature-based solutions
- Procure carbon credits to offset residual emissions

Towards Net Zero

An Update on Our Progress

In line with the Mapletree Group, we reaffirm our dedication to the principles outlined in the Paris Agreement and Singapore's net zero plan. The Group's Net Zero 2050 Roadmap continues to serve as the guiding framework for achieving absolute net zero emissions by 2050, shaping both our strategic direction and operational priorities. Just like many other organisations, we recognise the challenges and limitations inherent in the net zero journey. The lack of control and influence over value-chain emissions by stakeholders such as tenants, suppliers and contractors make targets far-reaching. Nevertheless, we have identified levers and strategies that will help advance our decarbonisation efforts. Carbon credits for residual emissions will be evaluated and tapped on at a later stage when necessary.

MPACT's Key Accomplishments in FY25/26 are:



Installed an additional 424 kWp of solar capacity in Singapore and Hong Kong, bringing total solar capacity to 4,378 kWp across the portfolio and generating over 5,000 MWh annually



Aligned MPACT's operational decarbonisation strategy with SBTi-derived pathways and targets



Commenced development of a distributed district cooling system in the HarbourFront Precinct

Data-Driven Climate Strategy

The Mapletree Group has launched a Utility Management System ("UMS") across its Singapore properties to digitalise and enhance the management of utility data. The system integrates smart meters with centralised dashboards, enabling more timely monitoring of energy consumption across both landlord-controlled and tenant-controlled areas. Key features such as anomaly detection and real-time data visibility support more proactive energy management, improve operational efficiency and facilitate the early identification of irregular consumption patterns. The UMS also enhances data accuracy and completeness by reducing reliance on manual data entry and improving the consistency of utility data collection across properties.

Since June 2026, the UMS has been integrated with the Group's Environmental Data Management System ("EDMS"). This integration will further streamline data flows, improve data timeliness and strengthen the robustness of environmental performance reporting, supporting MPACT's energy management and broader decarbonisation efforts.

Decarbonisation Progress and Operational Efficiency

In FY25/26, we continued to advance our decarbonisation efforts through asset-level energy efficiency initiatives and by increasing the adoption of renewable energy. As a result, our landlord energy intensity improved by approximately

3.4% year-on-year ("yoy") on a like-for-like basis. To support the implementation of our decarbonisation plan, we have adopted a range of operational measures across our buildings to enhance energy efficiency and optimise resource use. These include upgrades and improvements to the building systems, particularly heating, ventilation and air-conditioning ("HVAC") systems, as well as the installation of water-efficient fittings. Collectively, these initiatives support more sustainable building operations and strengthen the resilience of our portfolio as we progress towards our long-term emissions reduction target. Aligning with the Mapletree Group, we continue to place a strong emphasis on increasing the use of renewable energy within our portfolio. We are achieving this by installing rooftop solar panels and procuring renewable energy for our operational consumption. For further details, refer to the Energy and Climate Change section on pages 26 to 34.

Sustainable and Responsible Investments

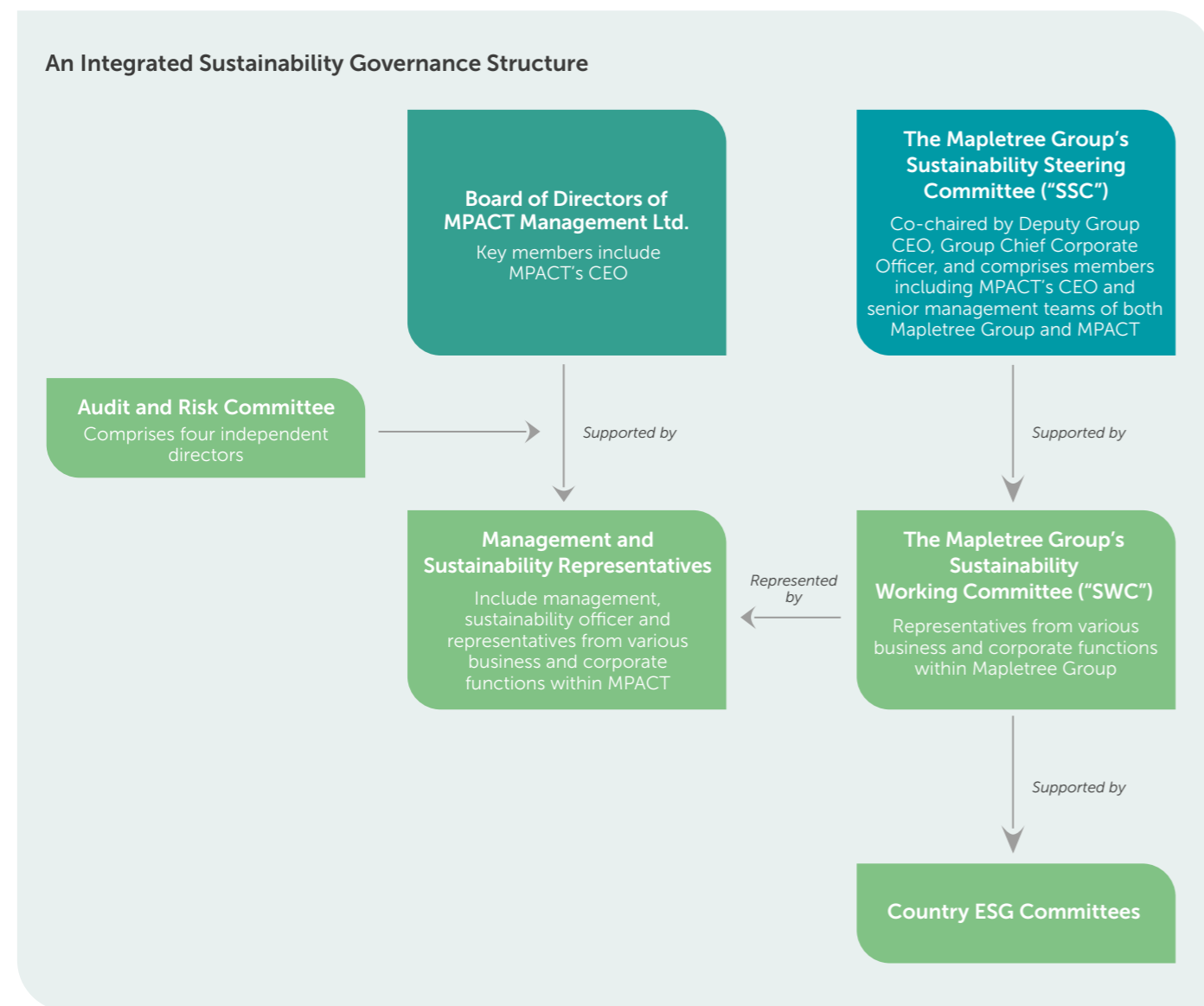
In alignment with the Mapletree Group, we have made significant strides in aligning our investment activities with sustainable and responsible practices. Throughout FY25/26, we demonstrated a steadfast commitment to upholding the six principles outlined by the PRI. Moreover, MPACT was admitted to the FTSE4Good Developed and FTSE4Good Developed Asia Pacific Indices in FY25/26, affirming our sustainability credentials.

Sustainability Approach

2-9, 2-12, 2-13, 2-14, 2-17

Sustainability Governance

The Board of Directors ("Board") recognises the importance of integrating sustainability across key aspects of MPACT's business. Our Sustainability Governance Structure provides effective oversight and necessary accountability to ensure that sustainability considerations are robustly integrated in both our strategic decisions and daily operations. This integrated structure also supports MPACT's long-term resilience and competitiveness in a dynamic operating environment.



The table below defines the ESG-related roles and responsibilities of the Board and management, in alignment with Mapletree Group's sustainability governance framework.

Key Committees	Primary Responsibilities
Board of Directors	<ul style="list-style-type: none"> Oversees MPACT's sustainability strategy and ESG reporting Reviews risk strategy and governance, including climate-related risks, opportunities, impacts and trade-offs Approves and monitors progress of sustainability targets, initiatives and performance Keeps abreast on all sustainability and climate-related developments Receives ESG updates at least twice a year during quarterly or ad-hoc meetings, on topics such as progress towards net zero targets, performance metrics, climate-related risks and opportunities, and stakeholder concerns
Audit and Risk Committee	<ul style="list-style-type: none"> Reviews the adequacy and effectiveness of internal controls, procedures and risk management systems, including climate-related risks
Mapletree Group SSC	<ul style="list-style-type: none"> Spearheads development of policies and initiatives aligned with the Mapletree Group's sustainability strategy Supported by the framework of controls such as Group-wide EDMS and Mapletree Group's internal audit function Oversees monitoring of climate-related risks and opportunities Sets targets and drives sustainability initiatives Evaluates effectiveness and relevance of management approach, existing policies and measures
Mapletree Group SWC	<ul style="list-style-type: none"> Implements, executes and monitors sustainability plans, policies and practices across the Mapletree Group
Management and Sustainability Representatives	<ul style="list-style-type: none"> Implement, execute and monitor sustainability plans, policies and practices within MPACT's operations
Country ESG Committees	<ul style="list-style-type: none"> Champions and supports sustainability initiatives across every country where MPACT operates

Sustainability-Related Capacity-Building

The Mapletree Group's Sustainability Department is responsible for ensuring that employees have the necessary competencies to effectively implement the Group's sustainability and climate-related strategies. Under the oversight of the Board and the SSC, the department continues to strengthen in-house capabilities, including those required to identify and respond to climate-related risks and opportunities.

To embed ESG accountability across the organisation, ESG performance is incorporated into employee remuneration. At least 80% of MPACT's employees are required to complete a minimum of two hours of ESG training annually, covering topics that include climate change.

Sustainability Approach

2-9, 2-12, 2-13, 2-14, 2-17

Mapletree Sustainability Framework

2-23, 2-24

Building a Resilient and Sustainable Business

Creating value and delivering sustainable returns to our stakeholders while contributing to sustainable development



Economic Performance
Achieving sustainable economic growth and providing stakeholders with consistently attractive returns



Strong Partnerships
Working with stakeholders to understand their needs and achieve sustainability goals



Quality, Sustainable Products and Services
Incorporating innovation and eco-technologies to ensure climate resilience and occupants' comfort

Safeguarding Against the Impact of Climate Change

Enhancing Social Value in the Workplace and Community

Upholding High Ethical Standards

Improving environmental performance and efficiency to protect against the impact of climate change

-  **Energy and Climate Change**
Enhancing energy efficiency and performance while increasing adoption of renewable energy to mitigate the impact of climate change
-  **Water Management**
Managing water resources in a sustainable manner
-  **Waste Management**
Practising effective waste management to reduce environmental degradation

Ensuring the health and safety of employees and stakeholders, focusing on diversity and inclusion of the workforce and supporting surrounding communities

-  **Diversity and Equal Opportunity**
Ensuring equal opportunity and resources, embracing diversity and fostering an inclusive work environment
-  **Employee Engagement and Talent Management**
Providing employees with a positive work environment through fair employment practices
-  **Health and Safety**
Maintaining a safe and healthy environment for all stakeholders
-  **Community Impact**
Supporting initiatives and projects that have a positive impact on communities

Conducting our business in an ethical manner and in compliance with all applicable laws and regulations

-  **Ethical Business Conduct and Regulatory Compliance**
Conducting work with utmost integrity and accountability and achieving full regulatory compliance
-  **Cybersecurity and Data Privacy**
Protecting sensitive data and preventing cyber attacks

MPACT shares the Mapletree Group's sustainability vision and has adopted the Mapletree Group's Sustainability Framework. Aligned with our commitment to continuous improvement, we apply the precautionary principle¹ to identify and mitigate any possible negative impacts on the economy, environment and community. MPACT's sustainability goals are integrated within our ESG policies, which guide our daily operations and decision-making.

Our ESG policies are developed and governed by Mapletree Group, and are complemented by specific guidelines tailored to MPACT's business operations.² These policies are regularly reviewed to ensure that they remain relevant in an evolving business landscape, and are communicated to all employees via email and made accessible on the Mapletree Group's intranet and website at <https://en.mapletree.com.sg/policies-and-publications/>.

¹ The precautionary principle is set out in Principle 15 of the UN Rio Declaration on Environment and Development. It states: 'Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation'.
² Policies cover sustainable operations, investment, development, renewable energy use, human rights and health and safety. A full list of ESG policies can be found in the Policy Table on page 60.

Integrating Sustainability into Remuneration

We promote accountability for sustainability by integrating non-financial Key Performance Indicators ("KPIs") into the Performance Target Bonus ("PTB") framework for both management and employees. The PTB is determined based on achievements across multiple dimensions, including people development, stakeholder engagement and ESG contribution,

ensuring that sustainability outcomes are directly linked to performance. Sustainability-related KPIs include reductions in energy intensity, completion of training hours, tenant and investor engagement and participation in wellness events.

For more information on remuneration matters, please refer to the Corporate Governance section of the Annual Report.

Materiality

3-1, 3-2

Understanding and integrating the ESG topics that are material to our stakeholders and our business is crucial for MPACT. Embedding these topics into our strategy, decision-making and performance metrics enables us to align with stakeholder interests and foster long-term value creation.

Together with the Mapletree Group, we regularly review material topics to maintain a holistic view of MPACT's sustainability impacts, risks and opportunities. This process incorporates stakeholder feedback and reflects changes in the business landscape to ensure that our approach stays aligned with stakeholder expectations.

Double Materiality

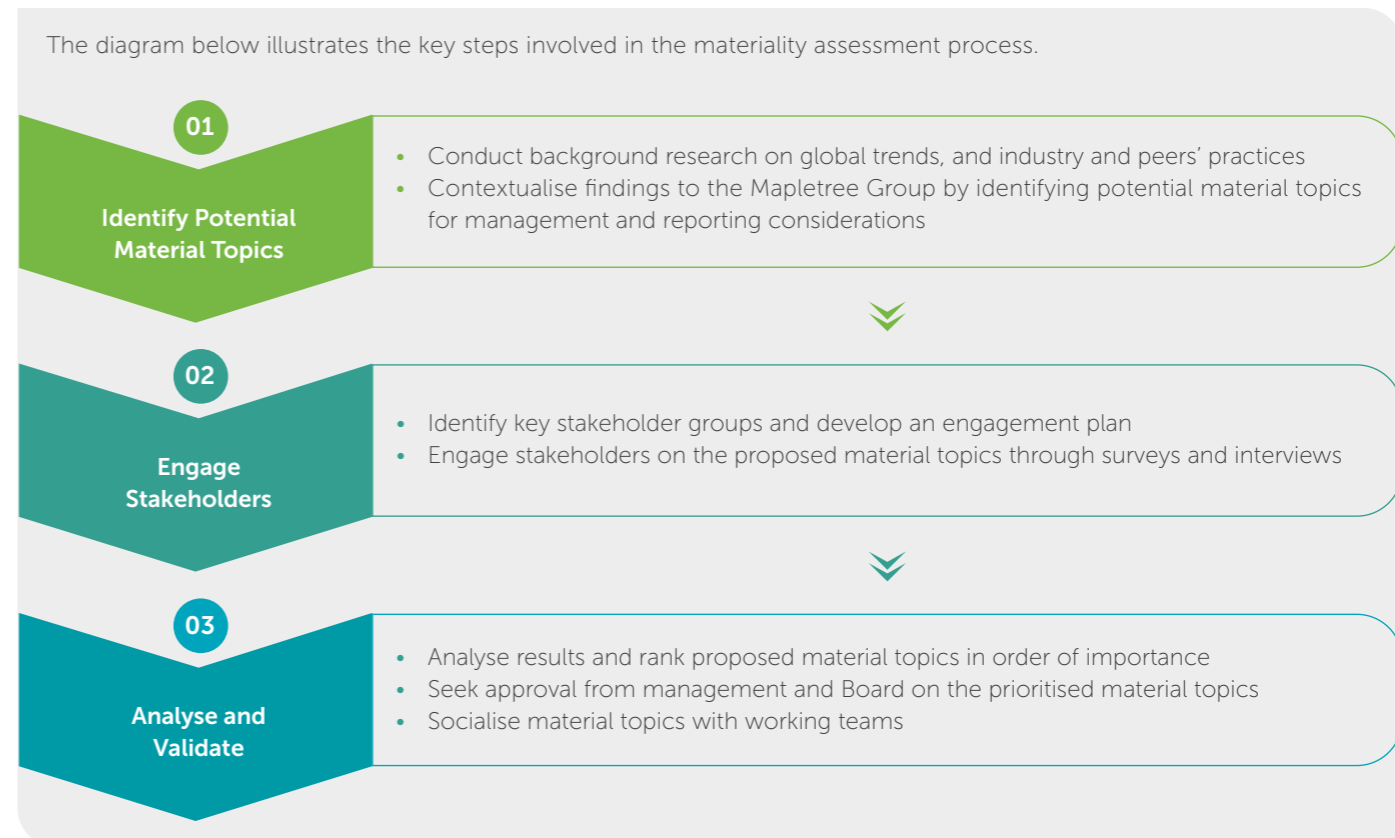
Impact Materiality
(Inside-out perspective)

The Mapletree Group's impact on the economy, environment and people

Financial Materiality
(Outside-in perspective)

Impact of sustainability-related risks and opportunities on the Mapletree Group's financial position, performance and prospects

The Mapletree Group identified 12 material topics through a double materiality assessment conducted in FY24/25. In FY25/26, the Board reviewed these topics and concluded that they remain material and relevant to the business.



Sustainability Approach

2-9, 2-12, 2-13, 2-14, 2-17

Mapping the Impacts, Risks and Opportunities of Material Topics










3-3

Impact Materiality Areas where MPACT can impact the economy, environment and people	Material Topics	Financial Materiality Generates risks or opportunities which can financially impact MPACT
Enable stable employment and distribution of economic value that benefit the wider society	 ECONOMIC PERFORMANCE	Secure access to capital through sustainable financing, and generate sustainable income and attractive returns for investors
Engage business partners to mitigate environmental impacts, including Scope 3 emissions, and human rights risks in the value chain	 STRONG PARTNERSHIPS	Mitigate reputational and regulatory risks arising from negative impacts in the value chain
Create sustainable, vibrant and climate-resilient urban spaces for tenants and communities	 QUALITY, SUSTAINABLE PRODUCTS AND SERVICES	Develop green buildings to attract and retain tenants, improve market share and reduce long-term operational costs
Enhance energy efficiency and transition to renewable energy to mitigate climate change	 ENERGY AND CLIMATE CHANGE	Manage financial implications across operations and the value chain, on revenues, expenses and asset valuation
Mitigate water stress and safeguard access to reliable and high-quality water resources for tenants and visitors	 WATER MANAGEMENT	Achieve cost savings and enhanced resilience through efficient water management
Reduce methane emissions, conserve natural resources and protect public health	 WASTE MANAGEMENT	Achieve cost savings through effective waste reduction and recycling efforts
Eliminate workplace discrimination and provide equal access to resources and employment opportunity	 DIVERSITY AND EQUAL OPPORTUNITY	Harness the benefits of diversity and equal opportunity to enhance innovation, productivity, performance and employee well-being
Offer favourable and just conditions of work with benefits such as parental leave and professional development opportunities	 EMPLOYEE ENGAGEMENT AND TALENT MANAGEMENT	Attract, retain and develop talent to build a stable and capable workforce
Ensure safe and healthy environments for employees, workers, tenants and visitors	 HEALTH AND SAFETY	Reduce exposure to reputational and regulatory risks while enhancing workforce productivity
Empower individuals and enrich communities through impactful initiatives	 COMMUNITY IMPACT	Build community trust and enhance organisational reputation
Protect tenant and employee well-being and uphold investor interests through ethical conduct and regulatory compliance	 ETHICAL BUSINESS CONDUCT AND REGULATORY COMPLIANCE	Uphold operational integrity and safeguard organisational reputation and licence to operate
Safeguard sensitive personal information and prevent value chain disruption from cyber attacks	 CYBERSECURITY AND DATA PRIVACY	Mitigate business disruption, regulatory and reputational risks arising from failure to protect sensitive data

Material Topics, Targets and Performance










3-2, 3-3

MPACT's material topics are encapsulated under the four pillars of Mapletree Group's Sustainability Framework. For each material topic, we set out our targets, performance and contributions below. Our actions are aligned to 13 United Nations Sustainable Development Goals ("UN SDGs") where we believe our contributions can be the most impactful.

Material Topics	FY25/26 Targets	FY25/26 Performance	Targets for FY26/27 and Beyond	Contribution to UN SDGs
Economic Pillar: Building a Resilient and Sustainable Business				
 Economic Performance We strive to achieve stable and sustainable returns to our shareholders.	<ul style="list-style-type: none"> Strive to provide Unitholders with relatively attractive rate of return on investment through regular and steady distributions, and to achieve long-term stability in Distribution per Unit ("DPU") and Net Asset Value ("NAV") per Unit ^{Perpetual} 	<ul style="list-style-type: none"> Delivered total shareholder return of 190.4% since IPO 	<ul style="list-style-type: none"> Strive to provide Unitholders with relatively attractive rate of return on investment through regular and steady distributions, and to achieve long-term stability in DPU and NAV per Unit ^{Perpetual} Achieve 50% of gross borrowings from green and sustainable financing by 2030 	
 Strong Partnerships We strive to establish and foster strong partnerships with stakeholders.	<ul style="list-style-type: none"> Achieve 33% of portfolio's occupied area (tenant participation) in signing green leases by FY25/26 Achieve 60% of portfolio's occupied area (tenant participation) in signing green leases by 2030 Plan at least two initiatives annually to improve relationships with key stakeholders ^{Perpetual} 	<ul style="list-style-type: none"> 54.0% of our portfolio's occupied area has implemented green leases by FY25/26 Held 25 tenant events including charity sales, and food and blood donation drives 	<ul style="list-style-type: none"> Achieve 60% of portfolio's occupied area (tenant participation) in signing green leases by 2030 	  
 Quality, Sustainable Products and Services We strive to deliver quality and sustainable real estate products and services.	<ul style="list-style-type: none"> Maintain 100% green-certified portfolio ^{Perpetual} 	<ul style="list-style-type: none"> All properties maintained their respective green certifications 	<ul style="list-style-type: none"> Maintain 100% green-certified portfolio ^{Perpetual} 	 

Sustainability Approach






2-9, 2-12, 2-13, 2-14, 2-17

Material Topics	FY25/26 Targets	FY25/26 Performance	Targets for FY26/27 and Beyond	Contribution to UN SDGs
Environmental Pillar: Safeguarding Against the Impact of Climate Change				
 <p>Energy and Climate Change We strive to improve our properties' energy performance and efficiency.</p>	<ul style="list-style-type: none"> Commit to achieving net zero emissions by 2050 Maintain or improve landlord's like-for-like FY25/26 energy intensity from FY24/25's baseline Increase total installed solar capacity at MPACT's properties to 4,200 kWp by FY25/26 Reduce energy intensity by 40% at MPACT's properties by 2030 from FY11/12 baseline 	<ul style="list-style-type: none"> Ongoing Achieved approximately 3.4% reduction in landlord like-for-like energy intensity in FY25/26 from FY24/25 baseline Achieved 4,378 kWp installed solar capacity Achieved more than 50% reduction in energy intensity in MPACT's properties by FY25/26 from FY11/12 baseline 	<ul style="list-style-type: none"> Commit to achieving net zero emissions by 2050 (Long-term target) Achieve 78.5% reduction in Scope 1 and Scope 2 carbon intensity by 2035 from FY23/24 baseline Achieve 50% adoption rate for renewable electricity by 2030 	  
 <p>Water Management We strive to manage water usage in a sustainable manner.</p>	<ul style="list-style-type: none"> Plan four events annually to commemorate World Water Day and raise awareness on the importance of water conservation Continue to engage with tenants, shoppers and employees on the importance of water savings <i>Perpetual</i> 	<ul style="list-style-type: none"> Events and initiatives were conducted to commemorate World Water Day Ongoing 	<ul style="list-style-type: none"> Maintain certified water efficiency standards for 100% of portfolio 	
 <p>Waste Management We strive to reduce waste generated and promote recycling.</p>	<ul style="list-style-type: none"> Singapore: Implement a half-yearly e-waste recycling programme with tenants Increase food waste collected and recycled from 293 tonnes as at end FY23/24 to 850 tonnes by FY25/26 Encourage tenants and shoppers to adopt 'reuse, reduce, recycle' behaviour <i>Perpetual</i> 	<ul style="list-style-type: none"> 7 tonnes of e-waste collected at the Singapore properties Over 750 tonnes of food waste collected at VivoCity and Festival Walk Ongoing 	<ul style="list-style-type: none"> Singapore: Implement a half-yearly e-waste recycling programme with tenants Increase food waste collected and recycled to 850 tonnes by 2030 	 

