



Mapletree Logistics Trust

17th Annual General Meeting
20 July 2026

Focus Discipline Growth

Disclaimer

This presentation shall be read in conjunction with Mapletree Logistics Trust's ("MLT") financial statements for the financial year ended 31 March 2026.

This presentation is for information only and does not constitute an offer or solicitation of an offer to sell or invitation to subscribe for or acquire any units in Mapletree Logistics Trust ("MLT" and units in MLT, "Units").

The past performance of the Units and MLT is not indicative of the future performance of MLT or Mapletree Logistics Trust Management Ltd. ("Manager").

The value of Units and the income from them may rise or fall. Units are not obligations of, deposits in or guaranteed by the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This presentation may also contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of risks, uncertainties and assumptions. Representative examples of these factors include general industry and economic conditions, interest rate trends, cost of capital, occupancy rate, construction and development risks, changes in operating expenses (including employees wages, benefits and training costs), governmental and public policy changes and the continued availability of financing. In addition, any discrepancies in the tables, graphs and charts between the listed amounts and totals thereof are due to rounding. Figures shown as totals in tables, graphs and charts may not be an arithmetic aggregation of the figures that precede them. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.

Nothing in this presentation should be construed as financial, investment, business, legal or tax advice and you should consult your own independent professional advisors.

Notice of AGM



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

NOTICE OF ANNUAL GENERAL MEETING

NOTICE IS HEREBY GIVEN that the 17th Annual General Meeting ("AGM") of the holders of units of MapleTree Logistics Trust ("MLT", and the holders of units of MLT, "Unitholders") will be held on 30 July 2026 (Monday) at 2:30 p.m. at 20 Pair Panjaring Road, MapleTree Business City, Town Hall - Auditorium, Singapore 117439 to transact the following business:

(A) AS ORDINARY BUSINESS

- To receive and adopt the Report of HSBC Institutional Trust Services (Singapore) Limited, as trustee of MLT (the "Trustee"), the Statement by Mapletree Logistics Trust Management Ltd. as manager of MLT (the "Manager"), and the Audited Financial Statements of MLT for the financial year ended 31 March 2026 and the Auditor's Report thereon. (**Ordinary Resolution 1**)
- To re-appoint PWC LLP as Auditors of MLT to hold office until the conclusion of the next annual general meeting of MLT, and to authorise the Manager to fix their remuneration. (**Ordinary Resolution 2**)

(B) AS SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolutions, with or without any modifications:

- To approve and, if thought fit, to pass the following resolutions, with or without any modifications:
 - Issue units in MLT ("Units") whether by way of rights, bonus or otherwise; and/or
 - Make or grant offers, agreements or options collectively, "Instruments" that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other Instruments convertible into Units, at any time and upon such terms and conditions and such expenses as to such persons as the Manager may in its absolute discretion deem fit; and
 - Issue Units in pursuance of any Instruments made or granted by the Manager while this Resolution was in force notwithstanding that the authority conferred by this Resolution may have ceased to be in effect at the time such Units are issued, provided that:
 - The aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed 10% per cent. (10.0%) of the total number of issued Units (as calculated in accordance with sub-paragraph (b) below), of which the aggregate number of Units to be issued after the time of the passing of this Resolution shall not exceed twenty per cent. (20.0%) of the total number of issued Units (as calculated in accordance with sub-paragraph (b) below);
 - Subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the "SGX-ST") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (i) above, the total number of issued Units shall be based on the total number of issued Units at the time this Resolution is passed, after adjustment for:
 - any new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time this Resolution is passed; and
 - any subsequent bonus issue, consolidation or subdivision of Units;
 - In exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force in so far as such compliance has been waived by the SGX-ST and the trust deed constituting MLT (as amended) (the "Trust Deed") for the time being in force (unless otherwise mandated by the Authority of Singapore);
 - Unless revoked or varied by Unitholders in a general meeting the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next annual general meeting of MLT or (ii) the date by which the next annual general meeting of MLT is required by applicable law and regulations to be held, whichever is earlier;
 - Where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issue or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment, notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and
 - The Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interest of MLT to give effect to the authority conferred by this Resolution.

(Please see Explanatory Notes) (**Ordinary Resolution 3**)

4. That:

- The exercise of all the powers of the Manager to repurchase issued Units for and on behalf of MLT not exceeding in aggregate the Maximum Limit defined herein, at such price or prices as may be determined by the Manager from time to time up to the Maximum Price (as defined herein), whether by way of:
 - market repurchase(s) on the SGX-ST and/or, as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted; and/or
 - off-market repurchase(s) (which are not market repurchase(s)) in accordance with any equal access scheme(s) as may be determined or formulated by the Manager as it considers fit in accordance with the Trust Deed;and otherwise in accordance with all applicable laws and regulations including the rules of the SGX-ST or as the case may be, such other stock exchange for the time being on which the Units may be listed and quoted, be and is hereby authorised and approved generally and unconditionally the "Unit Buy-Back Mandate";
- Unless revoked or varied by the Unitholders in a general meeting the authority conferred on the Manager pursuant to the Unit Buy-Back Mandate may be exercised by the Manager at any time and from time to time during the period commencing from the date of the passing of this Ordinary Resolution and expiring on the earliest of:
 - the date on which the next annual general meeting of MLT is held;
 - the date by which the next annual general meeting of MLT is required by applicable laws and regulations or the Trust Deed to be held; or
 - the date on which the repurchases of Units pursuant to the Unit Buy-Back Mandate are carried out to the full extent mandated;
- In this Ordinary Resolution:
 - "Average Closing Price" means the average of the closing market prices of the Units over the last five Market Days, on which transactions in the Units were recorded, immediately preceding the date of the market repurchase or, as the case may be, the date of the making of the offer pursuant to the off-market repurchase, and deemed to be adjusted for any corporate action that occurs during the relevant five Market Days and the date of the market repurchase or, as the case may be, the date of the making of the offer pursuant to the off-market repurchase;
 - "date of the making of the offer" means the date on which the Manager makes an offer for an off-market repurchase, stating "within the repurchase price (which shall not be more than the Maximum Price) for an off-market repurchase calculated on the foregoing basis" for each Unit and the relevant terms of the equal access scheme for effecting the off-market repurchase;
 - "Market Day" means a day on which the SGX-ST is open for trading in securities;
 - "Maximum Limit" means the number of Units representing not more than 5.0% of the total number of issued Units as at the date of the passing of this Ordinary Resolution; and
 - "Maximum Price" in relation to a Unit to be repurchased, means the repurchase price, excluding brokerage, stamp duty, commission, applicable goods and services tax and other related expenses, which shall not exceed 105.0% of the Average Closing Price of the Units for both a market repurchase and an off-market repurchase; and
- The Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of MLT to give effect to the transactions contemplated and/or authorised by this Ordinary Resolution.

