



Building Strength Steering Growth

Mapletree Logistics Trust

12TH Annual General Meeting

13th July 2021

Disclaimer

This presentation shall be read in conjunction with Mapletree Logistics Trust's ("MLT") financial statements for the financial year ended 31 March 2021.

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 12th Annual General Meeting (the “AGM”) of the holders of units of Maple Tree Logistics Trust (“MLT”), and the holders of units of MLT “Unitholders”) will be held by way of electronic means on Tuesday, 13 July 2021 at 2.30 p.m. to transact the following businesses:

(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 Maple Tree Logistics Trust Management Ltd., as manager of MLT (the “Manager”), and the Audited Financial Statements of MLT for the financial year ended 31 March 2021 and the Auditor’s Report thereon. (Ordinary Resolution 1)
- To re-appoint PricewaterhouseCoopers LLP as the Auditor 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 resolution as an Ordinary Resolution, with or without any modifications:

- That approval be and is hereby given to the Manager to:
 - 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 for such purposes and 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 force 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 fifty per cent. (50%) of the total number of issued Units (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a pro rata basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed twenty per cent. (20%) of the total number of issued Units (as calculated in accordance with sub-paragraph (2) 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 (1) 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 adjusting 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 (unless 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 exempted or waived by the Monetary 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 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 issues 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 Note) (Ordinary Resolution 3)

BY ORDER OF THE BOARD

Maple Tree Logistics Trust Management Ltd.

(Company Registration No. 20050947N)

As Manager of Maple Tree Logistics Trust

Was Kwong Weng

Joint Company Secretary

Singapore

21 June 2021

Important Notice:

- The AGM will be held, by way of electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020. In addition to printed copies of the Notice of AGM that will be sent to Unitholders, this Notice of AGM will also be sent to Unitholders by electronic means via publication on MLT’s website at www.mapletruelogistics.com (“MLT’s website”) and on the SGX-ST website at www.sgx.com/securities/company-announcements.
- The COVID-19 situation in Singapore and the related safe distancing measures have impacted the manner in which the Manager conducts its AGM. The well-being of Unitholders and the staff are the Manager’s priority. As a precautionary measure to keep physical interactions and COVID-19 transmission risk to a minimum, the Manager is not providing for physical attendance by Unitholders at the AGM and the AGM will be conducted virtually.
- Alternative arrangements relating to attendance at the AGM (including arrangements by which the meeting can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the AGM in advance of the AGM, submission of questions to the Chairman of the AGM during the AGM via the online chat box, addressing of substantial and relevant questions submitted in advance of the AGM, prior to or during the AGM and voting by appointing the Chairman of the AGM as proxy at the AGM, are set out below. Any reference to a time of day is made by reference to Singapore time.
- Unitholders and CPF and SRS investors will be able to observe and/or listen to the AGM proceedings through a live audio-visual webcast or live audio-only stream via their mobile phones, tablets or computers. In order to do so, Unitholders and CPF and SRS investors must pre-register at MLT’s website from now until 2.30 p.m. on 10 July 2021 to enable the Manager to verify their status as Unitholders.

Unitholders and CPF and SRS investors can scan the Quick Response (“QR”) code to pre-register for the AGM.



Following the verification, authenticated Unitholders and CPF and SRS investors will receive an email, which will contain unique user ID and password details as well as instructions on how to access the live audio-visual webcast and live audio-only stream of the AGM proceedings and submit questions during the AGM via the online chat box, by 2.30 p.m. on 12 July 2021. Unitholders and CPF and SRS investors who have pre-registered by the 10 July 2021 deadline but fail to receive an email confirmation by 2.30 p.m. on 12 July 2021 should immediately contact the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6230 9768 / +65 6230 9564 or email at MapleTreeAGM2021@boardroomlimited.com.

Unitholders and CPF and SRS investors may 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 to do so, their questions must be submitted in the following manner by 2.30 p.m. on 10 July 2021:

- via MLT’s website; or
- via email to the Manager, at Ask-MapleTreeLog@mapletruelogistics.com.

Unitholders and CPF and SRS investors who submit questions via email must provide the following information for authentication:

Unitholders full name;

(1) the Unitholders full name;

(2) the Unitholders address; and

(3) the manner in which the Unitholder holds Units in MLT (e.g., via CDP, scrip, CPF or SRS).

Authenticated Unitholders and CPF and SRS investors will also be able to ask questions at the AGM related to the resolutions to be tabled for approval at the AGM through live chat function at the AGM via the live audio-visual webcast platform.

The Manager’s Chairman, Mr Lee Chong Kwee and Chief Executive Officer, Ms Ng Kit, will conduct the proceedings of the AGM. The Manager will endeavour to 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 is unable to address during the AGM, on MLT’s website and on SGXNet prior to the AGM. 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.

A Unitholder (whether individual or corporate) must appoint the Chairman of the AGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the AGM if such Unitholder wishes to exercise his/her/its voting rights at the AGM. The Proxy Form may be accessed at MLT’s website, and will also be made available on the SGX-ST website at www.sgx.com/securities/company-announcements.

Where a Unitholder (whether individual or corporate) appoints the Chairman of the AGM as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the form of proxy, failing which the appointment of the Chairman of the AGM as proxy for that resolution will be treated as invalid.

The Proxy Form must be submitted in the following manner:

- if submitted by post, be lodged at the Unit Registrar’s office at Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01, Singapore Land Tower, Singapore 048622; or
- if submitted electronically, be submitted via email to the Unit Registrar at MapleTreeAGM2021@boardroomlimited.com, in either case, by no later than 2.30 p.m. on 10 July 2021, being 72 hours before the time fixed for the AGM.

A Unitholder who wishes to submit a Proxy Form must first download, 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.

In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

Persons who hold Units through relevant intermediaries (as defined in Section 181 of the Companies Act, Chapter 50 of Singapore), and who wish to participate in the AGM by (a) observing and/or listening to the AGM proceedings through live audio-visual webcast or live audio-only stream; (b) submitting questions in advance of the AGM; (c) submitting questions during the AGM via the online chat box; and/or (d) appointing the Chairman of the AGM as proxy to attend, speak and vote on their behalf at 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 or SRS investors who wish to appoint the Chairman of the AGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 2.30 p.m. on 2 July 2021, being 7 working days before the date of the AGM.