Material Topics	FY25/26 Targets	FY25/26 Performance	Targets for FY26/27 and Beyond	Contribution to UN SDGs
Social Pillar: Enhancing Social Value in the Workplace and Community				
 <p>Employee Engagement and Talent Management We strive to provide a positive work environment for our employees through fair employment practices and equal opportunities.</p>	<ul style="list-style-type: none"> Maintain a diverse and relevant learning and professional development programme <i>Perpetual</i> 80% of employees to participate in wellness-related activities For 80% of employees, complete at least two hours of ESG and two hours of digital-related training in FY25/26 Achieve an average of 40 training hours per employee <i>Perpetual</i> 	<ul style="list-style-type: none"> Ongoing 97% of employees participated in wellness-related activities 95% of employees completed at least two hours of ESG and two hours of digital-related training 51 training hours per employee on average 	<ul style="list-style-type: none"> Maintain a diverse and relevant learning and professional development programme <i>Perpetual</i> For 80% of employees to participate in wellness-related activities For 80% of employees to complete at least two hours of ESG and two hours of digital-related training per year Achieve an average of 40 training hours for each employee <i>Perpetual</i> 	 
 <p>Diversity and Equal Opportunity We strive to maintain gender equality by providing fair and equal opportunities for all.</p>	<ul style="list-style-type: none"> Aspire to maintain at least 25% female representation on the Board and achieve 30% by 2030 Continue to commit to fair employment practices by ensuring that all individuals receive the same opportunities for hiring, advancement and benefits <i>Perpetual</i> 	<ul style="list-style-type: none"> Achieved 27% female representation on the Board in FY25/26 Ongoing 	<ul style="list-style-type: none"> Aspire to achieve 30% female representation on the Board by 2030 Continue to commit to fair employment practices by ensuring that all individuals receive the same opportunities for hiring, advancement and benefits <i>Perpetual</i> 	  
 <p>Health and Safety We strive to ensure the safety of our stakeholders and the community, as well as the well-being of our employees.</p>	<ul style="list-style-type: none"> Achieve zero incidents resulting in employee permanent disability or fatality <i>Perpetual</i> Achieve 100% relevant trainings for eligible employees <i>Perpetual</i> 	<ul style="list-style-type: none"> Zero incidents resulting in employee permanent disability or fatality Achieved 100% relevant trainings for eligible employees 	<ul style="list-style-type: none"> Aim for zero fatality and low work-related (high-consequence) injury incidences at assets that we own and manage <i>Perpetual</i> Achieve 100% relevant trainings for eligible employees <i>Perpetual</i> 	 
 <p>Community Impact We strive to support initiatives and projects that have a positive impact on communities.</p>	<ul style="list-style-type: none"> Organise three Mapletree CSR events in FY25/26 with participation by employees Plant trees across MPACT's properties, supporting the Mapletree Group's commitment to plant 100,000 trees by 2030 Continue to encourage employee participation in CSR events <i>Perpetual</i> 	<ul style="list-style-type: none"> Organised five CSR events during the year with participation by employees Ongoing Ongoing 	<ul style="list-style-type: none"> Organise two Mapletree CSR events per year with participation by employees Participate in tree planting efforts to support Mapletree Group's commitment to plant 100,000 trees by 2030 	    

Sustainability Approach

2-9, 2-12, 2-13, 2-14, 2-17

Material Topics	FY25/26 Targets	FY25/26 Performance	Targets for FY26/27 and Beyond	Contribution to UN SDGs
Governance Pillar: Upholding High Ethical Standards				
 <p>Ethical Business Conduct and Regulatory Compliance We strive to conduct our work with utmost integrity and accountability.</p>	<ul style="list-style-type: none"> Maintain zero incidents of non-compliance with anti-corruption laws and regulations <small>Perpetual</small> Achieve no material incidents of non-compliance with relevant laws and regulations <small>Perpetual</small> 	<ul style="list-style-type: none"> Zero incidents of non-compliance with anti-corruption laws and regulations No material incidents of non-compliance with relevant laws and regulations 	<ul style="list-style-type: none"> Maintain zero incidents of non-compliance with anti-corruption laws and regulations <small>Perpetual</small> Achieve no material incidents of non-compliance with relevant laws and regulations <small>Perpetual</small> 	
 <p>Cybersecurity and Data Privacy We strive to maintain our digital systems to ensure business continuity and safeguard the privacy of our stakeholders.</p>	<ul style="list-style-type: none"> Zero cybersecurity incidents resulting in material business interruption or data leaks <small>Perpetual</small> 	<ul style="list-style-type: none"> Zero cybersecurity incidents resulting in material business interruption or data leaks 	<ul style="list-style-type: none"> Zero cybersecurity incidents resulting in material business interruption or data leaks <small>Perpetual</small> 	 

Approach to Stakeholder Engagement

2-29

We are committed to fostering meaningful engagement with key stakeholders. By adopting a stakeholder-centric approach and understanding the impacts that our business has on our stakeholders, we can better identify areas for improvement and address them promptly and effectively. The table below outlines the key topics of interest for each stakeholder group and our corresponding responses.

Key Stakeholders	Key Topics of Interest	Engagement Methods	Our Response and Key Outcomes Achieved
 <p>Employees</p>	<ul style="list-style-type: none"> Fair and competitive employment policies and practices Equitable reward and recognition Safe and healthy working environment Employee retention, talent development and management Opportunities for learning and development Employee feedback and well-being 	<ul style="list-style-type: none"> Employee Handbook and induction programme for new employees Career development and performance appraisals Training and development programmes Communication sessions by senior management Two-way dialogues with employees through formal and informal communication Electronic communication through emails, intranet and newsletters Employee Engagement Survey ("EES") Recreational and wellness activities 	<ul style="list-style-type: none"> Ensured fair employment and equal opportunities for HR policies and practices Maintained an equitable performance-based remuneration system Maintained workplace health and safety Offered health and wellness benefits 51 training hours on average per employee Engagement through Group-wide annual employee town hall session Conducted check-in EES with 98% participation rate
 <p>Tenants</p>	<ul style="list-style-type: none"> Safe and secure premises Responsiveness to tenant requests and feedback High quality and comfortable retail/office/business park environment including supporting amenities and connectivity to public transport Competitive rental rates Green features, efficiency and safety of buildings 	<ul style="list-style-type: none"> Customised ongoing proactive engagements with existing and new tenants through calls, regular meetings, newsletters, tenant handbook and informal programmes Tenant engagement surveys (including ESG component) Joint promotions and partnerships with tenants Green fit-out guides Green leases Tenant engagement activities, including sustainability-related initiatives 	<ul style="list-style-type: none"> Ensured safety, cleanliness and comfort of our properties Maintained quality, efficient and green-rated properties Provided feedback channels for all tenancy matters Conducted safety risk assessments Green leases implemented for 54.0% of portfolio's occupied area Green certifications obtained for all properties Tenant surveys conducted across all properties 25 tenant events organised
 <p>Shoppers</p>	<ul style="list-style-type: none"> Range and quality of retail offerings and services for shoppers Connectivity and access to public transport Well-managed shopping malls that provide a safe, pleasant and vibrant shopping environment 	<ul style="list-style-type: none"> Customer feedback through customer service counters Outreach through surveys, online platforms, advertisements, marketing and promotional events and social media 	<ul style="list-style-type: none"> Curated refreshing retail concepts, proactive tenant remixing, as well as retail space rejuvenation and optimisation Ensured safety, cleanliness and comfort of shopping environment Maintained quality, efficient and green-certified malls More than 650,000 loyalty programme members across VivoCity and Festival Walk

Sustainability Approach

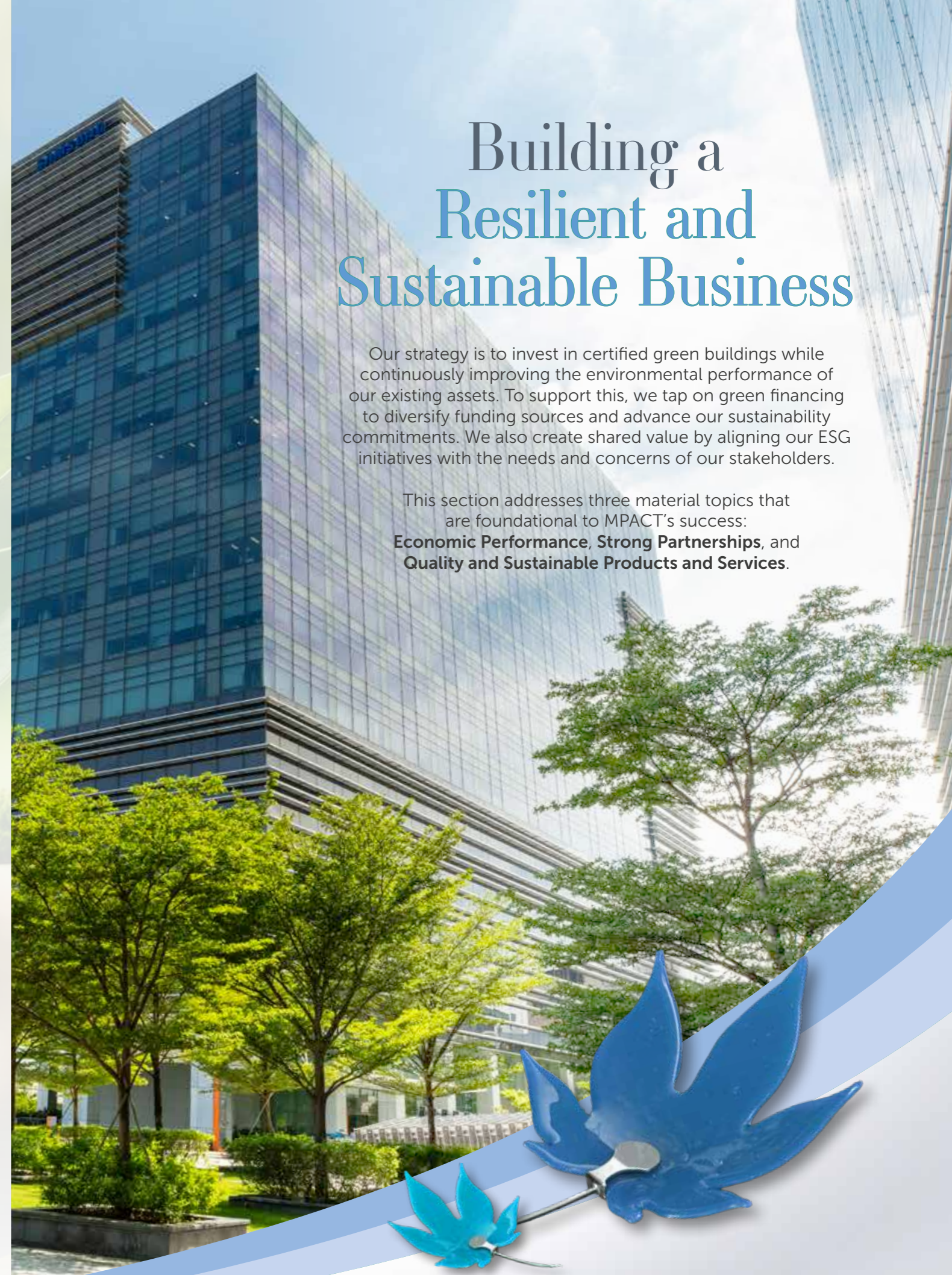
2-9, 2-12, 2-13, 2-14, 2-17

Key Stakeholders	Key Topics of Interest	Engagement Methods	Our Response and Key Outcomes Achieved
 <p>Trustee</p>	<ul style="list-style-type: none"> Safeguard the rights and interests of Unitholders Ensure compliance with the Trust Deed and regulations Open communication channels 	<ul style="list-style-type: none"> Monthly reporting and updates Ongoing dialogues and regular feedback 	<ul style="list-style-type: none"> Implemented policies and procedures to ensure compliance with relevant laws and regulations Implemented sound risk management and internal control practices Maintained regular updates and communication
 <p>Investment Community (Investors, Unitholders, Analysts and Media)</p>	<ul style="list-style-type: none"> Steady and sustainable distributions Operational and financial performance Business strategy and long-term outlook Timely and transparent reporting Good corporate governance ESG risks, opportunities and performance Sustainable green buildings 	<ul style="list-style-type: none"> Annual and/or Extraordinary General Meetings Website and SGXNet announcements, presentations and press releases Annual reports, sustainability reports, results briefings and webcasts Meetings and conference calls, investor conferences and non-deal roadshows Electronic communication and feedback channels as well as enquiries hotline 	<ul style="list-style-type: none"> Maintained timely and transparent updates Implemented sound risk management and internal control practices Continued improvements in ESG practices Engaged over 290 investors and analysts through briefings, meetings and roadshows
 <p>Business Partners (Contractors, Suppliers and Third-Party Service Providers ("TPSPs"))</p>	<ul style="list-style-type: none"> Health and safety Fair and reasonable business practices Sustainability practices 	<ul style="list-style-type: none"> Ongoing meetings, briefings, networking events, consultations and inspections Regular meetings with TPSPs and the Property Manager Ongoing engagements through calls, regular meetings, gatherings on standard operating procedures ("SOPs"), guidelines and procurement procedures Requests for proposals, tender documents 	<ul style="list-style-type: none"> Communicated policies and procedures, including health and safety, and sustainability-related requirements Adhered to terms of agreement Ensured a healthy and safe workplace environment Implemented Supplier Code of Conduct Implemented sound risk management and internal control practices
 <p>Government, Regulators and Industry Associations</p>	<ul style="list-style-type: none"> Compliance with rules and regulations Good corporate governance 	<ul style="list-style-type: none"> Participation in industry associations Ongoing meetings, briefings, networking events and consultations Annual reports and sustainability reports 	<ul style="list-style-type: none"> Implemented policies and procedures to ensure regulatory compliance Regular reporting to government authorities Implemented sound risk management and internal control practices
 <p>Local Communities</p>	<ul style="list-style-type: none"> Positive impact on the local community Feedback channels 	<ul style="list-style-type: none"> Collaborations with non-profit organisations to raise visibility and impact of philanthropic, social and environmental causes Channels for public feedback including information counters, social media channels, customer service hotlines and electronic feedback forms 	<ul style="list-style-type: none"> Provided feedback channels for the public Organised five CSR events with participation by employees, tenants and shoppers Provided approximately S\$952,000 of venue and publicity sponsorships

Building a Resilient and Sustainable Business

Our strategy is to invest in certified green buildings while continuously improving the environmental performance of our existing assets. To support this, we tap on green financing to diversify funding sources and advance our sustainability commitments. We also create shared value by aligning our ESG initiatives with the needs and concerns of our stakeholders.

This section addresses three material topics that are foundational to MPACT's success: **Economic Performance, Strong Partnerships, and Quality and Sustainable Products and Services.**



Economic Performance

Why is this important?

3-3

Economic sustainability is fundamental to MPACT's long-term success and value creation. By embedding sustainability within the business, we strive to maintain the resilience needed to deliver on our financial, environmental and social commitments. This disciplined approach enables us to drive total returns through regular distributions and sustains value for MPACT in the long run.

Management Approach

3-3, 201-1

Our "4R" Asset & Capital Management Strategy – Recharge, Refocus, Reconstitute and Resilience – guides our approach to asset and capital management, ensuring long-term value generation for MPACT.

For details on MPACT's financial and operational performance, please refer to the following sections of the Annual Report:

- Our Strategy, pages 8 to 9
- Financial Highlights, pages 2 to 3
- Performance Highlights, pages 4 to 5
- Year in Review, page 7

Due Diligence for Investments

We adopt a responsible and disciplined investment approach towards acquisitions and investments, focusing on quality assets in strategic locations. This investment strategy is aligned with the Mapletree Group's Sustainable Investment Policy, and incorporates environmental risk assessments into the ESG due diligence process, including natural hazards,

land contamination, energy efficiency and climate-related impacts. This approach also underscores our commitment to ESG principles and risk mitigation that may affect returns.

Sustainable Financing

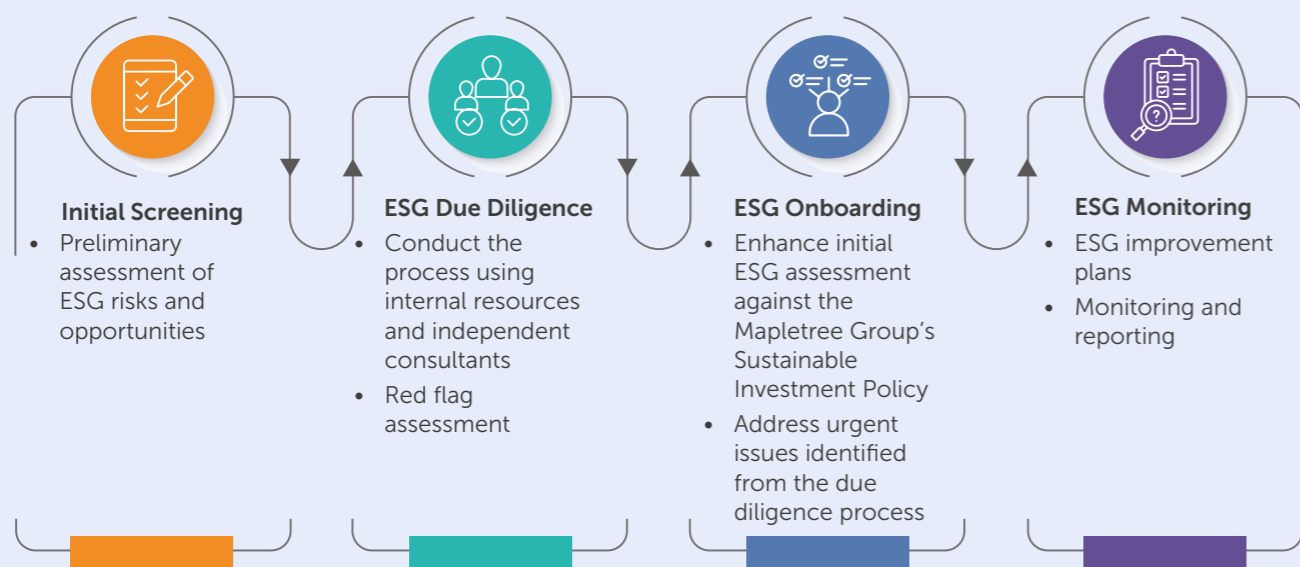
201-1

We continue to pursue sustainable financing, recognising MPACT's role in supporting the transition to a low-carbon economy.

As at 31 March 2026, MPACT's total green financing stood at S\$2.6 billion, accounting for approximately 46% of total gross borrowings. This comprises S\$2.4 billion in green loans and notes, and S\$0.2 billion in Sustainability-Linked Loans ("SLL").

We apply MPACT's Green Finance Framework to finance or refinance projects that deliver environmental and social benefits, allocating proceeds from these transactions to eligible projects in green buildings, renewable energy, energy efficiency and sustainable water management. For a detailed breakdown of our green financing portfolio, please refer to Appendix 3 on page 71 of this report.

Our Approach to ESG Due Diligence for Investments



Strong Partnerships

Why is this important?

3-3

Fostering meaningful and collaborative partnerships allows us to advance our path towards net zero emissions. Active engagement with stakeholders enables knowledge sharing and adoption of best practices, making our net zero ambitions more achievable through collective actions. Strong partnerships are essential not just for advancing sustainability, but also for building trust and long-term business value.

Management Approach

3-3

We adopt an inclusive approach to stakeholder engagement, ensuring meaningful dialogues on sustainability and related topics. We actively engage our key stakeholder groups on a range of matters, including sustainability-related issues, to promote informed decision-making and drive positive outcomes. Details of our engagement methods can be found in the Approach to Stakeholder Engagement section on pages 17 to 18.

Supply Chain Management

2-6, 308-1, 414-1

The Mapletree Group Procurement Policy sets out a structured process for vendor sourcing and evaluation, including considerations of relevant experiences, track record and

where applicable, sustainability credentials. It promotes a consistent assessment and clear accountability across the supply chain, while also safeguarding the rights and interests of our suppliers.

Together with the Mapletree Group, we remain committed to ethical supplier practices and the prevention of illicit activities, including violations of environmental, health and safety, human rights, or public security standards, as well as corrupt activities. We will continue to strengthen our screening and evaluation processes across our operations, ensuring alignment with our sustainability goals throughout the supply chain.

Guided by the Mapletree Group's Human Rights Policy, we are rolling out the Mapletree Group's Supplier Code of Conduct to promote our sustainability objectives. The Code covers business and integrity, human rights and labour practices, environmental requirements and practices, legal compliance, as well as data protection, privacy and confidentiality.

The Mapletree Group's procurement process is based on four principles:

- 01 Fairness, Integrity and Transparency
- 02 Value for Money
- 03 Sustainability
- 04 Best Interest for the Mapletree Group



Check Debarred Vendors List

Prior to starting a new procurement process, it is compulsory to ensure that potential suppliers are not in the Mapletree Group's Debarred Vendors List.

This is an internal and confidential list of vendors who have engaged or attempted to engage in various unacceptable practices or activities including compromised environment, health and safety standards, human rights, or public security, and corruption behaviour.



Screen based on Additional Criteria

Suppliers are also screened based on financial and non-financial criteria. Examples of non-financial criteria are environmental and social requirements such as:

- Safety performance track record; and
- Achievement of relevant accreditations awarded by local authorities for the various trades such as Green Mark accreditation; and
- Relevant environmental certifications such as International Organisation for Standardisation ("ISO") 14001, and occupational health and safety certifications such as ISO 45001.



Complete Procurement Process

The performance of appointed suppliers is evaluated based on various relevant criteria, including sustainability-related matters like health and safety, and their compliance with relevant regulations.

These regulations may include national laws relating to mosquito and pest breeding, water stagnation, littering, pollution and waste management.

Strong Partnerships

Tenant Engagement

A positive tenant experience supports stronger tenant relationships and helps sustain business performance. Our tenant engagement programmes are tailored to better understand tenant needs and concerns, strengthen connections, increase awareness of ESG considerations and facilitate the implementation of sustainability initiatives on our premises.

Tenant Engagement Initiatives

Our FY25/26 target on planning at least two initiatives annually has been achieved, with 25 tenant engagement events organised across our properties, focusing on three key themes: Environment, Health and Well-Being, and Safety.

Environment

- Coffee ground recycling and reuse event at Gateway Plaza
- Recycling day event at The Pinnacle Gangnam
- Food donation programme at Festival Walk
- Earth hour events across 14 MPACT properties¹

Health and Well-Being

- Non-smoking event at Gateway Plaza
- Children’s charity camp for tenants of Sandhill Plaza
- Blood donation drive at MBP
- Dragon Boat Festival events at Gateway Plaza and Sandhill Plaza

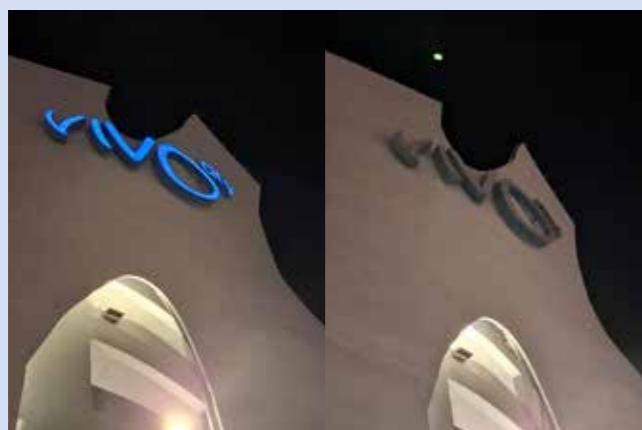
Safety

- Total Defence Day events at BOAHF, mTower and MBC

SPOTLIGHT

Earth Hour

14 MPACT properties¹ marked Earth Hour 2026 by switching off non-essential lights and appliances for an hour, reinforcing our commitment to energy conservation and raising awareness on climate change. Tenants were encouraged to participate through building communication channels.



VivoCity before and after switching off lights.



Sandhill Plaza before and after switching off lights.

SPOTLIGHT

Tenant and Community Engagement Initiatives



Coffee ground recycling and reuse event at Gateway Plaza.



Festival Walk organised a food donation drive to support vulnerable families and individuals in the local community.



Herbal Sachet DIY session at Sandhill Plaza as part of the Dragon Boat Festival celebration.



Total Defence Day event at MBC.

Tenant Engagement Survey

To better understand tenant expectations and enhance service quality, we conduct tenant engagement surveys and review tenant satisfaction measurements to identify areas for improvement. In FY25/26, tenant engagement surveys were carried out for all 15 properties, covering service delivery, responsiveness, facility management, building security and common facilities. ESG-related questions were also included to raise awareness and obtain tenant feedback on sustainability issues.

Overall satisfaction score (out of 5)	4.3
Total number of responses	336
Response rate	48.2%

Green Leases

Tracking green leasing practices across the portfolio enables us to better understand tenant adoption of sustainability

requirements and identify sustainability opportunities for further improvements. We have met our FY25/26 target on achieving 33% green lease coverage by portfolio’s occupied area and will continue progressing towards our target of 60% by 2030.

