

MAPLETREE LOGISTICS TRUST 2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

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MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

Summary of Mapletree Logistics Trust Group Results

	GROUP		GROUP	
	3 mths ended 31 Mar 2026 ¹	3 mths ended 31 Mar 2025 ¹	12 mths ended 31 Mar 2026 ²	12 mths ended 31 Mar 2025 ²
Gross Revenue (S\$'000)	176,576	179,613	708,274	727,026
Net Property Income (S\$'000)	151,444	152,801	610,156	625,293
Amount Distributable (S\$'000)	98,556	104,639	392,708	430,628
- to Perpetual Securities Holders	5,583	5,583	22,641	24,231
- to Unitholders of MLT	92,973	99,056 ³	370,067	406,397 ⁴
Available Distribution per Unit ("DPU") (cents)	1.819	1.955	7.262	8.053

Footnotes:

1. Quarter ended 31 March 2026 ("4Q FY25/26") started with 174 properties and ended with 175 properties. Quarter ended 31 March 2025 ("4Q FY24/25") started with 183 properties and ended with 180 properties.
2. 12 months ended 31 March 2026 ("12M FY25/26") started with 180 properties and ended with 175 properties. 12 months ended 31 March 2025 ("12M FY24/25") started with 187 properties and ended with 180 properties.
3. This includes distribution of divestment gains of S\$7,709,000.
4. This includes distribution of divestment gains of S\$26,968,000.

INTRODUCTION

Mapletree Logistics Trust ("MLT") is a Singapore-domiciled Real Estate Investment Trust constituted pursuant to the Trust Deed dated 5 July 2004 (as amended) between Mapletree Investments Pte Ltd and Mapletree Trustee Pte. Ltd.. The Trust Deed is governed by the laws of the Republic of Singapore. Mapletree Logistics Trust Management Ltd. ("the Manager") replaced Mapletree Investments Pte Ltd as manager of MLT on 14 June 2005 and HSBC Institutional Trust Services (Singapore) Limited replaced Mapletree Trustee Pte. Ltd. as trustee of MLT on 24 June 2005.

MLT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited on 28 July 2005. MLT's initial IPO portfolio comprised 15 Singapore-based properties with a total book value of S\$422 million as at 28 July 2005.

The principal activity of MLT and its subsidiaries (the "Group") is to invest in a diversified portfolio of quality income-producing logistics real estate and real estate-related assets in Asia Pacific that would provide its Unitholders with a stable distribution stream.

As at 31 March 2026, the Group's portfolio had grown to a portfolio of 175 properties, comprising 44 properties in Singapore, 9 in Hong Kong SAR, 42 in China, 22 in Japan, 20 in South Korea, 13 in Australia, 9 in Malaysia, 12 in Vietnam and 4 in India. The total value of assets under management is S\$13.1 billion.

MLT's distribution policy is to distribute at least 90% of its taxable income, as well as its tax-exempt income (if any), and such distributions are typically paid on a quarterly basis. Distributions, when paid, will be in Singapore Dollars.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss

		GROUP		
		3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025	Increase/ (Decrease)
		S\$'000	S\$'000	%
	Note			
Gross revenue	1	176,576	179,613	(1.7)
Property expenses	2	<u>(25,132)</u>	<u>(26,812)</u>	(6.3)
Net property income		151,444	152,801	(0.9)
Interest income		558	611	(8.7)
Manager's management fees	3	(21,970)	(22,333)	(1.6)
Trustee's fee		(436)	(452)	(3.5)
Other trust income/(expenses), net	4	6,795	(4,955)	NM
Borrowing costs	5	(37,537)	(38,692)	(3.0)
Net change in fair value of financial derivatives	6	(32,764)	(21,089)	55.4
Net movement in the value of investment properties	7	<u>47,968</u>	<u>(81,046)</u>	NM
Profit/(Loss) before income tax		114,058	(15,155)	NM
Income tax	8	<u>(54,481)</u>	<u>(9,881)</u>	>100
Profit/(Loss) for the period		<u>59,577</u>	<u>(25,036)</u>	NM
Profit/(Loss) attributable to:				
Unitholders of MLT		53,027	(31,537)	NM
Perpetual securities holders		5,583	5,583	-
Non-controlling interests		<u>967</u>	<u>918</u>	5.3
Profit/(Loss) for the period		<u>59,577</u>	<u>(25,036)</u>	NM
Earnings per unit (cents)				
- Basic	9	1.04	(0.62)	
- Diluted	9	1.03	(0.62)	

NM: Not meaningful

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss (continued)

1. Gross revenue comprises the following:

	GROUP		
	3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Rental income	153,290	159,060	(3.6)
Service charges	20,695	17,631	17.4
Other operating income	2,591	2,922	(11.3)
	<u>176,576</u>	<u>179,613</u>	(1.7)

2. Property expenses comprise the following:

	GROUP		
	3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Operation and maintenance	6,912	7,531	(8.2)
Property and other taxes	10,247	10,952	(6.4)
Property and lease management fees	4,408	4,395	0.3
(Reversal)/Loss allowances, net	(80)	178	NM
Others	3,645	3,756	(3.0)
	<u>25,132</u>	<u>26,812</u>	(6.3)

3. Manager's management fees comprise the following:

	GROUP		
	3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Base fees	16,600	16,974	(2.2)
Performance fees	5,370	5,359	0.2
	<u>21,970</u>	<u>22,333</u>	(1.6)

4. Other trust (income)/expenses includes the following:

	GROUP		
	3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Net foreign exchange (gain)/loss	(9,448)	1,980	NM
Other trust expenses, net	2,653	2,975	(10.8)
	<u>(6,795)</u>	<u>4,955</u>	NM

For 4Q FY25/26, the net foreign exchange gain arose mainly from USD and CNY denominated balances and settlement of JPY, HKD, KRW currency forwards.

For 4Q FY24/25, the net foreign exchange loss arose mainly from USD denominated balances, partly offset by settlement of JPY currency forwards.

Other trust expenses include legal and professional fees, audit and tax consultancy fees, and non-property related miscellaneous expenses.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss (continued)

5. Borrowing costs include the following:

	GROUP		
	3 mths ended 31 Mar 2026 S\$'000	3 mths ended 31 Mar 2025 S\$'000	Increase/ (Decrease) %
Interest expenses:			
- Bank and other borrowings	34,985	35,967	(2.7)
- Lease liabilities	933	925	0.9
Financing fees	1,619	1,800	(10.1)
	<u>37,537</u>	<u>38,692</u>	(3.0)

6. Net change in fair value of financial derivatives comprises net change in fair value of interest rate swaps, cross currency interest rate swaps and currency forwards, which were entered into to hedge the Group's interest rate risks and currency risks. This has no impact on total amount distributable to Unitholders.

4Q FY25/26 loss in fair value is mainly due to CNH, HKD and USD related financial derivatives.

4Q FY24/25 loss was mainly due to CNH, KRW and USD related financial derivatives.

7. Net movement in the value of investment properties comprises the following:

	GROUP		
	3 mths ended 31 Mar 2026 S\$'000	3 mths ended 31 Mar 2025 S\$'000	Increase/ (Decrease) %
Fair value gain/(loss) of investment properties	45,696	(74,971)	NM
Effect of lease incentives and marketing commission amortisation	2,006	(5,630)	NM
Fair value gain/(loss) of investment properties held for sale	266	(445)	NM
	<u>47,968</u>	<u>(81,046)</u>	NM

8. Income tax comprises current income tax, withholding tax and deferred tax. The increase is mainly due to appreciation in fair value of investment properties and additional deferred tax provision arising from reassessment of tax position due to change in expected recovery of investments for certain country.

	GROUP		
	3 mths ended 31 Mar 2026 S\$'000	3 mths ended 31 Mar 2025 S\$'000	Increase/ (Decrease) %
Current income tax - current year	394	7,603	(94.8)
Current income tax - prior years	(42)	(13)	>100
Withholding tax	2,846	3,424	(16.9)
Deferred tax	51,283	(1,133)	NM
	<u>54,481</u>	<u>9,881</u>	>100

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2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss (continued)

9. Earnings per unit ("EPU")

Basic EPU

The calculation of basic EPU for the Group is based on profit for the period attributable to Unitholders and weighted average number of units during the period.

	GROUP	
	3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025
Profit/(Loss) for the period attributable to Unitholders (S\$'000)	53,027	(31,537)
Weighted average number of units in issue (in thousand) ¹	5,111,121	5,062,224
Basic EPU (cents)	1.04 ²	(0.62)

Diluted EPU

The calculation of diluted EPU for the Group is based on profit for the period attributable to Unitholders and the weighted average number of units during the period after adjustment for the effects of all dilutive potential units.

	GROUP	
	3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025
Profit/(Loss) for the period attributable to Unitholders (S\$'000)	53,027	(31,537)
Weighted average number of units (diluted) (in thousand) ¹	5,130,149	5,084,902
Diluted EPU (cents)	1.03 ²	(0.62)

The diluted EPU does not have dilutive instruments to be issued.

Footnotes:

1. Weighted average number of units has been adjusted to take into account the new units issued and to be issued, as part payment of management fees and Distribution Reinvestment Plan. For the units to be issued, these units will not be entitled to the distribution for the current period.