The Chairman of the AGM, as proxy, need not be a Unitholder of MLT.

The Annual Report 2020/2021 may be accessed at MLT’s website.

Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the AGM at short notice. Unitholders should check MLT’s website for the latest updates on the status of the AGM.

Personal Data Privacy:

By submitting an instrument appointing the Chairman of the AGM as proxy to attend, speak and vote at the AGM and/or any adjournment thereof, 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 purpose of the processing and administration by the Manager and the Trustee (or their agents) of the appointment of the Chairman of the AGM as proxy for the AGM (including any adjournment thereof) and the preparation and compilation of the attendance 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 Note:

Ordinary Resolution 2

The Ordinary Resolution 2 above, if passed, will empower the Manager from the date of this Annual General Meeting 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 the applicable 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 not exceeding fifty per cent. (50%) of the total number of issued Units of which up to twenty per cent. (20%) of the total number of issued Units may be issued other than on a pro rata basis to Unitholders.

The Ordinary Resolution 3 above, if passed, will also empower the Manager to issue Units during the Mandated Period, as either full or partial payment of fees which the Manager is entitled to receive for 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 at the time the Ordinary Resolution 3 above is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time the Ordinary Resolution 3 is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Ordinary Resolution 3 is in line with Rule 806 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.

Agenda

1. Financial Results and Capital Management
2. Portfolio Highlights
3. Looking Ahead



FY20/21 Key Highlights

Resilient Portfolio

Assets Under Management	S\$10.8B ↑ 20.9% YoY
Gross Floor Area	6.5M sqm ↑ 28.5% YoY
Portfolio Occupancy	97.5% (98.0% as at 31 Mar 2020)
WALE (by NLA)	3.6 Years (4.3 Years as at 31 Mar 2020)

Delivering Returns

Amount Distributable to Unitholders	S\$333.1m ↑ 10.4% YoY
Distribution Per Unit	8.326 cents ↑ 2.3% YoY
Net Asset Value Per Unit	S\$1.33 ↑ 9.9% YoY
Total Return to Unitholders	27.4%¹ (13.8% in FY19/20)

Prudent Capital Management

Aggregate Leverage (as at 31 Mar 2021)	38.4%
Average Debt Duration (as at 31 March 2021)	3.8 Years
Debt Hedged into Fixed Rates (as at 31 Mar 2021)	75%
Income Hedged For Next 12 months (as at 31 Mar 2021)	79%

Note:

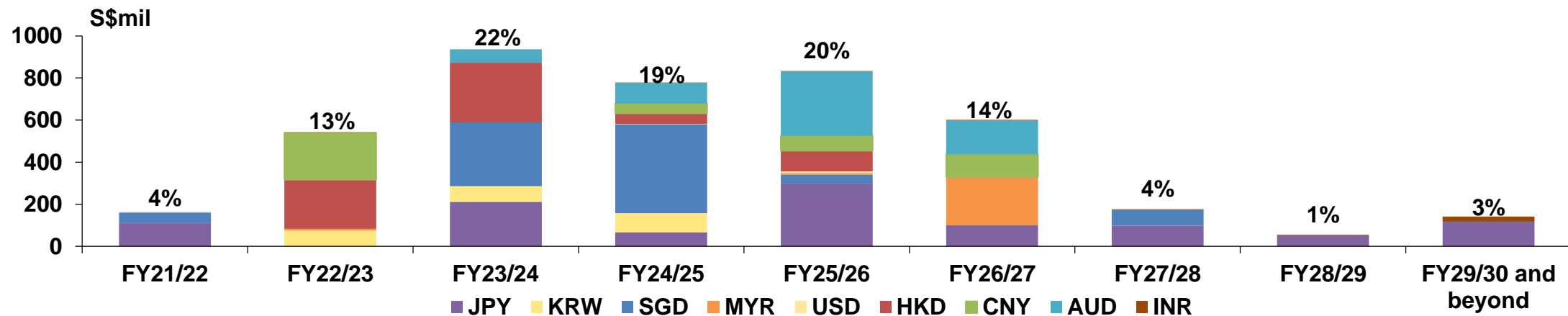
1. Sum of distribution yield and capital appreciation for the period 31 March 2020 to 31 March 2021.

Robust Balance Sheet

	As at 31 Mar 2021	As at 31 Mar 2020
Total Debt (S\$ million)	4,226	3,550
Aggregate Leverage Ratio ^{1,2}	38.4%	39.3%
Weighted Average Annualised Interest Rate	2.2%	2.5%
Average Debt Duration (years)	3.8	4.1
Interest Cover Ratio (times) ³	5.1	4.9
MLT Credit Rating by Moody's	Baa2 with stable outlook	Baa2 with stable outlook

- Sufficient available committed credit facilities of S\$668m to refinance S\$161m or 4% of total debt due in the coming financial year
- Debt maturity profile remains well staggered with an average debt duration of 3.8 years

Well-Staggered Debt Maturity Profile



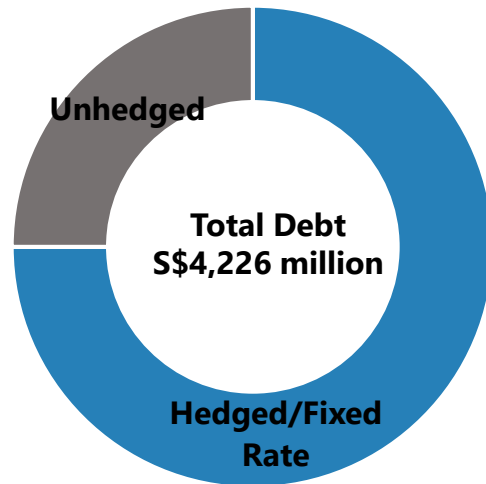
Notes:

- As per Property Funds Guidelines, the aggregate leverage includes proportionate share of borrowings and deposited property values of joint ventures as well as 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 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 Mar 2021 were 93.1% and 92.3% respectively.
- The interest cover ratio includes proportionate share of joint ventures and is based on a trailing 12 months financial results, in accordance with the guidelines provided by the Monetary Authority of Singapore with effect from 16 April 2020.