Total number of green leases as at 31 March 2026	809
Percentage of occupied area	54.0%

Membership in Organisations Committed to Sustainability

2-28

To reinforce our commitment to sustainable business practices, MPACT, as part of the Mapletree Group, is aligned with the PRI and is also represented on the REIT Association of Singapore’s (“REITAS”) Sustainability Taskforce as an association member. Moreover, our Festival Walk property holds a Marble Patron membership with the Hong Kong Green Building Council, recognising MPACT’s effort and performance in sustainability.

¹ FJM did not participate due to the lease expiry of its single tenant on 31 March 2026.

Quality and Sustainable Products and Services

Why is this important?

3-3

High quality and sustainable assets play a vital role in cultivating environmental stewardship and fostering healthier communities. We aim to create spaces that enhance the well-being of our occupants and visitors while reducing our impact on the environment. Our green-certified properties strengthen our market position by attracting environmentally conscious tenants and visitors while meeting the rising expectations for eco-friendly spaces. This commitment supports urban resilience and contributes to the low-carbon transition.

Management Approach

Green Building Certifications

3-3, 416-1, CRE8

We are dedicated to strengthening our environmental leadership by upgrading and maintaining our internationally recognised green certifications. We have achieved the goal of maintaining 100% green-certified portfolio since FY23/24.¹ Our policies require all new developments to be green-certified and to meet high sustainability performance standards. For our properties in Singapore, we have set the BCA Green Mark Gold^{PLUS} as our baseline certification target.

For more details on our properties' green building certifications, please refer to Appendix 2 on page 70 of this report.

Certification Standards

All MPACT Singapore properties have achieved international certifications covering quality, environmental, and health and safety management (ISO 14001, ISO 9001 and ISO 45001). Overseas properties, including Gateway Plaza and Sandhill Plaza, have attained ISO 9001 certification. These certifications reflect the rigour of our ESG management, upheld by our employees.

Green Fit-Out Standards

Our Green Fit-Out Standards encourage tenants to minimise their environmental impact and contribute to broader Scope 3 emissions reduction goals. The Standards provide targeted recommendations covering energy-efficient design, sustainable supplies and solutions to improve energy and water efficiency.

Promoting Social Integration

203-1

Safe, accessible and high-quality developments are essential to enhancing the well-being of our stakeholders and the communities surrounding our properties. Through meaningful enhancement initiatives, we continue to improve accessibility, promote inclusivity and foster a stronger sense of community across our portfolios.

Accessible and well-connected developments enhance convenience for tenants and shoppers while promoting more sustainable commuting choices. MPACT's properties are strategically located near public transport networks to facilitate greater mobility and connectivity. To support the growing adoption of electric vehicles ("EVs"), more than 130 EV charging stations have been installed across our properties, while over 900 bicycle bays are available to encourage active commuting. At MBC, there are shower rooms available on each floor as part of end-of-trip facilities, enhancing commuter convenience and supporting lower-carbon travel choices.²

We also provide amenities that support comfort, inclusivity and well-being of the community. Across our shopping malls, features such as wheelchair-accessible ramps, barrier-free entrances and designated handicapped parking lots are available to enhance accessibility for individuals with mobility challenges. Family-friendly amenities including well-equipped nursing rooms and community spaces are also available, further promoting a welcoming environment for families and visitors across all ages.

¹ This refers to all properties having attained a minimum certification level from either a national governmental body endorsed green certification system or by the US Green Building Council.

² The administration and access of shower rooms are determined at the tenant's discretion.

Safeguarding Against the Impact of Climate Change

Climate action is central to our business strategy as we build portfolio resilience and actively reduce our environmental footprint in alignment with the Paris Agreement.

This section covers three material topics: **Energy and Climate Change**, which drive our decarbonisation efforts, **Water Management** and **Waste Management**, which support resource conservation and promote circular economy practices across our operations.



Energy and Climate Change

Why is this important?

3-3

As a responsible real estate player, we recognise the impact of the built environment to global carbon emissions. Reducing our carbon footprint remains a priority ESG topic for MPACT, in line with both the Singapore Green Plan 2030 and the Paris Agreement’s goal of achieving net zero emissions by 2050. The evolving regulatory landscape – in particular Singapore’s new climate-related disclosure requirements for listed companies – further underscores the importance of our climate action and management.

Management Approach

3-3, 302-4, 305-5

Guided by the Mapletree Group’s environmental policies, we adopt a structured three-pronged approach to managing energy use and reducing our carbon footprint: reducing energy consumption, improving energy efficiency and increasing renewable energy adoption.

During FY25/26, we implemented a series of energy initiatives across our portfolio, focusing on HVAC system upgrades, enhancements to energy monitoring system and solar installation. The energy efficiency measures implemented resulted in an estimated 1,500 MWh annual savings, translating to approximately 966 tonnes of carbon dioxide equivalent (“tCO₂e”) emissions reduction.



Solar panels at MBC undergoing routine cleaning and maintenance.



Reducing Energy Consumption

- Installing sensors, digital and smart metering solutions
- Implementing building management systems (“BMSs”) for improved energy usage monitoring and management

Key Highlights

- Installed energy monitoring system at Sandhill Plaza
- Educating tenants on energy-saving practices



Improving Energy Efficiency

- Retrofitting more energy-efficient equipment
- Engaging tenants on energy-saving practices

Key Highlights

- Fan coil unit (“FCU”) upgrade at Alexandra Retail Centre (“ARC”)
- Retrofit of FCU with electronically commutated (“EC”) Fans at VivoCity
- Replaced air handling units (“AHUs”) / primary air units (“PAUs”) with EC Fans and Fresh Air Demand Control at Festival Walk
- Installed sonic filters for AHUs at Festival Walk
- HVAC air-side equipment upgrade with EC Fans at Gateway Plaza
- Installed central Dual Cooling Source Constant Temperature and Humidity PAUs at Sandhill Plaza
- AHU upgrade at MON



Increasing Renewable Energy Adoption

- Installing and maintaining quality of solar panels in MPACT’s properties
- Procuring renewable energy certificates (“RECs”) where viable

Key Highlights

- Installed 320 kWp solar capacity at mTower
- Installed 104 kWp solar capacity at Festival Walk



Air-side equipment upgrade with EC Fans, Gateway Plaza.



Chiller overhaul and replacement, Festival Walk.



Retrofitting of FCU with EC Fans, VivoCity.

Energy and Climate Change

Preserving Biodiversity

Biodiversity is an emerging topic of interest for the Mapletree Group. None of our properties are located within 1.5 km of biodiversity-sensitive areas. Nonetheless, we recognise the importance of urban greenery in supporting the well-being of end-users and the long-term vitality of the local ecosystem.

As a REIT, MPACT operates within regulatory limits on development activities. To promote sustainable land use, we are committed to avoiding investments in agricultural or undeveloped land for development or speculative rezoning. As part of our investment approach, we prioritise brownfield assets that are already zoned for commercial use and assets that meet green building standards.

Nature-Related Disclosures

This year, the Mapletree Group began reviewing the recommendations of the Taskforce on Nature-related Financial Disclosures ("TNFD"). A portfolio-level assessment of the nature-related dependencies and impacts associated with real estate and construction activities identified material ecosystem service dependencies, including flood and stormwater regulation, climate regulation, and cultural and aesthetic ecosystem services that support tenant experience.

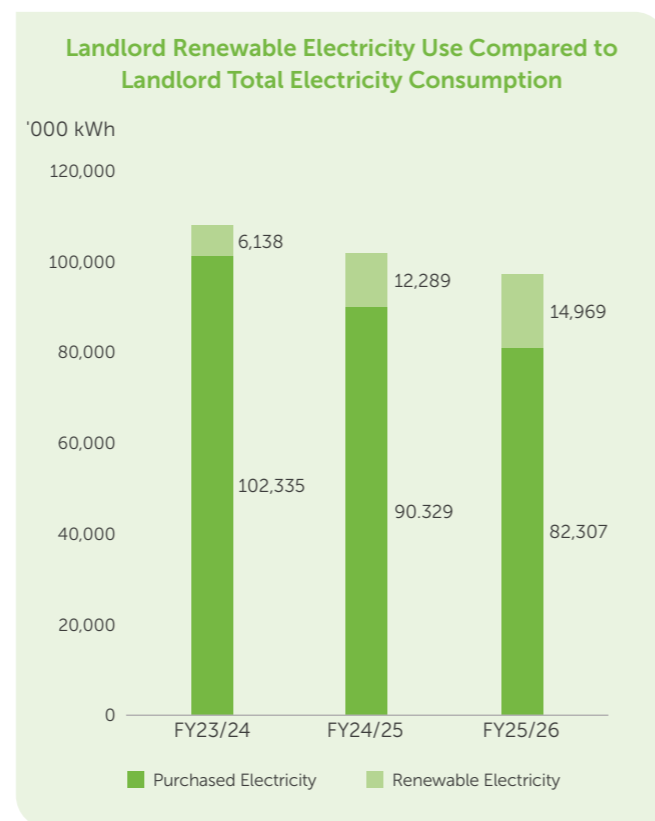
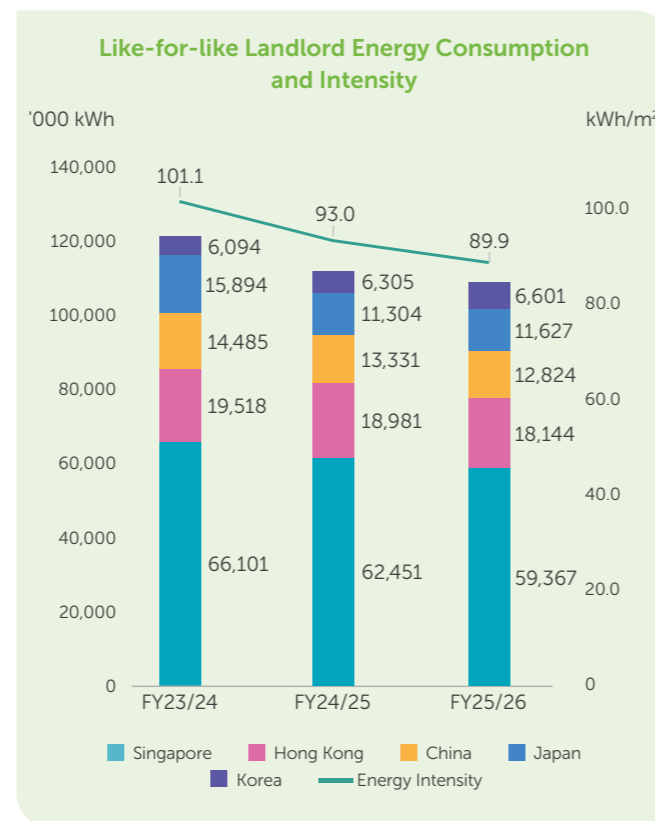
Portfolio Energy Consumption and Intensity

302-1, 302-2, 302-3, 302-4, 305-1, 305-2, 305-3, 305-4, CRE1, CRE3

Energy consumption across MPACT's properties is mainly drawn from purchased electricity, with gas, diesel, solar energy and centralised heating and cooling also contributing to the mix. Diesel is mainly used to power backup generators, while natural gas generally supports heating, cooling and cooking activities. We do not operate any vehicle fleet.

MPACT's total landlord energy consumption in FY25/26 was 113,976 MWh, with Singapore accounting for more than 50% of it. For FY25/26, we have achieved our goal of maintaining or improving landlord's like-for-like energy intensity from the FY24/25's baseline. Our landlord like-for-like energy intensity improved by 3.4% yoy, mainly driven by various HVAC system upgrades across our properties in Singapore and Hong Kong.¹

We also made further progress in renewable electricity adoption. Our renewable electricity usage rate increased from approximately 12% in FY24/25 to approximately 15% in FY25/26, supported by additional solar panel installation at mTower and Festival Walk, and RECs procured in China.



Scope 1 Emissions

In FY25/26, MPACT's Scope 1 emissions increased by 4.5% yoy to 722 tCO₂e, with a corresponding increase in emissions intensity of 6.7%. On a like-for-like basis, Scope 1 intensity increased by 4.3% yoy. This was mainly due to higher gas consumption for heating and cooling at The Pinnacle Gangnam, driven by higher physical occupancy through FY25/26.

Scope 2 Emissions

MPACT's Scope 2 emissions arise primarily from electricity consumption at landlord-controlled areas across our operating properties. In addition to mandatory location-based reporting, we report market-based Scope 2 emissions to more accurately reflect the emission reductions achieved through the purchase of RECs.¹

In FY25/26, location-based Scope 2 emissions were 43,367 tCO₂e, with a corresponding decrease in location-based emissions intensity of 6.2% from FY24/25. Market-based Scope 2 emissions decreased to 37,903 tCO₂e, marking an 12.3% yoy reduction, with a 10.5% decrease in market-based emissions intensity. On a like-for-like basis, location-based intensity and market-based intensity decreased by 7.9% and 11.1% respectively.

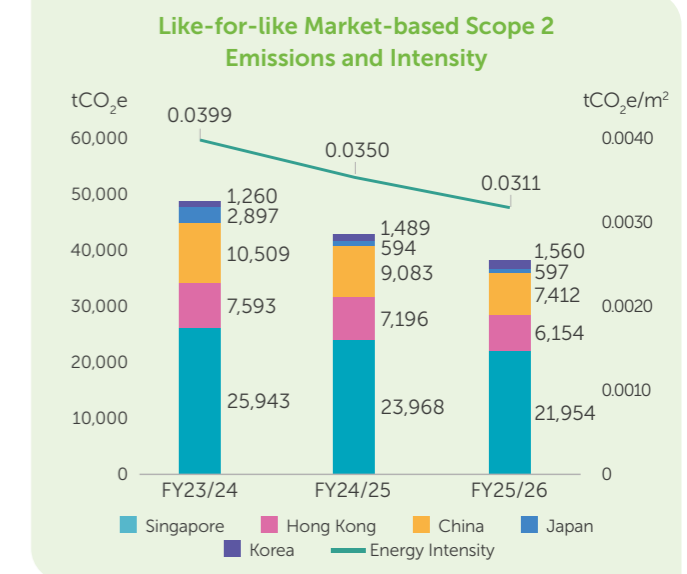
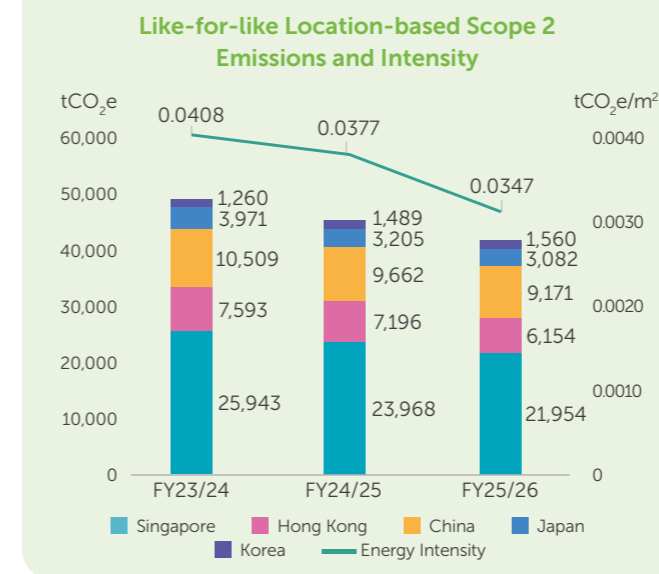
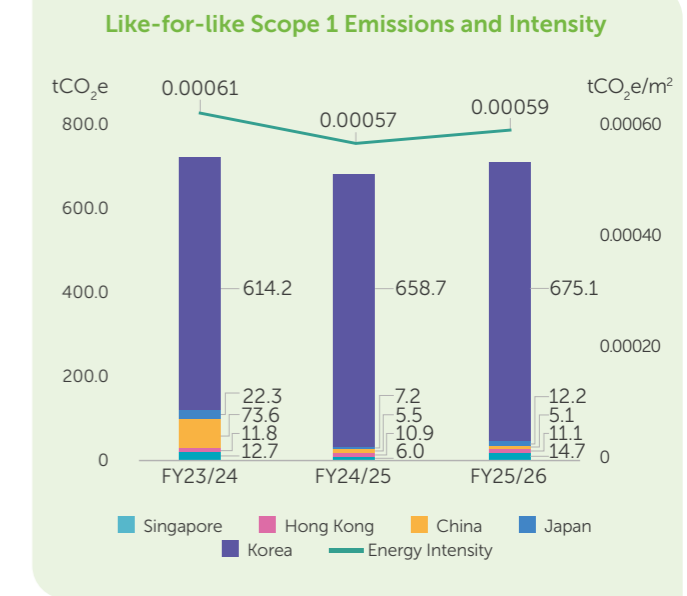
Scope 3 Emissions

While we do not have full operational control over tenant energy consumption or complete access to tenant usage data, we engage tenants regularly to promote energy reduction initiatives. Based on available data, the total Scope 3 energy emissions amounted to 93,740 tCO₂e.

A breakdown of MPACT's Scope 3 emissions by category can be found in the Appendix 1 of Environmental Data on page 66.

Adoption of Renewable Energy in the Japan Portfolio

All assets in our Japan portfolio are powered by 100% green electricity through bundled RECs, covering both landlord and tenant consumption. The use of RECs complements our onsite solar installations, both contributing to reductions in both Scope 2 and Scope 3 carbon emissions at MPACT's level.



¹ See Methodology section on Environmental Data (page 61) for more information.

¹ For definitions of location and market-based approaches, please refer to the Methodology section on page 62.

Energy and Climate Change

Climate Risks and Opportunities

201-2

Climate-Related Disclosures Overview

Climate change is intensifying physical impacts such as floods, wildfires and extreme heat, reinforcing the need for real estate players to future-proof their assets and identify opportunities for long-term value creation.

Climate-related risks and opportunities can influence MPACT's financial position, operating performance and cash flows across the short, medium and long term. Alongside the Mapletree Group, the Manager continues to monitor the current and potential future effects of climate change on the portfolio and implement strategies to manage these risks.

The following disclosures are primarily qualitative, complemented by selected quantitative estimates based on forward-looking assessments. They are subject to model limitations, data availability constraints and inherent uncertainties, and efforts to enhance the analysis are ongoing.

Current Effects of Climate Change

During the financial year, Typhoon Co-May affected Shanghai, while Typhoon Wipha and Super Typhoon Ragasa impacted Hong Kong. The impact was limited with only minor repairs required at our two affected properties there.

In mitigating the effects of climate transition risks, MPACT incurred S\$0.7 million in renewable energy capital expenditure in FY25/26, bringing cumulative investment in renewable energy to S\$6.4 million as at 31 March 2026. The above financial figures are consistent with the financial information underlying the consolidated financial statements in the Annual Report.

We obtain independent property valuations at each financial year-end and are not aware of any climate risks that would result in a material adjustment to the carrying amounts of assets and liabilities reported in the related financial statements for the next financial year.

Climate Risk Assessment

Climate-related risks are identified through an annual climate scenario analysis using a third-party climate risk assessment tool. This is an emerging corporate practice with inherent uncertainties, limitations and assumptions, based on currently available methodologies and scientific knowledge. The analysis uses a forward-looking model to estimate potential financial impacts under different climate scenarios, represented through a metric called climate value-at-risk ("cVAR").

For physical and transition risks, cVAR is determined based on the following:

- Acute Physical Risk – Potential Asset Damage Cost**
 Acute physical risk arising from extreme weather events can lead to building damage, resulting in increased capital expenditure due to higher asset repair costs. Asset valuation serves as a relevant financial indicator against which this risk is compared and assessed.
- Chronic Physical Risk – Potential Increase in Operating Expenditure**
 Chronic physical risk, such as extended periods of additional hot and cold days, can lead to increased operating expenditure due to additional cooling and heating costs. Net Property Income ("NPI") is a relevant financial indicator against which this risk is compared and assessed.
- Transition Risk – Carbon Pricing Exposure**
 Transition cVAR is based on the projected carbon prices for specific regions or countries where data is available, as carbon pricing is a policy tool used to limit greenhouse gas emissions. The financial impact of carbon taxes is usually reflected in higher operating expenditure, as utility companies pass on a portion of costs to consumers through higher electricity prices. As such, NPI serves as a relevant financial indicator for comparing and assessing this risk.

The climate-risk assessment tool incorporates climate scenarios from REMIND-MAgPIE,¹ an integrated assessment model that analyses future interactions among variable factors such as projected GDP growth, energy usage and mix across regions and countries, technology developments and climate-related policies.

CLIMATE RISK ASSESSMENT - PARAMETERS

SCENARIOS

Physical Risk	Transition Risk
<i>Risks arising from the physical impacts of climate change, encompassing both acute (event-driven such as floods and cyclones) and chronic (long-term shifts such as rising sea levels and increased mean temperature) risks.</i>	<i>Business-related risks stemming from shift towards a low-carbon economy, encompassing policy, technological market, and reputational changes.</i>
3°C above pre-industrial levels scenario <ul style="list-style-type: none"> Assumes that if no further climate policies are implemented, both average and extreme temperature changes are expected throughout the 21st century. Under the NGFS Current Policies Scenario, global warming of 1.5°C could be reached in the 2030s, 2°C around 2050 and 3°C around 2100. 	1.5°C above pre-industrial levels scenario <ul style="list-style-type: none"> Assumes that ambitious climate policies are introduced immediately to limit global warming to 1.5°C by 2100. To cap the temperature increase to 1.5°C, regulators are expected to actively impose carbon taxes, regarded as the likely worst-case scenario in terms of costs associated with transition risks.

Rationale for scenarios adopted:

- To adopt a conservative approach regarding financial impacts, the analysis for physical risk is based on a 3°C above pre-industrial levels scenario, while the transition risk analysis is based on 1.5°C above pre-industrial levels scenario.
- Other scenarios considered were deemed immaterial due to their minimal financial impacts.
- According to the UN Environmental Programme's Emission Gap Report 2024, global warming is projected to reach 2.6°C to 3.1°C over the course of this century. Hence a 3°C scenario is deemed as the likely worst-case scenario regarding costs associated with physical risks.
- Similarly, the 1.5°C scenario is viewed as a worst-case for transition risks as it anticipates the immediate implementation of climate policies. This scenario highlights significant transition risks due to the rapid and extensive changes required across various sectors.

TIME HORIZON

Short Term (2030), Medium Term (2040), Long Term (2050)

These time horizons align with MPACT's strategic planning horizon, holding period of assets and capital allocation plans.

- 2030 has been identified as the short-term horizon as it aligns with MPACT's business planning cycle.
- 2040 has been identified as the medium-term horizon as it provides a mid-way point between the short-term and long-term horizons.
- 2050 has been identified as the long-term horizon, as scientific evidence indicates that the most severe physical risks are expected to materialise by this period. It also represents the target year for organisations to achieve net zero.

GEOGRAPHICAL COVERAGE

All assets held by MPACT.¹

¹ The REMIND-MAgPIE model (Regional Model of Investments and Development - Model of Agricultural Production and its Impact on the Environment) is a framework used by the Network for Greening the financial System ("NGFS") to develop and analyse climate scenarios, exploring plausible future pathways for transition and physical risks.

¹ Except for The Pinnacle Gangnam which MPACT owns a 50% effective interest.

Energy and Climate Change

The outcome of the climate risk assessment for MPACT is summarised below, with risk levels categorised as low, moderate, major or severe. Given the portfolio diversification by asset count and geography, concentration risk is low. For any assets identified with severe risk, a more detailed analysis will be conducted.

CLIMATE RISK ASSESSMENT - SUMMARY				
Type	Description	Risk Level		
		Short Term (2030)	Medium Term (2040)	Long Term (2050)
PHYSICAL RISK - 3°C SCENARIO				
Coastal Flooding	Associated with an increasing or decreasing intensity and frequency of sea water flooding in coastal areas	●	●	●
Fluvial Flooding	Associated with an increasing or decreasing intensity and frequency of river flooding	●	●	●
Pluvial Flooding	Associated with an increasing or decreasing intensity and frequency of local surface flooding	●	●	●
Cyclone	Associated with an increasing or decreasing intensity and frequency of tropical cyclones due to high wind speeds	●	●	●
Wildfire	Associated with an increasing intensity and frequency of wildfires	●	●	●
Extreme Cold	Associated with an increasing or decreasing number of days with extreme cold (< 0°C to -10°C)	●	●	●
Extreme Heat	Associated with an increasing or decreasing number of days with extreme heat (> 30°C to 35°C)	●	●	●
TRANSITION RISK - 1.5°C SCENARIO				
Increase in Carbon Price (Whole Building)	Associated with carbon taxes translating to higher utility costs for entire building including tenant-controlled areas	●	●	●
Increase in Carbon Price (Landlord-controlled Area)	Associated with carbon taxes translating to higher utility costs for landlord-controlled areas only	●	●	●

Risk Level: ● Low ● Moderate ● Major ● Severe

In summary, though coastal flooding remains our key physical risk, none of MPACT's assets are assessed as vulnerable to a severe level of physical risk by 2050. For transition risk, less than 1% of MPACT's landlord-controlled areas are assessed as vulnerable by 2050, with an estimated value-at-risk of S\$3 million. Carbon pricing remains the most obvious transition risk, given the reliance on grid electricity to power assets' operations.

