mapletree logistics

Advancing Our Reach

Capturing Opportunities

A clear vision...

KEY HIGHLIGHTS

Our Vision

To be the preferred real estate partner of choice to customers requiring high quality logistics and distribution spaces in Asia Pacific.

Our Mission

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

Corporate Profile

Mapletree Logistics Trust ("MLT") is Singapore's first Asia Pacific focused logistics real estate investment trust. Listed on the Singapore Exchange Securities Trading Limited in 2005, MLT invests in a diversified portfolio of quality, well-located income-producing logistics real estate in Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam.

MLT is managed by Mapletree Logistics Trust Management Ltd. (the "Manager"), a wholly-owned subsidiary of Mapletree Investments Pte Ltd (the "Sponsor"). The Sponsor is a leading real estate development, investment, capital and property management company headquartered in Singapore.

The Manager is committed to providing Unitholders with competitive total returns through the following strategies:

- optimising organic growth and hence, property yield from the existing portfolio;
- making yield accretive acquisitions of good quality logistics properties; and
- managing capital to maintain MLT's strong balance sheet and provide financial flexibility for growth.

Delivering Returns

S$390.7M
Amount Distributable to Unitholders
+17.3% y-o-y

8.787¢
Distribution Per Unit
+5.5% y-o-y

S$1.48
Net Asset Value Per Unit
+11.3% y-o-y

Mapletree (Zhongshan) Modern Logistics Park

...with focused execution

Prudent Capital Management

36.8%
Aggregate Leverage

79%
Debt Hedged into Fixed Rates

3.8 Years
Average Debt Maturity

76%
Income Hedged for Next Financial Year

Growing Sustainably

31.1%
y-o-y increase in solar generating capacity

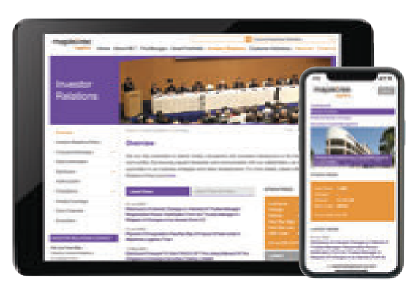
>1,000 trees
planted across MLT's platform in FY21/22

6.2%
reduction in energy intensity in Singapore, China, Hong Kong SAR, Japan, Malaysia and Vietnam[1]

47%
employee participation rate across 7 CSR events

Note:
[1] Based on the energy consumption data for the common areas in MLT's multi-tenanted buildings where the Manager has operational control. Single-user assets where the Manager does not have operational control are excluded.

In This Report



The Annual Report for FY21/22 is available for viewing and download on our website:
www.mapletreelogisticstrust.com

Building a future-ready portfolio...

Overview

KEY HIGHLIGHTS

Capturing growth opportunities through new acquisitions

In FY21/22, we executed S$1.8 billion of new acquisitions, bolstering our portfolio to 183 quality logistics properties across nine major markets in Asia Pacific valued at S$13.1 billion. These accretive acquisitions are in line with MLT's strategy to build a resilient and future-ready portfolio that caters to the growing business needs of our customers across our regional network.

Mapletree Kobe Logistics Centre

Enhancing Portfolio

9
Geographic Markets

62
Cities

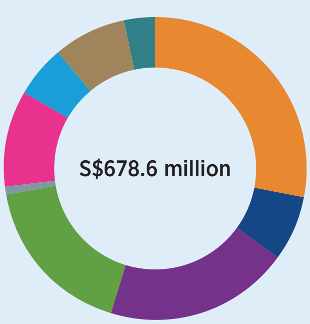
S$13.1B
Assets Under Management

96.7%
Portfolio Occupancy

7.9M sqm
Gross Floor Area

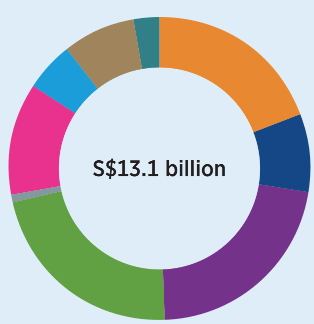
3.5 Years
Weighted Average Lease Expiry (by NLA)

Gross Revenue by Geography
(FY21/22)



	%
Singapore	28.2
Australia	7.0
China	19.6
Hong Kong SAR	17.5
India	1.0
Japan	10.3
Malaysia	5.4
South Korea	7.8
Vietnam	3.2

Assets Under Management by Geography
(As at 31 March 2022)



	%
Singapore	19.8
Australia	8.3
China	21.6
Hong Kong SAR	22.1
India	0.6
Japan	12.1
Malaysia	5.0
South Korea	7.9
Vietnam	2.6

…to meet rising demand for quality logistics space

Consistent performance and progress...

Overview

FINANCIAL HIGHLIGHTS

Financial

MLT's portfolio continued to demonstrate resilience, enabling the Trust to deliver robust growth in both revenue and net property income in FY21/22. The improved performance was driven by healthy demand for its existing assets underpinned by favourable market dynamics, and augmented by contributions from accretive acquisitions.

Growing in tandem with revenue and net property income, the amount distributable to Unitholders rose by 17.3% to S$390.7 million while distribution per unit increased by 5.5% to 8.787 cents on an enlarged unit base. MLT's resilient and steady performance over the years is testament to its focus on active asset management and prudent capital management to drive sustainable returns, and the strength of its diversified portfolio.

MLT's assets under management and net asset value per unit grew by 21.1% and 11.3% respectively in FY21/22 on the back of approximately S$1.8 billion in acquisitions and capital expenditure, and S$572.3 million of portfolio revaluation gain. The performance reflects MLT's commitment to continually strengthen its regional presence through additions of modern, well-located assets, enabling the Trust to support its customers with a variety of high quality leasing solutions.

Gross Revenue (S$M)

+20.9% YoY

21/22	678.6
20/21	561.1
19/20	490.8
18/19	454.3
17/18	395.2

Amount Distributable to Unitholders (S$M)

+17.3% YoY

21/22	390.7[1]
20/21	333.1[2]
19/20	301.7[3]
18/19	270.0[4]
17/18	212.9[5]

Assets Under Management (S$B)

+21.1% YoY

21/22	13.1
20/21	10.8
19/20	8.9[6]
18/19	8.0[7]
17/18	6.5

Net Property Income (S$M)

+18.6% YoY

21/22	592.1
20/21	499.1
19/20	438.5
18/19	389.5
17/18	333.8

Distribution Per Unit (cents)

+5.5% YoY

21/22	8.787
20/21	8.326
19/20	8.142
18/19	7.941
17/18	7.618

Net Asset Value Per Unit (S$)

+11.3% YoY

21/22	1.48
20/21	1.33
19/20	1.21
18/19	1.17
17/18	1.10

Notes:

1 Included the partial distribution of the gains from the divestment of MapletreeLog Integrated (Shanghai) (HKSAR) Limited and its wholly-owned subsidiary, MapletreeLog Integrated (Shanghai) Co., Ltd., which owns Mapletree Waigaoqiao Logistics Park ("Mapletree Integrated") amounting to S$7.2 million.

2 Included the partial distribution of the gains from the divestments of Mapletree Integrated, Gyoda Centre, Iwatsuki B Centre, Atsugi Centre, Iruma Centre and Mokurenji Centre (collectively known as "five divested properties in Japan") and 7 Tai Seng Drive amounting to S$18.9 million.

3 Included the full distribution of written back provision of capital gain tax for 134 Joo Seng Road, 20 Tampines Street 92 and 20 Old Toh Tuck Road and the partial distribution of the gains from the divestments of Mapletree Integrated, five divested properties in Japan, 531 Bukit Batok Street 23, 7 Tai Seng Drive and 4 Toh Tuck Link amounting to S$18.8 million.

4 Included the partial distribution of the gains from the divestments of 531 Bukit Batok Street 23, 7 Tai Seng Drive, 4 Toh Tuck Link, Zama Centre and Shiroishi Centre amounting to S$11.1 million.

5 Included the partial distribution of the gains from the divestments of 4 Toh Tuck Link, Zama Centre, Shiroishi Centre, 20 Old Toh Tuck Road and 20 Tampines Street 92 amounting to S$6.3 million.

6 Included MLT's 50% interest of the joint ventures with Mapletree Investments Pte Ltd in a portfolio of 15 properties in China.

7 Included MLT's 50% interest of the joint ventures with Mapletree Investments Pte Ltd in a portfolio of 11 properties in China.

... through the years

5-Year Financial Summary

	FY17/18	FY18/19	FY19/20	FY20/21	**FY21/22**
Statement of Financial Position Highlights (S$M)					
Total Assets	6,678.3	8,078.3	9,051.4	11,204.7	**13,689.8**
Total Borrowings	2,511.8	3,090.3[7]	3,550.0[6]	4,226.1	**4,958.2**
Perpetual Securities	429.9[8]	429.9	430.0	429.9	**581.5[9]**
Unitholders' Funds	3,376.1[10]	4,231.7[11]	4,580.2[12]	5,681.3[13]	**7,069.4[14]**
Market Capitalisation[15]	3,761.5	5,288.6	6,004.4	8,266.6	**8,848.0**
Key Financial Indicators					
Aggregate Leverage (%)	37.7	37.7[7]	39.3[6]	38.4	**36.8**
Interest Cover Ratio (times)[16]	5.6	4.7[7]	4.9[6]	5.1	**5.0**
Average Cost of Debt (%)	2.3	2.6[7]	2.6[6]	2.2	**2.2**
Average Debt Maturity (years)	4.5	4.1[7]	4.1[6]	3.8	**3.8**

Notes:

8 This took into account the redemption of S$350.0 million 5.375% perpetual securities on 19 September 2017 and issuance of S$180.0 million 3.65% perpetual securities on 28 September 2017.

9 This took into account the issuance of S$400.0 million 3.725% perpetual securities on 2 November 2021 and redemption of S$250.0 million 4.18% perpetual securities on 25 November 2021.

10 On 22 September 2017, 300,881,000 units in MLT were issued via private placement exercise which raised gross proceeds of S$353.5 million. On 12 October 2017, 250,187,292 units in MLT were issued via the 1-for-10 preferential offering which raised gross proceeds of S$286.5 million. The total gross proceeds of approximately S$640.0 million were utilised to partially fund the acquisition of Mapletree Logistics Hub Tsing Yi and the redemption of the S$350.0 million perpetual securities.

11 On 5 June 2018, 183,792,000 units in MLT were issued via private placement exercise which raised gross proceeds of S$220.0 million. On 28 September 2018, 309,917,000 units in MLT were issued via private placement exercise which raised gross proceeds of S$375.0 million. The total gross proceeds of approximately S$595.0 million were utilised to partially fund the acquisitions of a 50.0% interest in each of 11 properties in China and five logistics properties located in Singapore.

12 On 1 November 2019, 154,608,000 units in MLT were issued via private placement exercise which raised gross proceeds of S$250.0 million which were utilised to partially fund the acquisitions of two logistics properties in Vietnam, one logistics property in Malaysia and a 50.0% interest in each of four properties in China.

13 On 29 October 2020, 246,670,000 units in MLT were issued via private placement exercise which raised gross proceeds of S$500.0 million. On 18 November 2020, 72,408,675 units in MLT were issued via the 19-for-1000 preferential offering which raised gross proceeds of S$144.1 million. The total gross proceeds of approximately S$644.1 million were utilised to partially fund the acquisitions of nine logistics properties in China, Malaysia and Vietnam as well as the remaining 50% interest in 15 logistics properties in China. In addition, on 1 December 2020, a total of 148,001,965 Consideration Units worth S$300.0 million were issued to a wholly-owned subsidiary of Mapletree Investments Pte. Ltd as partial consideration in relation to the acquisition in China.

14 On 2 December 2021, 212,766,000 units in MLT were issued via private placement exercise which raised gross proceeds of S$400.0 million. On 22 December 2021, 159,109,907 units in MLT were issued via preferential offering exercise which raised gross proceeds of S$292.8 million. The total gross proceeds of S$692.8 million were utilised to partially fund the acquisitions of 13 properties in China, three properties in Vietnam and one property in Japan. In addition, on 20 January 2022, a total of 106,382,979 Consideration Units worth S$200.0 million were issued to a wholly-owned subsidiary of Mapletree Investments Pte. Ltd as partial consideration in relation to the acquisitions of 12 properties in China.

15 Based on the closing unit prices of S$1.23 on 31 March 2018, S$1.46 on 31 March 2019, S$1.58 on 31 March 2020, S$1.93 on 31 March 2021 and S$1.85 on 31 March 2022.

16 The interest cover ratio is based on a trailing 12 months financial results, in accordance with the definition from the Monetary Authority of Singapore.

Leveraging our competitive strengths ...

Overview

OUR STRATEGY

With the logistics sector demonstrating resilience during a period of global economic recovery, we leveraged our competitive strengths, resources as well as expertise in asset and capital management to deliver on our "Yield+Growth" strategy. Backed by an unwavering focus to build a resilient and future-ready portfolio, we continued to advance our geographical reach and scale up our portfolio, positioning MLT well to capture growth opportunities.

Our Strategic Objectives

- Deliver sustainable long-term shareholder value
- Maximise the returns from the investment portfolio
- Manage our balance sheet effectively
- Maximise development performance
- Ensure high levels of tenant satisfaction
- Attract, develop, retain and motivate high performance individuals
- Continually improve sustainability performance

1

Our Strengths

Extensive Regional Network
MLT's extensive and growing network of 183 modern logistics facilities across nine geographic markets in Asia-Pacific enables us to offer a variety of regional leasing solutions to support customers' business and expansion needs in multiple locations.

In-depth Customer and Market Knowledge
MLT's principle to stay close to our customers and "be the first to know", coupled with strong on-the-ground local expertise, has been advantageous in helping us to respond swiftly to evolving market conditions, meet tenants' requirements and support their regional expansion plans.

Diversified and Resilient Portfolio
MLT's diversification by geographies and customers helps reduce the impact of market volatility while allowing us to capture growth at different phases of the economic cycles. Our well-diversified portfolio underpins MLT's consistent performance and income resilience.

Financial Strength
MLT's balance sheet strength and proactive capital management provide us with the financial flexibility to navigate economic challenges and seize growth opportunities.

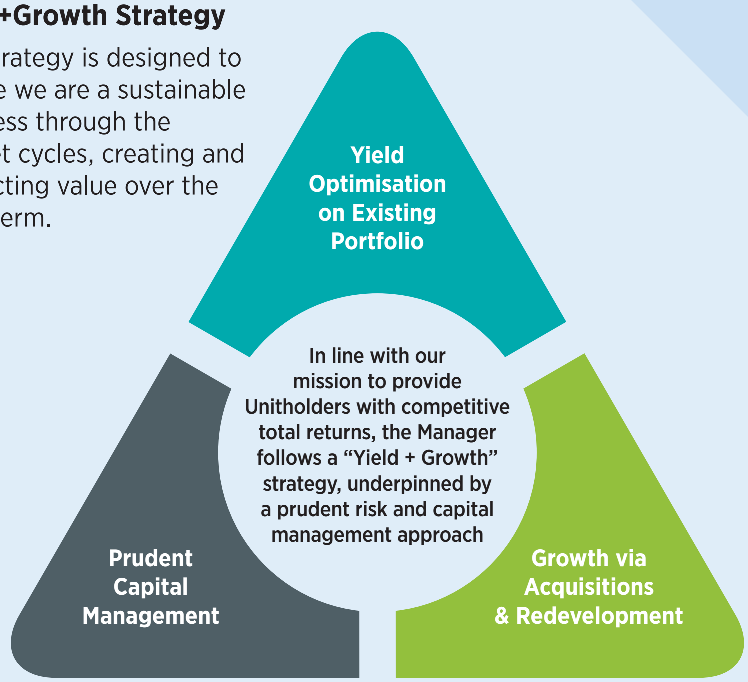
Commitment to Environmental Stewardship
MLT's environmental stewardship delivers business value to our various stakeholders and strives to minimize our impact on the environment. We are committed to providing high quality logistics and distribution spaces that will benefit the environment, our tenants and MLT.

Diverse, Dedicated and Experienced Team
Led by a dedicated and experienced Board, MLT's diverse and talented professional team drives focused execution and is vital to our business success.

2

Yield+Growth Strategy

Our strategy is designed to ensure we are a sustainable business through the market cycles, creating and protecting value over the long-term.



Yield Optimisation on Existing Portfolio

- Tailor leasing strategy to meet local market conditions
- Maintain a well-staggered lease expiry profile
- Maintain a balanced mix of single-user assets and multi-tenanted buildings
- Improve operational efficiency of properties
- Optimise returns via asset enhancement and/or redevelopment
- Selective divestments of low-yielding properties with older specifications

Growth via Acquisitions & Redevelopment

- Disciplined acquisitions of quality, well-located assets that add scale and strategic value to the portfolio
- Offer attractive value propositions to customers in support of their regional expansion plans
- Supported by a committed Sponsor which has extensive development expertise and regional presence as evidenced by its strong platform of logistics development projects in Asia Pacific

Prudent Capital Management

- Maintain a strong balance sheet
- Diversify sources of funding
- Optimise cost of debt financing
- Manage exposure to market fluctuations in interest rate and foreign exchange through appropriate hedging strategies

... to deliver on our "Yield+Growth" strategy

③ Value Creation

Regional Network

S$1.8B
value of acquisitions in FY21/22

62
cities in nine geographic markets

Customer and Market Knowledge

47%
of revenue from multi-location tenants

68%
tenant retention

Diversified and Resilient Portfolio

96.7%
stable occupancy rate

5.5%
year-on-year DPU growth

Financial Strength

Raised
S$692.8M
of equity

Issued
S$400M
3.725% perpetual securities

Environmental Stewardship

31.1%
year-on-year increase in total solar generating capacity to 13.8 MWp

Planted
>1,000
trees across MLT's portfolio

Diverse, Dedicated and Experienced Team

33%
female representation on the Board

35.8
average training hours per employee

④

Opportunities

- Asia's Resilient Economies
- Accelerated E-commerce Adoption
- Supply Chain Resiliency
- Focus on Sustainability

Headwinds

- COVID-19
- Geopolitical Uncertainty
- Rising Interest Rates
- High Energy Prices

⑤ Growing with Our Stakeholders

Tenants
We focus on fostering strong long-term relationships with existing and potential tenants to actively understand and meet their evolving business needs.

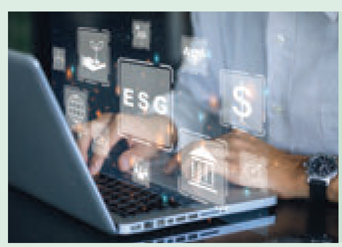
Read more on page 44

Investors and Unitholders
We aim to provide Unitholders with competitive total returns through regular distributions and growth in asset value.

Read more on pages 26 to 27

Employees
We strive to be an employer of choice through fair hiring, competitive compensation, professional development and employee engagement.

Read more on pages 142 to 144



Government and Regulators
Ensuring high levels of corporate governance and transparency across our business operations is of utmost importance to us.

Read more on pages 110 to 125

Business Partners
We seek to create value for our business partners and as a responsible landlord, this includes safeguarding the health and safety of third-party service providers

Read more on pages 145 to 146

Local Communities
As a responsible corporate citizen, we are committed to delivering positive social impact and driving social sustainability as we seek to touch lives in a meaningful way.

Read more on pages 147 to 148

Strengthening our fundamentals...

YEAR IN REVIEW

Aug 2021

Assigned **"BBB+" corporate credit rating with stable outlook** by Fitch Ratings.

Oct 2021

Issued **S$400 million perpetual securities** at a distribution rate of 3.725% per annum to redeem an existing S$250 million perpetual securities and to fund committed acquisitions.

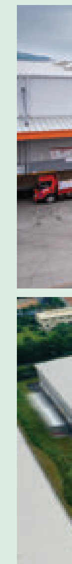
Nov 2021

Strengthened MLT's network connectivity in South Korea with the acquisition of a modern, ramp-up logistics facility located in northern Yeoju, a prime logistics cluster in the Seoul Metropolitan Area.

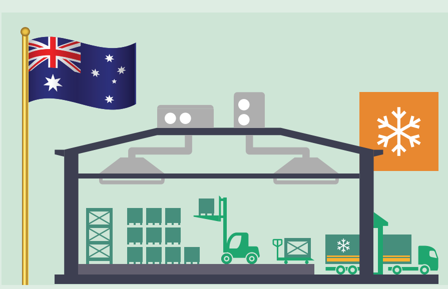
Agreed Property Value:
KRW135 billion
(S$155.3 million)

Announced the proposed acquisition of a portfolio of 16 high-quality modern logistics properties in China and Vietnam from the Sponsor[1], deepening MLT's presence in these large growing consumption markets.

Agreed Property Value:
S$1,002.2 million



Nov 2021



Acquired a cold storage facility in Melbourne, Victoria, Australia, allowing MLT to capture growth opportunities underpinned by both robust demand and low supply of cold storage facilities.

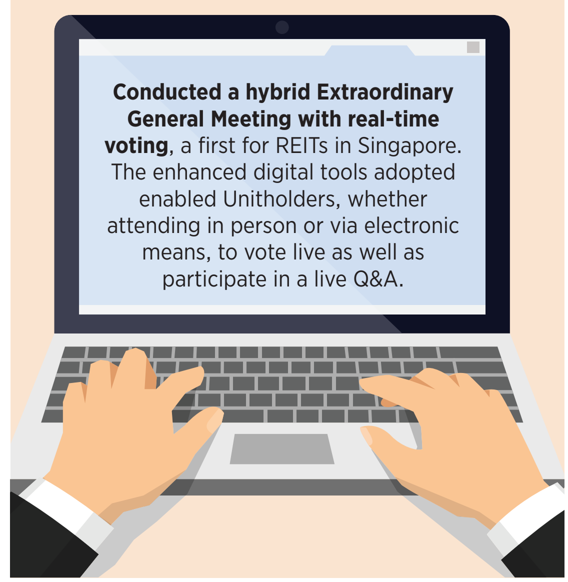
Agreed Property Value:
AUD42.8 million
(S$42.3 million)

Dec 2021

Acquired a logistics property located at 9 Changi South Street 2 in Singapore, positioning MLT well to capitalise on the limited supply of logistics properties in the eastern part of the city-state.

Agreed Property Value:
S$24.5 million

Jan 2022



Notes:

1 The acquisition of 12 properties in China and three properties in Vietnam were completed in January 2022. The acquisition of the remaining China property (Mapletree (Yuyao) Logistics Park) was completed on 1 April 2022.
2 The acquisition was completed on 16 December 2021.
3 The acquisition is pending completion as of 31 March 2022.
4 The acquisition was completed on 8 April 2022.

...to drive long-term value

Scaled up MLT's presence in Greater Nagoya, Japan, an attractive logistics market strategically located between Greater Tokyo and Greater Osaka, with the proposed acquisition of a modern ramp-up logistics property spanning over 158,000 sqm of gross floor area[2].

Agreed Property Value:
JPY35,000 million
(S$420.8 million)

Completed an equity fund raising exercise with proceeds raised to partially finance the proposed acquisitions of 13 properties in **China**, three properties in **Vietnam** and one property in **Japan**.

Successfully raised:
S$692.8 million

Feb 2022

Extended MLT's presence to the regional distribution hub of Malaysia's Port of Tanjung Pelepas with the acquisition of Mapletree Logistics Hub - Tanjung Pelepas.

Agreed Property Value:
MYR404.8 million
(S$129.9 million)

Announced the proposed acquisition of two prime land parcels[3] in Subang Jaya, Selangor, Malaysia, which are adjacent to MLT's existing Subang 3 and 4. The potential amalgamation of these properties creates the opportunity for the development of the first mega modern logistics warehouse in Subang Jaya, an established logistics hub with excellent connectivity to Kuala Lumpur city centre.

Agreed Property Value:
MYR65.6 million
(S$21.2 million)

Announced the proposed acquisition of a newly-built, modern logistics facility located in the established Yongin-Icheon logistics hub serving the Seoul Metropolitan Area in **South Korea**[4].

Agreed Property Value:
KRW88.5 billion
(S$98.8 million)

Overview

MESSAGE FROM THE CHAIRMAN AND CEO

From Left

Mr Lee Chong Kwee
Non-Executive Chairman and Director

Ms Ng Kiat
Executive Director and CEO

MLT's portfolio continued to benefit from healthy customer demand for modern warehouse space while proving resilient to the impacts of the pandemic.

Dear Unitholders,

Looking back over the past 12 months, we are reminded that FY21/22 was an eventful and volatile year. Whilst most economies had a promising start to the year and were on the cusp of a sustained recovery from the pandemic-induced recession, their collective progress was hindered in the latter half of the year with the emergence of numerous challenges on the global front.

In the face of these headwinds, the logistics sector has stayed resilient while our people persevered and delivered a strong performance to Advance our Reach and Capture Opportunities. We grew our regional footprint into new geographical sub-markets and built depth in existing markets to meet the warehousing needs of our tenants. We continued to maintain a firm focus on active asset management and disciplined capital management. Underpinned by the portfolio's strong fundamentals, these efforts have enabled MLT to deliver another year of consistent and growing returns.

Resilient Portfolio Underpins Strong Financial Performance

Gross revenue for FY21/22 reached S$678.6 million, while net property income was S$592.1 million, representing a year-on-year growth of 20.9% and 18.6% respectively. The robust performance was mainly due to an enlarged portfolio, higher contribution from existing assets, and lower rental rebates granted to eligible tenants impacted by COVID-19.

As a result, distributable income increased 17.3% year-on-year to S$390.7 million and distribution per unit ("DPU") rose 5.5% to 8.787 cents after accounting for an enlarged issued unit base. The distributable income for the prior 12-month period included a divestment gain of S$18.9 million, which tapered to S$7.2 million in FY21/22. Excluding divestment gain, DPU for FY21/22 rose by 9.9% year-on-year from 7.852 cents to 8.626 cents.

During FY21/22, new waves of COVID-19 infections continued to spread widely in our region. Each of our nine operating markets had several rounds of intermittent tightening of COVID-19 measures to combat rising infections. Thankfully, the operations of our tenants were not materially affected. Logistics was deemed to be an essential service and most of our tenants were allowed to continue operating even at the height of the pandemic. The operating environment improved in late FY21/22 when the majority of our markets started to embrace a "living with COVID-19" strategy, along with improving vaccination rates.

MLT's portfolio continued to benefit from healthy customer demand for modern warehouse space while proving resilient to the impacts of the pandemic. Overall occupancy held steady throughout FY21/22, ending the year at 96.7%. Through active leasing efforts, we renewed or replaced leases for approximately 1.7 million square metres ("sqm") of space, representing a success rate of 94%. The rentals achieved were on average

...capturing opportunities

2.5% higher than preceding rental rates, contributed mainly by leases from Singapore, China, Hong Kong SAR and South Korea.

MLT's assets under management increased by S$2.3 billion year-on-year to S$13.1 billion as at 31 March 2022. The higher value was largely due to approximately S$1.8 billion in acquisitions and capital expenditure, and S$572.3 million net appreciation in investment properties attributable mainly to properties in Australia, Hong Kong SAR and China. With the uplift, net asset value rose 11.3% from S$1.33 per unit in FY20/21 to S$1.48 per unit in FY21/22.

Advancing Reach: Enhancing Portfolio Resilience

In FY21/22, we made significant progress towards our strategic goals – specifically, continuing to expand and strengthen MLT's presence in our focus markets. As we increase the breadth and depth of MLT's network, we are better able to serve customers in multiple locations and help them grow, thereby strengthening our competitive positioning. In addition, our enlarged network allows us to capture attractive market opportunities in the region, bolstered by increasing urbanisation, consumption growth and a limited supply of Grade-A warehouse space.

To this end, we announced the acquisitions of 23 properties valued at S$1.9 billion in FY21/22, of which 20 with an aggregate value of S$1.8 billion were completed by March 2022. These 23 assets will add 1.5 million sqm of quality logistics space and 10 new cities to MLT's geographical coverage, elevating MLT's portfolio gross floor area to 8.0 million sqm which spans across a regional network covering 62 cities.

From our Sponsor, Mapletree Investments Pte Ltd, we acquired 17 properties with an aggregate value of approximately S$1.1 billion. They comprise modern Grade-A logistics facilities across China, Vietnam and Malaysia, located near to transportation hubs and in close proximity to large consumer markets.

The remaining six announced acquisitions with an aggregate value of approximately S$0.8 billion were executed with third-parties. Similar in profile to the properties acquired from our Sponsor, these assets, which are located in Australia, Japan, Malaysia, Singapore and South Korea, enjoy strong locations in thriving logistics hubs with good access to transportation infrastructure and city centres.

With these accretive acquisitions, we have significantly augmented the resilience and future readiness of our portfolio, allowing us to better compete in an increasingly dynamic and competitive market. Testament to our growing network effect, approximately 47% of our revenue base is contributed by tenants who have leased space in multiple locations, up from 43% a year ago.

Capturing Opportunities: Creating Value

Globally, logistics real estate remains an attractive asset class. The sector's strong fundamentals, underpinned by secular tailwinds such as a greater focus on supply chain resiliency and rapid e-commerce growth, have continued to attract keen investor interest.

With ample liquidity and strong competition for the asset class, market valuations of logistics properties continue to rise, leading to further compression in capitalisation rates. Although this persistent trend has made our search for DPU-accretive acquisitions more challenging, we continue to be guided by our disciplined approach and robust investment evaluation framework to deliver value and growth for Unitholders.

In response to the increasingly competitive market, our teams actively seek out off-market investment opportunities which are less widely marketed and hence more attractively priced, by leveraging on our strong market knowledge, reputation and relationships. A good number of the third-party acquisitions we closed in FY21/22 were transacted off-market.

Our teams are also actively looking for investment opportunities that offer the potential for redevelopment or intensification of land use to create greater value.

A good example is the proposed acquisition of two prime land parcels located in Subang Jaya, Selangor, Malaysia, which are adjacent to MLT's existing Subang 3 and 4 assets. The potential amalgamation of these properties into an enlarged land site provides the opportunity for the development of the first mega modern warehouse in Subang Jaya, an established logistics hub with excellent connectivity to Kuala Lumpur city centre. With the redevelopment, the plot ratio of Subang 3 and 4 will increase five-fold, enabling us to realise greater value from these assets while creating a modern warehouse that is positioned for the future.

In FY21/22, we made significant progress towards our strategic goals – specifically, continuing to expand and strengthen MLT's presence in our focus markets.

Mapletree Logistics Hub – Tanjung Pelepas

MESSAGE FROM THE CHAIRMAN AND CEO

Mapletree (Yuyao) Logistics Park II

As we increase the breadth and depth of MLT's network, we are better able to serve customers in multiple locations and help them grow, thereby strengthening our competitive positioning.

Proactive Capital Management

Our prudent and disciplined approach to capital and risk management has positioned us well, ensuring a strong balance sheet while maintaining our agility to execute strategic and operational initiatives.

In December 2021, we completed an equity fund raising exercise which was over-subscribed and well-received by investors. In aggregate, approximately S$692.8 million was raised through a combination of preferential offering and a private placement. Funds raised were applied to partially finance the acquisitions in China, Vietnam and Japan.

In addition, we issued S$400 million of perpetual securities at a coupon rate of 3.725% per annum. The proceeds raised were deployed to finance the redemption of MLT's existing S$250 million perpetual securities which had a higher coupon rate of 4.18% per annum, as well as other committed acquisitions.

Consequently, despite the significant investments made during the year, we have strengthened our balance sheet and closed the year with a gearing ratio of 36.8%. This is well below the aggregate leverage limit of 50% set by the Monetary Authority of Singapore, providing us with ample debt headroom to take advantage of investment opportunities as they arise.

We proactively managed our debt profile and maintained our weighted average annualised interest rate at 2.2% per annum. With 79% of total debt hedged or drawn in fixed rates as at 31 March 2022 and an interest cover ratio of 5.0x, we remain well-positioned to meet our debt obligations in an environment of rising interest rates. MLT has sufficient available committed credit facilities of S$921 million to refinance S$534 million or 11% of total debt due in FY22/23.

Elevating Our ESG Practices and Reporting Standards

As a responsible corporate citizen, we are cognisant that the way we conduct our business impacts the environment and the communities in which we operate. To this end, we worked closely with our Sponsor to redouble our environmental, social and governance ("ESG") efforts, integrating additional ESG considerations and practices into our business and operations.

To enhance our reporting standards, we conducted a new materiality assessment to refresh our material ESG factors. We engaged a variety of stakeholders, including customers, investors, suppliers and employees, to capture a variety of viewpoints. This assessment is important to ensure our ESG strategy and subsequent reporting continue to address issues that are most important for our business and stakeholders.

Furthering our commitment to environmental stewardship, we are committed to achieving carbon neutrality for our operations by 2030. To this end, we continue to build the climate resilience of our portfolio and reduce our emissions profile. During FY21/22, we increased the solar generating capacity of our portfolio by 31%, and reduced energy intensity by 6.2%[1] on a year-on-year basis. To further green our portfolio, we planted over 1,000 indigenous trees across MLT's platform.

On the governance front, we are pleased to update that we were the first REIT listed on the Singapore Exchange to roll out a hybrid-format general meeting incorporating investor-friendly features of live voting and live Q&A at our EGM in January 2022. This is testament to our commitment to continually elevate the level of our engagement with Unitholders.

In the year ahead, we will be working together with our Sponsor to formulate policies on sustainable investment, development, operations and renewable energy, as well as developing a green roadmap for MLT. These will be defined by our sustainability strategy which seeks to achieve net zero ambitions over the long term.

Outlook

The global economic outlook has weakened significantly since the start of 2022. In its latest report issued in April 2022, the International Monetary Fund revised down sharply its 2022 global growth forecast from 4.4% to 3.6%[2]. The downgrade was prompted by a confluence of multiple negative factors, including rising interest rates, persistent supply chain disruptions, intensifying inflationary pressure, and, most recently, repercussions from the Russian invasion of Ukraine.

To say that the global economic outlook is exceptionally uncertain is undisputable. Nonetheless, we believe the Asia Pacific logistics property industry's strong fundamentals are intact, and its long-term prospects remain promising.

The structural drivers of demand in the logistics sector such as e-commerce growth and supply chain diversification, which have been amplified by the pandemic, will continue to underpin occupier demand. The Russia-Ukraine war has added further impetus to the need for supply chain security and near-shoring of manufacturing bases. This will likely stimulate demand for logistics space in alternative manufacturing hubs in Southeast Asia and India, as well as the established industrial zones in North Asia.

Meanwhile, the supply of Grade-A warehouse space in many parts of this region remains relatively limited. As occupiers seek automation and technological solutions to enhance operational efficiency, demand for Grade-A warehouse space is expected to rise, bringing about a greater demand-supply imbalance for this highly desired asset class.

With a pan-Asia presence and a portfolio of high quality, well-located assets, MLT is well-positioned to benefit from these trends and capture value-accretive opportunities.

Whilst we are cautiously optimistic on the outlook for our industry, we are mindful of imminent threats that loom on the horizon, which may impact near term economic growth and demand for logistics space.

As we move into 2022 and beyond, we will continue to focus on tenant retention and proactive lease management to ensure a stable operational and financial performance. We will also endeavour to maintain a well-capitalised REIT, buttressed by a prudent capital structure with ample working capital to meet ongoing obligations, and financial flexibility to fund our growth aspirations.

Acknowledgements

As part of the board renewal process, Mr Wee Siew Kim retired as Independent Non-Executive Director and member of the Audit and Risk Committee on 31 March 2022. We would like to express our heartfelt appreciation to Mr Wee for his invaluable contributions and counsel to the Manager throughout his nine years of service.

We strengthened the Board with the appointment of Ms Judy Lee as Independent Non-Executive Director on 25 February 2022, and Mr Ching Wei Hong as Independent Non-Executive Director and member of Audit and Risk Committee on 1 April 2022. We are confident that their extensive industry experience, knowledge and expertise will augment the strength of the Board.

MLT's performance in FY21/22 is testament to the strength of our people. On behalf of the Board, we would like to thank them for their hard work and commitment during the year.

We would also like to express our gratitude to our Unitholders, tenants and business partners for their trust and support. We look forward to keeping you informed about our performance, new initiatives and strategic progress over the coming year.

Lee Chong Kwee
Non-Executive Chairman and Director

Ng Kiat
Executive Director and CEO

Notes:

1 Based on the consumption data for the common areas in MLT's stabilised multi-tenanted buildings in Singapore, Hong Kong SAR, Vietnam, China, Malaysia and Japan where the Manager has operational control. Single-user assets where the Manager does not have operational control are excluded.

2 International Monetary Fund, World Economic Outlook, April 2022.

CORPORATE STRUCTURE

MAPLETREE LOGISTICS TRUST

- **MapletreeLog Treasury Company Pte. Ltd.**
  - MapletreeLog Treasury Company (HKSAR) Ltd. [1] (Incorporated in Cayman Islands)
- **MapletreeLog Gyoda (Japan) (HKSAR) Limited** (Incorporated in Hong Kong SAR)
- **MapletreeLog Sazanka Pte. Ltd.**
  - MapletreeLog Hinageshi Pte. Ltd.
- **MapletreeLog Frontier Pte. Ltd.**
  - 1% → MapletreeLog Frontier Trust
- 99% **MapletreeLog Frontier Trust** (Constituted in Australia)
  - WS Asset Trust (Constituted in Australia)
  - NSW Assets Trust (Constituted in Australia)
  - VIC Assets Trust (Constituted in Australia)
  - QLD Assets Trust (Constituted in Australia)
    - Alset Forest Lake Trust (Constituted in Australia)
    - Alset Bradman Trust (Constituted in Australia)
  - 70% Jenolan Logistics Trust (Constituted in Australia)

- **MapletreeLog Ouluo (Shanghai) Ltd.** (Incorporated in Cayman Islands)
  - Mapletree Ouluo Logistics (Shanghai) Co., Ltd. (Incorporated in China)
- **MapletreeLog AIP (Guangzhou) Ltd.** (Incorporated in Cayman Islands)
  - MapletreeLog AIP (Guangzhou) (HKSAR) Limited (Incorporated in Hong Kong SAR)
    - Guangzhou Mapletree Eastern American Log Limited (Incorporated in China)
- **MapletreeLog Seastar (Xian) Ltd.** (Incorporated in Cayman Islands)
  - MapletreeLog Seastar (Xian) (HKSAR) Limited (Incorporated in Hong Kong SAR)
    - Mapletree Logistics Warehouse (Xian) Co., Ltd. (Incorporated in China)
- **MapletreeLog Northwest (Shanghai) Ltd.** (Incorporated in Cayman Islands)
  - MapletreeLog Northwest (Shanghai) (HKSAR) Limited (Incorporated in Hong Kong SAR)
    - MapletreeLog Jinda Warehouse (Shanghai) Co., Ltd. (Incorporated in China)
- **MapletreeLog Integrated (Shanghai) (Cayman) Ltd.** (Incorporated in Cayman Islands)
- **Mapletree WND (Wuxi) (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Mapletree Logistics Development (Wuxi) Co., Ltd. (Incorporated in China)

- **MapletreeLog GTC (HKSAR) Ltd.** [1] (Incorporated in Cayman Islands)
- **MapletreeLog PF (HKSAR) Ltd.** [1] (Incorporated in Cayman Islands)
- **Mapletree Topaz Ltd.** (Incorporated in Cayman Islands)
  - Mapletree Opal Ltd. [1] (Incorporated in Cayman Islands)
- **Greatdeal Finance Limited** (Incorporated in BVI)
  - Genright Investment Limited (Incorporated in Hong Kong SAR)
- **Mapletree Lingang Ltd.** (Incorporated in Cayman Islands)
  - Mapletree Lingang Logistics Warehouse (Shanghai) Co., Ltd. (Incorporated in China)
- **Mapletree Emerald (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Mapletree Emerald (ZILP) Limited (Incorporated in China)
- **Mapletree Titanium Ltd.** (Incorporated in Cayman Islands)
  - Mapletree TY (HKSAR) Limited (Incorporated in Hong Kong SAR)
- **Changsha East Development Pte. Ltd.**
  - Fengchuang Warehouse (Changsha) Co., Ltd. (Incorporated in China)
- **Tianjin XEDA Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengwei Warehouse (Tianjin) Co., Ltd. (Incorporated in China)
- **Chengdu QBJ Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengqing Warehouse (Chengdu) Co., Ltd. (Incorporated in China)
- **Ningbo (CBD) Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengkang Logistics (Cixi) Co., Ltd. (Incorporated in China)

- **Wuxi EMZ (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengshuo Warehouse Development (Wuxi) Co., Ltd. (Incorporated in China)
- **Hangzhou Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengzhou Warehouse (Hangzhou) Co., Ltd. (Incorporated in China)
- **Nantong Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengrui Logistics (Nantong) Co., Ltd. (Incorporated in China)
- **Changshu IDZ (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Changshu Fengjia Warehouse Co., Ltd. (Incorporated in China)
- **Changsha Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengshun Logistics Development (Changsha) Co., Ltd. (Incorporated in China)
- **Yangluo EDZ (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengying Logistics (Wuhan) Co., Ltd. (Incorporated in China)
- **Jurong Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengzhen Logistics (Zhenjiang) Co., Ltd. (Incorporated in China)
- **Mapletree Xi'an Falcon II (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fenghang Logistics Development (Xi'an) Co., Ltd. (Incorporated in China)
- **TWDA (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengquan Warehouse (Tianjin) Co., Ltd. (Incorporated in China)

- **Jiaxing Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Jiaxing Fengyue Warehouse Co., Ltd. (Incorporated in China)
- **Nanchang ETDZ Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengqi Warehouse (Nanchang) Co., Ltd. (Incorporated in China)
- **SD Licheng (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengcheng Logistics Development (Jinan) Co., Ltd. (Incorporated in China)
- **Changsha Development II (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengyi Warehouse (Changsha) Co., Ltd. (Incorporated in China)
- **Chengdu DC Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengma Warehouse (Chengdu) Co., Ltd. (Incorporated in China)
- **Shenyang SYEDA Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengda Warehouse (Shenyang) Co., Ltd. (Incorporated in China)
- **Nantong (ETDA) Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fengchi Logistics (Nantong) Co., Ltd. (Incorporated in China)
- **Qingdao HWDZ Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fenglu Warehouse (Qingdao) Co., Ltd. (Incorporated in China)
- **Guizhou Longli Development (HKSAR) Limited** (Incorporated in Hong Kong SAR)
  - Fenglong Warehouse (Guizhou) Co., Ltd. (Incorporated in China)

Legend
- First Tier Subsidiaries
- Second Tier Subsidiaries
- Third Tier and below Subsidiaries
- Trusts

Notes:

[1] The Company has established a principal place of business in Hong Kong SAR.

Nangang Harbin Development Pte. Ltd.
- Harbin Fenggang Warehouse Co., Ltd. (Incorporated in China)

Shandong Yantai Development Pte. Ltd.
- Yantai Fengjun Warehouse Co., Ltd. (Incorporated in China)

Yangzhou Guangling Development Pte. Ltd.
- Fengyuan Warehouse (Yangzhou) Co., Ltd. (Incorporated in China)

Tianjin Jinghai Development Pte. Ltd.
- Fengjing Warehouse (Tianjin) Co., Ltd. (Incorporated in China)

Wenzhou ETDZ Development Pte. Ltd.
- Fengfan Industrial (Wenzhou) Co., Ltd. (Incorporated in China)

Ningbo Yuyao Development Pte. Ltd.
- Fengyu Warehouse (Yuyao) Co., Ltd. (Incorporated in China)

Kunming Dianzhong Development Pte. Ltd.
- Kunming Fengyun Warehouse Co., Ltd. (Incorporated in China)

Wuxi Yixing Development Pte. Ltd.
- Fenghuan Warehouse (Yixing) Co., Ltd. (Incorporated in China)

Jiangjin Development (HKSAR) Limited (Incorporated in Hong Kong SAR)
- Fengfu Industrial (Chongqing) Co., Ltd. (Incorporated in China)

Zhongshan Huangpu Development (HKSAR) Limited (Incorporated in Hong Kong SAR)
- Fengteng Warehouse (Zhongshan) Co., Ltd. (Incorporated in China)

Xi'an AD (HKSAR) Limited (Incorporated in Hong Kong SAR)
- Fengyang (Xixian New District) Warehouse Development Co., Ltd. (Incorporated in China)

Zhengzhou AEZ (HKSAR) Limited (Incorporated in Hong Kong SAR)
- Zhengzhou Fengzhuang Warehouse Co., Ltd. (Incorporated in China)

MapletreeLog Oakline (Korea) Pte. Ltd.
- MapletreeLog First Korea (Yujoo) Co., Ltd. (Incorporated in South Korea)

MapletreeLog MQ (Korea) Pte. Ltd.
- MapletreeLog Korea (Yongin) Co., Ltd. (Incorporated in South Korea)

Kingston (Korea) Pte. Ltd.
- MapletreeLog Kingston Co., Ltd. (Incorporated in South Korea)

Pyeongtaek (Korea) Pte. Ltd.
- MapletreeLog Pyeongtaek Co., Ltd. (Incorporated in South Korea)

Iljuk (Korea) Pte. Ltd.
- MapletreeLog Iljuk Korea Co., Ltd. (Incorporated in South Korea)

Dooil (Korea) Pte. Ltd.
- MapletreeLog Dooil Co., Ltd. (Incorporated in South Korea)

Jungbu Jeil (Korea) Pte. Ltd.
- MapletreeLog Jungbu Jeil Co., Ltd. (Incorporated in South Korea)

Miyang (Korea) Pte. Ltd.
- MapletreeLog Miyang Co., Ltd. (Incorporated in South Korea)

Seoicheon (Korea) Pte. Ltd.
- Seoicheon Logistics Co., Ltd. (Incorporated in South Korea)

Baekam (Korea) Pte. Ltd.
- Baekam Logistics Korea Co., Ltd. (Incorporated in South Korea)

Wonsam 1 (Korea) Pte. Ltd.
- Wonsam 1 Logistics Korea Co., Ltd. (Incorporated in South Korea)

Majang 1 (Korea) Pte. Ltd.
- Majang 1 Logistics Korea Co., Ltd. (Incorporated in South Korea)

Hobeob 1 (Korea) Pte. Ltd.
- Hobeob 1 Logistics Korea Co., Ltd. (Incorporated in South Korea)

Hobeob 2 (Korea) Pte. Ltd.
- Hobeob 2 Logistics Korea Co., Ltd. (Incorporated in South Korea)

Yeongdong (Korea) Pte. Ltd.
- 99.86% IGIS Professional Investment Type Private Placement Real Estate Investment Trust No. 404 (Constituted in South Korea)

Namicheon (Korea) Pte. Ltd.

Iljuk 2 (Korea) Pte. Ltd.

Icheon (Korea) Pte. Ltd.

MapletreeLog Malaysia Holdings Pte. Ltd.
- MapletreeLog (M) Holdings Sdn. Bhd. (Incorporated in Malaysia)

MapletreeLog India Holdings Pte. Ltd.
- CT Logistics Assets (India) Pte. Ltd.
  - 99% Cardamon Logistics Assets (India) Private Limited (Incorporated in India)
- 1% Cardamon Logistics Assets (India) Private Limited

MapletreeLog India Holdings 2 Pte. Ltd.

MapletreeLog VSIP 1 Warehouse Pte. Ltd.
- Mapletree VSIP 1 Warehouse (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree First Warehouse (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP Bac Ninh Phase 1 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Bac Ninh Phase 1 (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP 2 Phase 2 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Phase 2 (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP Bac Ninh Phase 2 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Bac Ninh Phase 2 (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP 2 Phase 1 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Phase 1 (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP Bac Ninh Phase 3 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Bac Ninh Phase 3 (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP 2 Phase 5 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Phase 5 (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP Bac Ninh Phase 4 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Bac Ninh Phase 4 (Vietnam) Co., Ltd. (Incorporated in Vietnam)
- Mapletree VSIP Bac Ninh Phase 5 (Cayman) Co. Ltd. (Incorporated in Cayman Islands)
  - Mapletree Logistics Park Bac Ninh Phase 5 (Vietnam) Co., Ltd. (Incorporated in Vietnam)

TRUST STRUCTURE

Note:

1 On 27 July 2020, the Property Manager's appointment had been extended for a term of five years commencing 28 July 2020 to 27 July 2025, on the same terms and conditions and same fee structure as set out in the master property management agreement and overseas properties property management agreement.

ORGANISATION STRUCTURE

MAPLETREE LOGISTICS TRUST MANAGEMENT LTD.

BOARD OF DIRECTORS

Mr Lee Chong Kwee	(Non-Executive Chairman & Director)
Mr Tarun Kataria	(Lead Independent Non-Executive Director)
Mr Lim Joo Boon	(Independent Non-Executive Director)
Mr Ching Wei Hong	(Independent Non-Executive Director)
Ms Judy Lee	(Independent Non-Executive Director)
Ms Lim Mei	(Independent Non-Executive Director)
Mr Loh Shai Weng	(Independent Non-Executive Director)
Mr Tan Wah Yeow	(Independent Non-Executive Director)
Mr Goh Chye Boon	(Non-Executive Director)
Ms Wendy Koh Mui Ai	(Non-Executive Director)
Mr Wong Mun Hoong	(Non-Executive Director)
Ms Ng Kiat	(Executive Director & Chief Executive Officer)

AUDIT AND RISK COMMITTEE ("AC")
Mr Lim Joo Boon (Chairman)
Mr Ching Wei Hong
Mr Loh Shai Weng
Mr Tan Wah Yeow

NOMINATING AND REMUNERATION COMMITTEE ("NRC")
Mr Tarun Kataria (Chairman)
Ms Lim Mei
Mr Wong Mun Hoong

JOINT COMPANY SECRETARIES
Mr Wan Kwong Weng
Ms See Hui Hui

Chief Executive Officer
Ms Ng Kiat

Chief Financial Officer
Ms Charmaine Lum

Head, Investment
Ms Jean Kam

Head, Asset Management & Marketing
Mr James Sung

HEADQUARTERS

FINANCE
Ms Sandra Chia
Director

TREASURY
Ms Khoo Geng Foong
Vice President

INVESTOR RELATIONS
Ms Lum Yuen May
Director

INTERNATIONAL MARKETING
Mr Jimmy Chia
Director

TECHNICAL SERVICES
Mr Victor Liu
Director

GEOGRAPHIC MARKETS

AUSTRALIA
Mr Matthew Meredith
General Manager

CHINA
Ms Vivienne Chen
General Manager

HONG KONG SAR
Mr David Won
General Manager

INDIA
Mr Souvik Mukherjee
General Manager

JAPAN
Ms Yuko Shimazu
General Manager

MALAYSIA
Mr Ahmad Yusri Yahaya
General Manager

SINGAPORE
Ms Chua Hwee Ling
General Manager

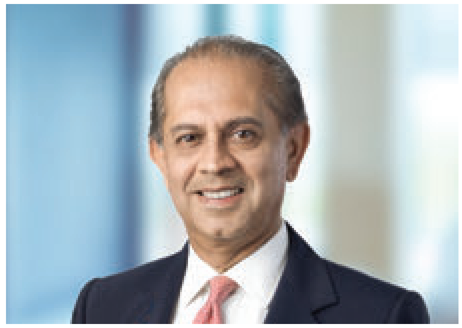
SOUTH KOREA
Mr Steve Kim
General Manager

VIETNAM
Mr Bui Anh Tuan
General Manager

Effective leadership...

Overview

BOARD OF DIRECTORS



MR LEE CHONG KWEE
Non-Executive Chairman and Director

Mr Lee Chong Kwee is the Non-Executive Chairman of the Board of Directors of the Manager.

Mr Lee is also a member of the Board of Directors of Mapletree Investments Pte Ltd, and the Chairman of its Audit and Risk Committee and its Transaction Review Committee.

In addition, Mr Lee is a Corporate Advisor to Temasek Holdings (Private) Limited. He had previously served on the Governing Council of the Singapore Institute of Directors and the Advisory Boards of the National University of Singapore Business School and The Logistics Institute – Asia Pacific.

Mr Lee was formerly the Asia Pacific Chief Executive Officer of Exel (Singapore) Pte Ltd and is a fellow of the Singapore Institute of Directors.

Past Directorships on Listed Entities over the last three years:

- DKSH Holdings (Malaysia) Berhad (listed on the Bursa Malaysia Main Market)

MR TARUN KATARIA
Lead Independent Non-Executive Director

Mr Tarun Kataria is the Lead Independent Non-Executive Director and the Chairman of the Nominating and Remuneration Committee of the Manager. Mr Kataria is also the Independent Chairman of the Investment Committee of MUSEL Private Trust ("MUSEL").

Mr Kataria is on the board of Jubilant Pharma Ltd (as well as a member of its Audit Committee) and two Indian listed companies, Westlife Development Ltd, the master franchisee for McDonald's USA in West and South India and IndiGrid Investment Managers Limited (the manager for India Grid Trust) where he is the Chairman of the Audit and Investment Committees.

Mr Kataria was until 2013, Chief Executive Officer India, Religare Capital Markets, a regional investment banking and institutional equities business. Prior to joining Religare Capital Markets, Mr Kataria held various senior positions within HSBC Group which included the roles of Managing Director and Chief Executive of Global Banking and Markets with HSBC India, Vice-Chairman of HSBC Securities and Capital Markets India Pvt. Limited, Non-Executive Director of HSBC InvestDirect Limited and Managing Director, Head of Institutional Sales, Asia Pacific, HSBC Global Markets based in Hong Kong SAR. Mr Kataria was also previously a Non-Executive Director of HSBC Bank (Singapore) Ltd and Chairman of its Audit Committee.

Mr Kataria holds an MBA (Finance) from The Wharton School, University of Pennsylvania. He is a Chartered Accountant of Institute of Chartered Accountants of India. His philanthropic work is directed at environmental conservation and the health and education of women and girl children.

Past Directorships on Listed Entities over the last three years:

- Poddar Housing and Development Ltd
- Eagle Hospitality REIT Management Pte. Ltd.

MR LIM JOO BOON
Independent Non-Executive Director

Mr Lim Joo Boon is an Independent Non-Executive Director and the Chairman of the Audit and Risk Committee of the Manager.

Mr Lim is an Adjunct Associate Professor at National University of Singapore Business School and an Advisor to OWW II Private Equity Fund.

Mr Lim started his career with Accenture in 1978 and had held various senior leadership positions in Accenture Singapore and in the Asia Pacific region. Mr Lim was a Senior Partner of Accenture Singapore before his retirement in 2003.

Between 2005 and 2006, he was the Honorary Chief Executive Officer of SATA (Singapore Anti-Tuberculosis Association) on a voluntary basis and he was a Member of the Committee to Develop the Accounting Sector between 2008 and 2010. Mr Lim had also served as a Chairman of Singapore Turf Club and Pteris Global Limited and Director of Singapore Pools (Private) Limited, Asia Philanthropic Ventures Pte. Ltd., SIA Engineering Company Limited and Inland Revenue Authority of Singapore.

Past Directorships on Listed Entities over the last three years: Nil

through experience, expertise and diversity

MR CHING WEI HONG
Independent Non-Executive Director

Mr Ching Wei Hong is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager.

Mr Ching has over 38 years of experience in regional finance, wealth management, retail banking, corporate banking and corporate cash management. Prior to his retirement in 2021, he held various leadership positions, serving as Deputy President of OCBC Bank, Chairman of Bank of Singapore and OCBC Securities Pte Ltd respectively, as well as Vice Chairman of Lion Global Investors Pte Ltd.

Prior to joining OCBC Bank, Mr Ching was Director of Corporate Finance at Philips Electronics Asia Pacific. He also held senior regional assignments in Bank of America and was Treasurer of Union Carbide Asia Pacific.

Mr Ching holds a Bachelor of Business Administration from the National University of Singapore.

Past Directorships on Listed Entities over the last three years: Nil

MS JUDY LEE
Independent Non-Executive Director

Ms Judy Lee is an Independent Non-Executive Director of the Manager.

Ms Lee is currently the Managing Director of Dragonfly LLC, an international risk advisory firm based in New York and the CEO of Dragonfly Capital Ventures LLC.

Ms Lee currently serves on the board of directors of DBS Group Holdings Ltd, DBS Bank Ltd., JTC Corporation and SMRT Corporation Ltd. She is also an independent director of Commercial Bank of Ceylon PLC, and an independent director of Temasek Lifescience Accelerator Pte Ltd. She is a member of the MAS Corporate Governance Advisory Committee. Ms Lee is also a member of the Executive Board of the Stern School of Business, New York University. Ms Lee previously served on the board of Solar Frontier, a renewable energy subsidiary of Showa Shell Sekiyu (now Idemitsu).

Ms Lee holds a Master of Business Administration from The Wharton School, University of Pennsylvania and a Bachelor of Science in Finance & International Business from NYU Stern School of Business. She attended the Advanced Management Program, as well as the Women on Boards Program at Harvard Business School.

Past Directorships on Listed Entities over the last three years: Nil

MS LIM MEI
Independent Non-Executive Director

Ms Lim Mei is an Independent Non-Executive Director and a Member of the Nominating and Remuneration Committee of the Manager.

Ms Lim is currently the Co-Head of the Corporate Mergers & Acquisitions Department at Allen & Gledhill LLP, a leading law firm in Singapore. She has extensive experience in mergers and acquisitions and has advised on numerous landmark domestic and cross-border mergers and acquisitions. Her areas of practice include local and cross-border mergers and acquisitions, equity capital markets and derivatives. Ms Lim is also a Non-Executive Director of SPH Media Holdings Pte. Ltd..

Ms Lim holds a Bachelor of Law (Honours) degree from the National University of Singapore and is a member of the Singapore Bar.

Past Directorships on Listed Entities over the last three years: Nil

KEY TO COMMITTEE MEMBERSHIP

Nominating Chairman	Nominating Member	Remuneration Chairman	Remuneration Member	Audit Chairman	Audit Member	Risk Chairman	Risk Member

BOARD OF DIRECTORS

MR LOH SHAI WENG
Independent Non-Executive Director

Mr Loh Shai Weng is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager. Mr Loh is also the Independent Chairman of the Investment Committee of Mapletree China Opportunity Fund II Pte. Ltd.

Mr Loh held various positions in CIMB Investment Bank Berhad ("CIMB Bank") including Head of International Banking and Transaction Service, Head of Capital Markets Division and Co-Head of Corporate Finance, spanning more than 25 years of service from 1982 until 2007. Mr Loh was Advisor to Head of International Banking and Transaction Service from 2008 to 2009 until his retirement from CIMB Bank.

Mr Loh holds a diploma in Financial Management (Accounting) from the Tunku Abdul Rahman University College. Mr Loh is a Fellow of the Association of Chartered and Certified Accountants (UK) and a Chartered Accountant of the Malaysian Institute of Accountants. He is also an Associate of the Institute of Chartered Secretaries and Administrators.

Past Directorships on Listed Entities over the last three years: Nil

MR TAN WAH YEOW
Independent Non-Executive Director

Mr Tan Wah Yeow is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager. Mr Tan is also an Independent Member of the Investor Committees of Mapletree Europe Income Trust ("MERIT") and Mapletree US Income Commercial Trust ("MUSIC").

Mr Tan is Singapore's Non-Resident Ambassador to the Kingdom of Norway. He is currently a Non-Executive Director of Genting Singapore Limited and Sembcorp Marine Ltd. He also serves as Board Director of M1 Limited, M1 Network Private Limited, the Public Utilities Board Singapore (PUB), the Housing and Development Board (HDB) and as a member of the Governing Board of Yale-NUS College. In addition, he is an Executive Committee Member of MILK (Mainly I Love Kids) Fund.

Mr Tan was formerly the Deputy Managing Partner of KPMG Singapore and Head of Healthcare Practice of KPMG Asia Pacific.

Past Directorships on Listed Entities over the last three years: Nil

MR GOH CHYE BOON
Non-Executive Director

Mr Goh Chye Boon is a Non-Executive Director of the Manager.

Mr Goh is currently the Regional Chief Executive Officer of China of the Sponsor and oversees the whole of the Sponsor's China business. He has direct responsibility over the Sponsor's non-REIT business in China, driving investments and operations for the region's business platform. Prior to this appointment, Mr Goh was the Chief Executive Officer, Logistics Development, China of the Sponsor.

Mr Goh's 24 years of wide-ranging work experience included stints at the Ministry of Finance, Monetary Authority of Singapore and Ministry of Trade and Industry. In addition, he was the former Chief Executive Officer of Sino-Singapore Tianjin Eco-City Investment & Development Co Ltd and also previously headed the China Business Partnership Unit of GIC China.

Mr Goh graduated from the London School of Economics with first-class honours in econometrics. He holds a Master in Public Administration from Harvard University.

Past Directorships on Listed Entities over the last three years: Nil

MS WENDY KOH MUI AI
Non-Executive Director

Ms Wendy Koh Mui Ai is a Non-Executive Director of the Manager.

Ms Koh is concurrently the Group Chief Financial Officer of the Sponsor. She oversees the Finance, Tax, Treasury and Information Technology functions of the Sponsor. She holds various appointments within the Sponsor group including as the Non-Executive Director of Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust).

Prior to her current role, she was the Regional Chief Executive Officer, South East Asia of the Sponsor from August 2014 to July 2019, heading the Sponsor's business in South East Asia and Head, Strategy and Research in 2014. She was also previously engaged by the Sponsor as an advisor to review the Sponsor's strategy implementation from FY09/10 to FY13/14, and was involved in the formulation of the Sponsor's second Five-Year Plan.

Before joining the Sponsor, Ms Koh was Co-head, Asia-Pacific Property Research at Citi Investment Research. With 20 years of experience as a real estate equities analyst, she was involved in many initial public offerings and capital raising deals including for Mapletree Logistics Trust, Mapletree Industrial Trust and Mapletree Commercial Trust.

Ms Koh holds a Bachelor of Business (Honours) degree specialising in Financial Analysis from the Nanyang Technological University, Singapore, and the professional designation of Chartered Financial Analyst from the CFA Institute.

Past Directorships on Listed Entities over the last three years: Nil

MR WONG MUN HOONG
Non-Executive Director

Mr Wong Mun Hoong is a Non-Executive Director and a Member of the Nominating and Remuneration Committee of the Manager.

Mr Wong is the Regional Chief Executive Officer for Australia & North Asia of the Sponsor, and responsible for the Sponsor's non-REIT businesses in Australia and North Asia, which includes Hong Kong SAR, Japan and South Korea.

Mr Wong was formerly a Non-Executive Director of Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust) and Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust).

From 2006 to July 2019, Mr Wong was the Group Chief Financial Officer of the Sponsor, overseeing the Finance, Tax, Treasury and Private Funds Management functions, amongst others, of the Sponsor. Prior to joining the Sponsor in 2006, Mr Wong had over 14 years of investment banking experience in Asia, of which the last 10 years were with Merrill Lynch & Co, having worked at its Singapore, Tokyo and Hong Kong SAR offices.

Mr Wong graduated with a Bachelor of Accountancy (Honours) degree from the National University of Singapore in 1990 and holds the professional designation of Chartered Financial Analyst from the CFA Institute. He attended the Advanced Management Programme at INSEAD Business School.

Past Directorships on Listed Entities over the last three years:
- Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust)
- Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust)

MS NG KIAT
Executive Director and Chief Executive Officer

Ms Ng Kiat is an Executive Director and Chief Executive Officer of the Manager. Prior to this appointment in July 2012, Ms Ng was Chief Investment Officer, Southeast Asia of the Sponsor where she was responsible for managing the acquisitions, development and operations of the Sponsor's investment portfolio in the region.

Ms Ng has over 20 years of experience in real estate and investment. Prior to joining the Sponsor in 2007, she was with Temasek Holdings (Private) Limited for five years managing private equity fund investments. Preceding that, Ms Ng was Vice President at the Capitaland group where she was responsible for real estate investments and crossborder mergers and acquisitions activities in Southeast Asia and Europe.

Ms Ng was awarded the Singapore Technologies scholarships for her undergraduate and postgraduate studies at Imperial College of Science and Technology, University of London, where she graduated with Masters in Engineering (First Class Honours) in Aeronautical Engineering.

Past Directorships on Listed Entities over the last three years: Nil

MANAGEMENT TEAM


Ms Ng Kiat


Ms Charmaine Lum


Ms Jean Kam


Mr James Sung

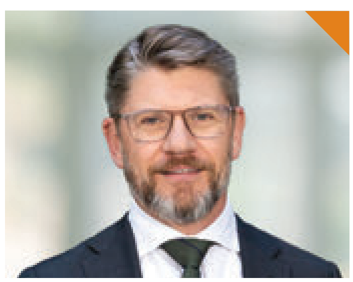

Ms Sandra Chia

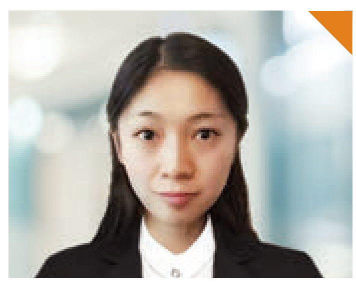

Ms Khoo Geng Foong


Ms Lum Yuen May


Mr Jimmy Chia


Mr Victor Liu


Mr Matthew Meredith


Ms Vivienne Chen


Mr David Won


Mr Souvik Mukherjee


Ms Yuko Shimazu


Mr Ahmad Yusri Yahaya


Ms Chua Hwee Ling


Mr Steve Kim


Mr Bui Anh Tuan


Mr Wan Kwong Weng


Ms See Hui Hui

Ms Ng Kiat
Chief Executive Officer

Ms Ng Kiat is an Executive Director and CEO of the Manager. Please refer to her profile under the Board of Directors section of this Annual Report on page 21.

Ms Charmaine Lum
Chief Financial Officer

Ms Charmaine Lum is responsible for financial reporting, budgeting, treasury and taxation matters.

Ms Lum has more than 20 years of auditing, financial and management reporting experience, with the last 14 years in the Mapletree Group. Prior to joining the Manager, Ms Lum was the Director of Finance at Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) where she had supported the business in various financial management functions, including corporate reporting, management accounting, tax planning and capital management, since 2010.

Ms Lum holds a Bachelor of Accountancy from Nanyang Technological University and the professional designations of Chartered Accountant of the Institute of Singapore Chartered Accountants and Chartered Financial Analyst from the CFA Institute.

Ms Jean Kam
Head, Investment

Ms Jean Kam is responsible for sourcing and evaluating acquisition opportunities for MLT, including markets where MLT does not have a presence.

Ms Kam has over 20 years of experience in the real estate industry covering investment, asset management, marketing and leasing of industrial facilities in Singapore. She has been with the Singapore logistics team since September 2007 and was previously responsible for overseeing the operational and asset performance of MLT's portfolio of properties across the various geographic markets. Prior to joining the Manager, Ms Kam began her career with JTC Corporation, where she was involved in the development, marketing and lease management of JTC's industrial facilities for 10 years.

Ms Kam holds a Bachelor of Science (Estate Management) (Second Upper Class Honours) from the National University of Singapore.

Mr James Sung
Head, Asset Management & Marketing

Mr James Sung is responsible for overseeing the operational and asset performance of MLT's portfolio of properties across the nine geographic markets.

Mr Sung has over 20 years of experience in business development, customer relationship management and sales in the real estate, logistics and air cargo industries. He was previously Head, International Marketing of the Manager, where he was responsible for driving client relationship management and business development with MLT's global and regional customers. Prior to joining the Manager, Mr Sung spent five years in Shanghai as MD of Exel China's global forwarding unit, and subsequently as MD of TCI, a major Chinese international airfreight consolidator. Prior to that, he was Exel Singapore's General Manager for Business Development and Sales Manager at Singapore Airlines Cargo.

Mr Sung holds a Bachelor of Science (Physics) (Second Upper Class Honours) from the University of Canterbury, New Zealand and a Master of Business Administration (Banking and Finance) from Nanyang Business School.

Ms Sandra Chia
Director, Finance

Ms Sandra Chia is responsible for financial and management reporting, finance operations and tax matters.

Ms Chia has more than 20 years of experience in accounting, finance, budgeting, tax, compliance and reporting. Prior to joining the Manager, Ms Chia was the Vice President, Finance at FEO Hospitality Asset Management Pte Ltd (the manager of Far East Hospitality Trust) and had held various positions with Ascendas Property Fund Trustee Pte Ltd (the trustee-manager of Ascendas India Trust), Equinix Asia Pacific Pte Ltd and Acma Ltd.

Ms Chia holds an ACCA professional qualification. She is also a non-practising member of the Institute of Singapore Chartered Accountants.

Ms Khoo Geng Foong
Head, Treasury

Ms Khoo Geng Foong is responsible for MLT's treasury and capital management functions.

Ms Khoo has more than 10 years of experience in corporate finance, equity fund raising, capital market transactions and handling complex investment structures across various countries. Prior to joining the Manager, she spent five years as an auditor at KPMG Malaysia where she covered various industries and was also involved in due diligence work.

Ms Khoo holds a Bachelor of Science (Applied Accounting) from Oxford Brookes University, United Kingdom. She is a Fellow Member of the Association of Chartered Certified Accountants, United Kingdom (FCCA).

Ms Lum Yuen May
Head, Investor Relations

Ms Lum Yuen May is responsible for maintaining timely and transparent communications with MLT's Unitholders, investors, analysts and the media.

Ms Lum has over 20 years of experience in investor relations, capital markets and research. Prior to joining the Manager, she spent five years as an equity research analyst and 10 years managing investor relations at various SGX-ST listed companies, including a real estate investment trust.

Ms Lum holds a Bachelor of Economics (Second Upper Class Honours) from Monash University and a Master of Business Administration from the National University of Singapore.

Mr Jimmy Chia
Head, International Marketing

Mr Jimmy Chia is responsible for driving client relationship management and business development with MLT's global and regional customers to expand MLT's footprint and key customer base.

Mr Chia has over 18 years of experience covering asset management, marketing and leasing in the real estate and logistics industries. He has been with the Manager since February 2013. Prior to joining the Manager, Mr Chia began his career with

MANAGEMENT TEAM

Singapore Land Authority, where he was involved in the marketing and lease management of SLA's commercial and residential facilities for 10 years.

Mr Chia holds a Bachelor of Science (Real Estate) (Honours) from the National University of Singapore.

Mr Victor Liu
Head, Technical Services

Mr Victor Liu is responsible for overseeing the daily operations, technical services, tenancy and other related supporting services for assets managed by the Manager.

Mr Liu has more than 30 years of experience in the construction and real estate industries in the region. He has been with the Manager since November 2012 and was formerly General Manager, Vietnam, where he was responsible for sourcing and evaluating business opportunities for MLT as well as managing the existing assets in Vietnam. Prior to joining the Manager, he was with the Sponsor (since April 2008) and was based in Vietnam where he was involved in various development projects including the development of logistics parks in Binh Duong and Bac Ninh.

Mr Liu holds a Bachelor of Applied Science in Civil Engineering from University of Ottawa, Canada and a Master Degree in Construction Engineering and Management from Asian Institute of Technology, Thailand.

Mr Matthew Meredith
General Manager, Australia

Mr Matthew Meredith is responsible for sourcing and evaluating acquisition opportunities for MLT as well as managing the existing assets in Australia.

Mr Meredith has over 26 years of professional experience in the logistics markets in Australia and Asia. Prior to joining Mapletree in 2021, Mr Meredith was the Head of Industrial and Logistics at 151 Property, where he built and managed a team to grow, develop, and enhance a portfolio of logistics assets to maximise returns for investors via a planned sale. Mr Meredith was previously General Manager at Ascendas Funds Management and formerly Head of Industrial at AMP Capital in Australia and Asia.

Mr Meredith holds a Bachelor of Applied Science, Land Economics (Second Class Honours) from University of Technology, Sydney.

Ms Vivienne Chen
General Manager, China

Ms Vivienne Chen is responsible for the overall management of MLT's logistics assets in China.

Ms Chen has over 13 years of working experience in the logistics real estate industries in China. Prior to joining Mapletree in 2016, Ms Chen spent four years as an auditor in Deloitte and eight years managing assets in Prologis, where she gained extensive industry and logistics knowledge nationwide.

Ms Chen hold a Bachelor of Law from East China University of Politics and Law. She is also a Fellow Member of the Chinese Institute of Certified Public Accountants (CICPA).

Mr David Won
General Manager, Hong Kong SAR

Mr David Won is responsible for sourcing and evaluating acquisition opportunities for MLT as well as managing the existing assets in Hong Kong SAR.

Prior to his appointment as General Manager, Hong Kong SAR in October 2011, Mr Won was Head of Investment and Asset Management of the Hong Kong SAR logistics team since April 2010. He started his appointment with the Manager in May 2006 as Finance Manager of the Hong Kong SAR logistics team. Prior to joining the Manager, Mr Won was Assistant Manager of Budgetary and Forecasting with the Hong Kong Housing Authority.

Mr Won holds a Bachelor of Commerce (Accountancy) from the University of Wollongong (Australia) and a Master of Business Administration from the Australian Graduate School of Management. He is also a Fellow Member of the Hong Kong Institute of Certified Public Accountants and a Member of the CPA (Australia).

Mr Souvik Mukherjee
General Manager, India

Mr Souvik Mukherjee is responsible for sourcing and evaluating acquisition opportunities for MLT as well as managing the existing assets in India.

Mr Mukherjee has over 20 years of professional experience in real estate and infrastructure sectors across domains like private equity, structured finance, credit rating and project management. Prior to his appointment as General Manager, India in March 2021, Mr Mukherjee has been Head, Logistics Development, India at Mapletree since July 2018.

Prior to joining Mapletree, Mr Mukherjee has held various senior roles, including Chief Investment Officer of Shapoorji Pallonji Investment Advisors, an established real estate fund manager that has strategic alliances with CPPIB and Allianz, and Vice President-Investment, Asia of GIC Real Estate, Singapore. He had also served on the Investment Committees and Advisory Boards of a number of real estate funds.

Mr Mukherjee holds a Bachelor of Engineering from Jadavpur University (India) and a Master in Construction Management from National Institute of Construction Management and Research (India).

Ms Yuko Shimazu
General Manager, Japan

Ms Yuko Shimazu is responsible for managing the existing assets in Japan as well as establishing business relationship with Japanese customers for off-shore opportunities for MLT.

Ms Shimazu has been in the real estate industry for more than 20 years. She started her career in CB Richard Ellis before moving on to Colliers, where she gained extensive market and industry knowledge nationwide, providing real estate consultancy and leasing services to foreign capital companies. Her other real estate business experience includes asset management of hotel and retail properties with Panorama Hospitality, a subsidiary of the Morgan Stanley group.

Ms Shimazu has the national qualification of real estate transaction called Real Estate Notary.

Mr Ahmad Yusri Yahaya
General Manager, Malaysia

Mr Ahmad Yusri Yahaya is responsible for sourcing and evaluating acquisition opportunities for MLT as well as managing the existing assets in Malaysia.

Mr Yahaya has more than 25 years of multi-industry work experience, including real estate development, and logistics and transportation operations services. He was previously the Vice President of Marketing and Transactions at Sime Darby Property Berhad, where he was responsible for driving and managing new business leads for industrial and logistics real estate development projects. Prior to that, he was with Northern Corridor Economic Region as Director, Growth Development Services and UEM Edgenta Berhad, heading the Client Solutions portfolio for Facilities and Asset Management Services.

Mr Yahaya holds a Bachelor of Accounting and Finance (Honours) from Leeds Beckett University, United Kingdom and a Master of Strategic and General Management from Maastricht School of Management, Netherlands.

Ms Chua Hwee Ling
General Manager, Singapore

Ms Chua Hwee Ling is responsible for overseeing the operational and asset performance of MLT's property portfolio in Singapore.

Ms Chua has over 20 years of experience in the real estate industry covering asset management, marketing and leasing of mostly industrial facilities. She started her career in the Housing & Development Board (HDB) before moving on to Tuan Sing Holdings Ltd and subsequently Ascendas Services Pte Ltd. She has been with the Manager since September 2007, where in addition to Singapore, she has also previously covered Vietnam, Malaysia and Australia in the areas of asset management and marketing.

Ms Chua holds a Bachelor of Science (Estate Management) (Second Lower Class Honours) from the National University of Singapore.

Mr Steve Kim
General Manager, South Korea

Mr Steve Kim is responsible for sourcing and evaluating acquisition opportunities for MLT as well as managing the existing assets in South Korea.

Mr Kim has over 15 years of professional experience in real estate with various companies. Prior to joining the Manager in 2020, Mr Kim was Director of the Corporate Finance Management team in Korea Investment & Securities Co., Ltd. where he was responsible for executing investment projects which included corporate and real estate equity/debt financing. He was previously with Mirae Asset Global Investments for 12 years, where he was rotated to Brazil, Australia, India and Korea to set up and head the real estate investment units. His last appointment at Mirae Asset Global Investments was Executive Director where he successfully established the REIT and obtained its license for operations.

Mr Kim holds a Master of Science in Public Policy and Management from Carnegie Mellon University.

Mr Bui Anh Tuan
General Manager, Vietnam

Mr Bui Anh Tuan is responsible for sourcing and evaluating acquisition opportunities for MLT as well as managing the existing assets in Vietnam.

Mr Anh Tuan has over 15 years of professional experience in real estate with various companies. Prior to joining the Manager in 2017, he was the Associate Director of DTZ Debenham Tie Leung where he was in charge of the company's business development and expansion in North Vietnam. Mr Anh Tuan started his career in real estate as a Manager of Business Development and Assets Management in 2003 with the Ascott Group in Vietnam. Since then, he has held several senior positions mainly in investment and business development for both local and international corporations such as Sunway Group, NC Group and Colliers International.

Mr Anh Tuan holds a Bachelor in Business Management from the Vietnam University of Commerce and a Master of Business Administration from Columbia Southern University (U.S.A). He is also a professional member of the Royal Institution of Chartered Surveyors (RICS).

CORPORATE SERVICES TEAM

Mr Wan Kwong Weng
Joint Company Secretary

Mr Wan Kwong Weng is the Joint Company Secretary of the Manager as well as the other three Mapletree REIT Managers. He is concurrently the Group Chief Corporate Officer of the Sponsor, where he is responsible for all legal, compliance and corporate secretarial matters, human resource as well as corporate communications and administration matters across all business units and countries.

Prior to joining the Sponsor, Mr Wan was Group General Counsel — Asia at Infineon Technologies for seven years, where he was a key member of its Asia-Pacific management team. He started his career as a litigation lawyer with one of the oldest law firms in Singapore, Wee Swee Teow & Co., and was subsequently with the Corporate & Commercial/Private Equity practice group of Baker & McKenzie in Singapore and Sydney.

Mr Wan has an LL.B. (Honours) (Newcastle upon Tyne), where he was conferred the Wise Speke Prize, as well as an LL.M. (Merit) (London). He also attended London Business School Senior Executive Programme. He is called to the Singapore Bar, where he was awarded the Justice FA Chua Memorial Prize, and is also on the Rolls of Solicitors (England & Wales). Mr Wan was conferred the Public Service Medal (P.B.M.) in 2012 and Public Service Star (B.B.M.) in 2017.

Mr Wan is also appointed as a Member of the Valuation Review Board since 2019. In addition, he is a Member/Secretary of the SMU Advisory Board for the Real Estate Programme.

Ms See Hui Hui
Joint Company Secretary

Ms See Hui Hui is the Joint Company Secretary of the Manager, as well as the Senior Vice President, Legal of the Sponsor.

Prior to joining the Sponsor in 2010, Ms See was in the Corporate/Mergers & Acquisitions practice group of Wong Partnership LLP, one of the leading law firms in Singapore. She started her career as a litigation lawyer with Tan Kok Quan Partnership.

Ms See holds an LL.B. (Honours) from the National University of Singapore, and is admitted to the Singapore Bar.

Effective communication to build trust...

Performance

INVESTOR RELATIONS

Since our founding in 2005, we have endeavoured to deliver the highest standards of investor relations in our engagements with Unitholders, investors, analysts, media and other stakeholders. Our approach is based on our philosophy that excellence in investor relations drives sustained value for Unitholders and other stakeholders over the long-term.