2. Higher EPU for period ended 31 March 2026 compared to 31 March 2025 is mainly due to net fair value gain of investment properties, as opposed to net fair value loss of investment properties in prior period, partly offset by impact of enlarged unit base.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(ii) Condensed Interim Consolidated Statement of Comprehensive Income

	GROUP		
	3 mths ended 31 Mar 2026 S\$'000	3 mths ended 31 Mar 2025 S\$'000	Increase/ (Decrease) %
Profit/(Loss) for the period	59,577	(25,036)	NM
Other comprehensive income:			
Items that may be reclassified subsequently to profit or loss:			
Cash flow hedges:			
- Fair value gain/(loss)	13,621	(50,305)	NM
- Reclassification to profit or loss	(3,936)	8,864	NM
Net currency translation differences relating to financial statements of foreign subsidiaries	(12,047)	(19,366)	(37.8)
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	3,099	(14,174)	NM
Net currency translation differences designated as net investment hedge of foreign operations	23,753	33,269	(28.6)
Other comprehensive income for the period	24,490	(41,712)	NM
Total comprehensive income for the period	84,067	(66,748)	NM
Total comprehensive income attributable to:			
Unitholders of MLT	78,251	(73,773)	NM
Perpetual securities holders	5,583	5,583	-
Non-controlling interests	233	1,442	(83.8)
	84,067	(66,748)	NM

NM: Not meaningful

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(iii) Condensed Interim Distribution Statement

	GROUP	
	3 mths ended 31 Mar 2026	3 mths ended 31 Mar 2025
Note	S\$'000	S\$'000
Profit/(Loss) for the period attributable to Unitholders	53,027	(31,537)
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments	A 39,946	130,593
Amount available for distribution	B 92,973	99,056
Amount available for distribution to Unitholders at beginning of the period	93,491	102,121
	186,464	201,177
Distribution to Unitholders:		
Distribution of 1.816 cents per unit for the period from 1 October 2025 to 31 December 2025	(92,664)	-
Distribution of 2.003 cents per unit for the period from 1 October 2024 to 31 December 2024	-	(101,309) ¹
Total Unitholders' distribution (including capital return)	C (92,664)	(101,309)
Amount available for distribution to Unitholders at end of the period	93,800	99,868
Note A:		
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments comprise:		
Major non-tax (chargeable)/deductible items:		
- Management fees paid and payable in units	13,828	14,429
- Trustee's fees	436	452
- Net change in fair value of financial derivatives	32,764	21,089
- Financing fees	1,285	1,298
- Net movement in the value of investment properties including deferred tax impact	3,315	78,966
- Exchange differences on capital items/unrealised exchange differences	(8,415)	2,866
- Net effect on lease liabilities	(2,012)	(2,140)
Other non-tax deductible items and other adjustments	(1,255)	13,633
Net distribution adjustments	39,946	130,593
Note B:		
Amount available for distribution comprise:		
- from operations	57,743	74,536 ¹
- from Unitholders' contribution	35,230	24,520
	92,973	99,056
Number of units in issue at end of the period (in thousand)	5,110,907	5,066,733
Distribution per unit (cents)	1.819	1.955
Note C:		
Distribution to Unitholders comprise:		
- from operations	54,700	51,388 ¹
- from Unitholders' contribution	37,964	49,921
	92,664	101,309

Footnote:

1. This included distribution of divestment gains.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss

		GROUP		
		12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025	Increase/ (Decrease)
		S\$'000	S\$'000	%
	Note			
Gross revenue	1	708,274	727,026	(2.6)
Property expenses	2	(98,118)	(101,733)	(3.6)
Net property income		610,156	625,293	(2.4)
Interest income		2,532	2,648	(4.4)
Manager's management fees	3	(89,010)	(90,513)	(1.7)
Trustee's fee		(1,775)	(1,821)	(2.5)
Other trust expenses, net	4	(3,994)	(10,909)	(63.4)
Borrowing costs	5	(153,306)	(156,893)	(2.3)
Net change in fair value of financial derivatives	6	(32,845)	(26,947)	21.9
Net movement in the value of investment properties	7	48,843	(67,612)	NM
Gain on disposal of subsidiaries	8	45	515	(91.3)
Profit before income tax		380,646	273,761	39.0
Income tax	9	(101,806)	(64,865)	57.0
Profit for the year		278,840	208,896	33.5
Profit attributable to:				
Unitholders of MLT		254,468	183,540	38.6
Perpetual securities holders		22,641	24,231	(6.6)
Non-controlling interests		1,731	1,125	53.9
Profit for the year		278,840	208,896	33.5
Earnings per unit (cents)				
- Basic	10	4.99	3.65	
- Diluted	10	4.96	3.61	

NM: Not meaningful

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss (continued)

1. Gross revenue comprises the following:

	GROUP		
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Rental income	612,834	627,722	(2.4)
Service charges	82,581	87,058	(5.1)
Other operating income	12,859	12,246	5.0
	<u>708,274</u>	<u>727,026</u>	(2.6)

2. Property expenses comprise the following:

	GROUP		
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Operation and maintenance	25,521	26,196	(2.6)
Property and other taxes	43,326	44,380	(2.4)
Property and lease management fees	17,465	17,282	1.1
(Reversal)/Loss allowances, net	(623)	437	NM
Others	12,429	13,438	(7.5)
	<u>98,118</u>	<u>101,733</u>	(3.6)

3. Manager's management fees comprise the following:

	GROUP		
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Base fees	67,455	68,619	(1.7)
Performance fees	21,555	21,894	(1.5)
	<u>89,010</u>	<u>90,513</u>	(1.7)

4. Other trust expenses includes the following:

	GROUP		
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Net foreign exchange gain	(7,361)	(1,480)	>100
Other trust expenses, net	11,355	12,389	(8.3)
	<u>3,994</u>	<u>10,909</u>	(63.4)

For 12M FY25/26, the net foreign exchange gain arose mainly from settlement of currency forwards mainly JPY, HKD, KRW and AUD, partly offset by USD denominated balances.

For 12M FY24/25, the net foreign exchange gain arose mainly from settlement of JPY and CNH currency forwards, partly offset by USD denominated balances.

Other trust expenses include legal and professional fees, audit and tax consultancy fees, and non-property related miscellaneous expenses.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss (continued)

5. Borrowing costs include the following:

	GROUP		
	12 mths ended	12 mths ended	Increase/
	31 Mar 2026	31 Mar 2025	(Decrease)
	S\$'000	S\$'000	%
Interest expenses:			
- Bank and other borrowings	142,670	146,280	(2.5)
- Lease liabilities	3,783	3,656	3.5
Financing fees	6,853	6,957	(1.5)
	<u>153,306</u>	<u>156,893</u>	(2.3)

6. Net change in fair value of financial derivatives comprises net change in fair value of interest rate swaps, cross currency interest rate swaps and currency forwards, which were entered into to hedge the Group's interest rate risks and currency risks. This has no impact on total amount distributable to Unitholders.

12M FY25/26 loss in fair value is mainly due to CNH, HKD and USD related financial derivatives.

12M FY24/25 loss was mainly due to CNH, KRW, USD and AUD related financial derivatives.

7. Net movement in the value of investment properties comprises the following:

	GROUP		
	12 mths ended	12 mths ended	Increase/
	31 Mar 2026	31 Mar 2025	(Decrease)
	S\$'000	S\$'000	%
Fair value gain/(loss) of investment properties	47,750	(61,327)	NM
Effect of lease incentives and marketing commission amortisation	710	(5,626)	NM
Fair value gain/(loss) of investment properties held for sale	383	(659)	NM
	<u>48,843</u>	<u>(67,612)</u>	NM

For 12M FY25/26, it comprises net fair value gain from investment properties and fair value gain of mainly two investment properties held for sale during the financial year. The two properties are Mapletree Logistics Centre – Yeosu in South Korea and 28 Bilston Drive, Barnawartha North in Australia.

For 12M FY24/25, it comprises net fair value loss from investment properties and fair value gain of eleven investment properties held for sale during the financial year. The eleven properties pertain to 30 Tuas South Avenue 8, 119 Neythal Road, 1 Genting Lane, 8 Tuas View Square, 31 Penjuru Lane in Singapore, Zentraline, Linfox, Celestica Hub and Subang 2 in Malaysia, and Toki Centre and Aichi Miyoshi Centre in Japan.

8. 12M FY25/26 gain on disposal of subsidiaries is recognised in relation to liquidation of a wholly-owned subsidiary, MapletreeLog Integrated (Shanghai) (Cayman) Ltd..

12M FY24/25 gain was recognised in relation to divestment of a wholly-owned subsidiary, Mapletree Logistics Warehouse (Xian) Co., Ltd., in China. The divestment was completed on 15 November 2024.

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1(a)(i) Condensed Interim Consolidated Statement of Profit or Loss (continued)

9. Income tax comprises current income tax, withholding tax and deferred tax. The increase is mainly attributable to appreciation in fair value of investment properties and additional deferred tax provision arising from reassessment of tax position due to change in expected recovery of investments for certain country, partly offset by lower divestment related taxes.

	GROUP		
	12 mths ended 31 Mar 2026 S\$'000	12 mths ended 31 Mar 2025 S\$'000	Increase/ (Decrease) %
Current income tax - current year	11,704	21,501	(45.6)
Current income tax - prior years	29	487	(94.0)
Withholding tax	11,952	16,944	(29.5)
Deferred tax	78,121	25,933	>100
	<u>101,806</u>	<u>64,865</u>	57.0

10. Earnings per unit ("EPU")

Basic EPU

The calculation of basic EPU for the Group is based on profit for the period attributable to Unitholders and weighted average number of units during the period.

	GROUP	
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025
Profit for the period attributable to Unitholders (S\$'000)	254,468	183,540
Weighted average number of units in issue (in thousand) ¹	5,098,108	5,034,448
Basic EPU (cents)	<u>4.99²</u>	<u>3.65</u>

Diluted EPU

The calculation of diluted EPU for the Group is based on profit for the period attributable to Unitholders and the weighted average number of units during the period after adjustment for the effects of all dilutive potential units.

	GROUP	
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025
Profit for the period attributable to Unitholders (S\$'000)	254,468	183,540
Weighted average number of units (diluted) (in thousand) ¹	5,130,149	5,084,902
Diluted EPU (cents)	<u>4.96²</u>	<u>3.61</u>

The diluted EPU does not have dilutive instruments to be issued.

Footnotes:

1. Weighted average number of units has been adjusted to take into account the new units issued and to be issued, as part payment of management fees and acquisition fees to the Manager, and Distribution Reinvestment Plan. For the units to be issued, these units will not be entitled to the distribution for the current period.

2. Higher EPU for year ended 31 March 2026 compared to 31 March 2025 is mainly due to net fair value gain of investment properties, as opposed to net fair value loss of investment properties in prior period, partly offset by impact of enlarged unit base.