Of MPACT's entire portfolio, 95,530 square metres of office lettable area is projected to fall within 100-year flood zones by 2050.

Physical and transition risk have potential financial implications for MPACT, both directly and through its value chain, as illustrated below.

Metric	Physical Risks	Transition Risks
Revenue	<ul style="list-style-type: none"> Business interruptions (e.g. severe flooding that renders buildings inaccessible, disruption to energy and water supply) 	<ul style="list-style-type: none"> Shifting corporate consumer preferences to less carbon-intensive assets Regulatory requirements for building operations impacting licence to operate
Operating Expenditure	<ul style="list-style-type: none"> Increased maintenance costs Increased heating and/or cooling costs Higher insurance premiums Productivity loss due to heat stress and emergencies Upstream supply chain disruptions due to climate change causing downstream impacts such as delayed delivery time of materials and equipment 	<ul style="list-style-type: none"> Increased utility costs through increased carbon taxes and procuring RECs
Capital Expenditure	<ul style="list-style-type: none"> Building damage repair cost Increased costs to raise assets' resilience (e.g. installing flood barriers for existing assets, elevating ground level for development projects) 	<ul style="list-style-type: none"> Increased costs to decarbonise buildings (e.g. upgrade of HVAC systems, renewable energy installations)
Asset Valuation	<ul style="list-style-type: none"> Decreased asset value due to loss of revenue, higher operating and capital expenditures, shorter useful lifetime or stranded assets Investors avoiding assets exposed to climate risks Inability to obtain financing due to climate risks 	

To manage climate risks, the Manager has developed both mitigation and adaptation plans, as summarised below.

MITIGATION PLAN To reduce the impact of climate change	<ul style="list-style-type: none"> Net zero plan and targets including establishing the energy and carbon baseline, and asset-level decarbonisation pathways Green building plan to lower carbon footprint through energy optimisation efforts and obtain green building certifications / energy ratings for benchmarking Transition to renewable energy sources Tenant engagement through initiatives such as green leases to facilitate consumption data sharing to drive improvements in efficiency, and encouraging renewable energy adoption Supplier engagement and consideration of environmental credentials to reduce embodied carbon Monitor regulations on energy efficiency and identify relevant decarbonisation initiatives to ensure continued licence to operate
ADAPTATION PLAN To prepare for severe climate change	<ul style="list-style-type: none"> Climate risk due diligence for new investments and existing assets Conduct technical building assessments to identify higher-risk assets and explore engineering solutions to protect them where required Maintain insurance coverage for climate-related property damages and business interruptions Emergency response plans for buildings and workplaces Reduce strain on public infrastructure through energy and water efficiency measures and on-site renewable energy generation, lowering operational costs Diversify supplier base to mitigate concentration risk and supply chain disruptions Monitor national adaptation measures that address broader physical risks as asset-level measures may not be sufficient to mitigate these risks if the surrounding area is compromised

Energy and Climate Change

Climate Opportunities Assessment

Climate change presents not only risks but also opportunities to enhance portfolio value and long-term competitiveness. Through anticipating climate-related risks and embedding risk mitigation measures into our processes, we strive to build a climate-resilient portfolio that is more sustainable and resource-efficient. The table below outlines the climate-related opportunities available to MPACT, which are expected to become more pronounced over time depending on the climate scenario that unfolds.

Activity	Potential Opportunities
Increase the proportion of buildings with green building certifications	<ul style="list-style-type: none"> Ongoing relevance to operate, particularly in the office sector where tenants increasingly seek greener buildings as a baseline requirement Appeals to sustainability-conscious tenants that recognise the green building premium
Expand the proportion of energy-efficient assets	<ul style="list-style-type: none"> Lowers electricity costs and carbon tax pass-through costs by reducing carbon emissions
Adopt renewable energy through solarisation of rooftops and Power Purchase Agreements	<ul style="list-style-type: none"> Reduce reliance on grid electricity and, where surplus generation allows, create potential revenue by selling surplus solar energy to the grid and tenants
Expand the proportion of parking spaces equipped with EV charging infrastructure	<ul style="list-style-type: none"> Generates additional revenue stream through offering EV charging services to tenants and visitors Attracts a wider pool of shoppers and employees of office tenants using EVs
Expand access to green and sustainable capital	<ul style="list-style-type: none"> Attracts forward-looking investors seeking sustainable investments Improves access to sustainability-driven lenders who may offer preferential interest rates linked to sustainability performance through green and sustainable financing

Managing Climate-Related Risks and Opportunities

Environmental risk – including physical and transition risk – is one of the key risks identified in the Mapletree Group’s Enterprise Risk Management (“ERM”) Framework. This risk is of equivalent priority to other key risks, with its risk tolerance approved by the Board. Policies addressing climate-related risks and opportunities across operations are reviewed and updated regularly. Climate-related training has also been conducted for the Board, senior management and employees to keep them up to date on latest climate-related developments, including Directors’ training on sustainability matters as prescribed under the Listing Manual.

To mitigate physical risk and capitalise on opportunities associated with owning a resilient portfolio, the Group Sustainable Investment Policy requires physical risk assessments to be carried out prior to new asset acquisitions. For existing assets, climate risk assessments are conducted annually and embedded within the ERM Framework. For existing assets identified as having exposures to physical risk, national adaptation measures are monitored closely and incorporated into asset-level planning where relevant.

To mitigate transition risk and maintain portfolio attractiveness to tenants and investors, the EDMS has been implemented to track energy consumption and carbon emissions. While the Mapletree Group has yet to formally apply internal carbon pricing, the Group Sustainable Development Policy and the Group Sustainable Investment Policy provide guidance on building design and enhancement measures to reduce carbon footprint and align with regulations. Our climate change strategy is highly dependent on the availability of renewable energy, and the Group Renewable Energy Policy

details its renewable energy hierarchy and implementation guidance. Other transition risks, including technology, market and reputation, are managed through the monitoring of changes in climate policies, regulations and market demand via tenant engagement.

Business Model Resiliency and Resource Allocation

Our overall business model of creating value through investing in a diversified portfolio of income-producing real estate used primarily for office and/or retail purposes is not expected to change as a result of climate-related risks and opportunities. To strengthen long-term resilience, our climate mitigation and adaptation plans are subject to continuous implementation and review.

We remain responsible for budgeting, funding and executing asset-level climate-related development and enhancement initiatives. Planned capital investments in the coming years will factor in the need to increase renewable energy adoption and enhance energy efficiency, including exploring suitable options for renewable energy procurement and continuing efficiency-focused upgrades across the portfolio. At the Mapletree Group level, both funding and personnel resources are allocated to support relevant projects across the portfolio. We are also utilising green financing to fund climate-focused asset enhancement initiatives (“AEIs”) and investments (refer to Economic Performance section on page 20).

Given the evolving nature of climate scenario analysis, we continuously monitor and refine our approach to climate risk assessment, identifying areas for improvement, strengthening risk mitigation measures and capitalising on climate-related opportunities.

Water Management

Why is this important?

3-3

Water is a critical resource for our daily operations. Effective water management reduces environmental impact, while mitigating risks of higher operating costs and increased insurance premiums. We recognise water as an indispensable resource for sustainable development and are committed to responsible water stewardship.

Management Approach

3-3

We employ a strategic approach to water management across all properties. This includes the monitoring of water withdrawal, reduction of water consumption and exploration of alternative sources.

The table below outlines the water management initiatives in place across our properties:

Control or Metering

- Installed digital and automated meters for enhanced monitoring
- Carried out prompt repairs to address leakages
- Raised awareness of water conservation through multiple engagement channels
- Deployed leakage detectors and isolation valves to reduce water loss

Improving Water Efficiency

- Upgraded restrooms with motion-sensor faucets, low-flush systems and WELLS-rated taps
- Optimised water flow rates
- Improved chilled-water system efficiency and monitored cooling-tower consumption

Water Recycling

- Used NEWater (Singapore’s ultra-clean, high-grade reclaimed water) and rainwater for irrigation, toilet flushing, cooling towers and carpark cleaning
- Installed automated rain sensors at MBC, mTower and BOAHF
- Collected rainwater for cleansing of basement floors and the last manhole at Sandhill Plaza
- Used seawater and cooling-tower bleed-off water for flushing at Festival Walk
- Implemented a water-reuse system for ice resurfacing and ice-melting processes at Festival Walk



Water Management

Water Conservation

Interactions with Water

303-1, 303-2

Water is primarily used at our commercial properties as a key resource for cooling systems that regulate indoor temperatures. It is also used by tenants, shoppers, employees and visitors.

In addition to implementing water efficiency initiatives in common areas, we actively engage tenants and shoppers to promote collaborative efforts in responsible water usage. In FY25/26, events and initiatives were held across all of MPACT's five markets to commemorate World Water Day and encourage the adoption of water-saving practices.

Wastewater is separated or treated to the required standards before being discharged through municipal wastewater facilities for further treatment, in compliance with applicable local regulations on trade effluent discharge limits.

SPOTLIGHT

World Water Day Events Across Our Properties



Interactive booths at MBC promoting sustainable water practices.



Tenants of Gateway Plaza participating in activities focused on building water conservation habits.

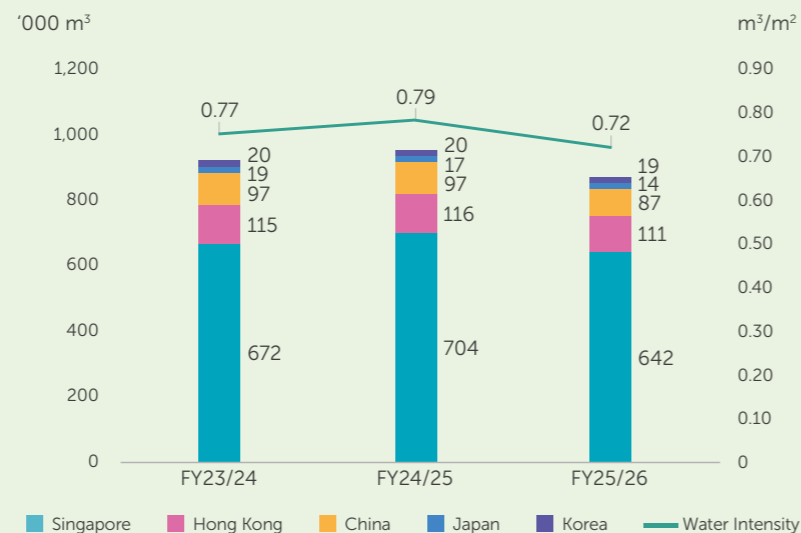
Water Withdrawal

2-4, 303-3, CRE2

Water withdrawal across MPACT's operational properties is primarily sourced from municipal suppliers, with wastewater carefully managed through municipal facilities.

In FY25/26, total landlord water withdrawn decreased by 9.3% yoy to 883,663m³, driven by ongoing water efficiency initiatives and adoption of smart monitoring system for enhanced consumption tracking and analysis. Like-for-like landlord water intensity decreased by 8.4% from the FY24/25 baseline. In addition, 378,738m³ of water was recycled across all our portfolio (including NEWater used at the Singapore properties).

Like-for-like Landlord Water Withdrawal and Intensity



Waste Management

Why is this important?

3-3

Safe and responsible waste disposal and recycling are essential to mitigating negative environmental impact, elevating the quality of MPACT's properties and supporting the transition towards a circular and low carbon economy. We are committed to responsible waste management through maintaining appropriate infrastructure and promoting responsible disposal and resource stewardship across our properties and amongst our stakeholders.

Management Approach

3-3, 306-1, 306-2

Waste across MPACT's properties is predominantly generated from tenant and shopper activities. It consists mainly of non-hazardous materials such as paper, plastic, metal, glass and food waste. These are directed to appropriate end-of-life treatment pathways, including landfills, recycling facilities, incineration plants where energy recovery may occur. Hazardous waste, generated in small quantities, is managed in accordance with regulatory requirements, handled exclusively by qualified vendors at licensed facilities.

We encourage responsible waste management across our properties, including areas beyond our direct operational control. For office and business park premises occupied by MPACT and the Mapletree Group employees, we work closely with the Mapletree Group to implement a Waste Management Plan, promoting practices including:

- Digitising and streamlining of workflows to reduce printing;
- Eliminating single-use water bottles in meeting rooms and promoting reusable alternatives; and
- Providing glassware and crockery in pantries and meeting rooms.

Beyond our offices, we extend responsible waste management to other properties through e-waste and food waste initiatives.

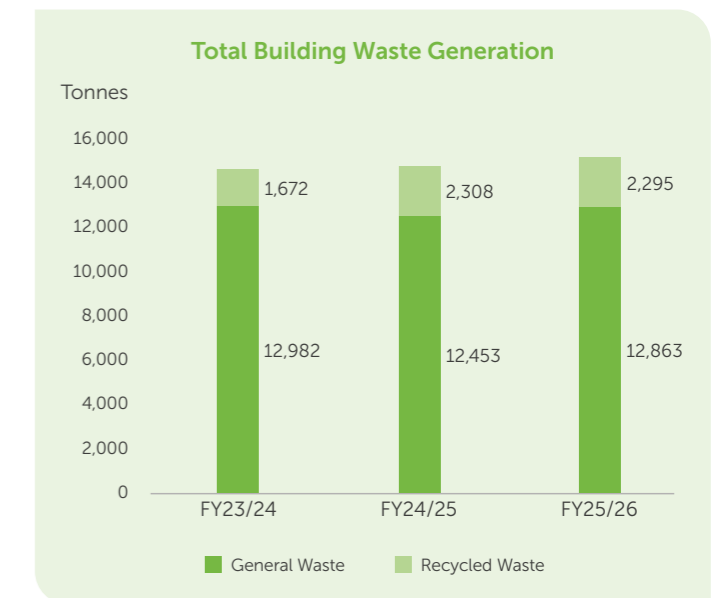
For e-waste, VivoCity has accessible e-waste bins for both tenants and shoppers, with regular engagement to reinforce proper disposal practices. ARC, the retail component of mTower, operates an e-waste collection programme with the National Environment Agency, and our Singapore commercial buildings engage an external e-waste vendor for quarterly collection.

For food waste, VivoCity is equipped with two food composters, and we engage tenants to encourage its use, reducing the volume of food waste directed to disposal. At Sandhill Plaza, compost bins are installed to convert organic waste from tenants into fertiliser for use in the property's landscaping.

Performance Data

2-4, 306-3, 306-4, 306-5

In FY25/26, a total of 15,157 tonnes of waste was generated, of which 15.1% was recycled. Approximately 7 tonnes of e-waste was collected and recycled from our Singapore properties as part of our ongoing half-yearly e-waste recycling initiative.



Over 750 tonnes of food waste was collected from VivoCity and Festival Walk during the year, against our target of 850 tonnes. The shortfall was primarily due to AEI works at VivoCity, which resulted in the temporary closure of a food court, typically a significant contributor of food waste. Manpower constraints also limited tenants' ability to segregate food waste. Separately, tenant-led food donation initiatives diverted surplus food to the community. While this reduced the volume collected for composting, it reflects responsible resource stewardship.

For details of hazardous waste generated and recycled, please refer to Appendix 1 of Environmental Data on page 67.

Enhancing Social Value in the Workplace and Community

Our success is built on the foundation of our people and the communities we serve. We recognise that fostering meaningful connections within our workplace and nurturing an environment that promotes the well-being of our stakeholders are essential to creating lasting value. This section covers our progress across four material topics: **Employee Engagement and Talent Management**, **Diversity and Equal Opportunity**, **Health and Safety**, and **Community Impact**.



Employee Engagement and Talent Management

Why is this important?

3-3

A talented and engaged workforce is pivotal to driving MPACT's performance and delivering value for all stakeholders. By prioritising talent attraction and retention, we are committed to supporting our employees' personal and professional growth. This reduces turnover and improves productivity, while building a stable and capable team to navigate business challenges and support operational continuity, strengthening MPACT's long-term competitive position.

Management Approach

3-3

Our talent management initiatives are grounded in five key pillars of MPACT's Employment and Talent Development Strategy, designed to support employees across all stages of their careers, from hiring through to leadership development, and to ensure that their work experience is enriching and fulfilling.

Talent Attraction and Retention

Recruitment and Selection

We adopt Mapletree Group's policies on talent acquisition which promote fair employment and equal opportunities. These policies are in line with the Tripartite Guidelines on Fair Employment Practices issued by the Ministry of Manpower ("MOM"), the National Trades Union Congress and the Singapore National Employers Federation, as well as relevant local regulations and guidelines in the jurisdictions we operate in.

We maintain a formal talent development strategy and leverage channels such as career fairs, the Mapletree Group's website and online job portals to reach candidates across all career stages – from polytechnic students and undergraduates to graduates and mid-career professionals. Candidate selection is guided by Mapletree Group's principles on non-discriminatory employment practices. To further strengthen talent attraction and retention, the Sponsor offers structured development programmes tailored to different career stages: the Mapletree Internship Programme for students and the Mapletree Technical Programme, which builds technical competencies for ITE graduates. Annual manpower planning is also conducted to forecast hiring needs to ensure that our business is adequately supported by employees with the right capabilities and experience.

Succession Planning and Retention

401-1

We regularly review our recruitment and development needs to ensure that the business has the right talent in place as priorities evolve. The Nominating and Remuneration Committee conducts annual review of



the talent pipeline and succession plans for the position of CEO and other key management positions of the Manager. Potential candidates are identified and supported through targeted development programmes to prepare them for future leadership roles.

To support retention, the Mapletree Group has put in place a range of initiatives including interviews with resigning employees, long-service awards and additional annual leave for long-serving employees.

Workforce Movement in FY25/26

18% annual turnover rate

14% annual new hire rate

Employee Engagement and Talent Management

Fair Remuneration and Employee Benefits

Compensation and Benefits

201-3, 401-2

We believe that fair and competitive compensation is fundamental to attracting, retaining and motivating our people. In line with this, we offer a comprehensive remuneration package that is reviewed annually and benchmarked against gender-neutral market standards by independent HR consultants, ensuring that our employees are rewarded equitably.

MPACT's compensation package includes:

- Fixed pay
- Statutory provident fund contributions
- Performance-based incentives¹
- Non-monetary benefits to support employee well-being and promote long-term performance
- Allowances

Our employees receive compensation that meets or exceeds local minimum wage regulations in the respective countries of employment. Pay structures are performance-oriented, gender-neutral and based on job responsibilities, skills and qualifications.

As part of the Mapletree Group, part-time and temporary employees (on contracts of more than 12 months) across the Group receive similar benefits as permanent employees, with all staff enjoying access to a comprehensive welfare and benefits scheme. This encompasses insurance coverage, medical and dental benefits, employee assistance, various leave types, work from home arrangements and staff engagement initiatives.

Monthly contributions are made to employees' social security accounts in compliance with the applicable local legislations and social security policies. In Singapore, eligible employees are enrolled in the Central Provident Fund ("CPF"), a government pension programme designed to help employees set aside funds for retirement. Employee contributions to CPF range from 5% to 20%, while employer contributions range from 7.5% to 17%.²

Retirement and Re-Employment

We offer continued employment to employees who have reached the statutory retirement age but wish to continue working. In FY25/26, 5.2% of our employees were on re-employment contracts. To support their continued employment, we provide retraining and development programmes to update and expand their skills.

Parental Leave

401-3

We recognise the importance of supporting employees with family responsibilities. All eligible employees are provided with parental leave to help them manage their caregiving responsibilities. In FY25/26, a total of nine Singapore-based employees took parental leave.

Supporting Working Parents
Parental Leave Outcomes in FY25/26

100%
return-to-work rate of employees who took parental leave

88%
retention rate of employees who took parental leave

Performance Management

404-3

We are guided by the Mapletree Group's performance-based remuneration model. Employees receive regular feedback and have the opportunity to discuss their development and career objectives with their managers. A Group-wide electronic performance appraisal system supports this process by providing a structured platform to set and track KPIs and ensure achievement-based compensation.

A Competency Framework assesses all employees across standardised key performance areas: proficiency and quality of work, collaboration and leadership, and business growth - reflecting each employee's ability to contribute and support MPACT's business objectives. Non-financial targets, including environmental impact, CSR and employee well-being, are integrated into annual performance assessments.

All employees underwent at least one formal performance review in FY25/26, with ongoing feedback provided throughout the year.³

Training and Development

404-1, 404-2

The Mapletree Group places significant emphasis on the professional growth of its workforce. We offer a diverse range of educational opportunities and professional training programmes that cater to diverse learning preferences, equipping them with the skills needed to navigate a dynamic operating landscape. Learning programmes are reviewed regularly to ensure that they remain current and aligned with business requirements.

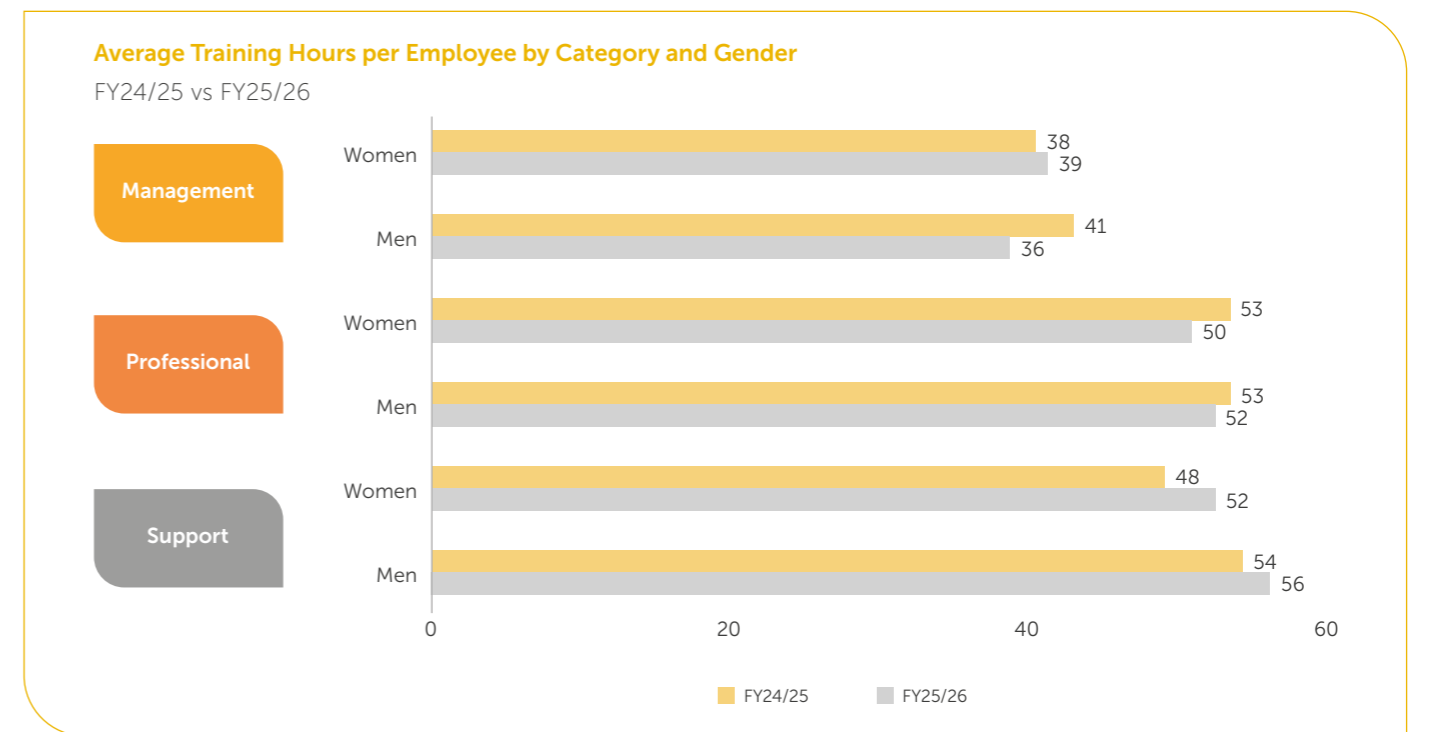
Examples of learning and training topics

- Sustainability
- Digital transformation
- Building and safety
- Personal effectiveness
- Diversity, equity and inclusion
- Business continuity
- Real estate

Platforms used to deliver learning and training

- Mapletree Learning Management System ("LMS")
- E-learning tools such as LinkedIn Learning
- Face-to-face training sessions

In FY25/26, employees participated over 9,800 times across more than 3,000 courses, averaging 51 training hours each. To strengthen sustainability capabilities, employees recorded more than 1,700 course participations spanning over 170 sustainability and business continuity courses. 95% of employees completed at least two hours of ESG and two hours of digital-related training during the year.



¹ Including those linked to individual performance, overall value contribution, MPACT's financial results, and other non-financial KPIs such as the achievement of sustainability targets and participation in training and wellness programmes.

² Specific contribution percentages are determined by the age of the employee in accordance with prevailing regulations.

³ Including part-time employees.