(Please see Explanatory Notes) (**Ordinary Resolution 4**)

BY ORDER OF THE BOARD
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500476)
As Manager of Mapletree Logistics Trust

Wan Kwong Weng
Joint Company Secretary
Singapore
19 June 2026

Important Notice:

- The AGM will be held on 30 July 2026 (Monday) at 2:30 p.m. at 20 Pair Panjaring Road, MapleTree Business City, Town Hall - Auditorium, Singapore 117439. Any reference to a time of day is made by reference to Singapore time. There will be no option to participate virtually.

2. Appointment of proxies

A Unitholder entitled to attend and vote at the AGM, who is not a relevant intermediary (as defined in Section 181 of the Companies Act 1967), is entitled to appoint one or two proxies to attend and vote in his/her stead. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless his/her proxy specifies the proportion of his/her unfranchising (expressed as a percentage of the whole) to be represented by each proxy. A Unitholder who is a relevant intermediary entitled to attend and vote at the AGM is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, it should annex to the Proxy Form the list of proxies, setting out, in respect of each proxy, the name, address, NRIC/Passport Number and proportion of unfranchising (number of Units and percentage) in relation to which each proxy has been appointed. For the avoidance of doubt, a CPF Agent Bank/SRS Operator who intends to appoint CPF/SRS investors as its proxies shall comply with this paragraph. The appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form. Unitholders may also vote at the AGM by appointing the Chairman of the AGM as his/her proxy to vote on their behalf.

The Proxy Form must be submitted in the following manner:

- If submitted by post, be lodged at the office of the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 HarbourFront Avenue, Keppel Bay Tower #14-07, Singapore 098632; or
- If submitted via electronic mail, to attach a clear, signed and scanned PDF copy of the Proxy Form to the Unit Registrar at unitreg@boardroomlimited.com;

In any case, by 2:30 p.m. on Friday, 17 July 2026, being 72 hours before the time fixed for the AGM.

A Unitholder who wishes to submit an instrument of proxy must complete and sign the Proxy Form before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

- Timing
Live voting will be conducted during the AGM for Unitholders and Proxyholders attending the AGM. Upon registration at the AGM venue, Unitholders and Proxyholders will be provided with a handheld device for electronic voting at the AGM. As an alternative to the above, Unitholders may also vote at the AGM by appointing the Chairman of the AGM as his/her proxy to vote on their behalf. Please refer to paragraph 2 above for the manner of submission.

4. Relevant intermediaries

Persons who hold Units through relevant intermediaries, and who wish to participate in the AGM should contact the relevant intermediary through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the AGM.

- in addition, CPF and SRS investors;
- may participate at the AGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should coordinate their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or
- may appoint the Chairman of the AGM as proxy to vote on their behalf at the AGM, in which case they should also coordinate their respective CPF Agent Banks or SRS Operators to submit the proxy by 2:30 p.m. on Thursday, 9 July 2026, being seven working days before the date of the AGM.

"Relevant Intermediary" has the meaning ascribed to it in Section 181 of the Companies Act 1967.

5. Submission of Questions

Unitholders, Proxyholders and CPF and SRS investors will be able to raise questions at the AGM. Unitholders and CPF and SRS investors may also submit questions related to the resolutions to be tabled for approval at the AGM to the Chairman of the AGM, in advance of the AGM. In order for Unitholders and CPF and SRS investors to submit questions in advance of the AGM, the questions must be submitted in the following manner by 2:30 p.m. on Thursday, 9 July 2026:

- by email to the Manager at ask-the-trustee@mapletreelogistics.com; or
 - by post to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 HarbourFront Avenue, Keppel Bay Tower #14-07, Singapore 098632.
- Unitholders and CPF and SRS investors who submit questions via email or post must provide the following information for authentication:
- The Unitholder's full name;
 - The Unitholder's address; and
 - The manner in which the Unitholder holds Units (e.g., via CPF, CPF or SRS).

The Manager will address all substantial and relevant questions submitted in advance of the AGM, either prior to or during the AGM. The Manager will publish the responses to the substantial and relevant questions which the Manager will not be answering during the AGM, on MLT's website at <https://www.mapletreelogistics.com/> (the "MLT website") and on SGXNET prior to the AGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently, not all questions may be individually addressed. The Manager will publish the minutes of the AGM on MLT's website and on SGXNET, and the minutes will include the responses to the substantial and relevant questions which are addressed during the AGM.

6. Other Details

- A proxy need not be a Unitholder. The Chairman of the AGM, as proxy, need not be a Unitholder.
- The Annual Report and the Appendix dated 18 June 2026 (in relation to the proposed renewal of the Unit Buy-Back Mandate (Ordinary Resolution 3) (the "Appendix")) may be accessed on MLT's website and on SGXNET.
- Printed copies of this Notice of AGM, Proxy Form and the Request Form for Unitholders to request for a printed copy of the Annual Report and/or the Appendix will be sent to Unitholders.
- Printed copies of the Annual Report and/or the Appendix will not be sent to Unitholders. Unitholders may request for printed copies of the Annual Report and/or the Appendix by completing and returning the Request Form to the Manager by Thursday, 9 July 2026.