MAPLETREE LOGISTICS TRUST

**2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
AND DISTRIBUTION ANNOUNCEMENT**

1(a)(ii) Condensed Interim Consolidated Statement of Comprehensive Income

	GROUP		
	12 mths ended 31 Mar 2026 S\$'000	12 mths ended 31 Mar 2025 S\$'000	Increase/ (Decrease) %
Profit for the year	278,840	208,896	33.5
Other comprehensive income:			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Cash flow hedges			
- Fair value loss	(47,267)	(57,797)	(18.2)
- Reclassification to profit or loss	(5,886)	(8,984)	(34.5)
Net currency translation differences relating to financial statements of foreign subsidiaries	(146,557)	(47,835)	>100
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	(30,588)	(29,744)	2.8
Net currency translation differences designated as net investment hedge of foreign operations	103,725	37,693	>100
Realisation of net currency translation differences upon disposal of subsidiaries	(45)	(709)	(93.7)
Other comprehensive income for the year	(126,618)	(107,376)	17.9
Total comprehensive income for the year	152,222	101,520	49.9
Total comprehensive income attributable to:			
Unitholders of MLT	130,592	75,872	72.1
Perpetual securities holders	22,641	24,231	(6.6)
Non-controlling interests	(1,011)	1,417	NM
	152,222	101,520	49.9

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(iii) Condensed Interim Distribution Statement

	GROUP	
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025
Note	S\$'000	S\$'000
Profit for the year attributable to Unitholders	254,468	183,540
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments	A 115,599	222,857
Amount available for distribution	B 370,067	406,397
Amount available for distribution to Unitholders at beginning of the year	99,868	111,214
	469,935	517,611
Distribution to Unitholders:		
Distribution of 1.955 cents per unit for the period from 1 January 2025 to 31 March 2025	(99,055) ¹	-
Distribution of 1.812 cents per unit for the period from 1 April 2025 to 30 June 2025	(91,961)	-
Distribution of 1.815 cents per unit for the period from 1 July 2025 to 30 September 2025	(92,455)	-
Distribution of 1.816 cents per unit for the period from 1 October 2025 to 31 December 2025	(92,664)	-
Distribution of 2.211 cents per unit for the period from 1 January 2024 to 31 March 2024	-	(110,417) ¹
Distribution of 2.068 cents per unit for the period from 1 April 2024 to 30 June 2024	-	(103,730) ¹
Distribution of 2.027 cents per unit for the period from 1 July 2024 to 30 September 2024	-	(102,287) ¹
Distribution of 2.003 cents per unit for the period from 1 October 2024 to 31 December 2024	-	(101,309) ¹
Total Unitholders' distribution (including capital return)	C (376,135)	(417,743)
Amount available for distribution to Unitholders at end of the year	93,800	99,868
Note A:		
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments comprise:		
Major non-tax (chargeable)/deductible items:		
- Management fees paid and payable in units	55,340	58,170
- Trustee's fees	1,775	1,821
- Net change in fair value of financial derivatives	32,845	26,947
- Financing fees	5,159	5,275
- Net movement in the value of investment properties including deferred tax impact	29,278	89,829
- Gain on disposal of subsidiaries	(45)	(515)
- Exchange differences on capital items/unrealised exchange differences	(5,053)	6,007
- Net effect on lease liabilities	(7,668)	(9,318)
Other gains	-	2,659
Other non-tax deductible items and other adjustments	3,968	41,982
Net distribution adjustments	115,599	222,857

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(a)(iii) Condensed Interim Distribution Statement (continued)

	GROUP	
	12 mths ended 31 Mar 2026 S\$'000	12 mths ended 31 Mar 2025 S\$'000
Note B:		
Amount available for distribution comprise:		
- from operations	223,939	239,523 ¹
- from other gains	-	2,662 ¹
- from Unitholders' contribution	146,128	164,212
	370,067	406,397
Number of units in issue at end of the year (in thousand)	5,110,907	5,066,733
Distribution per unit (cents)	7.262	8.053

Note C:

Distribution to Unitholders comprise:

- from operations	240,751 ¹	239,103 ¹
- from other gains	-	2,659 ¹
- from Unitholders' contribution	135,384	175,981
	376,135	417,743

Footnote:

1. This included distribution of divestment gains.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(b)(i) Condensed Interim Statements of Financial Position

	Note	GROUP		MLT	
		31 Mar 2026 S\$'000	31 Mar 2025 S\$'000	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000
Current assets					
Cash and cash equivalents		302,270	299,011	14,880	17,999
Trade and other receivables	1	32,377	39,124	156,211	138,116
Other assets	2	24,681	30,448	10,678	11,783
Investment properties held for sale	5	-	47,102	-	37,620
Derivative financial instruments	3	38,234	13,052	12,006	11,403
		<u>397,562</u>	<u>428,737</u>	<u>193,775</u>	<u>216,921</u>
Non-current assets					
Trade and other receivables	1	2,702	2,136	-	-
Other assets	2	9,446	8,638	-	-
Investment properties	4	13,076,163	13,244,883	2,720,800	2,638,222
Investment in subsidiaries	6	-	-	1,788,771	1,806,660
Loans to subsidiaries	6	-	-	3,857,321	3,990,089
Derivative financial instruments	3	208,724	208,473	20,959	19,529
		<u>13,297,035</u>	<u>13,464,130</u>	<u>8,387,851</u>	<u>8,454,500</u>
Total assets		<u>13,694,597</u>	<u>13,892,867</u>	<u>8,581,626</u>	<u>8,671,421</u>
Current liabilities					
Trade and other payables	7	264,413	323,671	129,381	167,890
Borrowings	8	89,064	373,769	-	-
Lease liabilities		5,852	7,738	5,672	7,001
Liabilities of investment properties held for sale	5	-	6,947	-	6,724
Financial guarantee		-	-	279	159
Current income tax liabilities	9	27,575	27,871	4,607	4,592
Derivative financial instruments	3	6,530	484	2,211	484
		<u>393,434</u>	<u>740,480</u>	<u>142,150</u>	<u>186,850</u>
Non-current liabilities					
Trade and other payables	7	26	339	26	339
Borrowings	8	5,400,216	5,208,086	3,390,005	3,342,108
Lease liabilities		75,580	80,057	66,551	70,644
Deferred taxation	9	664,976	602,586	-	-
Derivative financial instruments	3	83,445	14,745	686	79
		<u>6,224,243</u>	<u>5,905,813</u>	<u>3,457,268</u>	<u>3,413,170</u>
Total liabilities		<u>6,617,677</u>	<u>6,646,293</u>	<u>3,599,418</u>	<u>3,600,020</u>
Net assets		<u>7,076,920</u>	<u>7,246,574</u>	<u>4,982,208</u>	<u>5,071,401</u>
Represented by:					
Unitholders' funds		6,471,641	6,638,824	4,399,809	4,489,002
Perpetual securities holders		582,399	582,399	582,399	582,399
Non-controlling interest		22,880	25,351	-	-
		<u>7,076,920</u>	<u>7,246,574</u>	<u>4,982,208</u>	<u>5,071,401</u>
NAV / NTA per unit * (S\$)	10	1.26	1.31	0.86	0.89

* Net asset value / Net tangible asset attributable to Unitholders.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(b)(i) Condensed Interim Statements of Financial Position (continued)

1. Trade and other receivables comprise the following:

	GROUP		MLT	
	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000
Current				
Trade receivables	12,168	12,528	648	252
Less: Loss allowances	(318)	(1,371)	(14)	(59)
	<u>11,850</u>	<u>11,157</u>	<u>634</u>	<u>193</u>
Amounts due from subsidiaries (non-trade)	-	-	93,779	77,756
Dividend receivables	-	-	47,354	57,123
Advance tax recoverable	1,536	1,136	-	-
Other receivables	18,991	26,831	14,444	3,044
	<u>32,377</u>	<u>39,124</u>	<u>156,211</u>	<u>138,116</u>
Non-current				
Advance tax recoverable	<u>2,702</u>	<u>2,136</u>	<u>-</u>	<u>-</u>
Total trade and other receivables	<u>35,079</u>	<u>41,260</u>	<u>156,211</u>	<u>138,116</u>

Trade receivables that are individually determined to be impaired at the end of financial period relate to tenants that have defaulted on payments or in significant financial difficulties. The Group believes that the remaining unimpaired trade receivables that are past due are mainly tenants with good payment record and/or have sufficient security deposits.

Other receivables comprise mainly goods and services taxes receivables ("GST") from operations and recoverable expenses.

2. Other assets comprise the following:

	GROUP		MLT	
	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000
Current				
Deposits	2,341	2,374	112	258
Prepayments	22,340	28,074	10,566	11,525
	<u>24,681</u>	<u>30,448</u>	<u>10,678</u>	<u>11,783</u>
Non-current				
Long-term bank balances	<u>9,446</u>	<u>8,638</u>	<u>-</u>	<u>-</u>
Total other assets	<u>34,127</u>	<u>39,086</u>	<u>10,678</u>	<u>11,783</u>

3. The Group and MLT use derivative financial instruments such as interest rate swaps, cross currency interest rate swaps and forward foreign currency contracts to hedge its exposure to interest rate risks and currency risks arising from operational, financing and investment activities. In accordance with the Group's treasury policy, which is in line with the Code on Collective Investment Schemes ("CIS Code"), the Group does not hold or issue derivative financial instruments for trading purposes. Derivative financial instruments are measured at fair value as at 31 March 2026.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(b)(i) Condensed Interim Statements of Financial Position (continued)

4. The Group's investment properties consist of logistics properties held either to earn rental income or for capital appreciation or for both, and right-of-use assets relating to land leases where certain properties are built upon. Investment properties are stated at initial cost on acquisition including transaction cost, and subsequently are measured at fair value.

Fair value is determined in accordance with the CIS Code issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed which requires the investment properties to be valued by independent valuers at least once a year. The changes in fair value is recognised in profit or loss.

The Group's investment properties as at 31 March 2026 are stated at fair value based on valuations performed by independent valuers. The independent valuers have appropriate recognised professional qualifications with recent experience in the location and category of the properties being valued. The fair value is generally derived by using income capitalisation method, discounted cash flow method and/or direct comparison method and key assumptions used include capitalisation rate, discount rate, terminal yield and adjusted price per square meter.

The decrease in the Group's investment properties is mainly due to effect of currency translation and transfer of two properties in Australia and South Korea to investment properties held for sale, partly offset by acquisition of a property in India, additions in capital expenditure and land premium on extension of land leases in Singapore, and net appreciation in value of investment properties.