Under the stewardship of the Board of Directors and management, MLT's Investor Relations team has a mandate to deliver accurate and timely communication related to the Trust's material developments, financial and operational performance, as well as the latest trends in the market to the financial community. Our commitment to achieve this on an equitable, timely and transparent basis enables Unitholders to make informed investment decisions, especially in uncertain times.

We have continued to deliver a comprehensive and proactive investor communications programme that facilitated effective two-way communication to support MLT's growth in spite of the pandemic. We stepped up our communication to meet the information needs of our stakeholders as border closures and social distancing measures continued to limit travel and physical meetings. With an informed investor base, we garnered strong support for our strategic growth plans and capital raising exercises; enlarging our portfolio from S$10.8 billion in FY20/21 to S$13.1 billion in FY21/22 to better serve the needs of our growing tenant base.

Upholding Corporate Governance and Corporate Transparency

We continue to go beyond regulatory requirements to ensure that Unitholders remain well-informed. Although the Singapore Exchange ("SGX") removed the requirement for quarterly reporting to reduce the frequency of reporting for quality companies with robust corporate governance practices in 2020, we continue to report our results on a quarterly basis to ensure continued flow of pertinent information to our stakeholders. Our quarterly reporting collaterals include financial announcements, presentations and news releases. In line with global best practice, we issue our announcements and releases promptly through SGX (www.sgx.com) and make our collaterals available on MLT's website (www.mapletreelogisticstrust.com).

As safe distancing measures remained in place during FY21/22, we continued with our virtual investor relations programme. This included regular one-on-one calls and group meetings with investors to update as well as address queries on our strategy, business operations and outlook. During the period, we met with over 160 investors from various markets, including Singapore, Hong Kong SAR, Malaysia, Thailand, United Arab Emirates, United Kingdom and the United States. Virtual meetings are advantageous as they enable management to engage with investors in regions that we would not normally have the capacity to visit. Nevertheless it was heartening to see a return of physical meetings with investors in March 2022 when borders re-opened and travel restrictions eased.

For the convenience of Unitholders and investors, we regularly update our corporate website with the latest information on MLT. This includes publications such as annual reports, sustainability reports and circulars; detailed profiles of our assets and management team; sell-side analyst coverage; event calendar, as well as MLT's Investor Relations ("IR") policy.

Our IR policy describes the principles and practices which guide us in our communication and engagement with investors. This covers communication guidelines, communication channels, investment community communication and the conduct of Unitholder meetings. We review and update our IR policy periodically to ensure its relevance and effectiveness, and to reflect the latest IR best practices.

To engage an investment community that is becoming increasingly global and digitally connected, we conduct live webcasts for our half year and full year results briefings. Recordings of the live audio webcasts are accessible on our corporate website.

Unitholders and investors are able to subscribe to our email alerts to receive prompt updates on corporate developments and send queries or feedback through our dedicated email address: Ask-MapletreeLog@mapletree.com.sg.

Active Stakeholder Outreach

MLT was the first SGX-listed REIT to conduct a hybrid format general meeting incorporating investor-friendly features of live voting and live Q&A at our Extraordinary General Meeting ("EGM") on 13 January 2022. This is testament to our commitment to continually elevate the level of our engagement with Unitholders.

The hybrid format EGM was well-attended with over 120 Unitholders attending in-person and virtually. Those attending virtually were able to raise their questions through the chat box provided or call in via their computers or mobile devices. Following the live Q&A session, Unitholders were better positioned to make an informed decision and cast their votes in real time. All three resolutions were passed by Unitholders in attendance with at least 92% voting "for".

MLT's Extraordinary General Meeting held on 13 January 2022 was conducted in a hybrid format (physical meeting and virtual meeting) with live voting

...and long-term stakeholder relationships

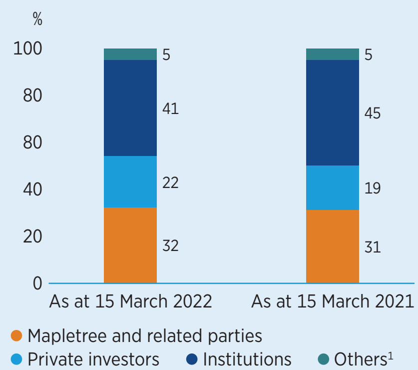
In the throes of the pandemic and in line with virtual AGM guidelines set forth by the regulators, MLT held its 12th Annual General Meeting ("AGM") via electronic means on 13 July 2021. MLT published responses to AGM-related questions received from Unitholders covering topics such as strategy, operations, capital management, financials, corporate governance and sustainability. The detailed minutes of the AGM and related documents are posted on our corporate website for greater transparency and accessibility.

Research Analyst Coverage
MLT attracts active research coverage from sell-side analysts. As at end of FY21/22, MLT was covered by 17 local and foreign research houses:

- Bank of America
- CGS-CIMB
- Citigroup
- CLSA
- Credit Suisse
- Daiwa
- DBS
- Goldman Sachs
- HSBC
- JP Morgan
- Maybank Kim Eng
- Macquarie
- Morgan Stanley
- Morningstar
- OCBC
- UBS
- UOB KayHian

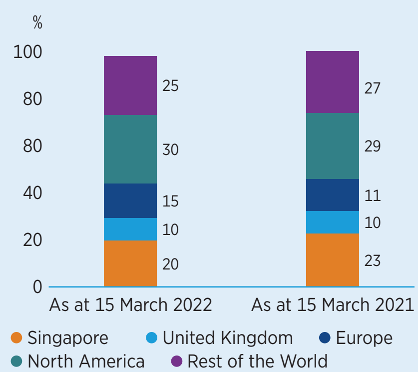
UNITHOLDERS

Unitholder Profile by Type



Note:
1 Others include corporates, brokers, non-profit organisations, custodians and nominees

Institutional Holders by Region



Unitholders Enquiries

For enquiries on MLT, please contact:

The Manager
Ms Lum Yuen May
Investor Relations
T: (65) 6377 6111
E: lum.yuenmay@mapletree.com.sg
E: Ask-MapletreeLog@mapletree.com.sg
W: www.mapletreelogisticstrust.com

Substantial Unitholders Enquiries:
E: _MLT_disclosure@mapletree.com.sg

Unit Registrar
Boardroom Corporate & Advisory Services Pte. Ltd.
1 Harbourfront Ave
#14-07 Keppel Bay Tower
Singapore 098632
T: (65) 6536 5355
E: srs.teamd@boardroomlimited.com

UNITHOLDER DEPOSITORY
For depository-related matters, please contact:

The Central Depository (Pte) Limited
11 North Buona Vista Drive
#01-19/20 The Metropolis Tower 2
Singapore 138589
T: (65) 6535 7511
E: asksgx@sgx.com
W: www.sgx.com/cdp

Financial Calendar

Event / Activity	FY21/22	FY22/23 (tentative)
1Q results announcement	19 July 2021	July 2022
1Q distribution to Unitholders	7 September 2021	September 2022
2Q results announcement	25 October 2021	October 2022
2Q distribution to Unitholders	14 December 2021	December 2022
3Q results announcement	28 January 2022	January 2023
3Q distribution to Unitholders Advance Distribution (1 October 2021 to 1 December 2021) Balance 3Q distribution (2 December 2021 to 31 December 2021)	 12 January 2022 22 March 2022	 March 2023
4Q results announcement	28 April 2022	April 2023
4Q distribution to Unitholders	21 June 2022	June 2023

Performance

UNIT PRICE PERFORMANCE

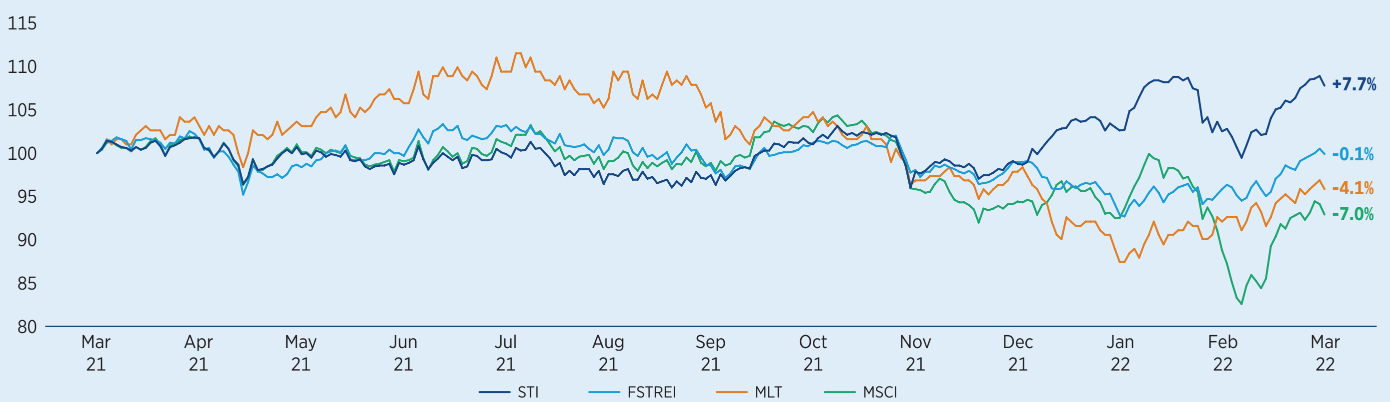
Trading Performance in FY21/22
The global equity markets experienced high volatility for the most part of FY21/22, plagued by investor concerns over inflation, rising interest rates and the Chinese government's regulatory crackdown on various sectors. Volatility was heightened during the January to March 2022 quarter amidst the Ukraine crisis and rising energy prices, which exacerbated inflationary pressures and added further risk to global growth.

Amidst inflation concerns and an expected aggressive rate hike cycle, Singapore real estate investment trusts ("S-REITs") underperformed the broader market for the 12-month period to 31 March 2022. The FTSE Straits Times Real Estate Investment Trust Index ("FSTREI") inched down 0.1% while the benchmark Straits Times Index ("STI") registered a 7.7% gain. Industrial S-REITs were relative underperformers due to "rotational trades" as investors switched to other recovering sub-sectors such as commercial and retail, which have more attractive valuations.

MLT's unit price closed at S$1.85 on 31 March 2022, 4.1% lower than the closing price of S$1.93 as at 31 March 2021. Taking into account the distribution payout of 8.787 cents for FY21/22, MLT delivered a total return of 0.4%. As at 31 March 2022, MLT's market capitalisation was S$8.8 billion, an increase of 7.0% from a year ago.

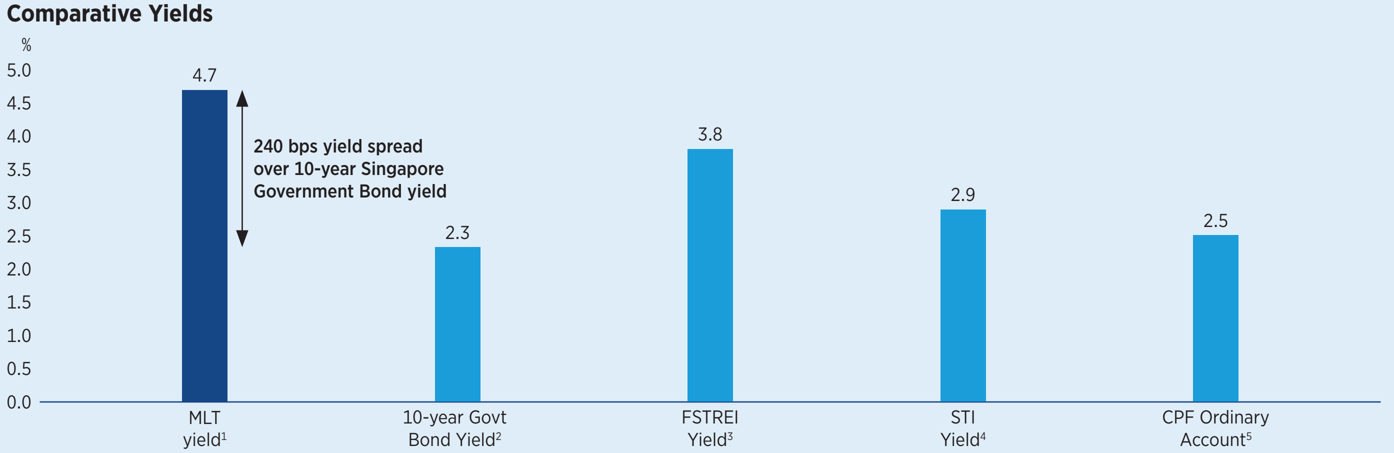
MLT is a constituent of major global indices such as the FTSE EPRA Nareit Global Developed Index and the Global Property Research ("GPR") 250 Index. In addition, MLT is a constituent of the STI, FSTREI and the MSCI Singapore Index in Singapore. MLT's total trading volume for the year reached 3.2 billion units, representing an average daily trading volume of 12.7 million units.

Comparative Trading Performance in FY21/22



Note: Rebased closing prices on 31 March 2021 to 100.

Comparative Yields



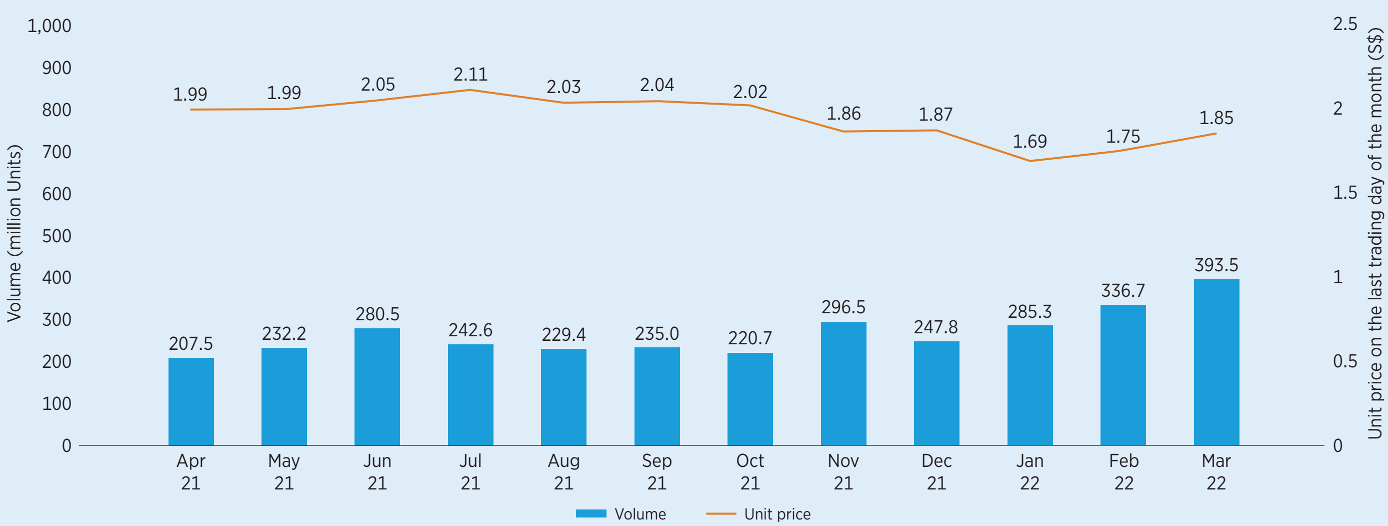
Notes:
1 Based on actual DPU of 8.787 cents for the period 1 April 2021 to 31 March 2022 and closing unit price of S$1.85 on 31 March 2022.
2 Singapore Government Bond Yield as at 31 March 2022, Monetary Authority of Singapore.
3 12-month gross dividend yield of FTSE Straits Times REIT Index as at 31 March 2022, Bloomberg.
4 12-month gross dividend yield of Straits Times Index as at 31 March 2022, Bloomberg.
5 Prevailing interest rate on CPF Ordinary Account Savings.

MLT's Total Return Compared to the FTSE REIT Index and Straits Times Index

	1 Year From 31 March 2021		3 Years From 31 March 2019		5 Years From 31 March 2017		Since Listing From 28 July 2005	
	Price Change %	Total Return[1] %	Price Change %	Total Return[1] %	Price change %	Total Return[1] %	Price change %	Total Return[1] %
MLT	-4.1	0.4	26.7	44.0	68.2	105.3	172.1[2]	346.2[2]
FTSE REIT Index	-0.1	5.0	-0.1	14.9	13.9	43.5	15.4	101.0
Straits Times Index	7.7	11.1	6.1	16.9	7.4	25.4	49.5	112.3

Source: MLT and Bloomberg.
Notes:
1 Assume dividends are not reinvested.
2 Based on MLT's IPO issue price of S$0.68.

MLT Monthly Trading Performance in FY21/22



Source: Bloomberg

MLT Unit Price and Trading Volume since its listing in 2005

Unit Price Performance (S$)	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22
Opening	0.885	0.960	1.220	1.090	0.355	0.785	0.960	0.945	1.210	1.040	1.245	1.010	1.100	1.230	1.460	1.580	1.930
Closing	0.955	1.190	1.090	0.350	0.785	0.965	0.945	1.215	1.045	1.245	1.010	1.095	1.230	1.460	1.580	1.930	1.850
Highest	1.120	1.190	1.480	1.090	0.785	0.965	0.995	1.240	1.350	1.250	1.255	1.100	1.380	1.460	2.020	2.160	2.150
Lowest	0.885	0.860	1.050	0.310	0.325	0.760	0.800	0.935	0.990	1.040	0.910	0.970	1.095	1.190	1.240	1.490	1.690
Trading Volume (million units)	672.0	572.8	1,006.0	721.2	561.2	745.1	678.0	1,015.1	980.5	820.1	1,013.5	1,023.0	1,618.7	2,202.5	3,629.0	4,002.7	3,198.5
Market Cap[1] (S$ mil)	567.9	965.4	1,207.9	678.8	1,612.6	2,341.4	2,292.9	2,954.9	2,558.9	3,080.3	2,515.0	2,738.0	3,761.5	5,288.6	6,004.4	8,266.6	8,848.0

Note:
1 Based on MLT's closing unit price and total issued units as at end of the period.

FINANCIAL REVIEW

Consolidated Statement of Profit or Loss

	GROUP		
	12 mths ended 31 March 2022 S$'000	12 mths ended 31 March 2021 S$'000	Increase/ (Decrease) %
Gross revenue	**678,550**	561,140	20.9
Property expenses	**(86,412)**	(62,028)	39.3
Net property income	**592,138**	**499,112**	**18.6**
Interest income	**1,567**	7,354	(78.7)
Manager's management fees	**(78,351)**	(63,287)	23.8
Trustee's fee	**(1,541)**	(1,272)	21.1
Other trust (expenses)/income, net	**(4,891)**	4,711	NM
Borrowing costs	**(103,368)**	(85,805)	20.5
Net investment income	**405,554**	**360,813**	**12.4**
Amount distributable	**410,234**[1]	**350,099**[2]	**17.2**
- To Perpetual securities holders	**19,507**	17,020	14.6
- To Unitholders of MLT	**390,727**	333,079	17.3
Available distribution per unit (cents)	**8.787**[3, 4]	**8.326**[3]	**5.5**

NM: Not meaningful.

Notes:

1 This includes partial distribution of the gain from the divestment of MapletreeLog Integrated (Shanghai) (HKSAR) Limited and its wholly-owned subsidiary, MapletreeLog Integrated (Shanghai) Co., Ltd., which owns Mapletree Waigaoqiao Logistics Park ("Mapletree Integrated") of S$1,799,000 per quarter (for 12 quarters from 3Q FY19/20).

2 This includes partial distribution of the gains from the divestments of Mapletree Integrated of S$1,799,000 per quarter (for 12 quarters from 3Q FY19/20), Gyoda Centre, Iwatsuki B Centre, Atsugi Centre, Iruma Centre and Mokurenji Centre (collectively known as "5 divested properties in Japan") of S$990,000 per quarter (for 8 quarters from 1Q FY19/20) and 7 Tai Seng Drive of S$1,924,000 per quarter (for 12 quarters from 1Q FY18/19).

3 Excluding divestment gains, distribution per unit would be at 8.626 Singapore cents in FY21/22 and 7.852 Singapore cents in FY20/21.

4 The amount of income support for the period from initial completion date of the acquisition of 12 properties in China to 31 March 2022 of S$1,092,000 has been received on 14 April 2022. Excluding the income support, FY21/22 DPU would be at 8.764 cents.

Percentage of Total Operating Expenses to Net Assets

	FY21/22	FY20/21
Total operating expenses, including all fees, charges and reimbursables paid to the manager and interested parties[5] (S$'000)	**178,623**	131,744
Net Assets[6] (S$'000)	**7,669,777**	6,119,186
Percentage of total operating expenses to Net Assets (%)	**2.3%**	2.2%

Notes:

5 Excludes net foreign exchange gain or loss and borrowing costs. Including the land rent expense paid during the year which has been classified as borrowing costs arising from the adoption of Singapore Financial Reporting Standards International ("SFRS(I)") 16 Leases, the percentage of total operating expenses to net assets is 2.5% (FY20/21: 2.4%).

6 Net assets as at 31 March 2022 and 31 March 2021 respectively.

...to drive sustainable returns

Acquisitions

Acquisitions completed in FY21/22 (“FY21/22 Acquisitions”)

- one property in South Korea, Mapletree Logistics Centre - Daesin 1, completed on 19 November 2021;
- one property in Australia, 5-7 Leslie Road & 6-10 Pipe Road, Laverton North, Victoria, completed on 23 November 2021;
- one property in Singapore, 9 Changi South Street 2, completed on 15 December 2021;
- one property in Japan, Kuwana Centre, completed on 16 December 2021;
- 100.0% interest in 12 properties in China, completed on 20 January 2022;
- 100.0% interest in three properties in Vietnam, Mapletree Logistics Park Bac Ninh Phase 4, Mapletree Logistics Park Bac Ninh Phase 5, and Mapletree Logistics Park Phase 5, completed on 26 January 2022; and
- one property in Malaysia, Mapletree Logistics Hub - Tanjung Pelepas, completed on 14 February 2022.

Acquisitions completed in FY20/21 (“FY20/21 Acquisitions”)

- the remaining 50.0% interest in 15 joint venture properties and a 100.0% interest in seven properties in China completed on 1 December 2020;
- one property in Vietnam, Mapletree Logistics Park Bac Ninh Phase 3, completed on 1 December 2020;
- two properties in Australia, 15 Botero Place, Truganina, and 338 Bradman Street, Brisbane, completed on 21 September 2020 and 8 December 2020 respectively;
- one property in Japan, Higashi Hiroshima Centre, completed on 21 December 2020;
- five properties in South Korea, Mapletree Logistics Centre - Hobeob 3, Mapletree Logistics Centre - Baekam 3, Mapletree Logistics Centre - Iljuk 2, Mapletree Logistics Centre - Daewol 1 and Mapletree Logistics Centre - Majang 2, completed on 18 March 2021; and
- two properties in India, Mapletree Logistics Park Chakan and Mapletree Logistics Park Talegaon, completed on 25 March 2021.

Mapletree Kobe Logistics Centre

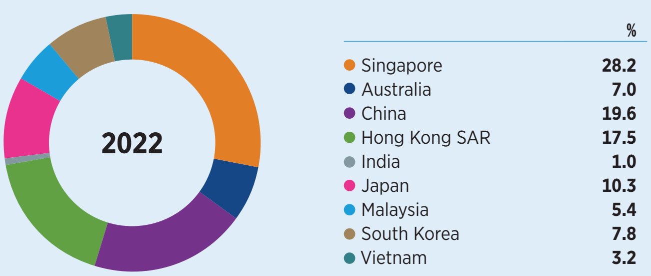
FINANCIAL REVIEW

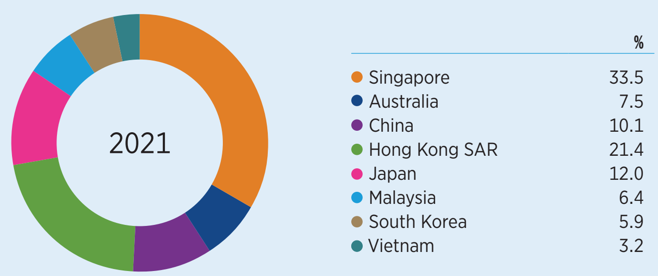
Gross Revenue

	Gross Revenue by Market		
	FY21/22 S$'000	FY20/21 S$'000	Change %
Singapore	191,737	188,061	2.0
Australia	47,334	41,877	13.0
China	133,060	56,561	>100
Hong Kong SAR	118,469	120,509	(1.7)
India	7,124	-	NM
Japan	70,247	67,059	4.8
Malaysia	36,415	35,906	1.4
South Korea	52,641	33,347	57.9
Vietnam	21,523	17,820	20.8
MLT Group	**678,550**	**561,140**	**20.9**

NM: Not meaningful.

Gross Revenue
12 months ended 31 March





Gross Revenue

Gross revenue for FY21/22 was S$678.6 million, an increase of S$117.4 million or 20.9% year-on-year ("y-o-y"). The increase was mainly attributed to contributions from existing properties, the completed redevelopment of Mapletree Ouluo Logistics Park Phase 2 ("Ouluo Phase 2") in China, full year contributions from FY20/21 Acquisitions, FY21/22 Acquisitions and lower rental rebates granted to eligible tenants impacted by the COVID-19. Overall growth was impacted by the depreciation of Japanese Yen and Hong Kong Dollar partly offset by the strengthened Chinese Yuan and Australian Dollar.

Property Expenses

Property expenses for FY21/22 amounted to S$86.4 million, an increase of S$24.4 million or 39.3% y-o-y. The increase was largely attributable to the enlarged portfolio, higher repair and maintenance expenses, property and land tax.

Net Property Income

Consequently, net property income ("NPI") for FY21/22 was S$592.1 million, an increase of S$93.0 million or 18.6% y-o-y. Singapore remained the largest contributor, accounting for 28.4% of NPI, followed by Hong Kong SAR, China and Japan, which accounted for 18.8%, 17.6% and 10.2% of NPI respectively.

Net Investment Income

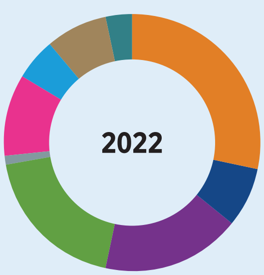
Borrowing costs increased by S$17.6 million or 20.5% to S$103.4 million. This was mainly attributable to incremental borrowings to fund acquisitions, partly offset by interest savings from lower average interest rates.

After accounting for the Manager's management fees and other trust income, which include net foreign exchange gain mainly due to the settlement of Japanese Yen denominated borrowings and revaluation of foreign currency net receivables, net investment income increased by S$44.7 million or 12.4% to S$405.6 million.

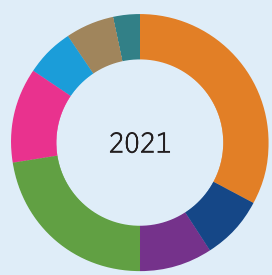
Net Property Income	Net Property Income by Market		
	FY21/22 S$'000	FY20/21 S$'000	Change %
Singapore	168,018	164,256	2.3
Australia	44,871	40,599	10.5
China	104,254	44,977	> 100
Hong Kong SAR	111,109	113,551	(2.2)
India	6,280	-	NM
Japan	60,185	59,019	2.0
Malaysia	30,993	31,223	(0.7)
South Korea	46,595	29,212	59.5
Vietnam	19,833	16,275	21.9
MLT Group	**592,138**	**499,112**	**18.6**

NM: Not meaningful.

Net Property Income
12 months ended 31 March



	%
Singapore	**28.4**
Australia	**7.6**
China	**17.6**
Hong Kong SAR	**18.8**
India	**1.1**
Japan	**10.2**
Malaysia	**5.2**
South Korea	**7.8**
Vietnam	**3.3**



	%
Singapore	32.9
Australia	8.1
China	9.0
Hong Kong SAR	22.7
Japan	11.8
Malaysia	6.3
South Korea	5.9
Vietnam	3.3

Distributions to Unitholders
Amount distributable to Unitholders of MLT was S$390.7 million, an increase of S$57.6 million or 17.3% y-o-y largely due to higher contributions from existing properties and contributions from accretive acquisitions completed in FY21/22 and FY20/21. The overall increase was partly offset by higher borrowing costs from additional loans drawn to fund acquisitions.

During FY21/22, MLT issued 499,500,955 new units in respect of the private placement on 2 December 2021, preferential offering on 22 December 2021, consideration units on 20 January 2022 and payment of management fees and acquisition fees to the Manager and Property Manager.

Distributions to Unitholders	FY21/22 ('000)	FY20/21 ('000)
Units in issue at beginning of the year	**4,283,206**	3,800,274
New units issued during the year	**499,501**	482,932
Total issued units at end of the year	**4,782,707**	4,283,206

FINANCIAL REVIEW

After taking into account the enlarged issued unit base, which increased 11.7% y-o-y, distribution per unit ("DPU") increased by 5.5% y-o-y to 8.787 cents. Excluding divestment gains, DPU grew by 9.9% y-o-y from 7.852 cents to 8.626 cents.

A breakdown of the Unitholders' DPU by quarter for FY21/22 as compared to FY20/21 is as follows:

Quarterly DPU

	1Q	2Q	3Q	4Q	Total
(Cents)	(1 Apr to 30 Jun)	(1 Jul to 30 Sep)	(1 Oct to 31 Dec)	(1 Jan to 31 Mar)	
FY21/22	**2.161**	**2.173**	**2.185**	**2.268**	**8.787**
FY20/21	2.045	2.055	2.065	2.161	8.326
% Change y-o-y	5.7%	5.7%	5.8%	5.0%	5.5%

1Q

1Q FY21/22 DPU was 5.7% higher compared to the same quarter in the prior year. The increase was primarily due to contributions from existing properties and FY20/21 Acquisitions, the completed redevelopment of Ouluo Phase 2 in 1Q FY20/21, lower rental rebates granted to eligible tenants impacted by COVID-19 ("COVID-19 Rebates"), partly offset by allowance for doubtful receivables, higher borrowing costs and lower divestment gains.

2Q

2Q FY21/22 DPU rose by 5.7% y-o-y. Performance of existing properties and FY20/21 Acquisitions remained stable compared to 1Q FY21/22 with improved occupancy for Ouluo Phase 2.

3Q

3Q FY21/22 DPU increased by 5.8% y-o-y after accounting for an enlarged issued unit base arising mainly from a private placement and a preferential offering. The increase in DPU was mainly due to contributions from existing properties, FY20/21 Acquisitions and initial contribution from FY21/22 Acquisitions completed during the quarter, higher occupancy from Ouluo Phase 2 and lower COVID-19 Rebates, partly offset by higher property and land tax, allowance for doubtful receivables, borrowing costs on account of loans drawn to fund FY21/22 Acquisitions and lower divestment gains.

4Q

4Q FY21/22 DPU increased by 5.0% y-o-y after accounting for an enlarged unit base including consideration units issued in January 2022. The increase was mainly attributed to contributions from existing properties, FY20/21 Acquisitions, FY21/22 Acquisitions, income support in relation to 12 properties in China, lower COVID-19 Rebates and lower allowance for doubtful receivables. The increase was partly offset by higher repair and maintenance expenses, property and land tax and higher borrowing costs from additional loans drawn to fund FY21/22 Acquisitions.

Net Assets Attributable to Unitholders

	Group		
	As at 31 March 2022 S$'000	As at 31 March 2021 S$'000	Change %
Total assets	**13,689,840**	11,204,673	22.2
Total liabilities	**6,020,063**	5,085,487	18.4
Total borrowings	**4,958,231**	4,226,100	17.3
Net assets attributable to Unitholders	**7,069,369**	5,681,267	24.4
Net asset value attributable to Unitholders per Unit (S$)	**1.48**	1.33	11.3

Net Assets Attributable to Unitholders

As at 31 March 2022, total assets for MLT Group were S$13,689.8 million, S$2,485.1 million or 22.2% higher compared to S$11,204.7 million as at 31 March 2021. The increase was primarily attributable to the acquisitions of 20 properties in South Korea, Australia, Singapore, Japan, China, Vietnam and Malaysia, net movement in the value of investment properties, capital expenditure and land premium paid on leases extension in Singapore. The total number of properties as at 31 March 2022 was 183 with a value of S$13,100.3 million.

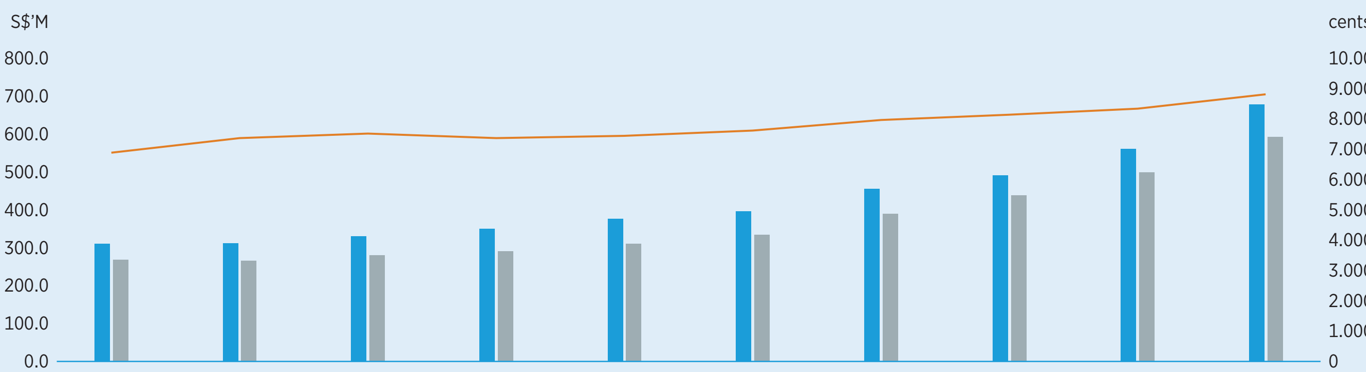
Total liabilities of S$6,020.1 million was 18.4% or S$934.6 million higher mainly due to additional borrowing of S$732.1 million used to fund FY21/22 Acquisitions and capital expenditure. In addition, deferred taxation also recorded higher balances arising from acquisitions of subsidiaries and additional provision on net revaluation gain on investment properties.

Consequently, MLT Group's net assets attributable to Unitholders was S$7,069.4 million, representing an increase of 24.4% over the previous year. Net asset value per unit was S$1.48 as at 31 March 2022, an increase of 11.3% y-o-y, mainly attributable to net revaluation gain on investment properties, equity raised through a private placement and a preferential offering, as well as consideration units issued to partially fund acquisitions in FY21/22.

Cash Flows

As at 31 March 2022, cash and cash equivalents of MLT Group stood at S$333.6 million, as compared to S$280.1 million as at 31 March 2021. Cash flows generated from operating activities was S$47.3 million or 10.6% higher, as a result of the better performance y-o-y. Cash flows used in investing activities were mainly for the purchase of investment properties, acquisitions of subsidiaries, and capital expenditure. Net cash flows from financing activities were mainly proceeds of the private placement and preferential offering, issuance of perpetual securities and net bank borrowings, partly offset by distributions paid to Unitholders of MLT and redemption of perpetual securities.

10-Year performance



	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19	FY19/20	FY20/21	FY21/22
Gross Revenue (S$'M)	307.8	310.7	330.1	349.9	373.1	395.2	454.3	490.8	561.1	678.6
NPI (S$'M)	268.1	267.6	277.4	290.9	312.2	333.8	389.5	438.5	499.1	592.1
DPU (cents)	6.860	7.350	7.500	7.380	7.440	7.618	7.941	8.142	8.326	8.787

Financial Performance for FY17/18 to FY20/21

FY20/21

Amidst the challenging environment and outbreak of the COVID-19 pandemic in early FY20/21, MLT continued to deliver sustainable growth in financial results and performance. In line with MLT's growth strategy, MLT acquired 16 logistics properties in existing markets (Australia, China, Japan, South Korea and Vietnam) and 2 logistics properties in a new market – India. MLT also acquired the remaining 50% interest in 15 logistics properties in China.

Gross revenue for FY20/21 was S$561.1 million, an increase of S$70.4 million or 14.3% y-o-y. The increase was mainly due to contributions from existing properties, the completed redevelopment of Ouluo Phase 2 in China, FY20/21 Acquisitions and full year contributions from acquisitions in FY19/20. The overall revenue growth was partly offset by COVID-19 Rebates and the absence of contributions from six properties divested in FY19/20.

Property expenses for FY20/21 amounted to S$62.0 million, an increase of S$9.8 million or 18.8% y-o-y, largely attributable to the enlarged portfolio and recognition of allowance for doubtful receivables. This was partly offset by lower utilities cost, maintenance expenses and absence of property expenses in relation to properties divested in FY19/20.

Accordingly, NPI increased by S$60.6 million or 13.8% y-o-y. Distributable income rose 10.4% year-on-year to S$333.1 million, while DPU was 2.3% higher at 8.326 cents, after accounting for an enlarged unit base.

FY19/20

In FY19/20, MLT acquired nine modern logistics properties in Malaysia, Vietnam, China, Japan and South Korea, as well as entered into its first forward purchase of a logistics property in Australia. These properties are strategically located within the major logistics areas with excellent connectivity to key transport infrastructure. MLT had divested six properties with older building specifications during FY19/20. This is in line with MLT's portfolio rejuvenation strategy.

FINANCIAL REVIEW

Gross revenue for FY19/20 was S$490.8 million, an increase of S$36.5 million or 8.0% y-o-y. The increase was mainly attributed to higher revenue from existing properties, full year contributions from completed redevelopments of Mapletree Ouluo Logistics Park Phase 1 ("Ouluo Phase 1") in China, acquisitions in FY18/19 and FY19/20. The increase was partly offset by the absence of contribution from six properties divested in FY19/20 as well as lower translated revenue due to weaker Australian Dollar, Korean Won and Chinese Yuan.

Property expenses decreased by S$12.6 million or 19.4% y-o-y. With the adoption of SFRS(I) 16 Leases effective from 1 April 2019, land rent expenses were excluded from property expenses, resulting in lower property expenses in FY19/20. This was partly offset by the contribution from acquisitions in FY19/20 and full year impact from properties acquired in FY18/19.

Consequently, NPI for FY19/20 grew 12.6% or S$49.1 million y-o-y.

Amount distributable to Unitholders increased by 11.7% y-o-y to S$301.7 million. DPU increased by 2.5% to 8.142 cents, after accounting for an enlarged issued unit base following an equity fund raising exercise during the year.

FY18/19

In FY18/19, MLT further strengthened its portfolio with the acquisitions of 19 modern logistics facilities in China, Singapore, Australia, South Korea and Vietnam. The addition of these new properties deepens MLT's presence in its core markets, as well as enhances the portfolio's quality and growth potential.

Gross revenue for FY18/19 was S$454.3 million, an increase of S$59.1 million or 15.0% y-o-y. The increase was mainly attributed to higher revenue from existing properties, contributions from two completed redevelopments (Mapletree Pioneer Logistics Hub in Singapore and Ouluo Phase 1 in China), acquisitions in FY18/19 and full year contribution from Hong Kong SAR properties acquired in FY17/18 (Mapletree Logistics Hub Tsing Yi and 38% of Shatin No. 3).

The revenue increase was partly offset by the absence of contribution from two divestments in Singapore during the year (7 Tai Seng Drive and 531 Bukit Batok Street 23) and four divestments in the prior year (Zama Centre and Shiroishi Centre in Japan, 4 Toh Tuck Link and 20 Old Toh Tuck Road in Singapore). Weaker currencies, mainly the Australian Dollar, also impacted revenue growth.

In tandem with the revenue increase, property expenses was S$3.5 million or 5.6% higher y-o-y, partly offset by divestments. Consequently, NPI for FY18/19 grew 16.7% or S$55.6 million.

Accordingly, amount distributable to Unitholders increased by 26.8% y-o-y to S$57.1 million. DPU increased by 4.2% to 7.941 cents, after accounting for an enlarged issued unit base following an equity fund raising exercise during the year.

FY17/18

In FY17/18, MLT expanded its footprint in Hong Kong SAR, a high-growth market, with two acquisitions of quality and well-located assets. In line with its ongoing efforts to improve its portfolio quality and growth potential, MLT also completed its third redevelopment project, Mapletree Pioneer Logistics Hub, in Singapore.

Gross revenue for FY17/18 was S$395.2 million, an increase of S$22.0 million or 5.9% from FY16/17. The increase was mainly attributable to the contribution from Mapletree Logistics Hub Tsing Yi, Hong Kong SAR, which was acquired in FY17/18 and full year contributions from assets in Australia, Malaysia and Vietnam acquired in FY16/17. The completed redevelopment at Mapletree Pioneer Logistics Hub in Singapore and higher translated revenue on account of the stronger Korean Won and Australian Dollar had also added to revenue growth.

The overall growth was partly offset by lower revenue from a converted multi-tenanted building ("MTB") in South Korea (Mapletree Logistics Hub – Pyeongtaek), absence of revenue from one block in Ouluo Logistics Centre, China (currently known as Mapletree Ouluo Logistics Park) which was undergoing redevelopment, and four properties divested in FY17/18. A weaker Japanese Yen, Hong Kong Dollar and Malaysian Ringgit also impacted revenue growth.

In tandem with revenue growth, NPI was 6.9% or S$21.7 million higher compared to the previous year.

Accordingly, amount distributable to Unitholders increased by 14.4% y-o-y to S$212.9 million. DPU increased by 2.4% to 7.618 cents, after accounting for an enlarged issued unit base following an equity fund raising exercise during the year.

Accounting Policies

The financial statements have been prepared in accordance with the SFRS(I), and the applicable requirements of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore and the provisions of the Trust Deed*.

MLT Group has adopted the following amendments to SFRS(I) from 1 April 2021:

- Amendments to SFRS(I) 9, SFRS(I) 1-39, SFRS(I) 7 and SFRS(I) 16 - Interest Rate Benchmark Reform – Phase 2

In accordance with the transition provisions, the amendments shall be applied retrospectively to hedging relationships and financial instruments. Comparative amounts have not been restated, and there was no impact on the current period opening reserves amounts on adoption.

The adoption of these amendments did not result in substantial changes to MLT Group's accounting policies and had no material effect on the financials.

* As a REIT established in Singapore, MLT is constituted by the Trust Deed. A copy of the Trust Deed can be inspected at the registered office of the Manager, which is located at 10 Pasir Panjang Road, #13-01 Mapletree Business City, Singapore 117438, subject to prior appointment.

CAPITAL MANAGEMENT

MLT adopts a proactive and disciplined approach towards capital management to ensure optimal return to Unitholders amid the uncertain business and market environment, while also maintaining a robust balance sheet and an efficient capital structure to fund growth opportunities. Substantial investments are structured with an appropriate mix of equity and debt after careful evaluations of carrying out a strict and holistic investment while also managing risk and financing considerations. The Manager's capital management strategy involves maintaining a well-staggered debt maturity profile, minimising the impact from interest rate and foreign exchange volatilities by undertaking prudent hedging strategies, as well as diversifying sources of funding while minimising funding costs.

Key Financial Metrics and Indicators

	As at 31 March 2022	As at 31 March 2021
Total Borrowings, excluding lease liabilities (S$ million)[1]	**4,958.2**	4,226.1
Total Deferred Consideration (S$ million)	**21.7**	11.6
Total Assets (S$ million)	**13,689.8**	11,204.7
Aggregate Leverage[2]	**36.8%**	38.4%
	FY21/22	**FY20/21**
Average Cost of Debt	**2.2%**	2.2%
EBITDA (S$ million)	**499.7**	440.1
Interest Expenses (S$ million)	**100.5**	85.7
Interest Cover Ratio (times)[3]	**5.0**	5.1
Unencumbered Assets as % of Total Assets	**93.1%**	92.8%

Notes:

1 Total borrowings including 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 is S$4,990.3 million and S$4,259.6 million as at 31 March 2022 and 31 March 2021, respectively.

2 As per Property Funds Appendix, 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.

3 Ratio of EBITDA over interest expense for a 12 months period up to balance sheet date.

Financial Resources and Liquidity

	As at 31 March 2022 S$'million
Undrawn committed credit facilities	**920.6**
Undrawn uncommitted credit facilities	**477.3**
Total available credit facilities	**1,397.9**
Cash and cash equivalents[1]	**338.6**
Total	**1,736.5**
Issue Capacity under Euro Medium Term Notes Programme	**2,148.3**

Note:

1 Exclude restricted cash of S$7.9 million.

Diversified Funding Channels

MLT enjoys continued access to a diversified base of funding sources from both financial institutions and capital markets at competitive terms, with a view to ensure adequate liquidity for refinancing, working capital requirements, while supporting portfolio growth initiatives.

During the year, the Manager undertook several initiatives to further strengthen MLT's balance sheet while diversifying its sources of funding by reaching out to a wider investor base to fund MLT's acquisitions and capital expenditure totalling S$1.8 billion.

In October 2021, MLT issued a new S$400.0 million fixed-rate subordinated perpetual securities at a distribution rate of 3.725% per annum pursuant to its S$3.0 billion Euro Medium Term Notes Programme. The proceeds from the issuance were used for general corporate and working capital purposes, including redemption of MLT's existing S$250.0 million of 4.18% per annum fixed-rate subordinated perpetual securities and to fund committed acquisitions.

In November 2021, MLT successfully raised proceeds of approximately S$692.8 million from an equity fund raising ("EFR") through private placement and preferential offering to partly fund the acquisitions of a portfolio of properties in China, Vietnam and Japan. To demonstrate strong commitment from the Sponsor and promote a closer alignment of interests with Unitholders, the Sponsor agreed to receive S$200.0 million in the form of new MLT consideration units as partial consideration for MLT's China acquisition.

The S$400.0 million private placement was oversubscribed and saw good participation from a broad spectrum of investors including new and existing institutional, accredited and other investors. The S$292.8 million preferential offering was also over-subscribed by approximately 134% based on valid acceptances and excess applications. The use of proceeds arising from the EFR were in accordance with the stated use and percentage allocated as set out in the relevant announcements dated 24 November 2021 and 20 January 2022.

Performance

CAPITAL MANAGEMENT

During 3QFY21/22, MLT issued JPY14.0 billion (approximately S$161.8 million) of up to 9 years fixed rate senior Medium Term Notes ("MTNs") to three reputable long-term investors, including two existing investors. The proceeds were utilised for general corporate purposes including refinancing the existing borrowings and freeing up the committed credit facilities. The successful fund raising in both the equity and perpetual markets of over S$1 billion within a quarter as well as the participation from repeat investors for the MTNs is yet another testament to investors' confidence in MLT and its accessibility to various funding sources, even amidst the economic uncertainties from the pandemic.

On top of the MTNs, additional bank loans were also partially drawn from the S$1,276.5 million new credit facilities procured during the year with tenures ranging from four to eight years to fund the balance requirements from acquisitions and capital expenditure. Net against S$94.5 million lower translated borrowings due to weaker JPY and AUD (partially offset by a stronger HKD, RMB and USD), MLT's total debt increased by S$732.1 million from the prior year.

Strong Balance Sheet

As at 31 March 2022, MLT has available committed credit facilities of S$920.6 million. Together with available uncommitted credit facilities and cash balance, MLT is well-positioned with S$1,736.5 million of financial resources and liquidity to capitalise on potential acquisition opportunities as well as withstand any liquidity crunch in the credit market that may arise.

MLT also has in place a S$3.0 billion Euro Medium Term Notes Programme that can be tapped for the issuance of MTNs and perpetual securities in various currencies. The Programme's current capacity stands at S$2,148.3 million.

Aggregate Leverage Ratio Well Below Regulatory Limit

A lower aggregate leverage ratio of 36.8% (as compared to prior year's 38.4%) provides MLT with a large debt headroom of about S$3,589.2 million before the aggregate leverage ratio reaches the regulatory limit of 50.0%[1]. The relatively large headroom provides for a greater flexibility for MLT to manage its capital structure and to capture any acquisitive growth opportunity. Total debt (including perpetual securities) to net asset value ratio and total debt (including perpetual securities) less cash and cash equivalents to net asset value ratio as at 31 March 2022 were 72.5% and 72.4% respectively.

No Refinancing Risk and Well-Staggered Debt Maturity Profile

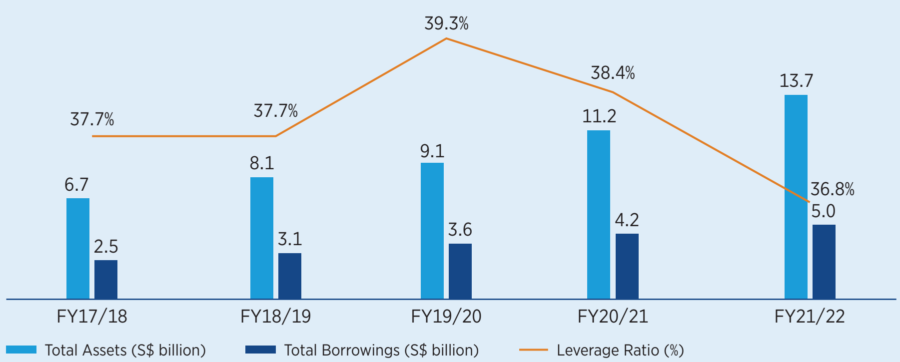
The Manager continues to actively explore refinancing of loans ahead of their maturities to extend MLT Group's debt maturity and mitigate refinancing risks by ensuring that no more than 30% of total debt is due in any one year. Debt due in the coming financial year amounts to only S$533.9 million or 11% of total debt. Based on the available committed credit facilities of approximately S$920.6 million, MLT has more than sufficient facilities to meet its maturing debt obligations in the coming financial year.

MLT Group's debt maturity profile remains well-staggered with a weighted average debt duration of approximately 3.8 years as at 31 March 2022. The Group's refinancing risk exposure in any one financial year is no more than 20% of total debt. About 91% of total debt are unsecured with minimal financial covenants.

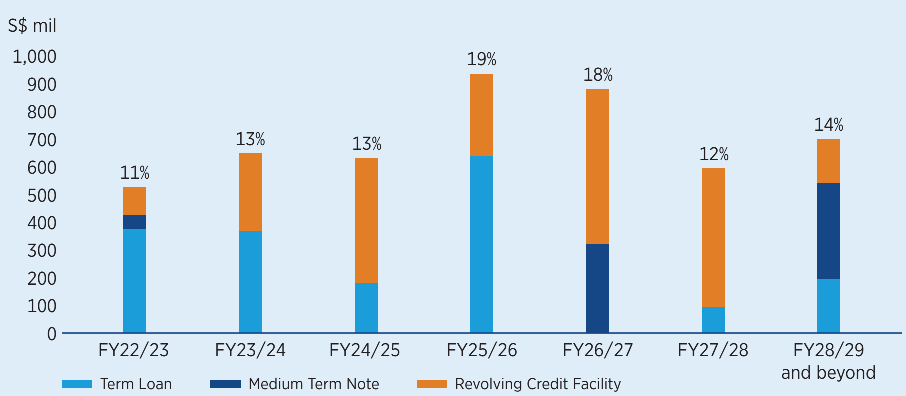
Credit Rating: Investment Grade

In August 2021, Fitch assigned a 'BBB+' long-term issuer default rating with a stable outlook to MLT and its Euro Medium Term

Aggregate Leverage Ratio



Debt Maturity Profile as at 31 March 2022 (% of Total Debt)



	As at 31 March 2022
Total Borrowings, excluding lease liabilities (S$ million)	4,958.2
Average Debt Duration (years)	3.8

Note:

[1] The Monetary Authority of Singapore ("MAS") raised the aggregate leverage limit for S-REITs from 45.0% to 50.0% with effect from 16 April 2020, on condition of a minimum adjusted interest coverage ratio of 2.5 times.

Notes Programme of S$3.0 billion. The rating was underpinned by MLT's stable and recurring rental income from its diversified tenant base and portfolio of logistics assets across nine markets within Asia Pacific, in addition to its solid liquidity profile, like-for-like strong rent growth and occupancy rate, coupled with its modern and well-located assets in core connectivity nodes across key Asian trade hubs.

Fitch expects MLT's credit profile to remain resilient against the COVID-19 pandemic which has accelerated the adoption of e-commerce and third-party logistics, leading to higher demand for good-quality logistics warehouse. The eventual transition towards endemic living puts MLT in a favourable position to capture growing demand from improving market fundamentals.

Prudent Hedging Strategies

MLT's diversified geographic presence across nine regional markets subjects the Trust's operations to a variety of market risks, including interest rate and foreign exchange rate risks, amongst others. Exposure to these risks is managed via derivative financial instruments, with a view to minimising the impact of interest rate and foreign exchange rate volatilities on distribution income.

Managing Interest Rate Risk

The average cost of debt for FY21/22 was 2.2% per annum, while interest cover ratio and adjusted interest cover ratio stood at a healthy 5.0 times and 4.2 times respectively as at 31 March 2022. MLT hedges its exposure to interest rate volatilities through interest rate swaps or draws its loans on a fixed rate basis. With 79% of MLT's total debt being hedged into fixed rate, any movement in base interest rates will have minimal impact on interest expense and accordingly, the distribution income.

Sensitivity Analysis

A 0.25% movement in the base rate would have an estimated 0.05 SGD cent impact on DPU per annum.

Estimated DPU impact per annum (SGD cent)	
0.25% increase in interest rate	-0.05
0.25% decrease in interest rate	+0.05

Managing Foreign Exchange Rate Risk

To mitigate the impact of foreign exchange rate risk, the Manager adopts various strategies that include:

- The use of foreign currency denominated borrowings to match the currency of the underlying assets as a natural hedge, where feasible, after taking into account cost, tax and other considerations;
- The use of cross currency swaps to swap a portion of debt in another currency into the currency of the underlying assets; and
- Entering into currency forward contracts to hedge the foreign currency income received or to be received into SGD.

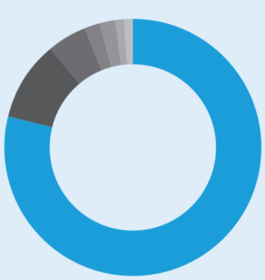
As at 31 March 2022,

- About 76% of MLT's projected income stream for the next 12 months has been hedged into or will be derived in SGD.
- About 26% of MLT's loans were denominated in JPY, 62% in other foreign currencies such as HKD, AUD, KRW, USD, RMB, INR and MYR, and the balance 12% in SGD.

Net Fair Value of Financial Derivatives

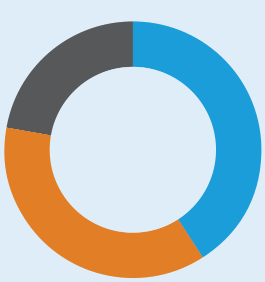
The fair value derivatives for FY21/22 included in the financial statements as derivative financial instruments in total assets and total liabilities were S$90.0 million and S$26.4 million respectively. The net derivative financial assets of S$63.7 million represented 0.83% of the net assets of MLT Group as at 31 March 2022.

Interest Rate Hedging Profile as at 31 March 2022



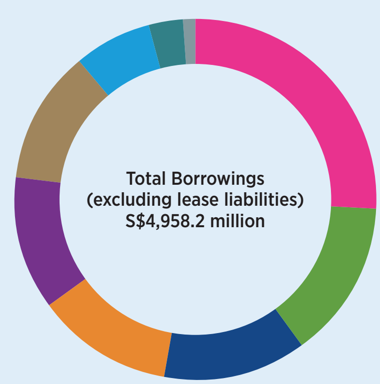
	%
Hedged / Fixed Rate	79%
Unhedged	21%
JPY	10%
SGD	5%
USD	2%
AUD	2%
RMB	1%
INR	1%

Foreign Exchange Rate Risk Management Profile as at 31 March 2022



	%
Hedged (JPY, HKD, KRW, RMB, AUD)	39%
SGD	37%
Unhedged	24%

Debt Profile (Currency Breakdown) as at 31 March 2022



Currency	S$ million	% of total debt
JPY	1,302	26%
HKD	671	14%
AUD	658	13%
SGD	617	12%
RMB	616	12%
KRW	591	12%
MYR	320	7%
USD	143	3%
INR	40	1%
Total	**4,958**	**100%**

Identifying opportunities and headwinds

Performance

MACRO TRENDS

Opportunities

Asia's Resilient Economies | **Acceleration of E-commerce** | **Supply Chain Resiliency** | **Focus on Sustainability**

Asia's Resilient Economies

Asia's economy rebounded by 6.5% in 2021, driven by a recovery in domestic consumption. Despite the impact of the ongoing pandemic and the Russia-Ukraine conflict, Asia is expected to remain the world's most dynamic region and expand by 4.9% in 2022 and 5.1% in 2023[1].

What it means for MLT

MLT operates in nine markets across Asia: Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam. Collectively, these markets have an aggregate population of over 3.1 billion people[2] and a fast growing middle class, which continue to drive demand for consumer goods. In turn, this is fuelling demand for modern, well-located warehousing space. MLT's portfolio of 183 logistics facilities located close to large population catchment areas and transportation infrastructure is well-poised to benefit from the burgeoning demand.

Supply Chain Resiliency

COVID-19 has further underscored the importance of building supply chain diversification and resiliency. As forward-thinking businesses continue to adopt sourcing and manufacturing network diversification strategies such as "China Plus One" and "Just-in-Case" manufacturing for greater supply chain resiliency, this will create higher demand for well-located, efficient and modern logistics facilities.

What it means for MLT

MLT is well-positioned to meet the growing needs of global and regional supply chain players seeking modern, high quality warehousing space across its nine markets of operation. Its portfolio of 183 properties are equipped with attractive and efficient logistics real estate attributes such as large floor plates, high ceilings and strong floor loads.

Acceleration of E-Commerce

The COVID-19 pandemic has accelerated digital transformation and the adoption of e-commerce globally. In Southeast Asia, it was estimated that more than 70 million people became digital consumers within the first year of the pandemic. The momentum of this sweeping adoption is expected to propel online retail sales in Asia Pacific to US$2.8 trillion by 2025, up from US$1.7 trillion in 2020[3].

What it means for MLT

The rapid rise of e-commerce has provided further impetus to the growth in demand for logistics space, particularly modern logistics properties in prime locations. MLT's extensive network of strategically located assets across Asia Pacific and its focus to build a future-ready portfolio through active asset management positions it well to meet the requirements of e-commerce tenants.

Focus on Sustainability

Sustainability is becoming increasingly important for global real estate as regulators and investors seek greater commitment from corporates on their environmental, social and governance ("ESG") performance. The global movement is also gaining traction with logistics occupiers who are increasingly keen on green buildings with sustainable features such as onsite solar and resource-efficient fittings to reduce their overall carbon footprint.

What it means for MLT

MLT is fully committed to integrating sustainable practices and considerations into its business strategy and operations. Working together with the Sponsor, the Manager is doubling down on its efforts to fine-tune its ESG strategy, particularly on improving the environmental performance of MLT's assets and accelerating the adoption of renewable energy to deliver value to its customers and other stakeholders.

Notes:

1 "Asia Growth Slows On Commodities, Covid And Rising Interest Rates", IMF, 25 April 2022.
2 Total Population Database by the World Bank and US Census Bureau, April 2022.
3 "Online Retail In Asia Pacific Will Add US$1 Trillion By 2025", Forrester Research, 2 September 2021.

Headwinds

COVID-19

Geopolitical Uncertainty

Rising Interest Rates

High Energy Prices

COVID-19

New waves of infections which emerged in late 2021 have delayed global economic recovery. Whilst most countries with high vaccination rates have begun to live with the virus, China continues to adopt a "zero-COVID" policy and implemented extensive lockdowns across key cities, exacerbating ongoing supply chain challenges. The potential for future new outbreaks and the ensuing stringent containment measures could endanger regional growth and supply chains.

What it means for MLT

While vaccination disparities remain across Asia Pacific, the region has caught up with vaccination rollouts in advanced economies. As of 9 March 2022, 66.6% of the region's population was fully vaccinated[4]. The logistics industry in Asia Pacific continues to remain resilient, supported by demand driven by structural trends that have been accelerated and reinforced by the pandemic.

Rising Interest Rates

In a bid to curb inflation, the US Federal Reserve tightened its monetary policy and announced its intention to raise interest rates further at each of its six remaining meetings this year. As the federal funds rate influences global interest rates, financing costs are expected to increase in tandem, dampening consumer sentiment and increasing business costs.

What it means for MLT

The Manager adopts a proactive approach to capital management and interest rate risk management to protect MLT's cash flows against volatilities in interest rates. At the end of FY21/22, 79% of MLT's total debt has been hedged or drawn at fixed interest rates, with its interest cover at 5.0 times. The Manager will continue to prudently manage MLT's capital structure to achieve optimal financial flexibility.

Geopolitical Uncertainty

Russia's invasion of Ukraine in February 2022 has heightened geopolitical uncertainty, disrupted supply chains and raised global inflation for energy, food and commodities. The World Bank lowered its global growth forecast for the year from 4.1% to 3.2%, citing the pressure that the war has inflicted on the global economy. The enormous supply shock further underscored the importance of building supply chain resiliency, driving a push to shorten supply chains and potentially a rise in regionalisation.

What it means for MLT

With assets located in nine key markets in Asia Pacific, MLT has no direct exposure to Europe. However, supply chain disruptions resulting from the conflict may lead to potential knock-on impacts on regional investment, consumption and near term economic growth. Nonetheless, with reshoring initiatives on the rise and businesses looking to increase buffer stock and bring production closer to home, demand for warehouse space in strategic locations is expected to increase.

High Energy Prices

Against a backdrop of global inflationary pressures in 2022, the Russia-Ukraine war has exacerbated the situation, driving oil and gas prices to their highest levels in nearly a decade. Consumers and businesses around the world are feeling the pinch of higher energy prices and surge in utility costs. High energy prices are hurting the profit margins of businesses, especially for users in energy intensive sectors.

What it means for MLT

Under the terms of MLT's leases, a large part of its utility costs from operations are recoverable from tenants. In addition, over 70% of MLT's revenue base have built-in rental escalations that will help mitigate rising costs. Increased utility costs for common areas are expected to have a minimal impact on MLT. Nevertheless, the Manager will continue to focus on reducing the energy intensity of its operations through the installation of energy efficient fittings and increasing the use of renewable energy. These efforts will not only buffer against cost pressure but also help to reduce MLT's carbon footprint.

Note:

[4] "Asian Development Outlook 2022: Mobilizing Taxes For Development", Asian Development Bank, April 2022.

Sustained growth and returns

PORTFOLIO ANALYSIS AND REVIEW

Portfolio Highlights

183
Number of Properties

7.8M sqm
Total Net Lettable Area

7.9M sqm
Total Gross Floor Area

96.7%
Portfolio Occupancy

S$13.1B
Total Assets Under Management

47%
Gross Revenue from Multi-Location Customers

1.7M sqm
Leases Renewed or Replaced, representing a success rate of 94%

The figures, charts and tables presented in this section set out the salient information on MLT's portfolio as at 31 March 2022.

Extensive Geographic Network across Asia Pacific

Staying true to its mandate, the Manager of MLT continues to build a resilient and future-ready portfolio that meets the growing demand from local and international customers seeking high-quality logistics spaces in key logistics hubs.

MLT's extensive portfolio presents customers with a variety of regional leasing solutions to support their business and expansion needs in multiple locations, allowing the Trust to attract new customers and retain existing customers in a competitive market.

In FY21/22, the Manager announced the acquisitions of 23 properties valued at S$1.9 billion to deepen MLT's network and strengthen its competitiveness. As at 31 March 2022, 20 of these acquisitions had been completed[1]. This brings MLT's portfolio to a total of 183 well-located quality properties in nine geographic markets in Asia Pacific: Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam.

Portfolio Rejuvenation through Quality Acquisitions

In FY21/22, the Manager completed the acquisitions of 20 properties valued at S$1.8 billion, adding approximately 1.4 million square metres ("sqm") of net lettable area ("NLA") to MLT's portfolio, increasing the total NLA by 21.0% to 7.8 million sqm.

Note:

1 The acquisition of Mapletree (Yuyao) Logistics Park was completed on 1 April 2022.
The acquisition of Baeksa Logistics Centre was completed on 8 April 2022.
The acquisition of the two industrial land parcels is pending completion as of 31 March 2022.

...through quality asset management

Located in seven of nine MLT operating markets – Singapore, Australia, Malaysia, South Korea, Japan, China and Vietnam, the new additions are mostly modern Grade A logistics properties sited in major logistics hubs with excellent connectivity to transport infrastructure and population catchment areas.

Through the acquisitions, the Manager has further diversified MLT's customer base to include new quality customers such as Decathlon while expanding MLT's customer relationships with fast growing regional third-party logistics service providers such as S.F Express and Best, which are now ranked amongst MLT's top ten customers.

Geographical Breakdown by Net Lettable Area ("NLA")

	Properties	%
Singapore	53	**22.9**
Australia	13	**4.5**
China	42	**36.1**
Hong Kong SAR	9	**4.7**
India	2	**1.1**
Japan	19	**7.4**
Malaysia	16	**8.4**
South Korea	19	**7.7**
Vietnam	10	**7.2**
Total	**183**	

Acquisitions in FY21/22

Property	Country	Agreed Property Value	Acquisition Completion Date
9 Changi South Street 2[1]	Singapore	S$24.5 million[2]	15 December 2021
5-17 Leslie Road & 6-10 Pipe Road	Australia	AUD$42.8 million (S$42.3 million)[3]	23 November 2021
Mapletree Logistics Hub – Tanjung Pelepas[4]	Malaysia	MYR404.8 million (S$129.9 million)[5]	14 February 2022
Yeoju Logistics Centre	South Korea	KRW135 billion (S$155.3 million)[6]	19 November 2021
Kuwana Centre	Japan	JPY35,000 million (S$420.8 million)[7]	16 December 2021
Portfolio of 16 logistics properties (13 in China and 3 in Vietnam)[8]	China / Vietnam	S$1,002.2 million[9, 10]	12 China properties were completed on 20 January 2022 and Mapletree (Yuyao) Logistics Park was completed on 1 April 2022. The 3 Vietnam properties were completed on 26 January 2022.
2 parcels of leasehold industrial properties	Malaysia	MYR65.6 million (S$21.2 million)[11]	By September 2022
Baeksa Logistics Centre	South Korea	KRW88.5 billion (S$98.8 million)[12]	8 April 2022

1 The Manager was granted an option to purchase ("OTP"), subject to JTC's approval, to acquire the property from RSH Holdings Pte Ltd on 9 July 2021. The approval from JTC was subsequently obtained and the OTP was exercised on 2 December 2021.

2 The property was valued by an independent valuer, Savills Valuation and Professional Services Pte Ltd, at S$24.6 million based on the income capitalisation, discounted cash flow analysis and direct comparison methods.

3 The property was acquired from Perpetual Corporate Trust Limited and was valued by an independent valuer, Knight Frank Valuation & Advisory Victoria, at A$43.0 million based on the capitalisation and discounted cash flow methods.

4 The property was acquired via an asset-backed securitisation structure from Trinity Bliss Sdn. Bhd., a company indirectly owned by Mapletree Investments Pte Ltd and Itochu Corporation in the proportion of 80.0% and 20.0% respectively.

5 The property was independently valued by Knight Frank Malaysia Sdn Bhd (commissioned by the Trustee) and First Pacific Valuers Property Consultants Sdn Bhd (commissioned by the Manager) at MYR405.0 million and MYR410.0 million respectively. Knight Frank Malaysia Sdn Bhd relied on the discounted cash flow and comparison methods and First Pacific Valuers Property Consultants Sdn Bhd relied on the direct capitalisation and cost methods.

6 The property was acquired from YNP No.2 Professional Investors Private Real Estate Investment Company, and was valued by an independent valuer, MatePlus Appraisal, at KRW139.6 billion based on the market comparison and discounted cash flow methods.

7 The property was acquired from TMK Hanamizuki Holdings and was valued by an independent valuer, JLL Morii Valuation & Advisory K.K, at JPY35,600 million, based on the discounted cash flow and direct capitalisation methods.

8 The properties were acquired from Mapletree Investments Pte Ltd's subsidiaries as well as a subsidiary of Itochu Corporation.

9 The agreed property value represents 100.0% interest in the 13 China properties. The properties were independently valued by Knight Frank Petty Limited (commissioned by the Trustee) and Beijing Colliers International Real Estate Valuation Co., Ltd (commissioned by the Manager) at RMB4,162.0 million and RMB4,131.0 million respectively. Knight Frank Petty Limited relied on the discounted cash flow analysis and cross-checked by sales comparison approach and Beijing Colliers International Real Estate Valuation Co., Ltd relied on the discounted cash flow and capitalisation methods.

10 The agreed property value represents 100.0% interest in the three Vietnam properties. The properties were independently valued by Cushman & Wakefield (Vietnam) Ltd (commissioned by the Trustee) and VAS Valuation Co., Ltd in association with CBRE (Vietnam) (commissioned by the Manager) at USD97.0 million and USD96.7 million respectively. Cushman & Wakefield (Vietnam) Ltd relied on the discounted cash flow approach and income capitalisation approach as applied approach, and direct comparison approach as reference approach and VAS Valuation Co., Ltd relied on the capitalisation approach, discounted cash flow analysis and direct comparison approach.

11 The properties were acquired from Sheng Loong Enterprises Sdn Bhd and Privileged Achievement Sdn Bhd which are owned by the same shareholders and operate under the same management team. The properties were valued by an independent valuer, First Pacific Valuers Property Consultants Sdn Bhd, at MYR67.9 million based on the residual method as the primary valuation method, supported by the comparison method of valuation.

12 The property was acquired from Smart Logistics Co., Ltd and was valued by an independent valuer, Chestertons Research Co., Ltd., at KRW91.5 billion based on the market comparison and discounted cash flow methods.

PORTFOLIO ANALYSIS AND REVIEW

Well-diversified and Quality Customer Base
At the end of March 2022, MLT had a well-diversified customer base of 840 customers, a significant increase from over 700 customers in the year-ago period, which provides enhanced income diversity to the portfolio. The increase was largely due to the addition of 84 new customers arising from the acquisition of 20 properties in FY21/22.

As at 31 March 2022, approximately 74% of MLT's customer trade sectors are geared towards consumer-related industries. This is reflected in the representation from MLT's top three sectors: F&B (21% of revenue); Consumer Staples (20%); and Electronics & IT (11%). Amidst the pandemic, MLT's consumer-centric profile has underpinned the REIT's resilience as demand for essential goods continued to thrive despite the uncertainties.

MLT's assets continued to attract demand from a wide spectrum of industries. Among the new leases signed in FY21/22, approximately 74% cater to the consumer sectors. The top three trade sectors of new demand were Consumer Staples, Electronics & IT and F&B.

MLT's top 10 customers include reputable multinational companies such as CWT, Coles Group, Equinix, JD.com, Cainiao and Woolsworth. In FY21/22, MLT's top 10 customers accounted for approximately 24.2% of total gross revenue, with no single customer accounting for more than 6.3%. Alleviating the risk of rental default, the weighted average security deposits for the portfolio is approximately 3.7 months of rental income.

Proactive Leasing Strategy
At MLT, the Manager adopts a customer-centric and proactive approach to build strong customer relationships and drive long-term value. The Manager has embedded a culture of being "the first to know" of its customers' evolving business needs through constant dialogue and interaction. The asset management and marketing teams aim to provide flexible, customised leasing solutions to address customers' differing priorities and challenges that will create mutual benefits for all. The insights gained will also help the Manager to identify changing trends in the industry and formulate strategic decisions that contribute to the long-term success of MLT.

Through these efforts, portfolio occupancy was maintained at a healthy level of 96.7% as at 31 March 2022, while tenant retention rate was 68%. During the year, the Manager secured 334 new and renewal leases (excluding forward renewals) comprising 1.7 million sqm net lettable area ("NLA"). This represents a success rate of 94%. These leases have a weighted average lease term of 2.2 years (by revenue) and accounted for 24.5% of gross revenue for the month of March 2022.

MLT's portfolio achieved an overall weighted average positive rental reversion of 2.5% in FY21/22, with individual market rental reversions ranging from 1.2% to 5.0% across the nine operating markets.

Diversified Customer Trade Sectors

F&B	21%
Fashion, Apparel & Cosmetics	7%
Consumer Staples	20%
Furniture & Furnishings	2%
Automobiles	5%
Healthcare	3%
Retail	5%
Electronics & IT	11%
Others	3%
Materials, Construction & Engineering	7%
Oil, Gas, Energy & Marine	2%
Chemicals	4%
Document Storage	1%
Commercial Printing	1%
Information Communication Technology	4%
Commodities	4%

Top 10 Customers

1	CWT	6.3%
2	Coles Group	3.1%
3	Equinix	2.9%
4	S.F. Express Co., Ltd	2.6%
5	JD.com, Inc.	2.3%
6	Cainiao	1.8%
7	Woolworths	1.4%
8	Bidvest Group	1.3%
9	Best	1.3%
10	J&T	1.2%

Robust Occupancy Levels

1	Singapore	97.8%
2	Australia	100.0%
3	China	93.1%
4	Hong Kong SAR	99.9%
5	India	100.0%
6	Japan	98.4%
7	Malaysia	99.1%
8	South Korea	98.2%
9	Vietnam	100.0%
	Portfolio	**96.7%**

Stable Lease Structure and Profile

The Manager seeks to optimise the mix of multi-tenanted buildings ("MTBs") and single-user assets ("SUAs") in MLT's portfolio through active asset and lease management. SUAs are leased to single tenants under typically long lease periods which provide stability and income visibility to MLT's portfolio. In comparison, MTBs have multiple tenants on shorter lease periods, allowing MLT to capture rental upside in a buoyant leasing market.

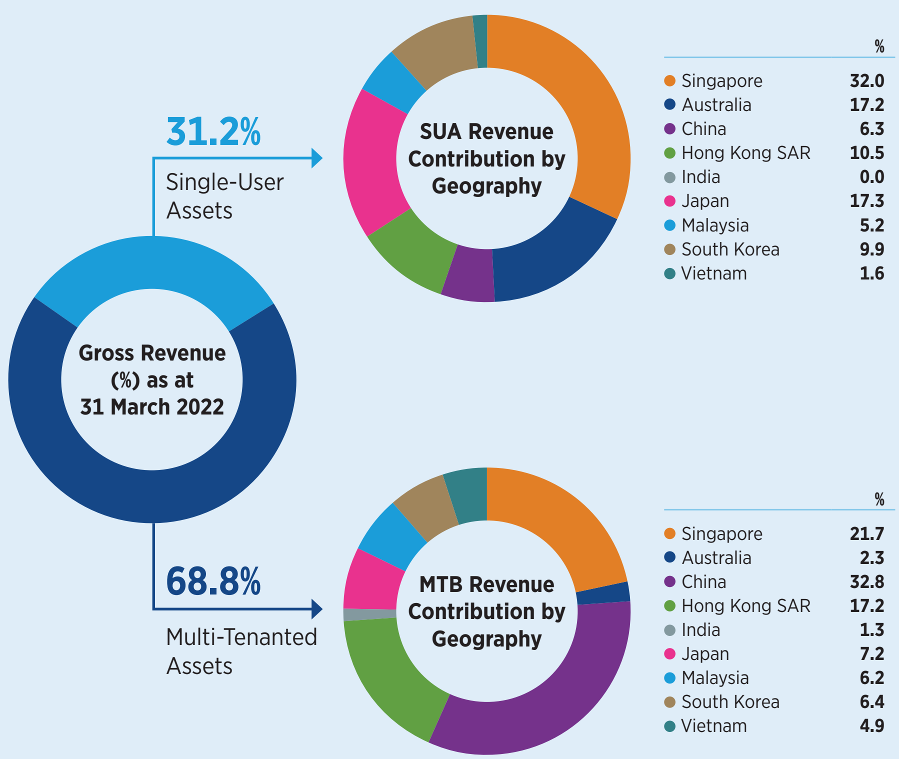
SUAs contributed to 31.2% of total gross revenue in FY21/22, with the top three market contributors being Singapore (32.0%), Japan (17.3%) and Australia (17.2%). Out of 14 SUA leases due to expire during the year, 13 were renewed while the remaining SUA lease was converted to an MTB lease. MTBs comprised 68.8% of total gross revenue with the top three market contributors being China (32.8%), Singapore (21.7%) and Hong Kong SAR (17.2%).

The Manager also actively manages MLT's portfolio lease expiry profile to avoid concentration of SUA lease expiries in any given year. This is to minimise the impact of transitional leasing downtime from conversion of SUA leases to MTB leases and the associated impact it may have on MLT's distributions. In the coming FY22/23, leases for 29.9% of MLT's NLA are due for expiry, of which 5.3% relate to leases for SUAs and the remaining 24.6% being leases for MTBs.

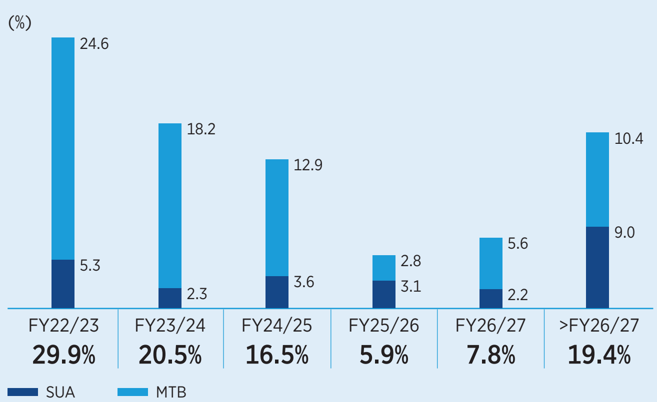
The Manager continues to ensure that MLT has a well-staggered lease expiry profile. As at 31 March 2022, MLT's portfolio had a weighted average lease expiry ("WALE") (by NLA) of about 3.5 years. The portfolio WALE (by revenue) was approximately 3.3 years.

The portfolio WALE based on the date of commencement of the leases[2] was 3.1 years by revenue and 3.3 years by NLA.

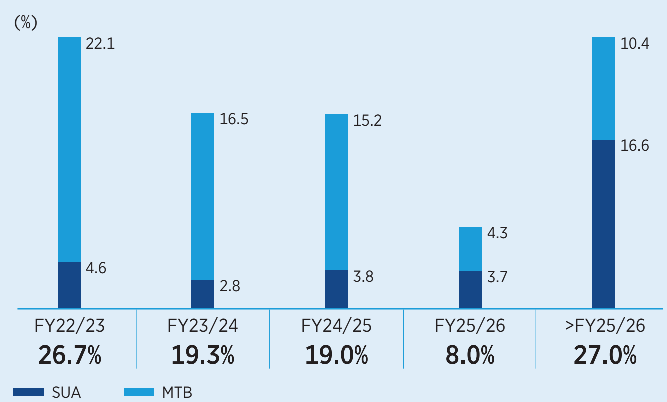
SUA vs. MTB Breakdown (by Gross Revenue)



Lease Expiry Profile – SUA vs MTB Breakdown (by NLA)



Lease Expiry Profile – SUA vs MTB Breakdown (by Gross Revenue)



Note:

2 Excluding fit-out periods and forward renewals.

PORTFOLIO ANALYSIS AND REVIEW

Portfolio Valuation

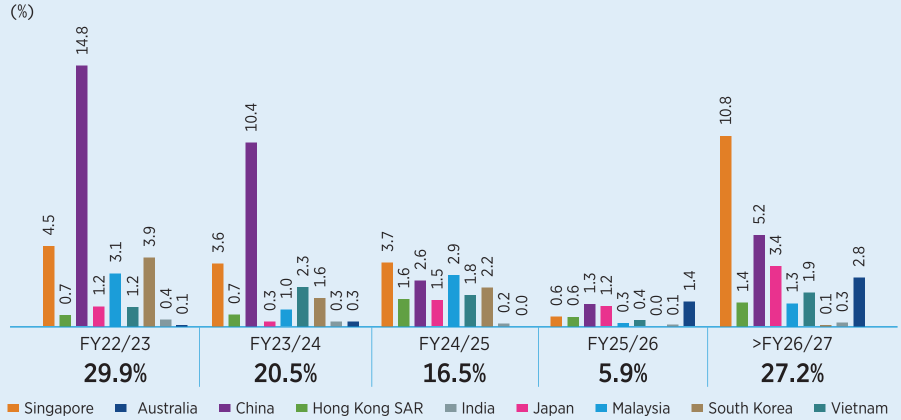
Globally, heightened investor interest in the logistics sector has increased competition for well-located quality logistics properties. Consequently, market valuations of logistics properties, especially modern and well-located properties, continued to rise, compressing capitalisation rates for logistics assets. For instance, capitalisation rates for Australian logistics assets have narrowed to 3.50% - 6.75% as of 31 March 2022, from 4.50% - 7.25% in the year-ago period; whilst capitalisation rates for Chinese logistics assets have tightened to 4.25% - 6.00% from 4.50% - 6.50% as of 31 March 2021. While the tightening of capitalisation rates has made the search for DPU-accretive acquisitions more challenging, the Manager continues to be supported by strong sourcing networks and guided by its disciplined investment evaluation framework.