Personal Data Privacy:

By (i) submitting an instrument appointing a proxy(ies) and/or representative(s) to participate at the AGM and/or any adjournment thereof or (ii) submitting any question prior to or during the AGM in accordance with this Notice, a Unitholder consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the following purposes:

- the processing and administration by the Manager and the Trustee (or their agents) of proxy forms for the AGM (including any adjournment thereof);
- addressing relevant and substantial questions from Unitholders and CPF and SRS investors received before the AGM and, if necessary, following up with the relevant Unitholders and CPF and SRS investors in relation to such questions;
- the preparation and compilation of the attendance lists, proxy lists, minutes and other documents relating to the AGM (including any adjournment thereof); and
- in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.

Explanatory Notes:

Ordinary Resolution 3

Ordinary Resolution 3, if passed, will empower the Manager from the date of this AGM until (i) the conclusion of the next annual general meeting of MLT, (ii) the date by which the next annual general meeting of MLT is required by applicable laws and regulations to be held, or (iii) the date on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is the earliest (the "Mandated Period"), to issue Units, to make or grant Instruments and to issue Units pursuant to such Instruments, up to a number of issued Units, representing not more than 5.0% of the total number of issued Units, which up to twenty per cent. (20.0%) of the total number of issued Units may be issued other than on a pro rata basis to Unitholders.

Ordinary Resolution 4, if passed, will also empower the Manager to issue Units during the Mandated Period, as either full or partial payment of the debt of MLT, which the Manager is entitled to receive by its own account pursuant to the Trust Deed. For determining the aggregate number of Units that may be issued, the percentage of issued Units will be calculated based on the total number of issued Units as at the date of the passing of this Ordinary Resolution 4. Subsequent to the conversion or exercise of any Instruments which are outstanding or subsisting at the time Ordinary Resolution 3 is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Ordinary Resolution 5 is in line with Rule 506 of the Listing Manual of the SGX-ST. Fund raising by issuance of new Units may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Unitholders is required under the Listing Manual of the SGX-ST and the Trust Deed or any applicable laws and regulations, in such instances, the Manager will then obtain the approval of Unitholders accordingly.

Ordinary Resolution 6

Ordinary Resolution 6, if passed, will empower the Manager from the date of the AGM until (i) the date on which the next annual general meeting of MLT is held, (ii) the date by which the next annual general meeting of MLT is required by applicable laws and regulations or the Trust Deed to be held, or (iii) the date on which the repurchase of Units pursuant to the Unit Buy-Back Mandate is carried out to the full extent mandated, whichever is the earliest, to exercise all the powers to repurchase issued Units for and on behalf of MLT not exceeding in aggregate 5.0% of the total number of Units as at the date of the passing of Ordinary Resolution 4, whether by way of market repurchase(s) or off-market repurchase(s), on the terms of the Unit Buy-Back Mandate set out in the Appendix, unless such authority is revoked or varied by the Unitholders in a general meeting.



Geographical Diversification Enhances Portfolio Stability



Stable &
Diversified
Portfolio

Assets Under Management

S\$13.1b

Portfolio Occupancy

96.9%

Gross Floor Area

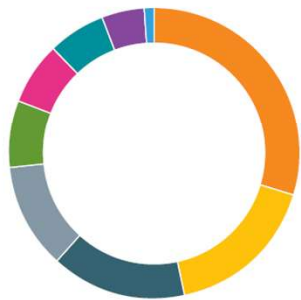
8.3m sqm

Weighted Average Lease Expiry
(by net lettable area)

2.5 years

Gross Revenue by Geography
(FY25/26)

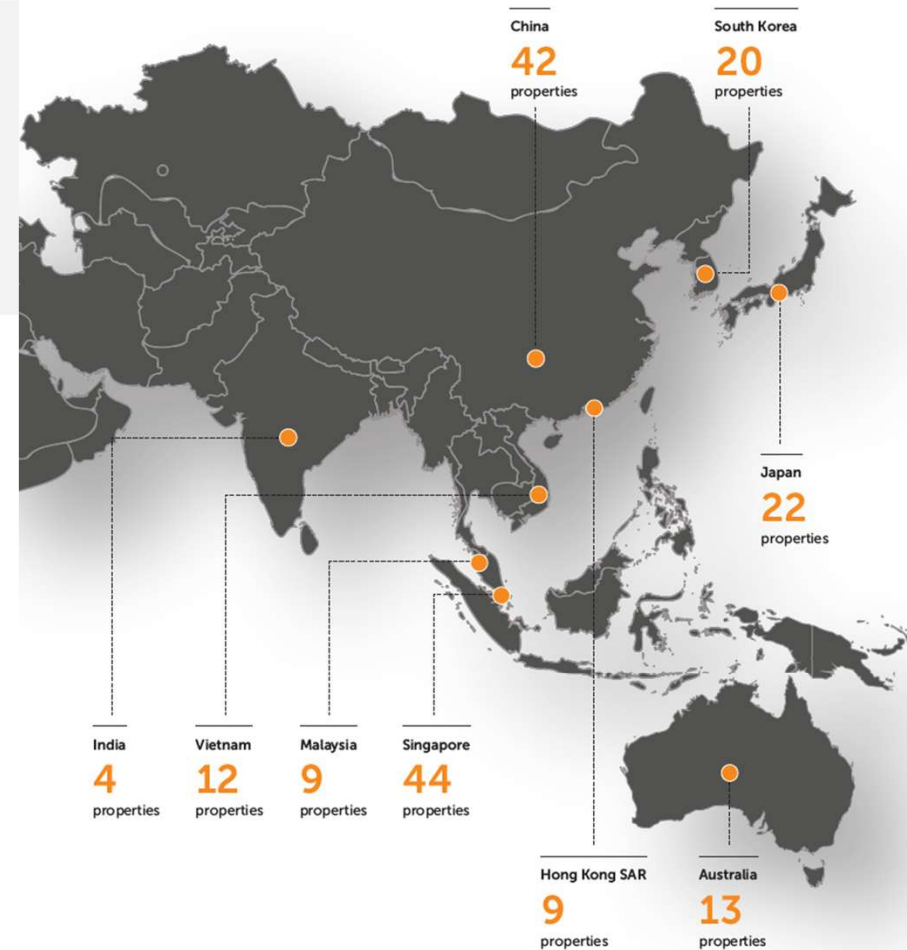
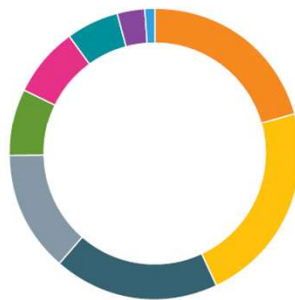
S\$708.3 million