	GROUP	MLT
	S\$'000	S\$'000
As at 1 April 2025	13,244,883	2,638,222
Acquisition of and additions to investment properties	166,026	73,006
Net movement in the value of investment properties recognised in the Consolidated Statement of Profit or Loss	47,750	9,572
Transfer to investment properties held for sale	(57,478)	-
Currency translation differences	(325,018)	-
As at 31 March 2026	13,076,163	2,720,800
As at 1 April 2024	13,140,348	2,559,357
Acquisitions of and additions to investment properties	453,507	175,677
Net movement in the value of investment properties recognised in the Consolidated Statement of Profit or Loss	(61,327)	(32,168)
Transfer to investment properties held for sale	(158,544)	(64,644)
Transfer to disposal subsidiary held for sale	(13,094)	-
Currency translation differences	(116,007)	-
As at 31 March 2025	13,244,883	2,638,222

In May 2025, the Group completed the redevelopment of Mapletree Joo Koon Logistics Hub (formerly known as 5A Joo Koon Circle) in Singapore.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(b)(i) Condensed Interim Statements of Financial Position (continued)

5. As at 31 March 2025, investment properties held for sale comprises carrying value of 1 Genting Lane, 8 Tuas View Square, 31 Penjuru Lane in Singapore, and Subang 2 in Malaysia. The liabilities on investment properties held for sale mainly consists of lease liabilities of Singapore properties and accrued divestment costs in Malaysia and Singapore.

During the financial year, the Group completed the divestments of the following assets that were transferred from investment properties:

<u>Country</u>	<u>Property Name</u>	<u>Completion Date</u>
Singapore	1 Genting Lane	13 May 2025
	8 Tuas View Square	12 June 2025
	31 Penjuru Lane	15 July 2025
Malaysia	Subang 2	17 July 2025
South Korea	Mapletree Logistics Centre - Yeoju	29 August 2025
Australia	28 Bilston Drive, Barnawartha North, VIC	13 October 2025

6. The decrease in investment in subsidiaries is mainly due to impairment loss recognised during the financial year on investments in certain countries.

The decrease in loans to subsidiaries is mainly due to loan repayments and impairment loss for certain countries, partly offset by loans extended to subsidiary for acquisition in India.

7. Trade and other payables comprise the following:

	GROUP		MLT	
	31 Mar 2026	31 Mar 2025	31 Mar 2026	31 Mar 2025
	S\$'000	S\$'000	S\$'000	S\$'000
Current				
Trade payables	1,955	3,029	422	711
Other payables	16,030	15,664	5,363	1,794
Accruals	57,974	103,618	33,012	57,925
Accrued retention sums	5,183	9,397	4,079	8,495
Amounts due to subsidiaries (non-trade)	-	-	41,591	56,357
Amounts due to related parties (trade)	18,625	20,094	6,404	7,167
Deposits and advance rental	145,235	153,454	38,197	35,128
Interest payable	18,710	18,102	-	-
Deferred consideration	388	-	-	-
Deferred revenue	313	313	313	313
	264,413	323,671	129,381	167,890
Non-current				
Deferred revenue	26	339	26	339
Total trade and other payables	264,439	324,010	129,407	168,229

The decrease in accruals is mainly due to settlement of partial redevelopment cost of Mapletree Joo Koon Logistics Hub.

8. The decrease in the Group's borrowings is mainly due to loan repayments using proceeds from divested properties and effects of currency translation, partly offset by loan drawn for redevelopment costs and acquisition of a property in India, land premium on extension of land leases and capital expenditures.

MLT's borrowings pertains to loans from a subsidiary.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(b)(i) Condensed Interim Statements of Financial Position (continued)

9. The Group has exposure to income taxes in numerous jurisdictions. Assumptions are required in determining the group-wide provision for income taxes. The ultimate determination of taxability of income and deductibility of expenses from certain transactions are uncertain during the ordinary course of business. The Group recognises liabilities for expected tax issues based on estimates of whether additional taxes will be due. Where the final tax outcome of these matters is different from the amounts that were initially recognised, such differences will impact the income tax and deferred tax provisions in the period in which such determination is made.

There are ongoing tax disputes with certain jurisdictions' tax authority. The Group has been making relevant tax provisions progressively in MLT Group's statements of financial position and profit or loss.

10. Net asset value ("NAV") and Net tangible asset ("NTA") backing per unit based on issued units at the end of the period:

	GROUP		MLT	
	31 Mar 2026	31 Mar 2025	31 Mar 2026	31 Mar 2025
NAV / NTA per unit (S\$) ¹	1.26	1.31	0.86	0.89
Adjusted NAV / NTA per unit (excluding the amount distributable) (S\$)	1.24	1.29	0.84	0.87

Footnotes:

1. NTA per unit was the same as NAV per unit as there were no intangible assets as at the condensed interim statements of financial position dates.
2. Lower NAV per unit of the Group as at 31 March 2026 compared to 31 March 2025 mainly due to impact of enlarged unit base, depreciation of foreign currencies against Singapore Dollars, and lower fair value gain in derivative financial instruments.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(b)(ii) Aggregate Amount of Borrowings and Debt Securities

		GROUP	
		31 Mar 2026	31 Mar 2025
		S\$'000	S\$'000
Unsecured borrowings			
		89,064	373,769
		4,930,729	4,780,749
		5,019,793	5,154,518
Secured borrowings			
	a	469,487	427,337
		5,489,280	5,581,855

		GROUP	
		31 Mar 2026	31 Mar 2025
Ratios			
	b	40.6	40.7
	c	2.9	2.9

- a. The Group's secured borrowings are secured over certain investment properties and investment properties held for sale in Japan, Malaysia and India (31 March 2025: Japan and Malaysia) with carrying amount of S\$997,188,000 (31 March 2025: S\$888,973,000).
- b. As per CIS Code, the aggregate leverage includes lease liabilities that are entered into in the ordinary course of the Group's business on or after 1 April 2019 in accordance with the MAS guidance.

The aggregate leverage ratio decreased year-on-year by approximately 0.1%. The Group's aggregate leverage ratio of 40.6% and interest cover ratio of 2.9 times remain well within the regulatory limits set by MAS.

MLT maintains a well-staggered debt maturity profile with sufficient available committed credit facilities and cash reserves to meet its operational needs. As part of its risk management process, the Manager will review and assess these ratios on a regular basis and remain prudent and disciplined in managing the overall leverage profile of MLT.

- c. The interest cover ratio is calculated by dividing the trailing 12 months' earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation), by the trailing 12 months' interest expense, borrowing-related fees and distributions on perpetual securities.

The sensitivity analysis on impact to interest cover ratio is as follows:

		GROUP	
		31 Mar 2026	31 Mar 2025
a) a 10% decrease in EBITDA (times)		2.6	2.6
b) a 100 basis point increase in the weighted average interest rate (times)		2.2	2.2

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(c) Condensed Interim Consolidated Statement of Cash Flows

	GROUP	
	3 mths ended	3 mths ended
	31 Mar 2026	31 Mar 2025
Note	S\$'000	S\$'000
Operating activities		
Profit/(Loss) for the period	59,577	(25,036)
Adjustments for:		
Income tax	54,481	9,881
(Reversal)/Loss allowances, net	(80)	178
Interest income	(558)	(611)
Interest expense	34,985	35,967
Interest expense on lease liabilities	933	925
Amortisation of financing fees	1,619	1,418
Manager's fees paid/payable in units	10,788	11,235
Unrealised translation gain	(8,495)	(1,174)
Net movement in the value of investment properties	(47,968)	81,046
Net change in fair value of financial derivatives	32,764	21,089
Operating income before working capital changes	138,046	134,918
Changes in working capital:		
Trade and other receivables	13,961	7,285
Trade and other payables	(19,082)	6,561
Cash generated from operations	132,925	148,764
Tax paid	(11,006)	(15,919)
Cash flows from operating activities	121,919	132,845
Investing activities		
Interest received	557	770
Cash outflow on purchase of and additions to investment properties, including payment of deferred considerations	(5,121)	(60,320)
Purchase of investment property through acquisition of subsidiaries, net of cash acquired	(30,640)	-
Proceeds from disposal of investment properties held for sale, net of divestment cost	-	41,557
Deposits received for potential disposal of investment properties held for sale	-	1,265
Cash flows used in investing activities	(35,204)	(16,728)

MAPLETREE LOGISTICS TRUST

**2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
AND DISTRIBUTION ANNOUNCEMENT**

1(c) Condensed Interim Consolidated Statement of Cash Flows (continued)

	Note	GROUP	
		3 mths ended	3 mths ended
		31 Mar 2026	31 Mar 2025
		S\$'000	S\$'000
Financing activities			
Proceeds from borrowings		111,500	288,150
Repayment of borrowings		(70,000)	(304,315)
Payments of lease liabilities		(2,945)	(3,065)
Distribution to Unitholders (net of distribution in units)		(92,664)	(101,309)
Distribution to perpetual securities holders		(3,902)	(3,902)
Distribution to non-controlling interests		(173)	(214)
Interest paid		(37,735)	(40,398)
Change in restricted cash and bank deposits	1	(665)	(202)
Cash flows used in financing activities		(96,584)	(165,255)
Net decrease in cash and cash equivalents		(9,869)	(49,138)
Cash and cash equivalents at beginning of the period		309,377	350,073
Effect of exchange rate changes on balances held in foreign currencies		1,908	(2,714)
Cash and cash equivalents at end of the period		301,416	298,221
Restricted cash and bank deposits		854	790
Cash and cash equivalents on the Condensed Interim Statements of Financial Position		302,270	299,011

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(c) Condensed Interim Consolidated Statement of Cash Flows (continued)

	GROUP	
	12 mths ended 31 Mar 2026 S\$'000	12 mths ended 31 Mar 2025 S\$'000
	Note	
Operating activities		
Profit for the year	278,840	208,896
Adjustments for:		
Income tax	101,806	64,865
(Reversal)/Loss allowances, net	(623)	437
Interest income	(2,532)	(2,648)
Interest expense	142,670	146,280
Interest expense on lease liabilities	3,783	3,656
Amortisation of financing fees	6,853	5,328
Management fees paid/payable in units	55,731	56,335
Unrealised translation (gain)/loss	(7,600)	1,461
Net movement in the value of investment properties	(48,843)	67,612
Gain on disposal of subsidiaries	(45)	(515)
Net change in fair value of financial derivatives	32,845	26,947
Operating income before working capital changes	562,885	578,654
Changes in working capital:		
Trade and other receivables	8,201	(6,528)
Trade and other payables	(4,160)	(2,156)
Cash generated from operations	566,926	569,970
Tax paid	(24,781)	(33,941)
Cash flows from operating activities	542,145	536,029
Investing activities		
Interest received	2,377	2,763
Cash outflow on purchase of and additions to investment properties including payment of deferred considerations	(120,556)	(344,949)
Purchase of investment properties through acquisition of subsidiaries, net of cash acquired	(30,640)	(65,573)
Proceeds from disposal of interests in a subsidiary, net of cash disposed	-	12,877
Proceeds from disposal of investment properties held for sale, net of divestment cost	96,656	149,925
Deposits received for potential disposal of investment properties held for sale	-	1,265
Cash flows used in investing activities	(52,163)	(243,692)