Proactive Interest Rate and Forex Risk Management

Interest Rate Risk Management

- 75% of total debt is hedged or drawn in fixed rates
- Every potential 25 bps increase in base rates¹ may result in ~S\$0.66m decrease in distributable income or 0.01 cents in DPU² per quarter



● Hedged/Fixed Rate	75%
● Unhedged	25%
■ SGD	13%
■ JPY	9%
■ AUD	2%
■ INR	1%

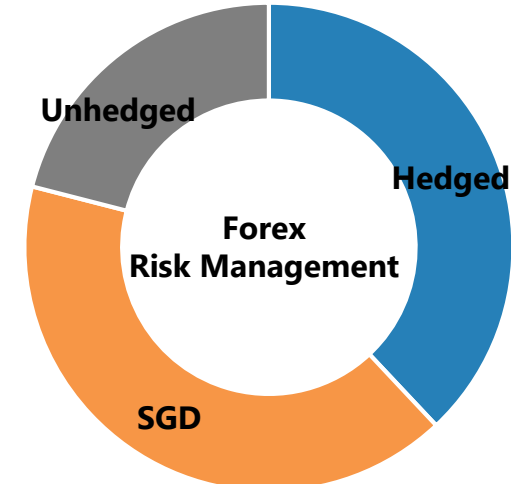
Notes:

1. Base rate denotes SOR, JPY LIBOR/DTIBOR and BBSW/BBSY.

2. Based on 4,283 million units as at 31 March 2021.

Forex Risk Management

- About 79% of amount distributable in the next 12 months is hedged into / derived in SGD



● Hedged (JPY, HKD, KRW, CNY, AUD)	38%
● SGD	41%
● Unhedged	21%

Portfolio Valuation

Country	Valuation as at 31 Mar 2021		Valuation as at 31 Mar 2020		Cap rates	
	No. of Properties	Local Currency	No. of Properties	Local Currency	As at 31 Mar 2021	As at 31 Mar 2020
Singapore ¹	52	SGD 2,481 mil	52	SGD 2,499 mil	5.25% - 7.25%	5.25% - 7.00%
Hong Kong, SAR	9	HKD 15,385 mil	9	HKD 14,975 mil	3.75% - 4.60%	3.75% - 4.60%
China	30 ²	CNY 8,678 mil	8	CNY 1,695 mil ²	4.50% - 6.50%	5.25% - 6.50%
Japan	18	JPY 98,355 mil	17	JPY 86,605 mil	4.00% - 5.80%	4.20% - 5.90%
South Korea	18	KRW 765,500 mil	13	KRW 425,751 mil	4.40% - 6.50%	5.50% - 6.90%
Australia	12	AUD 833 mil	10	AUD 662 mil	4.50% - 7.25%	4.75% - 7.50%
Malaysia	15	MYR 1,567 mil	15	MYR 1,523 mil	6.25% - 8.00%	6.50% - 8.00%
Vietnam	7	VND 3,247,800 mil	6	VND 2,672,200 mil	8.50% - 9.00%	9.00% - 9.75%
India	2	INR 4,727 mil	-	N.A.	8.00%	N.A.
MLT's 50.0% Interest in Joint Venture Properties in China ²	-	-	15	CNY 3,987 mil	-	5.00% - 6.50%
Total	163	SGD 10,706.8 mil	145	SGD 8,827.2 mil		

Notes:

- Excludes right-of-use (ROU) assets of S\$110.1 million as at 31 March 2021 and S\$119.2 million as at 31 March 2020.
- MLT completed the acquisition of the remaining 50.0% interest in 15 joint venture properties in China on 1 December 2020. As a result, they now constitute part of the 30 properties in China as at 31 March 2021..