29.9%	Singapore	20.8%
16.9%	Hong Kong SAR	22.3%
15.1%	China	18.3%
11.5%	Japan	13.4%
7.5%	South Korea	7.5%
7.0%	Australia	7.7%
6.3%	Malaysia	5.9%
4.7%	Vietnam	3.0%
1.1%	India	1.1%

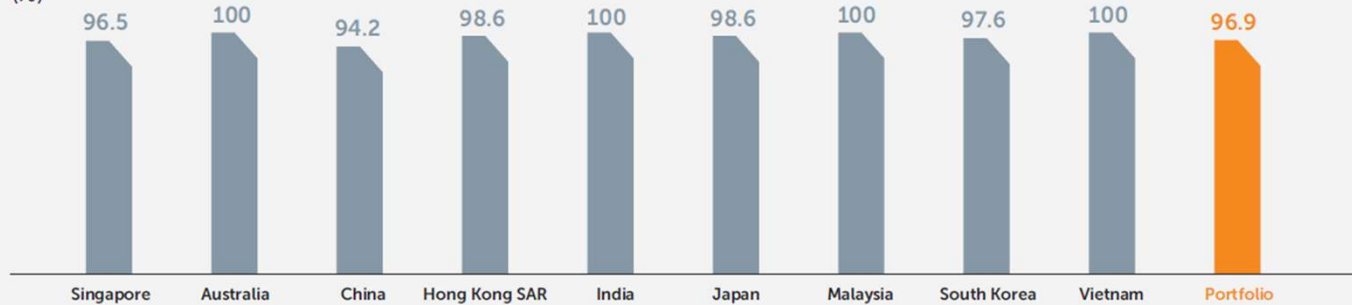
AUM by Geography
(As at 31 March 2026)

S\$13.1 billion



Resilient, Diversified Portfolio Anchors Stable Operational Performance

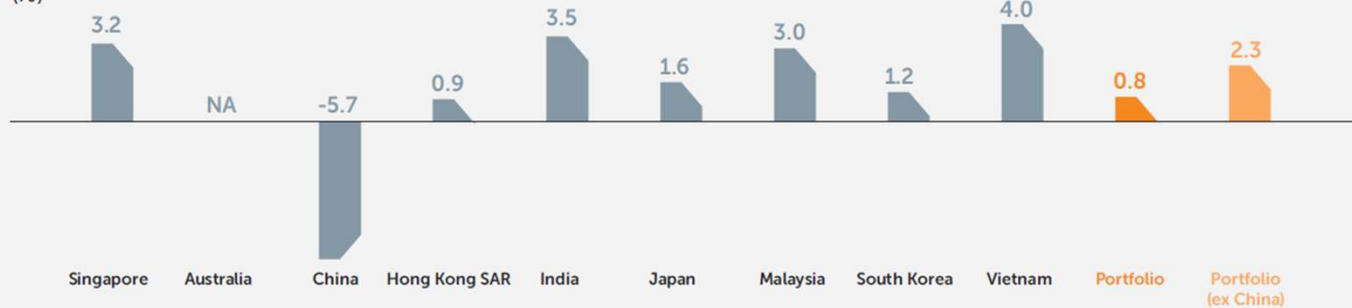
Robust Occupancy Rates (as at 31 March 2026)
(%)



Proactive lease management and tenant retention focus amid global uncertainty and shifting trade dynamics

- Overall portfolio occupancy increased to 96.9% in FY25/26 (FY24/25: 96.2%)
- Above-market occupancies across all 9 markets where we operate
- China occupancy held steady at 94.2% (FY24/25: 94.0%), well above the industry average of ~80%

Rental Reversions¹ (for FY25/26)
(%)



Positive average rental reversion on new and renewed leases in FY25/26:

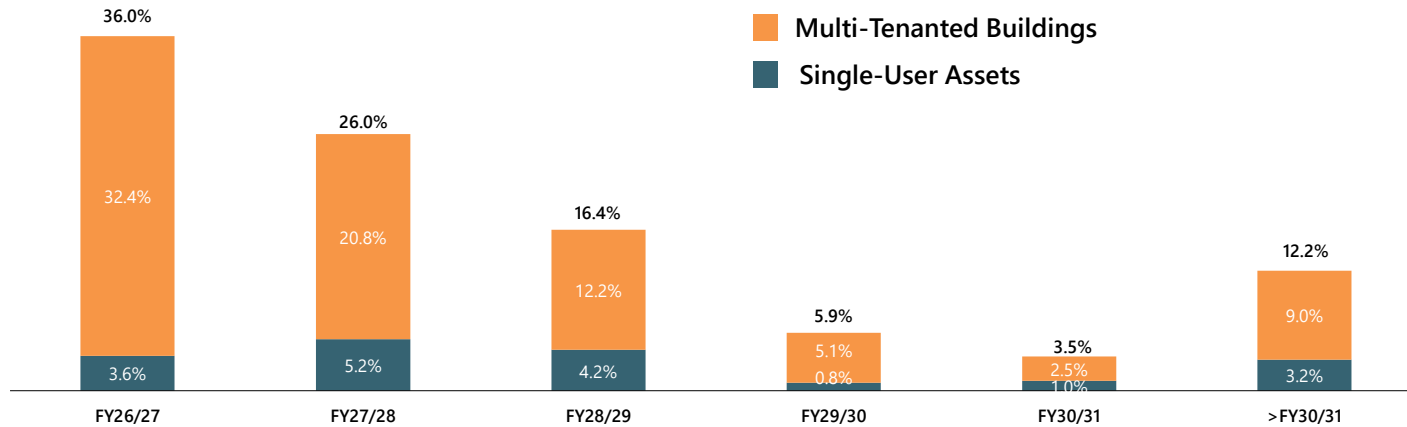
- +2.3% excluding China
- +0.8% including China
- China leasing market weighed down by new supply influx and cautious domestic consumption

Signs of stabilisation in China: rental reversion improved from -11.4% in FY24/25 to -5.7% in FY25/26

¹ Rental reversion is calculated based on the percentage change between the outgoing gross rent and the incoming gross rent of renewed or newly leased spaces. It excludes rental rates for short-term leases that are less than 12 months where rental rates are not reflective of prevailing market rents that are on normal lease tenure basis.