As at 31 March 2022, MLT's assets under management was S$13.1 billion, S$2.3 billion or 21.1% higher compared to S$10.8 billion in the year-ago period. The higher value was primarily due to S$1.8 billion in acquisitions and capital expenditure, and S$572.3 million net appreciation in investment properties attributable mainly to properties in Australia, Hong Kong SAR and China. The net appreciation in investment properties is a reflection of rental growth and capitalisation rate compression, testament to the attractiveness of logistics properties to both occupiers and investors.

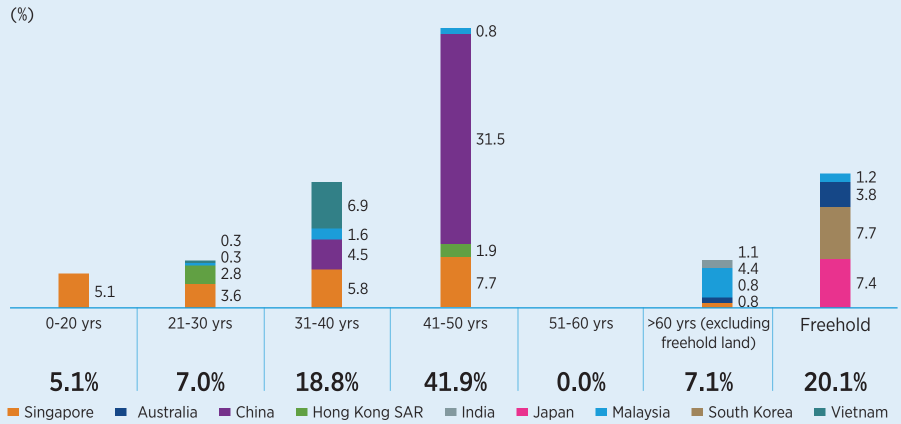
For more details on the movement in valuation of the investment properties, please refer to pages 178 to 220.

The WALE of the underlying leasehold land (excluding freehold land) was approximately 43.2 years. Freehold land accounted for approximately 20.1% and 29.4% of the portfolio's NLA and asset value respectively.

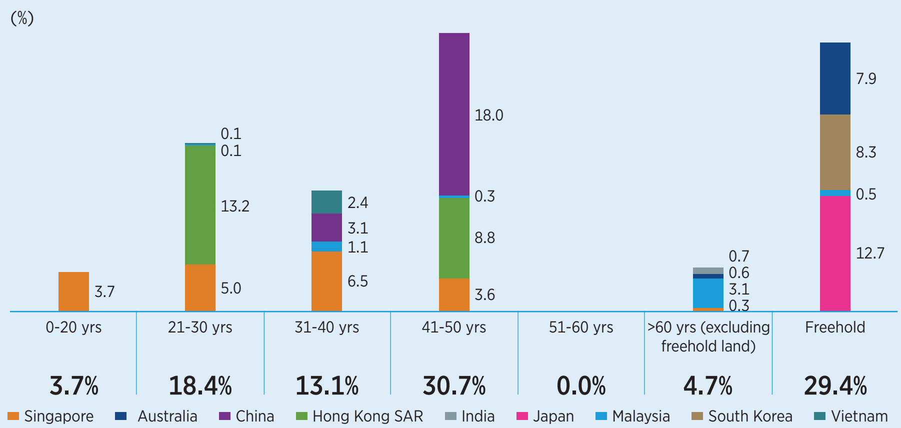
Lease Expiry Profile – Geographical Breakdown (by NLA)



Land Lease Expiry Profile (by NLA and Geographic Market)



Land Lease Expiry Profile (by Asset Value and Geographic Market)



Singapore

OPERATIONS REVIEW


Mapletree Pioneer Logistics Hub

	FY20/21	FY21/22
Properties	52	**53**
Book Value	S$2,480.8M[4]	**S$2,499.0M[5]**
Occupancy Rate (%)	98.1	**97.8**
WALE by NLA (years)	6.3	**6.9**
WALE by Revenue (years)	4.7	**4.5**
NLA (sqm)	1,777,697	**1,788,187**

Singapore's economy rebounded strongly in 2021 to record year-on-year ("y-o-y") growth of 7.6%, following a 4.1% contraction in 2020. Overall economic growth was led by the goods-producing industries where the manufacturing sector grew 13.2% y-o-y and the construction sector recovered with a 20.1% expansion, while the services-producing industries gained 5.6%[1].

Notwithstanding global uncertainties and headwinds, Singapore's warehousing and logistics sector remained relatively resilient. As business sentiment continued to improve, the quality of leasing demand has improved. Demand transitioned from short-term leases which arose in response to a surge in tenants' stockpiling requirements in 2020 to longer leases in 2021.

The sector saw a net supply of 3.1 million square feet ("sqft") in 2021 while overall occupancy rate for warehouse space rose slightly to 90.6% in the fourth quarter of 2021, from 89.9% in the year-ago period[2]. Looking ahead, new supply is projected to average 1.8 million sqft for the next four years (2022 to 2025), approximately 33.3% lower than the four-year average historical completion of 2.7 million sqft (2018 to 2021)[3].

The Manager maintained focus on active marketing and leasing as leases with an aggregate net lettable area ("NLA") of 332,865 square metres ("sqm") expired during FY21/22. Approximately 97% were renewed or replaced by the end of the financial year, translating to an occupancy rate of 97.8% as at 31 March 2022.

Advancing MLT's sustainability efforts, two solar energy systems with a combined generating capacity of 0.6MWp, were installed on the rooftops of 25 Pandan Crescent and 190A Pandan Loop in FY21/22. These represent MLT's fifth and sixth solar installations in Singapore under the Manager's renewable energy programme, which seeks to improve energy efficiency and increase the use of renewable energy.

Singapore's Ministry of Trade and Industry has forecast the economy to expand by 3.0% to 5.0% in 2022, despite the overhang of global headwinds. These include the potential emergence of more virulent virus strains and protracted supply chain disruptions, alongside rising energy prices due to geopolitical tensions, as well as faster than expected tightening of monetary policy in the advanced economies which could threaten financial stability.

Looking into FY22/23, approximately 352,924 sqm of NLA is due to expire. The Manager will continue to focus on tenant retention and maintaining a healthy portfolio occupancy. The team will proactively engage tenants ahead of their lease expiries to understand their business needs and facilitate the expansion of strategic tenants, as well as attract new tenants with flexible leasing packages.

Notes:
1 MTI Maintains 2022 GDP Growth Forecast at "3.0 to 5.0 Per Cent", Ministry of Trade and Industry, February 2022.
2 Industrial Property Statistics, JTC Corporation.
3 Independent Market Research Report by Savills Research and Consultancy, March 2022.
4 Excludes right-of-use (ROU) assets of S$110.1 million.
5 Excludes right-of-use (ROU) assets of S$101.2 million.

Australia

Performance

OPERATIONS REVIEW

15 Botero Place, Truganina

	FY20/21	FY21/22
Properties	12	**13**
Book Value as at 31 Mar	AUD$833.2M (S$867.7M)	**AUD$1,099.8M (S$1,087.6M)**
Occupancy Rate (%)	100	**100**
WALE by NLA (years)	5.6	**5.7**
WALE by Revenue (years)	7.1	**6.9**
NLA (sqm)	337,720	**352,467**

Notwithstanding multiple COVID-19 restrictions and border closures, the Australian economy rebounded strongly in 2021, expanding by 4.2% in the 12 months ended December 2021[1]. With a relatively well-educated and skillful population of 25.8 million, and strong fundamentals, Australia is forecast to grow 4.2% in 2022 and 2.0% in 2023[1].

Australia started year 2022 with a record number of Omicron COVID-19 cases, weighing on its economic momentum. With over 95% of its population fully vaccinated, the government pivoted to a phase of "living with COVID" in March 2022, allowing for state and territory borders to open for business. Pressure on the labour market is expected to ease over the coming months, stabilising and positioning the economy on a path of continued recovery.

Driven by strong and lasting structural tailwinds, the industrial and logistics sector remained the most resilient of Australia's core commercial markets in FY21/22. Tenant demand was robust, backed by tailwinds such as the continued proliferation of e-commerce and businesses' focus on supply chain security and resiliency. This resulted in a record high gross take-up of 4.4 million sqm in 2021, which is more than 50% above the previous record of 2.9 million sqm[1].

Strong occupier fundamentals continued to drive the market in 2021. Demand for logistics space outweighed supply due to minimal land supply and limited development of new product. During the year, 1.45 million sqm of new supply was brought to market, marginally below the 10-year annual average of approximately 1.5 million sqm[1]. The supply was more than offset by strong demand as players in the e-commerce space accounted for approximately 2.3 million sqm of gross take-up in 2021, significantly above the 10-year annual average of 1.4 million sqm. The continued growth of e-commerce is expected to elevate demand for well-located quality spaces and consequently rent growth, increasing opportunities for positive rental reversion across MLT's properties.

MLT acquired a logistics cold store asset in Laverton North, Melbourne for AUD42.8 million (S$42.3 million) during FY21/22, bringing its portfolio to thirteen properties located in established logistics hubs in Sydney (five properties), Melbourne (five properties), Wodonga (one property) and Brisbane (two properties).

MLT's Australian portfolio remained resilient and continued to provide stable income streams with a long weighted average lease to expiry ("WALE"). During FY21/22, leases covering over 99,675 sqm were successfully renewed or replaced. With a proactive approach to lease management to maintain high occupancy levels across the Australia portfolio, the Manager continues to engage current and prospective tenants to renew or backfill leases in FY22/23, including upcoming expiries at Derrimut and Truganina.

Looking ahead, the Manager expects occupier demand to remain healthy over the next few years. MLT remains poised to benefit from the favourable demand-supply balance which is expected to support rental growth in MLT's existing markets covering Sydney, Melbourne and Brisbane. Portfolio resilience has been enhanced with close to 80% of MLT's Australia revenue generated by tenants operating in the robust food and beverage sector, as well as the e-commerce sector. MLT will continue to leverage on its asset management and investment management expertise to grow its portfolio and income streams.

Note:
1 Independent Market Research Report by Jones Lang LaSalle Incorporated, March 2022.

China

Mapletree Yangzhou Industrial Park

	FY20/21	FY21/22
Properties	30	**42**
Book Value as at 31 Mar	RMB8,678M (S$1,792.6M)	**RMB13,169M (S$2,824.1M)**
Occupancy Rate (%)	95.3	**93.1**
WALE by NLA (years)	1.8	**1.8**
WALE by Revenue (years)	1.8	**1.9**
NLA (sqm)	2,006,791	**2,820,893**

In 2021, China reported year-on-year ("y-o-y") GDP growth of 8.1% despite a soft second half which saw economic growth slow to 4.9% in third quarter and 4.0% in fourth quarter[1]. The deceleration in GDP growth was primarily due to supply chain disruptions, energy controls and national and regional lockdowns to quell the spread of COVID-19, as well as a downturn in China's real estate sector arising from the government's cooling measures. In addition, intensive government interventions against big tech and e-commerce players such as Alibaba, Didi and Meituan continued to weigh on the economy.

With China's economic rebalancing policies in place, the country has shifted from an export-led to a domestic-driven economy. As a result, domestic consumption accounted for 65.4% of China's economic growth in 2021. With cities under lockdowns during the year, online retail sales rose by 14.1% y-o-y, outpacing a 12.5% increase in overall retail sales over the same period[2].

The trade sector showed resilience with total imports and exports recording 21.4% y-o-y growth in 2021[2]. This was attributable to China's vital role in the global supply chain and its fast and effective response to COVID-related impacts.

Against this backdrop, China's logistics market remained resilient in 2021. Grade A warehouse stock ended the year at approximately 82.8 million sqm, representing a 5-year compound annual growth rate ("CAGR") of 21.7%. Net absorption of Grade A warehouses was approximately 12.0 million sqm, driving up overall occupancy rate to 90.0% and raising average rents by 2.7% y-o-y. An average new supply of approximately 19.5 million sqm per year is expected from 2022 to 2025, reflecting a CAGR of 17.0% over the period.

In line with its strategic focus to deepen its network presence and capture growth opportunities, MLT announced the acquisitions of 13 properties[3] located in China for an aggregate property value of RMB4.1 billion in FY21/22. With these acquisitions, MLT's portfolio in China has expanded to 43 properties across 29 cities, significantly enhancing the Trust's ability to offer tenants a multi-city network of warehouse facilities.

As at 31 March 2022, MLT's China portfolio registered an occupancy rate of 93.1%, compared with 95.3% a year ago, and the industry's average occupancy level of 90.0%. The decline was partly due to the inclusion of 12 new assets, which had an average occupancy of 91.1%.

Looking ahead, the recent outbreak of the Omicron variant and strict lockdowns in various cities had impacted production and consumption, and aggravated global supply chain disruptions. With the knock-on effects arising from China's "zero-COVID" policy affecting the pace of economic growth, this may impact leasing demand for warehouse space in the near term.

In FY22/23, leases with an aggregate net lettable area of approximately 1,043,189 sqm will be expiring. The Manager will continue to employ proactive lease management strategies to renew or replace these leases ahead of expiry, while pursuing leasing pipelines from both regional and local players. In view of the uncertain economic environment, the Manager will look to strengthen its relationships with existing tenants and secure new tenants to ensure the stability of MLT's portfolio and income stream.

In the long term, MLT remains well-placed to tap into China's growing demand for modern logistics and warehousing space, underpinned by rising urbanisation, a growing middle class and consumption growth.

Notes:

1 "Statistical Communiqué of the People's Republic of China on the 2021 National Economic and Social Development", National Bureau of Statistics of China, 28 February 2022.

2 Independent Market Research Report by Knight Frank Petty Limited, March 2022.

3 The acquisitions of 12 of the 13 properties were completed on 20 January 2022. The acquisition of the remaining property was completed after FY21/22 on 1 April 2022.

Hong Kong SAR

OPERATIONS REVIEW

Mapletree Logistics Hub Tsing Yi

	FY20/21	FY21/22
Properties	9	**9**
Book Value as at 31 Mar	HKD15,385M (S$2,657.2M)	**HKD16,602M (S$2,893.2M)**
Occupancy Rate (%)	99.8	**99.9**
WALE by NLA (years)	2.7	**3.0**
WALE by Revenue (years)	3.0	**3.2**
NLA (sqm)	368,361	**368,361**

Hong Kong SAR recorded robust GDP growth of 6.4% in 2021[1], reflecting a strong 7.8% year-on-year ("y-o-y") growth in the first half which was attributable to a sharp rebound in global demand. This was followed by growth of 5.5% and 4.8% respectively in the third and fourth quarters as the COVID-19 epidemic remained relatively well-contained during the period.

Hong Kong's gradual containment of COVID-19 in 2021, resulting from increased vaccination rates and effective social distancing measures, has allowed it to make a steady recovery. Total exports of goods grew in 2021 underpinned by growing demand from major economies and the resumption of regional trade and production activity.

Domestic demand remained healthy as private consumption expenditure increased in an improving local epidemic situation and improving labour conditions. Strong local spending power supported a swift rebound in retail sales of 8.3% over the first eleven-months of 2021. Social distancing measures, as well as the adoption of work-from-home, continued to drive e-commerce demand during the year. As a result, e-commerce retail sales increased 45.5% in the first eight months of 2021 compared to the year-ago period. This growth was significantly higher than the 32% growth recorded for full year 2020, supporting demand for logistics space and highlighting the outperformance of the logistics sector in 2021[2].

MLT's Hong Kong SAR portfolio continued to deliver a creditable operating performance in FY21/22. Buoyed by e-commerce and cold-store demand during the period, the Manager successfully renewed and secured new leases for approximately 146,200 sqm of leases which expired during the year. With the Manager's proactive lease management strategies, MLT's Hong Kong SAR portfolio reported an occupancy rate of 99.9% as at 31 March 2022.

The latest outbreak of Omicron in early 2022 may delay any potential border reopening with the Mainland and cause further supply chain disruptions, in particular for ocean freight. These may contribute to short-term uncertainties in the local logistics market.

Nevertheless, the balance of Hong Kong SAR's demand-supply equilibrium remains favourable. On the supply side, Hong Kong's warehouse stock has grown at a relatively low compound annual growth rate of 0.5% per annum over the past 20 years and there was no new supply completion from 2019 to 2021. Consequently, vacancy rate for modern warehouse space declined to 1.5% in 1Q 2022, while the overall warehouse market remained tight with a vacancy rate of 2.5%[2].

Over the next five years from 2022, new warehouse supply of approximately 7.84 million sqft, equivalent to 14.5% of Hong Kong's existing warehouse stock, is expected to be delivered to the market. Demonstrating the strong market demand, a modern warehouse project in Tuen Mun due for completion in 2022 has seen strong pre-commitment for 1 million sqft of space, thus removing a major market overhang[2].

Demand continues to be robust driven by traditional logistics demand from bulk import and export segments, as well as the retail and e-commerce sectors. In the medium-to-long term, modern warehouses are expected to benefit most as their building specifications are attractive to e-commerce operators, multinational third-party logistics ("3PLs") as well as cold-storage businesses.

Looking ahead to FY22/23, the Manager expects the logistics market to remain resilient with low vacancy rates and stable rental rates. Leases for approximately 88,347 sqm of NLA in MLT's Hong Kong SAR portfolio will be expiring in the new financial year. The Manager is confident of securing replacement or renewal leases at attractive rentals.

Notes:

1 Hong Kong Economy, 23 February 2022.

2 Independent Market Research Report by Savills Research & Consultancy, April 2022.

India

Mapletree Logistics Park Talegaon

	FY20/21	FY21/22
Properties	2	**2**
Book Value as at 31 Mar	INR4,727M (S$87.2M)	**INR4,759M (S$84.9M)**
Occupancy Rate (%)	98.2	**100**
WALE by NLA (years)	2.2	**1.8**
WALE by Revenue (years)	2.1	**1.8**
NLA (sqm)	87,256	**87,586**

India experienced significant challenges in the first half of fiscal year 2021-22 as the government imposed nationwide lockdowns and travel restrictions in an effort to contain the spread of COVID-19. As COVID-19 cases declined and vaccination rates improved in the second half of 2021-22, India's economy staged a "V" shape recovery to pre-pandemic levels, with a projected 8.9% real GDP growth in 2021-22[1].

From a demand perspective, India's total exports and imports have surpassed pre-pandemic levels and are projected to grow 16.5% and 29.4% respectively in 2021-22[2]. The strong recovery in imports was largely attributed to domestic demand and increases in global crude and metal prices. Following last year's 8.4% contraction, the services sector is expected to rebound with a growth of approximately 8.2% in 2021-22.

India's logistics and warehousing sector demonstrated resilience in the face of the pandemic in 2020 and staged a robust recovery in 2021. The country's overall warehousing stock stood at 287 million sqft in 2021 as new supply of 49.6 million sqft was introduced to the market during the year. Net demand stood at 39.1 million sqft in 2021 and industry vacancy levels for Grade A spaces improved from 10.5% in 2020 to 8.8% in 2021[2]. Overall demand is expected to further grow and remain robust in the short- to medium-term, balancing the increasing supply of Grade A stock that is currently in the pipeline.

India's warehousing market is going through a transformation phase as occupier demand shifts to Grade A space and larger multi-tenanted facilities. Decisions on warehouse location and specifications are now based on supply chain efficiency instead of tax-saving benefits. The e-commerce sector, along with the 3PL sector, are the main drivers of demand for warehouse space.

The pandemic has accelerated e-commerce adoption rates, leading to an increase in demand for online delivery of essential and non-essential items. As a result, e-commerce players and 3PLs are now seeking well-located Grade A spaces which offer good access as well as enhanced quality storage space in large floorplates. This is complemented by robust demand for smaller in-city warehouses for last-mile delivery. The share of e-commerce for warehousing demand has increased from 15% in 2017 to 26% in 2021, while 3PLs account for the largest share of over 30%[2].

MLT's two properties located in Pune, which were acquired in March 2021, continued to perform well during the year. The Manager increased the portfolio occupancy from 98.2% at the time of acquisition to 100% as at 31 March 2022.

Looking ahead, India's medium- to long-term economic outlook remains positive, with the Reserve Bank of India forecasting GDP growth of 7.2% in 2022-23. The logistics and e-commerce sectors are expected to benefit from the continued growth of the economy, which is supported by strong domestic consumption and a growing middle class.

In FY22/23, leases for about 32,659 sqm of space are due to expire. The Manager will proactively engage tenants to secure lease renewals or replacements ahead of expiries, with the objective to achieve positive rental reversions and minimal leasing downtime. To attract and retain tenants, the Manager will also focus on introducing sustainability features to the properties to enhance their attractiveness. As part of its investment strategy, the Manager will explore opportunities to acquire well-located quality assets to capitalise on the strong demand for logistics space.

Performance

Notes:

1 "Governor's Statement: April 8, 2022", Reserve Bank of India, April 2022.

2 Independent Market Research Report by Jones Lang Lasalle India, April 2022.

Japan

OPERATIONS REVIEW

Mapletree Kobe Logistics Centre

	FY20/21	FY21/22
Properties	18	**19**
Book Value as at 31 Mar	JPY98.4B (S$1,215.1M)	**JPY137.2B (S$1,585.6M)**
Occupancy Rate (%)	95.9	**98.4**
WALE by NLA (years)	5.2	**3.8**
WALE by Revenue (years)	5.1	**3.7**
NLA (sqm)	445,522	**580,339**

Following a 4.5% contraction in fiscal 2020, Japan's real GDP is projected to recover with a 2.8% expansion in fiscal 2021[1]. This is achieved on the back of a gradual normalisation of economic activities with the easing of COVID-19 measures, and supported by a recovery in external demand, accommodative financial conditions and the government's economic measures.

In 2021, the COVID-19 pandemic continued to drive favourable structural trends benefitting the warehouse market, such as e-commerce and supply chain diversification. Demand for quality logistics spaces reached a record high of approximately 4.3 million sqm, taking up 86% of new supply of approximately 5.0 million sqm. Correspondingly, the industry average vacancy rate increased to 3.0% at the end of 2021, from 1.7% in the year-ago period[2].

In line with the Manager's portfolio rejuvenation strategy, MLT acquired Kuwana Centre, a 5-storey modern facility located in the industrial zone of Kuwana, Mie Prefecture in December 2021. With approximately 158,000 sqm of gross floor area, Kuwana Centre is the largest asset in MLT's Japan portfolio. The acquisition has diversified MLT's Japan tenant base, increasing the number of quality tenants by 32%.

All properties in MLT's Japan portfolio comply with seismic safety standards and have a Probable Maximum Loss[3] value of less than 15%, indicative of low exposure to earthquake risks. In line with the general market practice in Japan, they do not have specific earthquake insurance coverage.

In line with our focus on sustainability, the Manager has installed solar panels with a capacity of 2,614 kWp at Mapletree Kobe Logistics Centre. The Manager will explore more green projects, such as LED lightings and upgrading of heating, ventilation and air-conditioning systems, to reduce carbon dioxide emissions.

Stepping into 2022, new supply of logistics space is expected to reach a record high of approximately 6.0 million sqm[2]. 2021 saw developers aggressively bidding for sites to develop new warehouse spaces around Greater Tokyo and Osaka in response to robust demand. In light of this, industry watchers expect the supply-demand tightness to ease and rents to stabilise or soften in some districts.

MLT's Japan portfolio demonstrated strong resilience in FY21/22, closing the period with a portfolio occupancy of 98.4%. MLT's tenant base in Japan continued to be anchored by customers engaged in consumer-related sectors such as food & beverage and apparel, which have proven to be resilient amidst the pandemic. The Manager believes that they will remain resilient even if the economic recovery slows.

The Manager will continue to engage tenants through regular meetings to understand their business needs and commence early negotiations at least 12 to 18 months prior to the expiry of leases. With this proactive approach, three leases expiring in FY22/23 have been successfully renewed ahead of expiry, achieving positive rental reversions of 1.2% to 3.7% with built-in annual escalations of around 1%.

Notes:

1. "Japan's Economy and Monetary Policy", The Bank of Japan, 3 February 2022.
2. Independent Market Research Report by Japan Logistics Field Institute, Inc., April 2022.
3. Probable Maximum Loss ("PML") is a gauge commonly used to assess a property's seismic resistance. A PML of 15% is deemed to be sufficiently safe from earthquakes.

Malaysia


Mapletree Logistics Hub - Shah Alam

	FY20/21	FY21/22
Properties	15	**16**
Book Value as at 31 Mar	MYR1,566.5M (S$511.2M)	**MYR2,033.2M (S$659.5M)**
Occupancy Rate (%)	100	**99.1**
WALE by NLA (years)	2.0	**2.2**
WALE by Revenue (years)	1.9	**2.1**
NLA (sqm)	525,485	**657,471**

Malaysia's GDP grew at a modest 3.1% year-on-year ("y-o-y")[1] in 2021 following a contraction of 5.6% in 2020. This was supported by the easing of restrictions on inter-district and inter-state travel on the back of high vaccination rates, allowing for the resumption of business and social activities.

Malaysia's logistics industry remained one of the most resilient sectors during the pandemic as warehouses across the country were allowed to operate during government implemented lockdowns and movement control orders ("MCO"). To revitalise the economy, the government rolled out economic stimulus packages such as Penjana, KITA Prihatin and National Economic Recovery Plans. These strategic support measures increased household spending and domestic consumption, fuelling demand for logistics services and warehouse space.

Against this backdrop, MLT's Malaysia portfolio delivered a creditable performance in FY21/22. The majority of MLT's 16 properties in Malaysia are located in prime industrial areas in Shah Alam and Subang and are well-connected by highway networks. Given their proximity to the Kuala Lumpur city centre, these warehouses are sought after by logistics and e-commerce companies for domestic distribution. During FY21/22, leases covering over 117,500 sqm of net lettable area were renewed or replaced ahead of their respective expiries at an average positive rental reversion of about 1.9%. As a result of the Manager's proactive approach to lease management, MLT's Malaysia portfolio recorded an occupancy rate of 99.1% at the close of the financial year.

MLT completed the acquisition of Mapletree Logistics Hub – Tanjung Pelepas on 14 February 2022 for MYR404.8 million (S$129.9 million), adding 131,986 sqm of net lettable area to its portfolio. Strategically located in the free trade zone of the Port of Tanjung Pelepas ("PTP"), the Grade A logistics facility enjoys excellent multimodal linkages that provide air, sea and road connectivity. For this reason, 3PL companies view PTP as a strategic transshipment hub for the region, as well as a major distribution hub for Malaysia and Singapore.

In the same month, MLT announced the proposed acquisition of two parcels of leasehold industrial properties located in Subang Jaya, Selangor for a total consideration of MYR65.6 million (S$21.2 million)[2]. The Manager intends to amalgamate the properties with MLT's existing adjacent properties – Subang 3 and 4, paving the way for the development of the first mega modern ramp-up warehouse in Subang Jaya. This is in line with the Manager's strategy to optimise MLT's portfolio and future-proof its assets through asset rejuvenation.

In March 2022, Malaysia's Central Bank revised its GDP growth forecast to between 5.3% to 6.3% for 2022. The outlook for the logistics sector remains promising, underpinned by the continued growth of domestic consumption and e-commerce. Occupancy levels of Grade A logistics facilities are expected to remain high given the positive demand-supply dynamics, ensuring that rental rates continue on an uptrend.

With a firm focus on proactive lease management, the Manager is currently in final negotiations for the renewal of 39% of leases expiring in FY22/23 with a net lettable area of around 260,003 sqm. The Manager remains confident of renewing or securing replacement leases for the remaining 61% ahead of their lease expiries.

Notes:

1 Independent Market Research Report by Knight Frank Research, March 2022.

2 The acquisition is pending completion as at 31 March 2022.

South Korea

Performance

OPERATIONS REVIEW

Mapletree Logistics Centre - Iljuk 2

	FY20/21	FY21/22
Properties	18	**19**
Book Value as at 31 Mar	KRW765.5B (S$906.3M)	**KRW937.8B (S$1,030.2M)**
Occupancy Rate (%)	97.2	**98.2**
WALE by NLA (years)	1.6	**1.5**
WALE by Revenue (years)	1.6	**1.5**
NLA (sqm)	538,657	**604,839**

South Korea's economy rebounded from a pandemic-induced contraction of 0.9% in 2020 to record year-on-year ("y-o-y") growth of 4.0% in 2021. This is the country's highest economic growth since 2010[1]. The recovery was driven largely by improvements in domestic private consumption and trade, supported by the government's "living with COVID-19" strategy which was rolled out across the country in late 2021.

The Bank of Korea reported in its February 2022 Economic Outlook[2] that it expects the economy to grow 3.0% y-o-y in 2022 as the recovery of private consumption is set to pick up while robust global demand continues to drive the country's exports growth.

The country's e-commerce industry saw another year of strong and consistent growth in 2021, with sustained demand for Grade A logistics properties from e-commerce players, fresh foods and meal kit businesses, and 3PL companies. South Korea's e-commerce market volume grew 16.5% y-o-y to KRW175 trillion in 2021, accounting for approximately 38% of the country's total retail sales volume, while the volume of mobile transactions increased 22.9% y-o-y to reach KRW12.5 trillion in 2021[3].

As at the end of 2021, the Seoul Metropolitan Area ("SMA") had stock of approximately 24.2 million sqm of logistics space, with the traditional logistics hub of the Southeast submarket accounting for approximately 39.7% of the total. Despite the recent surge in supply, the average vacancy rate for logistics assets in the SMA remained tight at 3.3% as of Q4 2021[3].

The SMA recorded a 2.7% y-o-y increase in average rents in 2021 to around KRW9,156 per sqm. This was spurred by leases in newly completed prime Grade A logistics centres. Moving beyond 2022, rents are expected to see a growth of approximately 2% to 3% for prime Grade A logistic centres and approximately 1% to 3% for other centres[3].

To capture the market's growing demand for quality logistics space in prime locations, MLT announced the acquisitions of two young, modern logistics facilities serving the SMA in FY21/22 – a 3-storey ramp-up logistics facility located in Northern Yeoju, a newly established logistics hub, for KRW135 billion (S$155.3 million)[4]; and a 4-storey ramp-up facility located in the established Yongin-Icheon logistics hub for KRW88.5 billion (S$98.8 million)[5]. Both properties are 100% leased with a weighted average lease expiry of 3.1 years and 5.1 years respectively.

As at 31 March 2022, MLT's South Korea portfolio is comprised of 19 well-located modern properties with net lettable area of approximately 604,839 sqm. During FY21/22, the Manager successfully renewed or replaced leases covering over 187,297 sqm of space at an average rental reversion of 3.1%, translating to a portfolio occupancy of 98.2%.

With leases covering approximately 284,600 sqm of net lettable area due to expire in FY22/23, the Manager will continue to leverage its proactive lease management strategies to engage new and existing tenants ahead of lease expiries. This will ensure that MLT maintains stable and healthy occupancy and rental rates in FY22/23. The Manager will also continue to seek acquisitions of quality and well-located properties with modern specifications to augment its portfolio.

Notes:

1 "Real Gross Domestic Product: Fourth Quarter and Annual 2021", Bank of Korea, 25 January 2022.
2 Bank of Korea Economic Outlook, 24 February 2022.
3 Independent Market Research Report by Colliers International (Korea) Limited, April 2022.
4 The acquisition was completed on 19 November 2021.
5 The acquisition was completed on 8 April 2022.

Vietnam

Mapletree Logistics Park Bac Ninh Phase 3

	FY20/21	FY21/22
Properties	7	**10**
Book Value as at 31 Mar	VND3,247.8B (S$188.7M)	**VND5,619.8B (S$334.9M)**
Occupancy Rate (%)	100	**100**
WALE by NLA (years)	2.8	**2.9**
WALE by Revenue (years)	2.9	**3.0**
NLA (sqm)	374,093 sqm	**562,603 sqm**

In a challenging year weighed-down by the knock-on effects of new COVID-19 variants, Vietnam finished strongly to report GDP year-on-year ("y-o-y") growth of 5.2% in the fourth quarter of 2021. The strong performance was aided by a robust recovery across all industry sectors of the economy. As a result, the Vietnamese economy grew 2.58% y-o-y for the year, an encouraging result in the light of the significant impact of the pandemic[1].

As the nation's vaccination campaign gained traction, 93.4% of the country's adult population received the full regiment of two doses at the end of 2021, allowing the government to roll out its "living with COVID-19" strategy in October 2021. The easing of restrictions enabled the resumption of business and social activities, as well as the opening of borders for international trade and travel.

In 2021, the major 3PL players were conservative in their expansion plans due to concerns about the adverse impacts of COVID-19. Despite the subdued environment, MLT's Vietnam properties delivered a strong set of results in FY21/22. Leases with approximately 91,511 sqm of net lettable area due to expire in FY21/22 were successfully renewed or replaced by the Manager with an average positive rental reversion of 4.1%. MLT's Vietnam portfolio maintained an occupancy rate of 100% as at 31 March 2022.

During the year, MLT acquired Mapletree Logistics Park Bac Ninh Phase 4 and Phase 5 in Bac Ninh, and Mapletree Logistics Park Phase 5 in Binh Duong. This brings the Vietnam portfolio to a total of 10 assets, comprising five assets in northern Vietnam and five assets in southern Vietnam. Given their strategic locations in the established manufacturing hubs of Bac Ninh in the north and Binh Duong in the south, and close proximity to Hanoi and Ho Chih Minh City respectively, they have attracted a strong tenant base comprising 3PLs, manufacturers and e-commerce logistics service providers.

Looking ahead, Vietnam's economy is expected to rebound to 6.5% in 2022 and further expand to 6.7% in 2023, on the back of high vaccination rates which will allow the government to implement more flexible virus control measures, as well as trade expansion, and continued accommodative monetary and fiscal policies[2].

The outlook for Vietnam's logistics sector remains promising backed by strong growth of e-commerce and business stockpiling. In response to global supply chain disruptions posed by the pandemic and geo-political tensions, businesses are increasing stockpile of materials and parts for production as well as finished products for local distribution and export.

As result, logistics real estate market sentiment remains optimistic with strong demand for warehouses not only in the traditional locations such as Bac Ninh and Binh Duong, but also upcoming logistic hubs such as Hung Yen and Bac Giang in the north; and Long An and Long Thanh in the south. To meet market demand for logistics warehouses, local and international competitors as well as 3PLs are keen to acquire high-quality assets and logistics development sites. This has compressed capitalisation rates across various locations and increased competition for quality assets.

In FY22/23, leases with approximately 78,300 sqm of space are due to expire. The Manager will proactively engage tenants to secure lease renewals or replacements in order to achieve positive rental reversions and minimise leasing downtime. To rejuvenate and modernise MLT's portfolio, the Manager will continue seeking opportunities to acquire quality and well-located facilities to capitalise on the strong long-term growth potential of Vietnam's logistics market.

Notes:

1 Independent Market Research Report by Cushman & Wakefield, March 2022.

2 "Vietnam's economy set for strong rebound amid global economic uncertainty", Asian Development Bank, 6 April 2022.

Singapore

Performance

PROPERTY PORTFOLIO

53 properties

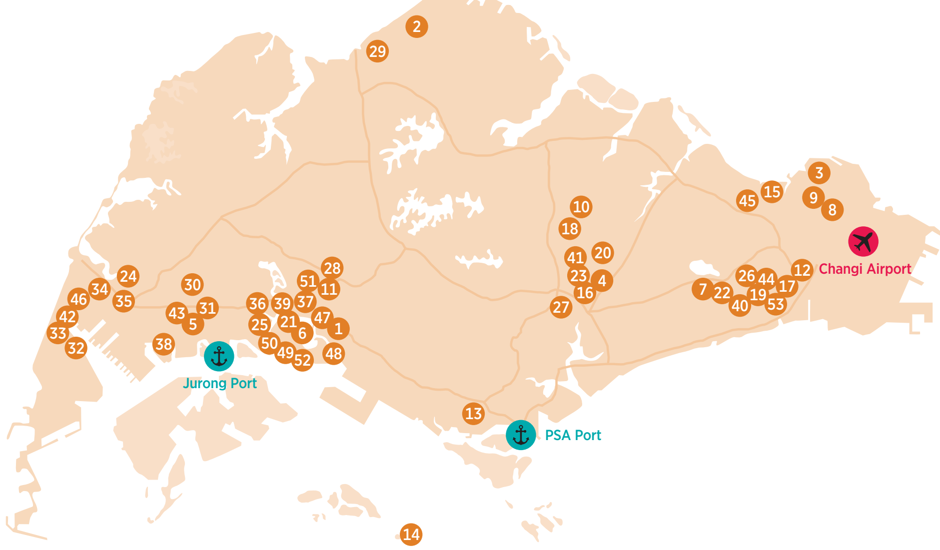
1,886,666 total GFA (sqm)

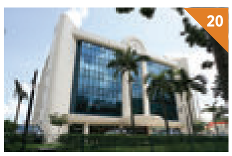
	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (SGD million)	Valuation as at 31 Mar 2022 (SGD million)
1	25 Pandan Crescent	100	35,731	30+30 years (16 May 1996)	48.0	59.0
2	19 Senoko Loop	87	12,357	30+30 years (1 May 1994)	15.7	19.7
3	61 Alps Avenue	100	12,388	30 years (16 Oct 2003)	19.6	15.8
4	Allied Telesis	100	10,593	30+30 years (15 Feb 2004)	12.5	24.0
5	Mapletree Benoi Logistics Hub	100	89,385	30 years (16 Feb 2010)	145.2[1]	134.0
6	37 Penjuru Lane	98	11,150	30 years (16 Aug 1996)	15.6	3.2
7	6 Changi South Lane	100	11,496	30+30 years (1 Jan 1995)	11.4	28.0
8	70 Alps Avenue	99	21,408	30 years (1 Dec 2002)	35.0	23.5
9	60 Alps Avenue	100	10,759	Two leases: 30 years (1 Oct 2001) and 29 years (16 Jul 2002)	18.1	12.0
10	Ban Teck Han	100	11,054	30+30 years (1 Oct 1996)	20.4	25.0
11	Mapletree Logistics Hub, Toh Guan	100	64,885	30+30 years (1 Dec 1990)	108.3[1]	155.0
12	50 Airport Boulevard	100	22,136	60 years (7 Dec 1979)	19.0	19.2
13	Prima	100	58,331	99 years (1 Oct 1997)	26.5	44.5
14	Pulau Sebarok	100	510,480	73 years (1 Oct 1997)	91.0	119.6
15	Kenyon	100	14,521	30+23 years (1 Jun 2000)	16.5	23.7
16	Toppan	100	10,469	Two leases: 30+30 years (1 Dec 1989) and 28+30 years (1 Sep 1991)	12.2	18.0
17	39 Changi South Avenue 2	70	6,129	30+30 years (1 Apr 1995)	9.1	10.7
18	2 Serangoon North Avenue 5	100	24,788	30+30 years (1 Nov 1995)	45.0	54.5

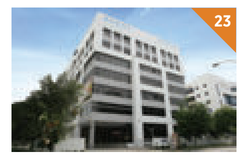
Note:

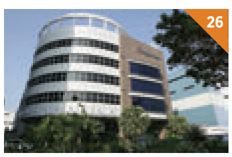
1 This includes costs of asset enhancement/redevelopment.

Legend
- Expressway
- Airport
- Port









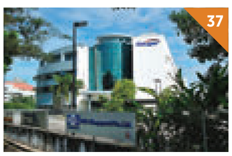
	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (SGD million)	Valuation as at 31 Mar 2022 (SGD million)
19	10 Changi South Street 3	100	10,697	30+30 years (1 Mar 1995)	17.3	17.8
20	85 Defu Lane 10	100	10,081	30+30 years (1 May 1990)	17.0	14.1
21	31 Penjuru Lane	85	15,430	30+13 years (1 Feb 1989)	16.2	8.5
22	8 Changi South Lane	95	8,966	30+30 years (1 Sep 1997)	15.6	16.8
23	138 Joo Seng Road	100	8,765	30+30 years (1 Sep 1991)	13.0	20.6
24	4 Tuas Avenue 5	100	10,399	30+30 years (16 Nov 1989)	13.0	13.0
25	Jurong Logistics Hub	99	124,559	30+30 years (1 Jan 2001)	168.0	265.0
26	3 Changi South Lane (formerly known as Kingsmen Creatives)	85	9,562	30+30 years (1 Oct 1998)	13.9	15.0
27	1 Genting Lane	100	8,297	60 years (1 Apr 1988)	11.0	12.0
28	521 Bukit Batok Street 23	97	14,782	30+30 years (1 Sep 1995)	25.4	22.5
29	6 Marsiling Lane	100	15,069	60 years (1 Jun 1978)	18.0	21.2
30	31 & 33 Pioneer Road North	100	5,442	30+30 years (1 May 1993)	6.9	7.8
31	119 Neythal Road	100	11,188	60 years (1 Jul 1979)	17.3	11.0
32	30 Tuas South Avenue 8	100	5,233	30+30 years (1 Sep 1998)	6.9	8.3
33	8 Tuas View Square (formerly known as Union Steel (Tuas View))	100	4,405	60 years (30 Oct 1996)	5.8	7.8
34	Pioneer Districentre	100	12,252	12+12 years (1 Aug 2012)	14.2	9.8
35	Mapletree Pioneer Logistics Hub	100	68,662	30+30 years (1 Aug 1993)	127.3[1]	121.0
36	3A Jalan Terusan	100	18,139	30+12 years (1 Sep 1995)	26.5	15.0

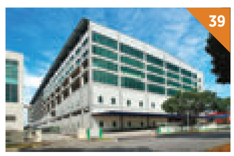
Note:
[1] This includes costs of asset enhancement/redevelopment.

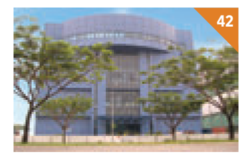
Performance

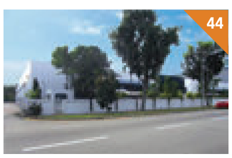
Singapore

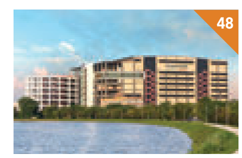
PROPERTY PORTFOLIO

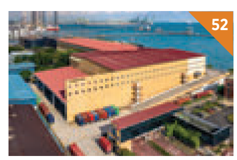






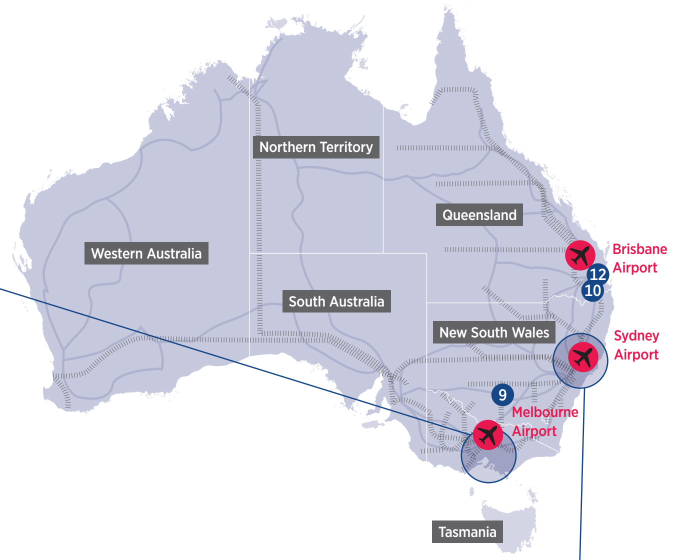


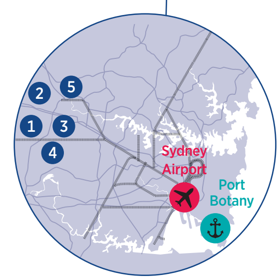




	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (SGD million)	Valuation as at 31 Mar 2022 (SGD million)
37	30 Boon Lay Way	95	32,979	30+15 years (16 July 1989)	48.0	18.2
38	22A Benoi Road (formerly known as Menlo (Benoi))	100	6,948	20 years (16 Feb 2010)	7.6	4.0
39	SH Cogent (Penjuru Close)	100	41,253	29 years (1 June 2006)	43.0	36.5
40	15 Changi South Street 2	76	19,694	25+30 years (16 Oct 1999)	34.5	31.6
41	29 Tai Seng Avenue (formerly known as Natural Cool Lifestyle Hub)	100	16,967	30+30 years (1 Feb 2007)	53.0	54.5
42	73 Tuas South Avenue 1	100	10,967	30+30 years (1 June 1997)	18.3	15.2
43	51 Benoi Road	35	31,032	30+30 years (16 Apr 1995)	55.0	40.0
44	44 & 46 Changi South Street 1	100	9,920	Two leases: 30 years (16 Feb 2007) and 30 years (16 Oct 2006)	16.8	12.8
45	36 Loyang Drive	100	7,784	30+28 years (1 Dec 1993)	13.8	15.0
46	15A Tuas Avenue 18 (formerly known as Jian Huang Building)	100	14,521	30 years (16 Sep 2007)	24.5	16.0
47	190A Pandan Loop	100	10,217	30 +30 years (1 Jan 1994)	36.6	32.7
48	4 Pandan Avenue	100	54,401	30 years (9 Oct 2014)	117.0	127.0
49	52 Tanjong Penjuru	100	74,898	30 + 10 years (1 Jul 2009)	179.0	192.0
50	6 Fishery Port Road	100	61,399	30 + 24 years (29 Jun 2011)	244.0	272.0
51	5A Toh Guan Road East	100	52,592	30 + 21 years (1 Mar 1991)	115.0	125.8
52	38 Tanjong Penjuru	100	32,263	30 + 14 years (1 Nov 2005)	75.0	83.9
53	9 Changi South Street 2	78	10,367	30+30 years (16 October 1994)	24.5	25.2

Australia





Legend
- Expressway
- Airport
- Port
- Railway

13 properties

352,467 total GFA (sqm)

	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (AUD million)	Valuation as at 31 Mar 2022 (AUD million)
1	Coles Chilled Distribution Centre, 3 Roberts Road, Eastern Creek NSW (formerly known as Coles Chilled Distribution Centre, NSW)	100	55,395	Freehold	253.0	419.0
2	114 Kurrajong Avenue & 9 Coventry Place, Mount Druitt, NSW	100	18,136	Freehold	24.3	41.0
3	53 Britton Street, Smithfield, NSW	100	13,484	Freehold	27.8	43.8
4	405-407 Victoria Street, Wetherill Park, NSW	100	12,323	Freehold	17.7	32.5
5	3 Distillers Place, Huntingwood, NSW	100	8,963	Freehold	15.2	29.0
6	99-103 William Angliss Drive, Laverton North, VIC	100	8,871	Freehold	28.1	45.0
7	213 Robinsons Road, Ravenhall, VIC	100	21,092	Freehold	27.9	38.0
8	365 Fitzgerald Road, Derrimut, VIC	100	16,114	Freehold	18.0	29.0
9	28 Bilston Drive, Barnawartha North, VIC	100	57,440	300 years (31 July 2006)	68.2	74.5
10	Coles Brisbane Distribution Centre, 44 Stradbroke Street, Heathwood, QLD	100	55,739	Freehold	105.0	147.5
11	15 Botero Place, Truganina, VIC	100	15,154	Freehold	18.4	30.5
12	Acacia Ridge Distribution Centre, 338 Bradman Street, Acacia Ridge, QLD (formerly known as 338 Bradman Street, Acacia Ridge, QLD)	100	55,009	Freehold	114.0	127.0
13	5-17 Leslie Road & 6-10 Pipe Road, Laverton North, VIC	100	14,747	Freehold	42.8	43.0

China

Performance

PROPERTY PORTFOLIO

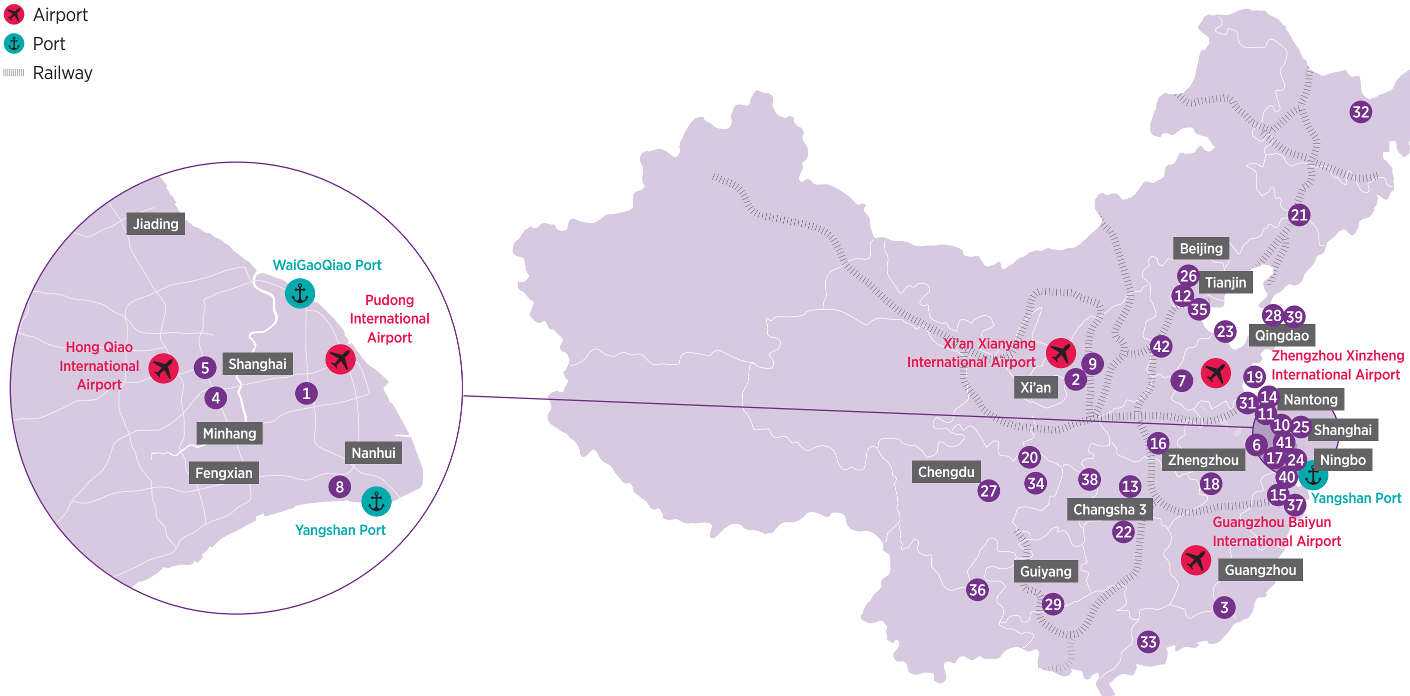
42
properties

2,761,709
total GFA
(sqm)

	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (RMB million)	Valuation as at 31 Mar 2022 (RMB million)
1	Mapletree Ouluo Logistics Park	100	81,052	50 years (4 Sep 2002)	365.3[1]	741.0
2	Mapletree Xi'an Logistics Park	89	22,876	50 years (3 June 2005)	90.0	69.0
3	Mapletree American Industrial Park	97	116,896	46 years (27 Jun 2006)	241.3	324.0
4	Mapletree Northwest Logistics Park (Phase 1)	96	30,011	50 years (10 Jan 2005)	100.0	241.0
5	Mapletree Northwest Logistics Park (Phase 2)	80	10,933	50 years (30 Oct 2006)	55.0	88.0
6	Mapletree (Wuxi) Logistics Park	100	45,084	50 years (31 Dec 2006)	116.0	153.0
7	Mapletree (Zhengzhou) Logistics Park	100	78,132	50 years (30 May 2012)	205.6	289.0
8	Mapletree Yangshan Bonded Logistics Warehouses	100	45,940	50 years (21 Aug 2006)	197.2	331.0
9	Mapletree Fengdong (Xi'an) Industrial Park	89	63,558	50 years (10 Dec 2013)	373.8	382.0
10	Mapletree Wuxi New District Logistics Park	100	122,403	50 years (17 Mar 2014)	521.8	540.0
11	Mapletree Changshu Logistics Park	97	60,967	50 years (15 Feb 2015)	216.8	252.0
12	Mapletree Tianjin Wuqing Logistics Park	67	29,148	50 years (13 Feb 2015)	123.6	136.0
13	Mapletree Changsha Logistics Park Phase 1	94	79,253	50 years (21 Jun 2014)	350.0	364.0
14	Mapletree Nantong Chongchuan Logistics Park	100	78,624	West: 50 years (30 Jan 2015) East: 50 years (20 Oct 2014)	290.3	300.0

Note:
1 This includes costs of asset enhancement/redevelopment.

Legend
- Expressway
- Airport
- Port
- Railway

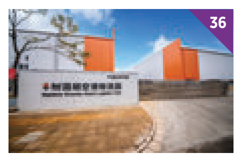


	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (RMB million)	Valuation as at 31 Mar 2022 (RMB million)
15	Mapletree Hangzhou Logistics Park	92	106,726	50 years (6 Sep 2014)	453.8	512.0
16	Mapletree Wuhan Yangluo Logistics Park	100	69,984	50 years (11 Jun 2015)	277.1	291.0
17	Mapletree Jiaxing Logistics Park	100	35,683	50 years (27 Jan 2016)	180.1	195.0
18	Mapletree Nanchang Logistics Park	83	73,950	50 years (15 Jan 2016)	241.8	256.0
19	Mapletree Zhenjiang Logistics Park	100	101,616	50 years (1 Oct 2016)	464.1	480.0
20	Chengdu DC Logistics Park	100	20,138	50 years (28 Oct 2015)	112.2	117.0
21	Mapletree Shenyang Logistics Park	44	42,881	50 years (29 Sep 2016)	147.0	154.0
22	Mapletree Changsha Industrial Park (Phase 2)	100	97,888	50 years (27 Dec 2014)	413.1	448.0
23	Mapltree Jinan International Logistics Park	69	80,931	50 years (16 Mar 2015)	371.9	383.0
24	Mapletree (Cixi) Logistics Park	100	138,588	50 years (31 Dec 2014)	492.4	519.0
25	Mapletree Nantong (EDZ) Logistics Park	91	67,504	50 years (10 Jun 2015)	242.6	253.0
26	Mapletree Tianjin Xiqing Logistics Park	100	37,689	50 years (8 Oct 2016)	226.0	236.0

China

Performance

PROPERTY PORTFOLIO



	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (RMB million)	Valuation as at 31 Mar 2022 (RMB million)
27	Mapletree Chengdu Qingbaijiang Logistics Park[1]	88	107,379	50 years (12 Dec 2016)	432.6	453.0
28	Mapletree Huangdao Logistics Park	100	74,192	50 years (18 May 2017)	265.3	284.0
29	Mapletree Guizhou Longli Logistics Park	100	51,656	50 years (5 Jul 2018)	212.0	223.0
30	Mapletree Changsha Airport Logistics Park	100	35,108	50 years (30 Sep 2017)	204.2	213.0
31	Mapletree Yangzhou Industrial Park	99	83,807	50 years (31 Jan 2018)	331.9	337.0
32	Mapletree (Harbin) Logistics Park	91	59,128	50 years (12 Oct 2017)	235.0	238.0
33	Mapletree (Zhongshan) Modern Logistics Park	100	24,112	50 years (9 Feb 2018)	155.6	157.0
34	Mapletree Chongqing Jiangjin Comprehensive Industrial Park	100	47,037	50 years (24 Jul 2014)	167.0	168.0
35	Mapletree Tianjin Jinghai International Logistics Park	70	33,227	50 years (29 Dec 2018)	166.1	169.0
36	Mapletree Kunming Airport Logistics Park	96	65,650	50 years (8 Jan 2018)	328.6	333.0
37	Mapletree (Wenzhou) Industrial Park	97	126,571	50 years (23 Jan 2018)	915.5	928.0
38	Mapletree Xixian Airport Logistics Park	90	71,006	50 years (9 May 2016)	288.5	293.0
39	Mapletree Yantai Modern Logistics Park	85	65,071	50 years (10 Sep 2018)	235.8	238.0
40	Mapletree (Yuyao) Logistics Park II	88	69,824	50 years (7 Feb 2018)	320.7	326.0
41	Mapletree (Yixing) Industrial Park	74	73,932	50 years (25 Dec 2018)	280.0	282.0
42	Mapletree (Zhengzhou) Airport Logistics Park	95	94,735	50 years (21 Sep 2017)	468.8	473.0

Note:

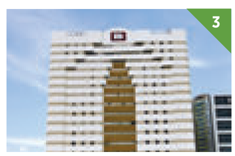
[1] The Manager expects the property title certificates in respect of Mapletree Chengdu Qingbaijiang Logistics Park to be obtained in second half of 2022.

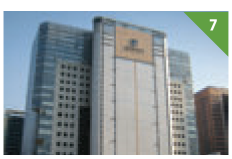
Hong Kong SAR

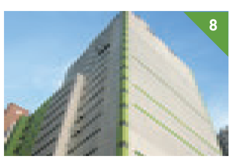
Legend
- Expressway
- Airport
- Port
- Railway

9
properties

302,478
total GFA
(sqm)







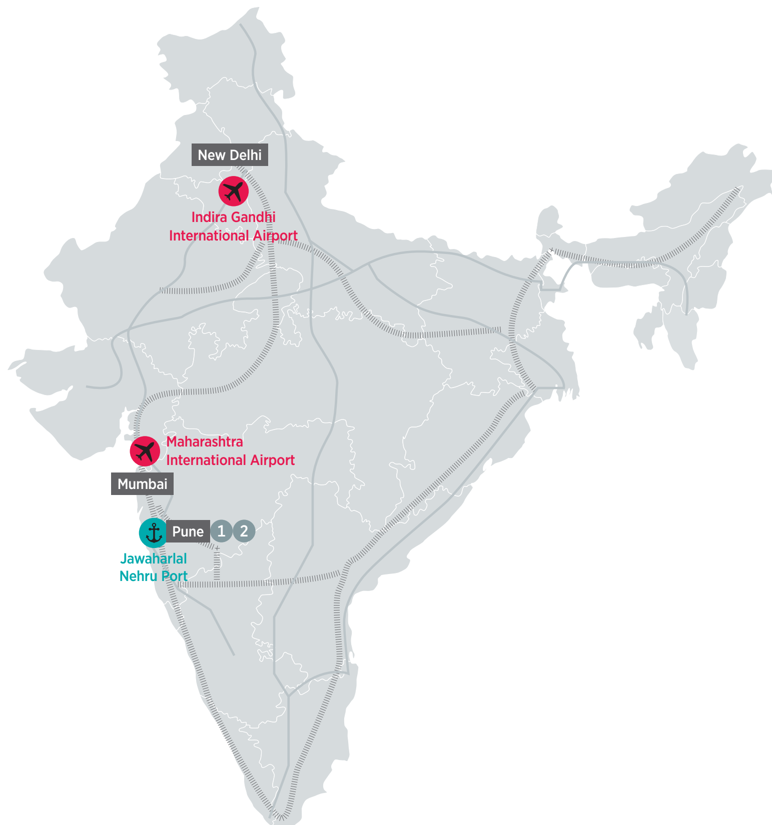
	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (HKD million)	Valuation as at 31 Mar 2022 (HKD million)
1	Tsuen Wan No. 1	100	17,094	149 years (1 Jul 1898)	206.0	571.0
2	Shatin No. 2	100	26,201	60 years (27 Nov 1987)	341.0	997.0
3	Shatin No. 3	100	39,125	58 years (28 Dec 1989)	935.2	2,144.0
4	Shatin No. 4	100	54,137	55 years (4 May 1992)	1,037.0	2,330.0
5	Mapletree Logistics Centre Fanling (formerly known as Bossini Logistics Centre)	100	12,763	60 years (27 Nov 1987)	113.0	461.0
6	1 Wang Wo Tsai Street	100	17,073	54 years (26 Nov 1993)	210.0	936.0
7	Grandtech Centre	100	47,304	56 years (19 Nov 1991)	780.0	2,273.0
8	Shatin No. 5	100	6,599	149 years (1 Jul 1898)	66.0	278.0
9	Mapletree Logistics Hub Tsing Yi	100	148,065	50 years (2 Jul 2013)	4,800	6,612.0

India

Performance

PROPERTY PORTFOLIO

Legend
- Expressway
- Airport
- Port
- Railway

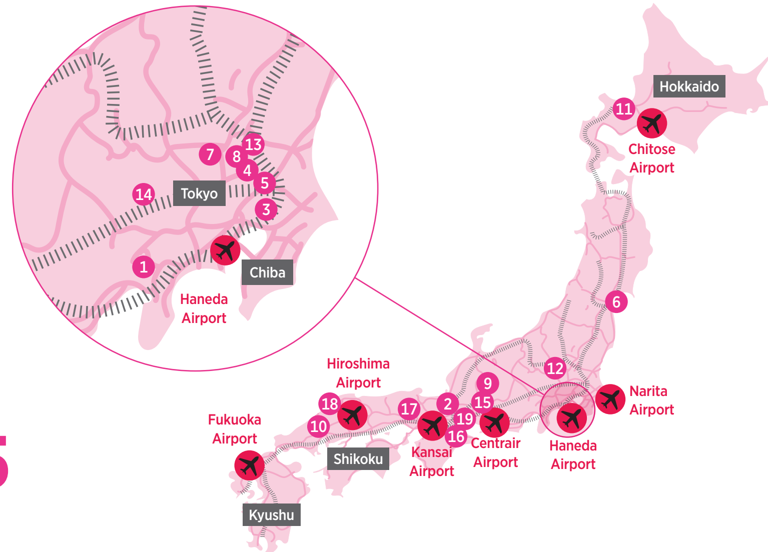


2 properties

89,229 total GFA (sqm)

	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (INR million)	Valuation as at 31 Mar 2022 (INR million)
1	Mapletree Logistics Trust India KSH Industrial Park 1, Plot No P-5, Chakan MIDC Phase - II, Khed, Pune, Maharashtra (formerly known as KSH Infra Industrial Park located at Plot No. P5, Chakan MIDC Phase - II, Pune Maharashtra)	100	74,491	95 years (1 April 2014)	4,050.0	4,191.0
2	Mapletree Logistics Trust India KSH Distriparks Pvt. Ltd., Plot No. P-12, Talegaon Floriculture, and Industrial Park, MIDC, Talegaon, Pune, Maharashtra (formerly known as KSH Infra Industrial Park located at Plot No. P-12, Talegaon Floriculture and Industrial Park, MIDC, Talegaon, Pune, Maharashtra)	100	13,095	95 years (1 June 2012)	500.0	568.0

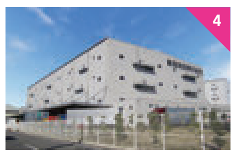
Japan

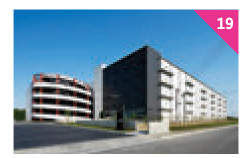


Legend
- Expressway
- Airport
- Port
- Railway

19 properties

618,255 total GFA (sqm)





	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (JPY million)	Valuation as at 31 Mar 2022 (JPY million)
1	Ayase Centre	100	3,903	Freehold	1,274.6	1,470.0
2	Kyoto Centre	100	22,510	Freehold	8,809.0	8,210.0
3	Funabashi Centre	100	17,664	Freehold	3,719.4	4,939.0
4	Kashiwa Centre	100	29,164	Freehold	6,900.0	8,444.0
5	Shonan Centre	100	31,851	Freehold	4,360.0	8,100.0
6	Sendai Centre	100	4,249	Freehold	1,490.0	1,810.0
7	Iwatsuki Land	100	24,469	Freehold	753.6	377.0
8	Noda Centre	100	35,567	Freehold	4,800.0	6,909.0
9	Toki Centre	100	16,545	Freehold	1,050.0	1,830.0
10	Hiroshima Centre	100	43,640	Freehold	7,300.0	9,711.0
11	Eniwa Centre	100	17,498	Freehold	1,460.0	1,720.0
12	Sano Centre	100	7,217	Freehold	1,050.0	1,240.0
13	Moriya Centre	100	41,713	Freehold	6,045.5[1]	7,830.0
14	Mizuhomachi Centre	100	20,212	Freehold	3,500.0	4,869.0
15	Aichi Miyoshi Centre	100	6,723	Freehold	1,155.0	1,340.0
16	Kyotanabe Centre	100	12,343	Freehold	1,830.0	2,840.0
17	Mapletree Kobe Logistics Centre	100	84,783	Freehold	22,200.0	23,263.0
18	Higashi Hiroshima Centre	67	26,833	Freehold	6,370.0	6,650.0
19	Kuwana Centre	100	133,456	Freehold	35,000.0	35,600.0

Note:
[1] This includes costs of asset enhancement/redevelopment.

Malaysia

Performance

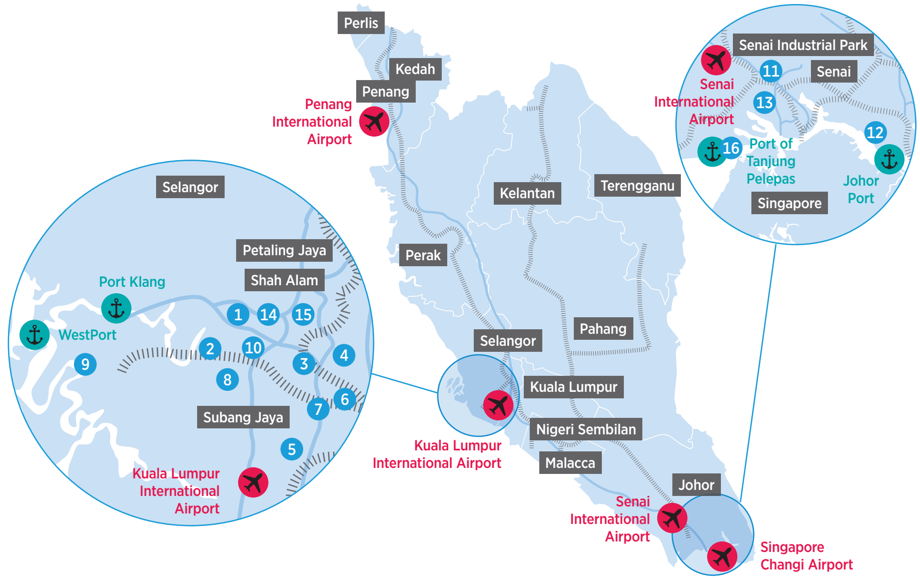
PROPERTY PORTFOLIO

Legend

- Expressway
- Airport
- Port
- Railway

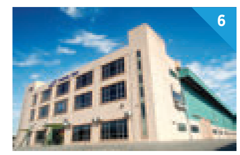
16 properties

689,352 total GFA (sqm)









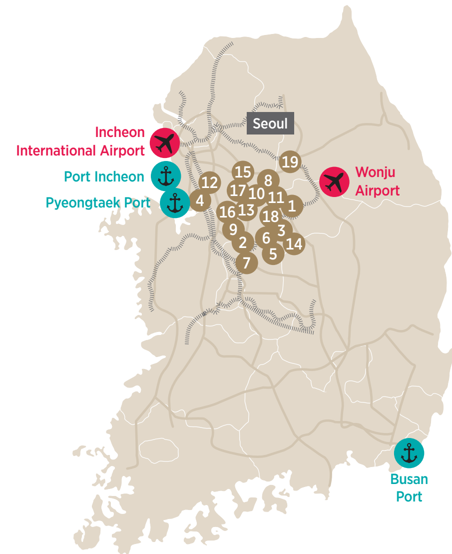






	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (MYR million)	Valuation as at 31 Mar 2022 (MYR million)
1	Pancuran	100	29,783	99 years (19 Apr 1996)	45.0	80.6
2	Zentraline	100	14,529	99 years (23 Dec 1995)	25.0	39.9
3	Subang 1	100	12,873	99 years (12 Mar 1996)	25.1	28.6
4	Subang 2	100	8,297	99 years (17 Jul 1989)	17.2	23.9
5	Chee Wah	100	7,705	Freehold	13.0	20.4
6	Subang 3	100	8,376	99 years (30 Nov 1990)	19.9	24.3
7	Subang 4	100	4,518	99 years (13 Dec 2006)	9.5	12.9
8	Linfox	100	17,984	Freehold	35.0	54.0
9	Century	100	25,734	Freehold	32.0	51.0
10	G-Force	100	18,670	Freehold	35.2	46.0
11	Celestica Hub	100	22,304	Freehold	27.5	46.0
12	Padi Warehouse	100	23,717	60 years (23 Mar 1983)	31.5	22.2
13	Flexhub	100	63,175	60 years (1 Apr 2006)	88.5	115.0
14	Mapletree Shah Alam Logistics Park	100	60,158	99 years (31 May 1999)	160.0	203.5
15	Mapletree Logistics Hub - Shah Alam	100	207,662	99 years (10 July 1995)	826.0	855.0
16	Mapletree Logistics Hub - Tanjung Pelepas	96	131,986	40 years (24 Mar 2015)	404.8	410.0

South Korea

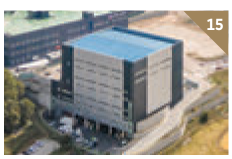


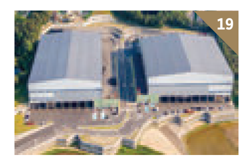
Legend

- Expressway
- Airport
- Port
- Railway

19 properties

607,509 total GFA (sqm)





	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (KRW million)	Valuation as at 31 Mar 2022 (KRW million)
1	Mapletree Logistics Centre - Yeoju	99	10,959	Freehold	11,650.0	7,850.0
2	Mapletree Logistics Centre - Baekam 1	83	32,898	Freehold	32,000.0	43,450.0
3	Mapletree Logistics Centre - Iljuk	100	23,283	Freehold	22,000.0	30,000.0
4	Mapletree Logistics Hub - Pyeongtaek	97	100,914	Freehold	75,580.0	85,200.0
5	Mapletree Logistics Centre - Anseong Cold	100	20,791	Freehold	33,500.0	23,650.0
6	Mapletree Logistics Centre - Yongin Cold	100	18,031	Freehold	30,000.0	23,600.0
7	Mapletree Logistics Centre - Namanseong	100	32,317	Freehold	22,500.0	31,800.0
8	Mapletree Logistics Centre - Seoicheon	100	27,016	Freehold	28,750.0	48,500.0
9	Mapletree Logistics Centre - Baekam 2	100	25,619	Freehold	25,500.0	38,100.0
10	Mapletree Logistics Centre - Majang 1	100	19,285	Freehold	21,400.0	33,900.0
11	Mapletree Logistics Centre - Hobeob 1	94	16,111	Freehold	17,500.0	26,250.0
12	Mapletree Logistics Centre - Wonsam 1	100	30,780	Freehold	37,850.0	54,750.0
13	Mapletree Logistics Centre - Hobeob 2	97	30,509	Freehold	35,000.0	52,100.0
14	Mapletree Logistics Centre - Iljuk 2	100	29,898	Freehold	50,700.0	52,800.0
15	Mapletree Logistics Centre - Majang 2	100	16,310	Freehold	26,700.0	28,200.0
16	Mapletree Logistics Centre – Baekam 3	100	29,977	Freehold	59,900.0	65,000.0
17	Mapletree Logistics Centre – Hobeob 3	100	55,139	Freehold	114,500.0	122,200.0
18	Mapletree Logistics Centre – Daewol 1	100	18,706	Freehold	28,200.0	30,600.0
19	Mapletree Logistics Centre - Daesin 1	100	66,296	Freehold	135,000.0	139,800.0

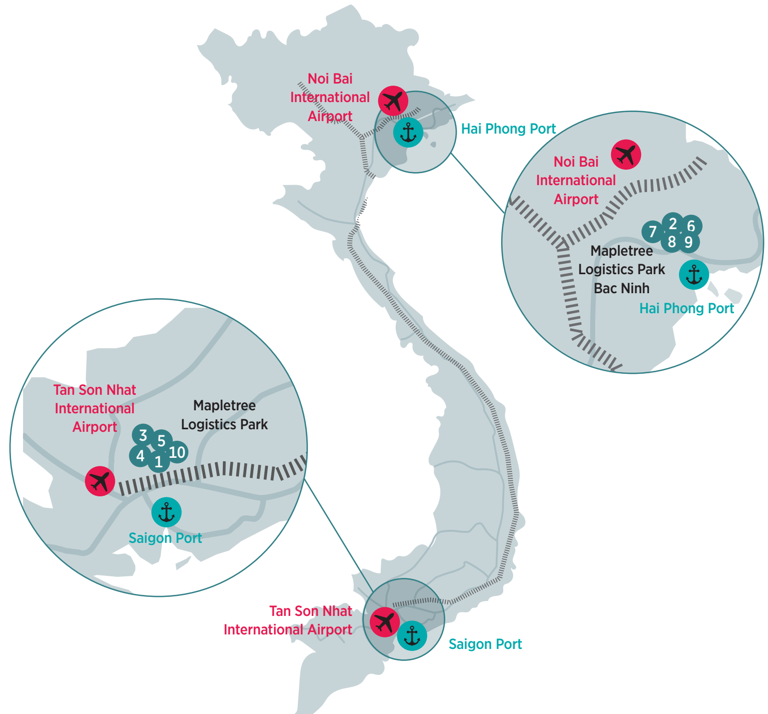
Vietnam

Performance

PROPERTY PORTFOLIO

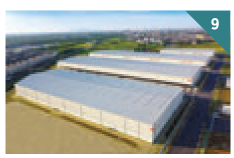
Legend

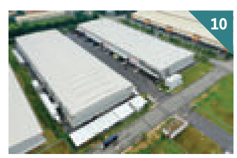
- Expressway
- Airport
- Port
- Railway



10 properties

581,613 total GFA (sqm)





	Property Name	Occupancy Rate (%)	NLA (sqm)	Land Leasehold Tenure (Lease Start Date)	Purchase Price (VND million)	Valuation as at 31 Mar 2022 (VND million)
1	Mapletree Logistics Centre	100	23,050	42 years (8 Nov 2006)	133,299.2	227,700.0
2	Mapletree Logistics Park Bac Ninh Phase 1	100	54,127	48 years (1 Dec 2009)	336,975.0	447,100.0
3	Mapletree Logistics Park Phase 2	100	66,148	48 years (26 Jul 2007)	339,546.0	438,100.0
4	Unilever VSIP Distribution Center	100	66,846	36 years (9 Nov 2018)	725,090.0	801,000.0
5	Mapletree Logistics Park Phase 1	100	66,311	48 years (26 Jul 2007)	463,183.0	507,200.0
6	Mapletree Logistics Park Bac Ninh Phase 2	100	49,930	48 years (1 Dec 2009)	375,642.3	409,200.0
7	Mapletree Logistics Park Bac Ninh Phase 3	100	47,682	48 years (1 Dec 2009)	514,716.3	558,400.0
8	Mapletree Logistics Park Bac Ninh Phase 4	100	56,755	48 years (1 Dec 2009)	708,789.3	726,700.0
9	Mapletree Logistics Park Bac Ninh Phase 5	100	70,247	48 years (1 Dec 2009)	870,426.4	905,400.0
10	Mapletree Logistic Park Phase 5	100	61,508	47 years (1 Dec 2008)	578,909.6	599,000.0

Singapore

by Savills Research & Consultancy

INDEPENDENT MARKET RESEARCH

SINGAPORE MACROECONOMIC OVERVIEW

According to the Ministry of Trade and Industry (MTI), Singapore's economy expanded by 7.6% year-on-year ("y-o-y") in 2021, a strong rebound from the 4.1% contraction in 2020. While the services-producing industries grew by 5.6% y-o-y in 2021, overall economic growth was led by the recovery of 13.4% y-o-y in the goods-producing industries. Alongside a robust expansion of 20.1% y-o-y for the construction sector, manufacturing grew significantly by 13.2% y-o-y.

Singapore's economic growth in 2022 is projected to slow as the base effect fades. Nonetheless, private consumption is expected to drive economic growth alongside the easing of domestic safe management measures and border restrictions. Against this backdrop, Singapore's economy is forecasted to expand by 3.0% to 5.0% in 2022, barring an escalation in Russia-Ukraine conflict and a deterioration of the COVID-19 situation. While the immediate impact on the local economy has been manageable, the longer-term impact of the conflict on Singapore's economy will depend on how the crisis unfolds.

RECENT GOVERNMENT MEASURES AFFECTING THE INDUSTRIAL PROPERTY MARKET

Extension of Temporary Relief Measures for Property Sector

In the face of disruptions to manpower supply due to tightening of borders in April and May 2021, temporary relief measures for affected property developers were extended. The Project Completion Period (PCP) for qualifying industrial development projects was extended by six months, on top of the cumulative 12-month extension that was granted through the temporary relief measures announced on 1 February 2020.

New Bonus GFA Scheme to Spur Developers to Adopt Enhanced Construction ITM Standards

The Built Environment Transformation Gross Floor Area (BE Transformation GFA) Incentive Scheme was implemented to encourage private developers to digitalise and adopt enhanced standards in productivity, digitalisation, sustainability and quality. Launched on 24 November 2021 for a 5-year validity period, developers/building owners can enjoy up to 3% additional GFA allowed beyond the Master Plan Gross Plot Ratio for delivering the Construction Industry Transformation Maps (ITMs) Outcome Requirements in their building development on private sites with GFA of at least 5,000 sqm (53,820 sq ft)[1].

New Initiative to Keep Supply Chains Agile

The government launched an S$18 million Supply Chain 4.0 Initiative to help Singapore diversify its supply chains. The initiative aims to integrate more technology to assist Small and Medium-sized Enterprises (SMEs) to develop digital and automation solutions, as well as use technology to make supply chains more resilient and secure. This is expected to drive the demand for high-specification warehouse facilities in Singapore.