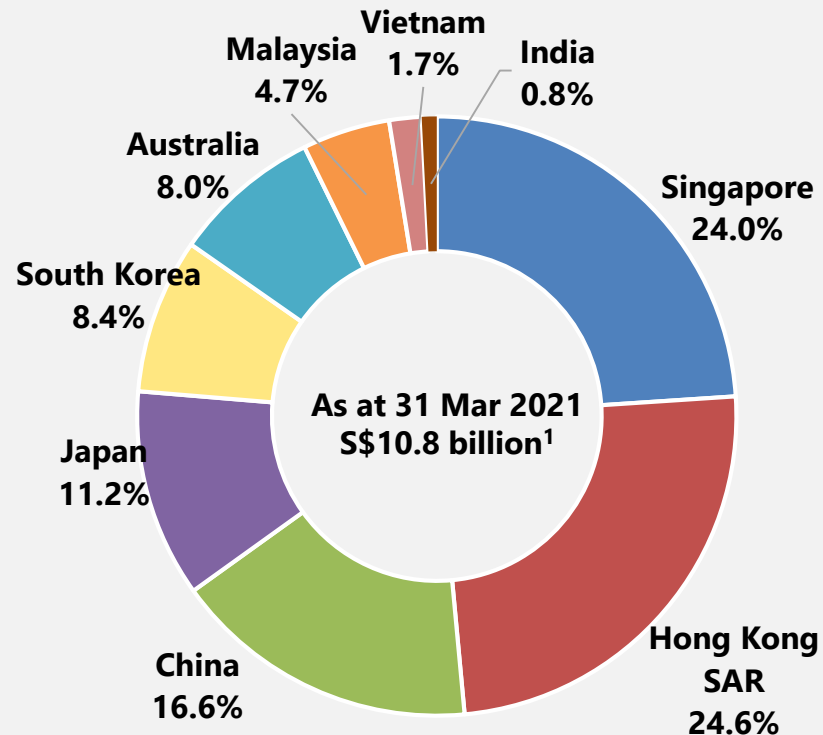


Portfolio Highlights

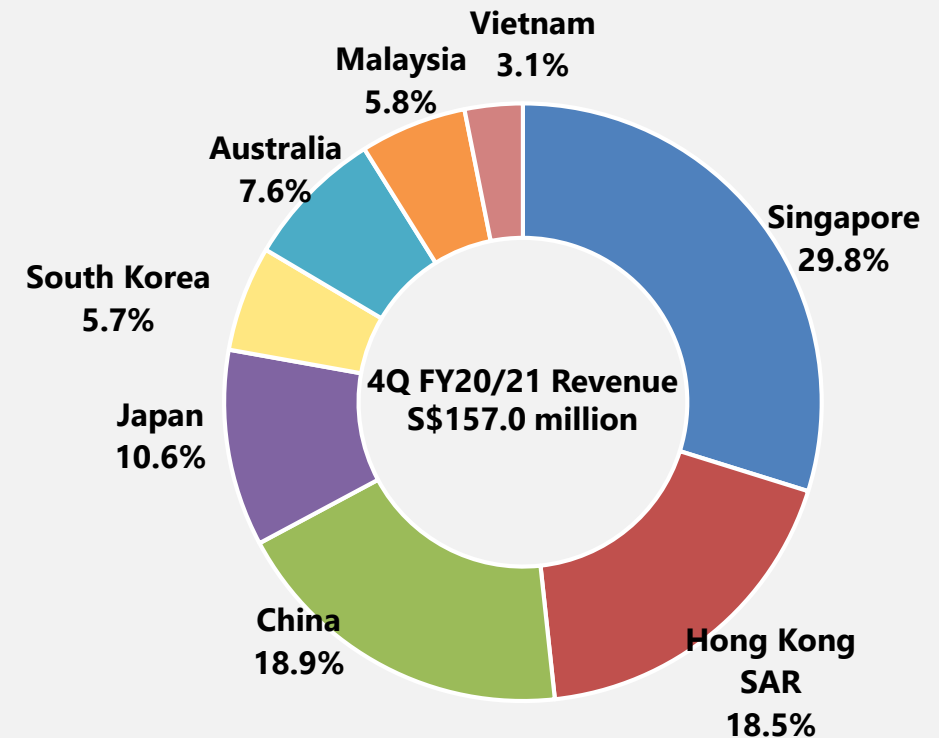
Geographical Diversification Underpins Portfolio Resilience

- MLT's regional network of quality assets has proved to be resilient during the COVID-19 pandemic
- Most of MLT's tenants are engaged in providing essential services and continued to operate throughout the period

ASSETS UNDER MANAGEMENT



GROSS REVENUE

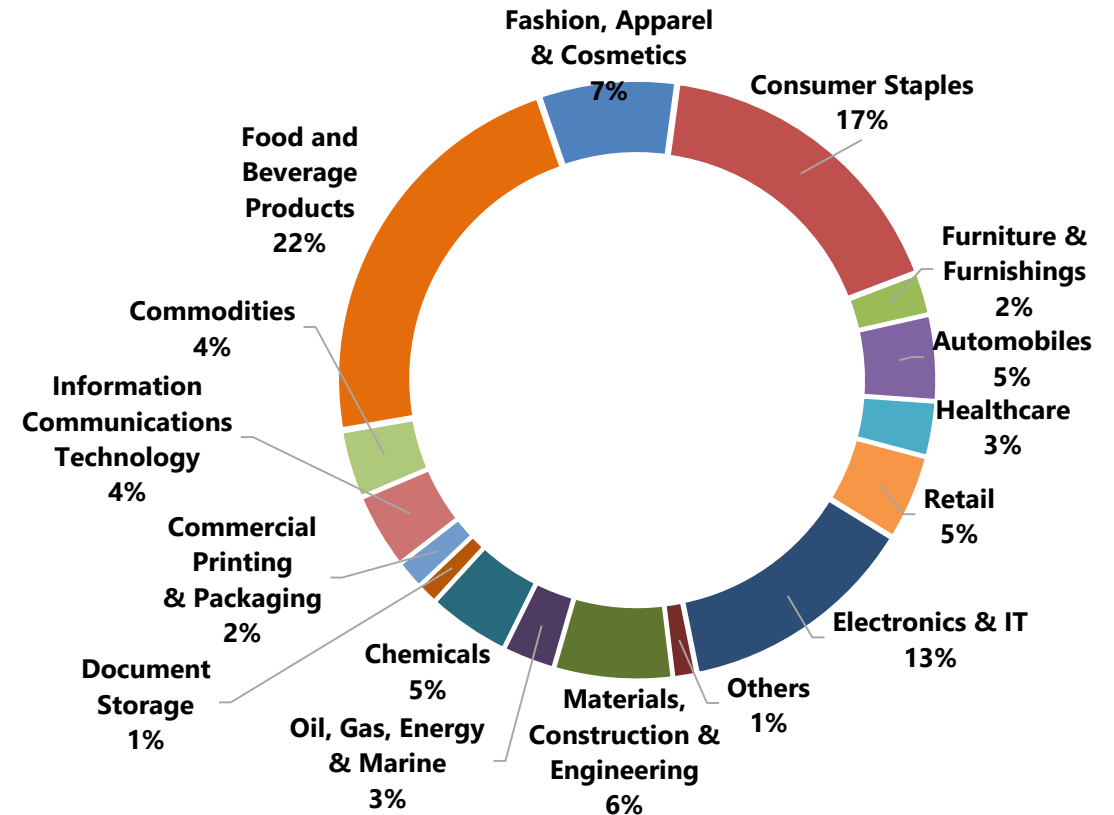
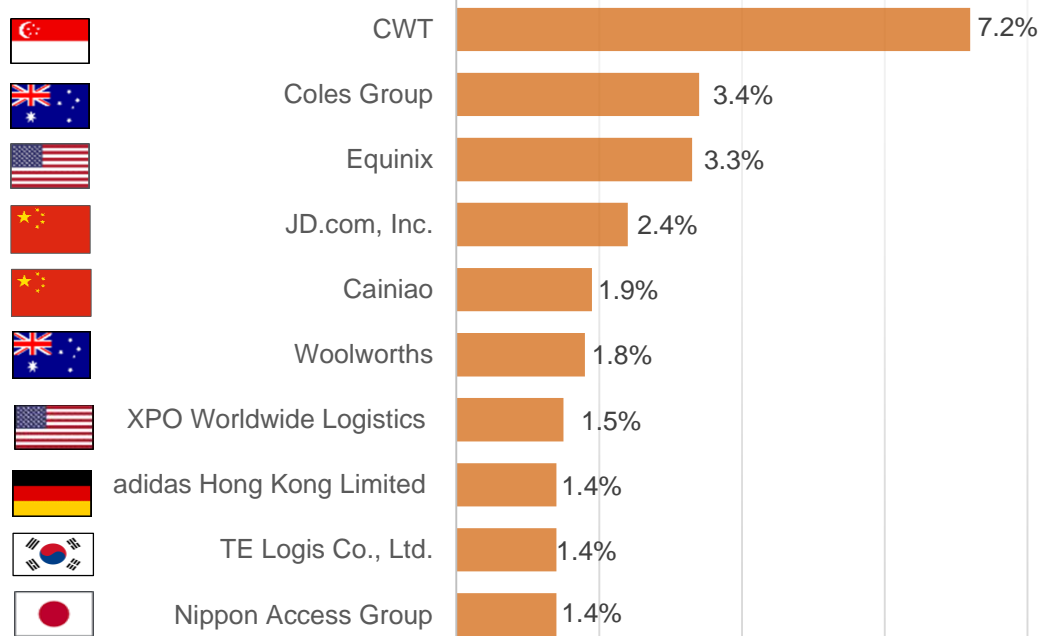