Well-staggered Lease Expiry Profile & Diversified Tenant Base

Lease Expiry Profile (by NLA)¹



Top 10 Customers by Gross Revenue (As at 31 March 2026) (%)



Note:
1. As at 31 Mar 2026.



2.5 years
weighted average
lease expiry (by NLA)



~19.7%
of total gross revenue
by top 10 tenants



997 tenants mainly
serving consumer-related
sectors



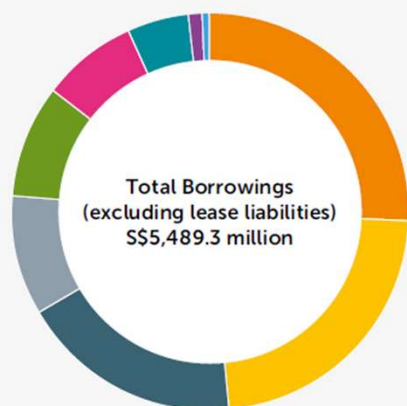
~85% of portfolio
revenue catering to
domestic distribution; 15%
from export-oriented
tenants

Healthy Financial Position

As at 31 Mar 2026

Total Debt (S\$ million)	5,489
Aggregate Leverage Ratio ^{1,2}	40.6%
Weighted Average Annualised Interest Rate	2.6%
Average Debt Duration (years)	3.6
Interest Cover Ratio (times) ³	2.9
MLT Credit Rating	Fitch BBB+ (with stable outlook)

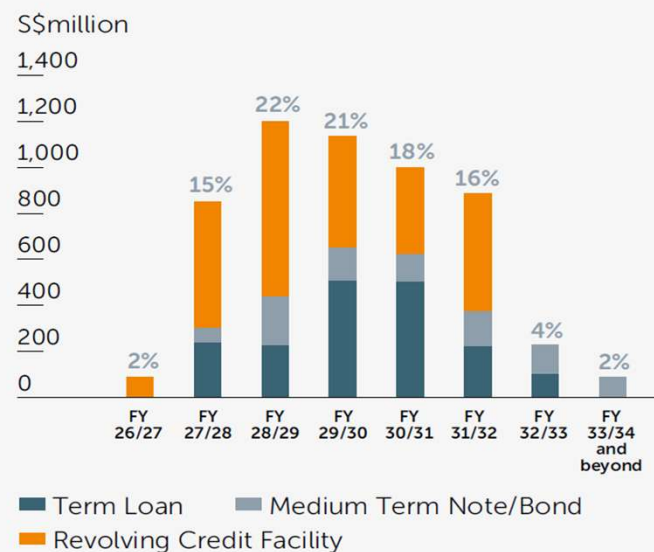
Debt Profile (Currency Breakdown)
As at 31 March 2026



Currency	S\$million	% of total debt
JPY	1,424	26%
RMB	1,277	23%
SGD	988	18%
KRW	547	10%
HKD	493	9%
MYR	409	8%
AUD	282	5%
USD	47	1%
INR	22	0%
Total	5,489	100%

- **Well-staggered debt maturity profile** with healthy average debt duration of 3.6 years
- **Ample liquidity** with available committed credit facilities of S\$716 million to refinance S\$89 million (or 2% of total debt) debt due in FY26/27

Debt Maturity Profile as at 31 March 2026
(% of Total Debt)



Notes:

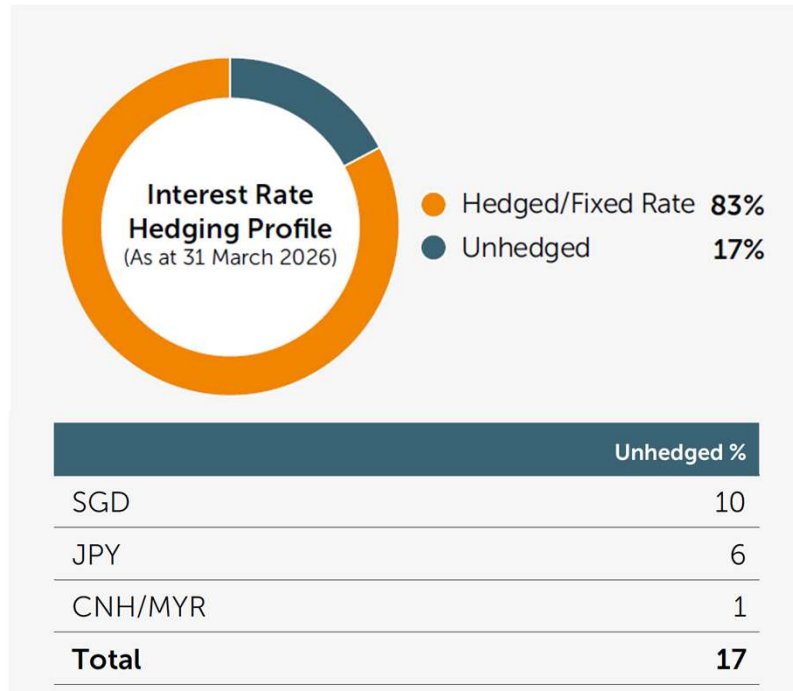
- As per Code on Collective Investment Schemes ("CIS Code"), the aggregate leverage includes lease liabilities that are entered into in the ordinary course of MLT's business on or after 1 April 2019 in accordance to the Monetary Authority of Singapore ("MAS") guidance.
- Total debt (including perpetual securities) to net asset value ratio and total debt (including perpetual securities) less cash and cash equivalent to net asset value ratio as at 31 March 2026 were 85.9% and 85.7% respectively.
- The Interest Cover Ratio is based on trailing 12 months financial results (including perpetual securities distribution), in accordance to MAS revised CIS Code with effect from 28 Nov 2024.