SINGAPORE WAREHOUSE MARKET

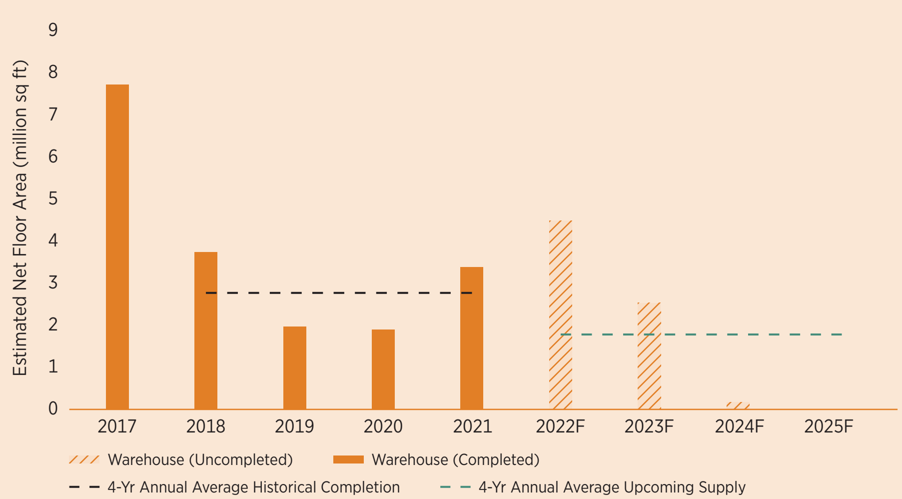
Existing Stock

As of Q1/2022, there was 121.5 million sq ft of warehouse space in Singapore, of which 97% was held by the private sector and 3% by the public sector. Net supply in 2021 amounted to 3.1 million sq ft, significantly higher than that in 2020 (1.0 million sq ft) as construction delays resulting from COVID-19 pushed back the completion of several warehouse projects. Some of the major completions in 2021 include Cogent Jurong Island Logistics Hub (GFA: 942,000 sq ft), additions/alterations to Logos Tuas Logistics Hub (GFA: 863,000 sq ft) and additions/alterations to warehouse development at 35 Tuas View Crescent (GFA: 241,000 sq ft). In Q1/2022, warehouse supply contracted by 800,000 sq ft despite some new completions such as Star International at Sungei Kadut (GFA: 205,000 sq ft).

Potential Supply

Based on Savills estimation, there is around 7.0 million sq ft Net Lettable Area (NLA) of warehouse space[2] in the pipeline until 2024 (Figure 1). With construction delays expected to persist as the pandemic continues to weigh on manpower supply, part of the pipeline supply that was originally expected to complete in 2021 was rescheduled to 2022. About 4.9 million sq ft of warehouse space is estimated to come on stream in the next three quarters of 2022, followed by another 2.0 million sq ft in 2023 and 200,000 sq ft in 2024. This translates to an average new supply of 1.8 million sq ft for the next four years (2022 to 2025), which is lower than the four-year average historical completion of 2.7 million sq ft (2018 to 2021) (Table 1).

Figure 1: Historical and Potential Supply of Warehouse Space (as of Q1/2022)



Source: JTC Corporation, Savills Research & Consultancy

*Savills estimation, based on an efficiency rate of 85%.

1 The Scheme is also applicable to new developments on sites launched for public tender under the Government Land Sales (GLS) Programme on and prior to 31 March 2022. Applicants can enjoy up to 2% bonus GFA beyond the maximum allowable intensity stipulated in the Technical Condition of Tender (TCOT). This is applicable to residential, commercial, industrial and institutional as well as mixed-use developments.

2 Savills estimation, based on an efficiency rate of 85%.

Performance

INDEPENDENT MARKET RESEARCH

Table 1: Major Upcoming Warehouse Developments[3]

Project Name	Location	Region	Developer	Estimated NLA (sq ft)
JTC Logistics Hub @ Gul	Gul Circle	West	JTC Corporation	1,291,000
Logos Ehub	Pandan Crescent	West	Pandan Crescent Pte Ltd	1,096,000
Warehouse Development	Sunview Road	West	Allied Sunview Pte Ltd	1,069,000
Additions/Alterations to Existing Industrial Development	Tuas South Avenue 14	West	Tuas South Avenue Pte Ltd	714,000
2PS1	Pioneer Sector 1	West	Soilbuild Business Park REIT	643,000
Fairprice Group Fresh Food Distribution Centre	Sunview Road	West	NTUC Fairprice Co-operative Ltd	637,000

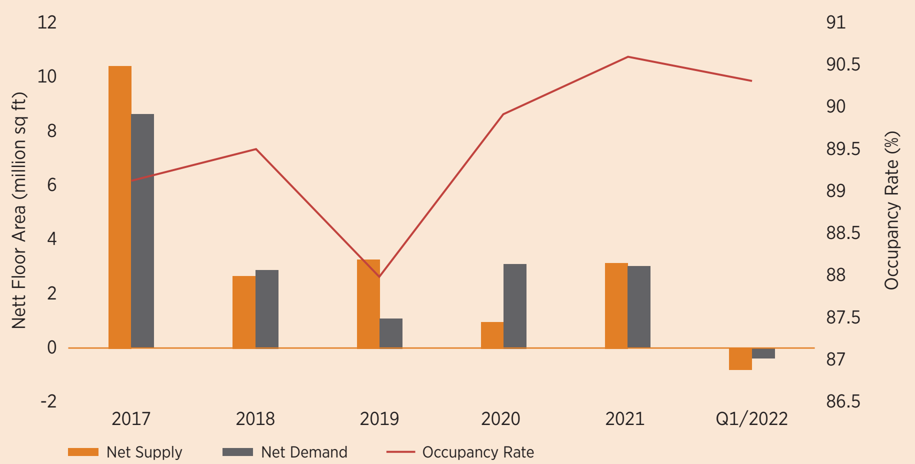
Source: JTC Corporation, Savills Research & Consultancy

Demand and Occupancy
Notwithstanding the global headwinds, warehouse and logistics emerged as one of the most resilient segments across the various industrial uses. Despite an annual net supply of 3.1 million sq ft, occupancy rate for warehouse space improved to 90.6% in Q4/2021, an uptick from 89.9% in Q4/2020 (Figure 2). Compared with 2020 when leasing demand was largely driven by shorter leases to accommodate the surge in stockpiling, demand was more stable in 2021 as more industrialists committed to longer leases amid improving business sentiment.

While part of the demand came from lease renewals by existing ecommerce players, some third-party logistics (3PL) companies expanded their warehouse network to support growing demand for domestic and international delivery amid the accelerated adoption of ecommerce. For instance, J&T Express opened a new warehouse at Changi Airfreight Centre to manage their international delivery and a new fulfilment centre at Penjuru to meet the rise in demand for ecommerce fulfilment and warehousing solutions. Demand was also driven by some industrialists which have successfully upscaled and internalised their own distribution and warehousing operations (and subsequently expanded or relocated to a larger facility).

Furthermore, the rapid adoption of digital supply chain solutions also propelled demand for modern warehouse developments, with more industrialists relocating from older warehouses to newer or ramp-up warehouse facilities. This contributed to the healthy take-up in the West Planning Region, with larger firms taking up significant space in Tuas due to a lack of ready-built ramp-up facilities in other parts of Singapore. Although occupancy rate for warehouse space inched down to 90.3% in Q1/2022 due to a slight decline in occupier demand in the West Planning Region, it remains within the higher range in the last five years.

Figure 2: Net Supply, Net Demand and Occupancy Rate of Island-wide Warehouse Space



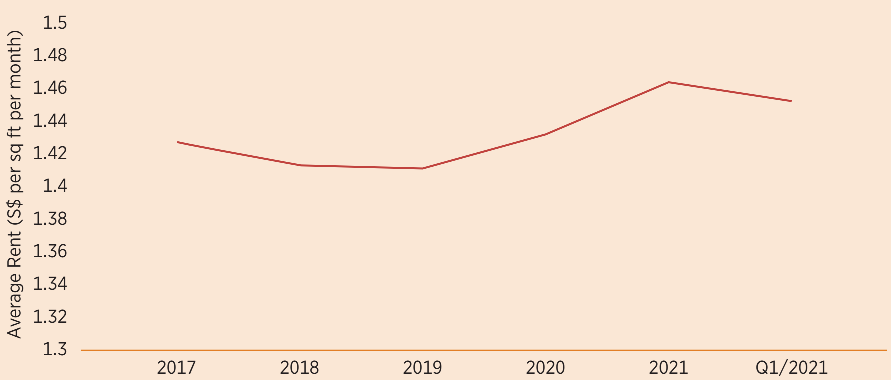
Source: JTC Corporation, Savills Research & Consultancy

Rents
Rents continued to trend up on the back of strong demand for modern warehouse facilities amid limited supply of high-quality ready-built warehouses. Savills average monthly rent for prime warehouse and logistics properties[4] rose at a faster pace by 2.1% YoY to S$1.46 per sq ft in Q4/2021, compared with 1.6% YoY in Q4/2020 (Figure 3).

On the other hand, JTC's warehouse rental index[5], which encompasses all warehouses in Singapore, only started to rebound (2.7% YoY) in 2021. This further reflects how the market is currently led by the flight to quality for modern warehouse space. While JTC's warehouse rental index continued to rise (1.5% QoQ) in Q1/2022, Savills average monthly rent for prime warehouse and logistics properties recorded a marginal decline (-0.7% QoQ). It was largely due to the rental decline for some of the strata-titled warehouse properties in the basket of properties, which accounts for a relatively small proportion of overall stock.

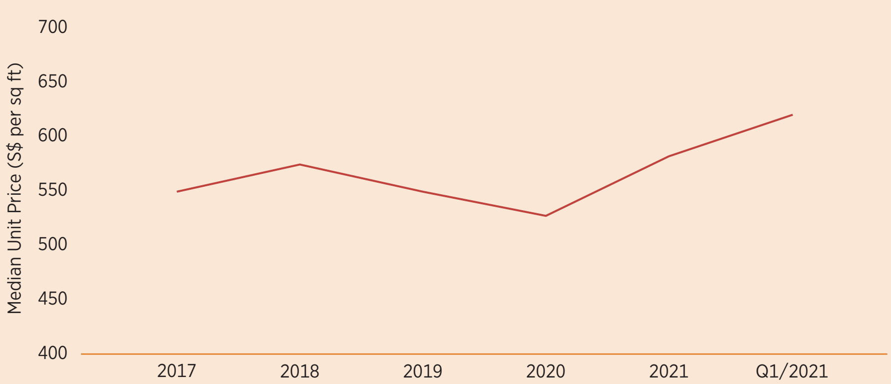
3 Developments with approximate NLA of at least 500,000 sq ft.
4 Based on Savills basket of private multiple-user warehouse properties which ranges from 2,000 sq ft to 80,000 sq ft in size, with an average monthly asking rent of at least S$1.30 per sq ft.
5 Include island-wide transactions of private warehouses.

Figure 3: Savills' Monthly Rents for Prime Warehouse and Logistics Properties



Source: Savills Research & Consultancy

Figure 4: Median Prices of Strata-titled Warehouse Properties



Source: JTC Corporation, Savills Research & Consultancy

Prices

Based on JTC's sales caveats data, Singapore's strata-titled industrial sales activity started to pick up momentum in 2021. After stagnating in the preceding year, sales volume increased by 75.0% YoY to 112 transactions in 2021, the highest since 2013. The increase was likely backed by local SMEs which acquired warehouse properties for their own business operations. There was a notable increase in demand from companies involved in ecommerce and last mile transportation services. Median unit prices of strata-titled warehouses reversed a two-year decline with an increase of 10.5% YoY to S$581 per sq ft in 2021, surpassing the price level in 2018. In Q1/2022, median unit prices continued to increase to S$619 per sq ft, up by 6.5% from 2021, backed by ample liquidity in the market **(Figure 4)**.

Major Investment Sales

Warehouse transactions exceeding S$10 million amounted to S$379.0 million in 2021, 45.7% higher than the S$260.1 million transacted in 2020. Logistics assets have been in favour since the COVID-19 outbreak due to the heightened demand for storage space and last-mile logistics services amid the rapid adoption of ecommerce. The largest transaction in 2021 was Global Trade Logistics Centre at 46A Tanjong Penjuru which was acquired by ESR REIT for S$112.0 million. Other significant investment deals include 28 Quality Road sold by Pteris Global (S$49.7 million) and 5 Clementi Loop (S$46.0 million) **(Table 2)**.

Table 2: Major Investment Sales Transactions of Warehouse Developments (2021 to Q1/2022)

Contract Date	Property	Location	Estimated Land Area (sq ft)	Transacted Price ($ million)	Estimated Transacted Price ($ psf)	Tenure	Purchaser	Seller
Mar-21	Clementi West LogisPark	5 Clementi Loop	200,216	46.0	230	30+30 yrs from 01/11/1994	-	-
Apr-21	GTW Industrial Building	11 Tai Seng Drive	49,553	30.4	613	30+30 yrs from 01/11/1993	Nanofilm Technologies International Limited	G.W.T International Pte Ltd
Apr-21	Tye Soon Building	3C Toh Guan Road East	79,719	32.0	402	30+30 yrs from 16/02/1991	-	ESR Reit
Jun-21	Global Trade Logistics Centre	46A Tanjong Penjuru	240,990	112.0	465	30+14 yrs from 01/05/2006	ESR Reit	Montview Investments Pte Ltd

Performance

INDEPENDENT MARKET RESEARCH

Contract Date	Property	Location	Estimated Land Area (sq ft)	Transacted Price ($ million)	Estimated Transacted Price ($ psf)	Tenure	Purchaser	Seller
Jul-21	N.A.	28 Quality Road	269,088	49.7	185	30+30 yrs from 01/06/2007	Logos SE Asia	Pteris Global
Jul-21	N.A.	9 Changi South Street 2	92,692	24.5	264	30+30 yrs from 16/10/1994	Mapletree Logistics Trust	RSH Holdings
Aug-21	LTH Building	10 Jalan Kilang Timor	85,423 (strata)	40.1	469	99 yrs from 01/07/1962	-	-

Source: Savills Research & Consultancy

MARKET OUTLOOK

Despite the supply chain headwinds, industrial and logistics will remain as a favoured real estate sector as more industrialists recognised the importance of investing in modern logistics facilities. In the face of operational constraints amid the pandemic, many businesses intensified their efforts to embrace advanced manufacturing, adopt new technology and upskill their workforce. Some initiatives to address the accelerated structural shifts resulting from COVID-19 include the digitalisation of warehousing operations and automation of production lines to cope with fluctuations in demand. As the pandemic quickened the pace of Industry 4.0. transformation, there is a greater shift of demand from traditional storage warehouses to high-specification warehouses with ramp-up facilities, last mile delivery/urban logistics and temperature-controlled facilities. This is fuelled by manufacturers gearing up for a post-pandemic future where supply chains will have to be increasingly nimble. Along with the introduction of Singapore's Manufacturing 2030 plan to drive research and innovation in advanced manufacturing operations, demand for high-specification warehouse facilities is likely to sustain.

Some of the upcoming modern warehouse developments saw healthy pre-commitment levels. For instance, 2 Pioneer Sector 1 (2PS1) is already more than 50% pre-committed with tenants from Fast Moving Consumer Goods (FMCG), ecommerce and 3PL industries. Amid the pivot to Industry 4.0, landlords of older developments are likely to take the opportunity to embark on asset enhancement initiatives and redevelopment works to remain relevant. Nonetheless, owing to construction delays, the supply of modern warehouse facilities with quality specifications is expected to remain limited in the near term.

Meanwhile, the protracted conflict between Russia and Ukraine is expected to hit most of the external-oriented sectors in Singapore. As they are major commodity exporters, the fallout from the Russia-Ukraine war has strained global supply chains and led to price increase for essential commodities such as oil, gas and industrial metals, which could potentially affect the manufacturing sector. Coupled with rising labour costs, elevated commodity prices are expected to result to higher business costs, which could curtail manufacturing activities. As a result, industrialists are likely to hold back on their expansion plans in the near term.

Compared with other asset classes, warehouse and logistics real estate is expected to better weather the increased downside risks and negative feedback effects arising from the Russia-Ukraine crisis, as well as rising interest rates. As such, rent for prime warehouse properties is forecasted to grow by up to 10% over the next two years, with the demand for warehouse facilities by new economy industries likely to stay firm. Rents are primed for continued growth, underpinned by the influx of more well-specified warehouse facilities which are able to command higher rents. Similarly, capital values for modern warehouse assets are expected to continue to rise in 2022. While investor demand for modern warehouse facilities remains robust, the availability of investable institutional-grade stock is likely to remain limited in the near term. In particular, sellers are expected to hold out for further upside as industrial and logistics remain as highly sought-after real estate assets.

Disclaimer

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Australia

by Jones Lang LaSalle

MACRO-ECONOMIC OVERVIEW AND OUTLOOK

The Australian economy rebounded strongly in 2021, despite the impacts of the extended lockdowns endured in Victoria and New South Wales over the September quarter due to the Delta strain of COVID-19. As per the most recent data from the Australian Bureau of Statistics (ABS), the Australian economy expanded by 4.2% in the 12 months to the end of the December 2021.

The recent outbreak of the Omicron COVID-19 strain of the virus across Australia poses a potential headwind to the momentum of the economic recovery looking ahead to 2022. However, despite the uncertainty, the national labor market remains strong. Total national employment totals 13.4 million people as of March 2022 (ABS). This is 3.0% above the pre-COVID peak recorded in February 2020 and has resulted in unemployment falling to 4.0% - the lowest level since August 2008.

As a result of a range of factors, particularly the tight global labor market, rising energy prices and supply chain bottlenecks, there is increasing concern about the potential short-term outlook for inflation.

As such, most local bond yield forecasts have been revised and the decompression cycle will likely commence sooner than was originally expected. However, it is currently expected that the softening of bond yields will be relatively limited, and rates will remain relatively low over the long term in comparison to historical benchmarks.

In its most recent release (March 2022), the Reserve Bank of Australia noted:

- Inflation has picked up more quickly than the RBA had expected, but remains lower than in many other countries (headline 3.5%).
- GDP growth is forecast to be 4.25% in 2022 and trend down slightly to 2.0% in 2023.
- The board remains committed to maintaining its accommodative monetary policy until inflation is sustainably within its target range of 2-3%, While inflation has picked up, it is too early to conclude that it is sustainably within the target range.

INDUSTRIAL AND LOGISTICS SECTOR PERFORMANCE AND TRENDS

The Australian industrial & logistics sector has remained the most resilient out of the core commercial markets throughout the COVID-19 pandemic. Significant structural tailwinds, many directly because of the pandemic, have supported significant tenant expansion across all tracked markets, which resulted in gross take-up in 2021 to reach a record high of 4.40 million sqm (previous record 2.9 million sqm). This has, in turn, resulted in elevated rental growth rates and record-high investment volumes **(Figure 1)**.

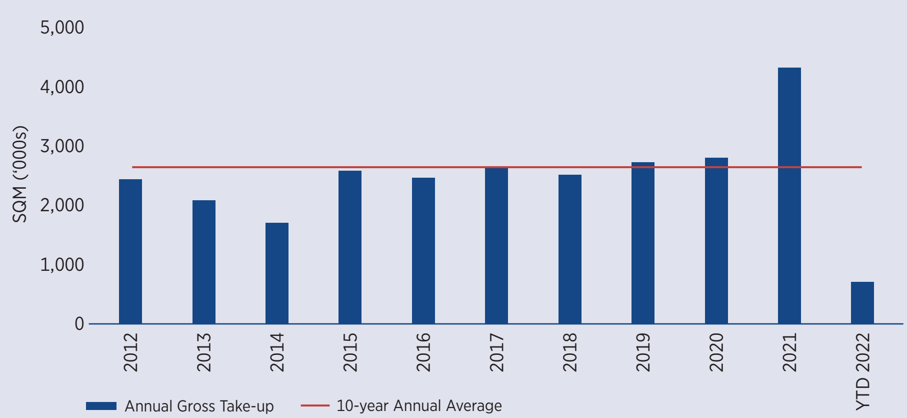
One of the major shifts resulting from the pandemic has been the rapid acceleration in the adoption of eCommerce in Australia. Based on data released by the National Australia Bank, online sales accounted for 9.3% of retail activity as of January 2020. Since then, online shopping has become an increasingly important part of the broader retail landscape, accounting for 14.7% of total retail sales in 12 months to February 2022, which is approximately 17.4% higher than the 12 months to February 2021.

This growth has had a material impact on industrial & logistics demand in Australia, as retailers and third-party logistics providers have been forced to increase their supply chain investment to improve delivery capacity to residential areas. This has resulted in a significant uptick in gross take-up from the Retail Trade & Transport, Postal and Warehousing sectors – having accounted for 2.3 million sqm gross take-up nationally in 2021 (10-year average – 1.4 million sqm).

Based on current projections, it is expected that the online penetration rate in Australia will reach 20% by 2025, which will continue to underpin significant growth in the industrial occupier take-up from the Retail Trade & Transport, Postal and Warehousing sectors **(Figure 2)**.

The trend of re-shaping supply chains across the country has extended beyond the eCommerce boom. There have been significant disruptions to supply shipping networks across the world, which have driven up costs and caused major interruptions to a range of industries. The Freightos Baltic Index (FBX) Global Container Index indicates that the

Figure 1: National Industrial & Logistics Gross Take-up



Source: JLL Research. As at 1Q22

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average cost of shipping a 40-foot container increased by 769% from March 2020 to a peak in September 2021. Container costs are still high but have started to recede from this peak, down by 12% to USD 9,806 in Jan 2022.

Supply chain disruptions and increased costs are forcing occupiers to radically re-think their thinking on supply chains – increasing the prioritization of resilience. This is proving to have a positive flow-on effect for third-party logistics providers (3PLs) which are rapidly growing in the face of a significant increase in the amount of supply chain and logistics outsourcing that has occurred in Australia over the past 12-18 months.

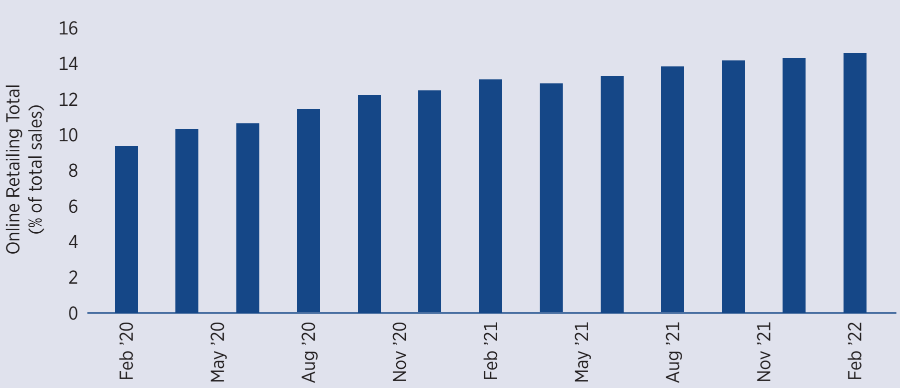
The manufacturing sector has also benefitted from structural tailwinds emerging from the pandemic. These include the increased onshoring of manufacturing of essential goods (food and pharmaceuticals) and construction materials. As such, gross take-up in the sector in 2021 totalled 871,540 sqm, 53% higher than the 10-year annual average.

The delivery of new industrial supply has been hampered in the Australian market during 2021, with the full year completion totals (1.45 million sqm) remaining below the long-term average despite the record level of occupier demand. In addition to declining availability of land in core locations (particularly across the Sydney and Melbourne markets), there have been a range of pandemic related workplace density restrictions placed on construction sites across Sydney and Melbourne. This had its most severe impact across Q3, when both cities were in the peak of their lockdowns, which heavily impacted completion totals in the back half of the year **(Figure 3)**.

As a result of the record level of occupier activity over the last 12 months and the relatively subdued volumes of new development completions over the same period, there has been very little speculative stock delivered across the national market. In total, only 286,220 sqm of non-committed space was delivered over 2021, a significant decline from the previous year (461,470 sqm).

A total of 3,049,450 sqm of new stock is due to complete over 2022 across the country, 533,080 sqm of which has already been delivered in 1Q22. Assuming these projects complete on time, 2022 would mark the highest year on record for industrial supply, topping the previous record set in 2020 by 51.2% (2,017,490 sqm).

Figure 2: Online Retailing Penetration Rate since the start of 2020



Source: NAB, ABS, JLL Research. As at 1Q22

Figure 3: National Development Completions and Forecast Supply Pipelines

Source: JLL Research. As at 1Q22

INDUSTRIAL AND LOGISTICS MARKET OVERVIEWS

SYDNEY

Demand

Occupier demand was strong in 2021, with full year gross take-up totaling 1.43 million sqm; the highest that JLL Research has recorded for this market. Take-up was supported by several large pre-lease deals that were struck by occupiers across several sectors.

The Transport, Postal & Warehousing sector has dominated industrial demand in the Sydney market, accounting for 42% of gross take-up over 2021. This has primarily been driven by the growth of 3rd Party Logistics (3PL) and urban logistics businesses, which saw an uptick in their business activity because of the eCommerce boom.

Gross take-up in 1Q22 declined q-q as low vacancy has limited options, however, remained elevated for the eighth consecutive quarter, totaling 230,750 sqm. Demand was led by the Retail Trade and Transport, Postal & Warehousing sectors, which accounted for 35% and 31% of take-up, respectively **(Figure 4)**.

Supply

A total of 255,870 sqm of industrial floorspace was delivered in 2021, 49% below the 10-year average of 498,020 sqm. New development activity was demand-led with approximately 76% of the space having secured pre-commitment prior to completion.

The supply pipeline is expected to accelerate substantially in the short term, with 1,123,350 sqm of space currently under construction in the Sydney market as at 1Q22. Of this total, 1,038,840 sqm is due to complete over 2022, 66% of which has been pre-committed to. Of this total, 101,440 sqm has already completed in 1Q22 **(Figure 5)**.

Prime Rents

Rental growth across the Sydney industrial & logistics sector was strong throughout 2021, increasing by 6.2% for prime grade and 7.3% for secondary grade assets. In 1Q22, rental growth accelerated, with Sydney net face rents now averaging AUD 173 psm p.a. for prime assets (+3.2% q-q) and AUD 159 psm p.a. for secondary assets (+3.5% q-q).

There has been consistent strong positive rental growth in the prime Sydney industrial market over the last four years. Rental growth will likely be driven over the medium-long term by strong occupier demand, diminishing land supply and competing uses of assets.

Yield Observations

The average prime yield midpoint declined 113 bps to a record low 3.68% over 2021, while the secondary midpoint yield declined by 128 bps to 4.19%. The Inner West has exhibited the greatest compression over 2021, with prime yields coming in by 138 bps, while the South Sydney precinct has the sharpest prime yield midpoint in the country at 3.25%. Yield compression has continued in 1Q22, however, to a moderated degree, with the average prime mid-point coming in by 11.5 bps to 3.56%, with the Outer Central West and South Sydney precincts exhibiting the sharpest midpoint yields at 3.25% **(Table 1)**.

MELBOURNE

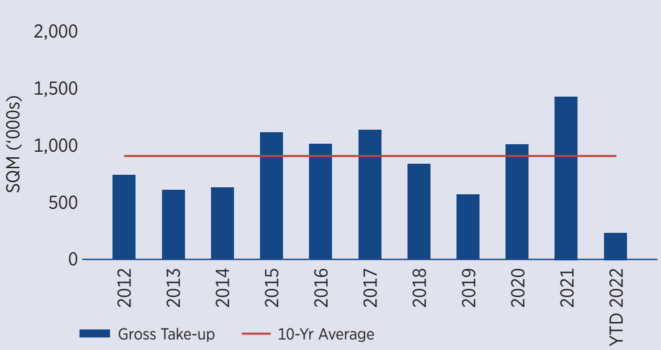
Demand

Melbourne has led the nation in leasing activity over the last four years, accounting for 41% of gross take-up during this period. In 2021, occupier activity in Melbourne reached a new benchmark, totalling 1,858,610 sqm over the year; the highest that JLL Research has ever recorded for the market.

The West has been the epicentre for industrial demand in Melbourne over the last decade, accounting for 52% of all gross take-up over the period. Meanwhile, the South East has continued to record consistently strong take-up despite declining availability of land. The North precinct has become more active with its share of gross take-up increasing to 30.7% in 4Q21, which was well above the five-year quarterly average of 20.0%.

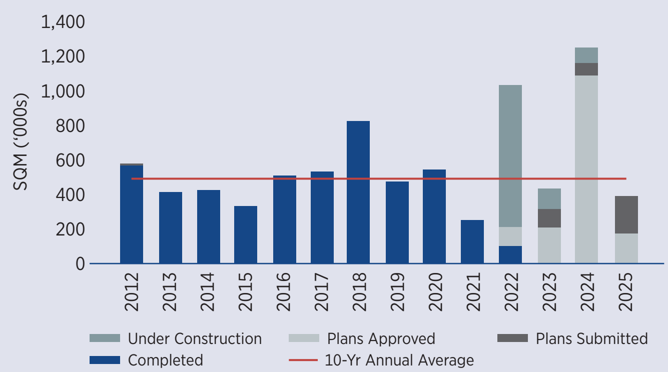
Heightened take-up in 1Q22 continued, increasing by 14.4% (q-q) to 397,740 sqm, with the West accounting for 52% of the quarterly total **(Figure 6)**.

Figure 4: Sydney Gross Take-up



Source: JLL Research. As at 1Q22

Figure 5: Sydney Industrial Supply Pipeline



Source: JLL Research. As at 1Q22

Table 1: Sydney Financial Indicators Summary

	Prime Existing Net Rents (AUD psm p.a.)			Capital Value Indicator			Prime Market Midpoint Yield		
	1Q22	Q-o-Q Change	Y-o-Y Change	1Q22	Q-o-Q Change	Y-o-Y Change	1Q21	Q-o-Q Change (bps)	Y-o-Y Change (bps)
Inner West	165	2.06%	12.26%	5,167	5.70%	51.98%	3.50%	-12.5 bps	-125 bps
North	237	1.84%	5.73%	N/A	N/A	N/A	4.13%	-12.5 bps	-87 bps
Outer Central West	138	2.93%	6.32%	4,236	2.89%	39.73%	3.25%	-12.5 bps	-199 bps
Outer North West	134	2.38%	5.65%	N/A	N/A	N/A	3.63%	-12.5 bps	-87 bps
Outer South West	131	5.96%	13.34%	N/A	N/A	N/A	3.63%	-12.5 bps	-87 bps
South Sydney	232	4.40%	12.65%	6,348	4.30%	44.30%	3.25%	-6.5 bps	-100 bps

Source: JLL Research. As at 1Q22

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Supply
A total of 806,700 sqm of industrial floorspace was delivered in 2021, the highest level recorded over the past decade. The development pipeline was underwritten by an elevated level of pre-commitment, as 91% of stock delivered in 2021 was pre-leased upon practical completion, the highest level since 2017.

The development pipeline in the Melbourne industrial & logistics market is expecting volumes of stock. We are currently tracking 1,170,260 sqm of new stock, which is due to be delivered over the course of 2022. Of this total, 284,610 sqm of has already been delivered in 1Q22.

Prime Rents
Melbourne is one of the most affordable industrial & logistics markets in Australia, despite recording significant rental uplift during the last 12 months. Average prime rents increased by 8.7% over 2021, while secondary net rents grew by 12.5% year-on-year to AUD 84 psm p.a. Strong growth has continued in 1Q22 as average prime rents climbed 3.0% to AUD 106 psm, while secondary rents increased by 3.9% (q-q) to AUD 86 psm. Notably, the South East precinct saw the second strongest growth of any precinct in Australia in 1Q22, posting prime rental growth of 7.9% (AUD 109 psm) **(Table 2)**.

Melbourne's long-term prospects for strong population growth will continue to be a fundamental driver of growth for the industrial and logistics sector, with the city estimated to become the most populous in Australia by the end of the decade.

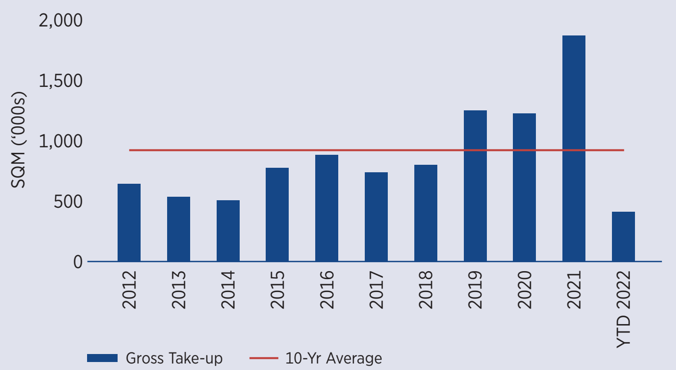
Yield Observations
The average prime yield midpoint has sharpened by 93.8 bps over 2021, to a record low of 3.63% - 347 bps below the previous cyclical low, while the average secondary yield midpoint fell by 126 bps (y-y) to 4.28%, also a record low. Both prime and secondary yields remained unchanged in 1Q22.

BRISBANE
Demand
Gross take-up totalled 547,280 sqm in 2021, 14% above the 10-year annual average (480,530 sqm). This is a substantial increase from the subdued levels in 2020, which saw only 392,570 sqm of take-up recorded (>3,000 sqm).

Leasing activity in 2021 was supported by the Retail Trade (26%) and Transport, Postal & Warehousing (25%) sectors. Furthermore, there was a diversification of occupiers throughout 2021, largely because of the pandemic and the increasing need for space from a multitude of industries which are seeking to support differing aspects of trade.

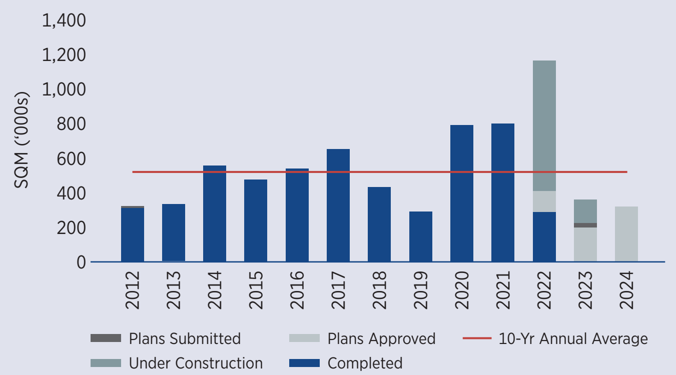
Take-up in 1Q22 totalled 108,410 sqm, a level below the 10.3% below the 10-year quarterly average (120,900 sqm). However, take-up was above the 10-year first quarterly average (98,100 sqm), as leasing activity is typically scarce in January **(Figure 8)**.

Figure 6: Melbourne Gross Take-up



Source: JLL Research. As at 1Q22

Figure 7: Melbourne Industrial Supply Pipeline



Source: JLL Research. As at 1Q22

Table 2: Melbourne Financial Indicators Summary

	Prime Existing Net Rents (AUD psm p.a.)			Capital Value Indicator			Prime Market Midpoint Yield		
	1Q22	Q-o-Q Change	Y-o-Y Change	1Q22	Q-o-Q Change	Y-o-Y Change	1Q21	Q-o-Q Change (bps)	Y-o-Y Change (bps)
North	88	3.6%	7.3%	N/A	N/A	N/A	3.63%	0 bps	-87.5 bps
West	91	1.4%	15.0%	2,439	1.4%	34.4%	3.63%	0 bps	-62.5 bps
South East	109	7.9%	14.3%	3,064	7.7%	33.7%	3.63%	0 bps	-62.5 bps

Source: JLL Research. As at 1Q22

Supply
A total of 255,770 sqm of industrial floorspace was delivered in 2021, 12% below the 10-year annual average of 290,800 sqm. However, like other markets, Brisbane saw a significant increase in completions in 4Q21 relative to prior quarters, delivering 64% (162,760 sqm) of the total annual take-up for the market across seven projects.

New development completions are expected to be elevated in 2022, with current forecasts suggesting that totals will substantially exceed the previous annual record. There are currently 24 projects under construction, totaling 397,430 sqm, of which only 47% is currently pre-committed (10-year average – 77%) **(Figure 9)**.

Prime Rents
As at 4Q21, prime net rents average AUD 120 psm p.a., having recorded 4.7% growth over 2021, while secondary rates average AUD 95 psm p.a., and have grown by 9.3% over the past year due to low levels of new stock delivery amid heightened demand. During 1Q22, prime rents grew a further 2.5% to AUD 123 psm, while secondary rents grew by 4.5% to AUD 100 psm.

Yield Observations
Significant transaction activity has continued to place pressure on pricing, which has seen both the average prime and secondary yield midpoint compress by 83 bps since 4Q20, to 4.67% (prime) and 6.42% (secondary). Notably, despite strong compression in 2020/21, the spread between Brisbane and Sydney/Melbourne has widened throughout the year, which will underpin continued investment activity from value-seeking players. Yields compressed further in 1Q22, with the prime midpoint coming in by 8.3 bps to 4.58%, while the secondary midpoint came in by a substantial 41.7 bps. Notably, compression was concentrated at the lower end, with all the compression in the prime midpoint being attributed to the lower end coming in, while the lower end in the secondary market came in by 58.3 bps compared to 25 bps from the upper end **(Table 3)**.

ADELAIDE

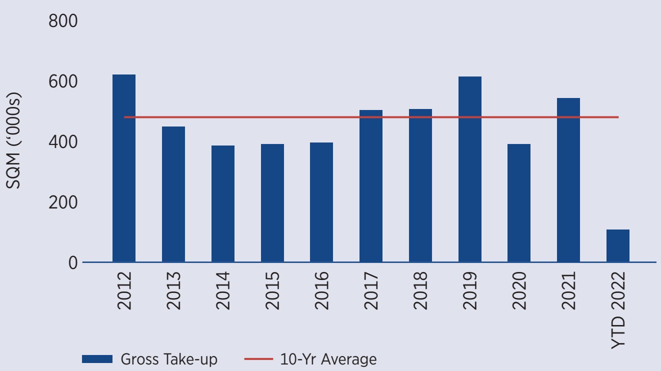
Demand
Gross annual take-up in 2021 totalled 259,940 sqm, which is 56% above the 10-year annual average (166,732 sqm). This is a substantial increase from the subdued levels in the prior two years, which saw only 133,010 sqm (2019) and 133,400 sqm (2020) of take-up (>3,000 sqm).

In-line with historical trends, leasing activity in 2021 was heavily weighted to the Manufacturing (61%) and Transport, Postal & Warehousing (22%) sectors. Take-up in 1Q22 increased from 4Q21, however remained below the long-term average, totalling 19,000 sqm across two leases **(Figure 10)**.

Supply
A total of 108,040 sqm of industrial floorspace was delivered in 2021, 42% above the 10-year annual average of 76,000 sqm. Nonetheless, 14 projects completed over 2021, the highest number since 2006. This demonstrates the positive momentum in the occupier market as 91% of the space was pre-committed prior to completion.

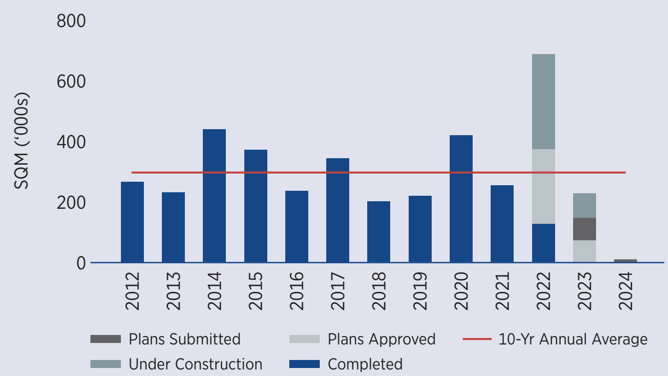
The level of supply in the Adelaide market is expected to remain stable throughout the remainder of 2022 before accelerating slightly in 2023. We are currently tracking 111,560 sqm of stock that is either under construction or has approved plans and is due to complete by the end of the year. An additional 19,520 sqm has already been completed in 1Q22.

Figure 8: Brisbane Gross Take-up



Source: JLL Research. As at 1Q22

Figure 9: Brisbane Industrial Supply Pipeline



Source: JLL Research. As at 1Q22

Table 3: Brisbane Financial Indicators Summary

	Prime Existing Net Rents (AUD psm p.a.)			Capital Value Indicator			Prime Market Midpoint Yield		
	1Q22	Q-o-Q Change	Y-o-Y Change	1Q22	Q-o-Q Change	Y-o-Y Change	1Q21	Q-o-Q Change (bps)	Y-o-Y Change (bps)
Northern	130	4.9%	12.1%	N/A	N/A	N/A	4.63%	-13 bps	-63 bps
Southern	116	0.9%	4.5%	2,501	0.5%	21.3%	4.50%	0 bps	-75 bps
Trade Coast	125	1.6%	4.2%	N/A	N/A	N/A	4.63%	-13 bps	-63 bps

Source: JLL Research. As at 1Q22

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Of the stock under construction, 92.5% is pre-committed, highlighting developer's reluctancy to build speculatively in the Adelaide market **(Figure 11)**.

Prime Rents
Prime and secondary rents in the Adelaide market saw substantial growth over 2021, with prime rates increasing by 7.0%, to AUD 96 psm p.a., and secondary rates increasing by 5.2% to AUD 68 psm. Most of this growth was recorded in 4Q21, as continuing occupier demand and diminishing availability of prime space started to feed through to market results. Accelerating rental growth continued in 1Q22, with the prime rents increasing by an average of 5.2% q-q, while secondary rents grew by 7.8% q-q. Notably, the North West precinct saw the highest quarterly prime rental growth in the country at 8.9%. It is expected that this dynamic will endure over the near to medium term, which will support further uplift in average rents.

Yield Observations
Yield compression was recorded across all precincts over 2021, with average prime midpoint yields compressing between 87-137 basis points across the Adelaide industrial market. Overall, the prime yield average midpoint sharpened by 115 bps to 5.50%. This trend continued in 1Q22, with the average prime midpoint coming in by a further 28.1 bps to 5.22%, while the secondary midpoint came in by 32.5 bps to 6.68% **(Table 4)**.

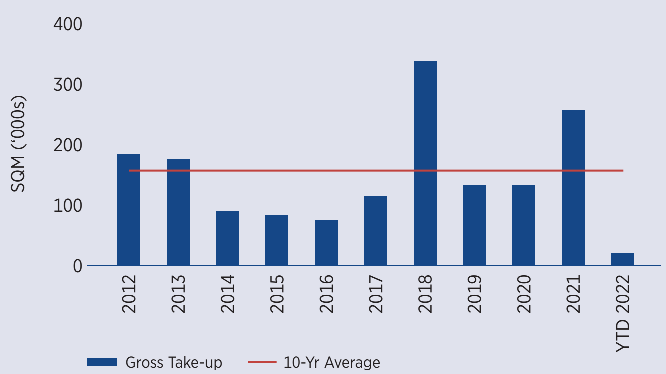
PERTH
Demand
Gross take-up in the Perth market over the past 12 months totalled 300,820 sqm, the second highest level on record, evidencing the heightened occupier demand for industrial assets in the market.

The Transport, Postal and Warehousing sector led the Perth market in take-up over 2021, accounting for 46.0%. The manufacturing sector made up the second largest portion of take-up (12.2%), while the professional services sector followed, accounting for 6.0%. Take-up slowed in 1Q22, totalling 11,360 sqm across three leases **(Figure 12)**.

Supply
Stock delivery was relatively subdued in 2021, with new development in the Perth market generally being heavily demand-led. Over 2021, only 20,340 sqm of new stock was delivered, a level 82% below the 10-year annual average (115,020 sqm).

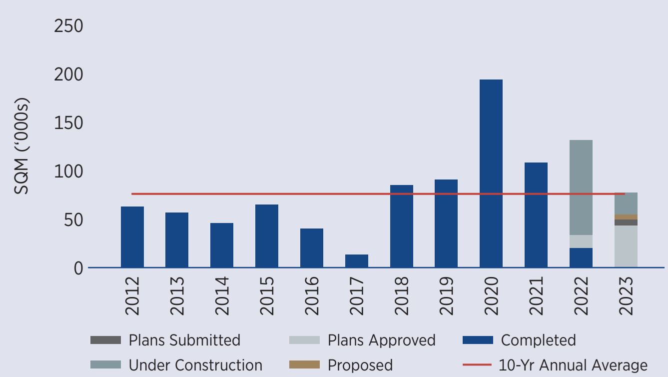
There is currently 64,360 sqm (four projects) of new stock that is under construction and expected to complete in 2022. Supply remains heavily demand-led, as these projects are currently 82% pre-committed **(Figure 13)**.

Figure 10: Adelaide Gross Take-up



Source: JLL Research. As at 1Q22

Figure 11: Adelaide Industrial Supply Pipeline



Source: JLL Research. As at 1Q22

Table 4: Adelaide Financial Indicators Summary

	Prime Existing Net Rents (AUD psm p.a.)			Capital Value Indicator			Prime Market Midpoint Yield		
	1Q22	Q-o-Q Change	Y-o-Y Change	1Q22	Q-o-Q Change	Y-o-Y Change	1Q21	Q-o-Q Change (bps)	Y-o-Y Change (bps)
Inner South	113	4.63%	11.88%	N/A	N/A	N/A	5.25%	-25 bps	-125 bps
Inner West-East	135	2.16%	13.17%	2,932	7.36%	32.97%	4.88%	-50 bps	-88 bps
North East	97	7.09%	15.25%	N/A	N/A	N/A	5.00%	-25 bps	-100 bps
North West	103	8.93%	15.02%	2,815	14.67%	46.27%	4.50%	-25 bps	-125 bps
Outer North	85	6.25%	14.86%	N/A	N/A	N/A	5.07%	-43 bps	-119 bps
Outer South	70	3.32%	3.32%	N/A	N/A	N/A	6.63%	-25 bps	-113 bps

Source: JLL Research. As at 1Q22

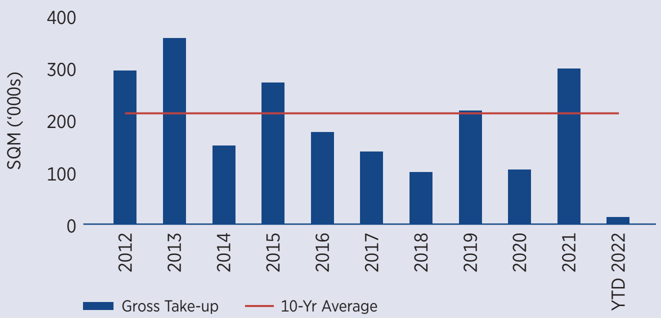
Prime Rents
Prime rents recorded strong growth in 2021, with year-on-year growth totalling 6.3% to AUD 103 psm p.a. Strong rental growth was driven by a combination of elevated occupier activity, subdued asset delivery and increasing land values.

Secondary rental growth outpaced the prime market over the past 12 months, with rates increasing by 8.2% to AUD 90 psm p.a., as heightened occupier demand and a lack of availability in prime space has placed upward pressure on secondary rents in the Perth market. Prime rental growth in 1Q22 was modest, growing by 0.9% to AUD 104 psm p.a., while the secondary market grew by 5.2% to AUD 94 psm p.a.

Yield Observations
Prime midpoint yields sharpened by 138 bps over the course of 2021, to an average mid-point of 4.75% - the sharpest mid-point yield recorded in Perth since JLL began tracking the market in 1978. Secondary yields exhibited a similar, yet magnified trend, compressing by 195.8 bps over 2021 to an average mid-point of 5.50%. Further compression was seen in 1Q22, with the average prime midpoint coming in by 12.5 bps to 4.63%, while the average secondary midpoint came in by 25 bps to 5.25% **(Table 4)**.

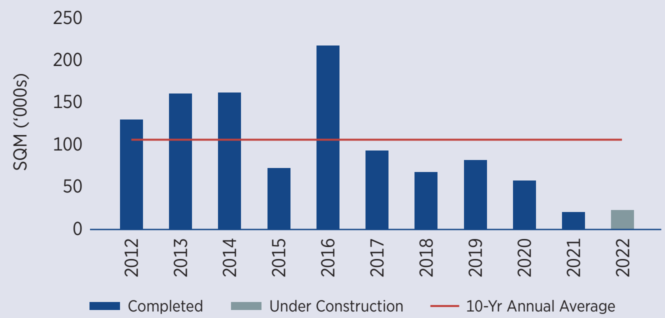
Performance

Figure 12: Perth Gross Take-up



Source: JLL Research. As at 1Q22

Figure 13: Perth Industrial Supply Pipeline



Source: JLL Research. As at 1Q22

Table 4: Perth Financial Indicators Summary

	Prime Existing Net Rents (AUD psm p.a.)			Capital Value Indicator			Prime Market Midpoint Yield		
	1Q22	Q-o-Q Change	Y-o-Y Change	1Q22	Q-o-Q Change	Y-o-Y Change	1Q21	Q-o-Q Change (bps)	Y-o-Y Change (bps)
East	109	0.00%	8.50%	1,607	2.72%	42.89%	4.63%	-13 bps	-150 bps
North	105	0.00%	5.40%	N/A	N/A	N/A	4.63%	-13 bps	-150 bps
South	100	2.98%	8.15%	N/A	N/A	N/A	4.65%	-13 bps	-150 bps

Source: JLL Research. As at 1Q22

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China

by Knight Frank Petty Limited

Performance

INDEPENDENT MARKET RESEARCH

MACROECONOMIC OVERVIEW

Economic Overview

Amid the devastating COVID-19 global pandemic and the continued trade dispute with the United States of America (the "US"), The PRC inevitably experienced a slowed economy. According to the National Bureau of Statistics, The PRC reported a real GDP growth of 8.1% year-on-year ("YOY") in 2021, with real GDP growth slowing from 4.9% YOY in 2021Q3 to 4.0% YOY in 2021Q4. Despite complications from the COVID-19 Omicron variant, real GDP growth in The PRC increased to 4.8% YOY in 2022Q1; however, a significant drop remains when compared to the 18.3% YOY growth in 2021Q1. Amid the resurgence of COVID-19 cases in some cities and the emergence of new variants, The PRC has implemented strict epidemic control alongside a series of policies, including monetary loosening and dual-circulation strategies to boost the economy. With increasing vaccination rates, The PRC will continue to recover from the lingering effects of the global pandemic throughout 2022.

Total imports and exports grew by 21.4% YOY in 2021 and 10.7% YOY in 2022Q1 while trade surplus recorded an expansion of 20.2% YOY in 2021 and 46.1% YOY in 2022Q1. Trade volume between The PRC and the US surged by 20.2% YOY in 2021 after the signing of the phase one agreement of the US-China trade dispute. In addition, import and export destinations of The PRC continued to diversify, with trade volumes of The PRC and the European Union and Association of Southeast Asian Nations increasing by 19.1% YOY and 19.7% YOY respectively in 2021 and 10.2% YOY and 8.4% YOY respectively in 2022Q1. While trade remains strong, there are significant risks to be considered, including rising freight costs and material prices, disruptions to the supply chain, and the appreciation of the Renminbi. Foreign direct investment ("FDI") and outbound direct investment ("ODI") of The PRC continued to expand in 2021, where FDI was 22.7% higher than the ODI, indicating that foreign investments in The PRC outstripped capital outflow in spite of the US-China trade dispute and COVID-19 pandemic. According to the Ministry of Commerce, FDI into The PRC surged 25.6% YOY in 2022Q1.

In pursuit of sustainable long-term economic growth, The PRC's economic rebalancing in recent years has led to a shift from an export-led to a domestic-driven economy. As a result, domestic consumption has become a key growth engine for the country.

In 2021, domestic consumption accounted for 65.4% of The PRC's economic growth and continues to be the major driving force of economic growth for the eighth consecutive year. Due to the COVID-19 outbreak, cities were placed under lockdown and the operation of most physical retail stores were suspended. As a result, it accelerated the growing trend of online shopping. Online retail sales rose by 14.1% YOY in 2021 and 6.6% YOY in 2022Q1, outpacing the 12.5% YOY increase in overall retail sales in 2021 and 3.3% in 2022Q1. Consequently, online retail sales of physical goods accounted for 24.5% of overall retail sales in 2021 and 23.2% in 2022Q1.

The resurgence of coronavirus in some places pose uncertainties to the economic recovery of The PRC. Following the recent outbreak of the Omicron variant, The PRC has implemented strict lockdowns in various cities. The effects of the pandemic were mostly felt in Northeast provinces, which exhibited a relatively slower growth in recent years. Omicron-driven issues are likely to prolong the slowed growth and economic recovery of The PRC. However, given the high vaccination rates, The PRC is expected to overcome the coronavirus-led problems in the latter half of 2022 and the growth of the economy of The PRC remains optimistic in the medium term. According to the International Monetary Fund, the forecast of GDP in The PRC has been revised down to see a growth of 4.8% in 2022. Despite uncertainties and challenges in the short term, the economy of The PRC remains resilient, supported by continued urbanisation and a rising middle class. The sustainable economic development plans laid out by the government will continue to stimulate domestic consumption and expansion of the tertiary industry.

LOGISTICS MARKET OVERVIEW

Demand Drivers

Amid the US-China trade dispute and COVID-19 pandemic, demand for warehouse spaces remained robust due to the growth in disposable income and consumption expenditure as well as the rapid expansion of ecommerce and 3rd party logistics ("3PLs").

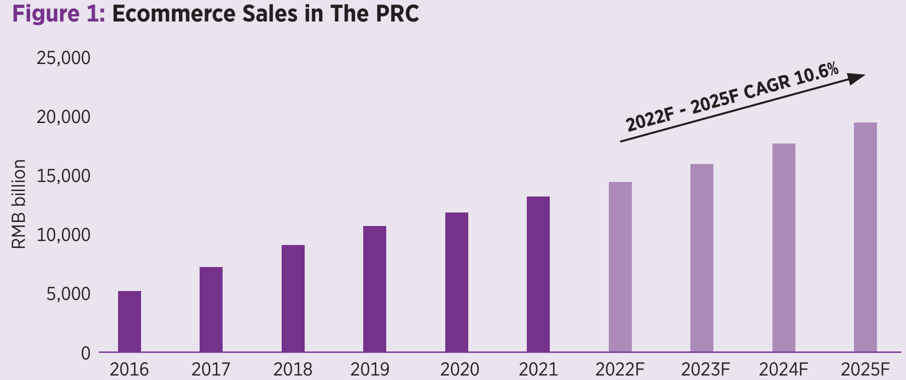
Growing Disposable Income and Consumption Expenditure

The urban consumption expenditure per capita of The PRC grew at a 5-year compound annual growth rate ("CAGR") of 5.6% in 2021, which is in line with the upward trend of urban disposable income per capita that grew at a 5-year CAGR of 7.1% in the same period. However, in comparison with the developed economies, the consumption expenditure per capita of The PRC, which is only about one-tenth of that of the US or one-seventh of that of Australia, still has significant room for improvement. In view of the pace of economic growth, urbanisation and rising disposable income, the consumption expenditure per capita of The PRC has a high growth potential and will be one of the key drivers of logistics demand in the country. It is anticipated to grow at a CAGR of 8.2% between 2022 and 2025, outpacing other developed economies such as Singapore, Hong Kong, South Korea, the US and Japan with respective expected CAGRs below 5.0% across the same period.

Rapid Expansion of Ecommerce

Fuelled by the COVID-19 pandemic, the growth of the stay-at-home economy has further accelerated ecommerce adoption and growth in 3PLs which led to derived demand for warehouses. Consumption patterns have been changing in the past few years due to economic development, Internet penetration and technology advancements. In 2021,

Figure 1: Ecommerce Sales in The PRC



Source: China E-business Research Centre

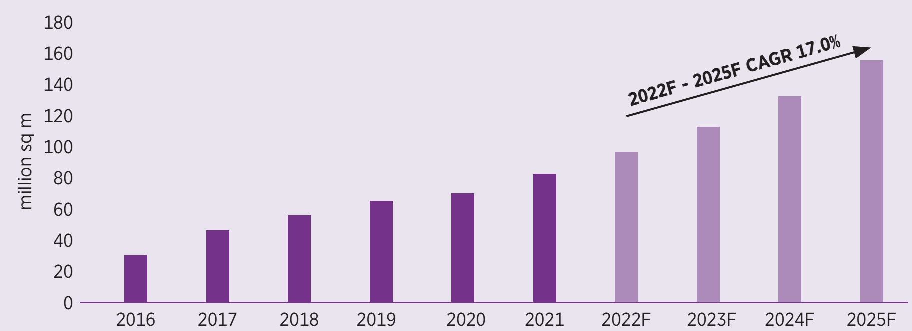
The PRC continued to be the largest ecommerce market in the world with total ecommerce sales of RMB13,088 billion. Despite the size of the ecommerce market, ecommerce sales per capita in The PRC still has a high growth potential, due to a comparatively lower Internet penetration rate of 72% as of 2021 **(Figure 1)**.

During the COVID-19 outbreak, cities were placed under lockdown and the operation of most physical retail stores were suspended. As a result, consumers had no choice but to shift their consumptions from offline to online. From daily necessities to high-end commodity goods, almost everything could be purchased online, which accelerated the growing trend of online shopping. While physical stores gradually resumed normal operations following the containment of the COVID-19 virus, it is expected that a relatively strong growth in ecommerce would still continue amid increasing emphasis on social distancing. As online shopping becomes the trend, it also implies a robust demand for warehouses from the ecommerce sector.

Rise of 3PLs

While some ecommerce companies have their own logistics arms, most, if not all, still tend to outsource their logistics operations to 3PL service providers as it is more cost-effective. Revenue growth of 3PL service providers is evident from an increasing proportion of budget attributable to 3PL services by ecommerce retailers, which has risen from 66.0% in 2015 to 73.5% in 2021. Moreover, according to the State Post Bureau of The PRC, the annual volume of express delivery has risen to over 108.3 billion pieces in 2021, up by 29.9% YOY. 3PL firms definitely benefitted from a surge in demand for online shopping and medical goods and witnessed a boost in revenues during this period. For instance, SF Express, one of the major 3PL providers in The PRC recorded revenue growth of about 35.8% YOY in 2021 amid the COVID-19 outbreak. Thus, leasing demand for Grade A warehouses is expected to benefit from such growth, as 3PL firms have been a dominant source of space take-up.

Figure 2: Supply of Grade A Warehouses in The PRC



Source: Knight Frank

Supply Situation

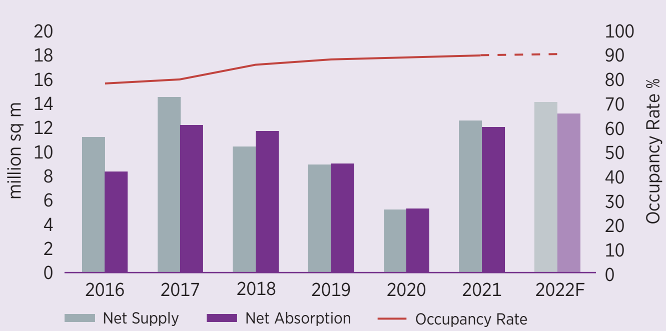
The Grade A warehouse market has expanded rapidly since 2000 with a double-digit growth in supply annually. In 2021, the total stock of Grade A warehouses in The PRC stood at approximately 82.8 million square metres ("sqm"), translating to a 5-year CAGR of 21.7%. Among the four key logistics hubs, majority of the Grade A warehouses are in East China, accounting for approximately 40.0% of the total stock in The PRC, followed by Midwest China with 26.2%, North China with 21.5% and South China with 12.3%.

It is expected that an additional 14.1 million sqm of Grade A warehouses will be entering the market in 2022, bringing total Grade A warehouse space to approximately 96.9 million sqm. Looking ahead, an average new supply of approximately 19.5 million sqm per year is expected from 2022 to 2025 with a CAGR of 17.0% over the period. The new supply is expected to be quickly absorbed on the back of existing strong demand **(Figure 2)**.

Leasing Performance

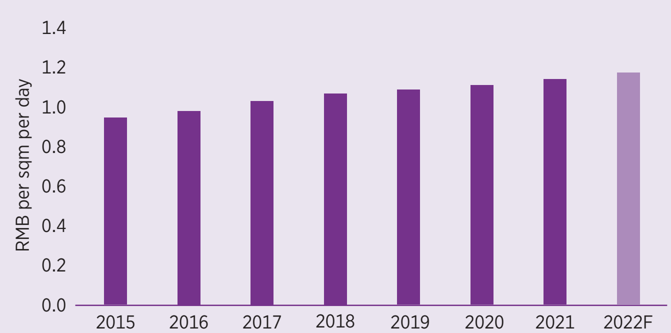
The logistics sector was resilient amid the COVID-19 pandemic and demand for Grade A warehouses in The PRC was further boosted by the abovementioned drivers, supporting a strong net absorption. In 2021, net absorption of Grade A warehouses in The PRC was recorded at approximately 12.0 million sqm, which further pushed up the occupancy rate to 90.0% in 2021. That said, while the overall occupancy rate increased in 2021, the occupancy rate in various individual cities decreased, including cities in North China. Similarly, the rent of various cities decreased in 2021, including cities in North China such as Dalian and Changchun, while overall rent in The PRC and first-tier cities increased. This rental growth was mainly noticeable in the first half of 2021 and began to slow in 2021 Q3. Overall, the average rent rose by 2.7% YOY in 2021.

Figure 3: New Supply, Net Absorption and Occupancy Rate of Grade A Warehouses in The PRC



Source: Knight Frank

Figure 4: Rental Level of Grade A Warehouses in The PRC



Source: Knight Frank

China

Performance

INDEPENDENT MARKET RESEARCH

The improving economic environment and the development of 3PL and ecommerce are the fundamental drivers of logistics demand in The PRC. While uncertainties remain in the short term, the outlook for the development of the logistics market in the medium term is optimistic on the back of government planning, supportive policies and infrastructure projects. As The PRC continues to recover in 2022, net absorption is expected to be maintained while occupancy rate and average rent of Grade A warehouses in The PRC are forecasted to gradually increase towards the end of 2022 **(Figure 3 and 4)**.

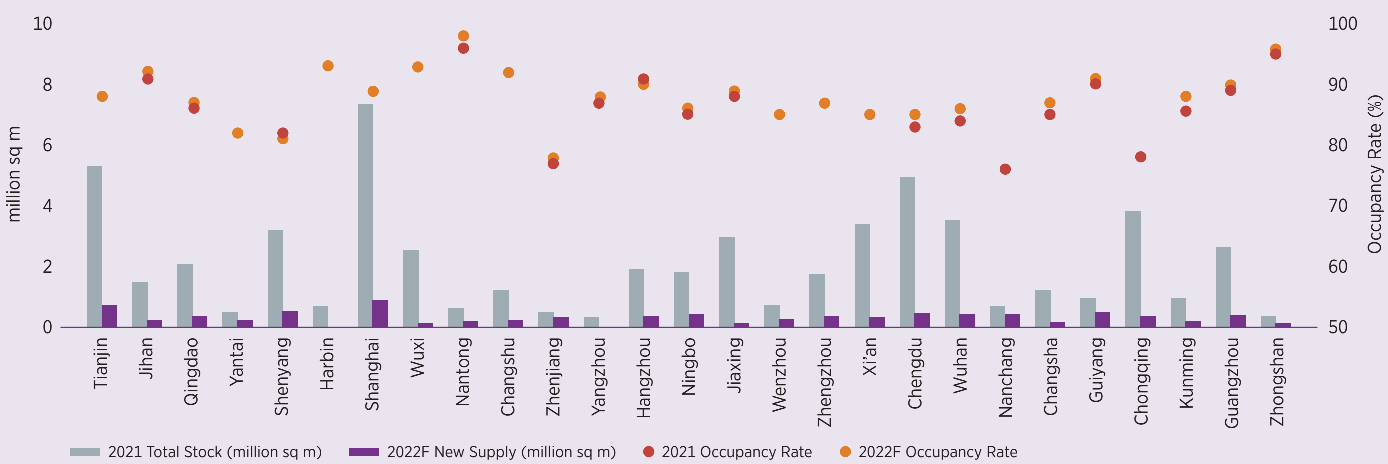
KEY LOGISTICS HUBS

Logistics Property Market

Among the 27 selected cities in The PRC where Mapletree Logistics Trust has a presence in, Shanghai remained the largest Grade A warehouse market with about 7.4 million sqm of existing stock in 2021, followed by Tianjin and Chengdu with about 5.3 million sqm and 5.0 million sqm of Grade A warehouse respectively. A total of approximately 9.7 million sqm of new Grade A warehouses is forecasted to be completed in 2022 across the 27 selected cities. The new supply will be predominately concentrated in cities in East China such as Shanghai and Ningbo, cities in North China such as Tianjin and Shenyang, as well as cities in Midwest China, for example, Guiyang and Chengdu, accounting for over 90% of the total **(Figure 5)**.

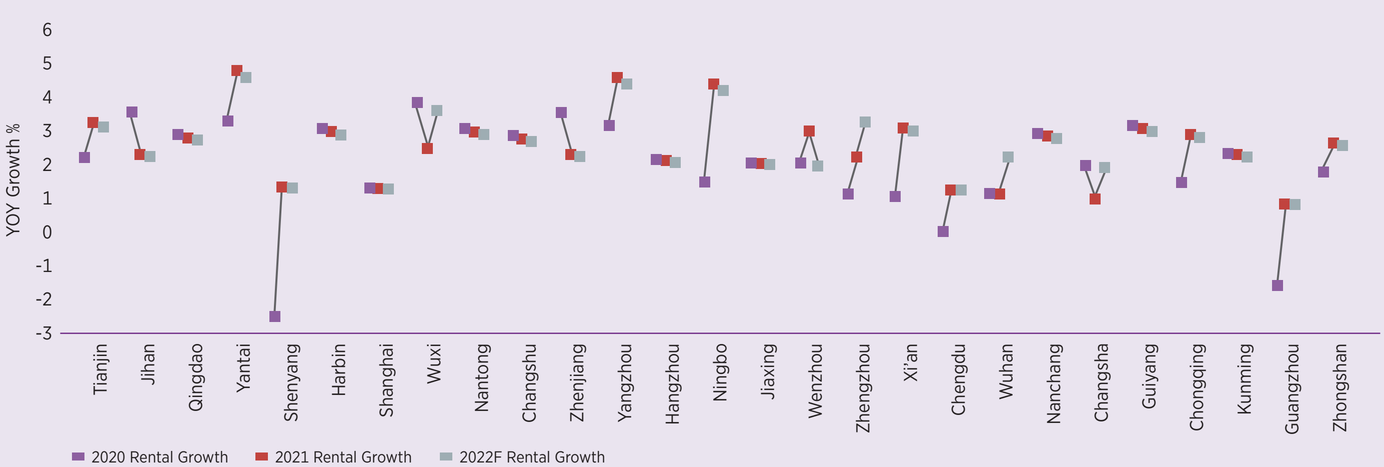
Despite the substantial amount of new supply entering the market in recent years, the occupancy rate of Grade A warehouses in most of the selected cities generally stood at a healthy level of over 80% in 2021, except Zhenjiang, Nanchang and Chongqing where the respective Grade A warehouse markets

Figure 5: Average Rental Growth of Grade A Warehouses in 27 Selected Cities from 2020 to 2022F



Source: Knight Frank

Figure 6: Average Rental Growth of Grade A Warehouses in 27 Selected Cities from 2020 to 2022F



Source: Knight Frank

are still in their early stages of development. Positive growth in rental levels was also witnessed in all 27 cities in 2021, particularly cities in East and North China such as Yangzhou, Ningbo and Yantai, with East China being the top region by revenue for 3PLs and the headquarters of renowned ecommerce companies including Alibaba and Suning **(Figure 6)**.

The surge in ecommerce and 3PLs businesses will continue to be the key drivers of logistics demand in the selected cities. Net absorption is expected to remain in line with the new supply, supporting the occupancy rate at a similar level in 2022. A steady rental growth is anticipated in most cities in view of keen logistics demand.

Upcoming Infrastructure and Policies

In the fifth annual session of the 13th National People's Congress held in March 2022, President Xi Jinping reported that The PRC intends to set a target of around 5.5% of economic growth by establishing and maintaining free trade zones and bonded areas in central and western regions, and will continue to push for the Belt and Road Initiative and the Regional Comprehensive Economic Partnership. Also, under the National Logistics Hub Distribution and Construction Plan advocated by the government, infrastructure improvement projects will continue to be rolled out to facilitate the development of Beijing-Tianjin-Hebei Area, Yangtze River Delta Area and the Greater Bay Area into regional logistics hubs. Amid increasing cross-city and cross-border economic activities, logistics demand in the region is expected to be strong.

OUTLOOK

The PRC announced a "dual circulation" strategy to reduce dependence on overseas markets and technology in 2020. With an aim to foster self-sufficiency and resilience, the strategy is expected to become a key priority in the government's 14th Five-Year Plan (2021-2025). The PRC will rely mainly on "internal circulation" for its development, which is the domestic cycle of production, distribution and consumption supported by innovation and upgrades in the economy. The authorities endeavour to boost tech innovation, push Chinese firms up the global value chain, boost household incomes, and in turn, further stimulate domestic consumption.

Throughout 2021, The PRC implemented property tightening measures which aimed at softening prices and increasing the affordability of properties. In late 2021, The PRC began to ease the cap on loans for the real estate sector. In February 2022, the People's Bank of China announced that loans related to affordable housing will no longer be subjected to regulatory curbs, which encourages financial institutions to increase support for the development of affordable rental housing. Authorities implemented real estate curbs in 2021 but began to ease such policies towards the end of the year. The fluctuations in policies might create confusion and cause uncertainties in the short term.

Growth of the primary drivers of warehouse space in The PRC, ecommerce and 3PLs, accelerated in 2021 because of the stay-at-home economy amid the COVID-19 pandemic. With the emergence of new COVID-19 variants, coupled with The PRC's strict Zero-COVID policy, the shifts in consumer patterns are expected to remain in the near future, which supports the continued demand for online shopping and the need for warehouses and storage spaces. On the supply side, the Zero-COVID policy has led to sudden factory shutdowns and even lockdowns in certain cities. Such issues have disrupted supply chains in The PRC and have led to growing logistics concerns. Despite this uncertainty and potential disruption to factory operations and logistics, freight forwarder and 3PL companies have explored means of expanding their capacities and global presence. Notable deals in 2021 include the establishment of China Logistics Group through the merger of five state-owned logistics companies, namely China Railway Materials, China National Materials Storage and Transportation Group, Huamao International Freight Limited Company Shenzhen Branch, China Logistics, and China National Packaging Corporation, as well as SF Holding's purchase of 51.8% stake in Kerry Logistics. Overall, further development and expansion of ecommerce and 3PLs are expected in 2022.

Travel restrictions in the battle against the COVID-19 pandemic had also led to severe disruptions to the supply chains since the beginning of 2020. Many companies worldwide have revisited their inventory management strategies. In order to minimise disruption risk from geographical uncertainties, companies are considering a switch from the traditional just-in-time strategy, which strives to keep as little inventory as possible, to the just-in-case strategy, which relies on having surplus inventory. For instance, Parkson Retail Group Limited, which manages a network of department stores and retail operations across 28 cities in The PRC, recorded an inventory growth of about 11% and about 15% YOY in 2020 and in 2021 respectively during the COVID-19 pandemic. The inventory of retailers is anticipated to grow by 10%-15% serving as a buffer in case of disruptions to the supply chain. The warehouse market is expected to benefit from the increasing demand for storage space driven by this trend.

With regard to the aforesaid, the Grade A warehouse market in The PRC is considered relatively resilient amid the COVID-19 global pandemic. While risks and uncertainties remain in the short term, the Grade A warehouse market in The PRC is expected to continue to grow in the coming years.

Hong Kong

by Savills Research & Consultancy

INDEPENDENT MARKET RESEARCH

HONG KONG ECONOMY

Key Economic Indicators
According to the Census and Statistics Department, Hong Kong's economic recovery slowed down in the first quarter of 2022, with Gross Domestic Product (GDP) contracting by 4.0% year-on-year ("y-o-y") in real terms, due to the outbreak of the fifth wave of COVID-19 infections, which dampened economic sentiments. The growth of imports and exports of goods also slowed to 2.9% and 3.4% y-o-y respectively in the first three months of 2022. It should be noted that as one of the four pillars of the economy, trading and logistics accounted for 20.6% of GDP in terms of basic prices in 2020 **(Figure 1)**.

Economic Forecasts
According to Oxford Economics, Hong Kong's real GDP growth is expected to slow to 1.0% in 2022, with the impact of the Omicron outbreak locally, as well as the re-emergence of COVID-19 cases in Mainland China, stock market turbulence and external uncertainties all affecting local economic prospects.

COVID-19 Impact

2021 impact
The gradual containment of COVID-19 in 2021 resulting from increased vaccination rates and effective social distancing measures allowed Hong Kong to make a steady recovery.

Strong local spending power supported a swift rebound in retail sales of 8.1% over the year. The hospitality sector, which was the hardest hit during the height of the pandemic in 2020, also registered a 31.7% rebound in revenue per available room ("RevPAR"), with the average occupancy rate increasing to 62%, arising from local hotel demand as well as the need for quarantine rooms. Talks of progressive and partial border reopening with Mainland China in 2022 are currently also underway.

The various social distancing measures implemented, as well as emerging work-from-home (WFH) trends, have accelerated e-commerce demand locally, with e-commerce retail sales reaching US$22.3 billion in 2021. According to Statista, e-commerce revenue is expected to grow by a compound annual growth rate ("CAGR") of 14.2% from 2022 to 2025.

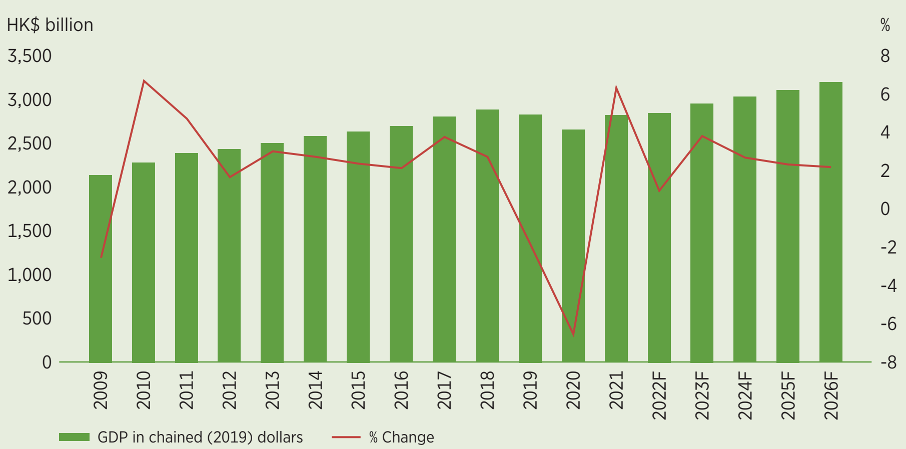
Against this backdrop, the local logistics sector outpaced the growth of most industries. With air cargo movements being the least affected by border restrictions, local air cargo throughputs rebounded significantly by 12.5% in 2021 y-o-y, while container throughput also stabilised over the same period.

Q1/2022 Impact
The outbreak of Omicron at the start of the year softened businesses and retail sentiment as the number of daily cases surged to over 60,000 in February, but gradually receded to below 10,000 per day towards the end of March. Local retail sales suffered, but retail-related logistics demand remained as the slack of in-store retail logistics was more than taken up by increasing e-commerce demand.

External uncertainties, such as Russia's invasion of Ukraine, as well as the re-emergence of COVID-19 cases in China, disrupted both global and regional supply chains. Nevertheless, the immediate impact of the former on the local logistics sector has been minimal so far. The Mainland outbreak, however, had a much more profound impact on daily necessities, and the affected areas were mostly land transport to supermarkets and wet markets.

Merchandise Trade Forecasts
Exports and imports are both expected to register moderate growth ranging from 2.8% to 6.1% per annum from 2022 to 2026. The figures are slightly higher than the average growth of 2.9% in real GDP forecast for Hong Kong's four major trading partners; China, the United States, Japan and the European Union over the same period, but lean more towards the 5.1% average GDP growth of China, reflecting its increasing importance to the local trading and logistics sectors **(Figure 2)**.

Figure 1: **Hong Kong's Real GDP and Growth Rate, 2009 - 2026F**



Source: Cenus and Statistics Department, Oxford Economics, Savills Research & Consultancy

WAREHOUSE MARKET OVERVIEW

Warehouse Stock[1] by Category and Distribution
Hong Kong's warehouse stock has grown at a relatively low CAGR of 0.5% per annum over the past 20 years. This is largely due to severe land constraints, resulting in a limited supply of sites for warehouse use.

Modern warehouse stock[2] accounted for 50% of total warehouse stock (40.2 million sq.ft. IFA) at the end of 2020, of which 2% (or 1.0 million sq.ft. IFA) is situated at Hong Kong's International Airport (HKIA) at Chek Lap Kok. Modern warehouses have been developed over recent years and are managed by a

Notes:
1 All floor areas in this section is measured in Internal Floor Area (IFA) as defined by the Rating and Valuation Department, which is different from gross floor area (GFA) used in other sections of the report, and is defined as the area of all enclosed space of a unit measured to the internal face of enclosing external and/or party walls, unless otherwise stated.
2 A modern warehouse is defined as a space with floor to ceiling height of at least 15 feet, a floor loading of at least 250lbs per sqft, a floor plate of at least 50,000 sqft and direct vehicular access to a majority of its floors.

few experienced developers and investors, including Goodman, Hutchison, Mapletree, China Merchants and Kerry, with a modern warehouse market share[3] of 24%, 20%, 8%, 6% and 6% respectively.

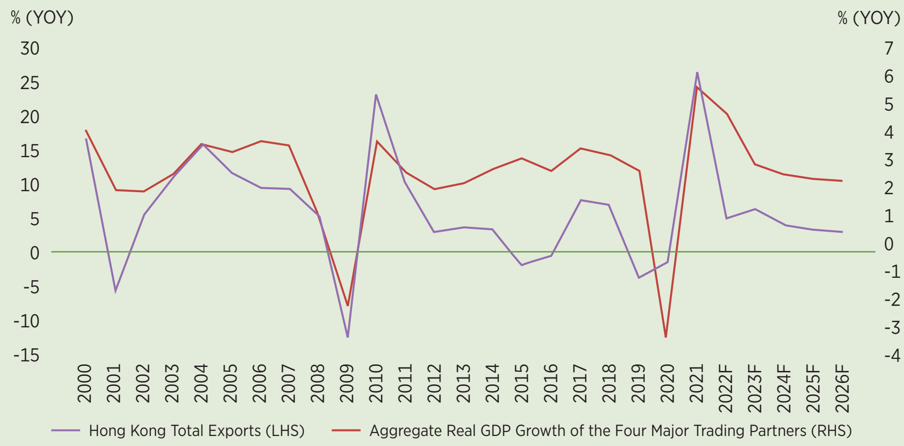
There are 15 modern warehouses in Hong Kong with a total gross floor area of around 27.4 million sq ft gross, with the largest cluster in the Kwai Tsing / Tsuen Wan area close to both the cargo terminals and HKIA **(Figure 3)**. The stock distribution of warehouses overall shows a clear shift of warehouse facilities towards the northwest New Territories over the past two decades. Compared with 1994, Hong Kong Island and Kwun Tong warehouse stock declined by 26% to 1.8 and 2.7 million sq ft IFA in 2020 respectively. However, stock in Tuen Mun / Yuen Long rose sharply from 1.4 million sq ft IFA in 1994 to 2.9 million sq ft IFA in 2020, a 104% increment. This shift was driven by the development of new infrastructure such as Container Terminal 9, HKIA, the River Trade Terminal, the Hong Kong-Shenzhen Western Corridor and the Hong Kong-Zhuhai-Macao Bridge, being completed over the period **(Table 1)**.