Note:

1. Includes the right-of-use assets with the adoption of SFRS(I)16.

Growing and Diversified Tenant Base

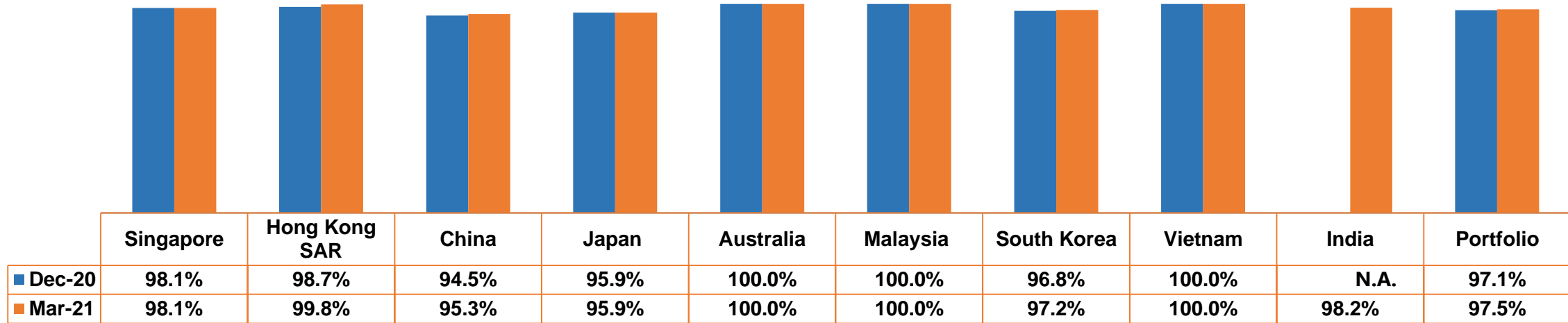
Top 10 Tenants Account for ~25.7% of Total Gross Revenue



- Strong and well-diversified tenant base comprising 748 local and international companies
- Approximately 85% of new leases signed in FY20/21 relate to consumer sectors
 - Top 3 sectors of new demand: F&B products, electronics & IT, consumer staples => beneficiaries of pandemic-induced demand
- Overall, approximately three-quarters of our portfolio is serving consumer-related sectors => adds resilience to MLT's income stream

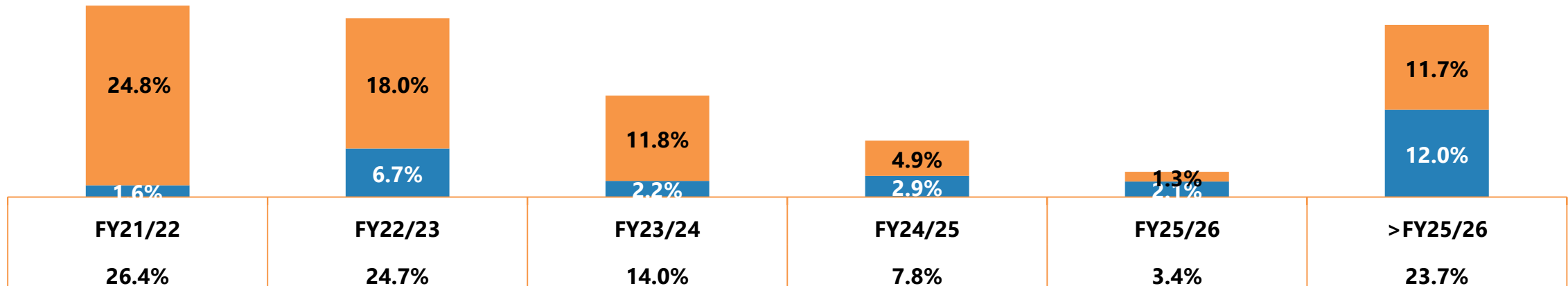
Proactive Lease Management

Maintained Healthy Portfolio Occupancy at 97.5%



Well-Staggered Lease Expiry Profile with WALE of 3.6 years (by NLA)

■ Single-User Assets ■ Multi-Tenanted Buildings



Strengthening Our Portfolio – Redevelopment

Mapletree Ouluo Logistics Centre, China

Description	Redevelopment into 4 blocks of 2-storey modern ramp-up logistics facility in 2 phases
GFA	Increase 2.4x to 80,700 sqm
Status	<ul style="list-style-type: none"> Phase 1 completed in Sep 2018 Phase 2 completed in May 2020
Estimated Cost	~S\$70 million



Strengthening Our Portfolio – Acquisitions

Total Acquisitions in FY20/21: S\$1.6 billion

- Acquired 18 modern specifications logistics facilities in Australia, China, Vietnam, Japan, South Korea and India, and the remaining 50% interest in 15 properties in China
- Acquisitions enhance MLT's competitive positioning and network connectivity to better support customers in their regional expansion plans