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(c) Condensed Interim Consolidated Statement of Cash Flows (continued)

	Note	GROUP	
		12 mths ended 31 Mar 2026 S\$'000	12 mths ended 31 Mar 2025 S\$'000
Financing activities			
Proceeds from issuance of perpetual securities	2	-	180,000
Payments of transaction costs related to the issue of perpetual securities		-	(1,676)
Redemption of perpetual securities	2	-	(180,000)
Contributions from non-controlling interests		-	7,872
Proceeds from borrowings		790,461	1,150,562
Repayment of borrowings		(719,083)	(886,939)
Payments of lease liabilities		(11,451)	(12,974)
Distribution to Unitholders (net of distribution in units)		(376,135)	(377,117)
Payments of transaction costs related to distribution reinvestment plan		-	(381)
Distribution to perpetual securities holders		(22,641)	(23,568)
Distribution to non-controlling interests		(1,460)	(1,984)
Interest paid		(141,656)	(146,877)
Change in restricted cash and bank deposits	1	(872)	6,345
Cash flows used in financing activities		(482,837)	(286,737)
Net increase in cash and cash equivalents		7,145	5,600
Cash and cash equivalents at beginning of the year		298,221	295,055
Effect of exchange rate changes on balances held in foreign currencies		(3,950)	(2,434)
Cash and cash equivalents at end of the year		301,416	298,221
Restricted cash and bank deposits		854	790
Cash and cash equivalents on the Condensed Interim Statements of Financial Position		302,270	299,011

1. As at 31 March 2026, the restricted cash and bank deposits of S\$10,300,000 (31 March 2025: S\$9,428,000) relates to:
 - a. cash reserves for certain properties which the Group is required to maintain based on the agreements with the banks. The restricted cash are mainly reserved for interest expense, capital expenditure or property expenses to ensure the availability of cash when incurred/due for payment, and
 - b. held as lien by certain banks towards debt service account and for bank guarantee facility.
2. In 2Q FY24/25, MLT issued S\$180 million of 4.30% fixed rate perpetual securities and fully redeemed S\$180 million of 5.2074% fixed rate perpetual securities. The use of the proceeds from the issuance of S\$180 million was in accordance to such use as set out in the announcement dated 15 August 2024.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds

	Attributable to Unitholders								
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total	Perpetual securities	Non-controlling interests	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group									
At 1 January 2026	4,824,250	(700,393)	(45,486)	2,795	2,382,280	6,463,446	580,718	22,820	7,066,984
Total comprehensive income for the period									
Profit for the period	-	-	-	-	53,027	53,027	5,583	967	59,577
Other comprehensive income:									
Cash flow hedges:									
- Fair value gain	-	-	13,621	-	-	13,621	-	-	13,621
- Reclassification to profit or loss	-	-	(3,936)	-	-	(3,936)	-	-	(3,936)
Net currency translation differences relating to financial statements of foreign subsidiaries	-	(11,313)	-	-	-	(11,313)	-	(734)	(12,047)
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	3,099	-	-	-	3,099	-	-	3,099
Net currency translation differences designated as net investment hedge of foreign operations	-	23,753	-	-	-	23,753	-	-	23,753
Total other comprehensive income	-	15,539	9,685	-	-	25,224	-	(734)	24,490
Total comprehensive income for the period	-	15,539	9,685	-	53,027	78,251	5,583	233	84,067
Transactions with equity holders, recognised directly in unitholders' funds									
Contributions by and distributions to equity holders									
New units issued and to be issued arising from:									
- Settlement of management fees	22,608	-	-	-	-	22,608	-	-	22,608
Distribution to unitholders	(37,964)	-	-	-	(54,700)	(92,664)	-	-	(92,664)
Distribution to perpetual securities holders	-	-	-	-	-	-	(3,902)	-	(3,902)
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	-	(173)	(173)
Total contributions by and distributions to equity holders	(15,356)	-	-	-	(54,700)	(70,056)	(3,902)	(173)	(74,131)
At 31 March 2026	4,808,894	(684,854)	(35,801)	2,795	2,380,607	6,471,641	582,399	22,880	7,076,920

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders								
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total	Perpetual securities	Non- controlling interests	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group									
At 1 January 2025	4,904,604	(678,238)	123,695	2,666	2,449,944	6,802,671	580,718	24,123	7,407,512
Total comprehensive income for the period									
Profit for the period	-	-	-	-	(31,537)	(31,537)	5,583	918	(25,036)
Other comprehensive income:									
Cash flow hedges:									
- Fair value loss	-	-	(50,305)	-	-	(50,305)	-	-	(50,305)
- Reclassification to profit or loss	-	-	8,864	-	-	8,864	-	-	8,864
Net currency translation differences relating to financial statements of foreign subsidiaries	-	(19,890)	-	-	-	(19,890)	-	524	(19,366)
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	(14,174)	-	-	-	(14,174)	-	-	(14,174)
Net currency translation differences designated as net investment hedge of foreign operations	-	33,269	-	-	-	33,269	-	-	33,269
Net currency translation differences on redesignated financial derivatives as net investment hedge of foreign operations	-	64,902	(64,902)	-	-	-	-	-	-
Total other comprehensive income	-	64,107	(106,343)	-	-	(42,236)	-	524	(41,712)
Total comprehensive income for the period	-	64,107	(106,343)	-	(31,537)	(73,773)	5,583	1,442	(66,748)
Transactions with equity holders, recognised directly in unitholders' funds									
Contributions by and distributions to equity holders									
New units issued arising from:									
- Settlement of management fees	11,235	-	-	-	-	11,235	-	-	11,235
Distribution to unitholders	(49,921)	-	-	-	(51,388)	(101,309)	-	-	(101,309)
Distribution to perpetual securities holders	-	-	-	-	-	-	(3,902)	-	(3,902)
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	-	(214)	(214)
Total contributions by and distributions to equity holders	(38,686)	-	-	-	(51,388)	(90,074)	(3,902)	(214)	(94,190)
Transfer to general reserve	-	-	-	17	(17)	-	-	-	-
At 31 March 2025	4,865,918	(614,131)	17,352	2,683	2,367,002	6,638,824	582,399	25,351	7,246,574

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	<u>Attributable to Unitholders</u>				
	<u>Units in issue</u>	<u>Retained earnings</u>	<u>Total</u>	<u>Perpetual securities</u>	<u>Total</u>
	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
MLT					
At 1 January 2026	4,824,250	(385,825)	4,438,425	580,718	5,019,143
Profit for the period	-	31,440	31,440	5,583	37,023
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued and to be issued arising from:					
- Settlement of management fees	22,608	-	22,608	-	22,608
Distributions to unitholders	(37,964)	(54,700)	(92,664)	-	(92,664)
Distribution to perpetual securities holders	-	-	-	(3,902)	(3,902)
Total contributions by and distributions to equity holders	(15,356)	(54,700)	(70,056)	(3,902)	(73,958)
At 31 March 2026	4,808,894	(409,085)	4,399,809	582,399	4,982,208

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders				
	Units in issue	Retained earnings	Total	Perpetual securities	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
MLT					
At 1 January 2025	4,904,604	(345,258)	4,559,346	580,718	5,140,064
Profit for the period	-	19,730	19,730	5,583	25,313
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued arising from:					
- Settlement of management fees	11,235	-	11,235	-	11,235
Distributions to unitholders	(49,921)	(51,388)	(101,309)	-	(101,309)
Distribution to perpetual securities holders	-	-	-	(3,902)	(3,902)
Total contributions by and distributions to equity holders	(38,686)	(51,388)	(90,074)	(3,902)	(93,976)
At 31 March 2025	4,865,918	(376,916)	4,489,002	582,399	5,071,401

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(ii) Details of Any Change in the Units (MLT)

		3 mths ended 31 Mar 2026 Units '000	3 mths ended 31 Mar 2025 Units '000
Units issued			
At beginning of the period		5,102,587	5,057,847
New units issued:			
- Settlement of management fees	1	8,320	8,886
At end of the period	2	5,110,907	5,066,733
Potential units to be issued			
- Management fees payable in units		19,242	18,169
Total issued and issuable units		5,130,149	5,084,902

1. In 4Q FY25/26, MLT issued 8,319,937 new units at an issue price of S\$1.2965, as payment of base fees, property management fees and lease management fees as stated in the announcement dated 12 February 2026.

In 4Q FY24/25, MLT issued 8,885,893 new units at an issue price of S\$1.2641, as payment of base fees, property management fees and lease management fees as stated in the announcement dated 14 February 2025.