Proactive Interest Rate and Forex Risk Management

Disciplined, multi-year hedging strategy mitigates impact of rising interest rates and currency volatility

Interest Rate Risk Management

- 83% of total debt is hedged or drawn in fixed rates
- Every potential 25 bps increase in base rates¹ may result in ~S\$0.6m decrease in distributable income or -0.01 cents in DPU² per quarter



Forex Risk Management

- About 75% of amount distributable in the next 12 months is hedged into / derived in SGD



Notes:

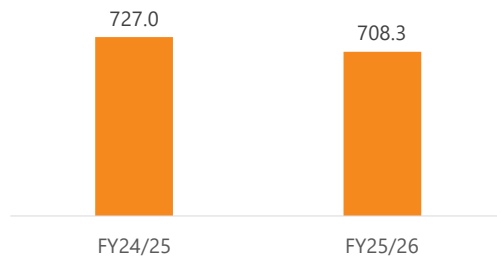
1. Base rate denotes SGD SORA and JPY DTIBOR/TORF/TONA.

2. Based on 5,111 million units as at 31 March 2026.

Financial Performance Impacted by Forex, Absence of Divestment Gains and Divestments

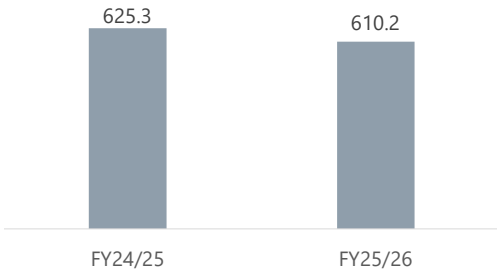
Gross Revenue (S\$M)

-2.6% y-o-y



Net Property Income (S\$M)

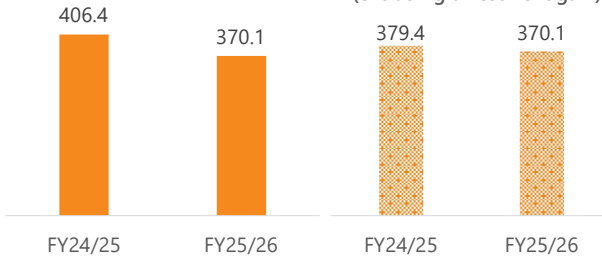
-2.4% y-o-y



- Gross revenue and NPI declined y-o-y, mainly due to divestments and regional currency weakness.
- Excluding these impacts, gross revenue and NPI would have been higher by S\$6.1m and S\$5.4m respectively.

Distributable Income (S\$M)

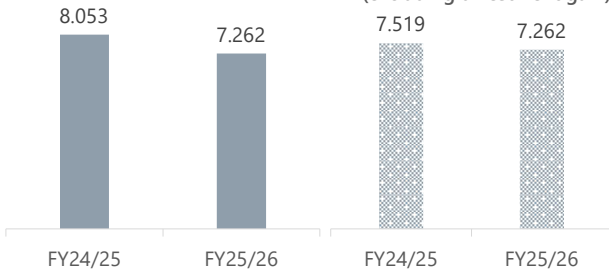
-8.9% y-o-y



-2.5% y-o-y
(excluding divestment gain)

Distribution Per Unit (cents)

-9.8% y-o-y

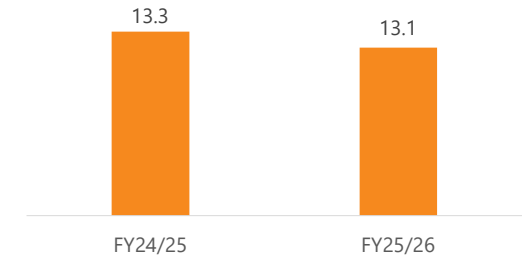


-3.4% y-o-y
(excluding divestment gain)

- Distributable Income and DPU declined y-o-y, mainly due to divestments and the absence of divestment gains (S\$27.0m in FY24/25)
- Partially mitigated by lower borrowing costs, down 2.3% y-o-y

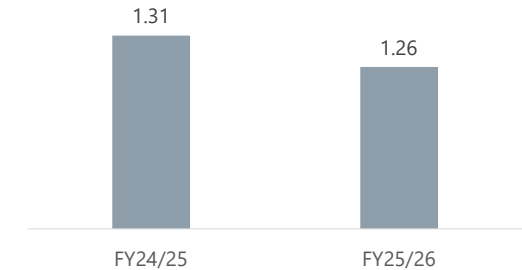
Assets Under Management (S\$B)

-1.6% y-o-y



Net Asset Value Per Unit (S\$)

-3.8% y-o-y



- AUM was lower mainly due to S\$325.0m currency translation loss and divestment of 6 properties
- Partially offset by fair value gains, a completed Singapore redevelopment, capex, and an India acquisition

Resilient Portfolio Valuation

Supported by healthy occupancy and stable rental rates across most markets

Country	Valuation as at 31 Mar 2026		Valuation as at 31 Mar 2025		Variance	Cap rates	
	No. of Properties	Local Currency	No. of Properties	Local Currency		As at 31 Mar 2026	As at 31 Mar 2025
Singapore	44	SGD 2,648 mil	47	SGD 2,591 mil	2.2%	5.25% - 7.50%	5.25% - 7.50%
Australia	13	AUD 1,110 mil	14	AUD 1,135 mil	-2.2%	5.00% - 6.00%	5.00% - 8.00% ¹
China	42	CNY 12,892 mil	42	CNY 13,083 mil	-1.5%	4.75% - 6.00%	4.75% - 6.00%
Hong Kong SAR	9	HKD 17,794 mil	9	HKD 17,986 mil	-1.1%	3.85% - 4.50%	3.75% - 4.50%
India	4	INR 10,613 mil	3	INR 6,229 mil	70.4%	7.50%	7.75%
Japan	22	JPY 217,769 mil	22	JPY 212,577 mil	2.4%	3.30% - 5.30%	3.20% - 5.30%
Malaysia	9	MYR 2,375 mil	10	MYR 2,333 mil	1.8%	6.00% - 7.50%	6.25% - 7.00%
South Korea	20	KRW 1,146,900 mil	21	KRW 1,137,500 mil	0.8%	4.60% - 6.40%	4.60% - 6.40%
Vietnam	12	VND 7,994,700 mil	12	VND 7,493,200 mil	6.7%	7.50% - 7.75%	7.50% - 7.75%
Total	175	SGD 12,994 mil	180	SGD 13,197 mil	-1.5%		
Right-of-use Assets	-	SGD 82 mil ²	-	SGD 95 mil ²			
TOTAL	175	SGD 13,076 mil	180	SGD 13,292 mil	-1.6%		