Employee Engagement and Talent Management

Career Management

We support employees in taking charge of their career development by providing access to a range of programmes and initiatives.

Self Development Scheme

Provides financial support for course fees, learning materials and professional memberships on a co-payment basis, creating opportunities for employees to strengthen core competencies and pursue professional qualifications

Mapletree Training Award

Offers qualified employees¹ financial assistance to further their education at recognised universities, tertiary institutions or professional bodies

We also collaborate with educational institutions to provide employees and students with opportunities to deepen their knowledge of the real estate industry. Under the Mapletree Real Estate Programme and Mapletree Sustainability Programme, the 2nd Mapletree Annual Sustainability Lecture was held at Nanyang Technological University in November 2025, and the 5th Mapletree Real Estate Forum at Singapore Management University was held in March 2026. These programmes deepen employee knowledge of emerging real estate and sustainability trends, while also supporting the development of future talent.

SPOTLIGHT

Learning Fiesta 2025

The Mapletree Group held its eighth Learning Fiesta from 17 to 19 September 2025, its second year in a hybrid format, connecting employees across global offices. Built around the theme "Strong Foundation, Unlocking Potential", the Fiesta reinforced Mapletree Group's commitment to adaptability, continuous upskilling and overall operational excellence.

The three-day programme engaged over 1,000 unique learners across 11 sessions spanning four focus areas: Business and Strategy, Personal Development, Digital Transformation and Sustainability. In total, employees achieved 5,475 learning hours, supported by both internal speakers and external professionals.

In addition to the knowledge-sharing sessions, the Fiesta featured interactive experiences including sustainability-themed activities and game stations. To support ongoing learning beyond the event, session materials and recordings were available on the Mapletree Group's LMS, enabling employees to revisit content and consolidate their learning.





1,000+
learners

11
sessions

5,475
hours



¹ Qualified employees are defined as full-time, contract (with a contract duration of more than one year) and part-time employees who have completed at least two years of services.

Mapletree Learning Roadmap				
	 Leadership and People Management Excellence	 Personal Excellence	 Functional Excellence	 New Hire Excellence
Non-executives, Executives, and Assistant Managers	<ul style="list-style-type: none"> Supervisory Leadership Programme 	<ul style="list-style-type: none"> Courses, seminars and workshops on different competencies and skill sets 	<ul style="list-style-type: none"> On-the-job training, coaching, and role-specific learning sessions 	<ul style="list-style-type: none"> First Day Orientation Onboarding Buddy Programme Immersion Programme In-Conversation with Senior Management
Managers and Senior Managers	<ul style="list-style-type: none"> Leadership Foundation Programme Human Capital Leadership Institute ("HCLI") Young Leaders Programme 			
Vice Presidents and Directors	<ul style="list-style-type: none"> Leadership Excellence Programme HCLI Leaders Programme 			
Above Director Level	<ul style="list-style-type: none"> Strategic Leadership Programme HCLI - Asean Business Leadership Programme 			

Employee Engagement and Talent Management

Employee Engagement and Transparent Communication

2-25, 2-26, 402-1

Recognising that employee engagement is vital to foster an inclusive and supportive workplace, we uphold an open-door policy that encourages employees to freely share their feedback, opinions and concerns through various support channels. More information on our Approach to Stakeholder Engagement can be found on pages 17 to 18.

The Mapletree Group has a structured grievance-handling process that outlines internal escalation procedures for employees to raise work-related grievances, such as harassment, bullying, discrimination, unsafe work conditions and uneven or excessive workloads. Such cases will be investigated and resolved at higher management levels and the HR department. This process ensures that reported incidents, including allegations of harassment, bullying and discrimination, are investigated promptly, with appropriate follow-up actions taken.

Beyond our formal processes, we engage employees to support their well-being. We do this through various channels, including engagement surveys, town hall sessions and other staff communication platforms such as the Mapletree Intranet. The management team also connects with employees through informal engagements such as luncheons and team bonding activities.

Employee Engagement Activities in FY25/26

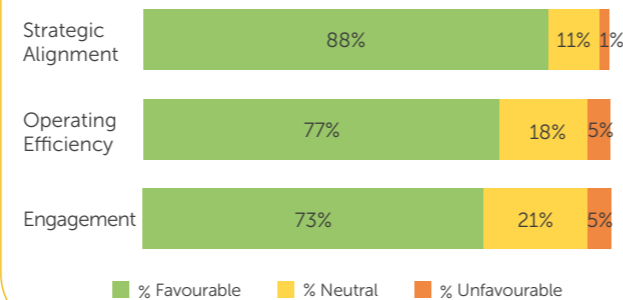


Colleagues and top management gather to welcome the Chinese New Year.



Connecting over a friendly emoji game at a staff bonding session.

2025 Employee Engagement Check-In Survey Results



In September 2025, the Mapletree Group conducted a supplementary check-in survey as a follow-up to the main EES conducted two years earlier. It was designed to assess shifts in employee sentiment, track progress made since the previous survey and identify areas for improvement. The survey recorded a participation rate of 98%, strong and robust employee engagement in the feedback process. The overall results showed close strategic alignment at 88%, with operating efficiency and engagement at 77% and 73%, respectively.

Town hall sessions provide a forum for senior management and employees to exchange updates, align on business goals and address work-related matters. During the reporting year, a Group-level town hall session was held for employees across Singapore, Hong Kong, Beijing, Shanghai and Tokyo to provide updates on the Mapletree Group's operational and financial performance, strategies and work-related matters.

In the event of significant operational changes, the Mapletree Group endeavours to notify affected employees (and unions, where applicable) in advance to minimise potential operational disruptions and maintain an engaged workforce.

Collective Bargaining Rights

2-30

The Mapletree Group respects employees' right to freedom of association and trade union membership. In Singapore, the Mapletree Group is guided by the Industrial Relations Act. This legislation allows trade unions to represent employees in collective bargaining and serves as a mechanism for preventing and resolving workplace disputes.

Collective bargaining agreements are in place for employees up to the senior executive level in Singapore. Currently, 33% of employees in Singapore are covered by these agreements. For employees not covered by collective bargaining agreements, we provide fair terms of employment and supportive working conditions aligned with the industry standards.

Employee Wellness

403-6

We recognise that healthy habits and mental wellness are critical to employee well-being. Together with Mapletree Group, we organise a range of wellness programmes to support employees' overall health.

Wellness@Mapletree is a Group-wide initiative aimed at fostering health and well-being amongst employees. 97% of employees met the target of participating in at least four wellness activities during the year. The Wellness@Mapletree programme features a variety of both in-person and virtual

events, covering sports, physical activities, physical, mental and financial health talks and wellness-related workshops across different markets. During FY25/26, employees recorded over 590 participations across 12 mental wellness workshops, covering areas such as stress management, mindfulness, and sleep management techniques. Employees also receive regular communications promoting mental wellness awareness and practices.

To further support mental health, confidential and professional counselling, as well as information services are available to employees and their immediate household members through the Employee Assistance Programme.

SPOTLIGHT

Wellness Activities Across Our Markets



Colleagues bond over a durian tasting in Singapore.



Bouldering at a wellness event in Singapore.



The Shanghai team takes part in a badminton wellness session.



A yoga class as part of the wellness programme in Hong Kong.

Diversity and Equal Opportunity

Why is this important?

3-3

Research from the International Labour Organisation shows that workplace equality, diversity and inclusion positively influence innovation, productivity, performance and employee well-being.¹ We remain committed to providing equal opportunities and cultivating a respectful and empowering environment where individuals can maximise their potential. These efforts support better decision-making and business performance, strengthening MPACT's ability to adapt to evolving business needs.

Management Approach

3-3, 2-7, 2-8

In line with the Mapletree Group's policies on Resourcing and Employment as well as Compensation, Benefits and Leave, our hiring practices are designed to ensure fairness, merit-based recruitment and non-discrimination. We conduct diversity and inclusion training and organise cultural diversity events and communications to foster an inclusive environment that values employees regardless of age, gender, race, religion, background and financial circumstance.²

Mapletree Group's Human Rights Policy covers unethical labour practices. During FY25/26, no employees were hired on a non-guaranteed hour basis. We also apply the Group's commitment to diversity to the built environment, incorporating universal and inclusive design principles.

Our People

As at 31 March 2026

More than **1,100** workers worked onsite at our properties³

423

employees based across Singapore, Hong Kong, Beijing, Shanghai and Tokyo⁴

100%

of management roles filled by local hires across our markets

Workforce Diversity At A Glance

As at 31 March 2026

50:50 women-to-men workforce representation

39% men representation in management

61% women representation in management

¹ Source: International Labour Organisation, Transforming enterprises through diversity and inclusion, 2022.

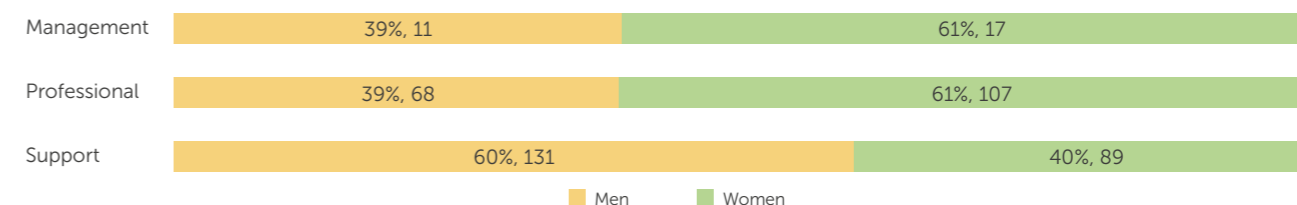
² This includes e-learning courses on cultural awareness and global communication.

³ This includes 752 TPSPs and 19 interns.

⁴ The headcount does not include selected employees managing the Japan Properties and The Pinnacle Gangnam. These employees include the local teams from Mapletree Management Services Japan Kabushiki Kaisha and Mapletree Korea Management Co., Ltd.

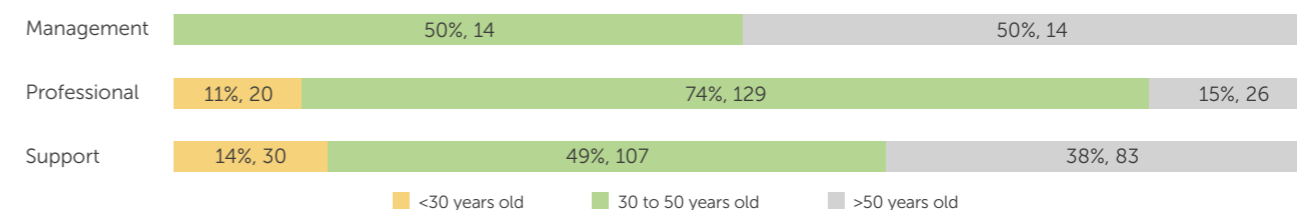
Breakdown by Employee Categories (by Gender) (% , Number)

(As at 31 March 2026)



Breakdown by Employee Categories (by Age) (% , Number)

(As at 31 March 2026)



Pay Equality

405-2

We are committed to providing fair and equitable remuneration for all employees, regardless of gender. Employees are hired and rewarded based on merit, ability and experience for comparable roles. These practices also support efforts to address and minimise gender pay gaps. For more information on our employment and talent development strategy, please refer to pages 39 to 43.

Ratio of Basic Salary: Women to Men, by Employee Category

	Support		Professional		Management	
	FY24/25	FY25/26	FY24/25	FY25/26	FY24/25	FY25/26
Women-to-Men	0.98 : 1	0.97 : 1	1 : 0.92	0.97 : 1	0.89 : 1	1 : 0.93

Board Diversity

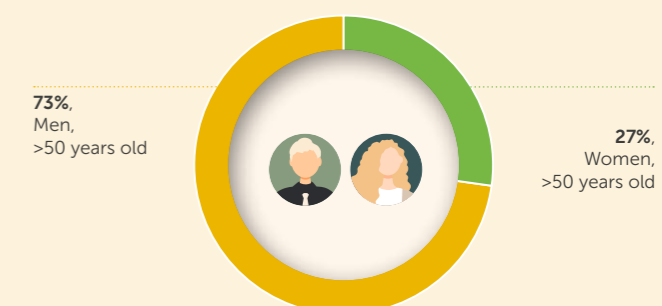
405-1

We recognise the importance of diverse leadership in enhancing decision-making that is aligned with stakeholders' interests. Guided by the Board Diversity Policy, we conduct regular reviews of Board composition. The Board selection process considers nominees' business and industry experience alongside diversity factors including age, gender and cultural background.

As at 31 March 2026, women constituted 27% of the Board, reaffirming our commitment to achieving a minimum representation of 30% by 2030.

Board Composition by Gender and Age Group¹

(As at 31 March 2026)



¹ There were no board members below 50 years old.

Diversity and Equal Opportunity

SPOTLIGHT

Empowering Women and Fostering Inclusive Growth

In conjunction with International Women's Day ("IWD") on 8 March 2026, the Mapletree Group organised a week-long programme of activities to promote gender equality, women's empowerment and well-being.

The week's anchor event, "Inspiring the Next Generation", brought together two senior women leaders – Ms Tan Su Shan, Chief Executive Officer of DBS Group, and Ms Wendy Koh, Group Chief Financial Officer of the Mapletree Group – to share their experiences and careers perspectives on leadership, resilience in an AI-driven future, and the importance of building supportive networks.

The session was attended by Mapletree staff, students and tenants, underscoring our commitment to engage a wider community in conversations on empowerment and opportunity.

Other initiatives included a two-day IWD Bazaar showcasing food, crafts and home products from women-led businesses, wellness talks such as traditional Chinese medicine and osteoporosis prevention, and a purple-themed mass walk along the Southern Waterfront. In the spirit of sustainability, employees were encouraged to repurpose or reuse items they already owned in the IWD colour, purple.

IWD was also celebrated across our China properties. At Gateway Plaza, a flower-giving event was organised for female tenants, while Sandhill Plaza hosted a sharing session on women's mental health.

The strong participation across all initiatives reflects the Mapletree Group's collective commitment to promote gender equality and inclusion.

International Women's Day 2026 - Celebrations Across Markets



A panel discussion on women in leadership at the "Inspiring the Next Generation", featuring Ms Tan Su Shan and Ms Wendy Koh.



Employees in Singapore participated in a purple-themed mass walk to celebrate International Women's Day.



Celebrating women with a flower-giving gesture at Gateway Plaza.



Promoting mental wellness among women through a mental health sharing session held at Sandhill Plaza.

Health and Safety

Why is this important?

3-3

We are committed to providing a safe and healthy environment for everyone who works in, visits, or interacts with our properties, including employees, tenants, contractors, visitors and shoppers. We continue to invest in rigorous health and safety standards, and embed these within our broader risk management approach to prevent incidents and protect all who are part of our community.

Management Approach

3-3, 403-1, 403-8

We have established a comprehensive health and safety management system that all employees and TPSPs are required to comply with. The management system comprises:

- Policies and procedures;
- Risk assessments;
- Safety training and communication; and
- Regular meetings, safety audits and routine inspections.

In Singapore, we adhere to the MOM mandatory workplace incident-reporting requirements. Our health and safety management system is aligned with ISO 45001:2018 standards and accordingly, annual Occupational Health and Safety ("OHS") audits are performed to ensure effective governance and compliance. This framework enables us to identify potential risks and hazards, implement mitigation measures swiftly and effectively, uphold industry best practices, and maintain full compliance with safety regulations across our operations.

Prevention and Mitigation of Occupational Health and Safety Impact

403-1, 403-2, 403-4, 403-6, 403-7

We have established comprehensive procedures and guidelines to safeguard the health and safety of employees, tenants, suppliers, contractors, visitors and shoppers. These measures are designed to identify, control, and communicate potential hazards.

We maintain strict compliance with all relevant safety regulations across the markets in which we operate. In Singapore, a structured risk management process is in place to identify and mitigate potential work-related hazards. Risk assessments are conducted by competent personnel, including BizSAFE Level 2 certified staff, and mitigation measures are determined with reference to the hierarchy of controls. Key safety issues, lessons learnt and preventive measures are shared during regular safety meetings to support the adoption of best practices.

Mechanisms are also in place for employees to report and address unsafe conditions, with protection from reprisals in place through the Mapletree Group's Whistle-blowing Policy.

Health and Safety Practices At Our Properties



Teams run a flood emergency drill at Gateway Plaza.



A work-at-height operation underway at MBC.

Health and Safety

The following table outlines the processes for preventing and mitigating occupational health and safety impacts across our key stakeholder groups.

Stakeholders	Processes to Prevent and Mitigate Occupational Health and Safety Impacts
Employees	<ul style="list-style-type: none"> Employee ownership of safety issues, with proactive incident reporting encouraged Regular checks by property managers on lifts, escalators, fire service installations, indoor air quality, lighting controls and thermal comfort Risk assessments to identify hazards and implement mitigation measures
Tenants	<ul style="list-style-type: none"> Tenant compliance with health and safety practices and requirements outlined in the Fit-Out Manual (minimum fit-out and safety standards), Tenant Handbook, Fire Safety Manual and Evacuation Plan Circulars issued during heightened security or health risks Enhanced security measures including access card systems, visitor registration, CCTV surveillance and security officers Regular safety drills for tenants, visitors and employees
TPSPs	<ul style="list-style-type: none"> Standard contract terms outlining obligations to comply with applicable laws and regulations On-site safety audits conducted where applicable Monitoring of TPSPs' health and safety performance via meetings and spot checks TPSPs or contractors are required to conduct risk assessments before works involving potential hazards
Visitors/Shoppers	<ul style="list-style-type: none"> Directional signage, emergency exits and emergency lighting installed across properties Annual lift inspections and fire alarm system checks to meet building regulations Routine site walkabouts by property managers to identify health and safety hazards

Health and safety matters are consulted and discussed with technicians, property managers and asset managers through monthly operations meetings, covering upcoming works, risk assessments, incidents, latest health and safety regulations and improvement plans. Relevant health and safety information, including SOPs and policies, is communicated through operations meetings and made available on the Intranet.

We recognise that health and safety go beyond management of occupational and workplace risks. Our employees' well-being is equally important to us too. Further information can be found in the Employee Wellness section on page 45.

Training on Health and Safety

403-5

Employees receive training in occupational first aid, fire safety management and work-at-height safety to keep them current on safety measures and best practices. As of FY25/26, all 157 eligible employees achieved 100% completion of their assigned health and safety training programmes.

Hazard Identification, Risk Assessment and Incident Investigation

403-2, 403-3

SOPs are established for handling incidents based on their severity and provide clear response protocols for emergencies. Workers have clear procedures for safely disengaging from hazardous situations, followed by monitoring, investigation, and implementation of corrective actions. All measures in Singapore comply with MOM's mandated protocols for reporting workplace incidents.

Health and Safety Performance

403-9

In FY25/26, MPACT recorded one employee recordable injury, involving a Festival Walk staff member who reported waist pain during routine maintenance work. Investigations were conducted and corrective measures including reminding employees on proper handling procedures were implemented. This represents an improvement from FY24/25, where there were two recordable injuries.

Work-at-height has been identified through site walks and risk assessment reviews as a key work-related hazard with potential for high-consequence injury. Controls for this and other work-related hazards are reviewed periodically, with mitigation measures determined with reference to the hierarchy of controls.

There were no incidents resulting in cases of permanent disability or fatalities amongst employees during the year.

Health and Safety Performance in FY25/26

Zero

high-consequence injuries or fatalities amongst employees

Zero

cases of significant non-compliance with relevant health and safety regulatory requirements

Community Impact

Why is this important?

3-3

Community engagement plays a critical role in strengthening social connections and fostering long-term relationships with the communities in which we operate. Through active participation in local initiatives, we help enhance community well-being, promote economic vitality and encourage social cohesion. These efforts build MPACT's social capital and deepen community awareness of key social and environmental issues.

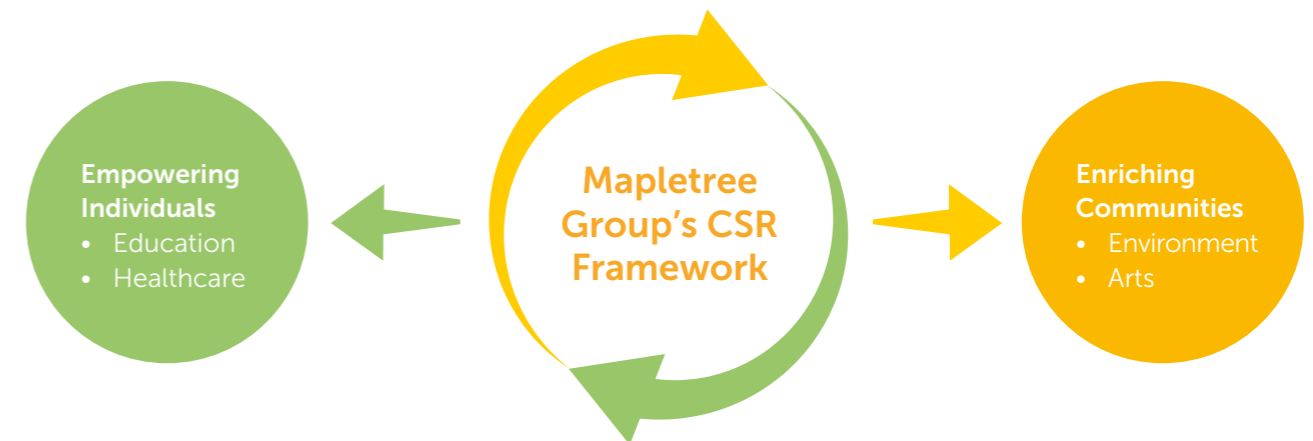
Management Approach

3-3

We follow the Mapletree Group's CSR framework, which guides the selection of activities by assessing their potential social impact and encourages employee volunteerism.

Strategic oversight is provided by a five-member CSR Board Committee comprising the Sponsor's Chairman, senior

management and rotating representatives from the Boards of the Mapletree Group's REITs.¹ Reflecting the Sponsor's commitment to meaningful community impact, the Mapletree Group continues to pledge S\$1 million for every S\$500 million of profit after tax and minority interests generated, or any portion thereof, to fund the CSR programme.



Community Engagement

2-25, 413-1

We engage with a range of stakeholders across our properties to understand their needs, and support community well-being. Engagements are conducted through multiple channels, as outlined below:

Stakeholder	Examples of Engagement Methods
Tenants	<ul style="list-style-type: none"> On-site engagement Tenant events
Shoppers and Visitors	<ul style="list-style-type: none"> Customer service counters
General Public and Community	<ul style="list-style-type: none"> Dedicated email channels and website Advertising space

We also seek to maintain a safe environment across all our assets. Safety measures are integrated into daily operations and asset enhancement works. For example, precautionary steps are taken to minimise disruption and ensure safety during renovation periods, including:

- Installing hoarding boards;
- Monitoring noise levels;
- Adjusting renovation schedules, where feasible, to reduce disruptions; and
- Implementing targeted safety measures and precautions to protect stakeholders.

¹ Representatives from the REITs are rotated every three years.

Community Impact

Encouraging Employee Volunteerism and Venue Sponsorships

We engage with local communities through a range of initiatives spanning arts, education, environment and healthcare. In FY25/26, we organised five CSR events, engaging employees, tenants and visitors, contributing a total of over 380 volunteer hours. We also supported philanthropic efforts through venue sponsorships and advertising spaces amounting to S\$952,000, and participated in tree planting initiatives in support of the Mapletree Group's broader commitment to urban greenery, having planted more than 100 trees in FY25/26.

Details of these events are provided in the table below.

Selected CSR, Venue Sponsorships and Community Events in FY25/26	
Arts	<p>Arts in the City</p> <p>In Singapore, we provided venue sponsorships for activities and art performances at VivoCity, MBC and ARC. The "Mapletree Arts in the City" programme, organised by the Mapletree Group, stages quarterly performances in collaboration with arts groups including the Singapore Chinese Orchestra and Singapore Chinese Dance Theatre. These activities contribute to a vibrant and lively environment at our properties, drive footfall, and foster a dynamic atmosphere that is in line with our "Work and Play" concept.</p>
Education	<p>Money in Second Life</p> <p>In partnership with the Hong Kong Family Welfare Society, 36 employees from Festival Walk supported the "Money in Second Life" simulation game for secondary school students. The programme introduced youths to fundamental financial management concepts and builds sound financial habits through experiential learning. Employee volunteers guided students through real-life financial decision-making scenarios, helping them work towards defined financial goals in a simulated social environment.</p> <p>Art and Handicraft Exhibition by Children with Autism</p> <p>A painting and handicraft exhibition featuring artworks created by children with autism was held at Gateway Plaza in April 2025. By actively involving tenants in the initiative and opening the exhibition to the wider community, the event fostered greater awareness and support for neurodiversity. All proceeds from the exhibition were donated to the China Children's Charity Foundation to support educational programmes for children, extending the event's impact beyond the exhibition itself.</p>
Environment	<p>Shui Hau Harvest Festival Exhibition</p> <p>The Shui Hau Harvest Festival Exhibition at Festival Walk showcased four years of conservation work through wetland management and agricultural revitalisation by the Hong Kong Bird Watching Society. By providing a platform for the community to engage with biodiversity outcomes, the exhibition supported environmental education, and encouraged appreciation and stewardship of local natural habitats.</p>
Healthcare	<p>Hair for Hope</p> <p>"Hair for Hope" is an annual hair-shaving initiative organised by the Children's Cancer Foundation in Singapore to support children with cancer. VivoCity has served as a venue sponsor for Hair for Hope since 2010, marking 15 years of continued support for this cause. This year, 34 employees volunteered at the event, which continued to attract strong public participation.</p>

Community Engagement Across Our Markets



Volunteers engaged youth in financial literacy through the "Money in Second Life" event at Festival Walk.