2. There were no convertibles and treasury units held by MLT and its subsidiaries as at 31 March 2026 and 31 March 2025.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders								Total S\$'000
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total	Perpetual securities	Non- controlling interests	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
Group									
At 1 April 2025	4,865,918	(614,131)	17,352	2,683	2,367,002	6,638,824	582,399	25,351	7,246,574
Total comprehensive income for the year									
Profit for the year	-	-	-	-	254,468	254,468	22,641	1,731	278,840
Other comprehensive income:									
Cash flow hedges:									
- Fair value loss	-	-	(47,267)	-	-	(47,267)	-	-	(47,267)
- Reclassification to profit or loss	-	-	(5,886)	-	-	(5,886)	-	-	(5,886)
Net currency translation differences relating to financial statements of foreign subsidiaries	-	(143,815)	-	-	-	(143,815)	-	(2,742)	(146,557)
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	(30,588)	-	-	-	(30,588)	-	-	(30,588)
Net currency translation differences designated as net investment hedge of foreign operations	-	103,725	-	-	-	103,725	-	-	103,725
Realisation of net currency translation differences upon disposal of subsidiary	-	(45)	-	-	-	(45)	-	-	(45)
Total other comprehensive income	-	(70,723)	(53,153)	-	-	(123,876)	-	(2,742)	(126,618)
Total comprehensive income for the year	-	(70,723)	(53,153)	-	254,468	130,592	22,641	(1,011)	152,222
Transactions with equity holders, recognised directly in unitholders' funds									
Contributions by and distributions to equity holders									
New units issued and to be issued arising from:									
- Settlement of management fees	78,360	-	-	-	-	78,360	-	-	78,360
Distribution to unitholders	(135,384)	-	-	-	(240,751)	(376,135)	-	-	(376,135)
Distribution to perpetual securities holders	-	-	-	-	-	-	(22,641)	-	(22,641)
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	-	(1,460)	(1,460)
Total contributions by and distributions to equity holders	(57,024)	-	-	-	(240,751)	(297,775)	(22,641)	(1,460)	(321,876)
Transfer to general reserve	-	-	-	112	(112)	-	-	-	-
At 31 March 2026	4,808,894	(684,854)	(35,801)	2,795	2,380,607	6,471,641	582,399	22,880	7,076,920

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

Group	Attributable to Unitholders								Total
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total	Perpetual securities	Non-controlling interests	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
At 1 April 2024	4,944,178	(638,146)	149,035	2,518	2,427,256	6,884,841	581,545	18,046	7,484,432
Total comprehensive income for the year									
Profit for the year	-	-	-	-	183,540	183,540	24,231	1,125	208,896
Other comprehensive income:									
Cash flow hedges:									
- Fair value loss	-	-	(57,797)	-	-	(57,797)	-	-	(57,797)
- Reclassification to profit or loss	-	-	(8,984)	-	-	(8,984)	-	-	(8,984)
Net currency translation differences relating to financial statements of foreign subsidiaries	-	(48,127)	-	-	-	(48,127)	-	292	(47,835)
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	(29,744)	-	-	-	(29,744)	-	-	(29,744)
Net currency translation differences designated as net investment hedge of foreign operations	-	37,693	-	-	-	37,693	-	-	37,693
Net currency translation differences on redesignated financial derivatives as net investment hedge of foreign operations	-	64,902	(64,902)	-	-	-	-	-	-
Realisation of net currency translation differences upon disposal of subsidiary	-	(709)	-	-	-	(709)	-	-	(709)
Total other comprehensive income	-	24,015	(131,683)	-	-	(107,668)	-	292	(107,376)
Total comprehensive income for the year	-	24,015	(131,683)	-	183,540	75,872	24,231	1,417	101,520
Transactions with equity holders, recognised directly in unitholders' funds									
Contributions by and distributions to equity holders									
New units issued arising from:									
- Distribution Reinvestment Plan	40,626	-	-	-	-	40,626	-	-	40,626
- Settlement of management fees	56,335	-	-	-	-	56,335	-	-	56,335
- Settlement of acquisition fees	1,141	-	-	-	-	1,141	-	-	1,141
Distribution to unitholders	(175,981)	-	-	-	(241,762)	(417,743)	-	-	(417,743)
Issue of new perpetual securities	-	-	-	-	-	-	180,000	-	180,000
Redemption of perpetual securities	-	-	-	-	-	-	(180,000)	-	(180,000)
Distribution to perpetual securities holders	-	-	-	-	-	-	(23,568)	-	(23,568)
Contribution from non-controlling interests	-	-	-	-	-	-	-	7,872	7,872
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	-	(1,984)	(1,984)
Issue expenses	(381)	-	-	-	-	(381)	(1,676)	-	(2,057)
Total contributions by and distributions to equity holders	(78,260)	-	-	-	(241,762)	(320,022)	(25,244)	5,888	(339,378)
Transfer to revenue reserve	-	-	-	-	(1,867)	(1,867)	1,867	-	-
Transfer to general reserve	-	-	-	165	(165)	-	-	-	-
At 31 March 2025	4,865,918	(614,131)	17,352	2,683	2,367,002	6,638,824	582,399	25,351	7,246,574

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders				
	Units in issue	Retained earnings	Total	Perpetual securities	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
MLT					
At 1 April 2025	4,865,918	(376,916)	4,489,002	582,399	5,071,401
Profit for the year	-	208,582	208,582	22,641	231,223
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued and to be issued arising from:					
- Settlement of management fees	78,360	-	78,360	-	78,360
Distributions to unitholders	(135,384)	(240,751)	(376,135)	-	(376,135)
Distribution to perpetual securities holders	-	-	-	(22,641)	(22,641)
Total contributions by and distributions to equity holders	(57,024)	(240,751)	(297,775)	(22,641)	(320,416)
At 31 March 2026	4,808,894	(409,085)	4,399,809	582,399	4,982,208

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders				
	Units in issue	Retained earnings	Total	Perpetual securities	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
MLT					
At 1 April 2024	4,944,178	(343,329)	4,600,849	581,545	5,182,394
Profit for the year	-	210,042	210,042	24,231	234,273
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued arising from:					
- Distribution Reinvestment Plan	40,626	-	40,626	-	40,626
- Settlement of management fees	56,335	-	56,335	-	56,335
- Settlement of acquisition fees	1,141	-	1,141	-	1,141
Distributions to unitholders	(175,981)	(241,762)	(417,743)	-	(417,743)
Issue of new perpetual securities	-	-	-	180,000	180,000
Redemption of perpetual securities	-	-	-	(180,000)	(180,000)
Distribution to perpetual securities holders	-	-	-	(23,568)	(23,568)
Issue expenses	(381)	-	(381)	(1,676)	(2,057)
Total contributions by and distributions to equity holders	(78,260)	(241,762)	(320,022)	(25,244)	(345,266)
Transfer to revenue reserve	-	(1,867)	(1,867)	1,867	-
At 31 March 2025	4,865,918	(376,916)	4,489,002	582,399	5,071,401

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(d)(ii) Details of Any Change in the Units (MLT) (continued)

	Note	12 mths ended 31 Mar 2026 Units '000	12 mths ended 31 Mar 2025 Units '000
Units issued			
At beginning of the year		5,066,733	4,993,959
New units issued:			
- Distribution Reinvestment Plan	1	-	31,127
- Settlement of management fees	2	44,174	40,799
- Settlement of acquisition fees	3	-	848
At end of the year	4	5,110,907	5,066,733
Potential units to be issued			
- Management fees payable in units		19,242	18,169
Total issued and issuable units		5,130,149	5,084,902

- In 12M FY24/25, MLT issued 31,126,603 new units at an issue price range of S\$1.2760 to S\$1.3320, as part payment of distribution for the period from 1 January 2024 to 30 September 2024 as stated in the announcement dated 25 June 2024, 17 September 2024 and 16 December 2024.
- In 12M FY25/26, MLT issued 44,173,904 new units at an issue price range of S\$1.1535 to S\$1.3078, as payment of base fees, performance fees, property management fees and lease management fees as stated in the announcements dated 16 May 2025, 15 August 2025, 17 November 2025 and 12 February 2026.

In 12M FY24/25, MLT issued 40,799,373 new units at an issue price range of S\$1.2641 to S\$1.4516, as payment of base fees, performance fees, property management fees and lease management fees as stated in the announcements dated 15 May 2024, 16 August 2024, 15 November 2024 and 14 February 2025.
- In 12M FY24/25, MLT issued 848,333 new units at an issue price range of S\$1.3317 to S\$1.3494, as payment of acquisition fees in respect of the acquisition of Mapletree Logistics Hub – Jubli Shah Alam in Malaysia and a 100.0% interest in two logistics assets located in Vietnam through the acquisition of two property holding companies as stated in the announcements dated 16 August 2024 and 15 November 2024 respectively.
- There were no convertibles and treasury units held by MLT and its subsidiaries as at 31 March 2026 and 31 March 2025.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(e) Notes to the Unaudited Condensed Interim Financial Statements

(i) Basis of Preparation

The financial statements have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)") 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant for an understanding of the changes in MLT and the Group's financial position and the Group's performance since the most recent audited annual financial statements for the year ended 31 March 2025.

The financial statements are presented in Singapore Dollars, which is MLT's functional currency. All financial information presented in Singapore Dollars have been rounded to the nearest thousand, unless otherwise stated.

The Group has applied the same accounting policies and methods of computation applied in the financial statements for the current reporting period, which are consistent with those used in the audited financial statements for the year ended 31 March 2025.

(ii) Changes in Accounting Policies

The Group has adopted the following new and revised SFRS(I)s and SFRS(I) Interpretations and amendments to SFRS(I)s that are mandatory for application from 1 April 2025:

- Amendments to SFRS(I) 1-21 *Lack of Exchangeability*

The application of these amendments to accounting standards and interpretations did not result in material changes to the Group's accounting policies and has no material effect on the amounts reported for the current financial period.

A number of new and revised SFRS(I)s and SFRS(I) Interpretations and amendments to SFRS(I)s are effective for annual periods beginning after 1 April 2025 and earlier application is permitted; however, the Group has not early adopted the new or amended standards and interpretations in preparing these financial statements. The Group is in the process of assessing the impact of the new standards, interpretations and amendments to standards on its financial statements.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)

(iii) Segment Reporting

The Group considers the business from a geographic segment perspective to make strategic decisions and assess the performance of the geographic segments based on a measure of Net Property Income. Interest income and finance expenses are not allocated to segments, as the treasury activities are centrally managed by the Group.