Notes:

1. 8.00% cap rate pertains to 28 Bilston Drive, Barnawartha North, Australia which was divested during FY25/26.

2. For Singapore, India and Vietnam properties.

- Portfolio valuation was S\$13.1 billion, 1.6% lower y-o-y due to the divestment of 6 properties and currency translation loss of S\$325.0 million
- This was partly offset by S\$47.8 million net fair value gain, a completed redevelopment project, capital expenditure, and an acquisition in India
- S\$47.8 million net fair value gain is attributable to gains in all markets except China and Hong Kong SAR

Active Portfolio Rejuvenation – Accretive Acquisition

Strengthened India footprint with the acquisition of a freehold Grade A warehouse in Bhiwandi, Mumbai

\$53.2 m

Property Purchase Price¹

79,378

NLA (sqm)

3.9 years

WALE² with built-in annual escalations

100% leased

to two of India's leading listed online food and grocery delivery companies

- Acquisition extends MLT's India network beyond Pune and Delhi into **Mumbai** with population of ~22 million
- **Strategically located** in Bhiwandi, an established warehousing sub-market with **excellent connectivity** for both local distribution and import-export trade
- **Newly completed** in August 2025 with **modern Grade A** specifications:
 - ✓ 12.5 metres floor-to-ceiling height
 - ✓ FM2 floor flatness
 - ✓ 70 kN/sqm floor loading capacity
 - ✓ Fire sprinkler system
- Property is **Indian Green Building Council ("IGBC") Gold pre-certified**



Mapletree (Bhiwandi) Logistics Park, India

Notes:

1. Based on the illustrative exchange rate of S\$1.00 = INR73.06.
2. Weighted average lease expiry by proportionate NLA.

Active Portfolio Rejuvenation – Selective Divestments

- Divestment of properties with older specifications and limited redevelopment potential to unlock value
- Free up capital to be redeployed into investments of modern assets with higher growth potential
- Divested 6 properties in FY25/26 at average premium to valuation of ~20%



Property	1 Genting Lane, Singapore	8 Tuas View Square, Singapore	31 Penjuru Lane, Singapore	Subang 2, Malaysia	Mapletree Logistics Centre - Yeosu, South Korea	28 Bilston Drive, Barnawartha North, Australia
GFA (sqm)	6,050	4,405	17,880	8,297	10,959	57,440
Sale Price	S\$12.3m	S\$11.2m	S\$7.8m	MYR31.5m (S\$9.5m) ¹	KRW8,000m (S\$7.4m) ²	AUD60.0m (S\$51.0m) ³
Valuation	S\$9.1m	S\$8.0m	S\$7.3m	MYR24.0m (S\$7.3m) ¹	KRW7,900m (S\$7.3m) ²	AUD56.0m (S\$47.6m) ³
Divestment Premium to Valuation	35.2%	39.8%	6.8%	31.3%	1.3%	7.1%
Completion Date	13 May 2025	12 June 2025	15 July 2025	17 July 2025	29 August 2025	13 October 2025

Note:

1. Based on the exchange rate of S\$1.00 to MYR3.30.
2. Based on the exchange rate of S\$1.00 to KRW1,079
3. Based on the exchange rate of S\$1.00 to AUD1.18

Active Portfolio Rejuvenation – Strategic Asset Enhancement

AEIs unlock value and grow future income through upgraded specifications and increased GFA

Redevelopment of Mapletree Joo Koon Logistics Hub, Singapore transformed a

391,000 sq ft
cargo-lift property

2.3x increase

887,000 sq ft
6-storey Grade A ramp-up warehouse

\$205 million
development cost

100% leased

Modern Logistics Specifications

- ✓ Direct vehicular ramps to every warehouse floor
- ✓ Cross-dock feature facilitates faster goods transfer
- ✓ Expanded floor space accommodates clear heights of eight to 10 metres
- ✓ Large single floor plates of up to 156,000 sq ft
- ✓ Floors built to withstand 20 to 30 kN/m²

BCA Green Mark Super Low Energy (SLE) building equipped with:

- ✓ Rooftop solar panels
- ✓ Rainwater harvesting system
- ✓ LED lighting system
- ✓ Elevated platform level and insulated wall claddings
- ✓ Sustainable materials and construction methods



Mapletree Joo Koon Logistics Hub, Singapore



Advancing Our Green Agenda

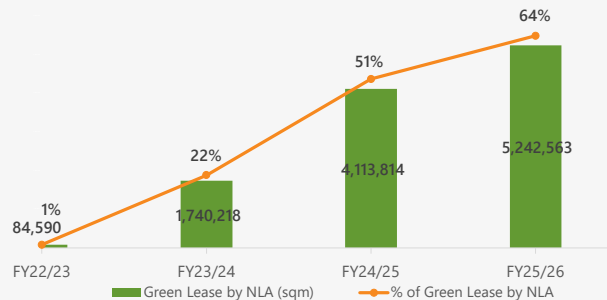
MLT is committed to achieving carbon neutrality for Scope 1 and 2 emissions by 2030, in line with Mapletree Group's long-term target of net zero emissions by 2050

Growing Green Financing Supports Sustainability Initiatives

- ✓ **S\$300 million** of new green and sustainable financing secured in FY25/26
- ✓ Eligible green projects include:
 - Green buildings
 - Renewable energy
 - Energy efficiency
 - Sustainable water management
- ✓ Green and sustainable financing totalled **S\$1.5 billion** (~28% of total borrowings)¹

Growing Green Lease Adoption

- ✓ Green leases accounted for **64%** of MLT's portfolio by NLA in FY25/26, up from 51% in the previous year.