Table 1: Hong Kong Warehouse Market Key Metrics by District

District	Total stock at the end of 2020 (million sq ft IFA)	Q1/2022 average rent (HK$ per sq ft effective)
Hong Kong Island	1.8	$10.3
Kwun Tong	2.7	$11.3
Sham Shui Po	1.5	$8.9
Kwai Tsing / Tsuen Wan	23.1	$12.5
Tuen Mun / Yuen Long	2.9	$9.2
North	1.4	$10.2
Shatin	4.8	$11.6
Others	2.0	N/A
Total	**40.2**	**$11.6**

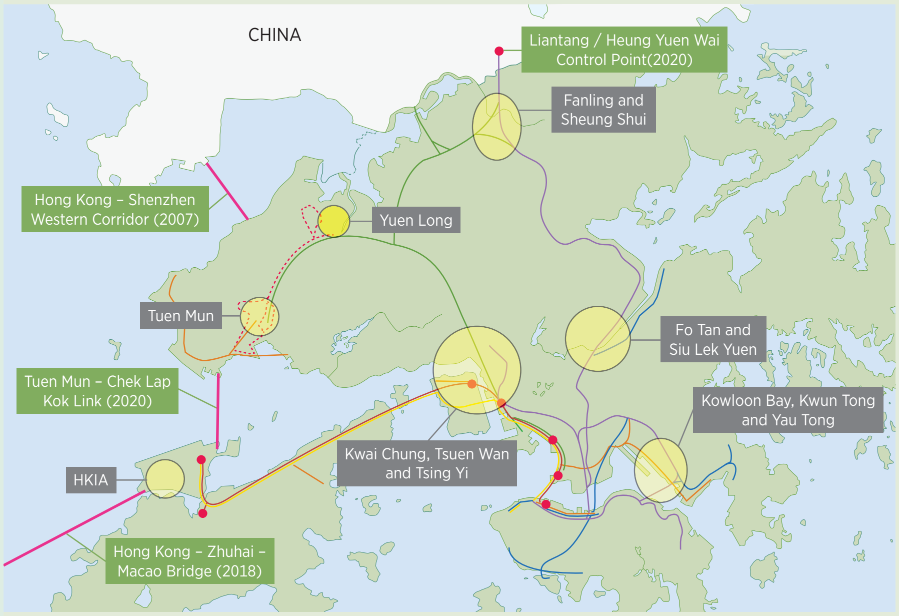
Source: Rating and Valuation Department, Savills Research & Consultancy

Figure 2: Hong Kong Total Exports vs Market Performance of Four Major Trading Partners: China, United States, European Union, and Japan, 2000-2026F



Source: Cenus and Statistics Department, IMF, Oxford Economics, Savills Research & Consultancy

Figure 3: Major Warehouse Locations, Q4/2021



Source: Savills Research & Consultancy

Note:
3 In terms of Buildings Department's approved GFA

Hong Kong

INDEPENDENT MARKET RESEARCH

WAREHOUSE SUPPLY, TAKE-UP AND VACANCY

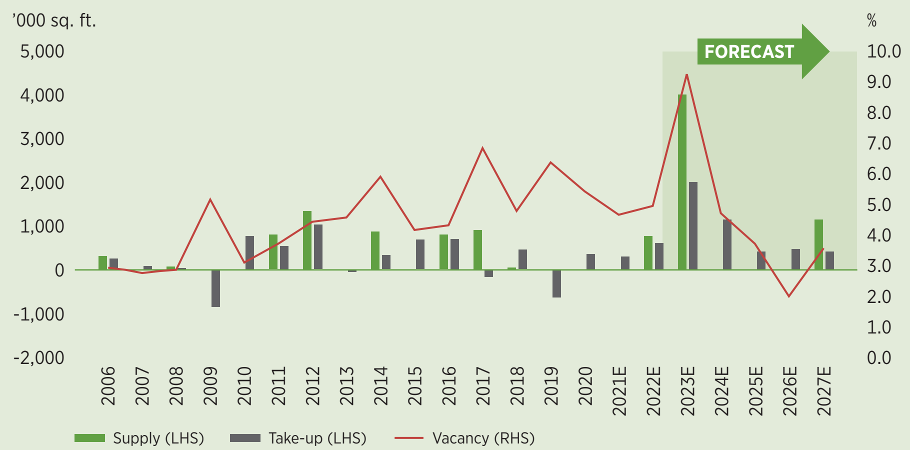
Looking at the overall warehouse market, new supply of warehouse space has rebounded over the past decade. While average annual supply over the period from 2006 to 2010 was 69,000 sq ft IFA, from 2011 to 2020, average annual supply increased to 469,000 sq ft IFA. 2019 saw no new supply completed. From 2011 to 2019, eight warehouse projects were completed in Kwai Tsing, Yuen Long and Fanling, five of which (China Merchants Logistics Centre, China Resources International Logistics Centre, Goodman Interlink, SF Centre and Mapletree Logistics Hub Tsing Yi in Kwai Tsing) are built to modern warehouse standards. There was no new warehouse supply in either 2020 or 2021 **(Figure 4)**.

The confluence of several adverse elements in recent years, emanating from both external and domestic sources, negatively impacted logistics demand and vacancy increased from 3.8% in 2011 to 5.4% in 2020. In particular, the US / China trade tensions, coupled with local social unrest, derailed logistics demand in 2019, leading to a negative take-up of 622,000 sq ft IFA in that year. Nonetheless, the gradual containment of COVID-19 and the subsequent re-alignment of supply chains, as well as the increasing prominence of e-commerce revived the logistics sector in 2020, with 351,000 sq ft IFA of warehouse space taken up over the year.

Following the COVID-19 outbreak at the start of 2020, global supply chains were disrupted, presenting increasing challenges to the movement of cargo, thereby affecting the freight forwarding and cross-border distribution functions of logistics operators. This pushed overall warehouse vacancy up to 4.1% in Q4/2020, the highest level since the Global Financial Crisis (GFC) in 2009. Against this backdrop, modern warehouse vacancy rose to 2.8% in Q4/2020 from 0.9% in Q4/2019 **(Figure 5)**.

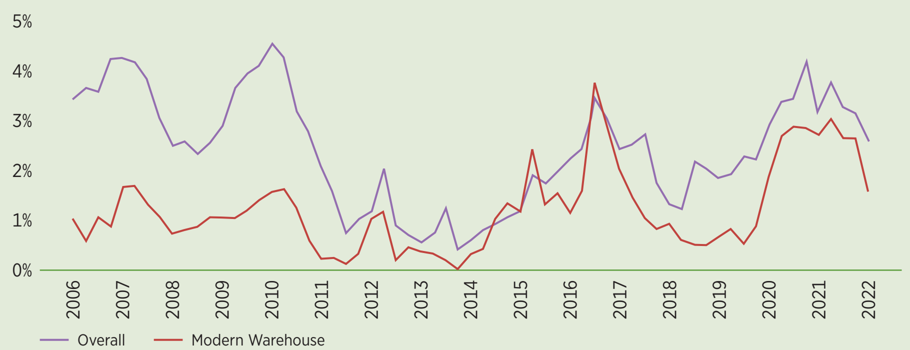
Traditional logistics demand from bulk import / export segments, as well as the retail and e-commerce sectors, rebounded strongly in 2021 alongside global economic recovery, leading to overall warehouse vacancy declining to 2.5% in Q1/2022. The recent pick-up in logistics demand from air cargo transport has been related to regional transshipment of high-value goods, cross border and local e-commerce logistics, as well as temperature-controlled products, which are best served by modern warehouses

Figure 4: Warehouse Storage Supply, Take-up and Vacancy Rates, 2006 – 2027E



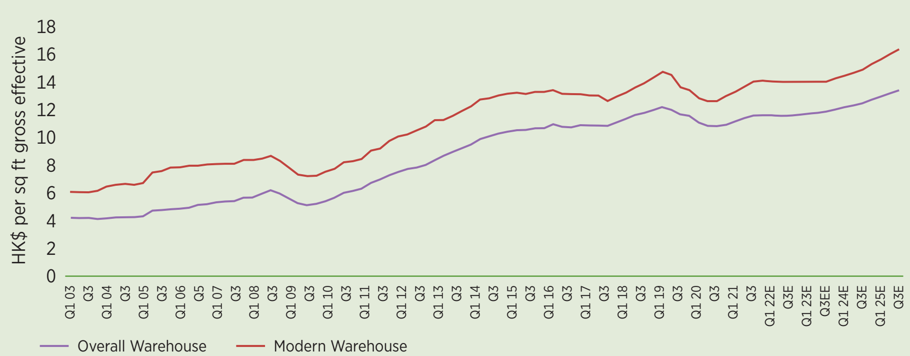
Source: Rating and Valuation Department, Savills Research & Consultancy

Figure 5: Savills Overall and Modern Warehouse Vacancy Rates, Q1/2006 – Q1/2022



Source: Savills Research & Consultancy

Figure 6: Savills Overall Warehouse and Modern Warehouse Average Rents, Q1/2003 – Q4/2025F



Source: Savills Research & Consultancy with higher specifications which offer better operational efficiencies for time-critical cargoes. These factors have combined to cause vacancies in modern warehouse to decline to 1.5% in Q1/2022.

WAREHOUSE RENTAL TRENDS

The trading and retail sales segments were impacted by social unrest and the trade war along with the pandemic. This resulted in a weak performance, leading to declining logistics demand and dampening modern warehouse rental growth in both 2019 and 2020.

With firmer business prospects in 2021, many logistics operators opted to renew leases in Q3/2021, averaging six to nine months ahead of expiry, to avoid any business disruption. Modern warehouses in both Kwai Tsing and Tsuen Wan, as well as general warehouses in Tuen Mun, recorded a number of renewal cases of long-term tenants.

Other logistics operators saw their businesses grow in the buoyant market conditions in 2021 and decided to expand and relocate. Both 3PLs (such as Kerry Logistics and Hi-speed Logistics) and end users (such as Coca-cola and Park'N Shop) have made moves over the past few months to expand and consolidate into new warehouse locations to suit their business expansion needs.

In Q1/2022, external uncertainties, such as Russia's invasion of Ukraine, as well as the re-emergence of COVID cases in China, disrupted both global and regional supply chains. Nevertheless, the immediate impact of the former on the local logistics sector has been minimal so far. The Mainland outbreak, however, had a much more profound impact on the supply of daily necessities, and the affected areas were mostly land transport to supermarkets and wet markets.

The air freight segment has been the least affected in the current market as this has remained a viable way to move cargoes around regionally, with a number of renewals and expansions by air freight forwarders recorded in Q1/2022 in the Kwai Tsing and Tsuen Wan areas. Government-related logistics demand was surprisingly active over the quarter with a few large warehouse floor plates reportedly leased to various government departments in Chai Wan and Tuen Mun. The escalating COVID-19 situation locally has induced logistics demand for medical equipment, virus-prevention materials as well as testing / protective items sourced from different countries to be distributed locally in a timely manner.

At the end of Q1/2022, average modern warehouse rents stood at HK$14.1 per sq ft gross, an 8.6% y-o-y increment and a 4.8% downward adjustment from Q2/2019.

General warehouses, which are mainly owned by local individual landlords / industrialists, were slower in terms of marking their asking rents to market. At the end of Q1/2022, average overall warehouse rents stood at HK$11.6 per sq ft gross, a 6.5% y-o-y rebound and a 5.1% decline from Q2/2019 **(Figure 6)**.

WAREHOUSE MARKET FORECAST

Upcoming warehouse supply between 2022 and 2027 will amount to 7.84 million sq ft gross, which represents an addition of 14.5% to existing warehouse stock. This supply comprises one project in Tuen Mun, one mega project on the Airport Island, and one logistics site tendered by the Government in Kwai Chung **(Table 2)**.

While local logistics demand remains intact in the short-term, the continuation of the Russia-Ukraine war, as well as the re-emergence of COVID-19 infections in Mainland China will continue to cause global and regional supply chain disruption, which may have an adverse effect on the local logistics scene from Q2 onwards.

Meanwhile, the gradual take-up of the Goodman Westlink in Tuen Mun, which saw Goodman portfolio's "in-house" tenants all pre-committing to 1 million sq ft of space in this brand-new modern warehouse, has removed a major market overhang in 2022. As such, we expect warehouse rents to remain stable over the remainder of 2022. Modern warehouses are expected to move in a similar direction over the same period.

Areas benefiting from newly completed infrastructure, such as Liantang / Heung Yuen Wai Border Control Point in the North-eastern New Territories, as well as Tuen Mun-Chek Lap Kok Link linking up Tuen Mun South and Hong Kong International Airport, should also see improving demand prospects.

Another recent trend boosting the demand for short-term warehouses is the increasing demand for cold storage. With COVID-19 resulting in social distancing measures, there has been an increasing need for chilled meat and frozen food from households. In 2021, there was greater relocation and expansion of cold store operators, such as 100 Storage Cold-Chain Logistics Services relocating and leasing two units on 6/F (around 120,000 sq ft) of Hutchison Logistics Centre in Kwai Chung. We also saw others renewing their leases to avoid business disruption, such as Beidahuang Logistics Limited in their cold store in Seapower Industrial Centre in Kwun Tong. With a typical cold store demanding very high building specifications (4-5m clear ceiling height and 17.5 kPa floor loading), warehouses possessing such specifications should be in demand over the next two to three years.

Table 2: Warehouse Supply, 2022 - 2027

Project	District	Developer	Total GFA (sq ft)	Expected completion
Goodman Westlink	Tuen Mun	Goodman	996,364	2022
Cingleot Premium Logistics Centre	Airport Island	Cainiao Network	5,358,516	2023
KCTL 531	Kwai Chung	Government Tender	1,485,418	2027

Source: Savills Research & Consultancy, Buildings Department

Performance

Hong Kong

Performance

INDEPENDENT MARKET RESEARCH

Modern warehouses, which continued to record a 20% premium over overall rents in Q4/2021, have a brighter outlook in light of growth from cross-border e-commerce and cold chain logistics, as well as the structural shift towards air freight and high value-added goods. As operational efficiencies and modern facilities become increasingly crucial in the logistics sector, rents for modern warehouses are expected to post a relatively stronger performance compared to the overall market over the next four years. Variations in supply, though, will limit rental growth for modern warehouses in 2023 to 0% but this will only be temporary **(Table 3)**.

In the medium- to long-term, the key demand drivers of modern warehouses include value-added transshipment, fast-moving local distribution, emerging e-commerce distribution (both local and regional) as well as cold storage needs. Most of these demand groups require large floor plates, high ceiling heights and extra floor loadings, which can only be found in modern warehouses located in strategic locations either close to the airport, container terminals, the border, or a combination of the above. Increasingly automated warehousing solutions and robotic systems are also preferred by these operators in handling fast-moving goods in an efficient and cost-effective manner. As these operators are often handling higher value goods in large volumes, they are willing to pay premium rents to acquire warehouses which suit their needs, thereby reaffirming the rental premium of modern warehouses over their general counterparts.

Table 3: Modern Warehouse Rental Forecast, 2022 - 2025

	Overall warehouse	Modern warehouse
2022	0%	0%
2023	0% to +5%	0%
2024	+5%	+5% to +10%
2025	+5% to +10%	+10%

Source: Savills Research & Consultancy

Disclaimer
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India

by JLL Property Consultants

INDIA MARKET OVERVIEW

Macro-Economic Overview

The wide-spread outbreak of COVID-19 has caused severe disruptions to India and the global economy. On the other hand, the pandemic has spurred the development of many industries due to accelerated shifts in technology, consumer behavior, supply-chains, geo-politics, climate change and a host of other factors. India has shown a "V" shape recovery in various economic estimates. Advance estimates indicate that India has recovered past the pre-pandemic levels witnessing real GDP expansion of 8.9 per cent in 2021-22 after contracting 8 per cent in 2020-21.

India's agriculture and allied sector was the least impacted by the pandemic and the sector is expected to grow by 3.9% in 2021-22 as compared to 3.6% in the previous year. Gross value added for the industry will rise by 11.8% in 2021-22 as compared to -7% in 2020-21. The Services sector, the most affected sector by the pandemic, is estimated to grow by 8.2% in the current year following last year's -8.4% contraction.

Investment, as measured by Gross Fixed Capital Formation (GFCF) is expected to see strong growth of 15% in 2021-22 and achieve full recovery of pre-pandemic levels. Government policies through capex and infrastructure spending has increased capital formation in the economy, raising the ratio of investment to GDP to about 29.6% in 2021-22. India's net exports were negative in the first half of 2021-22 compared to the surplus in the corresponding period of 2020-21. The current account recorded a moderate deficit of 0.2% of GDP in the first half of the year.

From a demand perspective, India's total exports and imports surpassed pre-pandemic levels. One of the key factors driving demand is pent up demand which was not met during major waves of the COVID-19 pandemic. Expansionary monetary policies by developed economies are also pushing external demand for India's exports. Exports are expected to grow by 16.5% in 2021-22. Imports have also recovered strongly with domestic demand and rising prices of imported crude and metals. Imports are expected to grow by 29.4% in 2021-22.

Consumer Price Index (CPI) inflation moderated to 5.2% in 2021-22 (April-December) from 6.6% in the corresponding period of 2020-21. Wholesale Price Inflation (WPI), however, has been hitting double-digits at 13%. The inflation in the 'fuel and power' group of WPI was above 20% reflecting higher international petroleum prices.

Foreign Investment, consisting of foreign direct investment (FDI) and foreign portfolio investment (FPI), is the largest component of the capital account of India's economy. Falling short of pre-pandemic levels, the net foreign investment inflows (FIIs) – primarily driven by FDI – moderated to US$ 25.4 billion in H1FY 22 compared to corresponding period of FY 21 as US$ 31.5 billion.

Logistics Market Snapshot

The resilience of the industrial and warehousing market has been tested as the COVID-19 pandemic affected India's economic growth trajectory. After demonstrating resilience in 2020, the warehousing market has shown recovery in 2021 with demand reaching pre-COVID levels. Indian warehousing is currently going through a transformation phase in terms of quality storage spaces (primarily Grade A space), demand for larger boxes and absorption and positioning of warehouse location.

Stock and Supply Scenario

In Q1 2022, India witnessed a 19% year-on-year ("y-o-y") growth in the total stock of Grade A and B warehousing space in the top eight cities. The overall warehousing space stands at 297 mn sq.ft. at the end of Q1 2022 as compared to 249 mn sq.ft. in the previous year. Interestingly, Grade A stock in India stood at 139 mn sq.ft., translating to a 5-year compound annual growth rate of 28.9%. There is steady increase in investments from the institutional developers for developing quality Grade A spaces. These spaces are expected to cater to the increasing demand from consumer-driven sectors such as E-Commerce, 3PL, FMCG, Retail, etc. as well as some manufacturing sectors such as Auto & Ancillaries, Engineering, Electronics & White Goods, etc.

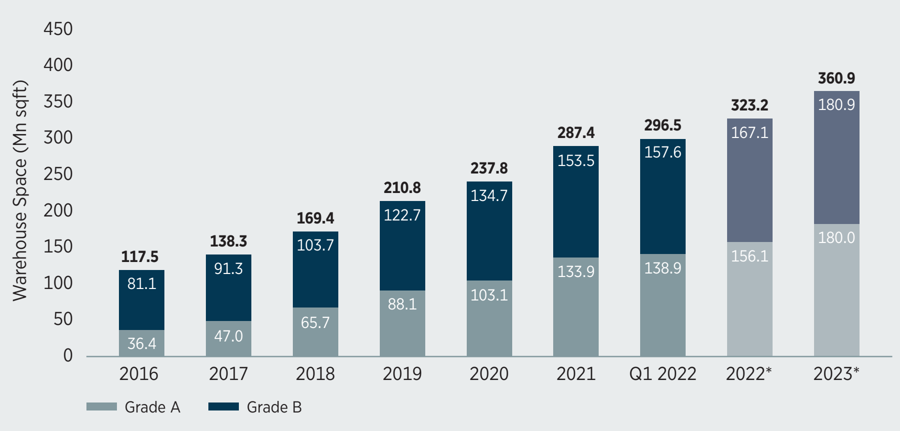
Among the eight major cities, more than half of the warehousing stock is contributed by the three largest cities of the country including Delhi NCR, Mumbai and Bengaluru.

The country's warehousing market witnessed new supply of 9 mn sq.ft. in Q1 2022 and is expected to witness an additional 35.6 mn sq.ft. of supply by the end of 2022. This supply is majorly provided by institutional developers/investors such as Indospace, ESR, Blackstone, Ascendas, LOGOS as well as regional developers such as NDR, Global Group, Mussadilal, etc. The stock is further projected to reach 361 mn sq.ft. by 2023 and the new supply is expected to be rapidly absorbed on the back of existing strong demand (Figure 1).

Warehouse Demand Dynamics

The warehousing sector has shown robust recovery in 2021 and Q1 2022, with industrial demand reaching pre-COVID times with the net demand recorded at 8.0 mn sq.ft. in Q1 2022. In addition, more than 60% of this net demand was observed in Grade A space, showing a shift in occupiers' preference towards quality spaces due to adherence to additional hygiene and safety norms during COVID-19. The high demand of quality spaces has reduced the Grade A vacancy from 12.2% in Q1 2021 to 8.4% in Q1 2022.

Figure 1: Stock Projection for Select Eight Cities



Performance

INDEPENDENT MARKET RESEARCH

3PL has emerged as the largest occupier of warehousing space in Q1 2022 contributing to more than 43% of the total absorption in Q1 2022. The improving consumer market, development of 3PL and e-commerce gaining traction are the fundamental drivers of logistics demand in India. The future outlook for the growth of the warehousing demand is positive in India with net absorption projected to cross the 40 mn sq.ft. mark by 2025. A strong net absorption as well as gradual reduction in overall vacancy are expected in the upcoming years (Figure 2).

Key Warehousing Markets

Among the eight major cities in India with strong warehouse market presence, Delhi NCR remains the largest warehouse market with highest share of Grade A warehousing space of the country. The region has more than 74 mn sq.ft. of stock in Q1 2022 with 27.6 mn sq.ft. belonging to the Grade A category. This is followed by Pune, Chennai and Bengaluru cities with 23 mn sq.ft., 20 mn sq.ft. and 19 mn sq.ft. of Grade A stock respectively.

Although the cities have witnessed substantial new supply additions this year, the vacancy rate in the majority of the cities generally hovers at a healthy level of around 15% in 2021, except Ahmedabad where the warehouse market is still at a nascent stage of development (Figure 3).

Furthermore, rents in these cities have shown positive growth in Q1 2022 with average rent of Grade A hovering around INR 21 per sq.ft. per month. Cities such as Pune have seen average Grade A rents reaching INR 26.9 per sq.ft. per month while Ahmedabad achieved INR 17.3 per sq.ft. per month. A steady growth in rent is anticipated in most cities considering robust logistics demand (Figure 4).

Bengaluru's warehousing market has recovered at a strong pace from the pandemic in 2021 and in Q1 2022 with the net demand reaching 2019 levels. This is due to the strong occupier interest on the back of consumption led demand from this region. Its key warehouse clusters including Tumkuru Road, Hoskote and Hosur Road have been the focus areas by the 3PL and e-commerce sectors. Bengaluru witnessed supply and absorption of 2.32 mn sq.ft. and 2.45 mn sq.ft. respectively in Q1 2022. Grade A contribution in supply and demand has remained more than 75% in this quarter showing occupiers' preference towards quality spaces.

Pune is another city whose warehousing market showed strong resilience amid COVID-19 and recovered in the year 2021 and in Q1 2022. The two key drivers for the warehousing demand in the city include manufacturing and consumption. The city provides a thriving manufacturing ecosystem in regions such as Chakan, Talegaon and Nagar Road. The warehousing rents in the city are highest among all due to the high land prices. Despite high rentals in warehousing sub-markets of Chakan-Talegaon and Nagar Road, the demand from e-commerce players are increasing due to the presence of good quality Grade A spaces and strong connectivity. In Q1 2022, Pune witnessed supply and absorption of 1.1 mn sq.ft. and 1.3 mn sq.ft. respectively. Interestingly, more than 60% of the demand and supply is observed in Grade A space as well as more than 80% of the

Figure 2: India Net Absorption

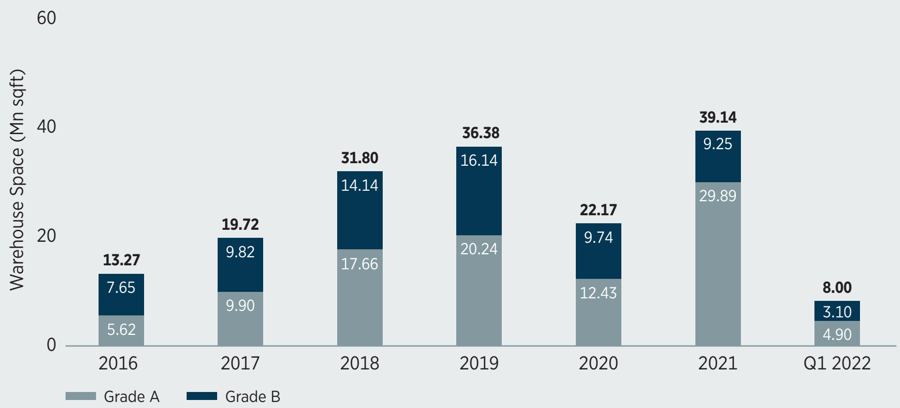


Figure 3: New Supply, Net Absorption and Vacancy in Eight Cities of India, Q1 2022

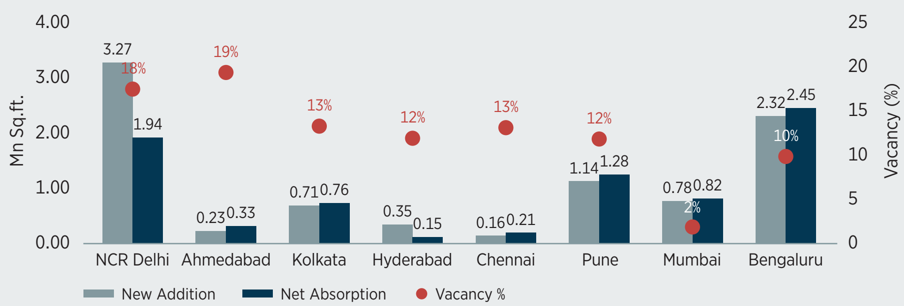
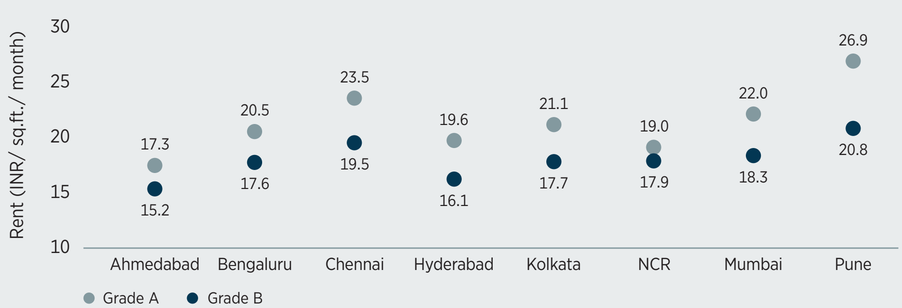


Figure 4: Average Rents in Eight Cities of India, Q1 2022



supply and demand is observed in Chakan – Talegaon and Nagar Road sub-markets.

Growing E-Commerce Industry in India
The e-commerce sector, along with the 3PL sector, has emerged as the main driver of the Indian warehousing market. The share of the e-commerce sector in transactions has increased from 15% in 2017 to 26% in 2021. Many e-commerce companies are expected to grow as people adopt a behavioral shift from buying offline to online. The pandemic has accelerated e-commerce adoption rates, leading to an increase in the demand for online delivery of essential and non-essential items. The growth in e-commerce has turned warehouse and distribution centers into mega fulfillment centers, translating to demand for larger space requirement as haves been witnessed in India recently. There were instances of global e-commerce transactions with average box sizes of more than 2 lakhs sq.ft. going up to 1 million sq.ft. in cities such as NCR, Bengaluru, Mumbai, Chennai, Pune, Kolkata etc. Although, COVID-19 has resulted in reduced dependency on single large warehouses, the demand for smaller warehouses is concentrated in the in-city (urban logistics) for last-mile delivery.

Spurting Demand for In-City/ Urban Logistics
Urban logistics in India enjoyed a strong pick-up in demand post-pandemic as consumers move to online channels for purchases. As a result, the Indian market has seen a surge in key players including global e-commerce companies such as Blinkit, Chaayos, Suppr Daily, etc. to increase penetration into warehouses in the city in order to increase the efficiency of same-day delivery services. India is expected to witness an additional ~7 mn sq.ft. of in-city warehouse space demand by 2022 spread across tier 1 and tier 2 cities. With the advent of changing consumer behavior and technology adoption, urban logistics spaces can be a game-changer in catering to the rising demand in cities for faster order fulfilment rates. Demand for urban logistics space is likely to be a growing and sustainable trend.

Demand from 3PL Logistics Players
With the introduction of the Goods and Services Tax (GST) in 2017, corporate strategies for warehousing and distribution strategies have changed. Decisions on warehouse locations and specifications are now based on supply chain efficiency considerations rather than tax-saving benefits. Consequently, there has been a shift towards the integration of small warehouses into large fulfillment centers.

Logistics companies have seized this opportunity and switched from a model of managing single company warehouses to a multi-client and multi-product model. The small e-commerce players take advantage of these multi-client and multi-product facilities as they need flexibility in terms of seasonal space requirements. The companies can also benefit with cutting down on costs through the consolidation of operations in large warehouses.

3PL has become one of the fastest growing segments in warehousing space. As 3PL brings in the necessary economies of scale for multi-tenant sites, the potential for growth is significant. 3PL more than 30% of the demand in 2021 and more than 43% of the demand in Q1 2022, the highest among all the other sectors. Demand from 3PL has increased as different sectors such as e-commerce, engineering, electronics and white goods are routing through 3PL. Demand for space from 3PL/Logistics may increase in 2022 as many large and medium manufacturing companies offload part of their inventory management to optimise cost.

Upcoming Infrastructure and Policies
The Indian government launched **Production-Linked Incentive (PLI) Scheme** for 13 key sectors *(Mobile manufacturing, API & drug intermediaries, medical devices, ACC Battery, Electronic/ Technology Products, Automobile & Auto Components, Pharmaceutical drugs, Telecom & Networking Products, Textile Products, Food Products, Solar PV Modules, White Goods: AC & LEDs, Speciality Steel)* for enhancing India's manufacturing capabilities and enhancing exports. Several global firms such as Samsung, Foxconn, Hon Hai, Wistron and Pegatron have benefitted from these schemes. Industrial demand is expected to get a boost as global companies set up manufacturing operations in India. Industrial light manufacturing demand comprised 10% of the total warehouse demand in 2021 which is anticipated to increase in the upcoming years. This demand is primarily driven by established sectors such as Auto & Ancillaries and Engineering as well as emerging sectors such as Electronics & White Goods, FMCG, Chemicals and Pharmaceuticals.

The launch of **PM Gati Shakti – National Master Plan for Multi-modal Connectivity** will provide integrated and seamless connectivity for movement of people, goods and services from one mode of transport to another. It will facilitate the last mile connectivity of infrastructure and reduce transportation time. Furthermore, the 100 cargo terminals to be developed over the next three years is envisaged to provide much impetus to the warehousing and logistics sector.

The **National Logistics Policy (NLP)** is proposed to streamline and strengthen India's logistics sector, for seamless movement of goods and to increase the ease of doing business for players in the logistics sector. It will create a single window e-logistics market focusing on improving India's trade competitiveness, employment creation and aiding the country to become a logistics hub.

In addition, **new warehousing policy is planned by NHAI and Central Government** to outlay the roadmap for developing exclusive warehousing zones under PPP. The purpose of the new policy is to ease transportation and logistics costs as well as improve logistics infrastructure throughout the country. These reforms are expected to elevate the overall high quality warehousing demand in India.

FUTURE OUTLOOK

With its growing economy and having the second largest population in the world, India holds massive potential for the warehousing market, which is anticipated to burgeon over the next few years. The market has started pacing up in 2021 and surpassed pre-COVID 2019 levels in the last quarter of 2021. Furthermore, the warehouse stock in India is anticipated to grow at a CAGR of 11% in the next four years to reach 441 mn sq.ft. in 2025. Focusing on the quality spaces of Grade A stock, it is expected to grow at a CAGR of 14% in the same period to contribute 55% of the total stock in 2025. Going forward, the increase in stock due to remarkable demand outstripping supply in the upcoming years might result in a decrease in vacancy rate. The vacancy is predicted to remain healthy and hover below 10%.

The demand drivers of the warehouse market in India i.e. 3PL/ Logistics and e-commerce players are envisaged to accelerate due to the continuous shift of consumer behavior towards online purchase which supports further expansion of these sectors.

The Grade A warehouse market in India is envisioned to continue to grow in the future years with respect to the aforementioned demand drivers in the market. This market is considered to be resilient amid the COVID-19 pandemic and therefore, rents are predicted to remain stable in most of the cities in the country.

Japan

by Japan Logistics Field Institute, Inc.

INDEPENDENT MARKET RESEARCH

NATIONWIDE MARKET FOR LOGISTICS REAL ESTATE IN JAPAN

State of the Market

Japan's Economic Environment
Japan's economy rebounded in the last three months of 2021 with a 1.4% increase against the previous quarter, recording a year-on-year growth of 5.4% for the fourth quarter. While the growth rate exceeded 10% in the initial half year of 2021, the rate has been slowing down slightly in the second half of the year. This is a result of the normalisation of economic activities due to the easing of COVID-19 measures and shifting consumer behaviours.

However, with continued slump in consumer spending from self-isolation due to the new Omicron variant spread in 2022 and price hikes of resources due to the Russian-Ukraine war, real GDP is expected to be lower in 2022 as compared to 2021.

Logistics Real Estate Market

Market Overview
In Japan, developers of large-scale rental logistics facilities supplied a cumulative total of approximately 37,700,000 m^2 of gross floor area as at the end of December 2021.

With COVID-19 accelerating the adoption of e-commerce, both demand and supply for warehouses reached record highs. Annual supply nationwide was approximately 5,000,000 m^2, while demand was approximately over 4,300,000 m^2. As the annual supply of warehouse outpaced demand, vacancy rate increased to 2.8% in 2021, up from 1.4% at the end of 2020, and hit 3.8% as at the end of March 2022. This trend is expected to continue in the coming period **(Figure 1)**.

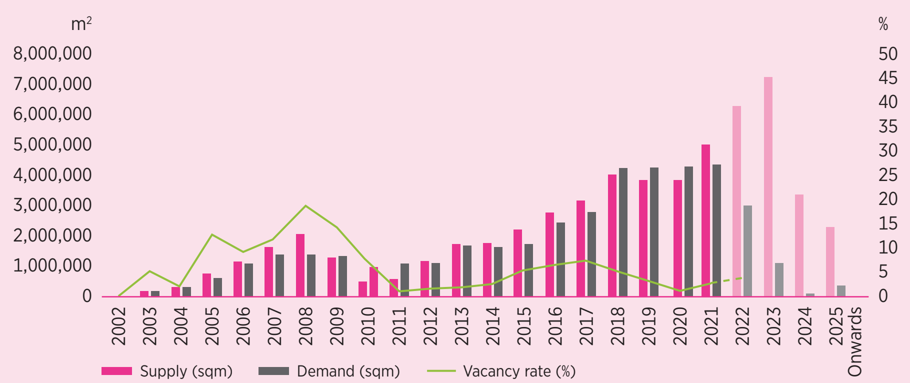
On the other hand, the pre-commitment rate for the following year's supply as at the end of 2021 was 57%, in contrast to 42% this year, raising concerns about a shortage of demand for the supply of 6,000,000 m^2 in 2022. In all four main metropolitan areas, vacancy rates are increasing, except in the Nagoya area, where vacancy rates were somewhat high, shortage of vacant space in the large-scale logistics facilities in 2021, and actual rental rates were on uptrend.

Reasons behind high demand
Demand is driven by advance leasing from e-commerce-related companies and an expansion of leases due to the consolidation of sites and the replacement of obsolete buildings by manufacturer shippers, in addition to continued leasing demand from 3PL providers. E-commerce is the most significant demand driver, with e-commerce-related demand expected to account for about a little less than 30% of total demand in 2020 through 2022, up from around 10% till 2019. However, while the e-commerce market in Japan enjoyed marked growth in 2021 partly due to the impact of the COVID-19 crisis, the speed of growth is returning to a more moderate pace in 2022.

Reasons behind increase in supply
Nationwide, an annual average of approximately 4,000,000 m^2 of supply came onto the market between 2018 and 2020. Annual supply was more than 5,000,000 m^2 in 2021 and is estimated to be over 6,000,000 m^2 in 2022, and 7,000,000 m^2 in 2023 (according to the public announcement). One likely reason for the increase in new supply is the continuing rise in the number of developers of logistics real estate. COVID-19 has increased investor interest in logistics real estate and therefore, the industry has seen a continued increase in the number of new players such as residential developers. As the latest trend, some developers are considering postponement of development due to the hike in prices of construction materials including steel **(Figure 2)**.

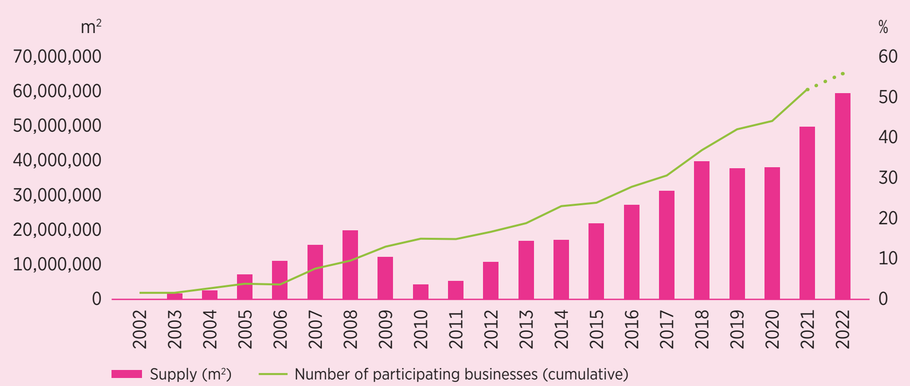
Trend in Rents
Amongst the four main metropolitan areas, Greater Tokyo, Osaka and Fukuoka have had

Figure 1: Trend in Supply-Demand Balance for Large-Scale Rental Logistics Facilities (Nationwide)



Notes:
[1] Created from our database of large-scale rental logistics facilities constructed by major developers
[2] Supply and demand from 2022 onward are for total developed properties and total pre-committed area that are already known.
[3] As of the end of December 2021

Figure 2: Trend in Number of Developers Entering Logistics Real Estate Market



Note: The completion date of the first developed property is used as the entry date.

a shortage of vacant space since 2018, so rent levels have continued to trend up. In the Nagoya area, supply has been slightly higher, so the vacancy rate is high and rents have remained steady.

Development costs have been increasing owing to the recent sharp price rises of development sites and the increase in construction costs, leading to a rise in asking rents **(Figure 3)**.

Trend in Cap Rates

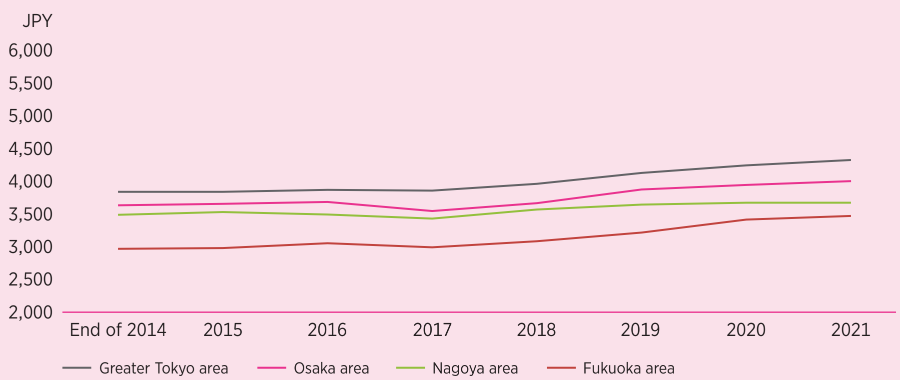
The expected cap rates for logistics real estate has declined nearly every year from 2011, to levels that are significantly far below the level seen prior to the Global Financial Crisis. As of October 2021, the expected cap rate multi-tenant facilities in the Greater Tokyo and Osaka areas was 4.2% and 4.6% on respectively. Cap rates remained steady for some time, but started to fall due to the rise in demand for logistics real estate caused by the COVID-19 crisis **(Figure 4)**.

In many cases, cap rate has fallen to the 3% range on an NOI basis on actual sales. In addition, it is not only the developed properties but also existing income-generating properties which continue to be increasingly highly appraised and are transacted at low cap rates.

Demand for Large-scale Logistics Facilities

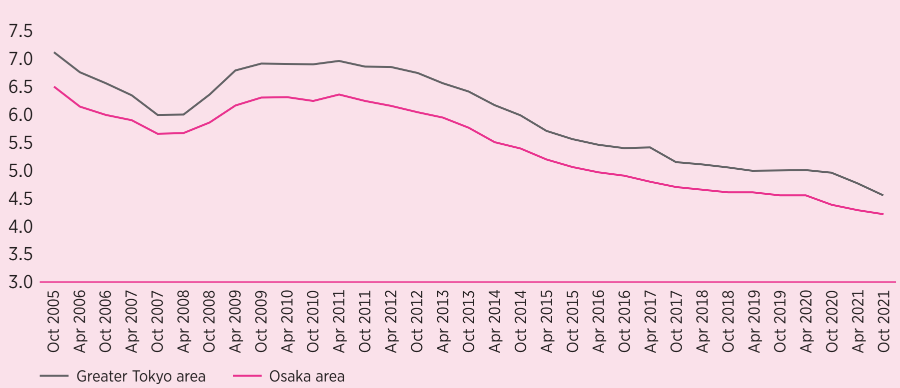
The need for large-scale rental logistics facilities remains strong. Large-scale, modern-spec facilities are highly sought after as they support efficient operations and also provide generous amenities. This suggests ample scope for upward movement in the market development rate.

Figure 3: Rent Index in Main Areas



Note: Calculated using the average rent levels in the main districts of each main economic zone.

Figure 4: Cap Rate for Investors in Logistics Real Estate



Notes:

1 Expected value for multi-tenant facilities in both the Greater Tokyo and Osaka areas (average value for bayside and inland areas)

2 Based on the Real Estate Investor Survey by the Japan Real Estate Institute

Main Factors behind Increased Demand and Supply

Demand Factors

- **Sustained demand of last mile delivery logistics**

  The surge in demand for warehouse space among e-commerce-related companies is not only driven by the need for storage and distribution processing facilities but also for home delivery bases. For instance, Amazon is proactively establishing delivery stations (DS) all around Japan. While many of these DS are utilising warehouses in city centers, they are also increasingly moving into developed properties to make use of large sorting spaces and truck berths.

  There is an emerging trend to develop small-scale logistics facilities of about 2,000 tsubo in areas close to the city to cater to last mile delivery. As such, higher rents can be seen for facilities that meet last mile delivery demand.

- **Growing demand for cold storage facilities**

  Demand for frozen food has been increasing locally, causing more developers to enter the cold storage facility market. Supply mostly consisted of the framework for a cold storage warehouse in the past, but increasingly, properties are being leased with refrigeration equipment.

Supply Factors

- **Continued steep rises in site prices due to a shortage of development sites**

  Bidding prices continue to rise sharply. There are cases of bids in city areas exceeding JPY 3,000,000 per tsubo. Previously, almost all developers submitting bids for land participated actively in the market, but with the recent sharp rise in prices, a divide has opened up between developers that participate actively and those that do not.

  On the other hand, some tenants are looking for inexpensive rents, so they are continuing to broaden their search area (particularly in the Greater Tokyo and Osaka areas).

- **Differentiation between developed facilities**

  In response to the rising number of developed properties, developers are proactively introducing attractive specifications to differentiate themselves. It is increasingly common to see tangible differentiation such as the adoption of seismically isolated and damping structures, special design of exterior walls, installation of day-care facilities and stores, provision of a wide range of amenities for employees (such as clean restrooms), as well as large-scale overall development (developing multiple facilities in the same area) for maximizing installation of such features. Effort is now also being put into intangible differentiation through services that provide solutions to issues faced by tenants, such as human resource referrals, truck standby systems, and consulting on the installation of material handling equipment within a facility. Numerous small- and medium-sized facility developments have also begun focusing on basic facility specifications.

Rise in regional development by developers

Much of the development has been in the four main metropolitan areas mentioned above, with minimal development in areas around the Sapporo, Sendai, Hiroshima and Okayama districts. However, there has been a rise in development activity in regional cities and districts such as Morioka, Utsunomiya and Okinawa. Manufacturers and major wholesalers located in regional areas are generating demand to move into new areas, spurring the development of appropriate facilities.

OUTLOOK

Outlook for Supply

Nationwide supply in 2022 is expected to be the largest ever. Supply is also projected to be the largest ever even in the Greater Tokyo and Nagoya areas. In 2021, bids continued to be sought for sites eligible for development all around the Greater Tokyo and Osaka areas, and developers have made the most of their individual networks to aggressively acquire sites. Given this situation, supply is likely to continue to be high at approximately 6,000,000 m^2 for some time.

Outlook for Demand

Nationwide demand has increased from 4,200,000 in 2018 to 4,400,000 m^2 in 2021, which was below the supply of 5,000,000 m^2 in 2021. With supply expected to experience further growth in 2022, and leasing by major e-commerce site operators levelling off, demand may not keep pace with supply.

E-commerce-related demand

Japan's e-commerce penetration rate is 8.08% (2020). Viewed by product type, food and beverage products, wining and dining products and alcohol have a low penetration rate in the 3% range, while household furniture, books, sundry household goods, office supplies, etc. have a high penetration rate of 20 to 40%. Development of dedicated logistics centers for online supermarkets that specialise in e-commerce sales of food and beverage products is also on the rise in Japan. Given Japan's relatively low e-commerce penetration, there is ample room for further expansion of the e-commerce market, which will drive demand for last mile delivery and logistics facilities.

Demand by 3PL providers

3PL business operations are currently on the decline, as COVID-19 reduced efforts by cargo owners to improve logistics efficiency. In addition, with higher rents, shippers are directly leasing properties in place of 3PL providers. As such, leases of large-scale rental logistics facilities by 3PL providers have declined. However, in the medium and long term, leasing by 3PL providers is likely to pick up again as cargo owners prioritize efforts to improve logistics efficiency.

Outlook for Supply-Demand Balance

Outlook for 2022

While development volume will increase sharply in 2022, demand growth is slowing slightly, as indicated by a lower pre-commitment rate compared with 2021. The supply-demand balance is therefore likely to deteriorate and rents will stabilise or may even begin to soften in some districts.

2022 and Beyond

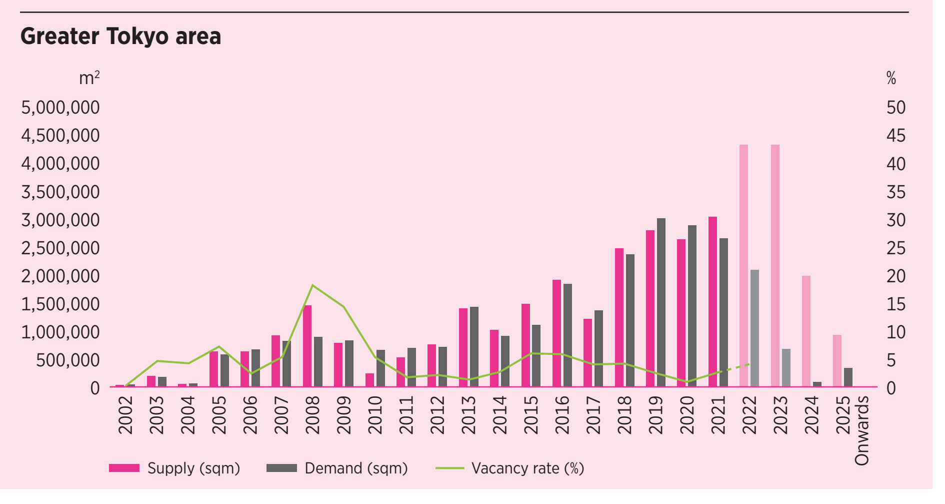
Several factors may lead to a deterioration in the supply-demand balance, such as a large volume of supply generated by the increasing number of developers entering the market, lower rent levels sought by 3PL providers and wholesalers who are the main tenants, increased development near city areas in anticipation of high rents, and development of facilities with low-efficiency specs that seek to maximise the floor area ratio.

Trends in the Logistics Real Estate Market in the Main Economic Zones

Greater Tokyo area

The vacancy rate in the Greater Tokyo area has trended down since 2015, falling to a low of 0.9% by 2020. The supply-demand balance remains tight but the vacancy rate at the end of 2021 increased to 2.5 % and reached 4.0% at the end of March 2022. The likely reason for this is the slowdown in the progress of activities for leasing tenants in the second half of the year due to economic slowdown (Figure 5).

Figure 5: Trend in the Supply-Demand Balance (4 Main Metropolitan Areas)



Note: Same conditions as nationally (the same is true of the following economic zones).

Approximately 4,000,000 m² of developed properties is scheduled to be completed and supplied in 2022. The pre-commitment rate as of the end of 2021 for properties to be completed in 2022 was 41%, which is lower than the rate of 53% in 2020. There were initial concerns regarding the large volume of supply in the Nagareyama and Sagamihara districts, but leading companies in e-commerce, apparel sales, etc. have taken up the new supply. In the Chiba New Town district, manufacturers, 3PL providers, etc. have moved in and absorbed all available supply. The supply-demand balance is holding steady, without any significant disruption in particular areas resulting from a large volume of supply.

The considerable tightness in the supply-demand balance eased slightly in the second half of 2021, and while the supply-demand balance may not be significantly affected by the large volume of supply in 2022, the tightness may ease further.

Osaka area

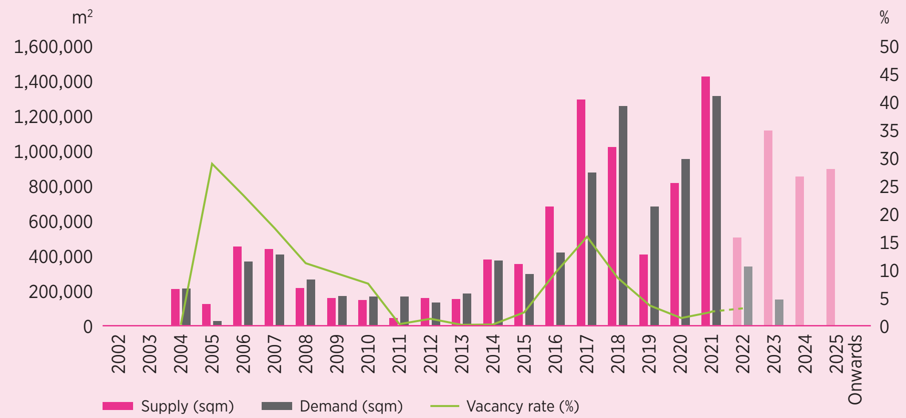
The vacancy rate in the Osaka area rose sharply in 2017 as a result of the large volume of supply. Subsequently, the somewhat limited supply in 2018 through 2020 coupled with strong demand saw the vacancy rate fall to 1.5% by the end of 2020. Following another year of large supply in 2021, the vacancy rate rose to 2.6%, and reached 3.2% at the end of March 2022. Although developments in the bayside area have readily found tenants, the sharp rise in the number of developments in the inland area has resulted in a small amount of vacant space. The inland area has had a vacancy rate of 0% for some time, but conditions are beginning to change slightly.

Rent levels in the inland area rose firmly in the second half of 2021 but have recently begun to soften and are broadly flat or inching up slowly. In the bayside area, where the supply-demand balance has continued to improve, rent levels are holding steady. Supply in the Osaka area in 2022 is expected to be limited, and the supply-demand balance is likely to tighten once again. In 2023, a few developments are expected to commence in several locations with strong potential such as Takatsuki or Baraki.

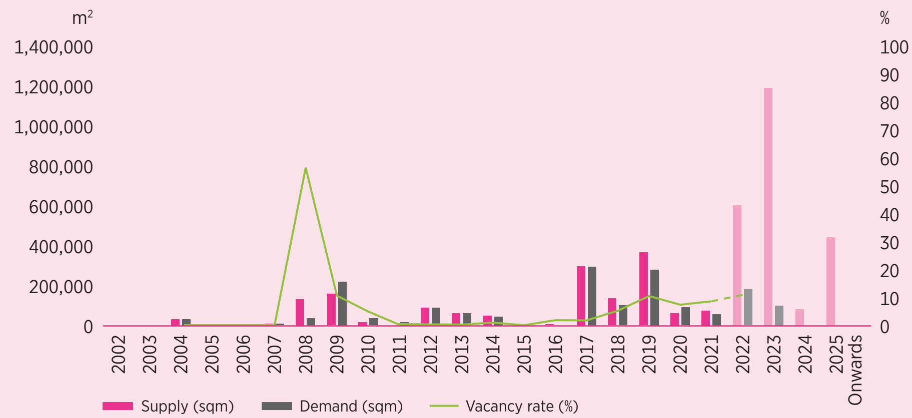
Nagoya area

The vacancy rate at the end of 2020 was high at 7.7% and rose further to 8.6% by the end of 2021 and 10.8% at the end of March 2022 due to newly developed properties which are still being leased up. The Nagoya area is the only one of the four main metropolitan areas

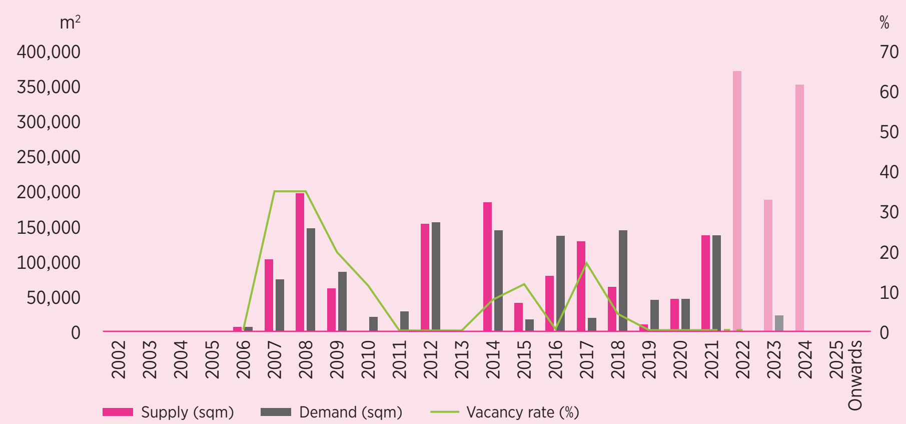
Osaka area



Nagoya area



Fukuoka area



Performance

INDEPENDENT MARKET RESEARCH

where the vacancy rates are not as tight. The scale of demand in the Nagoya area is about 1/7 that of demand in the Greater Tokyo area, so vacancy rate tends to rise if several multi-tenant facilities are developed at the same time. Against this background, a large volume of supply is scheduled for 2022 and 2023 in the Nagoya area. So far, approximately 450,000 tsubo of logistics real estate has been developed and supplied in the Nagoya area, but 500,000 tsubo of new supply is scheduled for the future. There are concerns that the supply-demand balance may deteriorate as a result of this large volume of supply in 2022 and beyond.

Other areas

- **Sendai Metropolitan area**
  The scale of demand in the Sendai metropolitan area is relatively small, at about 1/20 of that in the Greater Tokyo area. Although it continues to shrink, there is ongoing demand for warehouses supported by reconstruction. For a time after the Great East Japan Earthquake, development of facilities continued in inland areas such as Izumi and Tomiya districts and Medeshimadai in Natori City, followed by a resurgence in developments in seaside areas. There are numerous Built-to-suit (BTS) developments in this area, but multi-tenant facilities are also being developed, in areas such as the Iwanuma and Izumi districts. Although reconstruction demand is not as vigorous as it was previously, the supply of space is limited, so rent levels are gradually rising.

- **Sapporo Metropolitan area**
  Within the Sapporo metropolitan area, Sapporo City and surrounding districts are seen as promising for logistics facilities. Development was previously only built-to-suit in this area, but multi-tenant facilities are now operating in Higashikariki and Wattsu districts. As demand is likely to keep pace with supply, rents have recently shown a gradual uptrend.

- **Hiroshima Metropolitan area**
  The majority of warehouses in the Hiroshima metropolitan area are single user or owner occupied properties, although newly completed multi-tenant facilities in Itsukaichi and Nishi-ku have commenced operations recently. New multi-tenant facilities were also recently added to the Seifushinto and Shiwa districts. Demand for logistics space around Nishi-ku (adjacent to Shoko Center) is particularly high, resulting in comparatively high rents (about JPY 4,000 per tsubo) due to limited space available. However, for other locations in Hiroshima, the prolonged COVID-19 had negatively impacted demand for warehouse, reducing the number of prospective tenants and space required as compared to pre-pandemic times.

Malaysia

by Knight Frank Malaysia

MACRO ECONOMY OVERVIEW

Gross Domestic Product and Inflation Rate
Prior to the onset of the novel coronavirus (COVID-19) pandemic in early 2020, the Malaysian economy had consistently posted moderate annual expansion with the services and manufacturing sectors being the main drivers of growth.

The spike in positive coronavirus cases since September 2020 (the third wave of infections) led to the re-imposition of various phases of movement control order - MCO 2.0 in January 2021, followed by MCO 3.0 and full lockdown (FMCO) in May 2021. The economy slipped back into contraction with GDP shrinking 4.5% in 3Q2021 (2Q2021: +16.1%), weighed down by the strict containment measures.

However, the progressive lifting of containment measures and normalisation of domestic activities supported by high vaccination rates saw the economy rebounding 3.6% in 4Q2021.

For the full year of 2021, Malaysia's economy expanded 3.1%, supported by improvement in market conditions with continued policy support **(Figure 1)**.

Moving into year 2022, the country's economy is expected to expand between 5.3% and 6.3%, in line with the central bank's projection. This is underpinned by several factors including continued expansion in external demand, full easing of COVID-19 containment measures, reopening of international borders, and further improvement in labour market conditions. However, the uncertainties surrounding the ongoing Russia-Ukraine conflict poses risks to Malaysia's GDP growth.

The continuation of large-scale infrastructure projects such as the under-construction East Coast Rail Line (ECRL), Mass Rapid Transit Sungai Buloh-Serdang-Putrajaya Line (MRT2), Light Rail Transit Bandar Utama–Klang Line (LRT3), and Pan Borneo Highway will provide additional lift to the nation's economic growth.

As for headline inflation, it increased to 3.2% in 4Q2021 (3Q2021: 2.2%), mainly due to the lapse in the three-month electricity bill discounts, which was implemented in July 2021. For 2021, the overall headline inflation averaged at 2.5% due to the cost-push factor of higher global oil prices. Bank Negara Malaysia (BNM) expects headline inflation to remain moderate in 2022 as the base effect from fuel inflation dissipates.

Malaysia Retail Trade and Retail Sales
Malaysia's annual retail trade, which declined 5.8% to register at RM103.8 billion in 2020 (2019: RM110.2 billion), rebounded 3.2% to RM107.1 billion in 2021 following the reopening of more economic and business sectors **(Figure 2)**.

As for retail sales growth, it contracted 2.3% in 2021 due to the lackluster performance in the first nine months of the year despite posting robust growth of 26.5% in the last quarter of the year.

Malaysia External Trade
The country's total value of exports posted a significant increase of 26.0% to record at RM1,239.8 billion in 2021 (2020: RM983.8 billion). Similarly, the total value of imports also inclined by circa 23.3% to record at RM987.2 billion (2020: RM800.5 billion).

During the year, the trade balance was 37.7% higher to register at RM252.6 billion (2020: RM183.3 billion). This double-digit healthy trade balance augurs well for the industrial market as it indicates that the country has more export-oriented economic activities.

For the period under review, Malaysia's external trade posted healthy CAGRs of 8.1% for export, 6.3% for import and 18.4% for trade balance **(Figure 3)**.

Foreign Direct Investment
Malaysia's Foreign Direct Investment (FDI) was recorded at RM208.6 billion in year 2021. It is the highest investment flow since 2015, almost tripled the investment value of RM64.2 billion for the preceding year as Malaysia strives to position the country as an attractive investment destination of choice and a supply chain hub in ASEAN, particularly for manufacturing operations **(Figure 4)**.

In 2021, a total of RM179.6 billion was approved in the manufacturing sector (circa 86.1% of the total FDI), almost tripled when compared to the full year investment value of RM56.6 billion in 2020. Investments from The Netherlands topped at RM74.9 billion, followed by Singapore (RM46.6 billion) and Austria (RM18.9 billion).

LOGISTICS MARKET INDICATORS

Logistics Market Trends and Performance
The country's fragmented logistics market continues to transform with vertical and horizontal consolidation among the logistics and ecommerce players as they try to gain scale and expand their network.

The logistics networks that support the country's main economic corridors have been an ongoing priority with investments in connectivity – air, sea, rail and land - as logistics locations become more important.

The pandemic has accelerated growth in the e-commerce market and resulted in rapid digital adoption. Products relating to food, fast-moving consumer goods, health and pharmaceutical etc. have continued to spur demand for industrial real estate. There is sustained interest in the logistics industry supported by strong demand for warehouse and distribution facilities.

Moving forward, technology and automation are expected to be the driving force for the logistics industry.

E-Commerce
The e-commerce industry has continued to flourish as the COVID-19 pandemic accelerated the adoption of online platforms. Malaysia's e-commerce income increased 17.1% y-o-y to RM279.0 billion in the third quarter of 2021 (3Q2020: RM238.2 billion) while maintaining a positive trend of 4.3% in terms of quarterly growth.

The improved performance was mainly attributed to the wide adoption of digital usage during the various phases of lockdowns and as part of the new normal. However, as physical retail businesses reopen following easing of containment measures, the pace of e-commerce growth may slow down although the internet will continue to play an important role as more retailers embrace omni-channel retailing **(Figure 5)**.

Malaysia

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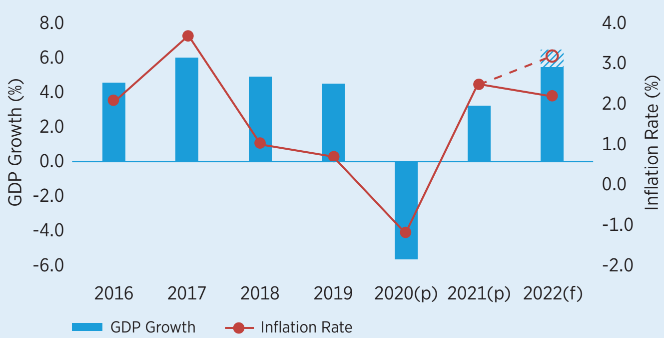
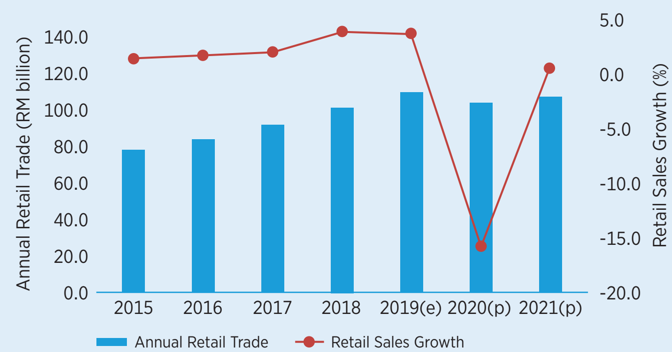
Figure 1: GDP Growth and Inflation Rate at Constant 2015 Prices, 2016 to 2022[(p)]



Sources: Department of Statistics Malaysia (DOSM) / Bank Negara Malaysia (BNM)
Note: (p) = Preliminary data

Figure 2: Malaysia – Retail and Sales Growth, 2015 to 2021[(p)]

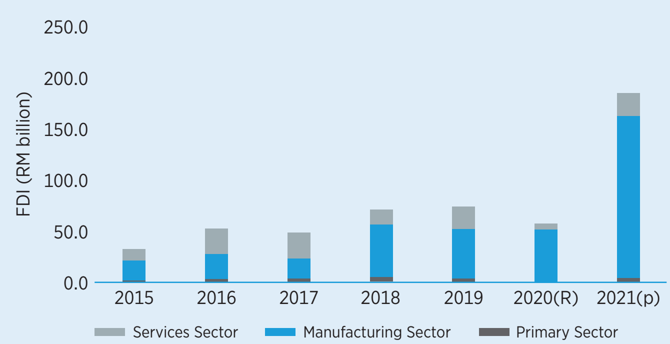


Sources: Department of Statistics Malaysia (DOSM) / Retail Group Malaysia (RGM)
Note: (e) = Estimates; (p) = Preliminary data

Figure 3: Malaysia – External Trade, 2015 to 2021[(p)]

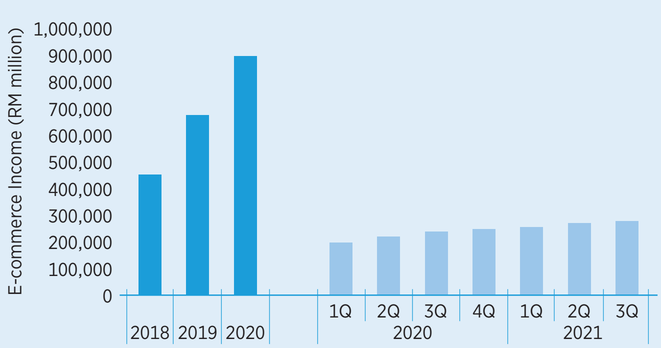
Sources: Department of Statistics Malaysia (DOSM) / Knight Frank Research
Note: (p) = Preliminary data

Figure 4: Malaysia Foreign Direct Investment (FDI), 2015 to 2021[(p)]



Sources: Malaysian Investment Development Authority (MIDA) / Knight Frank Research
Note: (R) = Revised; (p) = Preliminary data

Figure 5: Malaysia – Income of E-commerce, 2018 to 3Q2021



Sources: Department of Statistics Malaysia (DOSM) / Knight Frank Research

OVERVIEW: LOGISTICS MARKET IN KLANG VALLEY AND JOHOR BAHRU

Supply

Existing Supply
Growing demand for new requirements coupled with space expansion from e-commerce players as well as last-mile logistics service providers due to the accelerated shift from traditional retail to online order fulfilment will continue to generate strong demand in the logistics sector.

As of 2021, the warehousing space in Klang Valley is estimated at 52.3 million sq ft, 2.3% higher as compared to the previous year 2020. Meanwhile, in Johor, the warehousing space is expected to increase by 5.0% to circa 16.8 million sq ft.

During the review period from 2015 and 2021, the warehousing space in Klang Valley and Johor recorded CAGRs of 4.0% and 7.6% respectively.

In Klang Valley, Grade A warehouse space made up circa 6.9 million sq ft or 13.2% of the total estimated stock while in Johor, similar grade warehouse space accounts for circa 25.6% share or 4.3 million sq ft of the state's existing cumulative supply (Figure 6).

The review period witnessed the completion of a few notable facilities, namely the Senheng Electric Distribution Centre and Leshaco Logistics Facilities, both located in Bukit Raja, Klang Valley as well as Xin Hwa Warehouse @ Pasir Gudang and Matica Technologies Malaysia regional office cum warehouse, both located in Johor.

Future Supply
The impending completion of selected warehouses / distribution centres in 2021 has been delayed to 2022 due to the re-imposition of various phases of lockdown during the year. It is estimated that there are some 2.5 million sq ft of incoming stock that are scheduled for completion in Klang Valley by 2022, representing an increase of circa 4.8%.

Notable upcoming warehouses / distribution centres in Klang Valley include One Eastern Hub (The Glacier) in Klang, and Xin Hua Holdings Warehouse in Shah Alam.

As for Johor Bahru, while there is no notable incoming stock in 2022, it is observed that a few existing warehouses are currently undergoing extension / renovation works.

Demand and Occupancy Rate
We have selected a sampling of facilities / premises to gauge demand for warehousing space in Klang Valley and Johor Bahru (Figure 7).

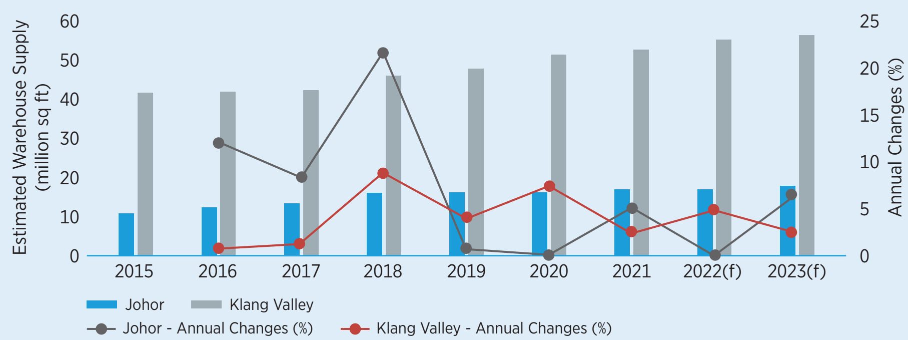
Despite the adverse impact of the pandemic on the country's economy, the average occupancy rate in Klang Valley remained resilient at 100%, supported by strong demand for warehousing space in the region, particularly in the localities of Shah Alam and Klang.

Similarly, in Johor, the average occupancy rate of the 2.2 million sq ft of space surveyed, is estimated at 100% in 2021.

Rental Analysis
The asking gross rentals of industrial properties in selected prime industrial areas within Klang Valley range from RM1.30 per sq ft to RM2.50 per sq ft per month in 2021, marginally lower compared to 2020.

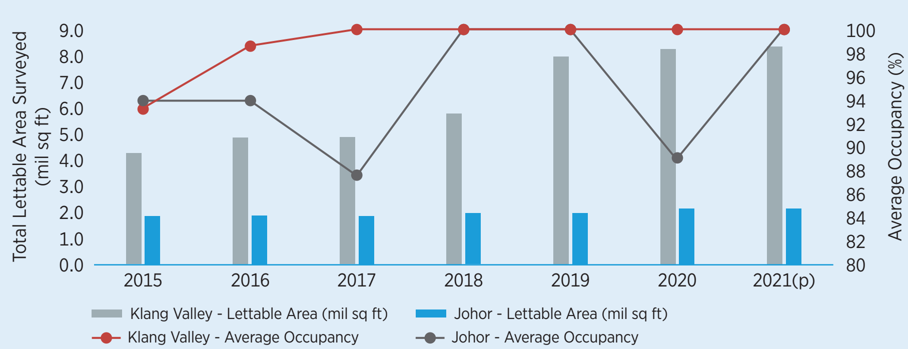
Detached industrial premises / facilities located in Glenmarie and Port Klang have asking rental rates ranging from RM1.30 per sq ft to RM2.10 per sq ft per month while in other selected established industrial areas such as Petaling Jaya, Subang Hi-Tech,

Figure 6: Klang Valley and Johor – Estimated Supply of Warehouse Space, 2015 to 2023(f)



Sources: Knight Frank Research
Note: (f) = Forecast

Figure 7: Klang Valley and Johor – Weighted Average Occupancy Rates of Selected Warehouses / Distribution Centres Surveyed, 2015 to 2021(p)



Sources: Knight Frank Research

Malaysia

INDEPENDENT MARKET RESEARCH

Bukit Raja and Shah Alam, the rental rates are on the higher band and range from RM1.50 per sq ft to RM2.50 per sq ft per month.

In Johor Bahru, the asking rental rates are also marginally lower in 2021 when compared to the preceding year.

Rental rates of industrial properties in the localities of Port of Tanjung Pelepas, Pasir Gudang and Senai, hover between RM1.00 per sq ft and RM2.00 per sq ft per month (Table 1).

SUMMARY & MARKET OUTLOOK

The Regional Comprehensive Economic Partnership (RCEP), the world's largest free trade agreement, has been in effect for Malaysia since 18 March 2022. The country is an important player in the ASEAN region in the areas of manufacturing, information communication and technology and commodities (oil and palm oil). Aligning the trade and commerce strategy in the new bloc is going to boost Malaysia's growth outlook in the next three to five years. Malaysia ranks first among the RCEP member states in terms of growth rate for its rapidly developing e-commerce market, which is expected to hit 14.8% between 2021 and 2025.

The pandemic, which significantly impacted lives, economies and societies globally, has altered the retail landscape due to changes in consumer shopping behaviours, and this has led to the flourishing of the industry. Many business-to-consumer (B2C) firms were forced to quickly adapt to online retailing services due to lockdowns and movement restrictions in many markets.

E-commerce has also dramatically raised consumer expectations, particularly in terms of fulfilment. The accelerated shift from traditional retail to online order fulfilment will continue to generate strong demand to propel sustainable growth into the future. Supply chains are still heavily oriented around models that pre-date the digitalization era. While demand for supply chains is far higher than before, the logistical infrastructure is often still found wanting.

The industrial market in Malaysia has seen steady growth in recent years largely due to higher e-commerce penetration rate resulting in additional warehousing space requirements to meet the surge in last-mile delivery as well as the structural shift towards omnichannel retailing. It is anticipated that the momentum gained this past year will continue into 2022 and beyond as demand remains resilient despite challenging economic conditions.

With the economy entering a recovery phase from the height of the pandemic, the industrial realm within Malaysia is entering a new chapter of revolution. Whilst e-commerce growth will continue to underpin the thriving industrial real estate market performance, the new growth areas will be heavily influenced by factors driven by the RCEP, automation as well as the ESG agenda.

The Malaysia Digital Economy Blueprint (MyDigital), unveiled in February 2021, is the foundation for the country's transformation into a "regional digital pulse". The transformation is expected to boost productivity, stimulate innovation, and improve livelihoods by harnessing the internet, Big Data, the Internet of Things, artificial intelligence, and other technologies.

Table 1: Selected Prime Industrial Areas in Klang Valley and Johor Bahru – Asking Rental Rates, 2020 and 2021

Region / Locality	Asking Gross Rental (RM per sq ft / month)	
	2020	2021
Klang Valley		
Petaling Jaya (Sections 13, 19 and 51A)	2.00 – 3.00	1.70 – 2.50
Subang Hi-Tech	1.60 – 2.10	1.50 – 2.10
Bukit Raja	1.60 – 2.40	1.60 – 2.20
Port Klang	1.40 – 2.20	1.30 – 1.80
Shah Alam	1.60 – 2.20	1.50 – 2.20
Glenmarie	1.50 – 2.00	1.50 – 1.80
Johor Bahru		
Port of Tanjung Pelepas	1.50 – 1.80	1.40 – 2.00
Pasir Gudang	1.30 – 1.60	1.20 – 1.50
Senai	1.15 – 1.50	1.00 – 1.50

Sources: Knight Frank Research
Note: The above quoted rental values vary according to location / scheme, type and quality of premises, size and other value factors

South Korea

by Colliers

MARKET ANALYSIS

Highest Economic Growth in Over a Decade Despite Hikes in Interest Rate

South Korea's economy achieved the highest economic growth since 2010, hitting a growth of 4% year-on-year ("y-o-y") in 2021, and rebounding from its pandemic-induced 0.9% y-o-y negative growth in 2020. The recovery was mainly driven by improved domestic private consumption and trade, supported by the Government's new initiative of living with the virus.

In response to the pandemic and its subsequent economic impact, the Government rolled out several expansionary policies. These included a two-phased handout of a total of KRW10 trillion subsidies for small to medium businesses, a corporate tax discount, COVID-19 relief funds and introduction of the Human New Deal policies in the Korean New Deal 2.0 update, which mainly focused on lowering unemployment rates. Under the policy, South Korea's unemployment rate was reduced from 5.0% in Q1 2021 to 2.9% in Q4 2021, reaching its lowest level since Q3 2013.

On 26 August 2021, the Bank of Korea (BOK) raised interest rates by 25 basis points, from 0.50% to 0.75%, being the first major Asian country to raise interest rates since the COVID-19 outbreak. The rates were further adjusted on 25 November 2021 and 14 January 2022, increasing a total of 75 basis points within just six months to 1.25%. These increases were to calibrate inflation and taper the rapidly growing household debt.

As of December 2021, consumer price index registered a 3.7% y-o-y growth, almost double the 2.0% target from the Bank of Korea. Despite two interest hikes, the economy maintained a 1.1% quarter-on-quarter GDP growth in Q4 2021, indicating an ongoing resilient recovery.

In its recent announcements in January and February 2022, BOK hinted that the interest rate could be further raised in 2022 through the implementation of market stabilisation measures in a timely manner, in line with the United States Fed's accelerating monetary policy normalisation. Korea Capital Market Institute forecasts that the BOK may further increase interest rates to 1.75% in 2022, subject to inflation rate movements. Nonetheless, the International Monetary Fund and BOK confidently forecast in January 2022 that the economy would be less affected by the interest rate hikes and is expected to grow further, by 3.0% y-o-y in 2022, driven by domestic consumption and trade.

Continued Growth of E-commerce and Grade A Logistics Facilities

2021 was another strong year for e-commerce in Korea, with the e-commerce market increasing 16.5% y-o-y and volume reaching KRW175 trillion, accounting for approximately 38% of total retail sales volume. The volume of mobile transactions has also shown a noticeable y-o-y increase of 22.9% to reach KRW12.5 trillion in 2021, contributing to the growth of courier services, which has consequently led to an increase in demand for Grade A logistics properties.

In 2021, the Food and Beverage (11.9%) and Food Services (11.8%) sectors were responsible for this online shopping wave, boosted by the increase in single or two-person households and subsequent rising demand for meal kits, food deliveries and courier services. According to latest Statistics Korea release in Q3 2021, the number of single or two-person household accounted for about two-third of national total, and had higher consumption tendency than other household types.

Domestic courier transaction volume increased 9.4% y-o-y as of November 2021, maintaining steady growth of 20.9% y-o-y from 2019 to 2020. Meal kit transactions grew 150% y-o-y from KRW200 billion in 2020 to KRW300 billion in 2021 and are expected to reach KRW700 billion by 2024.

Fast delivery services have also been rising in demand ever since more retail companies converted into online sales platforms, adapting to the prolonged pandemic and social distancing measures. The giant offline retail player E-mart liquidated its assets when it acquired E-bay Korea in June 2021. Also, emerging giants in fresh food and early morning delivery services such as Market Kurly, Oasis, and SGG.COM are expected to go public in the second half of 2022, gaining higher liquidity to expand capacity. This intense demand for Grade A logistics facilities is expected to continue in 2022.

As operators of fresh food and meal kit services often require dry and cold storage spaces, the leasing trend has shifted towards sizable hybrid centres. E-commerce players are advancing their same-day or next-day services by including overnight-delivery schedules, thus seeking leasing opportunities within large-scale logistics facilities with automation processes near major cities to handle high delivery volumes.

Existing Stock and Future Pipeline in the Seoul Metropolitan Area (SMA)

According to the Building Registry of Korea and Colliers' research, about 2.9 million sq. m. in logistics warehousing was added to the SMA during 2021. Most of this new stock was in the Southeast and Northwest submarket with 1.7 million sq. m. and 0.8 million sq. m, respectively. As at the end of 2021, logistics centres in the SMA provided about 24.2 million sq. m. gross floor area, with the traditional logistics hub of Southeast submarket accounting for about 39.7% of it (Figure 1).

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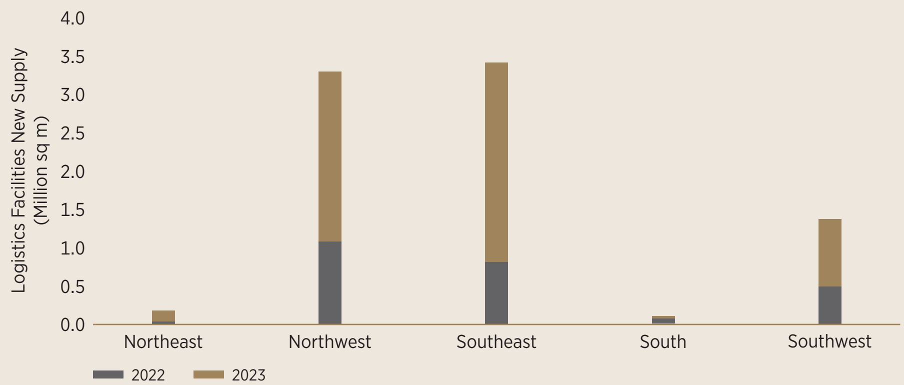
With a greater amount of new stock, automated facilities have been getting more attention, pushing occupiers to consider pre-leasing deals before completion to reflect their needs during construction. Despite the shortage of new logistics facility supplies in the Northeast and Southern submarket, newly introduced mega-scale logistics centres such as Hanaro TNS logistic centre and ADF Yongin Logistic Centre in the Southeast submarket contributed to the increase in overall supply volume.