The segment information by geographical segment for the reporting period and comparative period are as follows:

For 12 months ended 31 March 2026

	Singapore S\$'000	Hong Kong SAR S\$'000	China S\$'000	Japan S\$'000	South Korea S\$'000	Australia S\$'000	Malaysia S\$'000	Vietnam S\$'000	India S\$'000	Total S\$'000
Gross revenue	211,521	119,953	107,119	81,545	52,788	49,703	44,333	33,326	7,986	708,274
Net property income	180,809	112,509	81,736	68,767	43,016	46,550	39,273	30,463	7,033	610,156
Interest income										2,532
Unallocated costs ¹										(94,779)
Borrowing costs										(153,306)
Net change in fair value of financial derivatives										(32,845)
Net movement in the value of investment properties	9,695	(30,019)	(40,897)	39,052	14,064	14,291	16,148	22,512	3,997	48,843
Gain on disposal of subsidiary	-	-	45	-	-	-	-	-	-	45
Profit before income tax										380,646
Income tax										(101,806)
Profit for the year										278,840
Other segment items										
Acquisitions of and additions to investment properties	73,006	1,947	7,522	5,470	1,440	12,617	5,142	2,319	56,563	166,026
Segment assets										
- Investment properties	2,720,800	2,911,632	2,394,560	1,749,404	982,320	999,909	771,997	397,142	148,399	13,076,163
- Others	634	55	6,987	413	1,382	471	607	972	329	11,850
										13,088,013
Unallocated assets										606,584
Consolidated total assets										13,694,597
Segment liabilities	110,842	20,240	22,919	28,852	16,743	1,684	8,222	13,337	5,783	228,622
Unallocated liabilities										6,389,055
Consolidated total liabilities										6,617,677

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)

(iv) Segment Reporting (continued)

For 12 months ended 31 March 2025

	Hong Kong		China	Japan	South		Australia	Malaysia	Vietnam	India	Total
	Singapore	SAR			Korea	SS\$'000					
	SS\$'000	SS\$'000	SS\$'000	SS\$'000	SS\$'000	SS\$'000	SS\$'000	SS\$'000	SS\$'000	SS\$'000	SS\$'000
Gross revenue	201,149	123,708	123,524	82,051	57,150	53,153	45,122	32,903	8,266		727,026
Net property income	172,019	116,147	93,418	68,978	47,579	50,165	39,662	29,937	7,388		625,293
Interest income											2,648
Unallocated costs ¹											(103,243)
Borrowing costs											(156,893)
Net change in fair value of financial derivatives											(26,947)
Net movement in the value of investment properties	(32,274)	5,239	(56,186)	30,073	(34,426)	3,940	6,040	8,618	1,364		(67,612)
Gain on disposal of subsidiary	-	-	515	-	-	-	-	-	-		515
Profit before income tax											273,761
Income tax											(64,865)
Profit for the year											208,896
Other segment items											
Acquisitions of and additions to investment properties	175,677	4,031	11,624	4,353	2,187	8,664	166,445	79,289	1,237		453,507
Segment assets											
- Investment properties	2,638,222	3,090,894	2,410,804	1,917,041	1,043,997	952,742	692,775	401,269	97,139		13,244,883
- Investment properties held for sale	37,620	-	-	-	-	-	9,482	-	-		47,102
- Others	193	-	6,995	463	1,009	1,240	209	1,044	4		11,157
											13,303,142
Unallocated assets											589,725
Consolidated total assets											13,892,867
Segment liabilities	120,208	22,014	29,664	31,922	17,512	1,715	8,961	14,518	4,711		251,225
Unallocated liabilities											6,395,068
Consolidated total liabilities											6,646,293

Footnote:

1. Unallocated costs include Manager's management fees, Trustee's fees and other trust expenses.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)

(iii) Segment Reporting (continued)

Segment assets are reconciled to total assets as follows:

	GROUP	
	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000
Total segment assets	13,088,013	13,303,142
Unallocated assets:		
Cash and cash equivalents	302,270	299,011
Trade and other receivables	23,229	30,103
Other assets	34,127	39,086
Derivative financial instruments	246,958	221,525
Consolidated total assets	13,694,597	13,892,867

Segment liabilities are reconciled to total liabilities as follows:

	GROUP	
	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000
Total segment liabilities	228,622	251,225
Unallocated liabilities:		
Borrowings	5,489,280	5,581,855
Trade and other payables	117,249	167,527
Current income tax liabilities	27,575	27,871
Deferred taxation	664,976	602,586
Derivative financial instruments	89,975	15,229
Consolidated total liabilities	6,617,677	6,646,293

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)

(iv) Related Party Transactions

Significant related party transactions took place at terms agreed between the parties as follows:

	GROUP		MLT	
	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025	12 mths ended 31 Mar 2026	12 mths ended 31 Mar 2025
Management fees paid / payable to the Manager and related parties ¹	88,903	91,071	33,364	32,850
Property and lease management fees paid / payable to related parties	13,105	12,556	5,537	4,741
Acquisition fees paid / payable to the Manager in relation to the acquisition of properties	324	1,286	324	1,286
Acquisition of properties via the purchase of shares in subsidiaries from related parties	-	67,783	-	67,783
Acquisition of property from a related party	-	160,427	-	-
Injection of capital for preferred equity from related parties	-	7,872	-	-
Return of capital for preferred equity to related parties	760	886	-	-
Rental and other related income received / receivable from related parties	10,185	9,994	9,873	9,687
Operation and maintenance expenses paid / payable to related parties	1,437	7,715	1,435	7,509
Interest expense paid/payable to a related corporation ¹	34,848	31,188	-	-

Footnote:

1. Includes amount capitalised into investment property under redevelopment, which the redevelopment was completed in May 2025.

(v) Fair Value Measurement

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

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

Investment properties and investment properties held for sale

The Group's investment properties and investment properties held for sale are measured at fair value based on valuations performed by independent valuers. The valuation techniques and key unobservable inputs that were used to determine the fair value of the investment properties are classified within Level 3 of the fair value hierarchy.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)

(v) Fair Value Measurement (continued)

Derivatives financial instruments

The Group uses derivative financial instruments such as interest rate swaps, cross currency interest rate swaps and forward foreign currency contracts to hedge its exposure to interest rate risks and currency risks arising from operational, financing and investment activities. In accordance with its treasury policy, which is in line with the CIS Code, the Group does not hold or take up derivative financial instruments for trading purposes.

The fair values of financial instruments that are not traded in an active market (for example, over-the-counter derivatives) are based on banks' quotes. The fair values of forward currency contracts are determined using actively quoted forward currency rates at the reporting date. The fair values of interest rate swaps and cross currency interest rate swaps are calculated as the present value of the estimated future cash flows, discounted at actively quoted interest rates.

Other financial assets and liabilities

The carrying value of trade and other receivables, other current assets and trade and other payables approximate their fair values. The financial liabilities (other than derivative financial instruments) are estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments. The fair value of borrowings approximates their carrying amounts as the interest rate of such loans are adjusted for changes in relevant market interest rate except for non-current fixed rate borrowings which are classified within Level 2 of the fair value hierarchy.

The Group and MLT does not have financial assets and liabilities (other than derivative financial instruments) at fair value through other comprehensive income.

Financial assets and liabilities carried at fair value at reporting dates and classified by level of the fair value measurement hierarchy as follows:

	GROUP		MLT	
	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000
<u>Level 2</u>				
Assets				
Derivative financial instruments	246,958	221,525	32,965	30,932
Liabilities				
Derivative financial instruments	(89,975)	(15,229)	(2,897)	(563)

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)

(v) Fair Value Measurement (continued)

The carrying amounts of current borrowings are approximate to their fair values. The carrying amounts of non-current borrowings which are at variable market rates, also approximate their fair values. The carrying amounts and fair values of fixed rate non-current borrowings and loans from a subsidiary are as follows:

	Carrying Amounts		Fair Values	
	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000	31 Mar 2026 S\$'000	31 Mar 2025 S\$'000
GROUP				
Notes payable (non-current)	846,524	769,171	842,870	755,502
Term loans (non-current)	208,866	295,280	191,874	289,300
MLT				
Loans from a subsidiary	462,882	474,789	451,919	465,591

(vi) Breakdown of Revenue and Profit after Tax

	GROUP		
	12 mths ended 31 Mar 2026 S\$'000	12 mths ended 31 Mar 2025 S\$'000	Increase/ (Decrease) %
Gross revenue reported for first half year	354,869	365,000	(2.8)
Profit reported for first half year	172,228	145,572	18.3
Gross revenue reported for second half year	353,405	362,026	(2.4)
Profit reported for second half year	106,612	63,324	68.4

(vii) Breakdown of Total Distribution

	GROUP	
	12 mths ended 31 Mar 2026 S\$'000	12 mths ended 31 Mar 2025 S\$'000
1 Jan 2026 - 31 Mar 2026 ¹	92,973	-
1 Oct 2025 - 31 Dec 2025	92,664	-
1 Jul 2025 - 30 Sep 2025	92,455	-
1 Apr 2025 - 30 Jun 2025	91,961	-
1 Jan 2025 - 31 Mar 2025	-	99,055
1 Oct 2024 - 31 Dec 2024	-	101,309
1 Jul 2024 - 30 Sep 2024	-	102,287
1 Apr 2024 - 30 Jun 2024	-	103,730
	370,053	406,381

Footnote:

1. To be paid in FY26/27 and is computed based on DPU of 1.819 cents multiply the actual number of units under MLT stock counter as at 31 March 2026.

MAPLETREE LOGISTICS TRUST

**2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS
AND DISTRIBUTION ANNOUNCEMENT**

- 2 Whether the figures have been audited, or reviewed and if so which auditing standard or practice has been followed**

The figures have not been audited nor reviewed by our auditors.

- 3 Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)**

Not applicable.

- 4 Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied**

Refer to 1(e)(i).

- 5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

Refer to 1(e)(ii).

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

6 Review of Performance

<u>Consolidated Statement of Profit or Loss</u>	GROUP		
	3 mths ended	3 mths ended	Increase/
	31 Mar 2026	31 Mar 2025	(Decrease)
	S\$'000	S\$'000	%
Gross revenue	176,576	179,613	(1.7)
Property expenses	(25,132)	(26,812)	(6.3)
Net property income	151,444	152,801	(0.9)
Borrowing costs	(37,537)	(38,692)	(3.0)
Amount distributable	98,556	104,639	(5.8)
- To Perpetual securities holders	5,583	5,583	-
- To Unitholders of MLT	92,973	99,056 ¹	(6.1)
Available distribution per unit (cents)	1.819	1.955	(7.0)

Footnote:

1. This includes distribution of divestment gains of S\$7,709,000.

4Q FY25/26 vs 4Q FY24/25

Gross revenue of S\$176.6 million for 4Q FY25/26 was S\$3.0 million or 1.7% lower year-on-year (“y-o-y”), mainly due to absence of revenue contribution from divested properties and effect from depreciation of various currencies against Singapore Dollar, mainly Hong Kong Dollar, Japanese Yen, South Korean Won and Vietnamese Dong, partly offset by appreciation of Malaysian Ringgit and Australian Dollar. The decrease in gross revenue was moderated by contribution from the completed redevelopment of Mapletree Joo Koon Logistics Hub (“Mapletree Joo Koon”), higher contribution from existing properties in Singapore, Japan and Vietnam, partly offset by lower contribution from China. Impact of currency fluctuations was partially mitigated through the use of foreign currency forward contracts to hedge the foreign-sourced income distributions.