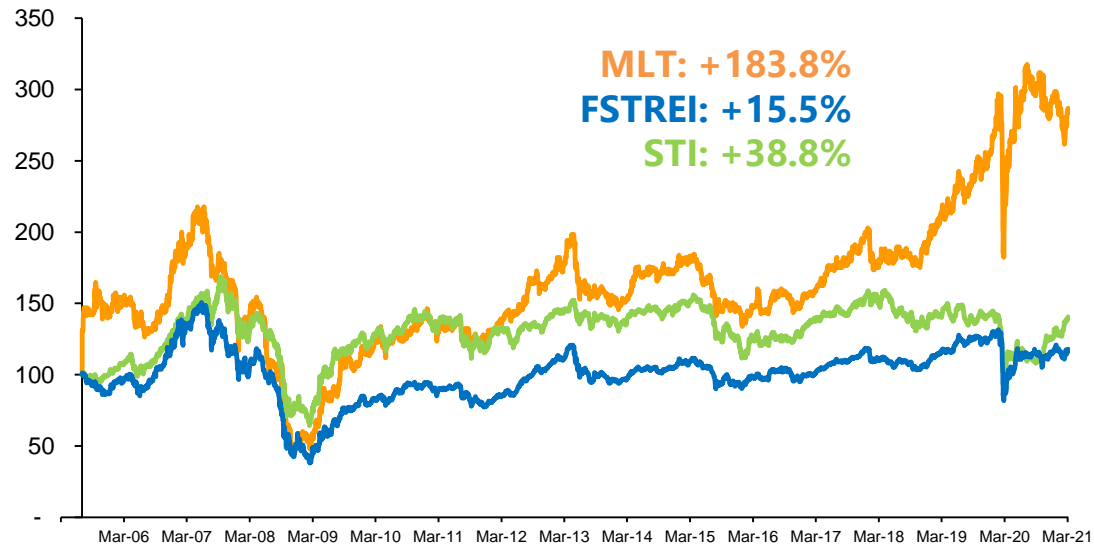
Description	Forward Purchase of 15 Botero Place, Truganina, Australia	Acacia Ridge Distribution Centre 338 Bradman Street Brisbane, Queensland, Australia	8 Properties in China and Vietnam, and Remaining 50.0% Interest in 15 Properties in China	Higashi Hiroshima Centre Japan	5 modern logistics facilities in South Korea	2 logistics properties in Pune, India
Agreed Property Value ¹	AS\$18.4 million (S\$19.2 million)	A\$114.0 million (S\$118.7 million)	S\$926.6 million ²	JPY6,370 million (S\$78.7 million)	KRW280 billion (S\$331.5 million)	INR4,550 million (S\$83.9 million)
NLA (sqm)	15,100	55,009	1,223,660	26,833	149,691	87,256
Occupancy	100% upon completion	100% leased to 3 established local industry players, including Woolworths Group (84% of GFA)	94.7%	33% leased to a domestic 3PL handling consumer paper products	100.0%	98.2%
NPI Yield	6.3% ³	4.9%	5.2%	4.5% ³	4.5%	7.4%

Notes:
1. Exchange rates as at 31 Mar 2021.
2. Reflects 50.0% interest in the Partially Owned PRC Properties, and 100.0% interest in the New PRC Properties and Vietnam Property.
3. Stabilised yield.

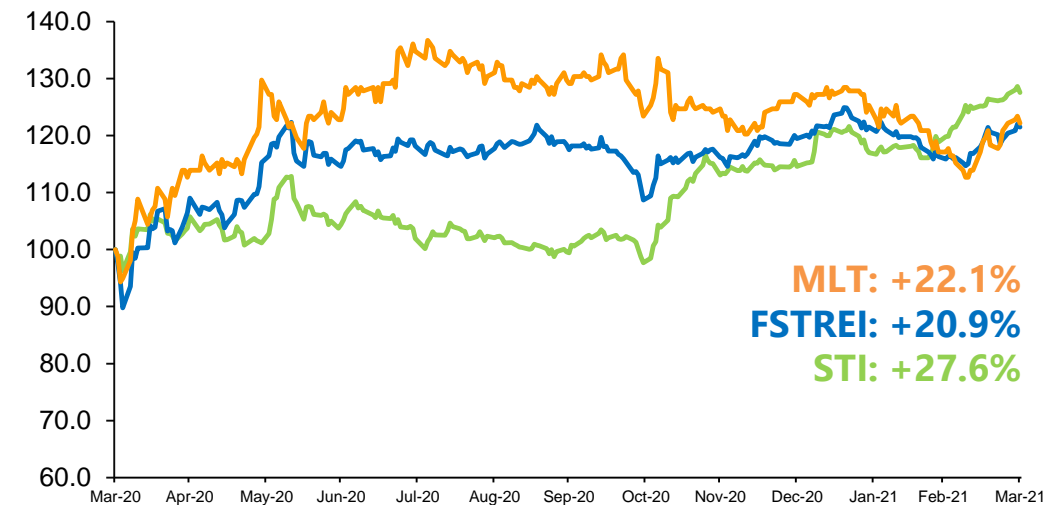
MLT Unit Price Performance

- MLT's inclusion to widely followed benchmark indices has enhanced its trading liquidity and visibility to institutional investors
 - MSCI Singapore Index on 29 May 2020
 - Straits Times Index on 3 December 2019