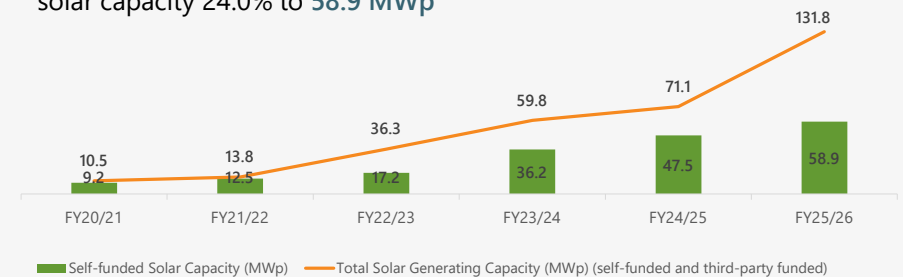


Note:

1. As at 31 March 2026.

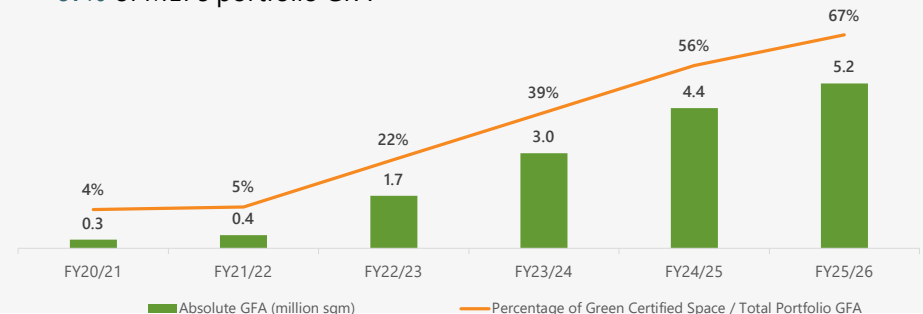
Advancing Towards 150 MWp Solar Capacity by 2030

- ✓ Total solar generating capacity increased by 85.4% to **131.8 MWp**
- ✓ Completed 8 new self-funded installations in FY25/26, lifting self-funded solar capacity 24.0% to **58.9 MWp**



Expanding Green Certifications Across the Portfolio

- ✓ 16 assets across four markets obtained new green certifications in FY25/26
- ✓ 79 assets covering **5.2 million sqm** of portfolio are green certified, representing **67%** of MLT's portfolio GFA



Opportunities and Headwinds

- **Macro headwinds persist in the near term**
- **Structural demand drivers for modern logistics assets remain intact**
- **MLT is well-positioned to benefit through disciplined portfolio rejuvenation**

Opportunities



E-commerce remains a growth driver

- Supported by digitalisation, rising mobile connectivity and Asia's expanding middle class



Supply chain optimisation

- Businesses continue to prioritise supply chain resilience and agility through geographic diversification, near-/on-shoring strategies to safeguard operational continuity against external shocks



Focus on sustainable, future-ready buildings

- Growing demand for modern green facilities that support AI and automation, lower operating cost through energy-efficient design and help occupiers achieve sustainability and net zero objectives

Headwinds



Geopolitical and trade uncertainties

- Persistent geopolitical tensions and trade frictions cause supply chain disruptions, rising costs and potentially impact business sentiment and logistics demand



Weakness in regional currencies

- Continued strength of the SGD against its regional peers will impact MLT's distributable income. Impact is mitigated by proactive, disciplined hedging.



Higher borrowing costs

- Expiring loans and hedges are being replaced at higher rates, which will result in higher borrowing costs. Impact is mitigated by proactive, disciplined hedging.

Building a Leading Asia Pacific Logistics REIT

Two Decades of Disciplined Growth, Scale and Value Creation



2005-2010

Early Expansion

- Expanded to seven markets
- From 15 to 96 properties
- Acquisitions: S\$2,458M

2011-2015

Portfolio Diversification

- Entry into Australia
- First two redevelopment projects
- Acquisitions: S\$1,193M
- Divestments: S\$77M

2016-2020

Strategic Scaling

- Portfolio AUM exceeded S\$10 billion
- Acquisitions: S\$4,814M
- Divestments: S\$569M

2021-2025

Accelerated Portfolio Rejuvenation

- Entry into India
- 175 properties in 9 markets
- Acquisitions: S\$3,092M
- Divestments: S\$469M

Portfolio Rejuvenation Strategy

Focused approach to deliver Sustainable Long-Term Value

Accretive Acquisitions

- ✓ Scale up and strengthen MLT's portfolio with acquisitions of high quality, modern logistics assets
- ✓ 65% - 70% of portfolio anchored by stable Developed Markets, with balance 30% - 35% from faster growing Emerging Markets
- ✓ Visible pipeline of assets from Sponsor in India, Vietnam, Malaysia and Australia

Selective Divestments

- ✓ Identified ~\$1bn of properties for divestments – about half from China and Hong Kong SAR
- ✓ Completed S\$168m of divestments in FY24/25 and S\$99m in FY25/26
- ✓ Re-invest proceeds into modern logistics assets offering higher growth potential e.g. Grade A warehouse in Mumbai, India acquired in March 2026 and Joo Koon redevelopment project in Singapore completed in May 2025

Strategic Asset Enhancements

- ✓ Unlock value and drive organic growth through redevelopment of existing properties into modern logistics space
- ✓ Ongoing redevelopment project in Subang, Malaysia is awaiting land amalgamation
- ✓ Pursuing new redevelopment project in eastern part of Singapore

Complemented by



Active Asset Management



Prudent Capital & Risk Management



High Quality Portfolio



Diversified & Strong Tenant Base



Healthy Financials



Thank you