The South Korea team joined a tree-planting initiative.



"Hair for Hope" 2025 held at VivoCity in support of the Children's Cancer Foundation.



The "Mapletree Arts in the City" programme brought music and art performances to MBC and ARC.



The Shui Hau Harvest Festival Exhibition hosted at Festival Walk.



An art and handicraft exhibition by children with autism at Gateway Plaza.

Upholding High Ethical Standards

We uphold strong governance standards through accountability, diligence and a zero-tolerance stance against corruption and unethical conduct. These practices ensure compliance with applicable laws and promote responsible business practices. This pillar covers two material topics: **Ethical Business Conduct and Regulatory Compliance**, and **Cybersecurity and Data Privacy**.



Ethical Business Conduct and Regulatory Compliance

Why is this important?

3-3

Strong governance and integrity are fundamental to maintaining stakeholder trust and operating with credibility. We adopt a zero-tolerance stance towards unethical business practices, including corruption, bribery, fraud and anti-competitive behaviour. Ensuring compliance with relevant laws and regulations reduces the risk of legal and financial repercussions, and protects MPACT's reputation and operations.

Management Approach

3-3

We are guided by a suite of Mapletree Group-wide policies to ensure adherence to all applicable laws and regulatory requirements, including:

- The Securities and Futures Act;
- The SGX-ST Listing Manual;
- The Code on Collective Investment Schemes (specifically Appendix 6 – Investment: Property Funds);
- The Singapore Code on Takeovers and Mergers; and
- The Trust Deed.

In addition to mandatory regulatory requirements, we adopt the principles of the MAS Code of Corporate Governance, which embraces the tenets of good corporate governance practices.

Good Corporate Governance

2-5, 205-1

To ensure the effectiveness of internal controls, the Mapletree Group deploys multiple mechanisms, including risk assessment, control self-assessment, internal audit, and external audit. In compliance with the SGX-ST Listing Rule 711B on Sustainability Reporting, our Internal Audit team has completed a review of processes relating to sustainability reporting for FY25/26 in accordance with the three-year workplan approved by the AC. Please see About This Report section on page 3 for further details on external limited assurance conducted in FY25/26.

Code of Conduct and Discipline

The Mapletree Group's Code of Conduct and Discipline governs employee conduct by setting clear expectations of ethical standards and appropriate behaviour of all employees. This is set out in the Employee Handbook that is accessible by all employees via the intranet. The Code's objectives are to foster a safe, respectful and discrimination-free workplace, maintain the company's integrity, and ensure employees adhere to the highest ethical and professional standards in carrying out their duties. It emphasises the values of honesty, responsibility and professionalism, and provides guidance on interactions with colleagues, customers and TPSPs.

The Code also makes clear that illegal activities will not be tolerated and that employees must avoid actions that could damage the Sponsor's reputation. In addition, all employees are required to disclose any situations that may give rise to conflicts of interest, including external directorships, involvement in outside engagements such as suppliers, customers and other third parties, or personal relationships within the organisation.

Anti-Corruption

205-1, 205-2, 205-3

Fraud and corruption are key risks assessed across all operations in the Mapletree Group's ERM Framework. We uphold a zero-tolerance policy towards bribery and corruption. We take precautionary measures to address such risks, and conduct investigations in cases of suspected corruption-related incidents or violations.

To mitigate these risks, the Sponsor enforces a comprehensive set of anti-corruption policies and procedures, summarised in the table below. They are accessible to staff via the intranet and are regularly reviewed for effectiveness.

Anti-corruption policies and procedures include:

- Procurement controls (including authority limits and segregation of duties);
- Gifts and entertainment;
- Securities trading;
- Conduct;
- Whistle-blowing;
- Contract review;
- Conflicts of interest;
- Dealings in Mapletree Group-related securities; and
- Anti-money laundering ("AML") checks on tenants.

All employees are required to undergo anti-corruption training during onboarding, ensuring all staff receive at least one round of training during their employment. Since FY24/25, the Mapletree Group has mandated annual anti-bribery and corruption module for all staff, along with other governance-related modules, to strengthen its compliance programme.



Ethical Business Conduct and Regulatory Compliance

These include two mandatory modules delivered through Mapletree Compliance: (1) Introduction to Compliance, Culture and Conduct, Whistle-blowing and Market Misconduct, and (2) Anti-Money Laundering, Countering of Terrorism Financing and Sanctions. As at 31 March 2026, 100% of our employees have completed the anti-bribery and corruption module. Directors also completed anti-corruption and business ethics training in FY24/25. The Sponsor continues to enhance its anti-corruption framework through regular reviews, with updates reported to the Board.

Anti-corruption policies and procedures are communicated to business partners across all our operating markets. The Mapletree Group also has anti-bribery provisions in its General Terms and Conditions of Purchase (available on the Sponsor's website) as well as the Supplier Code of Conduct.

Anti-Corruption Outcomes in FY25/26

Zero

validated incidents of money laundering, fraud or corruption

Zero

business partner contracts terminated due to corruption-related breaches

Compliance with Laws and Regulations

2-27, 206-1, 416-2, 417-3, 418-1

We ensure full compliance with all applicable statutory and regulatory requirements in our business activities and operations. Directors and relevant employees receive regular

training and updates on legal and regulatory developments to maintain consistent awareness across the organisation. In cases of threatened or pending litigation, the CEO of the relevant business units and the Group Chief Corporate Officer are promptly notified to ensure timely management and resolution.

In FY25/26, there were no material incidents of non-compliance relating to applicable laws and regulations, including those covering anti-corruption, environmental management, health and safety, labour standards, marketing communications, and customer privacy and data protection. There were also no incidents concerning anti-competitive behaviour, antitrust matters or monopoly practices.

Whistle-blowing

2-16, 2-25, 2-26

The Mapletree Group upholds a Whistle-blowing Policy that enables both internal and external stakeholders to report any illegal, unethical, corrupt or otherwise inappropriate conduct. The policy provides a secure and confidential channel for raising concerns about actual or suspected wrongdoing, misdeeds or improprieties. Strict confidentiality protocols ensure anonymity, and safeguards are in place to protect whistle-blowers from retaliation or victimisation.

Concerns can be submitted through the dedicated whistle-blowing email at reporting@mapletree.com.sg. Any reporting concerning the Group or the Manager is notified to the AC Chairman of the Sponsor as well as the AC Chairman of the Manager for further investigation. The findings will then be reported to the AC of the Manager which deliberates on findings and the effectiveness of applicable controls. Employees found guilty of fraud, dishonesty, or related offences will face appropriate disciplinary action.

Further details can be found in the Corporate Governance section of the Annual Report.

Securities Trading by Employees

The Mapletree Group maintains an internal policy governing employee trading in securities of the Mapletree Group of companies. Employees are kept up to date on insider trading laws on a regular basis. Reminders are sent out prior to the commencement of trading "blackout periods", and employees must provide pre-trading notifications before engaging in any transactions involving Mapletree-related securities.

Proactive Risk Management

As part of the corporate governance structure, we adopt the Mapletree Group's ERM Framework to proactively address risks and integrate risk management into planning and decision-making procedures. The Risk Management department evaluates and improves the framework in accordance with best practices, under the oversight of the AC and the Board. This ensures its continued relevance and practicality in managing our key risks, including fraud risk, and implementing risk assessments within MPACT's operations. Further details can be found in the Risk Management section of the Annual Report.

Responsible Marketing and Communication

417-3

Our marketing practices align with applicable local laws and advertising guidelines, including the Singapore Code of Advertising Practice and the Personal Data Protection Act.

We are committed to timely and transparent communication with Unitholders. Announcements are promptly published on SGXNET and MPACT's corporate website is kept current. Beyond regulatory disclosures, we maintain regular engagement with Unitholders through various channels, including annual general meetings, quarterly results and half-yearly results webcasts. We also participate in investor conferences and events to engage with the broader investor community. Investor relations materials are reviewed and

updated regularly to ensure accuracy, consistency, legal compliance and alignment with our policies. For more information on the policies, please refer to the Policy Table section on page 60 and the Mapletree Group's website at <https://www.mapletree.com.sg/policies-and-publications/>.

Tenants operating within MPACT's properties are required to comply with all applicable marketing communications laws and advertisement placement regulations. We also ensure timely applications and renewals of relevant licences, including those for music usage in building premises and for temporary structures at our properties, particularly in VivoCity and Festival Walk.

AML and Countering the Financing of Terrorism

As a holder of a Capital Markets Services Licence issued by MAS, we adhere to MAS guidelines on the prevention of money laundering and countering terrorism financing. Guided by the Mapletree Group's AML policy, we conduct AML checks on selected tenant leases that exceed a certain monetary threshold, with all required reviews completed before new leases are signed or existing leases are renewed. Refresher checks are conducted every three years for all other leases. Similar procedures are applied to tenants during property acquisitions as part of due diligence. All suspicious transactions are reported to the Suspicious Transaction Reporting Office of the Commercial Affairs Department.

Cybersecurity and Data Privacy

Why is this important?

3-3

At MPACT, we leverage digital technologies to enhance the efficiency of managing sensitive tenant and financial data. Robust security measures are in place to safeguard this data from cyberattacks which may result in potential financial loss, reputational damage or legal repercussions. These measures are critical to protecting personal privacy and maintaining stakeholder trust.

Management Approach

3-3, 418-1

The Mapletree Group has established comprehensive measures to strengthen data protection. These include:

- Annual testing of the Information Technology ("IT") disaster recovery plan;
- Regular vulnerability assessments and penetration tests by external specialists; and
- Internal audits of IT controls.

Software and systems are also regularly updated with the latest security patches to protect against known vulnerabilities.

Strict access controls are enforced to minimise the risk of unauthorised access to sensitive data and maintain system security. User access rights are granted on a need-to-know basis and reviewed periodically to ensure continued appropriateness.

The Mapletree Group also regularly reviews its cybersecurity policies and data protection measures to ensure continued effectiveness and relevance. In addition, ongoing investments in relevant cybersecurity technologies and monitoring capabilities strengthen our ability to detect, prevent and respond to emerging threats. Together, these measures support the identification of key cyber risks and the implementation of appropriate mitigation strategies.

Furthermore, we ensure compliance with the Personal Data Protection Act through our privacy statement, which is available on our corporate website. Stakeholders can report privacy-related concerns or seek assistance by contacting the Data Protection Officer via a dedicated email address.

Cybersecurity and Data Privacy Outcomes in FY25/26

Zero substantiated complaints concerning breaches of customer privacy and losses of customer data

Zero cybersecurity incidents that resulted in material business interruptions or data leak

SPOTLIGHT

IT Security Awareness

To enhance employee awareness of phishing and malware threats, the Mapletree Group rolled out a series of communications and engagement initiatives to educate employees on emerging phishing, malware and social engineering risk.

Awareness of artificial intelligence ("AI") in cybersecurity is essential as AI is rapidly transforming both defensive and offensive tactics in the digital landscape. All employees have completed the mandatory training session on Cybersecurity Awareness: AI during the financial year. Understanding these changes empowers staff to respond proactively to emerging threats and maintain organisational resilience.

Company-wide phishing simulations were conducted four times in FY25/26 to assess staff responses and strengthen overall email security. Employees who were successfully phished in these exercises were required to complete and pass follow-up training to reinforce good cybersecurity practices.

Vendor Management

The Mapletree Group adopts a structured approach to vendor cybersecurity and data risk management, given that TPSPs may be granted access to the organisation's systems and data.

Our Vendor Management Approach

Onboarding

- Undertake rigorous assessment on potential risks associated with vendors before granting them access to systems and data
- Include evaluation of vendor qualifications, criticality of service and contractual agreements, as well as setting of security and compliance requirements

Oversight

- Continuous monitoring and regular review of vendor services
- Include performance evaluations and periodic audits to ensure compliance with industry regulations and organisational policies

Offboarding

- Ensure a secure and smooth termination while minimising risks
- Include revoking all vendor access to systems, data and resources, ensuring proper data handling

Cyber Incident Management

The Mapletree Group maintains a systematic approach to support timely detection, response and recovery from cyber incidents.

01 Preparation

- Institute roles, responsibilities, communication protocols and escalation paths for handling incidents
- Establish an Incident Response Team to respond to cybersecurity incidents effectively
- Implement continuous monitoring and detection capabilities to identify anomalous activity early

02 Detection and Analysis

- Use network, application and security monitoring tools to identify unusual activities
- Notifications from systems and users to detect anomalies in user behaviour or network traffic
- Establish clear reporting channels and ensure thorough incident documentation
- Determine the extent and reach of the incident from a technical perspective and support stakeholders' impact assessment

03 Containment and Eradication

- Immediately disconnect compromised systems from the network and stop malicious process or unauthorised activities on affected devices (short-term containment)
- Apply temporary solutions to restore functionality while ensuring the threat is neutralised (long-term containment)
- Run security checks to verify complete eradication of threat and monitor systems for recurrence or lingering issues

04 Resolution and Recovery

- Coordinate with IT and system owners to restore affected systems and recover data, where required
- Implement additional security measures and update security protocols to address gaps
- Inform stakeholders of the resolution status

05 Post-incident Activity

- Maintain a register of incidents to help identify patterns and apply effective solutions from past experiences
- Identify areas for improvement and verify the effectiveness of newly implemented measures
- Communicate post-incident outcomes and improvement actions to relevant stakeholders, as appropriate

Business Continuity Plan

We have a comprehensive business continuity plan and a crisis communication strategy to effectively manage the impact of unforeseen events. Structured response procedures have been developed for a wide range of scenarios, including crisis management, property damage and IT disaster recovery. The Mapletree Group conducts regular reviews and testing of its business continuity and IT disaster recovery arrangements to validate readiness and support continual improvement.

Policy Table

2-23

The policies below, maintained at the Mapletree Group level, underpin MPACT's operations, as well as the practices and commitments described throughout this report.

Acceptable Use Policy	Group Sustainable Development Policy
Accounting Policy	Group Sustainable Investment Policy
Annual Employee Declaration ¹	Group Sustainable Operations Policy
Anti-Money Laundering Policy	Human Rights Policy
Board Diversity Policy	Incident Management Policy
Business Continuity Plan	Investor Relations Policy
Code of Conduct and Discipline ¹	IT System Disaster Recovery Policy
Compensation, Benefits and Leave Policy ¹	Learning and Development Policy ¹
Confidentiality of Information ¹	Mapletree CSR Framework
Contract Review Policy	Overseas Business Travel and International Assignment Policy
Distribution Policy	Pandemic Disease Plan
Employee Handbook (General Terms and Conditions)	Performance Management Policy
Enterprise Risk Management Framework	Personal Data Policy ¹
Environmental Data Basis of Preparation	Resourcing and Employment Policy
Environment, Health and Safety Policy	Security Monitoring Policy
Group Employee Engagement Policy	Talent Management Policy
Group Gifts and Entertainment Policy and Procedures	Trading Ban and Pre-Trading Notification Policy
Group Procurement Policy	Vendor Management Policy
Group Renewable Energy Policy	Whistle-blowing Policy

¹ Policy is contained within Mapletree's Employee Handbook.

Methodology

This section explains the boundaries, methodologies and assumptions used in the computation of MPACT's sustainability data and information.

Environmental Pillar

Climate Risk Model: Assumptions and Limitations

- The following assumptions and limitations apply to the climate risk model used to assess MPACT's physical and transition risk exposures. cVAR refers to climate Value-at-Risk, a measure of potential financial impact under various climate scenarios.
- For physical risk, the model presently accounts for potential asset damage cost and rental income loss for certain types of acute physical risks in its physical cVAR. It is unable to calculate detailed financial impacts such as decrease in asset valuation (other than potential asset damage cost), an increase in insurance premiums or a rise in energy prices. The analysis considers asset coordinates, elevation data and forecasted changes in local weather patterns. It does not take into account asset-protection measures. The assessment for FY25/26 reflects delays to coastal flooding risks across all our assets, as sea levels tend to rise long after a rise in temperatures. It is more nuanced due to the availability of improved elevation information.
- For transition risk, the system employs an asset's current energy use intensity values and assumes constant emissions intensities when calculating transition cVAR for future time frames. The revision of carbon prices in the model resulted in a higher transition cVAR compared to the previous year.

Connectedness with Financial Statements

- The Manager's climate-related financial disclosures pertain to the Mapletree Group, the same entity as the related financial statements on pages 97 to 190 of the Annual Report, and unless otherwise stated below, the underlying properties are consistent across both.
- In line with the operational control approach of the GHG Protocol, Scope 1, Scope 2, and Scope 3 Categories 1, 2, 5, and 13 GHG emissions, as well as the assets in the climate risk assessment (and including other environmental data) relate to properties owned by entities that it consolidates in the financial statements as well as its associated companies and joint ventures that it manages, and are expressed on a 100% basis.
- The underlying expenditure data from the financial statements for FY25/26 has been utilised to calculate Scope 3 Category 1 and Category 2 GHG emissions using the spend-based method, except for development projects which is not applicable to MPACT.

- Current financial effects presented in the Climate Risks and Opportunities section are consistent with the financial statements.

Environmental Data

- Unless stated otherwise, environmental data reported includes only landlord and tenant operational data for assets in operation for which consumption data are available.
- Landlord environmental data:** Actual data relates to the properties that are within the direct control of the Property Manager, namely VivoCity, MBC, mTower, BOAHF, Festival Walk (including Festival Walk Tower from 1 April 2023 to 2 February 2026), Gateway Plaza, Sandhill Plaza, HNB, MON, MBP, ASY (including data from 1 April 2023 to 28 August 2025), OPB, MBT and The Pinnacle Gangnam. Like-for-like data excludes MBT, which became a multi-tenanted asset in July 2024; ASY, which was divested in August 2025; and includes Festival Walk Tower data from 1 April 2023 to 31 March 2026 since it represents a relatively minor component of the entire asset.
- Tenant environmental data:** Actual data includes three additional assets beyond those reported for landlord data – HPB, TSI (including data from 1 April 2023 to 22 August 2025) and FJM. Like-for-like data excludes MBT, as well as ASY and TSI which were divested in August 2025, and includes Festival Walk Tower data from 1 April 2023 to 31 March 2026.
- Property type:** Sectors are aligned with Property Type Classification from the 2025 GRESB Real Estate Standard and Reference Guide. VivoCity is classified as retail asset. mTower is classified as mixed-used asset. Although Festival Walk Tower was divested on 2 February 2026, Festival Walk continues to be classified as a mixed-use asset for FY25/26, as the asset remains predominantly mixed-use for majority of the reporting period. All remaining assets are classified as office assets.
- Intensity** is derived by taking total consumption/GHG emissions divided by the GFA, including common area and tenants' area.

Gross Floor Area

- The GFA boundaries of MPACT's buildings can vary slightly depending on the norms and regulations in each jurisdiction. GFA typically includes the total covered space of each building, including lift lobbies, stairwells and carpark areas, except in Singapore, where GFA excludes any indoor and outdoor carpark areas, driveways and pick-up/drop-off points as per guidelines from Singapore's Urban Redevelopment Authority ("URA").

Methodology

Energy

- Energy consumed across MPACT's properties includes diesel, natural gas, gasoline, liquified petroleum gas ("LPG"), heating, cooling, purchased electricity and solar energy. Diesel is used primarily for gensets during scheduled shutdowns and maintenance at some of the properties. Natural gas is used mainly for heating and cooling purposes. Gasoline and LPG are used for the operation of ice rink at Festival Walk.
- Tenant energy consumption tracks their usage of diesel, purchased electricity (including EV charging station usage), renewable energy, cooling and heating, while Landlord energy consumption covers all fuel-based energy sources including diesel, natural gas, gasoline and LPG, alongside other sources.
- Fuel heating values are primarily derived from higher heating values reported by US EPA Mandatory Greenhouse Reporting Rule.

GHG Emissions

- GHG emissions are reported in line with the guidance from the GHG Protocol Corporate Accounting and Reporting Standard. The operational control approach is applied, and we account for GHG emissions from operations over which we have operational control.
- Direct (Scope 1) emissions are calculated using emission factors and global warming potential rates from the 2006 IPCC Guidelines for National Greenhouse Gas Inventories, The Department for Environment, Food and Rural Affairs (DEFRA) 2024 data, and the IPCC Sixth Assessment Report. Gases included in fuel emissions calculation are carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O), with totals expressed in units of tonnes of carbon dioxide equivalent (tCO₂e).
- Starting from FY24/25, MPACT had adopted a location-based and market-based approach for its Scope 2 GHG emissions in accordance with the GHG Protocol Scope 2 Guidance. Through this approach, we aim to provide more accurate emissions quantifications by accounting for different contractual instruments and enhancing the precision of emissions factors, including methods to account for RECs. Based on the current availability of data, location-based grid emission factors have been adopted. We will seek to adopt higher-precision emission factors where available in future reporting.

- Indirect Energy (Scope 2) emissions are calculated using both location-based and market-based methods. The location-based emission factors are obtained from Energy Market Authority (Singapore), HK Electric and CLP Power Hong Kong (Hong Kong SAR), Institute for Global Environment Strategies ("IGES") (for China), and Carbon Footprint (for Japan and South Korea). We adopt the latest available emission factor using the average operating margin ("OM") method for the reporting period. The emission factor for Scope 2 GHG emissions from purchased heating and cooling for Japan properties and Gateway Plaza are obtained from the local government authorities. Market-based emissions calculation utilises Scope 2 location-based emissions and includes the avoided emissions from the purchase of RECs based on the same emission factors.
- MPACT's Scope 2 emissions are mainly from electricity, heating and cooling consumption at landlord-controlled area of its operating properties.
- Scope 3 is derived from other indirect emissions of MPACT's key operational activities. The emission factors used include US EPA Supply Chain GHG Emission Factors v1.2 (Categories 1 and 2) and DEFRA 2024 (Category 5). Meanwhile, the emission factors used in Scope 1 and 2 were also applied to Category 13.
 - > Category 1 and Category 2 GHG emissions are derived from purchased goods and services, and capital goods using FY25/26 financial data, by applying the spend-based method.
 - > Category 5 includes GHG emissions from waste generation.
 - > Category 13 includes GHG emissions from the consumption of electricity by tenants, based on data availability.
- As MPACT is externally managed, personnel supporting its operations are provided through the Manager. For social and human capital disclosures, information relating to these personnel is presented to provide a holistic view of the workforce supporting MPACT. For GHG reporting, the organisational boundary is defined in accordance with the GHG Protocol using an operational control approach. Emissions associated with the Manager's activities, including those arising from its personnel, are considered to be embedded within management services and accounted for under Category 1 purchased goods and services (and Category 2 capital goods if fees are capitalised).

Water Withdrawal

- Our water withdrawal complies with local regulations of allowable limits of total dissolved solids. In Singapore, the municipal water supply is categorised as freshwater with total Dissolved Solids levels of ≤1,000 mg/L as per PUB's Our Water, Our Future report.
- Water stress is determined using the WRI Aqueduct Water Risk Atlas, which measures baseline water stress as the ratio of total water demand to the available renewable surface and groundwater supplies. Areas where this ratio is categorised as "High" or "Extremely High" are considered to be water stressed areas.

Waste

- As part of the service contract, refuse disposal service companies are required to provide waste-related data to the Manager.

Social Pillar

Employee Data

- **Employee data** covers all full-time and part-time employees directly employed by the Manager and the Property Managers. The employee data does not include TPSPs engaged. The Mapletree Group continues to support the Manager in managing the Japan Properties and The Pinnacle Gangnam, as well as for functions such as HR, Information Systems & Technology, Internal Audit, Legal and Risk Management.
- **Permanent employees** include employees who begin employment on probationary or fixed-term contracts that are subsequently converted to permanent contracts.
- **Temporary employees:** Employees employed on a fixed-term basis for specific projects or to cover extended absences such as maternity or other long leaves.
- **Full-time employees:** Employees whose working hours per week, month, or year are defined according to national law or practice regarding working time.
- **Part-time employees:** Employees whose working hours per week, month, or year are less than the number of working hours for full-time employees and as defined according to national law or practice regarding part-time employees.
- **Non-guaranteed hours employees:** Employees who are not guaranteed a minimum or fixed number of working hours per month, but may be engaged on an as-needed basis.

- Mapletree Group sets a threshold of 10% of total employees across the Manager's headcount to determine significant fluctuations in employee headcount.