From 28 July 2005 (IPO) – 31 March 2021



From 1 April 2020 – 31 March 2021



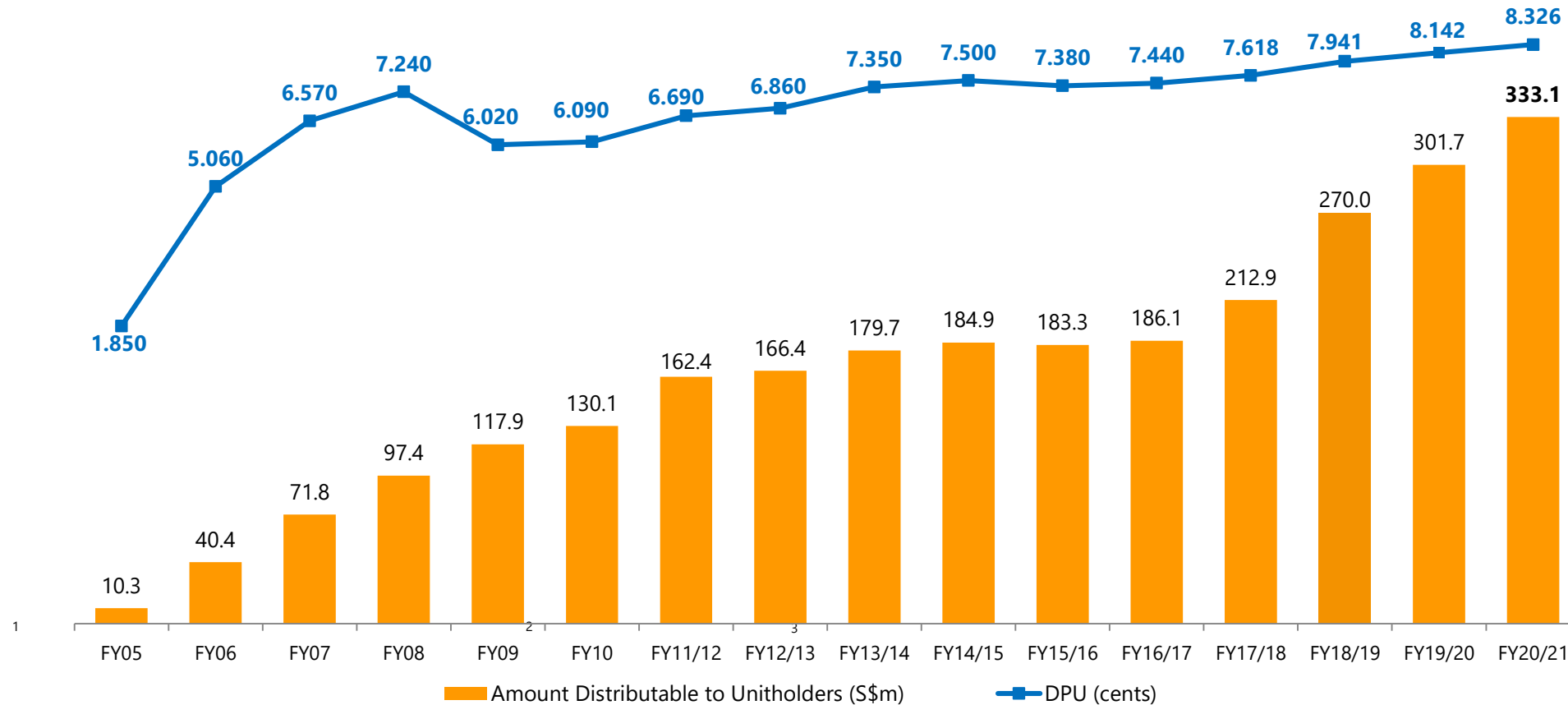
Capital Appreciation	Distribution Yield	Total Return	Capital Appreciation	Distribution Yield	Total Return
183.8%	161.3%	345.1%	22.1%	5.3%	27.4%

Notes:

- Based on MLT's IPO issue price of S\$0.68 and closing price of S\$1.93 on 31 March 2021.
- Based on MLT's closing price of S\$1.46 on 31 March 2019 and S\$1.93 on 31 March 2021.

Growth in Amount Distributable and DPU since Listing

- Strong track record of delivering stable distributions and consistent long-term returns to Unitholders through different economic and property cycles
- Focused and proactive approach towards asset and lease management, acquisitions and capital management



Notes:

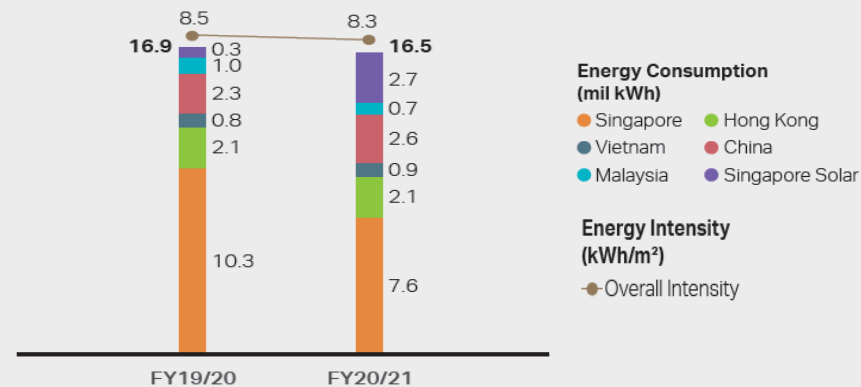
- FY05 comprised the period from Listing Date of 28 July 2005 to 31 December 2005.
- Decline in FY09 DPU due to increase in unit base following rights issue in August 2008.
- FY11/12 comprised a 15-month period ended 31 March 2012 due to a change in financial year-end. For the 15-month period, Amount Distributable to Unitholders and DPU were S\$199.9m and 8.240 cents, respectively.

Greening Our Portfolio

Energy

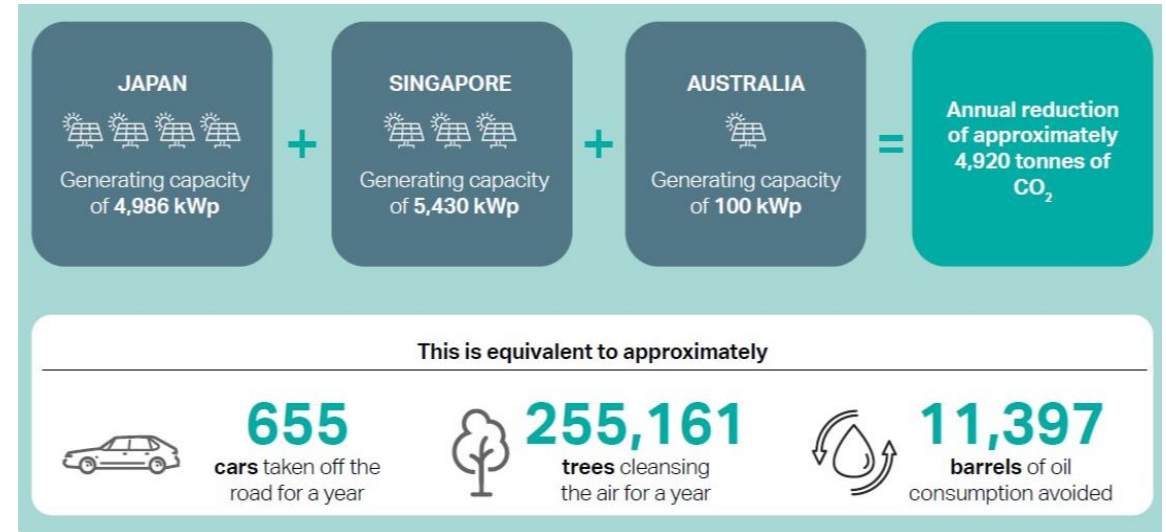
2% y-o-y reduction in energy intensity in Singapore, Hong Kong SAR, China, Malaysia and Vietnam