Property expenses decreased by S\$1.7 million or 6.3%, mainly attributed to absence of property expenses from divested properties and effect from depreciation of various currencies against Singapore Dollar, lower repair and maintenance expenses, and lower property-related taxes, partly offset by contribution from Mapletree Joo Koon.

As a result, net property income for 4Q FY25/26 decreased by S\$1.3 million or 0.9% y-o-y.

Borrowing costs decreased by S\$1.2 million or 3.0%, mainly due to lower base rates on SGD unhedged loans and interest savings from repayment of loans with divestment proceeds, partly offset by interest incurred on loan drawn for Mapletree Joo Koon recognised in consolidated statement of profit or loss post receipt of Temporary Occupation Permit (“TOP”), replacement hedges at higher cost and higher rates for JPY loans.

After accounting for management fees, income tax, other trust income/(expenses), other adjustments, distribution to perpetual securities holders and the enlarged issued unit base, the amount distributable to Unitholders was S\$93.0 million, translating to a DPU of 1.819 cents, 7.0% or 0.136 cents lower than 4Q FY24/25. Excluding distribution of divestment gains, DPU of 1.819 cents is 0.9% or 0.016 cents higher than DPU of 1.803 cents in 4Q FY24/25.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

6 Review of Performance (continued)

<u>Consolidated Statement of Profit or Loss</u>	GROUP		
	12 mths ended	12 mths ended	Increase/
	31 Mar 2026	31 Mar 2025	(Decrease)
	S\$'000	S\$'000	%
Gross revenue	708,274	727,026	(2.6)
Property expenses	(98,118)	(101,733)	(3.6)
Net property income	610,156	625,293	(2.4)
Borrowing costs	(153,306)	(156,893)	(2.3)
Amount distributable	392,708	430,628	(8.8)
- To Perpetual securities holders	22,641	24,231	(6.6)
- To Unitholders of MLT	370,067	406,397 ¹	(8.9)
Available distribution per unit (cents)	7.262	8.053	(9.8)

Footnote:

1. This includes distribution of divestment gains of S\$26,968,000.

12M FY25/26 vs 12M FY24/25

Gross revenue of S\$708.3 million for 12M FY25/26 was S\$18.7 million or 2.6% lower year-on-year (“y-o-y”), mainly due to absence of revenue contribution from divested properties and effect from depreciation of various currencies against Singapore Dollar, except appreciation of Malaysian Ringgit. The decrease in gross revenue was moderated by full period contribution from acquisitions in Malaysia and Vietnam completed in 1Q FY24/25, contribution from completed redevelopment of Mapletree Joo Koon, higher contribution from existing properties in Singapore, Japan, Vietnam, Malaysia and Hong Kong SAR, partly offset by lower contribution from China and South Korea. Impact of currency fluctuations was partially mitigated through the use of foreign currency forward contracts to hedge the foreign-sourced income distributions.

Property expenses decreased by S\$3.6 million or 3.6%, mainly attributed to absence of property expenses from divested properties and effect from depreciation of various currencies against Singapore Dollar, lower property-related taxes, and lower loss allowance due to partial recovery from tenants, partly offset by contribution from Mapletree Joo Koon and full period contribution from acquisitions completed in 1Q FY24/25.

As a result, net property income for 12M FY25/26 decreased by S\$15.1 million or 2.4% y-o-y.

Borrowing costs decreased by S\$3.6 million or 2.3%, mainly due to lower base rates for SGD and HKD unhedged loans and interest savings from repayment of loans with divestment proceeds, partly offset by interest incurred on loan drawn for Mapletree Joo Koon recognised in consolidated statement of profit or loss post receipt of TOP and capital expenditures, replacement hedges at higher cost, higher base rates for JPY loans, and incremental borrowings to fund acquisitions completed in FY24/25.

After accounting for management fees, income tax, other trust expenses, other adjustments, distribution to perpetual securities holders and the enlarged issued unit base, the amount distributable to Unitholders was S\$370.1 million, translating to a DPU of 7.262 cents, 9.8% or 0.791 cents lower than 12M FY24/25. Excluding distribution of divestment gains, DPU of 7.262 cents is 3.4% or 0.257 cents lower than DPU of 7.519 cents in 12M FY24/25.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

6 Review of Performance (continued)

<u>Consolidated Statement of Profit or Loss</u>	GROUP		
	3 mths ended	3 mths ended	Increase/
	31 Mar 2026	31 Dec 2025	(Decrease)
	S\$'000	S\$'000	%
Gross revenue	176,576	176,829	(0.1)
Property expenses	(25,132)	(24,836)	1.2
Net property income	151,444	151,993	(0.4)
Borrowing costs	(37,537)	(38,191)	(1.7)
Amount distributable	98,556	98,378	0.2
- To Perpetual securities holders	5,583	5,707	(2.2)
- To Unitholders of MLT	92,973	92,671	0.3
Available distribution per unit (cents)	1.819	1.816	0.2

4Q FY25/26 vs 3Q FY25/26

Gross revenue of S\$176.6 million for 4Q FY25/26 decreased by S\$0.2 million or 0.1% quarter-on-quarter ("q-o-q"), mainly due to effect from depreciation of various currencies against Singapore Dollar, mainly Japanese Yen, Hong Kong Dollar and South Korean Won, partly offset by appreciation of Australian Dollar and Malaysian Ringgit, and absence of revenue contribution from divested property. The decrease in gross revenue was moderated by higher contribution from Mapletree Joo Koon. Impact of currency fluctuations was partially mitigated through the use of foreign currency forward contracts to hedge the foreign-sourced income distributions.

Property expenses increased by S\$0.3 million or 1.2% mainly due to higher repair and maintenance expenses.

As a result, net property income for 4Q FY25/26 decreased by S\$0.5 million or 0.4% from preceding quarter.

Borrowing costs decreased by S\$0.7 million or 1.7%, mainly due to lower base rate for SGD unhedged loans.

After accounting for management fees, income tax, other trust income, other adjustments, distribution to perpetual securities holders and the enlarged issued unit base, the amount distributable to Unitholders was S\$93.0 million, translating to a DPU of 1.819 cents, 0.2% or 0.003 cents higher than preceding quarter.

Net fair value gain on investment properties

During the financial year, the Group recognised S\$47.8 million net fair value gain, largely attributed to properties in Japan, Vietnam, Malaysia, Australia, South Korea, Singapore and India, partly offset by fair value loss from China and Hong Kong SAR. Including the effect of lease incentives and marketing commission amortisation, and fair value gain of investment properties held for sale, the net change in fair value of investment properties recognised in the Consolidated Statement of Profit or Loss was a net fair value gain of S\$48.8 million.

The carrying amount of the investment properties (including investment properties held for sale), decreased from S\$13.3 billion to S\$13.1 billion, a decrease of S\$0.2 billion or 1.6% y-o-y.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

7 Variance from Previous Forecast / Prospect Statement

MLT has not disclosed any forecast to the market.

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

The global economy is navigating a period of uncertainty, as geopolitical conflicts and high energy prices fuel growth concerns and volatility in currencies and interest rates.

For MLT, the immediate impact of elevated oil prices has been limited as net electricity costs account for less than 2% of total property expenses. Higher borrowing costs and currency volatility are expected to continue, weighing on MLT's financial performance. Leasing activity has remained stable so far, supporting a high portfolio occupancy rate of 96.9% and resilient operational performance.

With the Middle East crisis evolving, the Manager is closely monitoring for second-order effects that could influence broader economic sentiment and leasing demand. The Manager remains vigilant and continues to prioritise healthy occupancy, rental stability and cost efficiency, while actively pursuing accretive acquisitions, asset enhancements and selective divestments. Supported by disciplined capital management to mitigate currency and interest rate risks, MLT remains well-positioned to navigate through uncertain times.

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

9 Distributions

(a) Current financial period

Any distributions declared for the current financial period? Yes

Name of distribution: 85th distribution for the period from 1 January 2026 to 31 March 2026

Distribution type: Income / Capital

Distribution rate: Taxable Income – 0.612 cents per unit
Tax-exempt Income – 0.518 cents per unit
Capital – 0.689 cents per unit

Par value of units: Not meaningful

Tax rate: Taxable Income Distribution
Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.
Qualifying foreign non-individual investors and qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

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

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

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

Date payable: 23 June 2026

Record date: 11 May 2026

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

9 Distributions (continued)

(b) Corresponding period of the preceding financial period

Any distributions declared for the preceding financial period? Yes

Name of distribution: 81st distribution for the period from 1 January 2025 to 31 March 2025

Distribution type: Income / Capital

Distribution rate: Taxable Income – 0.539 cents per unit
Tax-exempt Income – 0.932 cents per unit
Capital – 0.484 cents per unit

Par value of units: Not meaningful

Tax rate: Taxable Income Distribution
Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.
Qualifying foreign non-individual investors and qualifying non-resident funds will receive their distributions after deduction of tax at the rate of 10%.

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

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

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

Date payable: 13 June 2025

Record date: 2 May 2025

MAPLETREE LOGISTICS TRUST

2025/2026 FULL YEAR UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

10 If no distribution has been declared / recommended, a statement to that effect

NA

11 General mandate from Unitholders for Interested Person Transactions

No general mandate had been obtained from the Unitholders for interested person transactions.

12 Confirmation Pursuant to Rule 720(1) of the Listing Manual

The Manager confirms that it has procured undertakings from all its directors and executive officers in the form as set out in Appendix 7.7 under Rule 720(1) of the Listing Manual of the Singapore Exchange Securities Trading Limited.

13 Additional Information Required Pursuant to Rule 706A of the Listing Manual

Acquisition of a 100.0% interest in a property located in India through the acquisitions of an investment holding company and a property holding company

As announced on 21 March 2026, in connection with the acquisition of a property in India known as Mapletree (Bhiwandi) Logistics Park, MLT has acquired a 100% interest of an investment holding company in Singapore and a property holding company in India.

Please refer to announcement dated 28 March 2026 and press release dated 21 March 2026.

14 Confirmation Pursuant to Rule 704(13) of the Listing Manual

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Manager confirms that there is no person occupying a managerial position in the Manager or in any of the Manager's principal subsidiaries who is a relative of a director, chief executive officer, or substantial unitholder of MLT.

This release may contain forward-looking statements that involve risks and uncertainties. Future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale/distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on the current view of management on future events.

By Order of the Board
Wan Kwong Weng
Joint Company Secretary
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

30 April 2026