Average Training Hours per Employee

- **Average training hours** are computed based on the average headcount at three points in time - the beginning, middle and end of the financial year.

Gender Pay Gap

- For FY24/25 and FY25/26, gender pay gap includes all employees in the organisation, including the highest management.
- In FY23/24, gender pay gap data disclosed excluded the highest management.

New Hires and Turnover

- **New hires** are defined as employees who joined the organisation during the financial year. The annual new hire rate is represented as the number of new hires over the average number of employees, expressed as a percentage.
- **Turnover** is defined as employees who left the organisation during the financial year. The annual turnover rate is represented as the number of employees who left the organisation over the average number of employees in the year (i.e. the number of employees at the beginning and the end of the year, and divided by 2), and expressed as a percentage.

Parental Leave

- **Return-to-work rate:** The number of employees who returned to work as a fraction of those who took parental leave. The methodology for calculating return-to-work rates had been revised in FY24/25 and thus differs from FY23/24. In FY23/24, the return-to-work rate referred to the ratio of employees who returned to work to those who took parental leave. In FY24/25, it reflected the ratio of employees who returned to work during FY24/25 to those due to return to work in FY24/25 after taking parental leave. This updated methodology has been used for FY25/26 as well.
- **Retention rate:** The number of employees retained 12 months after returning to work as a fraction of the total number of employees who returned to work following parental leave.
- Due to data availability, parental leave data reported pertains to employees based in Singapore.

Methodology

Occupational Health and Safety

- **Work-related injuries** are defined as a negative impact on an employee's health arising from exposure to hazards at work. Injuries as a result of commuting incidents are only included if the transport has been organised by the Manager.
- **Recordable work-related injuries** are all work-related injuries resulting in at least four days of medical leave.
- **High-consequence work-related injuries** are defined as work-related injuries that result in a fatality or in an injury from which the worker cannot or is not expected to recover to pre-injury health status within six months.
- **Absentee rate** is defined as absentee days (medical leave) divided by scheduled work days.
- **Lost day rate** is defined as days lost to occupational injury divided by scheduled work days.

Worker Headcount

- For onsite workers of TPSPs at MPACT properties, the headcount is based on available data. For FY25/26, the data pertains to onsite personnel engaged by TPSPs providing, amongst others, property management, cleaning, security and technical services to MPACT's properties.

Restatements

- FY23/24 and FY24/25 landlord and tenant energy, water and waste data have been restated as follows:
 - > To replace estimates with actual data that have become available since the date of publication of the last report
 - > To correct entry errors

- FY23/24 and FY24/25 Scope 1, Scope 2 (Location-based and Market-based) and Scope 3 (Categories 5 and 13) GHG emissions have been restated according to restated numbers for energy and waste.
- With the above-mentioned restatements,
 - > The reported MPACT FY23/24 environmental indicators have changed as follows compared to previous levels reported:
 - Total tenant energy consumption (-3.9%)
 - Office sector total energy consumption (-3.9%)
 - Total Scope 3 GHG emissions (-5.7%)
 - > The reported MPACT FY24/25 environmental indicators have changed as follows compared to previous levels reported:
 - Total landlord energy consumption (-3.1%)
 - Office sector total energy consumption (-3.4%)
 - Total Scope 3 GHG emissions (-2.3%)
- Only restatements that resulted in changes of 1% or more are disclosed. Restatements below this threshold are deemed not material and have not been included.

Appendices

Appendix 1: Performance Metrics Table

Activity Data

Metric	Unit	FY23/24	FY24/25	FY25/26
Number of Assets and Leasable Floor Area IF-RE-000.A, IF-RE-000.B				
By Property Sector				
Office	Number (m ²)	15 (744,168)	15 (711,961)	14 (680,892) ¹
Retail	Number (m ²)	1 (99,198)	1 (100,583)	1 (100,580)
Mixed-use	Number (m ²)	2 (133,981)	2 (133,942)	2 (133,911)
Percentage of Indirectly Managed Assets IF-RE-000.C				
By Property Sector				
Office	%	10.8	10.8	11.2
Retail	%	0	0	0
Mixed-use	%	0	0	0
Average Occupancy Rate IF-RE-000.D				
By Property Sector				
Office	%	95.3	88.6	83.8
Retail	%	98.0	98.4	97.9
Mixed-use	%	97.2	96.3	97.3

Environmental Data

Metric	Unit	FY23/24	FY24/25	FY25/26
Greenhouse Gas Emissions 2-4, 302-2, 305-1, 305-2, IF-RE-130a.1, IF-RE-130a.2, IF-RE-130a.3				
Total Landlord Energy Consumption (by Location)				
Singapore	MWh	69,735	63,581	59,367
China	MWh	14,485	13,331	12,824
Hong Kong	MWh	19,518	18,981	17,982
Japan	MWh	16,007	15,619	17,203
South Korea	MWh	6,094	6,305	6,601
Total Tenant Energy Consumption, Scope 3 Category 13 (by Location)				
Singapore	MWh	76,104	74,603	76,589
China	MWh	14,977	13,133	13,543
Hong Kong	MWh	24,536	24,882	24,923
Japan	MWh	45,341	39,627	27,457
South Korea	MWh	3,813	3,802	4,069
Total Energy Consumption (by Property Sector)				
Office	MWh	164,111	148,368	134,796
Retail	MWh	65,957	65,320	66,355
Mixed-use	MWh	60,541	60,175	59,407
Energy Consumption Data Coverage (by Property Sector)				
Office	% GFA	n.a.	100.0	100.0
Retail	% GFA	n.a.	100.0	100.0
Mixed-use	% GFA	n.a.	100.0	100.0
Like-for-like Percentage Change in Energy Consumption for the Portfolio Area with Data Coverage (by Property Sector)				
Office	%	n.a.	n.a.	-6.3
Retail	%	n.a.	n.a.	+1.6
Mixed-use	%	n.a.	n.a.	+1.2
Percentage Energy Consumption (by Property Sector and Energy Type)				
Grid Electricity²				
Office	%	79.0	69.5	67.9
Retail	%	97.7	97.7	97.6
Mixed-use	%	99.9	99.9	99.6
Renewable Energy Consumed²				
Office	%	4.5	13.4	15.9
Retail	%	2.3	2.3	2.3
Mixed-use	%	0.0	0.0	0.3
Proportion of Landlord Building Electricity Generated by Renewable Power (by Location)				
Singapore	%	5.5	6.7	7.9
China	%	0.0	6.9	22.1
Hong Kong	%	0.0	0.0	0.0
Japan	%	34.6	91.8	100.0
South Korea	%	0.0	0.0	0.0
Scope 1 GHG Emissions				
Singapore	tCO ₂ e	14.7	6.0	14.7
China	tCO ₂ e	73.6	5.5	5.1
Hong Kong	tCO ₂ e	11.8	10.9	11.0
Japan	tCO ₂ e	22.3	9.6	16.1
South Korea	tCO ₂ e	614.2	658.7	675.1

¹ Although TSI, ASY and Festival Walk Tower were divested in FY25/26, they have been included due to their contribution to MPACT's activity for the period from 1 April 2023 to their respective divestment dates. Leasable Floor Area is as of Financial Year End except for the divested assets which are as of their respective divestment dates.

² Tenant data under Scope 3 Category 13 is included.

Appendices

Appendix 1: Performance Metrics Table

Metric	Unit	FY23/24	FY24/25	FY25/26
Greenhouse Gas Emissions 2-4, 302-2, 305-1, 305-2, IF-RE-130a.1, IF-RE-130a.2				
Scope 2 GHG Emissions (Location-based)				
Singapore	tCO ₂ e	27,454	24,433	21,954
China	tCO ₂ e	10,509	9,662	9,171
Hong Kong	tCO ₂ e	7,593	7,196	6,099
Japan	tCO ₂ e	4,023	4,412	4,583
South Korea	tCO ₂ e	1,260	1,489	1,560
Scope 2 GHG Emissions (Market-based)				
Singapore	tCO ₂ e	n.a.	24,433	21,954
China	tCO ₂ e	n.a.	9,083	7,412
Hong Kong	tCO ₂ e	n.a.	7,196	6,099
Japan	tCO ₂ e	n.a.	1,018	878
South Korea	tCO ₂ e	n.a.	1,489	1,560
Scope 3 GHG Emissions				
Category 1	tCO ₂ e	26,678	21,559	20,404
Category 2	tCO ₂ e	9,188	9,461	12,590
Category 5	tCO ₂ e	1,797	1,553	1,544
Category 13	tCO ₂ e	71,686	63,391	59,201
Water Consumption 2-4, 303-3, IF-RE-140a.1, IF-RE-140a.2, IF-RE-140a.3, CRE2				
Landlord Water Withdrawal (by Location)				
Singapore	m ³	701,201	712,786	642,083
China	m ³	97,428	97,334	87,136
Hong Kong	m ³	115,459	116,141	109,250
Japan	m ³	20,821	27,995	25,705
South Korea	m ³	20,495	19,885	19,489
Landlord controlled areas water withdrawal intensity	m ³ /m ²	0.77	0.76	0.70
Tenant Water Withdrawal (by Location)				
Singapore	m ³	419,555	447,878	482,071
China	m ³	31,793	30,789	30,377
Hong Kong ¹	m ³	n.a.	n.a.	328,235
Japan	m ³	92,167	75,059	61,565
South Korea	m ³	7,344	7,242	10,212
Total Water Withdrawal (by Property Sector)				
Office	m ³	624,148	584,220	531,111
Retail	m ³	650,511	706,880	690,327
Mixed-use	m ³	231,603	244,010	574,684
Water Withdrawal Data Coverage as a Percentage of Total Floor Area (by Property Sector)				
Office	% GFA	n.a.	96.9	100.0
Retail	% GFA	n.a.	100.0	100.0
Mixed-use	% GFA	n.a.	73.6	100.0
Water Withdrawal Data Coverage as a Percentage of Floor Area in Water-stressed Regions (by Property Sector)				
Office	%	n.a.	100.0	100.0
Retail	%	n.a.	n.a.	n.a.
Mixed-use	%	n.a.	n.a.	n.a.
Like-for-like Percentage Change in Water Withdrawn for the Portfolio Area with Data Coverage (by Property Sector)				
Office	%	n.a.	n.a.	-7.3
Retail	%	n.a.	n.a.	-2.3
Mixed-use	%	n.a.	n.a.	+7.3
Water Withdrawal from Water-stressed Regions (by Property Sector)				
Office	m ³ (%)	n.a.	128,123 (21.9)	117,513 (22.1)
Retail	m ³ (%)	n.a.	n.a.	n.a.
Mixed-use	m ³ (%)	n.a.	n.a.	n.a.

¹ Tenant water consumption in Festival Walk was not tracked before FY25/26. However, FY25/26 data is available and has been stated above.

Metric	Unit	FY23/24	FY24/25	FY25/26
Waste Generated 2-4, 306-3, 306-4, 306-5				
Total Waste Generated				
Singapore	Tonnes	9,470	9,604	10,021
China	Tonnes	1,027	1,036	1,032
Hong Kong	Tonnes	3,794	3,756	3,746
Japan	Tonnes	278	284	265
South Korea	Tonnes	85	81	93
Total Waste Generated by Composition of Waste				
Non-hazardous waste	Tonnes	n.a.	n.a.	15,148
Hazardous waste	Tonnes	n.a.	n.a.	9
Waste and Recycling				
Total waste diverted to disposal (i.e. incineration)	Tonnes	12,982	12,453	12,863
Total waste sent for recycling	Tonnes	1,672	2,308	2,295
Total non-hazardous waste sent for recycling	Tonnes	n.a.	n.a.	2,285
Total hazardous waste sent for recycling	Tonnes	n.a.	n.a.	9
Social Data				
Employee Engagement and Talent Management 401-1, 401-3				
New Hires and Turnovers				
New Hire	Number (Rate %)	100 (22)	70 (16)	59 (14)
Turnover	Number (Rate %)	102 (23)	65 (14)	78 (18)
Parental Leave for Employees				
Number of Employees who were Entitled to Parental Leave				
Men	Number	100	96	95
Women	Number	120	116	113
Number of Employees who Took Parental Leave				
Men	Number	5	8	3
Women	Number	8	8	6
Number and Rate of Employees who Returned to Work in the Reporting Period after Parental Leave Ended				
Men	Number (%)	4 (80)	8 (100)	3 (100)
Women	Number (%)	7 (88)	8 (100)	6 (100)
Number and Rate of Employees who Remained Employed 12 Months after Returning to Work from their Parental Leave				
Men	Number (%)	4 (100)	4 (100)	7 (88)
Women	Number (%)	3 (100)	5 (100)	7 (100)
Development & Training 404-1				
Average training hours per employee	Hours	53	51	51
Average Training Hours by Employee Category and Gender				
Support				
Men	Hours	62	54	56
Women	Hours	51	48	52
Professional				
Men	Hours	54	53	52
Women	Hours	51	53	50
Management				
Men	Hours	49	41	36
Women	Hours	40	38	39
Diversity & Inclusion 2-7, 405-1				
Breakdown of Employees by Gender				
Men	%	49	50	50
Women	%	51	50	50

Appendices

Appendix 1: Performance Metrics Table

Metric	Unit	FY23/24	FY24/25	FY25/26
Diversity & Inclusion 2-7, 405-1				
Breakdown of Employees per Employee Category (by Gender and Age Group)				
Support				
Men	%	61	63	60
Women	%	39	38	40
<30 years old	%	13	13	14
30 – 50 years old	%	51	50	49
>50 years old	%	37	38	38
Professional				
Men	%	37	38	39
Women	%	63	63	61
<30 years old	%	16	12	11
30 – 50 years old	%	72	74	74
>50 years old	%	12	14	15
Management				
Men	%	41	38	39
Women	%	59	62	61
<30 years old	%	0	0	0
30 – 50 years old	%	59	46	50
>50 years old	%	41	54	50
Permanent/Temporary Employee Breakdown by Gender				
Permanent Contract (Men)	Number (%)	214 (51)	226 (50)	209 (50)
Permanent Contract (Women)	Number (%)	208 (49)	223 (50)	211 (50)
Temporary Contract (Men)	Number (%)	10 (32)	1 (100)	1 (33)
Temporary Contract (Women)	Number (%)	21 (68)	0 (0)	2 (67)
Permanent/Temporary Employee Breakdown by Region				
Permanent Contract (Singapore)	%	48	47	48
Temporary Contract (Singapore)	%	1	0	1
Permanent Contract (China)	%	4	4	3
Temporary Contract (China)	%	0	0	0
Permanent Contract (Hong Kong)	%	40	46	46
Temporary Contract (Hong Kong)	%	6	0	0
Permanent Contract (Japan)	%	2	2	2
Temporary Contract (Japan)	%	0	0	0
Full/Part-time Employee Breakdown by Gender				
Full-time Employee (Men)	%	48	48	48
Full-time Employee (Women)	%	47	48	48
Part-time Employee (Men)	%	2	2	1
Part-time Employee (Women)	%	3	2	3
Full/Part-time Employee Breakdown by Region				
Full-time Employee (Singapore)	%	49	47	49
Part-time Employee (Singapore)	%	0	0	0
Full-time Employee (China)	%	4	4	3
Part-time Employee (China)	%	0	0	0
Full-time Employee (Hong Kong)	%	41	42	42
Part-time Employee (Hong Kong)	%	5	4	4
Full-time Employee (Japan)	%	2	2	2
Part-time Employee (Japan)	%	0	0	0
Distribution of Board Members				
Distribution of Board Members by Gender				
Men	%	71	73	73
Women	%	29	27	27
Distribution of Board Members by Age Group				
<30 years old	%	0	0	0
30 – 50 years old	%	0	0	0
>50 years old	%	100	100	100

Metric	Unit	FY23/24	FY24/25	FY25/26
Health and Safety 2-4, 2-8, 403-9, 404-1				
Employees				
Number and Rate of fatalities (as a result of work-related injuries)	Number (Rate per million of hours worked)	0 (0)	0 (0)	0 (0)
Number and Rate of high-consequence work-related injuries (excluding fatalities)	Number (Rate per million of hours worked)	0 (0)	0 (0)	0 (0)
Number and Rate of recordable work-related injuries	Number (Rate per million of hours worked)	2 (2)	2 (2)	1 (1)
Number of working hours	Hours	996,450	989,300	931,320
Absentee rate	%	n.a.	2.8	3.3
Lost day rate	%	n.a.	0.02	0.01
Third-party Service Providers (TPSPs)				
Number and Rate of fatalities (as a result of work-related injuries)	Number (Rate per million of hours worked)	n.a.	n.a.	0 (0)
Number and Rate of high-consequence work-related injuries (excluding fatalities)	Number (Rate per million of hours worked)	n.a.	n.a.	0 (0)
Number and Rate of recordable work-related injuries	Number (Rate per million of hours worked)	n.a.	n.a.	4 ¹ (2.2)
Number of working hours	Number	n.a.	n.a.	1,802,768
Headcount	Number	n.a.	n.a.	752

Governance Data

Ethical Business Conduct and Regulatory Compliance 205-2

Employees Who Received Communication about Anti-Corruption Policies and Procedures

Support	%	100	100	100
Professional	%	100	100	100
Management	%	100	100	100

Employees Who Received Training on Anti-Corruption Policies and Procedures

Singapore

Support	Number (%)	27 (31)	80 (99)	81 (100)
Professional	Number (%)	69 (61)	111 (99)	108 (100)
Management	Number (%)	11 (58)	17 (100)	18 (100)

Other Markets

Support	Number (%)	10 (7)	143 (96)	137 (100)
Professional	Number (%)	32 (42)	78 (98)	65 (100)
Management	Number (%)	4 (50)	7 (100)	10 (100)

Economic Data

Strong Partnerships 308-1, 414-1

Percentage of new suppliers that have environmental certifications	Number (%)	n.a.	33 (41)	22 (32)
Percentage of new suppliers that have social certifications	Number (%)	n.a.	37 (46)	28 (41)
Number of investors and analysts engaged	Number	Over 300	Over 300	Over 290
Percentage of tenants who receive engagement surveys	%	57	85	70

¹ Recordable injuries were mainly minor slips, trips and falls.

Appendices

Appendix 2: Green Building Certifications

The table below lists the green building certifications held across MPACT's properties as at 31 March 2026.

Property	Country	Asset Type	Green Certification	Year of Expiry
VivoCity	Singapore	Retail	BCA Green Mark Platinum	2027
MBC I	Singapore	Office & Business Park	BCA Green Mark Platinum	2028
MBC II	Singapore	Business Park & Retail	BCA Green Mark Platinum	2029
			BCA Universal Design Mark Platinum Award	NA ²
			LEED®Gold	NA ²
mTower	Singapore	Office & Retail	BCA Green Mark Gold ^{PLUS}	2026
BOAHF	Singapore	Office	BCA Green Mark Gold ^{PLUS}	2026
Festival Walk	Hong Kong	Retail & Office ¹	BEAM Plus Existing Buildings V2.0 Comprehensive Scheme (Final Platinum Rating)	2027
Gateway Plaza	China	Office	LEED® v4.1 Building O+M: Existing Buildings Platinum Certificate	2026
Sandhill Plaza	China	Business Park	EDGE ADVANCED	NA ²
			LEED® v4.1 Building O+M: Existing Buildings Platinum Certificate	2027
The Pinnacle Gangnam	South Korea	Office	LEED® v4 Building Operations & Maintenance: Existing Buildings Gold Certificate	2029
MON	Japan	Office	CASBEE ("A" (Very Good) Rating)	2027
OPB	Japan	Office	CASBEE ("S" (Excellent) Rating)	2026
HNB	Japan	Office	CASBEE ("A" (Very Good) Rating)	2027
MBP	Japan	Office	CASBEE ("S" (Excellent) Rating)	2026
MBT	Japan	Office	CASBEE ("S" (Excellent) Rating)	2026
HPB	Japan	Office	CASBEE ("S" (Excellent) Rating)	2026
FJM	Japan	Office	CASBEE ("S" (Excellent) Rating)	2026

¹ The BEAM Plus Existing Buildings V2.0 Comprehensive Scheme Certification has been awarded for the whole Festival Walk development, including the divested office component.

² NA refers to no expiry date for the green certification.

Appendix 3: Green Financing Loans

The table below provides a breakdown of green loans and financing instruments outstanding as at 31 March 2026.

Green Financing Instrument	Maturity Date	Amount of Proceeds (\$ million)	Amount Allocated (\$ million)	Project Category	Description of Project
Green Loan	September 2027	163.6	163.6	Green Building	Refinancing of green building(s)
Green Loan	December 2027	19.3	19.3	Green Building	Refinancing of green building(s)
Green Loan	February 2028	148.2	148.2	Green Building	Refinancing of green building(s)
Green Loan	March 2028	98.2	98.2	Green Building	Refinancing of green building(s)
Green Loan	May 2028	96.4	96.4	Green Building	Refinancing of green building(s)
Green Loan	July 2028	128.6	128.6	Green Building	Refinancing of green building(s)
Green Loan	March 2029	100.0	100.0	Green Building	Refinancing of green building(s)
Green Loan	June 2029	175.0	175.0	Green Building	Refinancing of green building(s)
Green Loan	April 2030	331.8	331.8	Green Building	Refinancing of green building(s)
Green Loan	June 2030	150.0	150.0	Green Building	Refinancing of green building(s)
Green Loan	August 2030	299.8	299.8	Green Building	Refinancing of green building(s)
SLL	June 2027	68.0	68.0	–	–
SLL	August 2027	98.2	98.2	–	–
S\$150m 4.25% Fixed Rate 7-year Senior Green Notes	March 2030	150.0	150.0	Green Building	Refinancing of green building(s)
S\$200m 3.104% Fixed Rate 7-year Senior Green Notes	March 2032	200.0	200.0	Green Building	Refinancing of green building(s)
S\$200m 2.45% Fixed Rate 7-year Senior Green Notes	August 2032	200.0	200.0	Green Building	Refinancing of green building(s)
S\$200m 3.90% Fixed Rate 10-year Senior Green Notes	March 2034	200.0	200.0	Green Building	Refinancing of green building(s)
Total		2,627.1	2,627.1		

GRI Index

Statement of use	MPACT has reported in accordance with the GRI Standards for the period 1 April 2025 to 31 March 2026.
GRI 1 used	GRI 1: Foundation 2021
Applicable GRI Sector Standard(s)	G4 Construction and Real Estate Sector Disclosures

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
General Disclosures			
Governance			
2-1	Organisational details	Corporate Overview	IFC
2-2	Entities included in the organisation's sustainability reporting	About This Report – Reporting Scope	Pages 2 - 3
2-3	Reporting period, frequency, and contact point	About This Report – Reporting Scope About This Report – Feedback	Pages 2 - 3 Page 3
2-4	Restatements of information	Methodology – Restatements	Page 64
2-5	External assurance	About This Report – Internal Review and External Assurance Ethical Business Conduct and Regulatory Compliance – Good Corporate Governance	Page 3 Page 55
Activities and Workers			
2-6	Activities, value chain and other business relationships	Annual Report – Trust Structure Annual Report – Operations Review Strong Partnerships – Supply Chain Management	Page 20 Pages 39 - 43 Page 21
2-7	Employees	Diversity and Equal Opportunity – Management Approach Appendix 1: Performance Metrics Table – Social Data <i>Information: There were no significant fluctuations in the number of employees during the reporting period or between reporting periods.</i>	Page 46 Pages 67 - 69
2-8	Workers who are not employees	Diversity and Equal Opportunity – Management Approach Appendix 1: Performance Metrics Table – Social Data	Page 46 Page 69
Governance			
2-9	Governance structure and composition	Sustainability Approach Annual Report – Board of Directors Annual Report – Corporate Governance	Pages 8 - 9 Pages 22 - 27 Pages 68 - 90
2-10	Nomination and selection of the highest governance body	Annual Report – Corporate Governance	Pages 68 - 90
2-11	Chair of the highest governance body	Annual Report – Board of Directors	Pages 22 - 27
2-12	Role of the highest governance body in overseeing the management of impacts	Annual Report – Corporate Governance Sustainability Approach	Pages 68 - 90 Pages 8 - 9
2-13	Delegation of responsibility for managing impacts	Annual Report – Corporate Governance Sustainability Approach	Pages 68 - 90 Pages 8 - 9