Most of the new stock in 2022 and 2023 will be added in the Southeast, followed by Northwest and Southwest markets. However, the scarcity of land for large-scale developments in the traditional submarket of the Southeast is pushing developers to the Southwest and Northwest. Other than 3.4 million sq. m. of developments planned in 2022 and 2023, additional large-scale development in the Southeast submarket will be limited in 2024 and onwards **(Figure 2)**.

The Northwest Submarket, driven mainly by Incheon's demand, has been attracting developers due to its capability to host mega-scale logistic centres and its accessibility. Multiple mega-scale logistic centres will be developed in the next two years, bringing about 3.3 million sq. m. fresh supply to the area. Most large-scale logistic centres are expected to be developed in Siheung and Pyeongtaek from 2024 onwards **(Table 1)**.

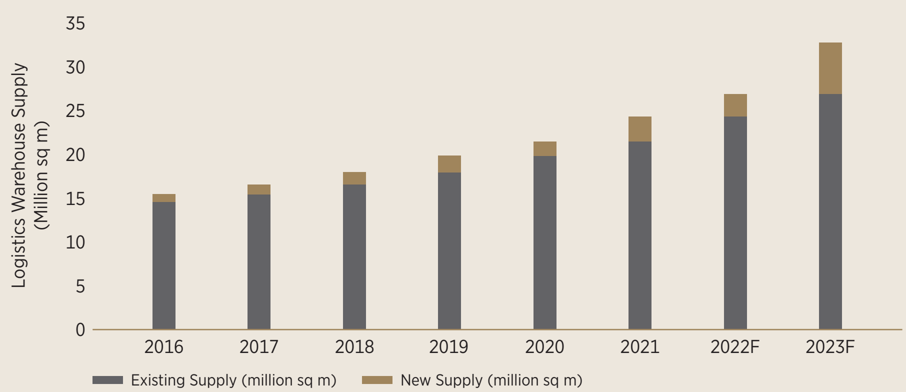
SMA Logistics Market Leasing Performance
Despite the recent surge in supply, the average vacancy rate in logistics assets in the SMA remained tight at 3.3% as of Q4 2021, on the back of significant demand for new and modern logistics centres. Pre-leasing agreements have been occurring across multiple recent Grade A logistics centre developments, due to an increasing number of developers adopting built-to-suit strategies. Most new centres, especially those with a superior location, accessibility, and modern facilities, could secure 100% commitment during pre-leasing or contain the absorption period within a quarter upon completion. Typical rent-free periods range between one to three months for lease terms of up to five years.

Figure 1: **New Supply of Sizeable Logistics Centres in SMA (GFA, million sq. m.)**



Source: Ministry of Land, Infrastructure and Transport; Colliers

Figure 2: **Total Stock of Sizeable Logistics Centres in SMA (GFA, million sq. m.)**



*Remark: Includes only logistics warehouses with GFA of at least 1,000 sq. m.
Source: Ministry of Land, Infrastructure and Transport; Colliers

Table 1: New Supply in the 2022 Pipeline

City	Name	GFA (sq. m.)	Landlord
Incheon	Wonchangdong Logistics	430,205	Brookfield Asset Management
Incheon	Incheon Seoknam Logistics	299,235	KKR
Yeoju	AEW Yeoju Logistics	154,000	AEW Capital
Osan	Pungnong Osan Logistics	96,624	Pungnong
Ansan	Hangdong 7-ga Logistics	76,027	Mastern Investment Management
Goyang	CJ Samsong Logistics	65,640	Bluecove Investment

Source: Colliers

More mega-scale logistics facilities are due for completion over the next two years in the northwest and southwest submarkets. However, with the continuous growth in e-commerce, we forecast the vacancy rate will not go past the 5% mark **(Figure 3)**.

Overall average rent in the SMA recorded a 2.7% y-o-y increase in 2021 to around KRW9,156 per sq. m. Rental growth was spurred by newly completed prime Grade A logistics centres. Looking beyond 2022, we expect rental growth to be driven by premium Grade A logistic centres at around 2-3%, and other centres to see an increase of 1-3% **(Figure 4)**.

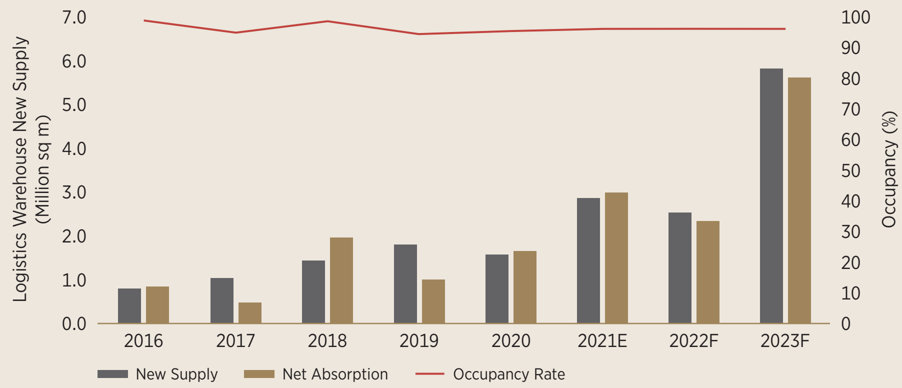
Strong Capital Value Growth and Yield Compression

2021 was another all-time record-breaking year for South Korea's logistics market. Transactions in 2020 were worth a record-breaking KRW2.6 trillion, which more than doubled to around KRW5.3 trillion over 2021.

The phenomenal growth during the pandemic has made the logistics sector the most desirable and secure income product amongst all other real estate asset classes. Competition for quality logistics centres has heated up among domestic and international investors, and the cap rates for SMA logistics centres have compressed significantly over the past three years. For instance, GS Networks Dohwa logistics centre and Samdeok TLS logistics centre transacted at a 3.8% and 3.7% cap rate respectively in 2021. As of 2021, the spread between the SMA logistics and Seoul general office cap rate has narrowed to only 40 basis points.

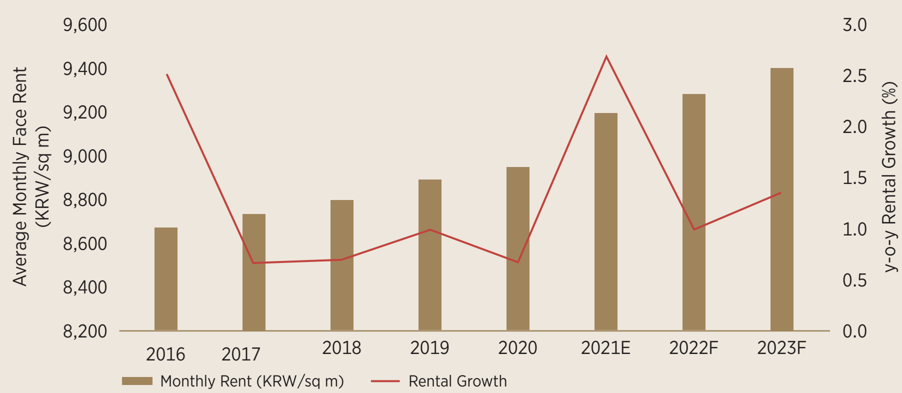
Due to significant cap rate compression and rising confidence in the logistics sector, an increasing number of experienced investors are willing to take development risks, entering the market during the planning and development stage, or through forward purchase before completion to maximise investment return. For instance, in Q4 2021, AEW acquired two Grade A logistics properties in Yeoju and Incheon, estimated to be completed in 2022 and 2023, respectively, at KRW633 billion. Hana Alternative Investment purchased Anseong Ga-ri logistics centre, scheduled for completion in April 2022 at KRW60 billion. Major international funds, including Hines, Nuveen, Goldman Sachs, and Brookfield, have also invested in the development stage.

Figure 3: Net Absorption and Occupancy Rates of Logistics Facilities in the SMA (GFA, million sq. m, %)



*Remark: For logistics warehouses with GFA of 1,000 sq. m. or more only
Source: Colliers

Figure 4: Average Monthly Face Rental Trend of SMA Logistics Facilities (KRW/sq. m, y-o-y Growth, %)



*Remark: Monthly rental for 1F dry storage facilities only based on GFA
Source: Colliers

Nonetheless, owing to the expected interest hike in 2022, we expect the average cap rate for SMA logistics facilities to rise moderately in the short term. However, modern logistics assets in favourable locations are likely to continue enjoying cap rate compression along with the fast-maturing market **(Figure 5)**.

Logistics Market Regional Comparison

The key logistics market demand drivers in 2021 – e-commerce, fresh foods/meal kits, the increase in single or two-person households and 3PL growth – saw growing popularity amongst logistics submarkets with superior connectivity to Seoul, accelerated delivery capacity, and modern, dry/cold hybrid warehouses. Traditional logistics clusters in Southeast cities, including Yongin, Icheon and Yeoju, continued to be the most favoured with their superior location and fresh, modern warehouses.

Among the three cities in the Southeast, Yeoju saw the fastest rental growth in 2021 due to its low base and spill over from Yongin and Icheon. The other two also enjoyed

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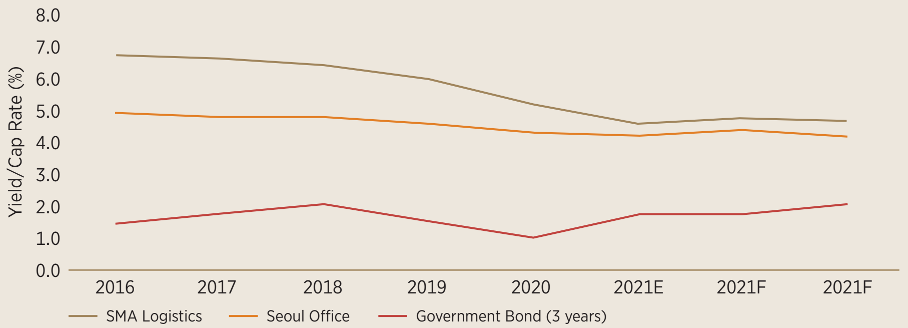
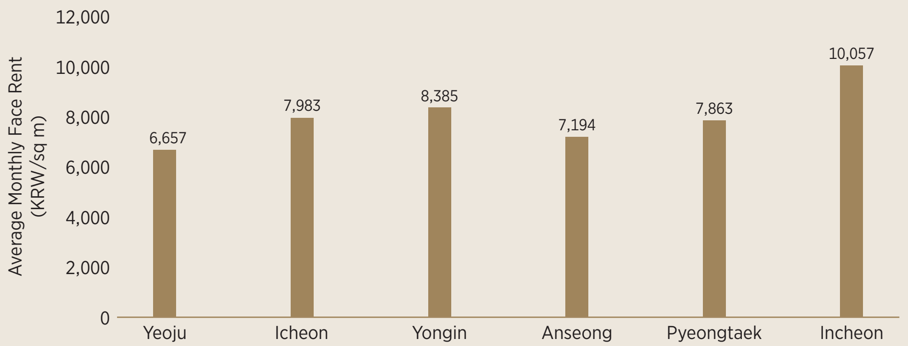
favourable rental growth at around 2-3%. Anseong has had a relatively lower rental level due to its distance to Seoul, but new stock and leasing demand coming from saturated traditional logistics hubs contributed to its higher rental increase than other cities during the same period, except for Yeoju. The need for warehouses near ports has also escalated, supported by enhanced trade volume. Incheon and Pyeongtaek rental levels grew moderately at 2-3% in 2021 **(Figure 6)**.

Figure 5: Average Market Cap Rate Trend of SMA Logistics Facilities (%)



Source: Bank of Korea, National Assembly Budget Office; Colliers

Figure 6: Average Monthly Rental by City (KRW/sq m)



*Remark: Monthly rental for 1F dry storage facilities only based on GFA
Source: Colliers

Disclaimer
There is currently a lack of transparency in South Korea's real estate market, and we, therefore, rely to a considerable extent on information from various sources. While we undertake to verify the information by, among other things, cross-checking data from more than one source, we are not obliged to do so, and we are unable to warrant the veracity or accuracy of the information.

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Vietnam

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ECONOMIC OVERVIEW

The outbreak of the COVID-19 pandemic has disrupted Vietnam's economy, causing a slower than expected GDP growth in 2021 of 2.58%. However, increasing vaccination rates have allowed many businesses to reopen and reduced the amount of border restrictions. Import and export turnover of goods still had a fair growth outlook with a value of 668.5 billion USD. FDI capital in 2021 also increased by 9.2% year-on-year ("y-o-y") to USD 31.15 billion, according to Vietnam's General Statistics Office. With the country's stable macro-economic conditions, improving business environment, developing infrastructure, sustained foreign investment as well as growing manufacturing and export sectors, Vietnam is expected to make a gradual recovery after the pandemic. The country set the economic targets for 2022 at 6.0-6.5% GDP growth while forecasts by international organizations are also at the same level, at 6.5% as per HSBC and 5.5% as per World Bank. Particularly, the International Monetary Fund (IMF) has named Vietnam as one of the fastest-growing economies in ASEAN, with forecasted GDP growth at 7.2% in 2022.

VIETNAM WAREHOUSE MARKET

The US-China trade war and the COVID-19 pandemic compelled companies to relocate, reconfigure, and diversify their supply chains to mitigate risks. These trends have underscored Vietnam's attractiveness to foreign investors, due to its competitive advantage in areas such as favorable demographics, enhanced economic integration, preferential incentives from supportive government policies, an improving business environment and legal framework as well as rapid infrastructure improvements. Demand for logistics & warehousing space is on the rise due to FDI and manufacturing activities increasing steadily over the years, along with the increase in domestic economic growth and consumption. Similarly, Vietnam market also witnessed growth in retail & e-commerce sectors which has increased demand for logistics and warehousing space. In particular, B2C e-commerce revenue recorded an average growth of 24% p.a. in 2016 – 2020 and is expected to maintain that growth rate in the following period (2021 – 2025), while total retail sales of consumer goods and services also increased by 9.4% p.a. on average during the same period. Particularly, the growing demand for convenience, such as on-demand delivery of fresh produce, has spurred the development of end-to-end cold-chain networks.

While Vietnam's logistics market is currently dominated by international third-party logistics service providers ("3PLs"), local players have been gradually developing their presence in the market, including notable names such as Gemadept, Nhat Tin, and Vinafco. Growing interest from international investors to enter into joint ventures as well as a surge in merger and acquisitions have supported the growth of local companies.

In the South, there is a concentration of logistics facilities in Ho Chi Minh City ("HCMC"), Long An, Dong Nai, Binh Duong, and Ba Ria – Vung Tau (A.K.A. Southern Economic Zone). These areas cater to ecommerce, express, pharma, retail, and manufacturing sectors demands. New infrastructure developments, such as connecting road network between Hiep Phuoc, Cat Lai, and Cai Mep ports; and Long Thanh International Airport also look to improve logistics efficiency in the region.

Binh Duong is the country's leading logistics hub due to stable demand and abundant supply. HCMC, Long An, or Dong Nai are established alternative logistics hubs with greater demands from specified sectors such as distribution, e-commerce, and pharma & chemical warehousing. Many warehouses in these alternative locations are expected to commence development in early 2022. Long Thanh International Airport is expected to be surrounded by 6,000 ha of industrial park once completed. Long An looks to take advantages of its location with a strong supply pipeline and intermodal transportation potential linking to Cai Mep International Seaport in Ba Ria – Vung Tau and Tay Ninh Border Gate.

In the North, significant investments from Multinational Corporations ("MNCs") like SEA Logistic Partners, an industrial and logistic facility development and operation platform backed by GLP, Logos and GAW NP have catalyzed demand for logistics facilities, particularly in Bac Ninh, Thai Nguyen and Hai Phong. Other locations, such as Bac Giang, Vinh Phuc and Hung Yen Provinces have also seen increased demand. Hung Yen boasts of several advantages such as proximity to Hanoi, accessibility to key manufacturing clusters and developed infrastructure, such as National Road 5B which links Hanoi to Hai Phong, as well as available land and lower costs.

While the northern warehousing market is smaller than those in the south, the surge in manufacturing supported by developed infrastructure is expected to accelerate market growth. Key intersections along routes and the border gates with China will become key logistics nodes once the tier-1 areas mature. Two significant warehouse projects commenced construction in 2021, namely the International Logistics Center (71 h.a.) in Bac Giang Province, and ICD Vinh Phuc (83 h.a.) in Vinh Phuc Province. The relatively low supply of available warehouse space presents an opportunity for logistics developments with higher yields and rental rates, thereby attracting more investments to the north.

This report describes the respective warehouse markets in Bac Ninh and Binh Duong.

BAC NINH WAREHOUSE MARKET OVERVIEW

Economic Overview

Bac Ninh's economy expanded rapidly during 2015 – 2018 driven by investments from large manufacturing companies. However, it experienced a considerable decline in gross regional domestic product ("GRDP") growth in 2019 to only 1.1% due to a decrease in phone and accessories production, particularly from Samsung Electronics and Samsung Display. In 2021, despite the heavy impact of the Covid-19 pandemic, the province posted significant growth of 6.9%, with the industrial sector showing positive signs as the Index of Industrial Production ("IIP") expanded 9.7% **(Figure 1)**.

Despite sluggish growth in 2019-2020, Bac Ninh remains one of the largest industrial hubs of Vietnam and among the leading investment destinations in the North. Due to sustained inflows of foreign direct investment (FDI), development of domestic enterprises, improvement of business environment as well as rising labor productivity, the outlook for the provincial economy is expected to remain positive.

FDI is considered the main driver of economic development in Bac Ninh. A favorable geographical position, abundant labor force, good infrastructure for production and support from government policies have made the province an attractive investment destination for foreign investors.

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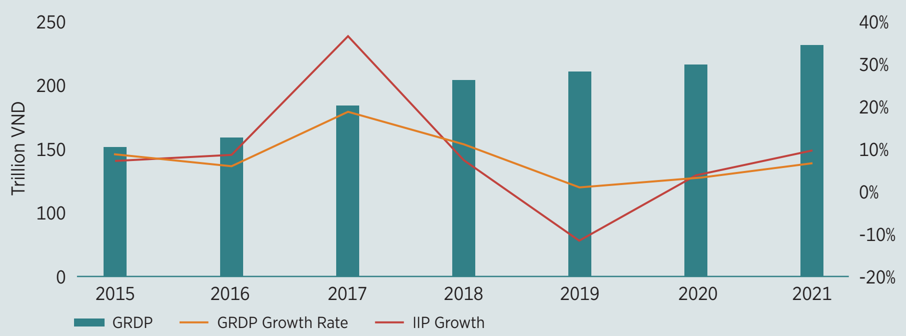
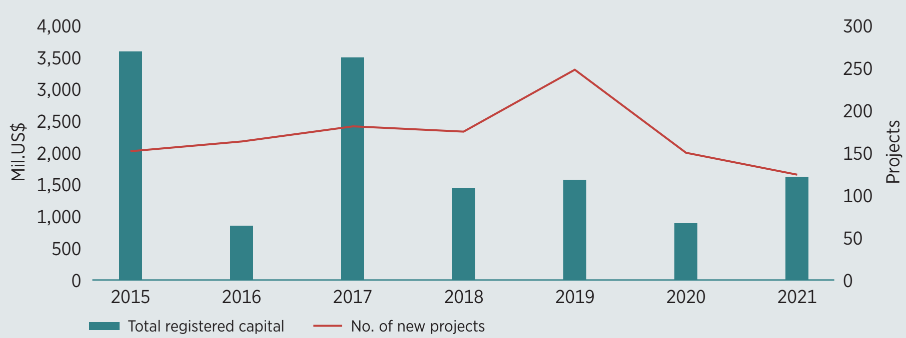
Figure 1: **Bac Ninh GRDP, GRDP Growth and IIP Growth by Year**



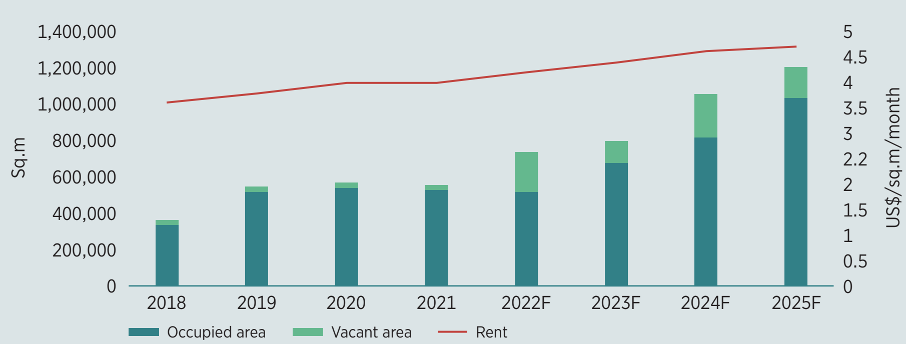
Source: Bac Ninh Statistics Office

Figure 2: **FDI into Bac Ninh by Year**



Source: Bac Ninh Statistics Office, Ministry of Planning & Investment

Figure 3: **Bac Ninh Warehouse Market Performance**



Source: Cushman & Wakefield Research

In 2021, the province attracted total registered capital of US$1,662.8 million, increasing 85% y-o-y and ranking 5th nationwide. As of December 2021, Bac Ninh's total FDI capital of effective projects to date is ranked 7th amongst 63 provinces/ cities nationwide **(Figure 2)**.

Bac Ninh is one of the most attractive provinces for investment, ranked 7th in the Provincial Competitiveness Index 2021 with a total score of 69.45/100 with notable improvements in transparency, and proactivity.

Warehouse Market

With the presence of established developers, competitive rents, favorable incentives, developed infrastructure, strategic location, the strong inflow of FDI, and manufacturing growth, Bac Ninh has established a flourishing industrial market that is home to many MNCs like Samsung, Canon, Foxconn, LG, and Goertek. Over 90% of the province's cumulative registered FDI capital as of 2021 came from manufacturing, which drives demand for industrial and warehouse space.

Consequently, Bac Ninh has seen a growing presence of big 3PLs such as LogisValley, DB Schenker, DHL, Linfox, FM Logistics, ALS, and Maersk. Many Korean and Japanese 3PLs have also followed MNCs like Samsung, Canon, and Foxconn to set up operations in the province.

Currently, warehouse supply in Bac Ninh has exceeded 570,000 sq.m, accounting for more than half of the nearly one million sq.m warehouse space in the northern key region. There was hardly any growth in new supply during 2020-2021 as projects scheduled for completed during this period were delayed due to the pandemic. Two projects that were completed in 2021 included Mapletree Bac Ninh phases 4 and 5 with a total of 128,000 sq.m. The most popular districts for logistics are Tu Son for distribution, Yen Phong for consolidation and more recently Thuan Thanh along National Road 17, which is close to Hanoi, Hung Yen and Hai Duong, and offers more competitive land costs **(Figure 3)**.

The asking gross rent of available newly built Grade A warehouse in Bac Ninh is on average US$4.10/sq.m/month, or within a range of US$3.50/sq.m/month to US$6.00/sq.m/month. The maximum rent of US$6.00/sq.m/month, similar to the rent being charged in Long Bien and Dong Anh, as well as Nam Tu Liem Districts in Hanoi. In terms of rental rates, Bac Ninh could be divided into two tiers. The first tier comprises Tu Son and Yen Phong Districts, which have the highest average rents at around US$5.60/sq.m/month and are expected to rise further in 2022, while the other tier – Tien Du and Thuan Thanh Districts – offer lower rents at US$3.50 – US$3.80/sq.m/month. With more stock from reputable developers like Mapletree, LogisValley, SLP, etc., the average rent in Bac Ninh is expected to continue to increase in the next 3 years with an average growth at 4% p.a.

The warehouse market in Bac Ninh has a fair number of reputable developers such as Mapletree, BWID, SLP, FM Logistics, Linfox, Bac Ky, and Logos which offer Grade A properties close to Hanoi and major highways, thus commanding higher rentals. The average occupancy rate remained at around 95% as Bac Ninh is a sought-after location. Overall occupancy in 2022 – 2023 might be lowered to 70% - 75% due to the influx of huge stock, before reaching more than 85% by 2025.

Outlook

In the next three years, the market is expected to see the completion of several new developments from both existing and new players. These include projects by Logos (50,000 sq.m), SLP (93,000 sq.m), KTG Yen Phong (35,000 sq.m) in 2022. In 2023, projects by several existing developers like FM Logistics, and Logos in VSIP Bac Ninh will add over 120,000 sq.m. In addition, 31,000 sq.m of FM Logistics phase 2 with air-conditioned chambers is expected to be completed in 2023 **(Table 1)**.

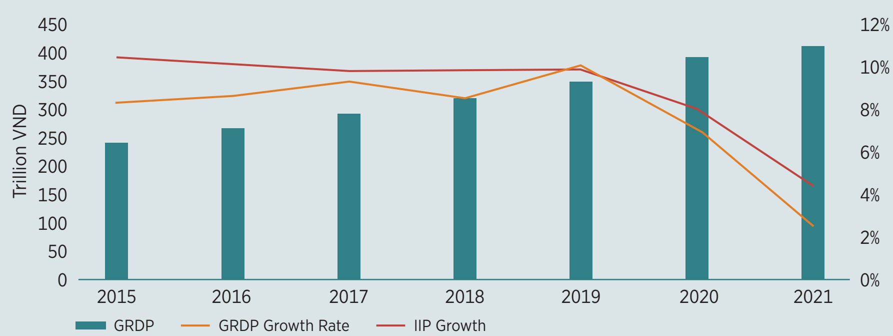
Demand for warehouse in Bac Ninh is expected to continue growing amid rising consumption and the expansion of retailers and FMCG. In addition, the fast-growing e-commerce and manufacturing industries will also drive warehouse demand in this province. Large investments in infrastructure and the development of industrial parks are expected to improve the province's business environment. High-tech, environmentally friendly, high value-added industries such as electronics, information and communication, new materials production, automation equipment and biotechnology, will become the key industries thanks to the province's investment incentives.

Table 1: Significant Future Projects

No.	Future supply	NLA (sq.m)	Expected launch
1	Logos VSIP Bac Ninh Phase 1	50,000	2022
2	KTG Yen Phong	35,380	2022
3	SLP Park Bac Ninh	93,001	2022
4	FM Logistics Phase 2	31,000	2023
5	Logos VSIP Bac Ninh Phase 2	32,000	2023
6	Mapletree Thuan Thanh 3	140,000	2024
7	LogisValley Bac Ninh Phase 3	112,000	2024
8	SLP Park Nam Son Hap Linh	84,763	2025
9	SLP Park Yen Phong	67,472	2025

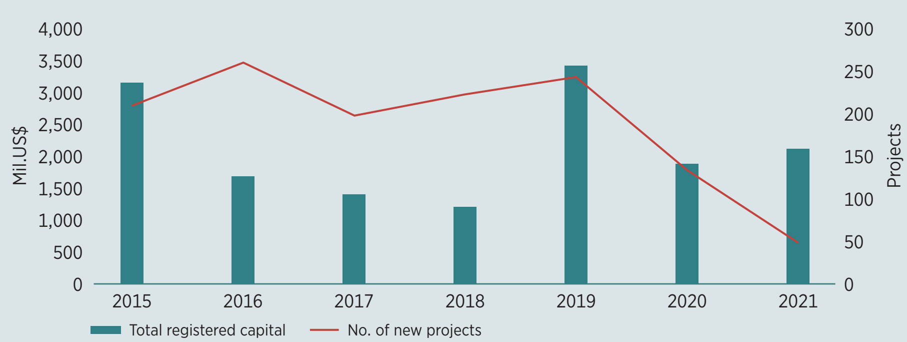
Source: Cushman & Wakefield Research

Figure 5: Binh Duong GRDP, GRDP Growth and IIP Growth by Year



Source: Binh Duong Statistics Office

Figure 6: FDI into Binh Duong by Year



Source: Binh Duong Statistics Office, Ministry of Planning and Investment

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Therefore, warehouse demand in Bac Ninh is expected to keep pace with supply despite the considerable pipeline of new supply. On average, quality warehouses can achieve full occupancy within 12 months after completion in this period. Occupancy rates are expected to remain healthy while rentals are expected to increase steadily due to the increasing presence of reputable developers and sustained demand.

BINH DUONG WAREHOUSE MARKET OVERVIEW

Economic Overview

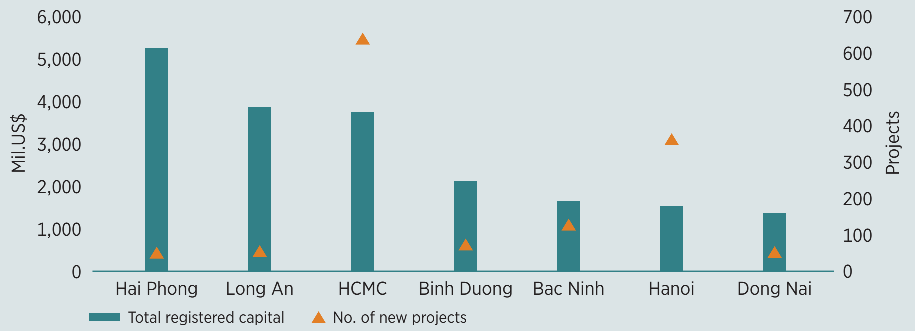
In 2021, Binh Duong Province was heavily impacted by the third wave of COVID-19, leading to production and business activities closing down in over 4 months. Despite all the difficulties, the provincial economy started to stabilise. Binh Duong's GRDP grew by 2.62% y-o-y in 2021, much lower than 6.8% in 2020 and the 7.0% - 9.5% achieved from 2011 – 2019, due to the COVID-19 pandemic. Industry and construction continued to be the leading sectors accounting for approximately 68% of total GRDP with IIP growing by 4.5% in 2021, which is the lowest growth in the last 5 years **(Figure 5)**.

FDI is a significant driver of socio - economic development in the region. Despite the disruptions caused by the pandemic in 2021, the province attracted total registered capital of US$2.1 billion with 75 newly FDI projects, down 44% in terms of new projects but up 13% in terms of total registered capital. The province continued to be among the top 5 destinations in attracting foreign investments. As of 2021, the province ranked 4th nationwide with 4,021 effective projects with a total investment capital of US$37.2 billion, second only to HCMC. **(Figure 6 and 7)**.

Furthermore, the province is transforming its economy by focusing more on service industries, high tech production, and sustainable urbanization to capitalise on the Industrial Revolution 4.0 wave. This will boost global economic cooperation and attract more investments into the province.

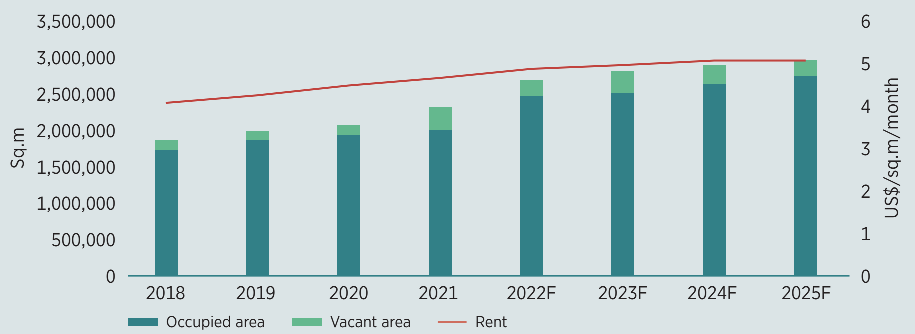
In 2021, Binh Duong ranked 6th nationwide on the Provincial Competitiveness Index (PCI) with a score of 69.61/100 and ranked 1st in the Southeast Region. The province was scored high in terms of time costs, proactivity and business support services.

Figure 7: FDI into Vietnam by Province 2021



Source: Ministry of Planning and Investment

Figure 8: Binh Duong Warehouse Market Performance



Source: Cushman & Wakefield Research

Warehouse Market

As of 2021, total warehouse supply of Binh Duong reached over 2 million sq.m, increasing 12% y-o-y and registering average growth of 8% p.a from 2018-2022 **(Figure 8)**. Binh Duong's total stock was more than double that of Dong Nai and nearly threefold that of Long An, being the most active and developed logistics center in the South. A project named Frasers My Phuoc 3 in Ben Cat Town became active in Q4 2021, adding over 42.000 sq.m to the market.

With its proximity to HCMC, there is a strong demand for warehouse space to support ecommerce and foreign/ local retailers. Despite disruptions caused by the pandemic from 2020-2021, export growth is expected to continue to be positive in 2022, which provides further impetus for warehousing to serve inbound/outbound goods and consolidation for manufacturing. Most manufacturing sites are now fully occupied and earmarked for expansion while warehousing requirements are outsourced.

Despite the large supply added in the last three years, the overall occupancy rate of warehouses in Binh Duong has remained at a healthy level of 94%, indicating sustained market demand in this region. However, overall occupancy fell to 88% in Q4 2021, mainly due to low occupancy of the newly-launched project in Ben Cat Town. The figure is expected to increase again in the following period (2022 – 2025), with the only exception in 2023 when occupancy decreased to below 90% as the market welcomes an influx of new supply.

In terms of rent, the northern submarket including Thu Dau Mot City, Ben Cat and Tan Uyen Towns offers average rent of US$3.80 – US$3.90/sq.m/month. Rents in this area are relatively lower, catering to clients who are more concerned about price rather than specifications. Meanwhile, the southern submarket in Di An and Thuan An Cities offers higher average rent of US$5.00 – US$5.50/sq.m/month as they are the most sought-after areas, being close to HCMC, as well as the current and future international airport and seaports. There are also many Inland Container Depots (ICDs) in these areas which support and improve the efficiency of goods flowing to and from the ports. Overall, the market average rent in Binh Duong has increased by around 4% p.a. in the past 4 years and is expected to continue rising by around 3% p.a. in the next 3 years upon completion of new stock from reputable developers.

Outlook

Over 638,000 sq.m of warehouse space is expected to be active and ready for lease in Binh Duong Province in the next 3-4 years. Particularly, around 57% of the future pipeline will be active in 2022 with the entry of many large-scale projects of over 40,000 sq.m each. The market will continue to be dynamic with the addition of new developers such as Frasers Industrial in addition to the expansion of existing players like BWID, FM Logistics and Mapletree. New projects are still being developed within major industrial parks of the province such as VSIP II and IIA IP, My Phuoc 3, and Binh Duong IP. Di An City, which is the closest to HCMC, will be the hub accounting for 48% of future supply, with large supply stock from TBS Logistics and BWID. Thu Dau Mot City came second with 31%, mostly from Mapletree. The remaining supply is located in Ben Cat and Tan Uyen Town, with a portion of 12% and 9%, respectively (Table 2).

Table 2: Significant Future Projects

No.	Future supply	NLA (sq.m)	Expected launch
1	TBS ICD Tan Van WH7&8	58,000	2022
2	BDIP	63,600	2022
4	Mapletree Logistics Park Phase 4	58,128	2022
10	BWID My Phuoc 4 Lot A4	72,878	2022
11	BWID Tan Dong Hiep B	52,104	2022
14	TBS ICD Tan Van WH7&8	58,000	2022
3	FM Logistics VSIP 2 Phase 1	21,000	2022
12	Emergent Tan Dong Hiep B	37,500	2022
5	Mapletree Logistics Park Phase 6	65,460	2023
13	GAW NP Song Than	39,534	2023
6	FM Logistics VSIP 2 Phase 2	31,000	2023
7	TBS ICD Tan Van WH9&10	62,000	2024
8	BWID Dong An	41,642	2025
9	BWID Song Than	35,690	2025

Source: Cushman & Wakefield Research

More consolidation of fulfillment and distribution centers will be seen around VSIP 2 and VSIP 3 in Binh Duong, which are linked to My Phuoc - Tan Van Highway. Growing private consumption as a result of the expanding middle class and the accompanying increase in imports of consumption goods will continue to boost demand for warehouse space. In addition, according to the Ministry of Industry and Trade, the e-commerce revenue of Vietnam in 2021 is estimated to reach US$13.7 billion, increasing 16% y-o-y, making Vietnam one of the top three countries with the highest growth rate of online retail market share in the Southeast Asia region. Binh Duong is the second biggest catchment market after HCMC for Tiki, Shopee, and Lazada. Favorable conditions from the Government's policies and participation in APEC, WTO, FTAs, etc., will boost FDI, from which Binh Duong will benefit greatly as the province has a reputation for attracting FDI.

In the next two years, the market outlook remains positive with low vacancy and high rentals expected. However, rent growth is expected to moderate due to the consolidation of scattered warehousing portfolios, in addition to the significant addition of supply from new players like Logos, JD Property, NP/ Gaw, Cainiao, KCN Vietnam. Cross-docking and built-to-suit will be the trend for the coming years. With Vietnam's strategy to develop more value-added and high-tech manufacturing, the quality and just-in-time abilities of the logistics services provided will be more prioritized. To cope with these clients' demands, local 3PL landlords could look for value-added partners.

CORPORATE GOVERNANCE REPORT

The Manager of Mapletree Logistics Trust ("MLT" or the "Trust") is responsible for the strategic direction and management of the assets and liabilities of MLT and its subsidiaries (collectively, the "Group"). As a REIT manager, the Manager is licensed by the Monetary Authority of Singapore (the "MAS") and holds a Capital Markets Services Licence for REIT management ("CMS Licence").

The Manager discharges its responsibility for the benefit of MLT and its unitholders ("Unitholders"), in accordance with the applicable laws and regulations as well as the trust deed constituting MLT (as amended) (the "Trust Deed"). To this end, the Manager sets the strategic direction of the Group and gives recommendations to HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of MLT (the "Trustee"), on the acquisition, divestment and enhancement of assets of the Group.

The Manager's roles and responsibilities include:

- carrying on the Group's business to generate returns in a sustainable manner and conducting all transactions on normal commercial terms and on an arm's length basis;
- preparing annual budget proposal with forecast on gross revenue, property expenditure, capital expenditure and providing explanations on major variances against prior year's actual results and written commentaries on key issues and any other relevant assumptions. The purpose of such proposals and analyses is to chart the Group's business for the year ahead and to explain the performance of MLT's properties compared to the prior year; and
- ensuring compliance with applicable laws and regulations, including the Securities and Futures Act 2001, the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST"), Code on Collective Investment Schemes ("CIS Code") issued by the MAS (including Appendix 6 of the CIS Code, the "Property Funds Appendix"), the Singapore Code on Takeovers and Mergers, the Trust Deed, written directions, notices, codes and other guidelines that the MAS and other regulators may issue from time to time and any tax rulings.

The Manager is committed to complying with the substance and spirit of the Code of Corporate Governance 2018 (the "Code"). The following describes the main corporate governance policies and practices of the Manager with reference to the Code and, where there are deviations from any of the provisions of the Code, explanations for such deviations are provided in this report including an explanation on how the practices adopted are consistent with the intent of the principles of the Code.

(A) BOARD MATTERS

The Board's Conduct of Affairs

Principle 1: Effective Board

Our Policy and Practices

The Manager adopts the principle that the Board of Directors (the "Board") is collectively responsible for the long-term success of MLT and an effective Board for the Manager is one constituted with the right core competencies and diversity of experience, so that the collective wisdom of the Board can give guidance and provide insights as well as strategic thinking to the management team of the Manager (the "Management").

The key roles of the Board are to:

- guide the corporate strategy and direction of the Manager;
- ensure that Management discharges business leadership and demonstrates the highest quality of management with integrity and enterprise; and
- oversee the proper conduct of the Manager.

In discharging their roles and responsibilities, all Directors of the Board are expected to act and have acted in the best interests of MLT.

The positions of Chairman and Chief Executive Officer ("CEO") are held by two separate persons in order to maintain effective oversight. The Board has also established the Audit and Risk Committee (the "AC") and the Nominating and Remuneration Committee (the "NRC"), each of which operates under delegated authority from the Board, to assist the Board in discharging its oversight function.

The Board comprises twelve directors (the "Directors"), of whom eleven are Non-Executive Directors and seven are Independent Non-Executive Directors[1].

The following sets out the composition of the Board:

Mr Lee Chong Kwee
Non-Executive Chairman and Director

Mr Tarun Kataria
Lead Independent Non-Executive Director and Chairman of the NRC

Mr Lim Joo Boon
Independent Non-Executive Director and Chairman of the AC

Mr Ching Wei Hong[1]
Independent Non-Executive Director and Member of the AC

Ms Judy Lee
Independent Non-Executive Director

Ms Lim Mei
Independent Non-Executive Director and Member of the NRC

Mr Loh Shai Weng
Independent Non-Executive Director and Member of the AC

Mr Tan Wah Yeow
Independent Non-Executive Director and Member of the AC

Mr Wee Siew Kim[1]
Independent Non-Executive Director and Member of the AC

Mr Goh Chye Boon
Non-Executive Director

Ms Wendy Koh Mui Ai
Non-Executive Director

Mr Wong Mun Hoong
Non-Executive Director and Member of the NRC

Ms Ng Kiat
Executive Director and CEO

Note:

1 Mr Wee Siew Kim had retired as an Independent Non-Executive Director and a Member of the AC on 31 March 2022 and Mr Ching Wei Hong has been appointed as an Independent Non-Executive Director and a Member of the AC on 1 April 2022.

The Board comprises business leaders and distinguished professionals with banking, legal, real estate, strategic planning, management and accounting experience.

The profiles of the Directors are set out in pages 18 to 21 of this Annual Report. The Board is of the view that the present principal directorships included in their individual profiles are sufficient to inform Unitholders of their principal commitments. The Board meets regularly, at least once every quarter, to review the business performance and outlook of the Group and deliberate on business strategy, including any significant acquisitions, disposals, fund-raisings and development projects undertaken by the Group.

When exigencies prevent a Director from attending a Board or Board committee meeting in person, such Director can participate by audio or video conference.

The Directors' attendance for the meetings of the Board, the AC, the NRC and the general meetings of MLT held in FY21/22 is as follows:

		Board	AC	NRC	AGM[2]	EGM[3]
Number of meetings held in FY21/22		**7**	**5**	**1**	**1**	**1**
Board Members	**Membership**					
Mr Lee Chong Kwee (Appointed on 1 July 2016) (Last reappointment on 17 September 2019)	Non-Executive Chairman and Director	7	N.A.[1]	N.A.[1]	1	1
Mr Tarun Kataria (Appointed on 1 September 2013) (Last reappointment on 23 September 2020)	Lead Independent Non-Executive Director and Chairman of the NRC	7	N.A.[1]	1	1	1
Mr Lim Joo Boon (Appointed on 20 February 2017) (Last reappointment on 23 September 2020)	Independent Non-Executive Director and Chairman of the AC	7	5	N.A.[1]	1	1
Ms Judy Lee (Appointed on 25 February 2022)	Independent Non-Executive Director	1	N.A.[1]	N.A.[1]	N.A.[1]	N.A.[1]
Ms Lim Mei (Appointed on 5 March 2020) (Last reappointment on 23 September 2020)	Independent Non-Executive Director and Member of the NRC	7	N.A.[1]	1	1	1
Mr Loh Shai Weng (Appointed on 1 July 2018) (Last reappointment on 20 September 2021)	Independent Non-Executive Director and Member of the AC	7	5	N.A.[1]	1	1
Mr Tan Wah Yeow (Appointed on 1 November 2017) (Last reappointment on 20 September 2021)	Independent Non-Executive Director and Member of the AC	7	5	N.A.[1]	1	1
Mr Wee Siew Kim (Retired on 31 March 2022)	Independent Non-Executive Director and Member of the AC	6	4	N.A.[1]	1	1
Mr Goh Chye Boon (Appointed on 1 January 2020) (Last reappointment on 23 September 2020)	Non-Executive Director	7	N.A.[1]	N.A.[1]	1	1
Ms Wendy Koh Mui Ai (Appointed on 1 January 2020) (Last reappointment on 23 September 2020)	Non-Executive Director	7	4[4]	N.A.[1]	1	1
Mr Wong Mun Hoong (Appointed on 15 July 2006) (Last reappointment on 20 September 2021)	Non-Executive Director and Member of the NRC	6	N.A.[1]	1	1	1
Ms Ng Kiat (Appointed on 2 October 2012) (Last reappointment on 20 September 2021)	Executive Director and CEO	7	5[4]	1[4]	1	1

Notes:

1 N.A. means not applicable.
2 Held on 13 July 2021.
3 Held on 13 January 2022.
4 Attendance was by invitation.

Governance

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The Board has also approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities to be undertaken by the Group. Approval sub-limits are also provided at various management levels to facilitate operational efficiency as well as provide a system of checks and balances.

The Board's approval is required for material transactions undertaken by the Group. Such material transactions are also included in the set of delegations of authority which has been clearly communicated to Management in writing. These include:

- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and *ad hoc* development budget above Board-prescribed limits;
- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

The Board recognises that the Directors are fiduciaries who are obliged at all times to act objectively in the best interests of MLT and hold Management accountable for performance. In line with this, the Board has a standing policy that a Director must not allow himself or herself to get into a position where there is a conflict between his or her duty to MLT and his or her own interests. The Manager has a policy which provides that where a Director has a conflict of interest in a particular matter, he or she will be required to disclose his or her interest to the Board, recuse himself or herself from deliberations on the matter and abstain from voting on the matter. Every Director has complied with this policy, and where relevant, such compliance has been duly recorded in the minutes of meeting or written resolutions.

The Manager has in place an internal code on general conduct and discipline which sets out the framework and guidelines on ethical values such as honesty and responsibility as well as the appropriate conduct expected of Management and employees. The Board sets the appropriate tone from the top in respect of the desired organisational culture and ensure proper accountability within the Manager.

Each Director is given a formal letter of appointment setting out his or her duties and obligations under the relevant laws and regulations governing the Manager and the Group. The Manager also has in place an orientation programme to brief new Directors on the Group's business, strategic directions, risk management policies, the regulatory environment in which the Group operates and the governance practices of the Group and the Manager, including in areas such as accounting, legal and industry-specific knowledge as appropriate. The Board is updated on any material change to relevant laws, regulations and accounting standards by way of briefings from professionals or updates issued by Management.

Management provides the Board with timely and complete information prior to Board meetings, as well as when the need arises.

Management is required to provide adequate and timely information to the Board, which includes matters requiring the Board's decision, as well as ongoing reports relating to the operational and financial performance of the Group. Management is also required to furnish any additional information requested by the Board in a timely manner in order for the Board to make informed decisions.

Directors have separate and independent access to Management and the Company Secretary.

The appointment and removal of the Company Secretary is subject to the approval of the Board.

The Company Secretary attends to the administration of corporate secretarial matters and advises the Board on governance matters. The Company Secretary also attends all Board and Board committee meetings and provides assistance to the Chairman in ensuring adherence to Board procedures.

The Board takes independent professional advice as and when necessary, at the Manager's expense, to enable it and/or the Independent Directors to discharge their responsibilities effectively. The AC meets the external and internal auditors separately at least once a year, without the presence of Management.

Board Composition and Guidance

Principle 2: Appropriate level of independence and diversity of thought

Our Policy and Practices

The Board reviews from time to time the size and composition of the Board and each Board Committee, to ensure that the size of the Board and each Board Committee is appropriate in facilitating effective decision making.

The Manager adopts the principle that a board composition with a strong and independent element as well as diversity of thought and background will allow the Board to engage in robust deliberations with Management and provide external, diverse and objective insights on issues brought before the Board for discussion and deliberation. Each Director is appointed on the strength of his or her business and industry experience, skills and expertise to give proper guidance to Management on the business of the Group. In addition, the Board considers other aspects of diversity including age and gender of its members to ensure a balanced composition of the Board.

Towards this end, the Board has adopted a Board Diversity Policy which takes into account the abovementioned objectives and outlines its commitment and approach towards achieving an effective and diverse Board. The NRC will review the policy from time to time and will recommend changes to the Board for approval if necessary so as to ensure that the policy remains effective and relevant. On gender diversity, the Board is committed to achieve an aspirational target of at least 25% female representation on the Board by 2025, and 30% by 2030. As of 31 March 2022, there were four female Directors out of a total of 12 Directors on the Board.

The Non-Executive Directors will also conduct periodic review of the investment mandate as well as the strategic focus of MLT with Management. Further, such a board composition, and the separation of the roles of the Chairman and the CEO, provides oversight to ensure that Management discharges its roles and responsibilities effectively and with integrity.

The Board is of the opinion that its current size is appropriate with an appropriate balance and diversity of skills, experience and knowledge, taking into account the targets and objectives of the Board Diversity Policy and the scope and nature of operations of the Manager and the Group, for effective decision-making and constructive debate. The Board comprises Directors who collectively have the core competencies, such as accounting or finance, business or management experience, industry knowledge, strategic planning experience and customer-based experience or knowledge, required for the Board to be effective in all aspects of its roles.

The Board assesses the independence of each Director in accordance with the requirements of the Code and Regulations 13D to 13H of the Securities and Futures (Licensing and Conduct of Business) Regulations ("SFLCB Regulations"). A Director is considered to be independent if he or she is independent in conduct, character and judgement, and has no relationship with the Manager, its related corporations, its substantial shareholders or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of his or her independent business judgement in the best interests of MLT; and is independent from the management and any business relationship with the Manager and MLT, every substantial shareholder of the Manager and every substantial unitholder of MLT, is not a substantial shareholder of the Manager or a substantial unitholder of MLT and has not served on the Board for a continuous period of nine years or longer.

For FY21/22, each of the Independent Directors had carried out an assessment on whether there were any relationships or circumstances which may impact his or her independent status. Accordingly, each of the Independent Directors had either made a negative declaration or disclosed such relationships or circumstances as applicable. The declarations or disclosures made by each Independent Director had been reviewed by the NRC.

The Board of the Manager, after considering the relevant requirements under the SFLCB Regulations, specifically Regulation 13E(b)(i) of the SFLCB Regulations, and the Code, wishes to set out its views in respect of each of the Directors as follows:

Name of Director	(i) had been independent from the management of the Manager and MLT during FY21/22	(ii) had been independent from any business relationship with the Manager and MLT during FY21/22	(iii) had been independent from every substantial shareholder of the Manager and every substantial unitholder of MLT during FY21/22	(iv) had not been a substantial shareholder of the Manager or a substantial unitholder of MLT during FY21/22	(v) has not served as a director of the Manager for a continuous period of 9 years or longer as at the last day of FY21/22
Mr Lee Chong Kwee[1, 13]	✓			✓	✓
Mr Tarun Kataria[2, 13]	✓	✓	✓	✓	✓
Mr Lim Joo Boon	✓	✓	✓	✓	✓
Mr Ching Wei Hong[3, 13]	✓		✓	✓	✓
Ms Judy Lee[4, 13]	✓			✓	✓
Ms Lim Mei[5, 13]	✓		✓	✓	✓
Mr Loh Shai Weng[6, 13]	✓	✓	✓	✓	✓
Mr Tan Wah Yeow[7, 13]	✓			✓	✓
Mr Wee Siew Kim[8, 13]	✓			✓	✓
Mr Goh Chye Boon[9, 13]				✓	✓
Ms Wendy Koh Mui Ai[10, 13]				✓	✓
Mr Wong Mun Hoong[11, 13]				✓	
Ms Ng Kiat[12, 13]				✓	

Notes:

1 Mr Lee Chong Kwee is currently a Director, Chairman of the Audit and Risk Committee and the Transaction Review Committee of Mapletree Investments Pte Ltd ("Sponsor") and a Corporate Advisor to Temasek Holdings (Private) Limited ("Temasek"). Temasek is a related corporation of the Manager as it wholly-owns the Sponsor which in turn wholly-owns the Manager and is a substantial unitholder of MLT. Pursuant to the SFLCB Regulations, during FY21/22, Mr Lee is deemed not to be (a) independent from any business relationship with the Manager and MLT; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT, by virtue of his directorship on the Sponsor and appointment at Temasek. The Board is satisfied that, as at 31 March 2022, Mr Lee was able to act in the best interests of all Unitholders of MLT as a whole.

2 The Board would like to mention that Mr Tarun Kataria had during FY21/22 received fees for being the Independent Chairman of the investment committee of MUSEL Private Trust ("MUSEL"), which is a private real estate fund managed by a wholly-owned subsidiary of the Sponsor. Notwithstanding the above, the Board takes the view that his Independent Director status is not affected as (a) Mr Kataria is appointed as the Independent Chairman of the investment committee of MUSEL; and (b) he is not under an obligation to act in accordance with the directions, instructions or wishes of the Sponsor in such capacity. The Board is satisfied that, as at 31 March 2022, Mr Kataria was able to act in the best interests of all Unitholders of MLT as a whole.

3 Although Mr Ching Wei Hong was appointed as an Independent Non-Executive Director of the Manager and a member of the AC only with effect from 1 April 2022, the Board has assessed Mr Ching's independence during the course of FY21/22 prior to his appointment. Mr Ching was the Deputy President of Oversea-Chinese Banking Corporation Limited ("OCBC") until 1 October 2021. The amounts paid or incurred by MLT to OCBC in FY21/22 for upfront fees, management and incentive fees, underwriting

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and selling commission in connection with financing transactions and debt and capital markets transactions exceeded S$200,000. Under the Code's Practice Guidance 2(b), a director may be considered as not independent if he or she is, among others, an executive officer of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant. Pursuant to the SFLCB Regulations, during FY21/22, Mr Ching is deemed not to be independent from a business relationship with the Manager and MLT, by virtue of the payments paid by MLT to OCBC.

Notwithstanding the above, the Board takes the view that Mr Ching's Independent Director status is not affected as (a) Mr Ching stepped down from his position with OCBC on 1 October 2021 which was prior to his appointment to the Board of the Manager; and (b) the fees paid by MLT to OCBC were agreed on an arm's length basis and on normal commercial terms. The Board is satisfied that, as at 31 March 2022, Mr Ching was able to act in the best interests of all Unitholders of MLT as a whole.

[4] Ms Judy Lee is currently an Independent Director of DBS Group Holdings Ltd and DBS Bank Ltd. (the "DBS Entities"), both of which are associated corporations of Temasek. The amounts paid or incurred by MLT to DBS Bank Ltd. in FY21/22 for upfront fees, management and incentive fees, underwriting and selling commission in connection with financing transactions and debt and capital markets transactions exceeded S$200,000. Under the Code's Practice Guidance 2(b), a director may be considered as not independent if he or she is, among others, an executive officer of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant. Ms Lee is also an Independent Director of SMRT Corporation Ltd which is wholly-owned by Temasek, and an Independent Director of Temasek Lifescience Accelerator Pte Ltd.

Pursuant to the SFLCB Regulations, during FY21/22, Ms Lee is deemed not to be (a) independent from a business relationship with the Manager and MLT, by virtue of the payments paid by MLT to DBS Bank Ltd. and her directorship on SMRT Corporation Ltd; and (b) independent from every substantial shareholder of the Manager and substantial unitholder of MLT by virtue of her directorships on the DBS Entities, SMRT Corporation Ltd and Temasek Lifescience Accelerator Pte Ltd. The Board would also like to mention that Ms Lee was appointed as an Independent Non-Executive Director of JTC Corporation ("JTC") on 1 April 2022. In FY21/22, in connection with all fees including land rents payable to JTC in relation to properties leased from JTC, an aggregate amount in excess of S$200,000 was paid by MLT to JTC.

Notwithstanding the foregoing, the Board takes the view that Ms Lee's Independent Director status is not affected as (a) Ms Lee is not involved in the management of the business of the DBS Entities; (b) the fees paid by MLT to DBS Bank Ltd. were agreed on an arm's length basis and on normal commercial terms; (c) she serves on the boards of the DBS Entities, SMRT Corporation Ltd and Temasek Lifescience Accelerator Pte Ltd in her personal capacity and not as a representative or nominee of Temasek; (d) she is not in any employment relationship with Temasek and is not under any obligation to act in accordance with the directions, instructions or wishes of Temasek; and (e) Ms Lee was appointed as an Independent Non-Executive Director of JTC and is not involved in the management of JTC's business. The JTC leases were entered into on an arm's length basis and in accordance with market practice. The Board is satisfied that, as at 31 March 2022, Ms Lee was able to act in the best interests of all Unitholders of MLT as a whole.

[5] Ms Lim Mei is currently the Co-Head of the Corporate Mergers and Acquisitions Department at A&G. MLT paid fees in excess of S$200,000 to A&G for legal services in FY21/22. Under the Code's Practice Guidance 2(b), a director may be considered as not independent if he or she is, among others, a partner of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant. Pursuant to the SFLCB Regulations, during FY21/22, Ms Lim is deemed to have a business relationship with the Manager and MLT, by virtue of the payments made by MLT to A&G, where Ms Lim is a partner. Notwithstanding the above, the Board takes the view that her Independent Director status is not affected as (a) Ms Lim has declared that she did not hold a substantial partnership interest in A&G and the legal fees which A&G receives from MLT and Mapletree Group are insubstantial in relation to A&G's overall revenue; (b) Ms Lim does not personally represent MLT in relation to A&G's legal work for MLT; and (c) Ms Lim is not involved in the selection and appointment of legal counsels for MLT and the fees were agreed on an arm's length basis and on normal commercial terms. The Board is satisfied that, as at 31 March 2022, Ms Lim was able to act in the best interests of all Unitholders of MLT as a whole.

[6] The Board would like to mention that Mr Loh Shai Weng had during FY21/22 received fees for being the Independent Chairman of the investment committee of Mapletree China Opportunity II Fund ("MCOF II"), which is a private real estate fund managed by a wholly-owned subsidiary of the Sponsor. Notwithstanding the foregoing, the Board takes the view that Mr Loh's status as an Independent Director is not affected as (a) he is appointed as the Independent Chairman of the investment committee of MCOF II and (b) Mr Loh is not under an obligation to act in accordance with the directions, instructions or wishes of the Sponsor in such capacity. The Board is satisfied that, as at 31 March 2022, Mr Loh was able to act in the best interests of all Unitholders of MLT as a whole.

[7] Mr Tan Wah Yeow is currently an Independent Director of Sembcorp Marine Ltd, which is a related corporation of the Manager as it is a subsidiary of Temasek. Pursuant to the SFLCB Regulations, during FY21/22, Mr Tan is deemed not to be (a) independent from any business relationship with the Manager and MLT by virtue of his directorship on Sembcorp Marine Ltd; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorship on Sembcorp Marine Ltd. Notwithstanding this, the Board takes the view that his Independent Director status is not affected as (a) Mr Tan serves on Sembcorp Marine Ltd in his personal capacity as an Independent Director, and not as a representative or nominee of Temasek; and (b) he is not in any employment relationship with Temasek and is not under any obligation to act in accordance with the directions, instructions or wishes of Temasek. Further, the Board would like to mention that Mr Tan Wah Yeow had during FY21/22 received fees for being an Independent Member of the investor committees of Mapletree Europe Income Trust ("MERIT") and Mapletree US Income Commercial Trust ("MUSIC"), which are private real estate funds managed by a wholly-owned subsidiary of the Sponsor. Notwithstanding the above, the Board takes the view that his Independent Director status is not affected as (a) Mr Tan is appointed as an Independent Member of the investor committees of MERIT and MUSIC; and (b) he is not under an obligation to act in accordance with the directions, instructions or wishes of the Sponsor in such capacity. The Board is satisfied that, as at 31 March 2022, Mr Tan was able to act in the best interests of all Unitholders of MLT as a whole.

[8] Mr Wee Siew Kim is currently an Independent Director of Singapore Telecommunications Limited and SIA Engineering Company Limited, which are related corporations of the Manager as they are subsidiaries of Temasek. Mr Wee is also an Independent Non-Executive Director of JTC. In FY21/22, in connection with all fees including land rents payable to JTC in relation to properties leased from JTC, an aggregate amount in excess of S$200,000 was paid by MLT to JTC. Under the Code's Practice Guidance 2(b), a director may be considered as not independent if he or she is, among others, a director of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant.

Pursuant to the SFLCB Regulations, during FY21/22, Mr Wee is deemed not to be (a) independent from any business relationship with the Manager and MLT by virtue of the fees paid by MLT to JTC and his directorships on Singapore Telecommunications Limited and SIA Engineering Company Limited; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorships on Singapore Telecommunications Limited and SIA Engineering Company Limited. Notwithstanding this, the Board takes the view that his Independent Director status is not affected as (a) Mr Wee was appointed as an Independent Non-Executive Director of JTC and is not involved in the management of JTC's business. The JTC leases were entered into on an arm's length basis and in accordance with market practice; (b) he serves on Singapore Telecommunications Limited and SIA Engineering Company Limited in his personal capacity as an Independent Director and not as a representative or nominee of Temasek; and (c) he is not in any employment relationship with Temasek and is not under any obligation to act in accordance with the directions, instructions or wishes of Temasek. The Board would like to mention that Mr Wee Siew Kim had during FY21/22 received fees for being an Independent Member of the investor committee of Mapletree US Logistics Private Trust ("MUSLOG"), which is a private real estate fund managed by a wholly-owned subsidiary of the Sponsor. Notwithstanding the above, the Board takes the view that his Independent Director status is not affected as (a) Mr Wee is appointed as Independent Member of the investment committee of MUSLOG and (b) he is not under an obligation to act in accordance with the directions, instructions or wishes of the Sponsor in such capacity. The Board is satisfied that, as at 31 March 2022, Mr Wee was able to act in the best interests of all Unitholders of MLT as a whole. Mr Wee has retired from the Board on 31 March 2022.

9 Mr Goh Chye Boon is currently the Regional Chief Executive Officer of China of the Sponsor, which is a substantial shareholder of the Manager and a substantial unitholder of MLT. Pursuant to the SFLCB Regulations, during FY21/22, Mr Goh is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of his employment with the Sponsor; (b) independent from any business relationship with the Manager and MLT by virtue of payments which the Sponsor had received from the Manager and/or the trustee of MLT during FY21/22; and (c) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorships on related corporations of the Sponsor. The Board is satisfied that, as at 31 March 2022, Mr Goh was able to act in the best interests of all Unitholders of MLT as a whole.

10 Ms Wendy Koh Mui Ai is currently the Group Chief Financial Officer of the Sponsor, which is a substantial shareholder of the Manager and a substantial unitholder of MLT. She is also a Non-Executive Director of Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust), all of which are related corporations of the Sponsor. Pursuant to the SFLCB Regulations, during FY21/22, Ms Koh is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of her employment with the Sponsor; (b) independent from any business relationship with the Manager and MLT by virtue of payments which the Sponsor had received from the Manager and/or the trustee of MLT during FY21/22; and (c) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of her directorships on related corporations of the Sponsor. The Board is satisfied that, as at 31 March 2022, Ms Koh was able to act in the best interests of all Unitholders of MLT as a whole.

11 Mr Wong Mun Hoong is currently the Regional Chief Executive Officer of Australia & North Asia of the Sponsor, which is a substantial shareholder of the Manager and a substantial unitholder of MLT. Pursuant to the SFLCB Regulations, during FY21/22, Mr Wong is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of his employment with the Sponsor; (b) independent from any business relationship with the Manager and MLT by virtue of payments which the Sponsor had received from the Manager and/or the trustee of MLT during FY21/22; and (c) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorships on related corporations of the Sponsor. The Board is satisfied that, as at 31 March 2022, Mr Wong was able to act in the best interests of all Unitholders of MLT as a whole.

12 Ms Ng Kiat is currently the Executive Director and Chief Executive Officer of the Manager. Pursuant to the SFLCB Regulations, during FY21/22, Ms Ng is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of her employment with the Manager; (b) independent from any business relationship with the Manager and MLT by virtue of payments which the Manager had made to the Sponsor and/or received from the trustee of MLT during FY21/22; and (c) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of her employment with the Manager, which is a related corporation of the Sponsor. The Board is satisfied that, as at 31 March 2022, Ms Ng was able to act in the best interests of all Unitholders of MLT as a whole.

13 For the purposes of Regulation 13E(b)(ii) of the SFLCB Regulations, as at 31 March 2022, each of the abovementioned Directors was able to act in the best interests of all Unitholders of MLT as a whole.

Based on a review of the relationships between the Directors and the Group in accordance with the requirements of the Code and the SFLCB Regulations and declarations of independence by the Independent Directors, the Board considers the following Directors to be independent:

- Mr Tarun Kataria;
- Mr Lim Joo Boon;
- Mr Ching Wei Hong;
- Ms Judy Lee;
- Ms Lim Mei;
- Mr Loh Shai Weng;
- Mr Tan Wah Yeow; and
- Mr Wee Siew Kim.

Mr Wee Siew Kim had retired from the Board and as a member of the AC with effect from 31 March 2022. Mr Ching Wei Hong has been appointed as an Independent Non-Executive Director and a member of the AC with effect from 1 April 2022. In view of the above, more than half of the Board comprises Independent Directors. Non-Executive Directors make up a majority of the Board.

Chairman and CEO

Principle 3: Clear division of responsibilities

Our Policy and Practices

The Board and the Manager adopts the principle of clear separation of the roles and division of responsibilities between the Chairman of the Board and the CEO of the Manager (which has been set out in writing) and that no one individual has unfettered powers of decision-making. The Chairman and the CEO are not related to each other so as to maintain an appropriate balance of power, increased accountability and greater capacity of the Board for independent decision-making.

The Chairman is a Non-Executive Director who is responsible for the overall management of the Board as well as ensuring that the Directors and Management work together with integrity and competency, and he guides the Board in constructive debates on the Group's strategic direction, management of its assets and governance matters.

The CEO is responsible for the running of the Manager's business operations. She has full executive responsibilities over the business and operational decisions of the Group. The CEO is also responsible for ensuring the Group's compliance with the applicable laws and regulations in its day-to-day operations.

As the Chairman is not an Independent Director, in accordance with Provision 3.3 of the Code, Mr Tarun Kataria has been appointed as the Lead Independent Non-Executive Director of the Manager. The principal responsibilities of the Lead Independent Non-Executive Director are to act as Chairman of the Board when matters concerning the Chairman are to be considered, and to be available to the Board and Unitholders for communication of Unitholders' concerns when other channels of communication through the Chairman or the CEO are inappropriate, as well as for leading all deliberations on feedback regarding performance of the CEO and any interested party transactions.

Mr Kataria also has the discretion to hold meetings with the other Independent Directors without the presence of the Management as he deems appropriate or necessary and to provide feedback to the Chairman after such meetings.

CORPORATE GOVERNANCE REPORT

Board Membership

Principle 4: Formal and transparent process for appointments

Our Policy and Practices

The Manager adopts the principle that Board renewal is an ongoing process to ensure good governance and to remain relevant to the changing needs of the Manager and the Group's business.

The Board established the Nominating and Remuneration Committee ("NRC") in January 2016 and it comprises three Directors, being Mr Tarun Kataria, Ms Lim Mei and Mr Wong Mun Hoong, all non-executive and the majority of whom (including the Chairman) are independent. Mr Tarun Kataria is the Chairman of the NRC and also the Lead Independent Non-Executive Director of the Manager.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating committee, which include assisting the Board in matters relating to:

- the appointment and re-appointment of Board and committee members;
- the appointment of the Executive Director and CEO and the framework for the appointment of key management personnel of the Manager, as well as the succession plan and framework for the Executive Director, CEO and the key management personnel of the Manager;
- training and professional development programmes for the Board;
- the process and criteria for evaluating the performance of the Board, the Board committees and the Directors; and
- the determination, on an annual basis and as and when circumstances require, of the independent status of a Director, bearing in mind the relevant principles and provisions of the Code and the SFLCB Regulations, as well as any other applicable regulations and guidelines and salient factors.

The composition of the Board is determined based on the following principles:

- the Chairman of the Board should be a non-executive director of the Manager;
- the Board should comprise directors with a broad range of commercial experience including expertise in funds management, law, finance, audit, accounting and real estate;
- independent directors make up a majority of the Board if the Chairman is not an independent director; and
- non-executive directors make up a majority of the Board.

The Board adheres to the principle of progressive renewal and seeks to ensure its composition provides for appropriate level of independence and diversity of thought and background. In identifying suitable candidates for appointment to the Board, the Board prioritises the needs of the Group and takes into account the industry and business experience, skills, expertise and background of the candidates. In addition, the Board will give due regard to the requirements in the Listing Manual and the Code. The Board will also consider the candidate's ability to commit sufficient time to the affairs of the Group so as to diligently fulfil director's duties. The Board has the option to engage external consultants if necessary to assist the Board in identifying suitable candidates.

As at least half of the Board comprises Independent Directors, the Manager will not be voluntarily subjecting any appointment or reappointment of directors to voting by Unitholders.

The Manager does not, as a matter of policy, limit the maximum number of listed company board representations its Board members may hold as long as each of the Board members is able to commit his or her time and attention to the affairs of the Group, including attending Board and Board committee meetings and contributing constructively to the management of the Manager and the Group. The Manager believes that each Director is best placed to decide whether he or she has sufficient capacity to discharge his or her duties and responsibilities as Director in the best interests of the Manager and Unitholders. Taking into account the meeting attendance records of the Directors in FY21/22, as well as the contribution and performance of each individual Director at such meetings, the Board is satisfied that all the Directors have been able to adequately carry out their duties as Director notwithstanding their principal commitments.

In keeping with the principle that a Director must be able to commit his or her time and attention to the affairs of the Group, the Board will generally not approve the appointment of alternate directors. There were no alternate directors appointed in FY21/22.

The NRC reviews and makes recommendations of nominations and/or re-nominations of Directors on the Board and Board Committees to the Board for approval. As a principle of good corporate governance, all Board members are required to submit themselves for re-nomination and re-election at regular intervals during the annual general meeting of the Manager.

Board Performance

Principle 5: Formal assessment of the effectiveness of the Board

Our Policy and Practices

The Manager adopts the principle that the Board's performance is ultimately reflected in the performance of the Manager and the Group.

To assess the performance of the Board and the Board committees, the Manager conducts annual confidential board effectiveness surveys. The survey of the effectiveness of the Board, the AC and the NRC in respect of FY21/22 has been carried out.

To this end, the NRC will assist the Board in the assessment of the effectiveness of the Board, its Board committees, as well as the contribution by the Chairman and each Director, by reviewing the performance evaluation process and making recommendations to the Board. The evaluation results will be reviewed by the NRC and then shared with the Board. As part of the assessment, the NRC considers the adequacy of Board composition, the Board's performance and areas of improvement, level of strategic guidance to Management and the overall effectiveness of the Board, as well as each individual Director's attendance, contribution and participation at the Board and Board committee meetings. The Board also believes that performance evaluation is an ongoing process and strives to maintain regular feedback and interactions between Directors and Management.

(B) REMUNERATION MATTERS

Procedures for Developing Remuneration Policies

Principle 6: Formal and transparent procedure for fixing the remuneration of Directors and key management personnel

Level and Mix of Remuneration

Principle 7: Appropriate level of remuneration

Disclosure on Remuneration

Principle 8: Clear disclosure of remuneration matters

Our Policy and Practices

The Manager adopts the principle that remuneration matters should be sufficiently structured and benchmarked with good market practices to attract qualified talent to grow and manage its business.

The Manager adopts the principle that remuneration for the Board and Management should be viewed in totality. The remuneration structure supports the continuous development of the management bench strength to ensure robust talent management and succession planning.

Pursuant to the *Guidelines to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management (Guideline No: SFA04-G07)*, the Manager has disclosed in this report information on its NRC as set out below.

Additional information on remuneration matters are disclosed in compliance with the requirements of the United Kingdom's Alternative Investment Fund Managers Regulations 2013 (as amended) ("AIFMR").

Nominating and Remuneration Committee

The Manager has an established NRC which consists of a minimum of three members and is constituted in a way that enables it to exercise its judgment and demonstrate its ability to make decisions which are consistent with the current and future financial status of the business.

The current members are: Mr Tarun Kataria, Lead Independent Non-Executive Director and Chairman of the NRC, Ms Lim Mei, Independent Non-Executive Director and Mr Wong Mun Hoong, Non-Executive Director. The NRC met once during FY21/22 and was guided by an independent remuneration consultant, Willis Towers Watson, who has no relationship with the Manager, the controlling shareholders of the Manager or its related entities and the Board of Directors that would interfere with its ability to provide independent advice to the NRC.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating and remuneration committee, which include, but are not limited to, assisting the Board in matters relating to:

- reviewing and recommending to the Board all nominations for the appointment and re-appointment of Directors and of members to the various Board committees;
- reviewing and recommending to the Board the succession plan for the Executive Director and CEO of the Manager;
- the remuneration framework for the Directors, the Executive Director and CEO, and Management of the Manager, including all option plans, stock plans and the like, as well as the performance hurdles of such plans;
- the specific remuneration package for the Directors and key management personnel; and
- the termination payment, gratuities, severance payment and other similar payments to the Executive Director and CEO of the Manager.

Decision-making Process for Determining the Remuneration Policy

The NRC is responsible for the annual review of the remuneration policy (including termination terms), its implementation and ensuring that such terms of remuneration are fair and in compliance with relevant legislation and regulation. The NRC makes remuneration decisions for employees annually in May following the end of the performance year. This timing allows the full year financial results to be considered along with the other non-financial goals and objectives. The NRC developed the Manager's remuneration policy with a number of principles in mind (the "Remuneration Principles"). The overarching principle is to promote sustainable long-term success of MLT. The remuneration policy should:

- **Align with Unitholders:** A proportion of variable remuneration is deferred and delivered in the form of deferred awards over MLT phantom units, thereby aligning the interests of employees and Unitholders;
- **Align with performance and value creation:** Total variable compensation is managed and structured taking into consideration the level of performance and value creation attained which is being assessed holistically and determined based on financial performance and achievement of non-financial goals;
- **Encourage retention:** Deferred variable compensation does not give rise to any immediate entitlement. Awards normally require the participant to be employed continuously by the Manager until at least the third anniversary of the grant in order to vest in full; and
- **Be competitive:** Employees receive competitive compensation and benefits packages, which are reviewed annually and benchmarked by an independent remuneration consultant to the external market.

In determining specific individual compensation amounts, a number of factors are considered including non-financial goals and objectives, financial performance of MLT and the individual performance and contributions to MLT during the financial year. Particularly for Management and key management personnel, a portion of their variable compensation is deferred and subjected to downside risks to prevent excessive risk taking.

Directors' fees are paid entirely in cash.

Guided by the Remuneration Principles, the key objectives and features of the Manager's policy on the remuneration of its Directors are as follows:

- the level of directors' fees should be appropriate (but not excessive) to attract and retain the Directors to provide good stewardship of the Manager and the Group;
- directors' fees are reviewed annually and subject to the approval of the Manager's shareholder;
- to ensure that each Director's fees are commensurate with his or her responsibilities and time spent, each Director is paid a basic retainer and Directors who perform additional services through the Board committees are paid additional fees for such services;
- Non-Executive Directors who are employees of the Sponsor do not receive any director's fees in their capacity as Directors, and the CEO also does not receive any director's fees in her capacity as a Director; and
- no Director is involved in deciding his or her own remuneration.

Guided by the Remuneration Principles, the key objectives and features of the Manager's policy on the remuneration of its executives are as follows:

- the level and structure of executive remuneration should be competitive (but not excessive) to attract, motivate and retain a pool of talented executives for the present and future growth of the Manager; and
- executive remuneration should be performance-related with a view to promoting the long-term success and sustainability of the Manager.

CORPORATE GOVERNANCE REPORT

The CEO is not present during the discussions relating to her own compensation and terms and conditions of service, and the review of her performance. However, the Board, with the assistance of the NRC, reviews the CEO's performance and the NRC Chairman, or his designate, will share with the CEO their views of her performance. In accordance with the directions and guidelines from the MAS on the remuneration of key executive officers of REIT managers, the Board, with the assistance of the NRC, reviews the CEO's specific remuneration package to ensure its compliance with the substance and spirit of such directions and guidelines from the MAS.

The remuneration of the Board and the employees of the Manager is paid by the Manager, and not paid by MLT. The Manager has set out in the table below information on the fees paid to the Directors for FY21/22:

Board Members	Membership	Fees Paid for FY21/22
Mr Lee Chong Kwee	Non-Executive Chairman and Director	S$138,000
Mr Tarun Kataria	Lead Independent Non-Executive Director and Chairman of the NRC	S$98,000
Mr Lim Joo Boon	Independent Non-Executive Director and Chairman of the AC	S$108,000
Ms Judy Lee (Appointed on 25 February 2022)	Independent Non-Executive Director	N.A.[1]
Ms Lim Mei	Independent Non-Executive Director and Member of the NRC	S$81,000
Mr Loh Shai Weng	Independent Non-Executive Director and Member of the AC	S$91,000
Mr Tan Wah Yeow	Independent Non-Executive Director and Member of the AC	S$92,000
Mr Wee Siew Kim (Retired on 31 March 2022)	Independent Non-Executive Director and Member of the AC	S$91,000
Mr Goh Chye Boon	Non-Executive Director	Nil[2]
Ms Wendy Koh Mui Ai	Non-Executive Director	Nil[2]
Mr Wong Mun Hoong	Non-Executive Director and Member of the NRC	Nil[2]
Ms Ng Kiat	Executive Director and CEO	Nil[3]

Notes:

1 Not Applicable

2 Non-Executive Directors who are employees of the Sponsor do not receive any director's fees in their capacity as Directors.

3 The CEO does not receive any director's fees in her capacity as a Director.

Link between Pay, Performance and Value Creation

Employee remuneration at the Manager comprises fixed pay, variable incentive, allowances and benefits. Fixed pay comprises a salary and an annual wage supplement. All employees receive a salary that reflects their responsibilities and the level of experience and expertise needed to undertake their roles. Allowances and benefits include statutory provident contributions and benefits-in-kind to enable employees to undertake their roles by ensuring their wellbeing.

Variable incentive is a material component of total remuneration and comprises Performance Target Bonus ("PTB"), Variable Bonus ("VB") and Long-term Incentive ("LTI") award. The PTB amount is determined based on the achievement of non-financial Key Performance Indicators ("KPIs") which are critical to improving people capability, employee engagement, organisational effectiveness and operating efficiency of the Manager, e.g. raising the capability of the workforce through increase participation in learning and development, and with specific focus on digitalisation and ESG so as to improve their general skills and knowledge in these areas, improving the engagement and well-being of the employees through their regular participation in Wellness initiatives, regular active investors and tenants engagement despite safe management measures due to COVID-19 pandemic. The VB amount is assessed based on the achievement of financial KPIs such as Net Property Income ("NPI") Yield, Occupancy Rate, Distribution per Unit ("DPU") and Weighted Average Lease Expiry ("WALE") which measure the financial metrics essential to the Unitholders. KPIs and their weightages may change from year to year. The LTI award is a form of unit-linked incentive plan and represents conditional rights to receive a cash sum based on the achievement of MLT's Total Shareholder Return ("TSR") targets and value of a notional investment in MLT.

To this end, the NRC has reviewed the performance of the Manager for FY21/22 and is satisfied that all KPIs have been achieved.

For Management, a significant proportion of their variable incentive is deferred under the Manager's VB banking mechanism and vesting schedule of LTI award. Deferral of these two components is a key mechanism to building sustainable business performance. Under the VB banking mechanism, only a portion of a VB award declared in the financial year will be paid out while the rest of the VB award will be deferred and paid out in the subsequent years. The deferred VB award will be subjected to downside risks depending on future performance. This ensures alignment between remuneration and sustaining business performance in the longer term. For the LTI award, it is subject to three to five years vesting schedule. The settlement value of the LTI award is linked to the value of MLT's units at the time of vesting.

Employees of the Manager are eligible to be considered for variable pay each year. Variable pay for all employees takes into account MLT, the Manager and the individual's performance against agreed financial and non-financial objectives similar to that of the senior management.

However, in execution, the PTB and VB are combined to form consolidated variable pay for the employees.

Over the last three financial years and despite the COVID-19 pandemic severely disrupting business operations, the Manager has achieved strong results for MLT by delivering good returns to Unitholders, as measured by the performance of unit price, DPU growth and NPI growth. In recognition of this, a one-time discretionary bonus was declared to the employees of the Manager, which was over and above the regular variable pay. Similar to the existing variable pay scheme, the one-time discretionary bonus declared will be subjected to the VB banking mechanism and contains deferred elements.