Like-for-Like Energy Consumption and Intensity



Solar Generating Capacity

22.9% y-o-y increase in MLT's solar generating capacity to 10.5MWp



Benoi Logistics Hub



Secured S\$350M in green loan facilities to finance green projects

First S-REIT to Link Renewable Energy Generating Target to Sustainable Finance



MLT's **first** warehouse facility in Singapore to be awarded **Green Mark Super Low Energy** status by BCA

Contributing to Our Community



We distributed lunch boxes to more than **18,800** tenant-employees working on the frontline during the pandemic



Hong Kong SAR



We donated **masks** to members of the **Senior Citizen Home Safety Association**

China



We donated **books, sports equipment and healthcare supplies** to children with autism and down syndrome at **Rongzhi Primary Rehabilitation Training Centre**

The background features a large, abstract orange shape that resembles a corner or a stylized 'L' shape. The shape is composed of two main rectangular sections meeting at a corner. The top-left section is a lighter shade of orange, while the rest of the shape is a darker, more vibrant orange. The edges of the shape are slightly irregular, giving it a hand-drawn or architectural feel. The overall composition is clean and modern.

Looking Ahead

Well-positioned to Capture Growth Opportunities

Covid-19 has accelerated several structural trends benefitting the logistics market



Acceleration in e-commerce growth

Consumer behaviour is changing as reliance on e-commerce increases



Higher demand for modern logistics space, in particular facilities located in close proximity to consumers



Firms are switching from Just-In-Time to Just-In-Case strategy to minimise disruption risk



Higher demand for warehouse space as the need for storage space increases



Diversification of supply chains

Businesses are re-assessing supply chain contingency plans and resilience



Supply chain shifts to alternative locations in Southeast Asia (eg Vietnam and Malaysia) and India



Growth in 3PLs and increasing automation

Reduced reliance on large number of in-house warehousing staff have led to outsourcing of warehouse operations to 3PLs and accelerated automation



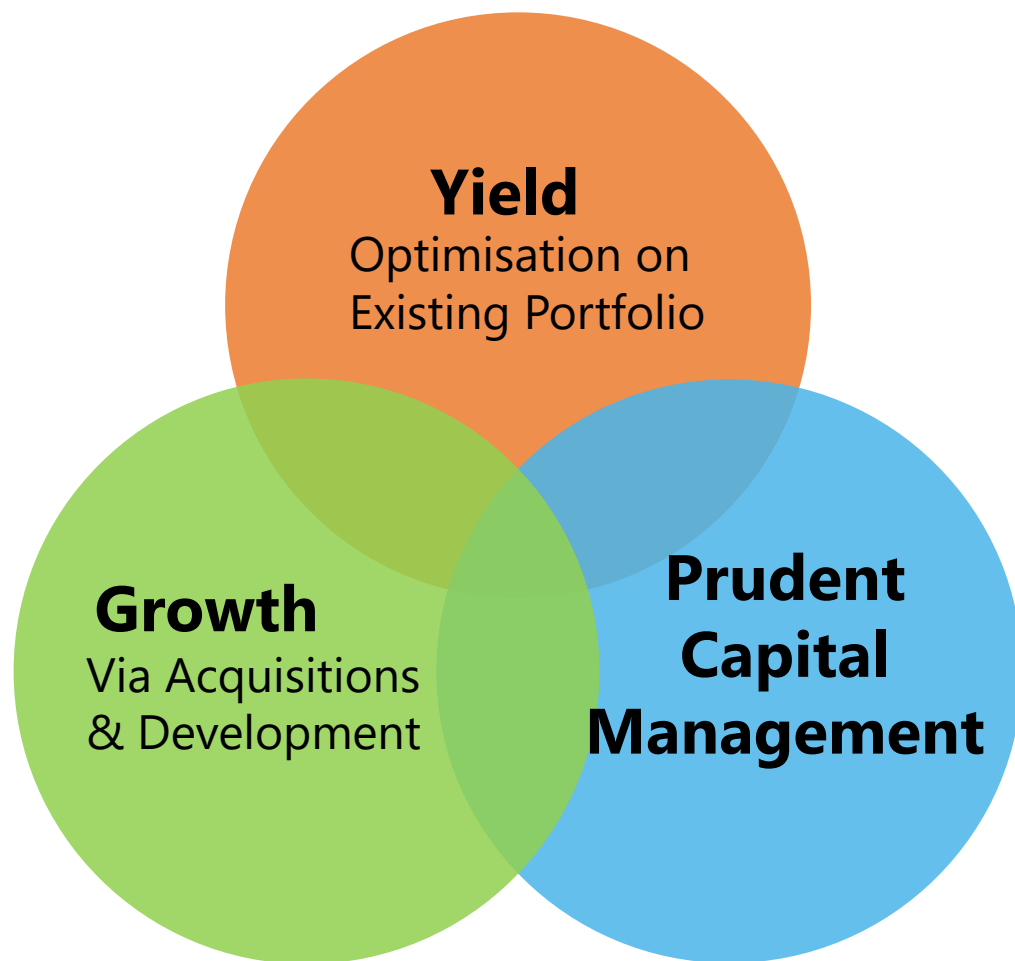
Higher demand for modern warehouse space featuring high specifications



Logistics market remains a bright spot in the medium- to long-term

Continue to Execute Our “Yield+Growth” Strategy

To provide Unitholders with competitive total returns
through regular distributions and growth in asset value



Thank You