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
General Disclosures			
Governance			
2-14	Role of the highest governance body in sustainability reporting	Board Statement Sustainability Approach	Page 1 Pages 8 - 9
2-15	Conflicts of interest	Annual Report – Corporate Governance	Pages 68 - 90
2-16	Communication of critical concerns	Ethical Business Conduct and Regulatory Compliance – Whistle-blowing <i>Confidentiality constraints: The total number and nature of critical concerns are not disclosed for confidentiality reasons.</i>	Page 56
2-17	Collective knowledge of the highest governance body	Annual Report – Corporate Governance Sustainability Approach	Pages 68 - 90 Pages 8 - 9
2-18	Evaluation of the performance of the highest governance body	Annual Report – Corporate Governance	Pages 68 - 90
2-19	Remuneration policies	Annual Report – Corporate Governance	Pages 68 - 90
2-20	Process to determine remuneration	Annual Report – Corporate Governance	Pages 68 - 90
2-21	Annual total compensation ratio	<i>Confidentiality constraints: Compensation information is considered confidential and sensitive. Accordingly, the annual total compensation ratio is not disclosed.</i>	–
2-22	Statement on sustainable development strategy	Board Statement	Page 1
2-23	Policy commitments	Sustainability Approach – Mapletree Sustainability Framework Policy Table	Page 10 Page 60
2-24	Embedding policy commitments	Sustainability Approach – Mapletree Sustainability Framework	Page 10
2-25	Processes to remediate negative impacts	Employee Engagement and Talent Management - Employee Engagement and Transparent Communication Community Impact - Community Engagement Ethical Business Conduct and Regulatory Compliance – Whistle-blowing	Page 44 Page 51 Page 56
2-26	Mechanisms for seeking advice and raising concerns	Employee Engagement and Talent Management - Employee Engagement and Transparent Communication Ethical Business Conduct and Regulatory Compliance – Whistle-blowing	Page 44 Page 56
2-27	Compliance with laws and regulations	Ethical Business Conduct and Regulatory Compliance - Compliance with Laws and Regulations	Page 56
2-28	Membership associations	Strong Partnerships - Membership in Organisations Committed to Sustainability	Page 23
2-29	Approach to stakeholder engagement	Sustainability Approach - Approach to Stakeholder Engagement	Pages 17 - 18
2-30	Collective bargaining agreements	Employee Engagement and Talent Management – Collective Bargaining Rights	Page 44

GRI Index

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
GRI 3: Material Topics 2021			
3-1	Process to determine material topics	Sustainability Approach – Materiality	Page 11
3-2	List of material topics	Sustainability Approach – Material Topics, Targets and Performance	Pages 13 - 16
3-3	Management of material topics	Sustainability Approach – Mapping the Impacts, Risks and Opportunities of Material Topics	Page 12
		Sustainability Approach – Material Topics, Targets and Performance	Pages 13 - 16
		Economic Performance – Management Approach	Page 20
		Strong Partnerships – Management Approach	Page 21
		Quality and Sustainable Products and Services – Management Approach	Page 24
		Energy and Climate Change – Management Approach	Page 26
		Water Management – Management Approach	Page 35
		Waste Management – Management Approach	Page 37
		Employee Engagement and Talent Management – Management Approach	Page 39
		Diversity and Equal Opportunity – Management Approach	Page 46
		Health and Safety – Management Approach	Page 49
		Community Impact – Management Approach	Page 51
Ethical Business Conduct and Regulatory Compliance – Management Approach	Page 55		
Cybersecurity and Data Privacy – Management Approach	Page 58		
Material Topic: Economic Performance			
GRI 201 (2016): Economic Performance			
201-1	Direct economic value generated and distributed	Economic Performance – Management Approach	Page 20
		Economic Performance – Sustainable Financing	Page 20
		Annual Report – Financial Statements	Pages 97 - 190
201-2	Financial implications and other risks and opportunities due to climate change	Energy and Climate Change – Climate Risks and Opportunities	Pages 30 - 34
201-3	Defined benefit plan obligations and other retirement plans	Employee Engagement and Talent Management – Fair Remuneration and Employee Benefits	Page 40
Material Topic: Quality, Sustainable Products and Services			
GRI 203 (2016): Indirect Economic Impacts			
203-1	Infrastructure investments and services supported	Quality and Sustainable Products and Services – Promoting Social Integration	Page 24
GRI-G4 Sector Disclosures: Construction and Real Estate			
CRE8	Type and number of sustainability certification, rating, and labelling schemes	Quality and Sustainable Products and Services – Green Building Certification	Page 24
		Appendix 2: Green Building Certifications	Page 70

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
Material Topic: Strong Partnerships			
GRI 308 (2016): Supplier Environmental Assessment			
308-1	New suppliers that were screened using environmental criteria	Strong Partnerships – Supply Chain Management	Page 21
		Appendix 1: Performance Metrics Table – Economic Data	Page 69
308-2	Negative environmental impacts in the supply chain and actions taken	<i>Information unavailable/incomplete: We do not currently have full visibility of the environmental impacts in the supply chain. We are looking to progressively report the disclosure when such capabilities are available.</i>	–
GRI 414 (2016): Supplier Social Assessments			
414-1	New suppliers that were screened using social criteria	Strong Partnerships – Supply Chain Management	Page 21
		Appendix 1: Performance Metrics Table – Economic Data	Page 69
414-2	Negative social impacts in the supply chain and actions taken	<i>Information unavailable/incomplete: We do not currently have full visibility of the social impacts in the supply chain. We are looking to progressively report the disclosure when such capabilities are available.</i>	–
Material Topic: Energy and Climate Change			
GRI 302 (2016): Energy			
302-1	Energy consumption within the organisation	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Page 28
302-2	Energy consumption outside of the organisation	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Page 28
		Appendix 1: Performance Metrics Table – Environmental Data	Page 65
302-3	Energy intensity	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Pages 28 - 29
302-4	Reduction of energy consumption	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Pages 28 - 29
GRI 305 (2016): Emissions			
305-1	Direct (Scope 1) GHG emissions	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Page 29
		Appendix 1: Performance Metrics Table – Environmental Data	Page 65
305-2	Energy indirect (Scope 2) GHG emissions	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Page 29
		Appendix 1: Performance Metrics Table – Environmental Data	Page 66
305-3	Other indirect (Scope 3) GHG emissions	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Page 29
305-4	GHG emissions intensity	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Pages 28 - 29
305-5	Reduction of GHG emissions	Energy and Climate Change – Management Approach	Page 26
GRI-G4 Sector Disclosures: Construction and Real Estate			
CRE1	Building energy intensity	Energy and Climate Change – Performance Data	Pages 28 - 29

GRI Index

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
Material Topic: Energy and Climate Change			
GRI-G4 Sector Disclosures: Construction and Real Estate			
CRE1	Building energy intensity	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Pages 28 - 29
CRE3	GHG emissions intensity from buildings	Energy and Climate Change – Portfolio Energy Consumption and Intensity	Pages 28 - 29
GRI 203 (2016): Indirect Economic Impact			
203-1	Infrastructure investments and services supported	Quality, Sustainable Products and Services – Promoting Social Integration	Page 24
Material Topic: Water Management			
GRI 303 (2018): Water and Effluents			
303-1	Interactions with water as a shared resource	Water Management – Water Conservation	Page 36
303-2	Management of water discharge-related impacts	Water Management – Water Conservation	Page 36
303-3	Water withdrawal	Water Management - Water Withdrawal Appendix 1: Performance Metrics Table – Environmental Data	Page 36 Page 66
303-4	Water discharge	<i>Information unavailable/incomplete: We do not currently track our water discharge for all countries of operation, and are working to disclose in the future when such information becomes available.</i>	–
303-5	Water consumption	<i>Information unavailable/incomplete: We do not currently track our water consumption for all countries of operation, and are working to disclose in the future when such information becomes available.</i>	–
GRI-G4 Sector Disclosures: Construction and Real Estate			
CRE2	Building water intensity	Water Management – Water Withdrawal Appendix 1: Performance Metrics Table – Environmental Data	Page 36 Page 66
Material Topic: Waste Management			
GRI 306 (2020): Waste			
306-1	Waste generation and significant waste-related impacts	Waste Management – Management Approach	Page 37
306-2	Management of significant waste-related impacts	Waste Management – Management Approach	Page 37
306-3	Waste generated	Waste Management – Performance Data Appendix 1: Performance Metrics Table – Environmental Data	Page 37 Page 67
306-4	Waste diverted from disposal	Waste Management – Performance Data Appendix 1: Performance Metrics Table – Environmental Data	Page 37 Page 67
306-5	Waste directed to disposal	Waste Management – Performance Data Appendix 1: Performance Metrics Table – Environmental Data	Page 37 Page 67

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
Material Topic: Diversity and Equal Opportunity			
GRI 405 (2016): Diversity and Equal Opportunity			
405-1	Diversity of governance bodies and employees	Diversity and Equal Opportunity – Board Diversity Appendix 1: Performance Metrics Table – Social Data	Page 47 Pages 67 - 69
405-2	Ratio of basic salary and remuneration of women to men	Diversity and Equal Opportunity – Pay Equality <i>Confidentiality constraints: Compensation and remuneration information is considered confidential and sensitive. Accordingly, regional breakdowns and detailed remuneration figures are not disclosed.</i>	Page 47
Material Topic: Employee Engagement and Talent Management			
GRI 401 (2016): Employment			
401-1	New employee hires and employee turnover	Employee Engagement and Talent Management – Succession Planning and Retention Appendix 1: Performance Metrics Table – Social Data <i>N.A.: We do not consider the breakdown by age group, gender and region as material, as the turnover and hire rates do not vary significantly across these dimensions.</i>	Page 39 Page 67
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Employee Engagement and Talent Management – Compensation and Benefits	Page 40
401-3	Parental leave	Employee Engagement and Talent Management – Parental Leave Appendix 1: Performance Metrics Table – Social Data	Page 40 Page 67
GRI 402 (2016): Labour/Management Relations			
402-1	Minimum notice periods regarding operational changes	Employee Engagement and Talent Management – Employee Engagement and Transparent Communication <i>In the event of significant operational changes, Mapletree endeavours to notify affected employees in advance to minimise potential operational disruptions and maintain an engaged workforce.</i>	Page 44
GRI 404 (2016): Training and Education			
404-1	Average hours of training per year per employee	Employee Engagement and Talent Management – Training and Development Appendix 1: Performance Metrics Table – Social Data	Page 41 Page 67
404-2	Programmes for upgrading employee skills and transition assistance programmes	Employee Engagement and Talent Management – Training and Development	Page 41
404-3	Percentage of employees receiving regular performance and career development reviews	Employee Engagement and Talent Management – Performance Management	Page 40

GRI Index

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
Material Topic: Health and Safety			
GRI 403 (2018): Occupational Health and Safety			
403-1	Occupational health and safety management system	Health and Safety – Management Approach	Page 49
		Health and Safety – Prevention and Mitigation of Occupational Health and Safety Impacts	Page 49
403-2	Hazard identification, risk assessment, and incident investigation	Health and Safety – Prevention and Mitigation of Occupational Health and Safety Impacts	Page 49
		Health and Safety – Hazard Identification, Risk Assessment and Incident Investigation	Page 50
403-3	Occupational health services	Health and Safety – Hazard Identification, Risk Assessment and Incident Investigation	Page 50
403-4	Worker participation, consultation, and communication on occupational health and safety	Health and Safety – Prevention and Mitigation of Occupational Health and Safety Impacts	Page 49
403-5	Worker training on occupational health and safety	Health and Safety – Training on Health and Safety	Page 50
403-6	Promotion of worker health	Health and Safety – Prevention and Mitigation of Occupational Health and Safety Impacts	Page 49
		Employee Engagement and Talent Management – Employee Wellness	Page 45
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Health and Safety – Prevention and Mitigation of Occupational Health and Safety Impacts	Page 49
403-8	Workers covered by an occupational health and safety management system	Health and Safety – Management Approach	Page 49
403-9	Work-related injuries	Health and Safety – Health and Safety Performance	Page 50
		Appendix 1: Performance Metrics Table – Social Data	Page 69
Material Topic: Community Impact			
GRI 413 (2016): Community Impact			
413-1	Operations with local community engagement, impact assessments, and development programs	Community Impact – Community Engagement	Page 51

GRI 2021 Standards Disclosure		Section of Report / Reasons for Omission	Page Reference
Reference	Description		
Material Topic: Ethical Business Conduct and Regulatory Compliance			
GRI 205 (2016): Anti-Corruption			
205-1	Operations assessed for risks related to corruption	Ethical Business Conduct and Regulatory Compliance – Good Corporate Governance	Page 55
		Ethical Business Conduct and Regulatory Compliance – Anti-Corruption	Pages 55 - 56
205-2	Communication and training about anti-corruption policies and procedures	Ethical Business Conduct and Regulatory Compliance – Anti-Corruption	Pages 55 - 56
		Appendix 1: Performance Metrics Table – Governance Data	Page 69
205-3	Confirmed incidents of corruption and actions taken	Ethical Business Conduct and Regulatory Compliance – Anti-Corruption	Pages 55 - 56
Material Topic: Ethical Business Conduct and Regulatory Compliance			
GRI 206 (2016): Anti-Competitive Behaviour			
206-1	Legal actions for anti-competitive behaviour, anti-trust, and monopoly practices	Ethical Business Conduct and Regulatory Compliance – Compliance with Laws and Regulations	Page 56
GRI 416 (2016): Customer Health and Safety			
416-1	Assessment of the health and safety impacts of product and service categories	Quality and Sustainable Products and Services – Management Approach – Green Building Certification	Page 24
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Ethical Business Conduct and Regulatory Compliance – Compliance with Laws and Regulations	Page 56
GRI 417 (2016): Marketing and Labelling			
417-3	Incidents of non-compliance concerning marketing communications	Ethical Business Conduct and Regulatory Compliance – Compliance with Laws and Regulations	Page 56
		Ethical Business Conduct and Regulatory Compliance – Responsible Marketing and Communication	Page 57
Material Topic: Cybersecurity and Data Privacy			
GRI 418 (2016): Customer Privacy			
418-1	Substantiated complaints concerning breaches of customers privacy and losses of customer data	Ethical Business Conduct and Regulatory Compliance – Compliance with Laws and Regulations	Page 56
		Cybersecurity and Data Privacy – Management Approach	Page 58

ISSB IFRS S1 and S2 Climate-related Disclosures Index

In the content index below, applicable requirements per the ISSB "IFRS S2 Climate-related Disclosures" standard are specified. Additionally, the "IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information" standard has been adopted to the extent that it applies to climate-related disclosures in line with the requirements set by SGX-ST. Consistent with the provisions of IFRS S2, in identifying the climate-related risks and opportunities that could reasonably be expected to affect its prospects, the Manager has also considered the applicability of the IFRS S2 Real Estate standard.

Code	Disclosure Description	Location
IFRS S1 GENERAL REQUIREMENTS AND S2 CLIMATE-RELATED DISCLOSURES		
Conceptual Foundations		
S1.17; S1.B32	Materiality - An entity shall disclose material information about the climate-related risks and opportunities that could reasonably be expected to affect the entity's prospects.	Pages 30 - 34 (Climate Risks and Opportunities)
S1.20	Reporting entity - An entity's climate-related financial disclosures shall be for the same reporting entity as the related financial statements.	Page 61 (Connectedness with Financial Statements)
S1.21-24; S1.B42(a),(c)	Connected information - An entity shall provide information in a manner that enables users of general-purpose financial reports to understand the connections between the items to which the information relates and the connections between disclosures provided by the entity.	Page 20 (Economic Performance) Pages 30 - 34 (Climate Risks and Opportunities) Page 61 (Connectedness with Financial Statements) Pages 68 - 90 of the Annual Report (Corporate Governance) Pages 91 - 94 of the Annual Report (Risk Management) Pages 97 - 190 of the Annual Report (Financial Statements)
Governance		
S2.05-07	Governance - The objective of climate-related financial disclosures on governance is to enable users of general-purpose financial reports to understand the governance processes, controls and procedures an entity uses to monitor, manage and oversee climate-related risks and opportunities.	Pages 8 - 9 (Sustainability Governance) Pages 30 - 34 (Climate Risks and Opportunities) Pages 68 - 90 of the Annual Report (Corporate Governance)
Strategy		
S2.08; S2.10; S2.12	Climate-related risks and opportunities - The objective of climate-related financial disclosures on strategy is to enable users of general-purpose financial reports to understand an entity's strategy for managing climate-related risks and opportunities.	Pages 2 - 3 (About This Report) Pages 30 - 34 (Climate Risks and Opportunities)
S2.13	Business model and value chain - An entity shall disclose information that enables users of general-purpose financial reports to understand the current and anticipated effects of climate-related risks and opportunities on its business model and value chain.	Pages 30 - 34 (Climate Risks and Opportunities)
S2.14	Strategy and decision-making - An entity shall disclose information that enables users of general-purpose financial reports to understand the effects of climate-related risks and opportunities on its strategy and decision-making.	Pages 6 - 7 (Towards Net Zero) Page 12 (Mapping the Impacts, Risks and Opportunities of Material Topics) Pages 13 - 16 (Material Topics, Targets and Performance) Pages 21 - 23 (Strong Partnerships) Pages 30 - 34 (Climate Risks and Opportunities)

Code	Disclosure Description	Location
IFRS S1 GENERAL REQUIREMENTS AND S2 CLIMATE-RELATED DISCLOSURES		
Strategy		
S2.15; S2.16; S2.21	Financial position, financial performance and cash flows - An entity shall disclose information that enables users of general-purpose financial reports to understand the current and anticipated effects of climate-related risks and opportunities on its financial position, financial performance and cash flows for the reporting period.	Pages 30 - 34 (Climate Risks and Opportunities)
S1.22; S2.22; S2.23	Climate resilience - An entity shall disclose information that enables users of general-purpose financial reports to understand the resilience of the entity's strategy and business model to climate-related changes, developments and uncertainties, taking into consideration its identified climate-related risks and opportunities. The entity shall use climate-related scenario analysis to assess its climate resilience using an approach that is commensurate with its circumstances. In providing quantitative information, the entity may disclose a single amount or a range.	Pages 2 - 3 (About This Report) Pages 30 - 34 (Climate Risks and Opportunities) Page 61 (Climate Risk Model: Assumptions and Limitations) Page 61 (Connectedness with Financial Statements)
Risk Management		
S2.24-26	Risk management - The objective of climate-related financial disclosures on metrics and targets is to enable users of general-purpose financial reports to understand an entity's performance in relation to its climate-related risks and opportunities, including progress towards any climate-related targets it has set, and any targets it is required to meet by law or regulation.	Pages 30 - 34 (Climate Risks and Opportunities) Pages 91 - 94 of the Annual Report (Risk Management)
Metrics and Targets		
S1.53; S2.27	General requirements - The objective of climate-related financial disclosures on metrics and targets is to enable users of general-purpose financial reports to understand an entity's performance in relation to its climate-related risks and opportunities, including progress towards any climate-related targets it has set, and any targets it is required to meet by law or regulation.	Page 12 (Mapping the Impacts, Risks and Opportunities of Material Topics) Pages 13 - 16 (Material Topics, Targets and Performance)
S2.29a(i); S2.29a(iii-vi); S2.B56	Greenhouse gases - An entity shall disclose information relevant to the cross-industry metric category of greenhouse gas emissions generated during the reporting period.	Pages 2 - 3 (About This Report) Pages 26 - 29 (Energy and Climate Change) Page 61 (Connectedness with Financial Statements)
S2.29(b)-(g); S2.30; S2.B64	Other cross-industry metrics - An entity shall disclose the cross-industry metric categories of climate-related physical risks, transition risks, opportunities, capital deployment, internal carbon prices and remuneration, considering the aspects included in S2.B65. In preparing disclosures to meet the requirements in paragraph 29(b)-(d), an entity shall use all reasonable and supportable information that is available to it at the reporting date without undue cost or effort.	Page 11 (Integrating Sustainability into Remuneration) Pages 30 - 34 (Climate Risks and Opportunities)
S2.32	Industry-based metrics - An entity shall disclose industry-based metrics that are associated with particular business models, activities or other common features that characterise participation in an industry. In determining the industry-based metrics that the entity discloses, the entity shall refer to and consider the applicability of the industry-based metrics associated with disclosure topics described in the Industry-based Guidance on Implementing IFRS S2.	Pages 2 - 3 (About This Report)
S1.49	Entity-specific metrics - An entity shall provide disclosures about metrics taken from a source other than IFRS Sustainability Disclosure Standards.	Pages 2 - 3 (About This Report)

Code	Disclosure Description	Location
IFRS S1 GENERAL REQUIREMENTS AND S2 CLIMATE-RELATED DISCLOSURES		
Metrics and Targets		
S2.33-37	Climate-related targets - An entity shall disclose the quantitative and qualitative climate-related targets it has set to monitor progress towards achieving its strategic goals, and any targets it is required to meet by law or regulation, including any greenhouse gas emissions targets. In identifying and disclosing the metrics used to set and monitor progress towards reaching a target described in S2.33-34, an entity shall refer to and consider the applicability of cross-industry metrics and industry-based metrics, including those described in an applicable IFRS Sustainability Disclosure Standard, or metrics that otherwise satisfy the requirements in IFRS S1.	Pages 6 - 7 (Towards Net Zero) Pages 8 - 9 (Sustainability Governance) Pages 13 - 16 (Material Topics, Targets and Performance) Pages 26 - 29 (Energy and Climate Change)
General Requirements		
S1.54; S1.55a; S1.56; S1.58a; S1.59	Sources of Guidance - In identifying climate-related risks and opportunities that could reasonably be expected to affect an entity's prospects, an entity shall apply IFRS Sustainability Disclosure Standards. In identifying applicable disclosure requirements about a sustainability-related risk or opportunity that could reasonably be expected to affect an entity's prospects, an entity shall apply the IFRS Sustainability Disclosure Standard that specifically applies to that sustainability-related risk or opportunity. In addition to the IFRS Sustainability Disclosure Standards, an entity shall refer to and consider the applicability of the disclosure topics in the SASB standards for the identification of climate-related risks and opportunities. In the absence of an IFRS Sustainability Disclosure Standard that specifically applies to a sustainability-related risk or opportunity, the entity shall refer to and consider the applicability of the metrics associated with the disclosure topics included in the SASB standards.	Pages 2 - 3 (About This Report)
S1.60; S1.62; S1.B47	Location of disclosures - An entity is required to provide disclosures required by IFRS Sustainability Disclosure Standards as part of its general-purpose financial reports.	Page 61 (Connectedness with Financial Statements)
S1.64	Timing of reporting - An entity shall report its climate-related financial disclosures at the same time as its related financial statements and cover the same reporting period as the related financial statements.	Pages 2 - 3 (About This Report) Pages 72 - 79 (GRI Index)
S1.70; S1.B53	Comparative information - An entity shall disclose comparative information in respect of the preceding period for all amounts and other relevant information disclosed in the reporting period.	Pages 26 - 29 (Energy and Climate Change)
S1.72	Statement of compliance - An entity whose climate-related financial disclosures comply with all the requirements of IFRS Sustainability Disclosure Standards shall make an explicit and unreserved statement of compliance.	Pages 2 - 3 (About This Report)
Judgements, Uncertainties and Errors		
S1.74	Judgements - An entity shall disclose information about the judgements that it has made in the process of preparing its climate-related financial disclosures.	Pages 30 - 34 (Climate Risks and Opportunities)
S1.77; S1.78	Measurement uncertainty - An entity shall disclose information about the most significant uncertainties affecting the amounts reported in its climate-related financial disclosures.	Pages 30 - 34 (Climate Risks and Opportunities) Page 61 (Climate Risk Model: Assumptions and Limitations) Page 61 (Connectedness with Financial Statements)

Code	Disclosure Description	Location
IFRS S1 GENERAL REQUIREMENTS AND S2 CLIMATE-RELATED DISCLOSURES		
Judgements, Uncertainties and Errors		
S1.83; S1.B58(a)-(b)	Errors - An entity shall correct material prior period errors by restating the comparative amounts for the prior period(s) disclosed unless it is impracticable to do so.	Page 64 (Methodology - Restatements)

IFRS INDUSTRY-BASED GUIDANCE ON CLIMATE-RELATED DISCLOSURES (VOL. 36 REAL ESTATE)		
Energy Management		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property sector.	Appendix 1: Performance Metrics Table - Environmental Data
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector.	Appendix 1: Performance Metrics Table - Environmental Data
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector.	Appendix 1: Performance Metrics Table - Environmental Data
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy.	Page 20 (Economic Performance)
Water Management		
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector.	Appendix 1: Performance Metrics Table - Environmental Data
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage and (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector.	Appendix 1: Performance Metrics Table - Environmental Data
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for portfolio area with data coverage, by property sector.	Appendix 1: Performance Metrics Table - Environmental Data
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks.	Pages 35 - 36 (Water Management)
Management of Tenant Sustainability Impacts		
IF-RE-410a.3	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants.	Pages 21 - 23 (Strong Partnerships)
Climate Change Adaptation		
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector	Pages 30 - 34 (Climate Risks and Opportunities)
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks.	Pages 30 - 34 (Climate Risks and Opportunities)
Activity Metrics		
IF-RE-000.A	Number of assets, by property sector.	Appendix 1: Performance Metrics Table - Activity Data
IF-RE-000.B	Leasable floor area, by property sector.	Appendix 1: Performance Metrics Table - Activity Data
IF-RE-000.C	Percentage of indirectly managed assets, by property sector.	Appendix 1: Performance Metrics Table - Activity Data
IF-RE-000.D	Average occupancy rate, by property sector.	Appendix 1: Performance Metrics Table - Activity Data



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