The Manager will continue to be guided by the objective of delivering long term sustainable returns to Unitholders. The remuneration of the senior management team will continue to be aligned with the goal of value creation for Unitholders. The performance will be measured over a 5-year period, with an interim review at the end of the third year.

All fixed pay, variable incentives and allowances are payable wholly in cash. All payments are entirely paid by the Manager and not as an additional expense imposed on MLT.

To assess the individual performance, a 4-point rating scale is used by the supervisors to provide an overall assessment of an employee's performance, and employees are required to perform a self-evaluation. The Manager has ensured that this has been adhered to. The overall final rating is reconciled during each employee's performance appraisal.

The remuneration for the CEO in bands of S$250,000, and a breakdown of the remuneration of the CEO and all of the key management personnel of the Manager in percentage terms, are provided in the remuneration table below. At present, there are five key management personnel of the Manager (excluding the CEO).

Total Remuneration Bands of CEO and Key Management Personnel for FY21/22

	Salary, Allowances and Statutory Contributions	Bonus[1]	Long-term Incentives[2]	Benefits	Total
Above S$2,250,000 to S$2,500,000					
Ng Kiat	17%	52%	31%	N.M.[3]	100%
Other Key Management Personnel					
Charmaine Lum	33%	44%	23%	N.M.[3]	100%
Jean Kam	31%	45%	24%	N.M.[3]	100%
James Sung	43%	39%	18%	N.M.[3]	100%
David Won	41%	43%	16%	N.M.[3]	100%
Yuko Shimazu	42%	42%	16%	N.M.[3]	100%

Notes:

1 The amounts disclosed are bonuses declared during the financial year, including a one-time discretionary performance bonus awarded to the Manager, taking into account the outstanding performance achieved for MLT over the last three years. The performance considerations included the last three years' achievement of DPU, NPI and overall shareholders' return. Similar to the existing variable pay scheme, the payment of the one-time discretionary bonus declared is subject to the banking mechanism and contains deferred elements. Should the one-off discretionary bonus amount be amortised over the last three years corresponding to the performance period, the CEO would be in the remuneration band of S$1,500,000 to S$1,750,000.

2 The amounts disclosed include the grant of the LTI award. The LTI award is a form of unit-linked incentive plan and represents conditional rights to receive a cash sum based on the achievement of MLT's TSR targets and fulfillment of vesting period of up to five years.

3 Not meaningful.

The total remuneration for the CEO and the key management personnel in FY21/22 was S$6.0 million.

The Manager is cognisant of the requirements as set out under Provision 8.1 of the Code and the "Notice to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management" to disclose: (a) the remuneration of its CEO and each individual Director on a named basis; (b) the remuneration of at least its top five executive officers (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000; and (c) in aggregate the total remuneration paid to its top five key management personnel (who are not Directors or the CEO), and in the event of non-disclosure, the Manager is required to provide reasons for such non-disclosure.

The Board had assessed and decided not to disclose (i) the remuneration of the CEO in exact quantum; (ii) the remuneration of at least its top five key management personnel (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000; and (iii) the aggregate remuneration paid to its top five key management personnel (who are not Directors or the CEO) as the Manager is of the view that remuneration details are commercially sensitive due to the confidential nature of remuneration matters and with keen competition for management staff in the REIT industry, such disclosure may result in talent retention issues. The Board is of the view that despite the deviation from Provision 8.1 of the Code, the Manager has been transparent on remuneration matters in line with the intent of Principle 8 of the Code, as information on the Manager's remuneration policies, level and mix of remuneration, procedure for setting remuneration and the relationships between remuneration, performance and value creation has been disclosed in detail in the preceding paragraphs.

Since the remuneration of the CEO and key management personnel of the Manager are not separately billed but paid by the Manager, the Manager is also of the view that the interest of the Unitholders would not be prejudiced as the indicative range of the CEO's remuneration, as well as the total remuneration for the CEO and key management personnel of the Manager, have been provided.

CORPORATE GOVERNANCE REPORT

There were no employees of the Manager who were substantial shareholders of the Manager, substantial unitholder of MLT or immediate family members of a Director, the CEO, a substantial shareholder of the Manager or a substantial unitholder of MLT and whose remuneration exceeded S$100,000 during FY21/22.

Quantitative Remuneration Disclosure Under AIFMR

The Manager is required under the AIFMR to make quantitative disclosures of remuneration. Disclosures are provided in relation to (a) the employees of the Manager; (b) employees who are senior management; and (c) employees who have the ability to materially affect the risk profile of MLT.

All individuals included in the aggregated figures disclosed are rewarded in line with the Manager's remuneration policies.

The aggregate amount of remuneration awarded by the Manager to its staff in respect of the Manager's financial year ended 31 March 2022 was S$14.0 million. This figure comprised fixed pay of S$6.2 million, variable pay of S$7.3 million and allowances/benefits-in-kind of S$0.5 million. There were a total of 59 beneficiaries of the remuneration described above.

In respect of the Manager's financial year ended 31 March 2022, the aggregate amount of remuneration awarded by the Manager to its senior management (who are also members of staff whose actions have a material impact on the risk profile of MLT) was S$8.6 million, comprising 12 individuals identified having considered, among others, their roles and decision making powers.

(C) ACCOUNTABILITY AND AUDIT

Risk Management and Internal Controls

Principle 9: Sound system of risk management and internal controls

Our Policy and Practices

The Manager adopts the principle that a sound system of internal controls and risk management is necessary for the Group's business.

The Manager, working with the Sponsor, has established internal controls and risk management systems that address key operational, financial, compliance and information technology risks relevant to the Group's business and operating environment. These systems provide reasonable but not absolute assurance on the achievement of their intended internal controls and risk management objectives.

The key elements of the Group's internal controls and risk management systems are as follows:

Operating Structure

The Manager has a well-defined operating structure with clear lines of responsibility and delegated authority, as well as reporting mechanisms to Management and the Board. This structure includes certain functions, such as Human Resource, Information Systems & Technology, Internal Audit, Legal and Risk Management, which are outsourced to the Sponsor. The Manager also conducts an annual review of such outsourced functions to ensure required performance standards are met.

Policies, Procedures and Practices

Controls are detailed in formal procedures and manuals. For example, the Board has approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities. Approval sub-limits are also provided at various management levels to facilitate operational efficiency, as well as provide a system of checks and balances.

The Board's approval is required for material transactions, including the following:

- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and *ad hoc* development budget above Board-prescribed limits;
- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

The Group's procedures and practices are regularly reviewed and revised where necessary to enhance controls and efficiency. The Group has implemented a Control Self-Assessment ("CSA") programme to reinforce risk awareness and compliance with internal controls within the Group, by fostering accountability, control and risk ownership.

The internal audit function, which is outsourced to the Sponsor, reviews the Group's compliance with the control procedures and policies established within the internal controls and risk management systems. The internal audit function is also involved in the validation of the results from the CSA programme.

Whistle-blowing Policy

To reinforce a culture of good business ethics and governance, the Manager has a Whistle-blowing Policy to encourage the reporting, in good faith, of any suspected misconduct or wrongdoing, including possible financial irregularities, while protecting the whistle-blowers from reprisals and detrimental or unfair treatment by, among others, ensuring that the identity of the whistle-blower is kept confidential. Any reporting concerning the Group or the Manager is notified to the AC Chairman of the Sponsor as well as the AC Chairman of the Manager for further investigation. The findings will then be reported to the AC of the Manager which is responsible for oversight and monitoring of the Whistle-Blowing reports received.

For queries or to make a report, please write to reporting@mapletree.com.sg.

Risk Management

Risk management is an integral part of the Manager's business strategy in order to deliver competitive total returns. To safeguard and create value for Unitholders, the Manager proactively manages risks and embeds risk management process into the Manager's planning and decision-making process.

The risk management function which is outsourced to the Sponsor's Risk Management Department oversees the Enterprise Risk Management ("ERM") framework, which is adapted from the International Organisation for Standardisation under (ISO) 31000 Risk Management. It reports key risk exposures, portfolio risk profile and activities in respect of significant risk matters to the AC and the Board independently on a quarterly basis.

The risk management system established by the Manager, which encompasses the ERM framework and the risk management process, is dynamic and evolves with the business. The Manager has identified key risks, assessed their likelihood and impact on MLT's business, and established corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The Risk Management Department works closely with the Manager to review and enhance the risk management system in accordance with market practices and regulatory requirements, under the guidance and direction of the AC and the Board.

The Manager's policies and procedures relating to risk management can be found on pages 126 to 129 of this Annual Report.

Information Technology Controls

As part of the Group's risk management process, information technology controls and cybersecurity measures have been put in place and are periodically reviewed to ensure that information technology risks and cybersecurity threats are identified and mitigated. As part of the periodic review, regulatory requirements, such as the MAS Cyber Hygiene Notice and the MAS Technology Risk Management Guidelines (January 2021), are monitored and complied with where applicable.

On annual basis, the Manager conducts the Business Continuity Plan ("BCP") and IT Disaster Recovery ("ITDR") Tests, as well as engages external specialists to perform a Vulnerability and Penetration Test ("VAPT") on the Group's networks, systems and devices. The BCP and ITDR ensure that information technology systems remain functional in a crisis situation or system failure, and the VAPT ensures that cybersecurity measures deployed continue to be effective.

The Sponsor's Internal Audit Department conducted the annual review of information technology controls as part of the FY21/22 annual CSA programme. The audit findings were submitted to the AC and the Board for review and appropriate remedial actions were implemented as at 31 March 2022.

Financial Reporting

The Board is updated on a quarterly basis on the Group's financial performance. The Manager reports on significant variances in financial performance, in comparison with budgets and financial performance of corresponding periods in the preceding year and provides an updated full year forecast. In addition, the Board is provided with quarterly updates on key operational activities of the Group.

A management representation letter is provided by the Manager to the AC and Board quarterly in connection with the preparation of the Group's financial statements. The representation letter is supported by declarations made individually by the various Heads of Department. Compliance checklists on announcement of financial statements, which are required for submission to the SGX-ST, are reviewed and confirmed by the Chief Financial Officer ("CFO") of the Manager.

The Group's financial results are prepared in accordance with the Singapore Financial Reporting Standards (International) and are reported to Unitholders in accordance with the requirements of the SGX-ST. These results announcements provide analyses of significant variances in financial performance and commentary on the industry's competitive conditions in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next twelve months.

Detailed disclosure and analysis of the full-year financial performance of the Group can be found on pages 161 to 221 of this Annual Report.

Financial Management

As a matter of financial and operational discipline, Management reviews on a monthly basis the performance of the MLT portfolio properties.

The key financial risks which the Group is exposed to include interest rate risk, foreign currency risk, liquidity risk, and credit risk. Where appropriate, the Manager procures hedging transactions to be entered into so as to protect the Group against interest rate and foreign exchange rate fluctuations. In addition, the Manager proactively manages liquidity risk by ensuring that sufficient working capital lines and loan facilities are maintained for the Group. The Manager's capital management strategy can be found on pages 37 to 39 of this Annual Report. The Manager also has in place credit control procedures for managing tenant credit risk and monitoring of arrears collection.

Internal Audit

The internal audit function, which is outsourced to the Sponsor's Internal Audit Department, prepares a risk-based audit plan annually to review the adequacy and effectiveness of the Group's system of internal controls and this audit plan is approved by the AC before execution. The Sponsor's Internal Audit Department is also involved during the year in conducting ad hoc audits and reviews that may be requested by the AC or Management on specific areas of concern, including validating the responses under the Manager's CSA programme. In doing so, the Sponsor's Internal Audit Department is able to obtain assurance that business objectives for the internal controls processes under review are being achieved and key control mechanisms are in place.

Upon completion of each review, a formal report detailing the audit findings and the appropriate recommendations is issued to the AC. The Sponsor's Internal Audit Department monitors and reports on a quarterly basis the timely implementation of the action plans to Management and the AC.

External Audit

The external auditors also provide an independent perspective on certain aspects of the internal financial controls system arising from their work and report their findings to the AC on an annual basis. The external auditors are also updated on the findings of the Manager's CSA programme.

Interested Person Transactions

All interested person transactions are undertaken on normal commercial terms and the AC regularly reviews all interested person transactions to ensure compliance with the internal control system, as well as with relevant provisions of the Listing Manual and the Property Funds Appendix. In addition, the Trustee has the right to review such transactions to ascertain that the Property Funds Appendix has been complied with.

The following procedures are also undertaken:

- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding S$100,000 in value but below 3.0% of the value of the Group's net tangible assets will be subject to review by the AC at regular intervals;
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 3.0% but below 5.0% of the value of the Group's net tangible assets will be subject to the review and prior approval of the AC. Such approval shall only be given if the transactions are on normal commercial terms and are consistent with similar types of transactions made by the Trustee with third parties which are unrelated to the Manager; and
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 5.0% of the value of the Group's net tangible assets will be reviewed and approved prior to such transactions being entered into, on the basis described in the preceding

CORPORATE GOVERNANCE REPORT

paragraph, by the AC which may, as it deems fit, request advice on the transaction from independent sources or advisers, including the obtaining of valuations from independent professional valuers. Further, under the Listing Manual and the Property Funds Appendix, such transactions would have to be approved by the Unitholders at a meeting of the Unitholders.

The interested person transactions undertaken by the Group in FY21/22 are set out on page 287 of this Annual Report. For the purpose of the disclosures, the full contract sum is taken as the value of the transaction where the interested person transaction has a fixed term and contract value, while the annual amount incurred and/or accrued is taken as the value of the transaction where an interested person transaction has an indefinite term or where the contract sum is not specified.

Dealing in MLT Units

The Manager has adopted a securities dealing policy for its officers and employees which applies the best practices on dealings in securities set out in the Listing Manual. Under the policy, all Directors are required to disclose their interests in MLT and are also provided with disclosures of interests by other Directors, as well as reminders on trading restrictions.

On trading in MLT units, the Directors and employees of the Manager are reminded not to deal in MLT units on short term considerations and are prohibited from dealing in MLT units:

- in the period commencing one month before the public announcement of the Group's annual results;
- in the period commencing two weeks before the public announcement of the Group's quarterly and semi-annual results; and
- at any time whilst in possession of price-sensitive information.

Each Director is required to notify the Manager of his or her acquisition of MLT units or of changes in the number of MLT units which he or she holds or in which he or she has an interest, within two business days of such acquisition or change of interest. In addition, employees of the Manager and the Sponsor are to give pre-trading notifications before any dealing in MLT units.

Role of the Board and AC

The Board recognises the importance of maintaining a sound internal controls and risk management system to safeguard the assets of the Group and Unitholders' interests, through a framework that enables risks to be assessed and managed.

The AC provides oversight of the financial reporting, accounting policies and the adequacy and effectiveness of the Group's internal controls and risk management systems, as well as its compliance processes.

The Board and the AC also take into account the results from the Control Self-Assessment programme, which requires various departments to review and report on compliance with key control processes. As part of the Control Self-Assessment programme, the Internal Audit function performs a validation of Management's self-assessment responses on a sampling basis, after which the validated self-assessment results are reported to the AC and the Board.

It should be recognised that all internal controls and risk management systems contain inherent limitations and, accordingly, the internal controls and risk management systems can only provide reasonable but not absolute assurance.

The Board has received written assurance from the CEO and the CFO that the Group's financial records have been properly maintained and the Group's financial statements give a true and fair view of the Group's operations and finances. It has also received assurance from the CEO, the CFO and other relevant key management personnel, who have responsibility regarding various aspects of the risk management and internal controls systems, that the systems of risk management and internal controls in place for the Group are adequate and effective to address the risks (including financial, operational, compliance and information technology risks) that the Manager considers relevant and material to the current business environment.

Comment and Opinion on Internal Controls

Based on the internal controls and risk management systems established and maintained by the Manager and the Sponsor, work performed by the Sponsor's Internal Audit and Risk Management Departments, as well as by the external auditors, reviews performed by Management and the above-mentioned assurance from the CEO, the CFO and other key management personnel, the Board is of the opinion that the Group's internal controls and risk management systems, addressing key financial, operational, compliance, information technology and risk management objectives and which the Group considers relevant and material to its operations, were adequate and effective to meet the needs of the Group in its business as at 31 March 2022. However, the Board also notes that the system of internal controls and risk management provides reasonable, but not absolute, assurance that the Group will not be adversely affected by any event that could be reasonably foreseen as it works to achieve its business objectives. In this regard, the Board also notes that no system of internal controls and risk management can provide absolute assurance against the occurrence of material errors, poor judgment in decision making, human error, losses, fraud or other irregularities. The AC concurs with the Board's comments provided in the foregoing. For the financial year ended 31 March 2022, the Board and the AC have not identified any material weaknesses in the Group's internal controls and risk management systems.

Audit and Risk Committee

Principle 10: The Board has an AC which discharges its duties objectively

Our Policy and Practices

The Board is supported by the AC which provides additional oversight of financial, risks and audit matters, so as to maximise the effectiveness of the Board and foster active participation and contribution.

The Manager adopts the principle that the AC shall have at least three members, all of whom must be non-executive and the majority of whom, including the AC Chairman, must be independent. The Board is of the view that the AC members collectively have recent and relevant expertise or experience in financial management and are appropriately qualified to discharge their responsibilities.

The AC consists of four members, all of whom are independent and are appropriately qualified to discharge their responsibilities. They are at present:

- Mr Lim Joo Boon, Chairman;
- Mr Ching Wei Hong, Member[2]
- Mr Loh Shai Weng, Member; and
- Mr Tan Wah Yeow, Member.

None of the AC members is a partner or director of the incumbent external auditors, member firms of PricewaterhouseCoopers International Limited ("PwCIL"), within the previous two years, nor does any of the AC members have any financial interest in PwCIL.

The AC has written terms of reference setting out its scope and authority, which include:

- examination of interested person transactions;
- review and approval of the scope of internal audit activities;
- review of the adequacy, effectiveness, independence, scope and audit findings of internal and external auditors as well as Management's responses to them and the implementation of remedial actions to address such findings;
- evaluation of the nature and extent of non-audit services performed by external auditors. In this regard, for FY21/22, MLT paid S$2,269,000 to the network of member firms of PwCIL, of which S$2,030,000 was for audit services and S$239,000 was for non-audit services relating to advisory services for the Group. The AC has undertaken a review of all non-audit services provided by PwCIL and is of the opinion that such non-audit services would not affect the independence of PwCIL as the external auditors;
- review of the quality and reliability of information prepared for inclusion in financial reports;
- authority to investigate any matters within its terms of reference, full access to and co-operation by Management and full discretion to invite any Director or executive officer to attend its meetings, and reasonable resources to enable it to discharge its functions properly;
- making recommendation to the Board on the appointment and reappointment of external auditors; and
- making recommendations to the Board on the remuneration and terms of engagement of external auditors.

In addition, the AC also:

- reviews significant financial reporting issues and judgements so as to ensure the integrity of the financial statements of the Group and any formal announcements relating to the Group's financial performance;
- reviews at least annually the adequacy and effectiveness of the Group's internal controls and risk management systems;
- reviews the assurance from the CEO and the CFO on the financial records and financial statements;
- meets with the external and internal auditors, without the presence of Management, at least once a year to review and discuss the financial reporting process, system of internal controls (including financial, operational, compliance and information technology controls), and significant concerns, audit comments and recommendations;
- reviews and, if required, investigates the matters reported via the whistle-blowing mechanism, by which employees may, in confidence, raise concerns about suspected improprieties including financial irregularities. The objective of the whistle-blowing mechanism is to ensure that arrangements are in place for independent investigations of any reported matters and reviews of such investigations, to ensure appropriate follow-up actions are taken; and
- discuss during the AC meetings any changes to accounting standards and issues which have a direct impact on the financial statements.

As part of its oversight role over financial reporting, the AC reviewed the financial statements before recommending them to the Board for approval. The process involved discussions with the Management and external auditors on significant accounting matters.

In the review of the financial statements, the AC has discussed with Management the accounting principles that were applied and their judgment of items that might affect the integrity of the financial statements. The AC has reviewed, in discussion with Management, the following key audit matter as reported by the external auditor:

Key Audit Matter	How this issue was addressed by AC
Valuation of investment properties	The annual valuation for MLT's portfolio of properties as at 31 March 2022 was performed by independent external professional valuers. As required by the CIS Code, the independent valuers should not value the same property for more than two consecutive financial years. The AC considered the standing of the valuers, their independence, expertise and relevant experience in valuing the logistics properties. The AC reviewed the valuation methodologies, underlying key assumptions applied by the valuers in arriving at the valuation and discussed with Management on the output from the valuation process focusing on key changes in the fair value measurement including assessing the reasonableness of the capitalisation rates and discount rates adopted by the valuers. The AC considered the findings of the external auditor, including their assessment of the appropriateness of the valuation methodologies and key assumptions applied in the valuation of the investment properties. The AC was satisfied with the valuation process, appropriateness of the valuation methodologies and assumptions applied across all investment properties as disclosed in the financial statements.

Note:

[2] Mr Wee Siew Kim had retired as an Independent Non-Executive Director and a Member of the AC on 31 March 2022 and Mr Ching Wei Hong has been appointed as an Independent Non-Executive Director and a Member of the AC on 1 April 2022.

CORPORATE GOVERNANCE REPORT

A total of five AC meetings were held in FY21/22.

The Manager, on behalf of the Group, confirms that the Group has complied with Rules 712 and 715 of the Listing Manual in relation to the Group's auditing firm.

Internal Audit

Our Policy and Practices

The Manager adopts the principle that a robust system of internal audits is required to safeguard Unitholders' interests, the Group's assets, and to manage risks. Apart from the AC, other Board committees may be set up from time to time to address specific issues or risks.

The internal audit function of the Group is outsourced to the Sponsor's Internal Audit Department and the Head of Internal Audit reports directly to the AC Chairman of both the Manager and the Sponsor.

The Chairman of the AC is consulted and provides feedback to the AC of the Sponsor in the hiring, removal, remuneration and evaluation of the Head of Internal Audit. The Sponsor's Internal Audit Department (including the Head of Internal Audit) has unfettered access to all of the Group's documents, records, properties and personnel, including access to the AC and has appropriate standing within the Group.

The role of the Sponsor's Internal Audit Department is to conduct internal audit work in consultation with, but independently of, Management. Its annual audit plan and audit findings are submitted to the AC for approval and review respectively. The AC also meets with the Head of Internal Audit at least once a year without the presence of Management.

The Sponsor's Internal Audit Department is a member of the Singapore branch of the Institute of Internal Auditors Inc. (the "IIA"), which has its headquarters in the United States. The Sponsor's Internal Audit Department subscribes to, and is in conformance with, the International Standards for the Professional Practice of Internal Auditing developed by the IIA (the "IIA Standards") and has incorporated these standards into its audit practices.

The IIA Standards cover requirements on:

- independence and objectivity;
- proficiency and due professional care;
- managing the internal audit activity;
- engagement planning;
- performing engagement;
- communicating results; and
- monitoring progress.

The Sponsor's Internal Audit Department employees involved in information technology audits are Certified Information System Auditors and members of the Information System Audit and Control Association (the "ISACA") in the USA. The ISACA Information System Auditing Standards provide guidance on the standards and procedures to apply in information technology audits.

To ensure that the internal audits are performed by competent professionals, the Sponsor's Internal Audit Department recruits and employs qualified employees. In order that their technical knowledge remains current and relevant, the Sponsor's Internal Audit Department identifies and provides training and development opportunities to the employees.

In compliance with the IIA Standards, an external quality assessment review ("QAR") of the Sponsor's Internal Audit Department is conducted at least once every five years by a qualified, independent reviewer. The last external QAR of the Sponsor's Internal Audit Department was completed in 2018 and it was assessed that the Group's internal audit function is in conformance with the IIA Standards. The next external QAR will be conducted in 2023.

For FY21/22, the AC is of the opinion that the internal audit function is independent, effective and adequately resourced.

(D) UNITHOLDER RIGHTS AND ENGAGEMENT

Unitholder rights and conduct of general meetings

Principle 11: Fair and equitable treatment of all Unitholders

Engagement with Unitholders

Principle 12: Regular, effective and fair communication with Unitholders

Our Policy and Practices

The Manager adopts the principle that all Unitholders should be treated fairly and equitably in order to enable them to exercise their ownership rights arising from their unitholdings and have the opportunity to communicate their views on matters affecting MLT. The Manager provides Unitholders with periodic, balanced and understandable assessments of MLT's performance, position and prospects.

To this end, the Manager issues via SGXNET announcements and press releases on the Group's latest corporate developments on an immediate basis where required by the Listing Manual. Where immediate disclosure is not practicable, the relevant announcement will be made as soon as possible to ensure that all stakeholders and the public have equal access to the information.

The public can access the electronic copy of the Annual Report via SGXNET as well as MLT's website and all Unitholders will receive a booklet containing the Message from the Chairman and CEO, instructions on accessing the Annual Report online with the option of receiving a printed version of the Annual Report, a notice of annual general meeting and a proxy form with instructions on the appointment of proxies. The notice of annual general meeting is also published via SGXNET and MLT's website as well as in the newspaper.

An annual general meeting is held once a year to provide a platform for Unitholders to interact with the Board and Management, in particular the Chairman of the Board, the Chairman of the AC, the CEO and the CFO.

The external auditors are also present to address Unitholders' queries about the audit and the financial statements of the Group.

The Manager will be conducting MLT's 13th annual general meeting by hybrid means and therefore, arrangements will be put in place to allow Unitholders to participate in the meeting. Please refer to the notice of annual general meeting dated 27 June 2022 for further information.

A record of the Directors' attendance at the annual general meeting can be found in the records of their attendance of meetings set out at page 111 of the Annual Report.

Provision 11.4 of the Code requires an issuer's constitutive documents to allow for absentia voting at general meetings of Unitholders. The Trust Deed currently does not provide for absentia voting which may be considered by the Manager following careful study, to ensure that the integrity of information and authentication of the identity of Unitholders through the web are not compromised, and legislative changes are effected to recognise remote voting. The Manager is of the view that despite the deviation from Provision 11.4 of the Code, its current practice remains consistent with Principle 11 of the Code as a whole because Unitholders nevertheless have opportunities to communicate their views on matters affecting the Group even when they are not in attendance at general meetings. For example, in an ordinary meeting setting (i.e. physical meetings), Unitholders may appoint proxies to attend, speak and vote, on their behalf, at general meetings. Where a general meeting is convened, all Unitholders are entitled to receive a circular enclosing a proxy form with instructions on the appointment of proxies. Prior to voting at an annual general meeting or any other general meeting, the voting procedures will be made known to the Unitholders to facilitate them in exercising their votes.

To safeguard Unitholders' interests and rights, a separate resolution is proposed for each substantially separate issue at an annual general meeting. Each resolution proposed at an annual general meeting and any other general meeting will be voted on by way of electronic polling. An independent scrutineer is also appointed to validate the vote tabulation and procedures. The Manager will announce the results of the votes cast for and against each resolution and the respective percentages and prepare minutes of such meetings.

The Manager has an Investor Relations Department which works with the Legal and Corporate Secretariat Department of the Sponsor to ensure the Group's compliance with the legal and regulatory requirements applicable to listed REITs, as well as to incorporate best practices in its investor relations programme. To keep the Board abreast of market perception and concerns, the Investor Relations Department provides regular updates on analyst and investor feedback.

The Manager's investor relations policy prioritises proactive engagement and timely and effective communication with its stakeholders. The Manager regularly communicates major developments in the Group's businesses and operations to Unitholders, analysts and the media through the issuance of announcements and press releases. In addition, all announcements and press releases are first made on SGXNET and subsequently on MLT's website. The Manager also communicates with MLT's investors on a regular basis through group/ individual meetings with investors, investor conferences and non-deal roadshows. The Manager's CEO and CFO are present at briefings and communication sessions to answer questions from investors. "Live" audio webcast of analyst briefings are conducted, where practicable. Stakeholders can subscribe for email alerts to receive the latest updates on the Group and also contact the Investor Relations Department via a dedicated email address. Further details on the Manager's investor relations activities and efforts are found on pages 26 to 27 of this Annual Report.

Minutes of the general meetings recording the substantive and relevant comments made and questions raised by Unitholders are available to Unitholders for their inspection upon request. Minutes of the annual general meeting (which record substantial and relevant comments and queries from Unitholders and the response from the Board and the Management) are also available on MLT's website at www.mapletreelogisticstrust.com.

MLT's distribution policy is to distribute at least 90% of its distributable income and such distributions are typically paid on a quarterly basis. For FY21/22, MLT made a total of five distributions to Unitholders, including advanced distributions in view of the equity fund raising exercise which was undertaken during the financial year.

(E) MANAGING STAKEHOLDERS RELATIONSHIPS

Engagement with Stakeholders

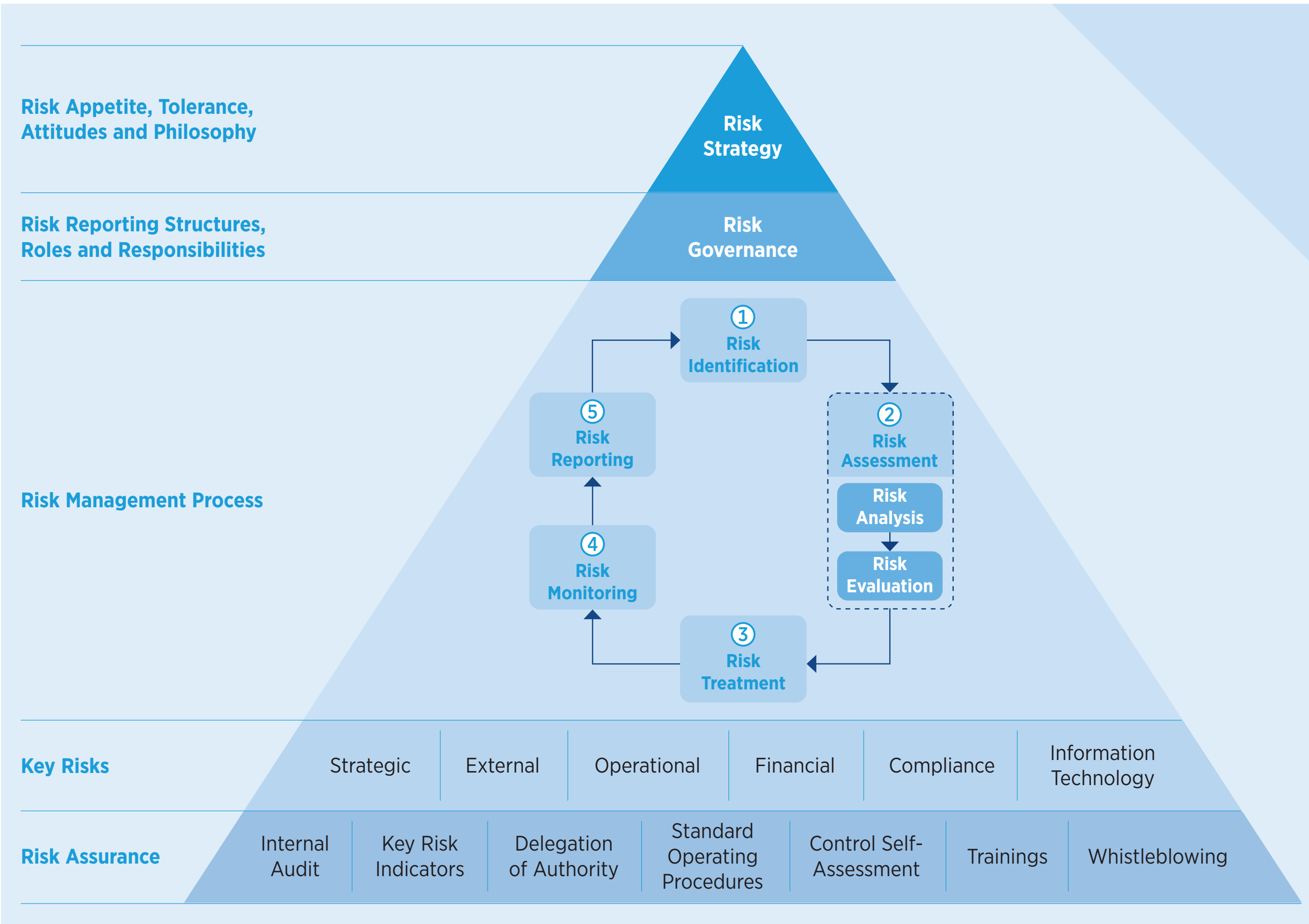
Principle 13: Balance needs and interests of various stakeholders

Our Policy and Practices

The Manager adopts the principle that to build confidence among stakeholders, there is a need to balance the needs and interests of material stakeholders. The Sustainability Report from pages 130 to 160 in the Annual Report provides the Group's approach in identifying its material stakeholders, as well as prioritising and addressing stakeholders' concerns. The Sustainability Report also sets out the key areas of focus in relation to the management of stakeholder relationships for the financial year ended 31 March 2022.

RISK MANAGEMENT

Risk Management is an integral part of the Manager's business strategy to deliver competitive total returns. To safeguard and create value for Unitholders, the Manager proactively manages risks and embeds risk management into the planning and decision-making process.



Strong Oversight and Governance
The Board is responsible for determining the overall risk strategy and risk governance, as well as ensuring that the Manager implements sound risk management and internal control practices. The Board also approves the risk appetite and tolerance statements, which set out the nature and extent of risks that can be taken to achieve the Manager's business objectives. The Board which is supported by the Audit and Risk Committee ("AC"), comprises independent directors whose collective diverse experience and knowledge serve to give guidance and provide strategic insights to the Manager. The AC has direct access to the Sponsor's Risk Management ("RM") department, which it engages on a quarterly basis as part of its review of MLT's portfolio risks.

At the Manager, the risk management culture involves both top-down oversight and bottom-up engagement with all employees. This ensures a risk approach that is aligned with the business objectives and strategies for MLT, which is also integrated with operational processes for effectiveness and accountability.

The Manager's ERM framework is adapted from the International Organisation for Standardisation (ISO) 31000 Risk Management. It is dynamic and evolves with the business, thus providing the Manager with a holistic and consistent process for the identification, assessment, monitoring and reporting of risks. The Sponsor's RM department works closely with the Manager to continually review and enhance the risk management system in accordance with market practices and regulatory requirements, under the guidance and direction of the AC and the Board. A Control Self-Assessment ("CSA") framework further reinforces risk awareness by fostering accountability, control and risk ownership, as well as provides additional assurance to the Board and the Manager that key operational, financial, compliance and information technology risks are effectively and adequately managed and controlled.

Robust Measurement and Analysis

The Manager's risk measurement framework is based on Value-at-Risk ("VaR"), a methodology which measures the volatilities of market and property risk drivers such as rental rates, occupancy rates, capital values, interest rates and foreign exchange rates. It takes into consideration changes in market environment and asset cash flows. To complement the VaR methodology, other risks such as refinancing, tenant-related and development risks are also assessed, monitored and measured as part of the framework, where feasible.

The VaR methodology measures risks consistently across the portfolio. It enables the Manager to quantify the benefits that arise from diversification across the portfolio and to assess risk by country and risk type. The Manager recognises the limitations of any statistically based analysis that relies on historical data. Therefore, MLT's portfolio is subject to stress tests and scenario analyses to ensure that the business remains resilient in the event of unexpected market shocks.

Risk Identification and Assessment

The Manager identifies key risks, assesses their likelihood and impact on the business, as well as establishes corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The key risks identified include but are not limited to:

Strategic Risks

Market risk

MLT's portfolio is subject to real estate market risks such as rental rate, occupancy volatilities as well as country specific factors including competition, local regulations, supply and demand dynamics. Such risks are quantified, aggregated and monitored for existing assets and prospective acquisitions. Significant risk profile changes or emerging trends are reported for assessment and/or action.

Investment risk

The risks arising from investment activities are managed through a rigorous and disciplined investment approach, particularly in the area of asset evaluation and pricing. All acquisitions are aligned with MLT's investment strategy to enhance returns to Unitholders. Sensitivity analysis is also performed for each acquisition on all key project variables to test the robustness of the assumptions used. For significant acquisitions, independent risk assessments are conducted by the Sponsor's RM department and included in the investment proposal submitted to the Board for approval. All investment proposals are subject to rigorous scrutiny by the Board (or delegated to the Management Committee), in accordance with the Board's approved delegation of authority.

Upon receiving approval from the Board or Management Committee, the investment proposals are then submitted to the Trustee, which is the final approving authority for all investment decisions.

The Trustee also monitors the compliance of the Manager's executed investment transactions with the Listing Manual of the Singapore Exchange Securities Trading Limited, MAS' Property Funds Appendix and the provisions in the Trust Deed.

Project development risk

New development projects usually take a few years to complete, depending on the project size and complexity. To mitigate the risks of development delays, cost overruns and lower than expected quality, the Manager has put in place stringent pre-qualifications of consultants and contractors, as well as regular reviews of the projects' progress.

External Risks

Economic and Geopolitical risk

Elevated geopolitical risks, tight supply conditions and the COVID-19 pandemic continue to pose significant uncertainties to the global economic outlook. To manage such economic and geopolitical risks, the Manager conducts rigorous country and real estate market research and monitors the economic, geopolitical and political developments closely.

To mitigate the adverse impact on the financial performance of MLT's properties, the Manager has extended rental reliefs to support eligible tenants, where warranted, and also adopted flexible leasing strategies to maintain a high portfolio occupancy.

Additionally, the Manager will seek suitable acquisition opportunities in these markets to diversify MLT's income stream and enhance the resilience of the portfolio.

Environmental risk

With climate change and the associated changes in climate regulations, as well as the increasing focus on reducing carbon emissions to mitigate environmental risk, the Manager identifies asset enhancement initiatives, where feasible, to improve the environmental performance of MLT's properties. The Manager sets targets for carbon emission reduction, as well as water and energy efficiency and will continue in its efforts of adopting renewable energy sources and attaining green building certifications, where feasible.

Environmental risk due diligence is incorporated as part of the investment considerations and exposure scans to physical risks of existing properties are conducted periodically. The Manager monitors evolving changes in climate regulations and engages various stakeholders in ESG initiatives discussions proactively.

For more information, please refer to the Sustainability Report as set out on page 130 to 160 of this Annual Report.

RISK MANAGEMENT

Operational Risks

Operational risk
Comprehensive operating, reporting and monitoring guidelines enable the Manager to manage day-to-day activities and mitigate operational risks. To ensure relevance, the Manager regularly reviews its standard operating procedures ("SOPs") and benchmarks them against industry practices, where appropriate. Compliance with SOPs is assessed under the CSA framework and reinforced through training of employees and regular reviews by the Sponsor's Internal Audit department.

Human resource risk
The loss of key management personnel or inability to attract, grow and retain key talent and management personnel can cause disruptions to the Manager's business operations and hinder the achievement of its business objectives. The Manager has put in place succession planning, talent management, competitive compensation and benefits plans to attract, reward and retain performing personnel.

Property damage and business disruption risks
In the event of unforeseen catastrophic events such as COVID-19, the Manager has a business continuity plan as well as a crisis communication plan to resume business operations with minimal disruption and loss. MLT's properties are insured in accordance with industry norms in their respective jurisdictions and benchmarked against those in Singapore.

Health and Safety risks
The Manager places utmost importance on health and safety of its stakeholders. Safety practices have been incorporated in MLT's SOPs, which include fire emergency plans and regular checks on fire protection systems. Checks on required certificates and permits are also performed regularly to ensure compliance to regulatory requirements. In view of COVID-19, additional measures such as stepping up the frequency of cleaning and disinfecting of common areas, as well as increasing the availability of hand sanitisers within properties have been taken to enhance cleanliness and hygiene levels.

For more information, please refer to page 145 to 146 of this annual report.

Credit risk
Credit risk is mitigated from the outset by conducting tenant credit assessments as part of the investment due diligence process prior to an acquisition. For new and sizeable leases, credit assessments of prospective tenants are undertaken prior to signing of lease agreements. On an ongoing basis, tenants' credit worthiness is closely monitored by the Manager's Asset Management Team and arrears are managed by the Manager's Credit Control Committee, who meets regularly to review debtor balances. To further mitigate credit risk, security deposits in the form of cash or banker's guarantees are collected from prospective tenants prior to the commencement of leases, where applicable.

Financial Risks

Financial risks
Financial market risks and capital adequacy of MLT are closely monitored and actively managed by the Manager, and reported to the Board on a quarterly basis. At the portfolio level, the risk impact of interest rate and currency volatilities on value is quantified, monitored and reported quarterly using the VaR methodology. Refinancing risk is also quantified, taking into account the concentration of loan maturity profile and credit spread volatility.

Interest rate risk
The Manager prudently manages exposure to interest rate volatility from MLT's borrowings through interest rate derivatives and fixed rate debts.

Foreign exchange risk
Where feasible, after taking into account cost, tax and other relevant considerations, the Manager will borrow in the same currency as the underlying assets to provide some natural hedge. To mitigate foreign exchange risks and to provide investors with a degree of income stability, a large proportion of rental income receivable from overseas assets is hedged using forward contracts and secured in Singapore Dollar terms.

Liquidity risk
The Manager actively monitors MLT's cash flow position and funding requirements to ensure sufficient liquid reserves to fund operations, meet short-term obligations, and achieve a well staggered debt maturity profile (see Capital Management on pages 37 to 39).

The Manager also maintains sufficient financial flexibility and adequate debt headroom for MLT to fund future acquisitions. In addition, the Manager monitors and mitigates bank concentration risks by having a well-diversified funding base. The limit on MLT's aggregate leverage ratio is observed and monitored to ensure compliance with MAS' Property Funds Appendix.

Compliance Risks

Regulatory risk
The Manager is committed to complying with applicable laws and regulations of the various jurisdictions in which MLT operates. Non-compliance may result in litigation, penalties, fines or revocation of business licenses. The Manager identifies applicable laws and regulatory obligations and ensures compliance with these laws and regulations in its day-to-day business processes.

Fraud risk
A comprehensive corporate governance framework has been established to maintain responsible and transparent business practices. The framework contains specific guidelines on anti-corruption practices – such as the prohibition of bribery, acceptance or offer of gifts and entertainment.

The Manager also has a whistleblowing policy that allows employees and stakeholders to raise any serious concerns, dangers, risks, malpractices or wrongdoings in the workplace while protecting them from reprisals.

Compliance with the policies and procedures is required at all times. This includes policies on ethics and code of conduct, safe work practices and professional conduct. If an employee is found guilty of fraud, dishonesty or criminal conduct in relation to his/her employment, the Manager reserves the rights to take appropriate disciplinary action, including termination of employment.

Technology and Cyber Risks

Concerns over the threat posed by cybersecurity attacks have risen as such attacks have become increasingly more prevalent and sophisticated. The Mapletree Group has in place comprehensive policies and procedures governing information availability, control and governance, as well as data security. A disaster recovery plan is in place and tested annually to ensure that business recovery objectives are met. All employees are required to complete mandatory online training on cybersecurity awareness to ensure they are aware of potential cybersecurity threats. On top of the constant monitoring of internet gateways to detect potential security events, network vulnerability assessments and penetration testing are also conducted regularly to identify potential security gaps.

Rigorous Monitoring and Control
The Manager has developed internal key risk indicators that serve as an early-warning system to highlight risks that have escalated beyond agreed tolerance levels. The Manager has also established required actions to be taken when risk thresholds are breached.

Every quarter, the Sponsor's RM department presents a comprehensive report to the Board and AC, highlighting key risk exposures, portfolio risk profile, results of stress testing scenarios such as COVID-19 and status of key risk indicators. The Board and AC are also kept abreast of any material changes to MLT's risk profile and activities.

Delivering sustainable outcomes...

Sustainability

SUSTAINABILITY REPORT

At MLT, our commitment to delivering sustainable outcomes drives the way we do business as a force for good, creating value for our Unitholders, tenants and society.

FY21/22 Highlights

Economic

S$100M
sustainability-linked loans

Environment

>1,000
trees planted
across MLT's platform in FY21/22

Environment

6.2%
reduction in energy intensity[1]
from FY20/21 baseline

Environment

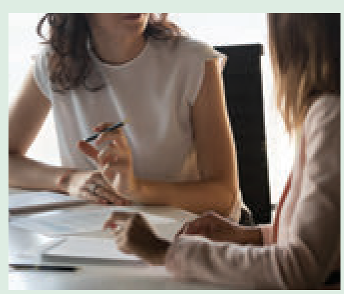
31.1%
increase in solar generating capacity
from FY20/21 baseline

Social

47%
employee participation rate
across 7 CSR events

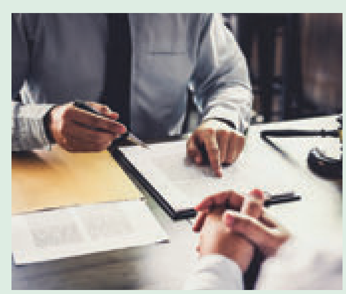
Social

35.8
average training hours
per employee



Governance

33%
female representation
on the Board



Governance

0
material breaches
of relevant local laws and regulations

Note:

1 Based on the consumption data for the common areas in MLT's stabilised multi-tenanted buildings ("MTBs") where the Manager has operational control. Single-user assets ("SUAs") where the Manager does not have operational control are excluded.

…for today and tomorrow

Sustainability Contents

Board Statement

We are pleased to present MLT's Sustainability Report ("SR") which captures our overarching approach towards material sustainability matters, as well as our progress towards achieving our sustainability goals for the financial year ended 31 March 2022 ("FY21/22").

The Board is cognisant of the importance of integrating sustainability into our business strategy to create lasting value. To optimise the effectiveness of our sustainability efforts, we have taken steps to understand, manage and disclose the environmental and social impacts of our businesses globally. With sustainable practices firmly integrated into our operations across geographies, we have empowered our people with the resource, knowledge and ability to create a positive and sustainable impact on the environment and communities in our markets.

Our sustainability practices are guided by our Sponsor, Mapletree Investments Pte Ltd ("Sponsor", "Mapletree Group" or the "Group") and specifically by the Sponsor's Sustainability Steering Committee ("SSC") and management. In FY21/22, together with our Sponsor, the Manager conducted a materiality reassessment by engaging with our internal and key external stakeholders to review material issues related to the evolving sustainability and business landscape of our industry. We have identified three new material matters through this purposeful exercise: (1) Quality, Sustainable Products and Services; (2) Strong Partnerships; and (3) Diversity and Equal Opportunity.

We believe in providing our stakeholders with a holistic view of our sustainability practices. To this end, although waste management is not assessed to be a material matter for MLT's operations, we have included waste management in our sustainability report as it contributes to our efforts in promoting a low carbon circular ecosystem.

We are pleased to share that all our targets set last year have been achieved and that new targets have been set for the new material matters.

We are also pleased to announce our inaugural submission to the GRESB Real Estate Assessment 2021, a globally recognised ESG performance benchmark for real estate and infrastructure investments. We are committed to participating in the GRESB assessment annually, a useful exercise that helps us identify areas of weaknesses and opportunities to enhance our ESG practices and performance.

Climate risk and resilience are ESG imperatives which we hold close to our hearts. During the year, we conducted an environmental risk assessment to better understand

A force for good

New Material Matters - FY22/23 Targets

- Introduction of green leases to our Singapore portfolio and subsequently to our regional operations;
- Increase certified green space (in GFA) by 25% year-on-year;
- Expand recycling efforts across all assets in Singapore[2] to reduce logistics-related waste; and
- Support our tenants in their sustainable initiatives to create a positive environmental impact in energy, water and waste focus areas.

Note:
[2] For MTBs where the Manager has operational control.

SUSTAINABILITY REPORT

environmental risks and their impact on our assets. Our proactive steps are in line with the Monetary Authority of Singapore ("MAS") guidelines. The exercise aims to enhance the resilience of our assets through transition and physical risk assessments and addressing potential financial and reputation impacts. Our disclosure of these impacts adheres to the recommendations of the Financial Stability Board's Task Force on Climate-Related Financial Disclosures ("TCFD"). With the inclusion of environmental risk under our Risk Management processes, we aim to provide our stakeholders with a holistic sustainable approach to our decision-making process.

Recognising the urgent need to take bold actions in combating climate change, we have set a new long-term target to achieve carbon neutrality for Scope 1 and 2 emissions by 2030. In line with this, we are establishing a green roadmap aimed at building a sustainable and climate resilient portfolio. This includes action plans to increase green building certifications for both new and existing properties, and expand solar energy generating capacity across MLT's portfolio. Working closely with the Sponsor, we will also be developing new sustainability policies to embed sustainability principles for investment, operations, development projects and renewable energy.

We would like to thank our employees, partners, tenants and other stakeholders for their support in our sustainability journey. We are committed to improving our sustainability efforts while advancing our business performance to ensure a sustainable business in the long term.

The Board of Directors
Mapletree Logistics Trust Management Ltd.
As Manager of Mapletree Logistics Trust

About the Report

Reporting Scope

This report covers MLT's sustainability performance for FY21/22 and includes comparative data for prior years ("FY19/20" and "FY20/21") where applicable. Unless otherwise stated, all information disclosed in this SR relates to MLT's operations across its nine geographic markets in the Asia Pacific and is limited to operations within our direct control.

This SR should be read together with the financial performance and governance information detailed in the Annual Report ("AR") for a more comprehensive picture of our business and performance.

Reporting Standards

This report has been prepared in accordance with the GRI Standards: Core option. The GRI Standard is a global best practice for organisations to report on a wide range of economic, environmental, social and governance ("ESG") impacts. We have applied additional guidance set forth by the GRI-G4 Construction and Real Estate Sector Disclosures which are relevant to our industry. The SR also meets the requirements of the SGX-ST Listing Rules (711A and 711B) – Sustainability Reporting Guide. All data is disclosed in good faith and to the best of our knowledge. We have included supplementary details on our methodology on page 157.

The Manager welcomes feedback or questions at Ask-MapletreeLog@mapletree.com.sg.

Our Sustainability Approach

As a Mapletree-sponsored REIT, our sustainability approach is aligned with that of our Sponsor. With a focus on creating long-term value for our stakeholders, we strive to incorporate sustainable practices into our operations. Underpinned by our commitment to growing responsibly, we remain focused on building strong relationships with our stakeholders through the following key activities:

- **Support the transition to a low carbon economy** through sustainable investment, development and operations
- **Safeguard the health and safety of our employees and stakeholders**
- **Focus on diversity and inclusion of our workforce** and **support the communities** in which we operate in
- **Maintain high ethical standards**

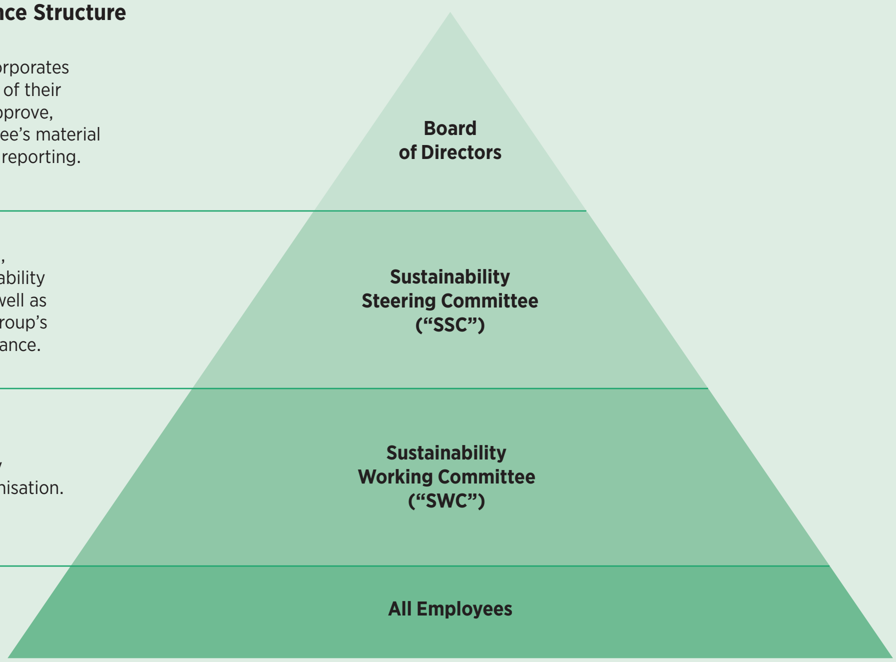
To better assess our performance and exposure to climate-related risks and opportunities, we participated in our first GRESB Real Estate Assessment and adopted TCFD recommendations. The GRESB Real Estate Assessment is an investor-driven global ESG benchmark and reporting framework used to identify potential sustainability-related risks and opportunities. This assessment enables us to benchmark our performance against peers within a standardised and globally recognised framework.

Sustainability Governance Structure

The Board of each entity incorporates sustainability matters as part of their strategy formulation. They approve, manage and monitor Mapletree's material sustainability matters and its reporting.

The SSC reports to the Board, develops the Group's sustainability objectives and strategies as well as manages and monitors the Group's overall sustainability performance.

The SWC drives sustainability programmes across the organisation.



Under the TCFD recommendations, disclosures are structured under four thematic areas: governance, strategy, risk management, and metrics and targets. For disclosures related to the resilience of the organisation's strategy, TCFD recommends conducting different climate-scenario analyses for a better understanding of the potential implications of climate change and how potential climate-related risks and opportunities can be addressed.

Our Sponsor has established a formalised structure to ensure sustainability is managed and incorporated across the organisation at every level. A strong governance structure enables us to implement our sustainability strategy in a coordinated manner, strengthen relations with stakeholders as well as ensure overall accountability.

The Manager's sustainability strategy and management come under the purview of the Sustainability Steering Committee ("SSC"). The SSC is co-led by the Sponsor's Deputy Group Chief Executive Officer and Group Chief Corporate Officer, and includes the Chief Executive Officers ("CEO") of the Mapletree-sponsored REIT managers and other members of the Sponsor's senior management team. Ms Ng Kiat, Executive Director and CEO, continued to represent the Manager in this committee in FY21/22.

The SSC is supported by the Sustainability Working Committee ("SWC"), which comprises senior management representatives from the Sponsor across business units and functions, including representatives from the Manager and Property Manager of MLT.

The Manager's Board is updated periodically on key issues including material ESG matters, performance, targets, and key initiatives for improvement. To ensure proactive ownership of sustainability within the organisation, the Manager has a team of ESG champions leading our sustainability efforts. This includes employees from Asset Management, Property Management, Marketing and Investor Relations. Each is responsible for developing annual work plans and targets based on the ESG priorities set for the year. The Manager has also established non-financial ESG key performance indicators for its employees which are assessed during their annual performance appraisals.

Mapletree Sustainability Journey Ahead

Behind every metric and measurement is a commitment to engage, collaborate, learn, improve and share. In the past years, we have reported our sustainability matters based on the GRI framework and aligned our material matters with the United Nation's Sustainable Development Goals ("SDGs"). In this financial year, we conducted a materiality review exercise to determine the areas that truly matter to our stakeholders. In addition, we incorporated the MAS Guidelines on Environmental Risk Management for Asset Managers into our sustainability reporting, in a commitment to measure and disclose the climate-related risks and opportunities in our portfolio.

Mapletree supports the Paris Agreement and Singapore's net zero ambitions. In line with this, the Group's sustainability roadmap will include the development of net zero targets and drive change by introducing initiatives to transition our portfolio towards net zero carbon. Underpinning this goal are environmental and social initiatives, as well as the embedment of sustainability principles into our investment decisions, operations and development projects.

Our refreshed sustainability roadmap aims to respond to the current and future needs of addressing climate change, social integration and diversity of our business.

Materiality

In FY21/22, a groupwide materiality reassessment was conducted to review matters regarded as material to MLT's business and stakeholders. As part of the assessment, the Group ran a series of surveys and interviews with external and internal stakeholders, including MLT's management, to gain a better understanding of the dynamic business

SUSTAINABILITY REPORT

environment. A total of three material matters were added (Quality, Sustainable Products and Services, Strong Partnerships, and Diversity and Equal Opportunity) and three material matters were renamed (Ethical Business Conduct, Employee Engagement and Talent Management, and Community Impact), to provide a holistic view of the issues at hand. Under additional matters, waste management has been included as it plays an important role in driving a greater level of environmental management, impact prevention and sustainable practices.

The Manager recognises the importance of aligning the United Nations' SDGs to material matters. Among the 17 Goals, nine SDGs have been identified, reflecting MLT's commitment and efforts to contribute to the global sustainable development agenda. The table below highlights material matters and objectives, performance of targets, including new material topics and future targets.

Sustainability Pillars	Material Matters and Objectives	FY21/22 Targets and Performance		Future Targets	Contribution to SDGs
		Target	Target Met / Target Not Met		
Economic	**Economic Performance** Provide Unitholders with competitive total returns	Achieve sustainable economic growth to provide stable and growing distributions to Unitholders	Target Met	Our targets are perpetual. Please refer to the FY21/22 target on the left	8 DECENT WORK AND ECONOMIC GROWTH
	Quality, Sustainable Products and Services NEW Incorporate green features into products and services	N.A.- new material matter	N.A.	Introduce green leases in Singapore Increase certified green space (by GFA) by 25% from FY21/22 baseline	11 SUSTAINABLE CITIES AND COMMUNITIES
	Strong Partnerships NEW Collaborate with stakeholders to foster ties and achieve common goals	N.A.- new material matter	N.A.	Support at least three tenants to deliver sustainable initiatives such as rooftop solar panels and LED upgrades on their premises	12 RESPONSIBLE CONSUMPTION AND PRODUCTION 17 PARTNERSHIPS FOR THE GOALS
Governance	**Ethical Business Conduct** Conduct our work with the highest standards of integrity and accountability	Maintain zero incidences of non-compliance with anti-corruption laws and regulations	Target Met	Our targets are perpetual. Please refer to the FY21/22 target on the left	17 PARTNERSHIPS FOR THE GOALS
	Compliance with Laws and Regulations Achieve full regulatory compliance in everything we do	Maintain zero material incidences of non-compliance with relevant laws and regulations	Target Met	Our targets are perpetual. Please refer to the FY21/22 target on the left	17 PARTNERSHIPS FOR THE GOALS
Social	**Employee Engagement and Talent Management** Provide a positive and engaging work environment for our employees	Continue to commit to fair employment practices by ensuring that all individuals receive the same opportunities for hiring, advancement and benefits	Target Met		8 DECENT WORK AND ECONOMIC GROWTH 10 REDUCED INEQUALITIES
		Maintain a diverse and relevant learning and professional development programme	Target Met	Our targets are perpetual. Please refer to the FY21/22 target on the left	
		N.A. - new target	N.A.	To hold employee town hall meetings once a year	
	Diversity and Equal Opportunity NEW Maintain equity through fair and equal opportunities for all	N.A- new material matter	N.A.	Continue to commit to fair employment practices by ensuring that all individuals receive the same opportunities for hiring, advancement and benefits	5 GENDER EQUALITY 8 DECENT WORK AND ECONOMIC GROWTH

Sustainability Pillars	Material Matters and Objectives	FY21/22 Targets and Performance: Target	FY21/22 Targets and Performance: Target Met / Target Not Met	Future Targets	Contribution to SDGs
Social	**Health and Safety** Maintain a safe environment for all our stakeholders and care for the well-being of our employees	Maintain zero incidents of employee permanent disability or workplace fatality	Target Met	Our targets are perpetual. Please refer to the FY21/22 target on the left	3 Good Health and Well-Being
		Zero material incidences of non-compliance with health and safety laws and regulations	Target Met	Our targets are perpetual. Please refer to the FY21/22 target on the left	
	Community Impact Support initiatives and projects that have a positive impact on communities	Organise or participate in at least two CSR events aligned with the Mapletree Group's CSR objectives	Target Met	Our targets are perpetual. Please refer to the FY21/22 target on the left	3 Good Health and Well-Being; 17 Partnerships for the Goals
Environment	**Energy and Climate Change** Improve our energy and emission performance and efficiency	Reduce energy intensity across Singapore, Hong Kong SAR, Vietnam, China, Malaysia, and Japan[3] portfolios by 1.0% to 1.5% from FY20/21 baseline	Target Met	Reduce portfolio energy intensity for all assets with operational control by 1.0% to 1.5% from FY21/22 baseline **Long-term Target** Achieve energy intensity reduction of 20% in Singapore and Hong Kong SAR by 2030 from FY18/19 baseline Achieve carbon neutrality for Scope 1 and 2 emissions by 2030	7 Affordable and Clean Energy; 9 Industry, Innovation and Infrastructure; 13 Climate Action
		Increase solar energy generating capacity across MLT's portfolio by 15% to 20% from FY20/21 baseline	Target Met	Increase solar energy generating capacity across MLT's portfolio by 15% to 20% from FY21/22 baseline **Long-term Target** Double total solar energy capacity across MLT's platform by 2030 from FY20/21 baseline	
Additional Matters	**Water Management** Manage our water resources in a sustainable manner	Progressively upgrade toilets in Singapore to achieve at least a 3-tick Water Efficiency Label ("WEL")	Target Met	Progressively upgrade toilets in Singapore to achieve at least a 3-tick WEL	9 Industry, Innovation and Infrastructure; 13 Climate Action
	Waste Management NEW Reduce waste produced and promote recycling	N.A.- new additional matter	N.A.	Expand recycling efforts for domestic waste from four properties in Singapore to all MTBs in Singapore	12 Responsible Consumption and Production

Note:
[3] For MTBs where the Manager has operational control.

Economic

Economic Performance

Our mission is to provide Unitholders with competitive total returns through regular distributions and growth in asset value. We aim to achieve this through a "Yield + Growth" strategy – optimising yield on existing assets and augmenting growth through value-enhancing acquisitions or development projects while maintaining a responsible investing and prudent capital management approach.

In keeping with our mission, we will undertake responsible and disciplined acquisitions of quality, well-located assets that add scale and strategic value to our portfolio. The Manager takes pride in responsibly acquiring and sustainably developing its assets to further enhance and value-add to assets. We have incorporated Environmental, Health and Safety ("EHS") due diligence into our investment and evaluation process, which allows us to have a better understanding of the EHS risks related to potential acquisitions. Such risks can include compliance with EHS regulations, health risks for workers working in target assets such as proper ventilation of toxic fumes, and flood risk identification and mitigation if required. In FY21/22, we continued to engage independent third-party consultants to conduct the EHS due diligence on all acquisitions, to ensure our investments will continue to deliver the expected returns over the longer term.

Sustainable Finance

Sustainable finance plays an integral role as we transition to sustainable growth in a low-carbon economy, whilst keeping a keen focus on reducing energy usage and water consumption across our portfolio. In FY21/22, we secured a S$100 million sustainability-linked loan as an extension to our inaugural sustainability-linked loan of S$200 million in FY19/20. These sustainability-linked loans were designed with reference to MLT's rooftop solar installation programme for its logistics properties in Asia Pacific.

In FY20/21, the Green Finance Framework was established to guide the Manager in the set-up of procedures and reporting fund usage based on Green Loan Principles[4]. Two green loans were further secured for the financing and refinancing of a variety of green projects, including achieving green certification for our properties, installation or enhancement of solar energy panels and materials, and upgrading of air-conditioning systems and LED systems. To date, MLT has secured S$800 million of green financing, comprising S$450 million in sustainability-linked loans and S$350 million in green loans. We seek to grow a sustainable portfolio and will work closely with the relevant stakeholders to deploy green finance efficiently.

Maintaining Close Ties with Our Customers

Developing and maintaining strong relations with our customers is pivotal for the success of our business and we seek to adapt to the changing demands of our customers. Our asset management and marketing teams are in frequent contact with customers, providing us with an in-depth and up-to-date understanding of their evolving business requirements. With a holistic comprehension of customer needs and industry trends, we are able to have a better understanding of the level of risk within our portfolio and identify customers who may potentially face difficulties at an early stage. This enables our teams to work with our customers to develop a mutually beneficial way forward.

Our principle to stay close to our customers and "be the first to know" is key in delivering a stable operating performance. In addition, our teams strive to provide flexibility and speed to create a positive customer experience. In FY21/22, MLT sustained another year of growth in distribution and asset value, creating value for our stakeholders. For details on economic performance, please refer to the Annual Report FY21/22 Financial Review, pages 30 to 36, as well as Financial Section, pages 162 to 284.

Note:

[4] Green Loan Principles 2020 by the Loan Market Association, Asia Pacific Loan Market Association and Loan Syndications and Trading Associations.

Quality, Sustainable Products and Services

As we transition MLT's portfolio to a more resilient, low carbon state, we aim to integrate sustainable innovation into the design, development and management of our properties. This is also in line with our commitment to build a future-ready portfolio that meets the rising expectations of our customers and other stakeholders.

Our Group-wide Policies

- Mapletree Environmental, Health and Safety Policy

Our Targets and Performance

FY21/22 Targets	Performance	FY22/23 Targets
N.A. - new material matter	N.A.	Introduce green leases in Singapore Increase certified green space (by GFA) by 25% from FY21/22 baseline

Green Building Awards

Property	Award
Mapletree Benoi Logistics Hub, Singapore	★ BCA Green Mark Platinum ★ SLE Building
Mapletree Logistics Hub, Toh Guan, Singapore	★ BCA Green Mark Gold
Mapletree Logistics Hub Tsing Yi, Hong Kong SAR	★ LEED: Core and Shell Gold Level
Mapletree Pioneer Logistics Hub, Singapore	★ BCA Green Mark Certified
Mapletree Logistics Park Chakan, India	★ EDGE Certified

Green Certification	FY21/22
Total floor area (m^2)	7,889,249
Total, (Rate) floor area with green certifications obtained (m^2)	424,326, (5.4%)
Total portfolio value (S$'000)	13,100,267
Total, (Rate) of portfolio value with green certifications obtained (S$'000)	1,637,000, (12.5%)

Green Building awards demonstrate the Manager's commitment to reducing resource consumption and improving resource efficiency of its portfolio, which contribute to long-term carbon reduction. In FY21/22, a total of five green certifications were obtained, equivalent to 5.4% of MLT's total floor area and 12.5% of the total portfolio value. This represents a 46% increase in certified green space (by GFA) compared to FY20/21.

The Manager is committed to achieving green building certifications for both new developments and existing properties. To bring focus to this commitment, the team will be developing a green building certification roadmap that details the action plan as well as short and long-term milestones for the initiative. In connection with this, we will introduce green leases to tenants in Singapore in FY22/23 to support their efforts in lowering their carbon footprint, while also creating mutual benefits for all. This programme will be rolled out to other geographic markets progressively.

Economic

Strong Partnerships

We strongly believe that developing a strong relationship with the community and stakeholders is essential to the success of the organisation. Stakeholders across the supply chain, including tenants, suppliers and investors, play a crucial role in creating positive environmental and social impact. We are committed to building and maintaining strong partnerships with our stakeholders to help create mutual benefits for all.

Our Group-wide Policies

- Investor Relations Policy
- Mapletree Environmental, Health and Safety Policy
- Procurement Policy
- Mapletree Group's Shaping & Sharing Programme

Our Targets and Performance

FY21/22 Targets	Performance	FY22/23 Targets
N.A. - new material matter	N.A.	Support at least three tenants to deliver sustainable initiatives such as rooftop solar panels and LED upgrades on their premises

Gaining the support and trust of our stakeholders enables us to achieve long-term and sustained success in operations. To this end, we have identified Strong Partnerships to be one of the new material matters in our reassessed materiality.

Stakeholder Engagement

We seek to conduct meaningful engagement with our key stakeholders to strengthen our response to challenges and build a stronger community. Through well-established engagement methods, we are able to determine focus areas for the development and improvement of our sustainability journey. We have identified six key stakeholder groups that have a significant impact on or are meaningfully affected by our sustainability performance. Please refer to the table below for more details on the modes of communication and key topics of concern for the identified stakeholder groups.

Key Stakeholders	Engagement Methods	Frequency	Key Topics of Interest	Our Response
Current and Potential Tenants	• Regular one-on-one meetings • Tenant engagement surveys and hotlines • Dedicated asset managers to each property • Fitting-out manuals, including green guidelines for selected properties • Tenant engagement initiatives	Throughout the year	• Safety, security and management of premises • Responsiveness to tenant requests and feedback • Competitive rental rates and locations	• Managing tenant feedback effectively and promptly • Maintaining professionalism in our interaction with tenants • Providing feedback channels for all tenancy matters and ongoing redevelopment projects • Organising social events and sharing information to raise environmental awareness amongst tenants • Conducting safety risk assessments
Unitholders and Investors	• Announcements via SGXNet and MLT website • Email alerts to subscribers on announcements and updates • Roadshows and investor conferences • One-on-one meetings and site visits	Throughout the year	• Long-term sustainable distribution and total returns • Transparent reporting • Sound corporate governance practices • Business strategy and outlook	• Maintaining timely and transparent updates on MLT's financial position, business, and corporate developments, via announcements, news releases and other relevant disclosure documents • Ensuring strong Board oversight • Implementing sound risk management and internal control practices • Integrating ESG considerations into risk assessments and investment processes
	• Webcasts of results briefings	Biannual		
	• Annual General Meetings • Annual reports	Annually		

Key Stakeholders	Engagement Methods	Frequency	Key Topics of Interest	Our Response
Employees	Training and development programmes Recreational and wellness activities Regular e-mails, meetings, and town hall sessions	Throughout the year	Equitable remuneration Fair and competitive employment practices and policies Safe and healthy work environment Employee development and well-being Comprehensive communication of business strategies and corporate objectives	Ensuring fair and objective evaluation criteria such as skills, experience, and qualifications for recruitment and selection processes Ensuring transparent and objective performance appraisals Implementing a relevant performance-based remuneration system Holding employee town hall meetings annually Providing opportunities for training and development Empowering employees to take responsibility for their career development Offering health and wellness benefits Maintaining workplace health and safety
	Induction programme for new employees	Quarterly		
	Career development performance appraisals	Annually		
	Mapletree Group Employee Engagement Survey ("EES")	Once every three years		
Government and Regulators	Meetings and dialogue sessions Membership in REIT Association of Singapore and other industry associations	Throughout the year	Compliance with and updates on changing laws and regulations Sound corporate governance practices	Implementing policies and procedures to ensure compliance with applicable laws and regulations Implementing sound risk management and internal control practices
	Responses to public consultations	Ad-hoc		
Business Partners	Established channels of communication for property-related issues	Throughout the year	Fair and reasonable business practices including regular and punctual payment for services rendered Safe working environment	Communicating standard operating procedures (where applicable) Ensuring robust health and safety requirements are met by TPSPs during the selection process and execution of contracts Conveying the integrity of the procurement process Adhering to terms of agreements
	Regular operational meetings with third-party service providers ("TPSPs") and property managers	Monthly		
Local Communities	Collaborate with non-profit organisations Feedback channels for ongoing development projects Knowledge sharing events for tenants	Throughout the year	Corporate philanthropy and engagement Impact of development projects on the environment and local community	Contributing to the community through our value-based CSR programmes which are built on Mapletree's CSR framework Encouraging employee volunteerism Providing updates on development projects

Governance

Ethical Business Conduct and Compliance with Laws and Regulations

We are committed to upholding the highest standards of corporate governance and transparency. This includes ensuring compliance with local laws and regulations in our markets and adopting a zero-tolerance approach towards corruption and bribery.

Our Group-wide Policies

- Annual Employee Declaration
- Anti-corruption Policy
- Anti-money Laundering Policy
- Code of Conduct
- Confidentiality of Information
- Contract Review Policy
- Dealing in Units of the Sponsor's REITs
- Executive Compensation
- Enterprise Risk Management Framework
- Gifts Policy
- Personal Data Policy
- Securities Trading Policy
- Whistleblowing Policy

Our Targets and Performance

FY21/22 Targets	Performance	FY22/23 Targets
Maintain zero incidences of non-compliance with anti-corruption laws and regulations.	✓	Refer to the targets on the left which are perpetual
No material incidences of non-compliance with relevant laws and regulations.	✓	

Compliance with Laws and Regulations

At MLT, we are committed to upholding the highest standards of corporate governance and transparency across our business. We endeavour to improve our corporate governance framework as it guides us on compliance with laws and regulations, anti-corruption practices and risk management, and details processes to assess and manage the risk of non-compliance, including anti-money laundering, trading bans and pre-trading notifications. For more information on our corporate governance framework and practices, please refer to pages 110 to 125 of the Annual Report.

As we expand into new countries and locations in our existing markets, we work closely with the Property Manager to comply with local regulations and adhere to the regulatory changes. Our employees attend regular training to ensure that each is kept abreast of key changes in relevant laws and regulations. Similarly, Directors on our Board undergo Director-level training and courses, allowing them to be updated on evolving regulations and their impact on MLT and the industry. Updates on the regulatory environment, accounting standards and issues concerning material matters are also communicated to the Board of Directors through briefings by professionals or the Manager.

In compliance with the MAS Guidelines on Environmental Risk Management for Asset Managers, the Manager is required to assess the potential environmental risk the portfolio may be subjected to. The MAS Guidelines aim to drive sustainability through the integration of environmental risk considerations during investment decisions and improve the climate resilience of the portfolio. Environmental risk can be categorised into three risk channels:

- Physical Risk: Risk related to weather events and long-term or widespread environmental change (such as rising frequency and severity of extreme weather events, which can impair the value of assets and/or impact the supply chain);
- Transition Risk: Risk related to the shift towards an environmentally sustainable economy (such as the transition to a low-carbon economy, which can impair the profitability of carbon-intensive organisations); and
- Reputational Risk: Risk related to investments that may harm the environment, resulting in an unfavourable perception of the asset manager.

The assessment is aligned with the recommendations of the TCFD and we have assessed the environmental risks which MLT's properties are exposed to. Assets are evaluated under different scenarios to analyse portfolio resilience and develop appropriate mitigation measures to reduce risk. For more information on the potential climate-risk and mitigation measures implemented, please refer to pages 149 to 157 of the sustainability report.

To further safeguard our operations, we are guided by our enterprise risk management framework as well as a system of prudent and effective controls which enables the assessment and management of financial, operational and compliance risks. Please refer to the Risk Management section on pages 126 to 129.

Anti-corruption

The Manager adopts a zero-tolerance policy toward bribery and corruption. All employees are required to adhere to our Sponsor's stringent policies on anti-corruption and the prohibition of bribery, which are specified in the Employee Handbook. The Handbook details a list of prohibited misconduct, including committing fraud, embezzlement and acceptance or offer of lavish gifts and entertainment. The Sponsor has implemented a gift declaration policy, which mandates that the acceptance of certain gifts or those above a pre-defined value must be declared via the Group's gift declaration system. Employees who have breached these policies may be subject to disciplinary actions determined by the Disciplinary Action Committee. Subject to the severity of breaches, disciplinary action includes corrective counselling, verbal or written warning, deferment, stoppage of salary increment, demotion and/or termination of employment.

In alignment with the Employee Handbook, all employees are responsible for declaring potential conflicts of interest arising from the appointment of outside directorships, participation in external engagements and personal relationships between employees. Where actual, potential, or perceived conflicts of interest have been identified, re-deployment of employees may be necessary.

A whistleblowing policy is in place to provide employees and external parties a safe and confidential channel to raise concerns about illegal, unethical, or inappropriate behaviour at the workplace, such as questionable accounting, violations of business conduct and/or breaches of company policy. The whistleblowing policy is published on the staff intranet and reports can be made via an independent and dedicated channel (reporting@Mapletree.com.sg) at any time. The channel is protected by confidential safeguards to ensure anonymity, shielding whistle-blowers from reprisals or victimisation. Reports related to the Group or the Manager will be directed to the Audit Committee Chairman of the Sponsor as well as the Audit Committee Chairman of the Manager for investigation, and the findings will be shared with the Audit Committee of the Manager. Cases involving potential or pending litigation are promptly reported to the CEO of the business unit, Head of Group Corporate Service and Group General Counsel for timely resolution.

Anti-money Laundering and Countering the Financing of Terrorism

As a holder of a Capital Markets Services License issued by the MAS, the Manager adheres to the MAS guidelines on the prevention of money laundering and countering the financing of terrorism. The Sponsor has in place an anti-money laundering ("AML") policy that guides the Manager's lease management staff on their obligations to carry out AML checks for selected prospective tenants. The policy specifies a monetary threshold above which prospective tenants would be subject to AML checks, and a comprehensive AML checklist to ensure all necessary steps are duly carried out prior to the signing of a new lease and upon lease renewal. Refresher checks are conducted every two years for all other existing leases. All suspicious transactions are also reported to the Suspicious Transaction Reporting Office of the Commercial Affairs Department.

Responsible Marketing and Communication

Transparency of marketing information is a critical factor we assess in our advertisements and publications. All marketing materials concerning our properties are reviewed to ensure accuracy, consistency and compliance with policies such as the Singapore Code of Advertising Practice. We also extend this responsibility to our tenants by requiring each occupier to abide by relevant laws and regulations governing marketing communications and advertisement placements within our properties.

We are also committed to providing timely and transparent communication to our Unitholders through multiple channels. We ensure relevant announcements are published via SGXNet promptly and that information uploaded on the corporate website is up-to-date. We regularly engage our Unitholders and investors through various communication channels such as annual general meetings and biannual result webcasts. We also periodically update our investor relations materials to ensure accuracy, consistency, and compliance with our policies.

Data Protection

Our business is dependent on the Group's information technology ("IT") infrastructure. As such, the Manager complies strictly with IT policies and procedures implemented by the Group's Information Security and Technology Department, including cybersecurity measures to regularly assess IT risks and cybersecurity threats, allowing the Manager to implement appropriate mitigation measures. These include conducting annual IT disaster recovery planning, vulnerability and penetration tests, and internal audits of IT controls.

As employees continue to work from home amid the COVID-19 pandemic, cybersecurity remains a key threat for MLT and the Group. To minimise the risk of cyber attacks during remote working, the Group rolled out a series of communication to educate employees and raise awareness of phishing and malware threats. Our privacy statement, which details our strict compliance with the Personal Protection Act, is publicly available on our corporate website. To further protect our data, we have incorporated confidentiality clauses in all tenant agreements. Stakeholders are encouraged to raise any privacy-related matters or concerns to the Data Protection Officer via a dedicated e-mail address which is available on our corporate website.

Business Continuity

Our Business Continuity Plan ("BCP") continues to guide MLT's operations as COVID-19 impacts remain prevalent, allowing employees and operations to adjust and be accustomed to the new normal and progressive opening of the market. Our BCP conforms with the principles of the MAS Business Continuity Management Guidelines and incorporates best practices and recommendations from ISO 22301, the international standard for business continuity management system. The plans cover several crisis scenarios, including ESG incidents such as health and safety lapses, fraud and corruption, fire, and flooding amongst others. Within the BCP, we have established crisis communications and incident reporting procedures to provide guidance on incident impact assessment and action, and operational risks which have the potential to activate our BCP.

In FY21/22, there were no material breaches of relevant local laws and regulations, including anti-corruption, marketing communications, and socio-economic and environmental laws.

Social

Employee Engagement and Talent Management

We recognise that our people are our most valuable asset. Their commitment, dedication and contributions are key to our long-term growth and success. Guided by our Sponsor's policies on employment and talent retention, we are committed to building an inclusive, diverse, engaging and nurturing workplace for all employees. Through an equitable hiring process, competitive compensation, professional development and employee engagement, we endeavour to ensure equal opportunities for candidates and employees, positioning MLT as an employer of choice.

Our Group-wide Policies

- Compensation, Benefits and Leave Policy
- Learning and Development Policy
- Performance Management Policy
- Resourcing and Employment Policy
- Safety and Health Policy
- Overseas Business Travel and International Assignment Policy

Our Targets and Performance

FY21/22 Targets	Performance	FY22/23 Targets
Continue to commit to fair employment practices by ensuring that all individuals receive the same opportunities for hiring, advancement and benefits	✓	Refer to the target on the left which is perpetual
Maintain a diverse and relevant learning and professional development programme	✓	Refer to the target on the left which is perpetual
N.A. - new target	N.A.	To hold employee town hall meetings once a year

Successful Employment and Talent Retention

Investing in our people is critical to our success. Beyond attracting talent, the Sponsor's Human Resource ("HR") policies are aimed at motivating and retaining employees. These include promoting a culture of continuous learning and development by offering a wide range of learning and development programmes as well as the adoption of a pay-for-performance remuneration that rewards performance.

Competitive and Fair Remuneration System

The Sponsor adopts a fair remuneration and reward system that is market competitive and anchored on a performance-driven approach. We employ the use of an in-house designed electronic performance appraisal system to track key performance indicators and record the achievements and developments of our employees across our operating markets. Consistent with prior years, all employees of the Manager and the Property Manager have undergone at least one regular performance review in FY21/22.

Career Development and Growth Opportunities

The professional development of our employees is essential to nurturing an effective workforce. We support career development via our Sponsor's learning and development programmes, which seek to equip employees with the appropriate competencies and skillsets to excel in their roles, as well as contribute to their career progression. We offer a diverse range of training programmes to our employees to allow them to broaden their knowledge and expand their skill set. The following table showcases some of the in-house and external training conducted, including ESG-themed programmes. Due to the COVID-19 pandemic, training programmes were conducted virtually, and we aim to restore in-person training when the relevant safe management measures are lifted. In FY21/22, employees of the Manager and Property Manager attended various training programmes and clocked an average of 35.8 training hours per employee. All employees received at least one hour of training in both areas of ESG and Digital Transformation. This represents an increase of 35.6% from 26.4 hours in FY20/21.

Training Categories	FY21/22 Training Programmes
Business Ethics	Corporate Fraud Anti-money Laundering/Countering the Financing of Terrorism Accounting Ethics
Facilities Management and Safety	Fire Safety ISO 41001:2018 for Facilities Management Smart Facilities Management and Digitalisation
Functional/Technical	Mapletree Investment 101 / 102 Green Mark Accredited Professional (Facilities Management) Project Management and Data Analysis Cash Flow Management Treasury Markets and Products
Leadership	Leadership Foundations Temasek Leaders Programme
Cybersecurity	Digital Fraud Cyber Fraud
Sustainability	Temasek GHG Measurement Sustainable Development Goals as a blueprint for Sustainable Investing Sustainable Procurement for New Building Development and Interior Renovation
Digital Transformation	Digital Banking Digital Finance

Active Employee Engagement

We are cognisant of the importance of engaging employees and addressing their needs and concerns by regularly conducting communication sessions throughout the year. These sessions include an annual town hall event and dialogue sessions with senior management, which allow employees to interact and provide feedback in a transparent and conducive environment.

The Sponsor conducts a Group-wide Employee Engagement Survey ("EES") once every two to three years to measure employee satisfaction and gather feedback from employees. The most recent survey was conducted in FY20/21, allowing the Manager to understand respondents' confidence in the senior leadership. The survey also provided feedback on various areas, including suggestions on improving operational efficiency and fostering greater collaboration among employees.

Social

Diversity and Equal Opportunity

As a global company, Mapletree's employees range from diverse backgrounds and nationalities. We strongly believe in instilling a sense of belonging amongst employees and ensuring equal opportunities for all to succeed. We will continue to implement fair and inclusive practices across the organisation to improve diversity and inclusivity among employees.

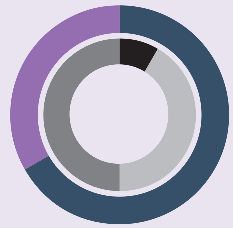
Our Group-wide Policies

- Board Diversity Policy
- Talent Management Policy

Our Targets and Performance

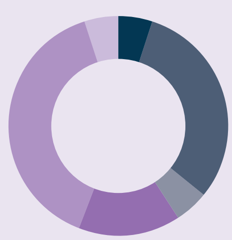
FY21/22 Targets	Performance	FY22/23 Targets
N.A. - new material matter	N.A.	Continue to implement fair employment practices to ensure our hiring process remains stringent and unbiased

Board Profile by Gender and Age Group



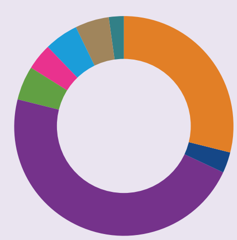
Gender	Number of Directors on the Board	
Male	8	(67%)
Female	4	(33%)
Age Group		
41 - 50 years	1	(8%)
51 - 60 years	5	(42%)
61 - 70 years	6	(50%)

Employee Profile by Gender and Age Group



Gender and Age Group	Number of employees	
Male, <30 years	13	(5%)
Male, 30-50 years	89	(31%)
Male, >50 years	15	(5%)
Female, <30 years	42	(15%)
Female, 30-50 years	112	(39%)
Female, >50 years	14	(5%)

Employee Profile by Geographic Markets



Market	Number of employees	
Singapore	84	(29%)
Australia	9	(3%)
China	134	(47%)
Hong Kong SAR	13	(5%)
Japan	10	(4%)
Malaysia	15	(5%)
South Korea	13	(5%)
Vietnam	7	(2%)

Board Diversity

The Board is committed to building a diverse and inclusive culture, and has formally adopted a Board Diversity Policy. The Board Diversity Policy ensures that the Board comprises talented and dedicated Directors with a diverse mix of industry experience, skills, expertise and other relevant factors to provide external, diverse and objective insights. For more details, please refer to the Corporate Governance section on pages 110 to 125.

In line with the Sponsor, the Manager has adopted the target to achieve at least 25% of female representation on the Board by 2025, and 30% by 2030. As of 31 March 2022, there were four female Directors out of a total of 12 Directors on the Board of the Manager.

Diverse Workforce

The Manager practises an inclusive hiring process which is in line with our Sponsor's employment policies aimed at ensuring fair recruitment based on merit and without discrimination. In addition, our Sponsor endeavours to identify and recruit potential talents through various activities such as the Mapletree Associate Programme, Mapletree Executive Programme and Mapletree Internship Programme. Such programmes aim to raise awareness of opportunities among potential employees of different levels who can engage and contribute to Mapletree, including polytechnic graduates, undergraduates, graduates and mid-career professionals.

In FY21/22, the average new hire rate was 2.2% while the average turnover rate was 1.6%[5]. As of 31 March 2022, the Manager and the Property Manager had 285[6] permanent and full-time employees across nine markets, an increase of 8.4% from a headcount of 263 in the prior financial year. Our employee profile, illustrated in the charts above, bears testament to our sustained commitment to maintaining a diverse workforce. Diversity indicators in employee category will be reported in the following years.

Notes:

[5] The annual new hire and turnover rates are calculated based on averages of monthly new hires and turnover / average total headcount at the end of the financial year.

[6] Total headcount includes employees of the Manager and the Property Manager of MLT.

Health and Safety

As landlords and employers, we place a strong emphasis on safeguarding the health and safety of our employees, tenants, TPSPs and visitors. We are also committed to adhering to local safety laws and regulations in each of our markets while achieving the highest industry safety standards.

Our Group-wide Policies

- Safety and Health Policy
- ISO 45001 Workplace Safety and Health (WSH) Management

Our Targets and Performance

FY21/22 Targets	Performance	FY22/23 Targets
Maintain zero incidents of employee permanent disability or workplace fatality	✓	Refer to targets on the left which are perpetual
Zero material incidences of non-compliance with health and safety laws and regulations	✓	

Work-related injuries	Employees		
	FY19/20	FY20/21	**FY21/22**
Number, (Rate) of fatalities	NIL	NIL	**NIL**
Number, (Rate) of high consequence work-related injuries	NIL	NIL	**NIL**
Number, (Rate) of recordable work-related injuries	NIL	NIL	**NIL**
Number of working hours	563,550	561,210	**605,800**

Work-related injuries	TPSPs		
	FY19/20	FY20/21	**FY21/22**
Number, (Rate) of fatalities	NIL	NIL	**NIL**
Number, (Rate) of high consequence work-related injuries	NIL	NIL	**NIL**
Number, (Rate) of recordable work-related injuries	3, (1.8)	NIL	**NIL**
Number of working hours	1,677,126	2,687,775	**2,794,453**

Building an Internal Safety Culture

Developing a strong relationship with the Property Manager is fundamental to developing a safe working environment for all. The Employee Handbook details a comprehensive set of policies and procedures to safeguard the health and safety of our employees, tenants, TPSPs and other stakeholders. The handbook also records emergency preparedness protocols and incident reporting procedures to ensure timely investigation of all workplace incidents and the execution of preventive and corrective actions, where necessary, to prevent the recurrence of incidents.

The safety of our employees is of paramount importance. We encourage employees to take personal and collective responsibility for maintaining a safe workplace. A range of safety courses are periodically publicised and offered via monthly training calendar reminders, allowing our employees to deepen their EHS knowledge and skills. During the year, employees from the Property Manager attended several safety courses, including a course on the development and implementation of risk management and a WSQ course on responding to fire emergencies in buildings.

In FY21/22, there were zero incidents of non-compliance with health and safety regulations within the reporting period. Please refer to the table on the left on our employee safety records.

Ensuring Product and Service Safety

As we expand and deepen our presence across Asia Pacific, we remain committed to providing a healthy, safe and comfortable environment for our tenants. Regular checks are conducted by the Property Manager on key building management components such as indoor air quality, proper lighting controls and thermal comfort in alignment with relevant guidelines. Safety rules and guidelines for tenants are prescribed in the Fit-Out Manual and Tenant Handbook. An annual tenant survey is conducted at selected properties to gather feedback on tenant satisfaction relating to asset management services, including health and safety aspects.

The health and safety practices of our TPSPs are important to MLT, as their actions may affect the well-being of our employees and

Social

other stakeholders. We conduct a rigorous due diligence on the health and safety practices of certain TPSPs to assess their track record and identify potential risks. Prior to the commencement of a new project, contractors are required to submit a Risk Management Plan to ensure risks have been identified and planned for. Throughout the contract period, regular spot checks are conducted to ensure TPSPs conform to good health and safety practices and are compliant with applicable health and safety regulations. The Property Manager also holds monthly discussions with TPSPs to discuss and monitor their performance. During these discussions, feedback on any health and safety concerns will be gathered.

In FY21/22, the Manager and the Property Manager engaged a new supplier, who was not screened for environmental or social criteria. Of the existing 22 suppliers, 10 were accredited with environmental certifications and 20 were accredited with health and safety certifications.

Please refer to the table on page 145 on TPSPs safety records.

During FY21/22, the COVID-19 pandemic continued to impact our key markets. Together with the Sponsor, we worked closely with local public health authorities to manage our COVID-19 approach, taking necessary precautionary measures to minimise risk and protect the safety and well-being of our tenants and employees. These measures are detailed in the table on the right.

Adopting a Holistic Approach to Wellness

Wellness@Mapletree, a group-wide initiative to foster health and well-being amongst our stakeholders, was launched in FY18/19. Under this initiative, employees of the Manager and Property Manager are able to participate in group corporate activities, team challenges and workshops focused on elevating the health and wellness of our employees. As a consequence of COVID-19 social distancing measures, physical activities were replaced with virtual sessions in FY21/22. More than 2,100 employees participated in 170 activities held during the period, ranging from fitness classes to tea appreciation sessions to wellness bingo challenges.

COVID-19 Management Measures

For employees:

- Provided regular health advisories and updates on the COVID-19 situation to all Mapletree employees
- Implemented split team arrangements and social distancing measures for employees
- Complied with all national measures for employees issued with a Stay-Home Notice
- Established and supported contact tracing measures at our corporate and regional offices and properties
- Provided employees with face masks and hand sanitisers

For tenants and visitors:

- Increased frequency of cleaning and disinfection activities, and deep-cleaning of areas in suspected cases
- Implemented temperature screening facilities at all guard posts or site offices of our properties
- Increased availability of hand sanitisers within our properties
- Enforced social distancing through service vendors and the use of tape markers in common areas
- Monitored government advisories to ensure compliance
- Maintained close communication with all tenants, including posting of circulars in lift lobbies and canteens, sending health advisories and updates on mitigation measures
- Raised the awareness of good hygiene practices, social distancing measures and the importance of wearing a mask through posters and announcements
- Established detailed procedures to isolate and transport individuals with COVID-19 symptoms to government facilities

Health and Wellness Programmes Implemented in FY21/22	Description
Healthy Workplace Ecosystem	The Manager continued to offer online activities to its employees during Phase 2 (Heightened Alert), encouraging each to adopt an active lifestyle while working from home. In partnership with the Health and Promotion Board, the Manager conducted mass exercises and lunchtime wellness talks for its employees.
Nutrition and Health Workshops	Virtual sessions on nutrition and health were held during FY21/22, covering a variety of topics including brain foods, posture and spinal care, stress management and cholesterol management. The Manager values its employees and recognises that healthier employees correlate to an improved atmosphere and performance for the Trust.
Mental Health Campaigns	In line with World Mental Health Day, a mental wellness campaign was organised, consisting of virtual well-being workshops and yoga lessons. This campaign was intended to raise awareness of the importance of mental well-being, providing strategies for stress management and building the mental resilience of participants.

Community Impact

As a responsible corporate citizen, the Manager is committed to delivering positive social impacts in the community. In driving social sustainability, we seek to touch lives in a meaningful way through our CSR initiatives that are aligned with the Mapletree Group CSR framework.

Our Targets and Performance

FY21/22 Targets	Performance	FY22/23 Targets
Organise or participate in at least two CSR events aligned with Mapletree Group's CSR objectives	✓	Refer to the target on the left which is perpetual

Mapletree CSR Programme

Mapletree Group's CSR framework is guided by two broad objectives. We seek to empower individuals through education and healthcare initiatives, as well as enrich communities through the arts, functional design, and building of environmentally sustainable real estate developments. Through these two objectives, the CSR framework focuses on creating value across four key pillars: Arts, Environment, Healthcare and Education.

A dedicated five-member CSR Board Committee provides strategic oversight of the Group's CSR efforts. The Committee comprises Mapletree's Chairman and senior management, as well as board members from Mapletree's REITs. REIT representatives are rotated every two years. Testament to its commitment to its CSR programme, the Sponsor has reaffirmed its annual pledge of allocating S$1 million for every S$500 million of profit after tax and minority interests generated, or part thereof, to fund the CSR programme.

During FY21/22, 71 staff volunteers from the Manager's teams in Australia, Hong Kong SAR, Japan, Malaysia, Singapore, South Korea and Vietnam participated in a total of seven CSR events held in their respective markets. This represents a staff participation rate of 47% and surpasses MLT's FY21/22 target of two CSR events.

Australia
Mapletree Australia team volunteered at the OzHarvest Charity to prepare meals for disadvantaged communities.

Hong Kong SAR
With active participation from employees in the GREEN@COMMUNITY initiative, the Mapletree Hong Kong team redeemed 47kg of rice from more than 700kg of recyclables collected. This was donated to the Feeding Hong Kong initiative, along with a cash donation of HK$28,000.

Japan
Employees participated in a park clean-up at Heiwanomori Park to raise awareness and encourage personal responsibility for the cleanliness of shared public spaces.

Social

Malaysia
Staff from Mapletree Malaysia distributed welfare packs to more than 250 tenant-employees who were impacted by severe flash floods in December 2021.

Singapore
Staff from Mapletree Singapore distributed fruit packs as a gesture of appreciation to over 7,200 tenant-employees, who play an important front-line role in providing essential e-commerce and logistics services.

South Korea
In collaboration with Plan Korea, an international relief and development NGO, the Mapletree Korea team prepared essential kits containing items such as personal hygiene products and heat packs for more than 40 girls in need.

Vietnam
Staff from Mapletree Vietnam donated 60 new chairs and desks to Thein An Charity School as part of the school refreshment programme.

ESG Engagement Plans

Managing Business Impact on Stakeholders
The Manager firmly believes in contributing positively to local communities and reducing impacts resulting from business operations. To minimise such impacts, we have implemented an asset management programme which identifies and manages the redevelopment of selected assets. Prior to the commencement of any construction project, a detailed project impact analysis on the surrounding environment, traffic and energy consumption will be conducted to assess the degree of these impacts and the mitigation measures required to address the effects. We abide by all local laws and regulations and will seek necessary approvals to ensure compliance. To ensure local communities are aware of the works and project schedules, information will be shared through flyers. The Manager has also put in place a robust feedback system for our stakeholders. Tenants can contact on-site representatives of the Property Manager and members of the public are welcome to provide feedback via the corporate email on our website.

Memberships in the Real Estate Industry
The Manager remains committed to contributing to the development of the logistics real estate and REIT industry in Singapore. The Manager is a member of several industry organisations including Supply Chain Asia, REIT Association of Singapore ("REITAS") and the American Chamber of Commerce.

Environmental

Energy and Climate Change

As a leading provider of logistics real estate across nine geographic markets, we are aware of our business's impact on the environment. By pursuing energy efficiency and pivoting to renewable energy sources, we are able to improve the environmental performance of our properties to benefit our customers, tenants and Unitholders. Apart from reducing environmental impact, buildings of high sustainability standards are also more cost-efficient to operate and attractive to tenants.

Our Group-wide Policies

- ISO 14001 Environmental Management Systems
- Environmental, Health and Safety Policy

Our Targets and Performance

FY21/22 Targets	Performance	FY22/23 Targets	Long-term Targets
Reduce energy intensity across Singapore, Hong Kong SAR, Vietnam, China, Malaysia and Japan portfolios by 1.0% to 1.5% from FY20/21 baseline		Reduce portfolio energy intensity for all assets with operational control by 1.0% to 1.5% from FY21/22 baseline	Achieve energy intensity reduction of 20% in Singapore and Hong Kong SAR by 2030 from FY18/19 baseline Achieve carbon neutrality for Scope 1 and 2 emissions by 2030
Increase solar energy generating capacity across MLT's portfolio by 15% to 20% from FY20/21 baseline		Increase solar energy generating capacity across MLT's portfolio by 15% to 20% from FY21/22 baseline	Double total solar energy capacity across MLT's platform by 2030 from FY20/21 baseline

31.1% increase in total rooftop solar energy generating capacity from FY20/21 baseline

Generated more than 14,000,000 kWh of solar energy from photovoltaic panels in portfolios across Singapore, Japan and Australia

Saved approximately 3.4 million kWh[7] from the installation of LED lights and air-conditioning improvement works

As we continue to improve on our resource management, we recognise the importance of addressing climate change and have set a long-term target to reduce energy intensity by 20% in Singapore and Hong Kong SAR by 2030 from the FY18/19 baseline. Being the two largest markets in our portfolio, Singapore and Hong Kong SAR present the greatest number of opportunities for us to achieve ambitious and impactful energy reductions.

In addition, we aspire to achieve carbon neutrality for Scope 1 and 2 emissions by 2030. As we progress on this journey, we will review our targets regularly to ensure that they remain meaningful for our growing portfolio.

In line with these ambitions, we will continue to invest efforts towards improving the energy and water efficiency for our properties. Approximately S$7 million has been budgeted in FY22/23 for capex works directed to such initiatives, which include expansion of our rooftop solar programme and installation of high-efficiency fittings and fixtures. We are also looking to increase the number of Electric Vehicle ("EV") charging stations within our portfolio.

Note:

[7] Savings of energy includes tenants' and landlord's consumption.

SUSTAINABILITY REPORT

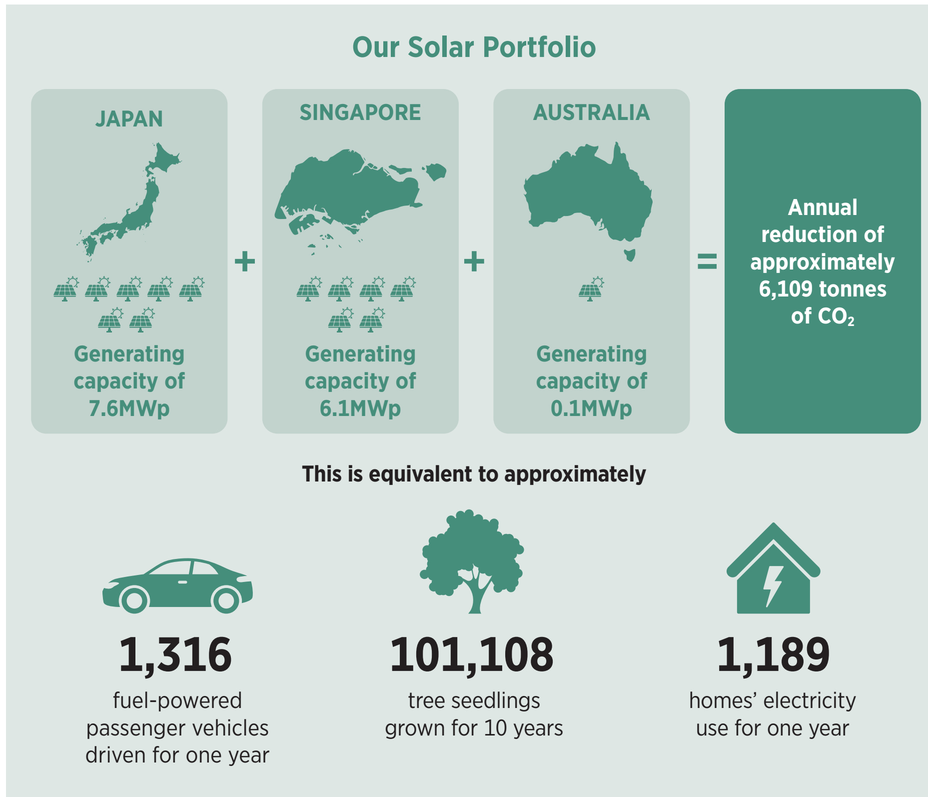
Environmental

Charging Ahead on Solar

As MLT transitions its portfolio to a low-carbon economy, renewable energy will be harnessed as an alternate source of energy to reduce total energy consumption and emission. Through the installation of rooftop solar panels, signing on to solar Power Purchase Agreements ("PPA"), and supporting our tenants in their installations on our properties, we aim to reduce our overall portfolio emissions.

In FY21/22, we expanded the capacity of solar energy generated in Singapore, commissioning an additional two rooftop solar systems at 190A Pandan Loop and 25 Pandan Crescent. Similarly, in Japan, solar panel systems have been extended to Mapletree Kobe Logistics Centre.

Our current total rooftop solar generating capacity amounts to 13,793 KWp, signifying an increase of 31.1% from the FY20/21 baseline. Through our solar-related projects, approximately 6,109 tonnes of CO_2 emissions will be eliminated annually. We are committed to installing at least eight rooftop solar systems over the next two years and working towards a longer-term target of doubling the total solar energy capacity across our platform by 2030 from FY20/21 baseline.



Rooftop solar panels at Mapletree Kobe Logistics Centre, Japan

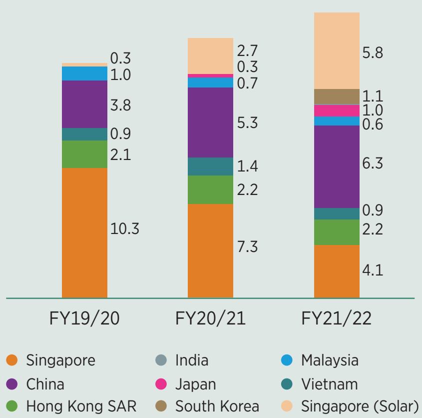
Managing Energy Use

We have adopted a phased approach to reporting our energy consumption across our markets to improve data representation and completeness on an annual basis. In FY21/22, the energy reporting scope was extended to all markets in MLT's portfolio where the Manager has operational control. This covers eight markets[8], namely, China, Hong Kong SAR, India, Japan, Malaysia, Singapore, South Korea and Vietnam. Natural gas and diesel consumption are disclosed, along with the Scope 1 and Scope 2 emissions in the *Reducing our Emissions* section.

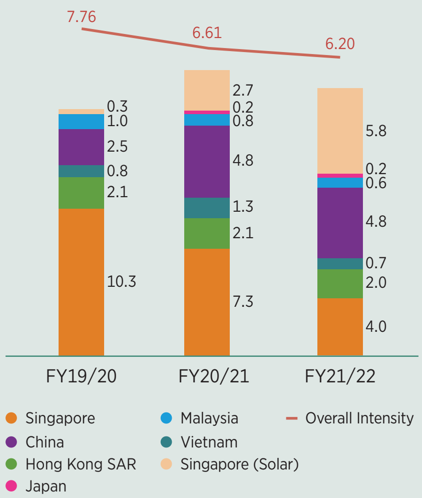
The total building energy consumption across our portfolio increased by 9.3% from FY20/21. The increase is a result of the expansion of reporting scope to include South Korea and India and the acquisition of 20 properties during the year. A like-for-like comparison of our Singapore, Hong Kong SAR, Vietnam, China, Malaysia and Japan portfolios between FY20/21 and FY21/22 shows the energy intensity has reduced by 6.2% from 6.61 kWh/m² to 6.20 kWh/m². This reflects our continuous effort to improve energy efficiency through upgrades to lighting and air-conditioning systems, as well as lower energy consumption due to COVID-19 lockdowns in China, Hong Kong SAR and Vietnam during the year. Additionally, the electricity rationing in China in late 2021 also contributed to the overall energy intensity reduction.

During the year, conventional lighting was replaced with LED lighting at 13 properties and air-conditioning replacements were installed at nine properties, including tenanted areas. Through this enhancement, we expect to save approximately 3.4 million kWh[9] annually.

Energy Consumption (mil kWh) 303-1



Like-for-Like Energy Consumption and Intensity (mil kWh) 303-3



Building energy consumption 303-1

	FY17/18	FY18/19	FY19/20[10]	FY20/21	**FY21/22**
Total energy consumed (mil kWh)	11.0	14.0	18.3	20.3	**21.9**
Total purchased electricity (mil kWh)	11.0	14.0	18.0	16.9	**16.1**
Total solar energy consumed (mil kWh)	N.A.	N.A.	0.3	2.7	**5.8**
Excess solar energy sold to the grid (mil kWh)	N.A.	N.A.	1.1	2.2	**8.1**
Total fuel consumed (mil kWh)	N.A.	N.A.	N.A.	0.7	**7.6**
Geographies included	Singapore	Singapore, Hong Kong SAR, Vietnam	Singapore, Hong Kong SAR, Vietnam, China, Malaysia	Singapore, Hong Kong SAR, Vietnam, China, Malaysia, Japan	**Singapore, Hong Kong SAR, Vietnam, China, Malaysia, Japan, South Korea, India**

Sustainability

Notes:

8 MLT's assets in Australia are all SUAs.

9 Savings of energy includes tenants' and landlord's consumption.

10 Energy consumption data for FY19/20 was restated to include newly available data for the properties acquired in the later part of the year.

Environmental

Installing Electronic Vehicle Charging Stations

With the growing demand for an environmentally friendly alternative mode of transport, the use of EV charging stations at MLT's properties continues to gain momentum. In China, EV charging stations have been installed in selected properties for charging delivery trucks as well as electric bicycles. In Singapore, EV charging stations were installed in Mapletree Benoi Logistics Hub. We will continue to install more EV charging stations at strategic locations to support the increased adoption of EVs (cars, delivery trucks, forklifts) as part of our efforts toward the decarbonisation of the logistics industry.

Reducing Our Emissions

In FY21/22, MLT generated a total of 1,341.1 tCO_2e of Scope 1 emissions, which consisted of direct emissions from the usage of onsite fuel combustion in the overseas assets. Scope 2 emissions consisted of indirect emissions from purchased electricity for operational activities of MLT and a total of 11,002.8 tCO_2e was generated, a 0.5% reduction from FY20/21.

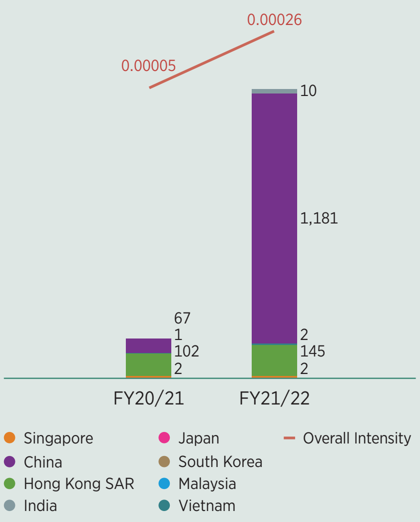
Similar to energy consumption, the increase in emissions is due to the expansion of reporting scope and portfolio size. On a like-for-like[11] comparison across our Singapore, Hong Kong SAR, Vietnam, China, Malaysia and Japan portfolios, we have achieved a reduction of 21.8% in emissions intensity[12] from FY20/21.

As we implement energy efficiency initiatives across our business to reduce the level of emissions generated, we recognise the importance of carbon sequestration measures to remove emissions from the atmosphere. In FY21/22, we have committed to planting 1,000 trees across our operating markets over two years as part of the "Plant a Tree with Mapletree Logistics" initiative. We exceeded this target a year ahead of schedule, planting a total of 1,043 trees in properties across Australia, Hong Kong SAR, Japan, Malaysia, Singapore, South Korea and Vietnam.

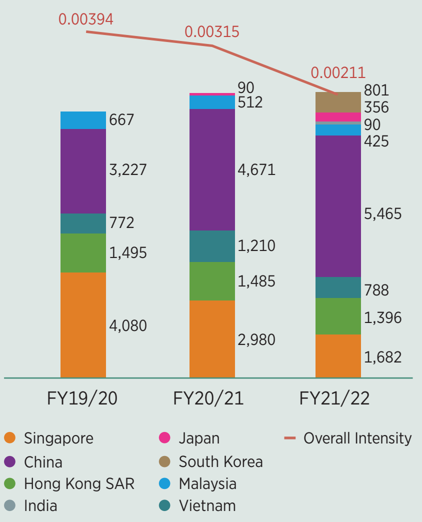
This initiative was part of our goal to create a more attractive and comfortable work environment for tenants, as well as to contribute to carbon sequestration. To ensure minimal disruption to the local environment, trees selected were indigenous to the respective country and possessed characteristics of long-life span, medium-to-fast growth rates and wide crowns to maximize photosynthesis. These attributes are expected to enhance the longevity of the trees planted under the programme.

Tree planting at Kuwana Centre, Japan

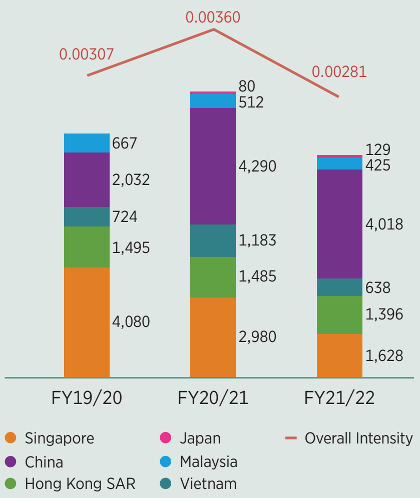
Portfolio Emissions and Intensity (Scope 1) (tCO_2e)



Portfolio Emissions and Intensity (Scope 2) (tCO_2e)



Like-for-Like Portfolio Emissions and Intensity (Scope 2) (tCO_2e)



Notes:

11 The properties covered in the like-for-like reporting exclude divested and newly acquired properties during the year.

12 Intensity for FY20/21 has been restated with updated GFA.

Task Force on Climate-Related Financial Disclosures ("TCFD")

The Manager understands the impact that climate change can have on its portfolio and is committed to addressing the key risks it may bring to its businesses. In recent years, it has been observed that investors have also begun considering ESG risks as part of their investment decision-making process. This brings about a pertinent need for companies to identify and assess climate risks material to their businesses so as to implement appropriate mitigating actions.

In FY21/22, the Manager embarked on climate risk assessment in a phased approach to identify and assess how its portfolio might be affected by climate change. It has started to adopt the recommendations by the Financial Stability Board's TCFD, which are structured around the four core elements of governance, strategy, risk management, and metrics and targets. The Manager's approach and progress are elaborated in the sections below.

Core Elements of TCFD Recommendations	MLT's Approach and Progress	Addressed in Sustainability Report FY21/22
Governance **a) Board's oversight of climate-related risks and opportunities** **b) Management's role in assessing and managing climate-related risk and opportunities**	The Board of Directors ("Board") is responsible for determining the overall risk strategy and risk governance, including climate-related risks and opportunities. The Board also approves the risk appetite and tolerance statements, which set out the nature and extent of risks that can be taken to achieve the Manager's business objectives. In addition, the Audit and Risk Committee ("the AC") supports the Board in risk oversight and is responsible for reviewing the adequacy and effectiveness of internal controls and risk management systems and internal control processes. Ongoing oversight of climate-related risks and opportunities comes under the purview of the Sustainability Steering Committee ("SSC"). The SSC is co-chaired by the Sponsor's Deputy Group Chief Executive Officer and the Group Chief Corporate Officer and comprises the CEOs of the four Mapletree Group-sponsored REITs as well as other members of the Sponsor's senior management team across various functions. Ms Ng Kiat, Executive Director and CEO represents MLT on the SSC.	Please refer to page 133 "Sustainability Governance Structure" for more information
Strategy **a) Climate-related risks and opportunities the organisation has identified over the short, medium and long term** **b) Impact of climate-related risks and opportunities on the organisation's business, strategy, and financial planning** **c) Resilience of the organisation's strategy, taking into consideration different climate-related scenarios, including a 1.5°C or lower scenario**	The Manager has conducted an inaugural qualitative environmental risk assessment scenario analysis in FY21/22. The assessment seeks to identify and assess and potential impacts of transition[13] and physical[14] risks, under a Net Zero (RCP 2.6) and Business-as-usual (RCP8.5) scenario across the short term (by 2025), medium term (by 2030) and long term (by 2050). The Net Zero scenario assumes that global mean temperature increases would be limited to 1.5°C from pre-industrial levels by 2100. In this scenario, higher transition risks are expected to arise from regulatory, market, and technological changes that will accompany a transition to a lower-carbon and more environmentally sustainable economy. Exposure to physical risks were determined using climate models[15] for the RCP 2.6 pathway. The qualitative scenario analysis has allowed MLT to identify the following risks across its geographies and activities: ***Transition***: Increased pricing of carbon emissions; mandates on and regulations of existing products and services (i.e. energy efficiency requirements and green building certifications); changes in stakeholder expectations; environmental reporting obligations and exposure to climate litigation. ***Physical (acute and chronic):*** Climate changes particularly flooding, increased wind speed and significant changes in average temperatures.	Please refer to the initiatives in the Sustainability Report under "Quality, Sustainable Products and Services" on page 137

Sustainability

Notes:

13 Transition risks arise from the process of shifts towards a low-carbon economy, which may include regulatory changes, disruptive technological developments and shifts in consumer and investor preferences.

14 Physical risks arise from the impact of weather events and long-term or widespread environmental changes, which may include increased severity of extreme weather events such as floods, and rising mean temperatures, sea levels, and weather patterns.

15 The Coupled Model Intercomparison Project ("CMIP") phases 5 and 6 provide climate modelling datasets produced under the World Climate Research Programme ("WCRP"), which have been used to inform the Intergovernmental Panel on Climate Change ("IPCC") Fifth and Sixth Assessment Reports.

Environmental

Core Elements of TCFD Recommendations	MLT's Approach and Progress	Addressed in Sustainability Report FY21/22
	Overall impact of climate-related risks on MLT's business include increased costs required to retrofit or repair existing assets so as to ensure compliance with upcoming green mandates and legislations, as well as to ensure the buildings can weather the climate events. Furthermore, failure to adopt lower emissions technology or to meet changing stakeholders' expectations may result in a decline in asset value in the long term. Higher expenses may also be associated with the use of non-renewable energy and carbon-intensive products in countries with carbon prices.	
Risk Management **a) Describe the organisation's processes for identifying and assessing climate-related risks** **b) Describe the organisation's processes for managing climate-related risks** **c) Describe how processes for identifying, assessing, and managing climate-related risks are integrated into the organisation's overall risk management**	The Manager has integrated environmental risk management into its existing Enterprise Risk Management Framework to identify, assess, monitor and manage climate-related risks and opportunities across its portfolio. After conducting the portfolio review, the Manager will identify asset enhancement initiatives to improve the environmental performance of its properties where feasible, and set targets for carbon emission, water and energy efficiency. The Manager will incorporate environmental risk due diligence as part of the investment considerations and conduct exposure scans to physical risks of existing properties periodically. Evolving changes in climate regulation are monitored regularly and various stakeholders' engagement are conducted proactively. Additionally, the Manager recognises the importance of building knowledge and skills in environmental risks and will introduce training to upskill its staff on environmental risk management.	Please refer to the risk management section in the Annual Report pages 126 to 129
Metrics and Targets **a) Disclose the metrics used by the organisation to assess climate-related risks and opportunities in line with its strategy and risk management process** **b) Disclose Scope 1, Scope 2, and, if appropriate, Scope 3 greenhouse gas (GHG) emissions, and the related risks** **c) Describe the targets used by the organisation to manage climate-related risks and opportunities and performance against targets**	Climate-related and environmental metrics such as Scope 2 greenhouse gas emissions ("GHG"), energy consumption and water consumption have been disclosed in MLT's Sustainability Reports since FY16/17. Scope 1 GHG emissions has been disclosed since FY20/21. Moving forward, the Manager is also expanding longer-term targets for the percentage of its portfolio with green building certifications.	Please refer to pages 149 to 156 for more information on MLT's targets and performance.

Additional Topics

Water Management

While logistics facilities typically have a lower water footprint compared to other types of buildings, we are cognisant of the importance of prudent water use in water-stressed markets such as Singapore and China[16]. Water is essential to our business and operations, as the resource is consumed by employees, tenants, suppliers and visitors to our properties. We remain committed to reducing our water use by improving water efficiency in our properties.

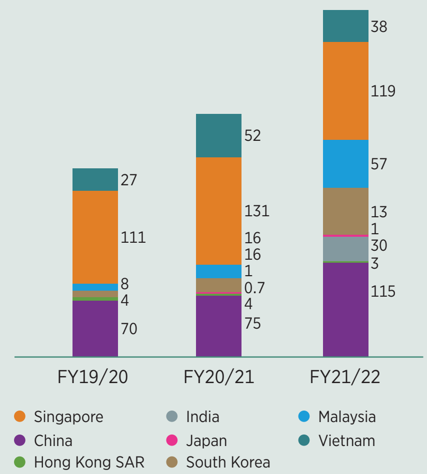
Our Group-wide Policies

- Environmental, Health and Safety Policy

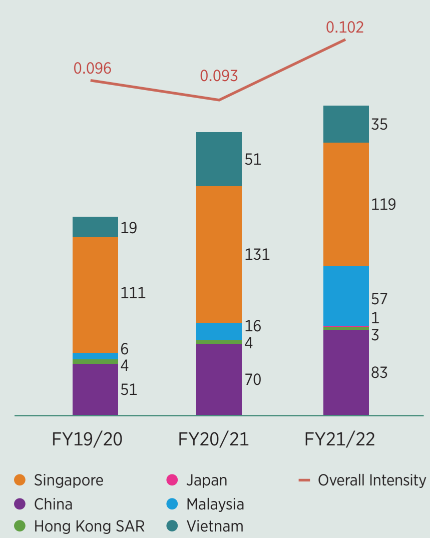
Our Targets

FY21/22 Targets	FY22/23 Targets
N.A.	Progressively upgrade toilets in Singapore to achieve at least a 3-tick WEL

Water Consumption and Intensity ('000 m³)



Like-for-Like Water Consumption and Intensity ('000 m³)



Water Efficiency and Savings

Similar to energy reporting, the scope of reporting on water use was expanded in FY21/22 to all markets in MLT's portfolio where we have operational control. This covers eight markets[17], namely, China, Hong Kong SAR, India, Japan, Malaysia, Singapore, South Korea and Vietnam.

In FY21/22, a total of 375,300.4m³ of water was consumed, an increase over FY20/21 due to the expansion of reporting scope and portfolio size. On a like-for-like comparison, our portfolio returned a 9.7% increase in intensity[18] mainly due to a major underground pipe burst at Mapletree Shah Alam Logistics Park. Excluding this property to normalise the impact of the one-off incident, our portfolio would have recorded a 6.3% reduction in water intensity from FY20/21.

Our pilot smart toilet project at Jurong Logistic Hub seeks to enable building managers to better monitor and control water use. Real-time analytics, digital predictive maintenance solutions and smart command facilities with app-based controls are employed to enable timely detection of water leakages, improve hygiene levels, monitor usage patterns and ensure overall effective management of water use. We continue to monitor the performance of our smart toilet project to ensure its efficiency in water savings and lower maintenance costs. We will expand this initiative to other assets in our portfolio.

Since FY18/19, we have progressively rolled out toilet upgrade projects in Singapore to achieve a minimum 3-tick WEL. In FY21/22, we completed toilet upgrade works in six of our Singapore properties.

Currently, rainwater harvesting systems are installed at seven properties in China and two properties in Australia. This aims to reduce the total water usage by harnessing rainwater for alternative use. Rainwater collected from the rooftop and stored in the rainwater storage tank of the property will be utilised as non-potable water for functions such as landscaping and flushing of toilets. We will progressively expand the installation of rainwater harvesting systems across our portfolio.

Notes:

16 As identified by the World Resources Institute.
17 MLT's assets in Australia are all SUAs.
18 Intensity for FY20/21 has been restated with updated GFA.

Sustainability

Additional Topics

Waste Management

Waste management plays a critical role in resource management. As our portfolios move towards a low carbon circular ecosystem, the generation of waste or improper disposal of waste will significantly increase our carbon emissions. We seek to tackle waste generated at its source, encouraging the reduction of waste and diversion of waste to landfills by raising awareness of resource efficiency and recycling programmes. We aim to be more productive and efficient as we endeavour to curtail the use of natural resources.

Our Group-wide Policies

- Environmental, Health and Safety Policy

Our Targets

FY21/22 Targets	FY22/23 Targets
N.A.	Expand recycling efforts for domestic waste from four properties in Singapore to all MTBs in Singapore

Waste Reduction Measures

Waste minimisation and recycling is important in our overall drive to save natural resources, protect the environment and reduce costs. Starting from FY21/22, the Manager will be disclosing metrics related to waste generated and recycled by our operations. This is a bold step towards our transition to a resource-efficient operation. In FY21/22, we generated a total of 1,306 tonnes of waste in Singapore and recycled 239 tonnes. Waste recycled includes paper, metal, plastic and wooden pallets. Our recycling effort reduced 18.3% of the total waste generated from being sent to landfills and incineration plants, enabling the recycled materials to be used to their fullest extent. Re-emphasising our 3Rs approach of Reduce, Reuse and Recycle, we aim to expand our recycling efforts from four properties in FY21/22 to all MTB properties in Singapore where the Manager has operational control by FY22/23.

Methodology

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

Employee Data

- Employee data relates to all employees of the Manager and the Property Manager and does not include workers who are non-employees (e.g., third-party service providers).
- MLT does not have a significant portion of its activities carried out by workers who are not employees.

Environmental Data

- Data on energy and water in this report pertains only to the landlord's consumption within MLT's properties that are within the direct operational control of the Manager.
- The total energy and water consumption, GHG emissions produced, and their corresponding intensities reported include all properties within the operational control of the Manager and exclude newly acquired properties without available data and properties undergoing asset enhancement.
- The like-for-like energy and water consumption, GHG emissions and their corresponding intensities include only properties with full year data for FY20/21 and FY21/22 and exclude properties that have been divested or were undergoing asset enhancement.
- Fuel consumed included natural gas and diesel.

GHG Emissions

- GHG emissions are reported in line with the guidance from the GHG Protocol Corporate Accounting and Reporting Standard. The operational control approach is applied, and the Manager accounts for GHG emissions from operations over which it has operational control.
- A location-based method is adopted. The grid emission factors used are obtained from Hong Kong Electric (Hong Kong SAR); Energy Market Authority (Singapore), Kansai Electric Power and Chugoku Electric Power Co (Japan) and IGES List of Grid Emission Factors 2022 Version 10.12 (China, India, South Korea, Malaysia and Vietnam).

Energy

- Natural gas, diesel use, purchased electricity and solar generation are included in this report.
- Energy intensity is calculated by taking total indirect energy purchased divided by the corresponding Gross Floor Area ("GFA").

Rooftop Solar Energy

- The estimates for several trees planted, oil barrels avoided, and cars taken off the roads are calculated using estimated coefficients referenced from US EPA Greenhouse Gas Equivalencies Calculator.

Occupational Health and Safety

- Work-related injuries are defined as a negative impact on an employee's health arising from exposure to hazards at work. Injuries as a result of commuting incidents are only included if the transport has been organised by the Manager. The rate of work-related injuries is computed based on 1,000,000 man-hours worked.
- High-consequence work-related injuries are defined as work-related injuries that result in a fatality or an injury from which the worker cannot, does not, or is not expected to recover fully to pre-injury health status within six months. The rate of high-consequence work-related injuries is computed based on 1,000,000 man-hours worked.

Water

- Water intensity is derived by taking total water use divided by the corresponding GFA.

Waste

- Waste intensity is derived by taking the total waste generated divided by the corresponding GFA.

GRI Content Index

GRI Standards Disclosure		Reference and/or Reason for Omission	Page Reference
Organisational Profile			
102-1	Name of the organisation	Mapletree Logistics Trust	
102-2	Activities, brands, products, and services	Annual Report, Corporate Profile	IFC
102-3	Location of headquarters	Annual Report, Corporate Directory	288
102-4	Location of operations	Annual Report, Key Highlights	IFC
102-5	Ownership and legal form	Annual Report, Corporate Profile Annual Report, Trust Structure	14-17
102-6	Markets served	Annual Report, Portfolio Analysis & Review	42-46
102-7	The scale of the organisation	Annual Report, Corporate Structure	14-17
102-8	Information on employees and other workers	Employment and Talent Retention	142-143
102-9	Supply chain	Supply chain activities are minimal and not significant to MLT's operations.	
102-10	Significant changes to the organisation and its supply chain	There were no significant changes during the year that had an impact on the reporting scope of MLT's Sustainability Report.	
102-11	Precautionary Principle or Approach	MLT does not specifically address the principles of the precautionary approach.	
102-12	External Initiatives	MLT does not subscribe to external initiatives.	
102-13	Membership of Associations	Social – Local Communities – Sharing our Real Estate Expertise	147-148
Strategy			
102-14	Statement from senior decision-maker	Annual Report, Message from the Chairman and CEO	10-13
		Board Statement	131-132
Ethics and Integrity			
102-16	Values, principles, standards, and norms of behaviour	Annual Report, Our Vision, Our Mission	IFC
		Our Sustainability Approach	132
Governance			
102-18	Governance structure	Our Sustainability Approach – Sustainability Governance Structure	133
Stakeholder Engagement			
102-40	List of stakeholder groups	Our Sustainability Approach – Stakeholder Engagement	138-139
102-41	Collective bargaining agreements	Not applicable. No collective bargaining agreements are in place.	
102-42	Identifying and selecting stakeholders	Our Sustainability Approach – Stakeholder Engagement	138 - 139
102-43	Approach to stakeholder engagement	Our Sustainability Approach – Stakeholder Engagement	
102-44	Key topics and concerns raised	Our Sustainability Approach – Stakeholder Engagement	

GRI Standards Disclosure		Reference and/or Reason for Omission	Page Reference
Reporting Practice			
102-45	Entities included in the consolidated financial statements	Annual Report, Corporate Structure	14-15
		Annual Report, Significant Accounting Policies	224
102-46	Defining report content and topic Boundaries	About This Report	132
		Methodology	157
102-47	List of material topics	Our Sustainability Approach – Materiality Assessment	133-135
102-48	Restatements of information	Health & Safety – Work-related injuries	145
		Environment	149-156
102-49	Changes in reporting	Expansion in the geographic scope of energy reporting to include India and South Korea	151
		Expansion in the geographic scope of water reporting to include India	155
102-50	Reporting period	1 April 2020 – 31 March 2021	
102-51	Date of a most recent report	June 2020	
102-52	Reporting cycle	Annual	
102-53	Contact point for questions regarding the report	About the Report	132
102-54	Claims of reporting in accordance with the GRI Standards	About the Report	
102-55	GRI content index	GRI Content Index	158-160
102-56	External assurance	MLT has not sought external assurance on this Report.	
Material Topic: Economic Performance			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Economic Performance	136
103-2	The management approach and its components	Economic Performance	
103-3	Evaluation of the management approach	Economic Performance	
GRI 201 (2016): Economic Performance			
201-1	Direct economic value generated and distributed	Annual Report, Financial Review	30-36
Material Topic: Quality, Sustainable Products and Services			
GRI-G4 Sector Disclosures: Construction and Real Estate			
CRE8	Type and number of sustainability certification, rating and labelling schemes for new construction, management, occupation and redevelopment	Quality and Sustainable Products and Services	137

GRI Standards Disclosure		Reference and/or Reason for Omission	Page Reference
Material Topic: Strong Partnerships			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Strong Partnerships	138-139
103-2	The management approach and its components	Strong Partnerships	
103-3	Evaluation of the management approach	Strong Partnerships	
GRI 308 (2016): Supplier Environmental Assessment			
308-1	New suppliers that were screened using environmental criteria	Strong Partnerships	146
GRI 414 (2016): Supplier Social Assessment			
414-1	New suppliers that were screened using social criteria	Strong Partnerships	146
Material Topic: Ethical Business Conduct			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	140-141
103-2	The management approach and its components	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	
103-3	Evaluation of the management approach	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	
GRI 205 (2016): Anti-corruption			
205-3	Confirmed incidents of corruption and actions taken	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	140
Material Topic: Compliance with Laws and Regulations			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	140-141
103-2	The management approach and its components	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	
103-3	Evaluation of the management approach	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	
GRI 307 (2016): Environmental Compliance			
307-1	Non-compliance with environmental laws and regulations	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	140

GRI Standards Disclosure		Reference and/or Reason for Omission	Page Reference
GRI 416 (2016): Customer Health and Safety			
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Governance – Ethical Business Conduct and Compliance with Laws and Regulations Social- Heath and Safety- Building an Internal Safety Culture	140
		Governance – Ethical Business Conduct and Compliance with Laws and Regulations	145
GRI 417 (2016): Marketing and Labelling			
417-3	Incidents of non-compliance concerning marketing and communications	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	140
GRI 419 (2016): Socioeconomic Compliance			
419-1	Non-compliance with laws and regulations in the social and economic area	Governance – Ethical Business Conduct and Compliance with Laws and Regulations	140
Material Topic: Employee Engagement and Talent Management			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Social - Employee Engagement and Talent Management	142-143
103-2	The management approach and its components	Social - Employee Engagement and Talent Management	
103-3	Evaluation of the management approach	Social - Employee Engagement and Talent Management	
GRI 404 (2016): Training and Education			
404-2	Programmes for upgrading employee skills and transition assistance programmes	Social - Employee Engagement and Talent Management – Successful Employment and Talent Retention	143
Material Topic: Diversity and Equal Opportunity			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Social – Diversity & Equal Opportunity	144
103-2	The management approach and its components	Social – Diversity & Equal Opportunity	
103-3	Evaluation of the management approach	Social – Diversity & Equal Opportunity	
GRI 401 (2016): Employment			
401-1	New employee hires and employee turnover	Social - Employee Engagement and Talent Management – Diverse Workforce	144
GRI 405 (2016): Diversity and Equal Opportunity			
405-1	Diversity of governance bodies and employees	Social – Diversity & Equal Opportunity	144

SUSTAINABILITY REPORT

GRI Content Index

GRI Standards Disclosure		Reference and/or Reason for Omission	Page Reference
Material Topic: Health and Safety			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Social – Health and Safety	145-146
103-2	The management approach and its components	Social – Health and Safety	
103-3	Evaluation of the management approach	Social – Health and Safety	
GRI 403 (2018): Occupational Health & Safety			
403-1	Occupational health and safety management system	Social – Health and Safety	145
403-2	Hazard identification, risk assessment, and incident investigation	Social – Health and Safety	145-146
403-3	Occupational health services	Social – Health and Safety	
403-4	Worker participation, consultation, and communication on occupational health and safety	Social – Health and Safety	
403-5	Worker training on occupational health and safety	Social – Health and Safety	
403-6	Promotion of worker health	Social – Health and Safety	
403-7	Prevention and mitigation of occupational health and safety impacts directly linked to business relationships	Social – Health and Safety	
403-9	Work-related injuries	Social – Health and Safety – Work-related injuries	145
GRI 416 (2016): Customer Health and Safety			
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Social – Health and Safety – Building a Safety Culture	145
Material Topic: Community Impact			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Social – Community Impact	147-148
103-2	The management approach and its components	Social – Community Impact	
103-3	Evaluation of the management approach	Social – Community Impact	
GRI 413 (2016): Local Communities			
413-1	Operations with local community engagement, impact assessments and development programs	Social – Community Impact	147-148
Material Topic: Energy and Climate Change			
GRI 103 (2016): Management Approach			
103-1	Explanation of the material topic and its Boundary	Environment – Energy and Climate Change	149-152
103-2	The management approach and its components	Environment – Energy and Climate Change	
103-3	Evaluation of the management approach	Environment – Energy and Climate Change	
GRI 302 (2016): Energy			
302-1	Energy consumption within the organisation	Environment – Energy and Climate Change - Managing Energy Use	151
302-3	Energy intensity	Environment – Energy and Climate Change - Managing Energy Use	151
GRI 305 (2016): Emissions			
305-1	Energy indirect (Scope 1) GHG emissions	Environment – Energy and Climate Change – Reducing our Emissions	152
305-2	Energy indirect (Scope 2) GHG emissions	Environment – Energy and Climate Change – Reducing our Emissions	
305-4	GHG emissions intensity	Environment – Energy and Climate Change – Reducing our Emissions	
GRI-G4 Sector Disclosures: Construction and Real Estate			
CRE1	Building energy intensity	Environment – Energy and Climate Change - Managing Energy Use	151
CRE3	GHG emissions intensity from buildings	Environment – Energy and Climate Change - Managing Energy Use	152

Financial Statements

For the financial year ended 31 March 2022

REPORT OF THE TRUSTEE

For the financial year ended 31 March 2022

HSBC Institutional Trust Services (Singapore) Limited (the "Trustee") is under a duty to take into custody and hold the assets of Mapletree Logistics Trust (the "Trust") and its subsidiaries (the "Group") in trust for the holders ("Unitholders") of units in the Trust (the "Units"). In accordance with the Securities and Futures Act, Chapter 289, of Singapore, its subsidiary legislation and the Code on Collective Investment Schemes ("CIS Code"), the Trustee shall monitor the activities of Mapletree Logistics Trust Management Ltd. (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the Trust Deed dated 5 July 2004 (as amended by the Supplemental Deed of Appointment and Retirement of Manager dated 14 June 2005, the Supplemental Deed of Appointment and Retirement of Trustee dated 24 June 2005, the First Amending and Restating Deed dated 24 June 2005, the Third Supplemental Deed dated 21 December 2005, the Fourth Supplemental Deed dated 20 April 2006, the Fifth Supplemental Deed dated 20 October 2006, the Sixth Supplemental Deed dated 30 November 2006, the Second Amending and Restating Deed dated 18 April 2007, the Seventh Supplemental Deed dated 24 June 2010, the Third Amending and Restating Deed dated 6 January 2011, the Eighth Supplemental Deed dated 18 May 2012, the Fourth Amending and Restating Deed dated 26 April 2016 and Ninth Supplemental Deed dated 25 May 2018) (the "Trust Deed") between the Manager and the Trustee in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Trust during the period covered by these financial statements, set out on pages 168 to 284 in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee,
HSBC Institutional Trust Services (Singapore) Limited

Authorised Signatory

Singapore
17 May 2022

STATEMENT BY THE MANAGER

For the financial year ended 31 March 2022

In the opinion of the directors of Mapletree Logistics Trust Management Ltd., the accompanying consolidated financial statements of Mapletree Logistics Trust ("MLT") and its subsidiaries (the "Group") as set out on pages 168 to 284 comprising the Statements of Financial Position and Portfolio Statements of MLT and the Group as at 31 March 2022, the Statements of Profit or Loss, Statements of Comprehensive Income, Distribution Statements and Statements of Movements in Unitholders' Funds of MLT and the Group, the Consolidated Statement of Cash Flows of the Group and Notes to the Financial Statements for the financial year ended 31 March 2022 are drawn up so as to present fairly, in all material respects, the consolidated financial position of the Group and financial position of MLT as at 31 March 2022 and the financial performance, amount distributable and movements in Unitholders' funds of the Group and of MLT and the consolidated cash flows of the Group for the financial year ended 31 March 2022 in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)"), and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting (the "CIS Code"). At the date of this statement, there are reasonable grounds to believe that MLT and the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager,
Mapletree Logistics Trust Management Ltd.

Ng Kiat
Director

Singapore
17 May 2022

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MAPLETREE LOGISTICS TRUST
(Constituted under a Trust Deed in the Republic of Singapore)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Our Opinion

In our opinion, the accompanying consolidated financial statements of Mapletree Logistics Trust ("MLT") and its subsidiaries (the "Group") and the Statement of Profit or Loss, Statement of Comprehensive Income, Statement of Financial Position, Distribution Statement, Statement of Movements in Unitholders' Funds and Portfolio Statement of MLT are properly drawn up in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)"), and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting (the "CIS Code"), so as to present fairly, in all material respects, the consolidated financial position of the Group and the financial position of MLT as at 31 March 2022 and the consolidated financial performance of the Group and the financial performance of MLT, the consolidated amount distributable of the Group and the amount distributable of MLT, the consolidated movements of unitholders' funds of the Group and movements in unitholders' funds of MLT, the consolidated portfolio holdings of the Group and portfolio holdings of MLT and the consolidated cash flows of the Group for the financial year ended on that date.

What we have audited

The financial statements of MLT and the Group comprise:

- the Statements of Profit or Loss of the Group and MLT for the financial year ended 31 March 2022;
- the Statements of Comprehensive Income of the Group and MLT for the financial year then ended;
- the Statements of Financial Position of the Group and MLT as at 31 March 2022;
- the Distribution Statements of the Group and MLT for the financial year then ended;
- the Consolidated Statement of Cash Flows of the Group for the financial year then ended;
- the Statements of Movements in Unitholders' Funds for the Group and MLT for the financial year then ended;
- the Portfolio Statements for the Group and MLT as at 31 March 2022; and
- the Notes to the Financial Statements, including a summary of significant accounting policies.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority ("ACRA") Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements for the financial year ended 31 March 2022. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the Key Audit Matter
<u>Valuation of investment properties</u> Refer to Note 14 (Investment Properties) to the financial statements. As at 31 March 2022, the carrying value of the Group's investment properties of S$13.1 billion accounted for 95.7% of the Group's total assets. The valuation of the investment properties was a key audit matter due to the significant judgement in the key inputs used in the valuation techniques. These key inputs include, capitalisation rates and discount rates and are dependent on the nature of each investment property and the prevailing market conditions, are disclosed in Note 14. Furthermore, the valuation reports obtained from independent property valuers for certain investment properties have highlighted the prevailing uncertainty of the coronavirus disease ("COVID-19") outbreak, the valuation of these investment properties subsequent to valuation date, may change more rapidly and significantly than during normal market conditions.	Our audit procedures included the following: • assessed the competence, capabilities and objectivity of the external valuers engaged by the Group; • obtained an understanding of the techniques used by the external valuers in determining the valuations of individual investment properties; • discussed the critical assumptions made by the external valuers for the key inputs used in the valuation techniques; • tested the integrity of information, including underlying lease and financial information provided to the external valuers; and • assessed the reasonableness of the capitalisation rates and discount rates by benchmarking these against prior year inputs and those of comparable properties based on information available as at 31 March 2022. We found the external valuers to be members of recognised bodies for professional valuers. We also found that the valuation techniques used were appropriate in the context of the Group's investment properties and the critical assumptions used for the key inputs were within the range of market data. We have also assessed the adequacy of the disclosures relating to the critical assumptions and the impact of COVID-19 on the valuation of investment properties, as we consider them as likely to be significant to users of the financial statements given the estimation uncertainty and sensitivity of the valuations.

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MAPLETREE LOGISTICS TRUST
(Constituted under a Trust Deed in the Republic of Singapore)

Other Information

The Manager is responsible for the other information. The other information comprises the information included in the Report of the Trustee, and Statement by the Manager, but does not include the financial statements and our auditor's report thereon, which we obtained prior to the date of this auditor's report, and other sections of MLT's Annual Report 2022 ("Other Sections"), which is expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Other Sections, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Manager and take appropriate actions in accordance with SSAs.

Responsibilities of the Manager for the Financial Statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with SFRS(I) and applicable requirements of the CIS Code, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Group or to cease the Group's operations, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Chua Wei Zhen Magdelene.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants

Singapore
17 May 2022

Financial

STATEMENTS OF PROFIT OR LOSS

For the financial year ended 31 March 2022

	Note	Group		MLT	
		2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Gross revenue	3	**678,550**	561,140	**191,737**	188,061
Property expenses	4	**(86,412)**	(62,028)	**(24,266)**	(24,613)
Net property income		**592,138**	499,112	**167,471**	163,448
Interest income	3	**1,567**	7,354	**81,787**	62,597
Dividend income	3	**–**	–	**138,972**	124,143
Manager's management fees	5	**(78,351)**	(63,287)	**(28,109)**	(30,254)
Trustee's fees		**(1,541)**	(1,272)	**(1,541)**	(1,272)
Other trust (expenses)/income	6	**(4,891)**	4,711	**73,399**	13,029
Borrowing costs	7	**(103,368)**	(85,805)	**(62,220)**	(49,836)
Net investment income		**405,554**	360,813	**369,759**	281,855
Net change in fair value of financial derivatives	8	**23,122**	1,617	**7,065**	15,922
Amortisation of fair value of financial guarantees		**–**	–	**204**	349
Net income		**428,676**	362,430	**377,028**	298,126
Net movement in the value of investment properties	14(b)	**565,033**	178,951	**(39,151)**	(64,882)
Share of results of joint ventures		**–**	24,338	**–**	–
Profit before income tax		**993,709**	565,719	**337,877**	233,244
Income tax	9	**(210,281)**	(101,709)	**(1,765)**	(1,229)
Profit for the year		**783,428**	464,010	**336,112**	232,015
Profit attributable to:					
Unitholders of MLT		**762,936**	445,712	**316,605**	214,995
Perpetual securities holders		**19,507**	17,020	**19,507**	17,020
Non-controlling interests		**985**	1,278	**–**	–
		783,428	464,010	**336,112**	232,015
Earnings per unit (cents)	10				
- Basic		**17.23**	11.18		
- Diluted		**17.23**	11.18		

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF COMPREHENSIVE INCOME

For the financial year ended 31 March 2022

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Profit for the year	**783,428**	464,010	**336,112**	232,015
Other comprehensive income:				
Items that may be reclassified subsequently to profit or loss:				
Cash flow hedges				
- Fair value gains	**86,457**	11,223	**–**	–
- Reclassification to profit or loss	**16,208**	19,764	**–**	–
Net currency translation differences relating to financial statements of foreign subsidiaries	**(78,532)**	(15,940)	**–**	–
Share of currency translation differences of equity-accounted joint ventures	**–**	1,228	**–**	–
Net currency translation differences on quasi equity loans	**1,924**	39,330	**–**	–
Net currency translation differences on borrowings designated as net investment hedge of foreign operations	**50,437**	(43,928)	**–**	–
Realisation of net currency translation differences of joint ventures	**–**	(123)	**–**	–
Other comprehensive income for the year	**76,494**	11,554	**–**	–
Total comprehensive income for the year	**859,922**	475,564	**336,112**	232,015
Total comprehensive income attributable to:				
Unitholders of MLT	**840,469**	457,952	**316,605**	214,995
Perpetual securities holders	**19,507**	17,020	**19,507**	17,020
Non-controlling interests	**(54)**	592	**–**	–
	859,922	475,564	**336,112**	232,015

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF FINANCIAL POSITION

As at 31 March 2022

		Group		MLT	
	Note	2022 S$'000	2021 S$'000	2022 S$'000	2021 S$'000
ASSETS					
Current assets					
Cash and cash equivalents	11	**338,622**	280,765	**20,391**	11,665
Trade and other receivables	12	**114,999**	57,112	**101,860**	112,908
Other assets	13	**36,909**	22,230	**11,137**	10,586
Derivative financial instruments	21	**5,436**	2,761	**5,436**	2,761
		495,966	362,868	**138,824**	137,920
Non-current assets					
Trade and other receivables	12	**1,163**	1,217	**–**	–
Other assets	13	**7,854**	6,266	**–**	–
Investment properties	14	**13,100,267**	10,816,948	**2,600,196**	2,590,949
Investment in subsidiaries	16	**–**	–	**1,501,188**	1,227,087
Loans to subsidiaries	17	**–**	–	**4,454,339**	3,036,906
Loans to related companies	18	**–**	–	**–**	194,172
Derivative financial instruments	21	**84,590**	17,374	**14,857**	10,863
		13,193,874	10,841,805	**8,570,580**	7,059,977
Total assets		**13,689,840**	11,204,673	**8,709,404**	7,197,897
LIABILITIES					
Current liabilities					
Trade and other payables	19	**338,206**	282,947	**149,948**	166,660
Borrowings	20	**533,881**	161,229	**–**	–
Lease liabilities	20	**9,499**	9,234	**9,499**	9,234
Financial guarantee contracts		**–**	–	**–**	204
Current income tax liabilities		**16,575**	19,868	**6,087**	6,721
Derivative financial instruments	21	**5,161**	1,608	**1,496**	1,367
		903,322	474,886	**167,030**	184,186
Non-current liabilities					
Trade and other payables	19	**1,276**	1,589	**1,276**	1,589
Borrowings	20	**4,424,350**	4,064,871	**2,968,173**	2,445,235
Lease liabilities	20	**91,697**	100,915	**91,697**	100,915
Deferred taxation	22	**578,218**	378,256	**–**	–
Derivative financial instruments	21	**21,200**	64,970	**300**	825
		5,116,741	4,610,601	**3,061,446**	2,548,564
Total liabilities		**6,020,063**	5,085,487	**3,228,476**	2,732,750
Net assets		**7,669,777**	6,119,186	**5,480,928**	4,465,147
Represented by:					
Unitholders' funds		**7,069,369**	5,681,267	**4,899,454**	4,035,216
Perpetual securities holders	23(b)	**581,474**	429,931	**581,474**	429,931
Non-controlling interest		**18,934**	7,988	**–**	–
		7,669,777	6,119,186	**5,480,928**	4,465,147
Units in issue ('000)	23(a)	**4,782,707**	4,283,206	**4,782,707**	4,283,206
Net asset value per unit* (S$)		**1.48**	1.33	**1.02**	0.94

* Net asset value attributable to Unitholders.

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

For the financial year ended 31 March 2022

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Profit for the year attributable to Unitholders	**762,936**	445,712	**316,605**	214,995
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments (Note A)	**(372,209)**	(112,633)	**74,122**	118,084
Amount available for distribution	**390,727**	333,079	**390,727**	333,079
Amount available for distribution to Unitholders at beginning of the year	**93,280**	78,530	**93,280**	78,530
	484,007	411,609	**484,007**	411,609
Distribution to Unitholders:				
Distribution of 2.161 cents per unit for the period from 1 January 2021 to 31 March 2021	**(92,560)**	–	**(92,560)**	–
Distribution of 2.161 cents per unit for the period from 1 April 2021 to 30 June 2021	**(92,687)**	–	**(92,687)**	–
Distribution of 2.173 cents per unit for the period from 1 July 2021 to 30 September 2021	**(93,366)**	–	**(93,366)**	–
Distribution of 1.461 cents per unit for the period from 1 October 2021 to 1 December 2021	**(62,828)**	–	**(62,828)**	–
Distribution of 0.724 cents per unit for the period from 2 December 2021 to 31 December 2021	**(33,825)**	–	**(33,825)**	–
Distribution of 2.048 cents per unit for the period from 1 January 2020 to 31 March 2020	**–**	(77,830)	**–**	(77,830)
Distribution of 2.045 cents per unit for the period from 1 April 2020 to 30 June 2020	**–**	(77,802)	**–**	(77,802)
Distribution of 2.678 cents per unit for the period from 1 July 2020 to 28 October 2020	**–**	(102,057)	**–**	(102,057)
Distribution of 1.442 cents per unit for the period from 29 October 2020 to 31 December 2020	**–**	(59,589)	**–**	(59,589)
Distribution of 0.710 cents per unit for the period from 1 December 2020 to 31 December 2020*	**–**	(1,051)	**–**	(1,051)
Total Unitholders' distribution (including capital return) (Note B)	**(375,266)**	(318,329)	**(375,266)**	(318,329)
Amount available for distribution to Unitholders at end of the year	**108,741**	93,280	**108,741**	93,280
Distribution per unit (cents)	**8.787**	8.326	**8.787**	8.326

* Distribution to Unitholders of a temporary stock counter, Mapletree LogTr A, which the units were merged with the main MLT stock counter, Mapletree Log Tr, on 1 February 2021.

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

For the financial year ended 31 March 2022

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Note A:				
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments comprise:				
Major non-tax (chargeable)/deductible items:				
- Manager's fees paid and payable in units	**42,390**	29,197	**42,390**	29,197
- Trustee's fees	**1,541**	1,272	**1,541**	1,272
- Net change in fair value of financial derivatives	**(23,122)**	(1,617)	**(7,065)**	(15,922)
- Financing fees	**3,481**	2,837	**3,481**	2,837
- Net movement in the value of investment properties net of deferred tax impact	**(383,282)**	(101,293)	**39,151**	64,882
- Exchange differences on capital items/ unrealised exchange differences	**(11,340)**	(25,985)	**(81,132)**	(29,798)
- Amortisation of fair value of financial guarantees	**–**	–	**(204)**	(349)
- Net effect on lease liabilities	**(8,953)**	(9,087)	**(8,953)**	(9,087)
Net overseas income distributed back to MLT in the form of capital returns	**–**	–	**84,112**	66,993
Other gains	**–**	7,696	**–**	7,696
Share of results of joint ventures	**–**	(24,338)	**–**	–
Other non-tax deductible items and other adjustments	**7,076**	8,685	**801**	363
	(372,209)	(112,633)	**74,122**	118,084
Note B:				
Total Unitholders' distribution:				
- From operations	**296,573**	259,381	**296,573**	259,381
- From Unitholders' contribution	**76,766**	50,716	**76,766**	50,716
- From other gains	**1,927**	8,232	**1,927**	8,232
	375,266	318,329	**375,266**	318,329

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 March 2022

	Note	Group 2022 S$'000	Group 2021 S$'000
Operating activities			
Profit for the year		**783,428**	464,010
Adjustments for:			
- Income tax	9	**210,281**	101,709
- Allowance for doubtful receivables	4	**1,892**	1,649
- Interest income	3	**(1,567)**	(7,354)
- Interest expense	7	**94,510**	77,426
- Interest expense on lease liabilities	7	**4,042**	4,371
- Amortisation		**3,656**	2,987
- Manager's fees paid/payable in units		**41,527**	27,288
- Unrealised translation gains		**(8,614)**	(9,256)
- Net movement in the value of investment properties	14(b)	**(565,033)**	(178,951)
- Net change in fair value of financial derivatives	8	**(23,122)**	(1,617)
- Share of results of joint ventures		**–**	(24,338)
Operating income before working capital changes		**541,000**	457,924
Changes in working capital:			
- Trade and other receivables		**(33,456)**	3,754
- Trade and other payables		**18,021**	6,566
Cash generated from operations		**525,565**	468,244
Tax paid		**(31,637)**	(21,604)
Cash flows from operating activities		**493,928**	446,640
Investing activities			
Interest received		**1,488**	844
Net cash outflow on purchase of and additions to investment properties including payment of deferred considerations		**(871,387)**	(497,407)
Purchase of investment properties through acquisition of subsidiaries, net of cash acquired [1 2]		**(735,390)**	(774,019)
Deferred consideration paid for investment properties through acquisition of subsidiaries, net of cash acquired		**(835)**	–
Refund of excess consideration paid for purchase of investment property through acquisition of subsidiary		**202**	–
Deposits placed for acquisition of investment properties		**(11,827)**	–
Change in restricted cash		**(4,482)**	183
Cash flows used in investing activities		**(1,622,231)**	(1,270,399)

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 March 2022

	Note	Group	
		2022 S$'000	2021 S$'000
Financing activities			
Proceeds from issuance of new units		**692,762**	644,093
Payments of transaction costs related to the issue of units		**(9,488)**	(9,968)
Proceeds from issuance of perpetual securities		**400,000**	–
Payments of transaction costs related to the issue of perpetual securities		**(2,846)**	–
Redemption of perpetual securities		**(250,000)**	–
Contributions from non-controlling interests		**13,998**	3,028
Proceeds from borrowings		**2,874,555**	1,746,093
Repayment of borrowings		**(2,036,657)**	(996,522)
Payments of lease liabilities		**(12,995)**	(13,458)
Distribution to Unitholders		**(375,266)**	(318,329)
Distribution to perpetual securities holders		**(17,020)**	(17,049)
Distribution to non-controlling interests		**(2,998)**	(2,932)
Interest paid		**(92,565)**	(78,023)
Change in restricted cash		**(1,496)**	(6,906)
Cash flows from financing activities		**1,179,984**	950,027
Net increase in cash and cash equivalents		**51,681**	126,268
Cash and cash equivalents at beginning of the year		**280,125**	151,027
Effect of exchange rate changes on balances held in foreign currencies		**1,786**	2,830
Cash and cash equivalents at end of the year	11	**333,592**	280,125

1 Net of cash and cash equivalents in subsidiaries acquired of S$34,466,000 (2021: S$95,810,000).

2 Acquisition of subsidiaries was partially funded by Consideration Units of S$200,000,000 (2021: S$300,000,000) (Note 23(a)(iii)).

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 March 2022

Reconciliation of liabilities arising from financing activities:

	1 April 2021	Net drawdown/ (payments)	Non-cash changes			31 March 2022
			Acquisitions	Interest Expense	Foreign exchange movement	
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Borrowings	**4,226,100**	**837,898**	**–**	**–**	**(105,767)**	**4,958,231**
Interest payable	**9,290**	**(92,565)**	**–**	**94,510**	**(110)**	**11,125**
Lease liabilities	**110,149**	**(12,995)**	**–**	**4,042**	**–**	**101,196**

	1 April 2020	Net drawdown/ (payments)	Non-cash changes			31 March 2021
			Acquisitions	Interest Expense	Foreign exchange movement	
	S$'000	S$'000	S$'000	S$'000	S$'000	S$'000
Borrowings	3,425,955	749,571	109,061	–	(58,487)	4,226,100
Interest payable	9,739	(78,023)	476	77,426	(328)	9,290
Lease liabilities	119,236	(13,458)	–	4,371	–	110,149

Financial & Other Information

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS

For the financial year ended 31 March 2022

	Note	Group		MLT	
		2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Operations					
Beginning of the financial year		**1,643,691**	1,465,592	**(69,158)**	(16,540)
Transfer from perpetual securities		**(1,902)**	–	**(1,902)**	–
Profit attributable to Unitholders of MLT		**762,936**	445,712	**316,605**	214,995
Distributions		**(298,500)**	(267,613)	**(298,500)**	(267,613)
End of the financial year		**2,106,225**	1,643,691	**(52,955)**	(69,158)
Unitholders' contribution					
Beginning of the financial year		**4,104,374**	3,193,677	**4,104,374**	3,193,677
Creation of new units arising from:					
- Settlement of acquisition fees		**4,710**	1,977	**4,710**	1,977
- Settlement of management fees		**36,817**	25,311	**36,817**	25,311
- Consideration units		**200,000**	300,000	**200,000**	300,000
- Private placement		**400,000**	500,000	**400,000**	500,000
- Preferential offering		**292,762**	144,093	**292,762**	144,093
Issue expenses	24	**(9,488)**	(9,968)	**(9,488)**	(9,968)
Distributions		**(76,766)**	(50,716)	**(76,766)**	(50,716)
End of the financial year		**4,952,409**	4,104,374	**4,952,409**	4,104,374
Hedging reserves					
Beginning of the financial year		**(29,489)**	(60,476)	**–**	–
Fair value gains		**86,457**	11,223	**–**	–
Reclassification to profit or loss		**16,208**	19,764	**–**	–
End of the financial year		**73,176**	(29,489)	**–**	–
Foreign Currency Translation Reserve					
Beginning of the financial year		**(37,309)**	(18,562)	**–**	–
Net currency translation differences relating to financial statements of foreign subsidiaries		**(77,493)**	(15,254)	**–**	–
Share of currency translation differences of equity-accounted joint ventures		**–**	1,228	**–**	–
Net currency translation differences on quasi equity loans		**1,924**	39,330	**–**	–
Net currency translation differences on borrowings designated as net investment hedge of foreign operations		**50,437**	(43,928)	**–**	–
Realisation of net currency translation differences of joint ventures		**–**	(123)	**–**	–
End of the financial year [1]		**(62,441)**	(37,309)	**–**	–
Total Unitholders' funds at end of the financial year		**7,069,369**	5,681,267	**4,899,454**	4,035,216

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS

For the financial year ended 31 March 2022

	Note	Group 2022 S$'000	Group 2021 S$'000	MLT 2022 S$'000	MLT 2021 S$'000
Total Unitholders' funds at end of the financial year (continued)		**7,069,369**	5,681,267	**4,899,454**	4,035,216
Perpetual Securities					
Beginning of the financial year		**429,931**	429,960	**429,931**	429,960
Issue of perpetual securities		**400,000**	–	**400,000**	–
Issue expenses		**(2,846)**	–	**(2,846)**	–
Redemption of perpetual securities		**(250,000)**	–	**(250,000)**	–
Transfer to revenue reserves		**1,902**	–	**1,902**	–
Profit attributable to perpetual securities holders		**19,507**	17,020	**19,507**	17,020
Distributions		**(17,020)**	(17,049)	**(17,020)**	(17,049)
End of the financial year	23(b)	**581,474**	429,931	**581,474**	429,931
Non-Controlling Interests					
Beginning of the financial year		**7,988**	7,300	**–**	–
Contribution from non-controlling interests		**13,998**	3,028	**–**	–
Profit attributable to non-controlling interests		**985**	1,278	**–**	–
Distribution to non-controlling interests (including capital returns)		**(2,998)**	(2,932)	**–**	–
Currency translation movement		**(1,039)**	(686)	**–**	–
End of the financial year		**18,934**	7,988	**–**	–
Total		**7,669,777**	6,119,186	**5,480,928**	4,465,147

[1] As at 31 March 2022, included in the foreign currency translation reserve is a net unrealised gain of S$26,754,000 (2021: net unrealised loss of S$23,683,000) relates to continuing hedges. None of the currency translation reserve relates to hedging relationships for which hedge accounting is no longer applied.

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

As at 31 March 2022

Group

Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location
Logistics Properties				
Singapore				
25 Pandan Crescent	28/07/2004	30+30 years	34 years	25 Pandan Crescent
19 Senoko Loop	06/12/2004	30+30 years	32 years	19 Senoko Loop
61 Alps Avenue	03/01/2005	30 years	12 years	61 Alps Avenue
Allied Telesis	03/01/2005	30+30 years	42 years	11 Tai Seng Link
Mapletree Benoi Logistics Hub	17/05/2005	30 years	18 years	21 Benoi Sector
37 Penjuru Lane	17/05/2005	30 years	4 years	37 Penjuru Lane
6 Changi South Lane	07/06/2005	30+30 years	33 years	6 Changi South Lane
70 Alps Avenue	16/06/2005	30 years	11 years	70 Alps Avenue
60 Alps Avenue	16/06/2005	29/30 years[j]	10 years	60 Alps Avenue
Ban Teck Han	20/06/2005	30+30 years	35 years	21 Serangoon North Avenue 5
Mapletree Logistics Hub, Toh Guan	22/06/2005	30+30 years	29 years	5B Toh Guan Road East
50 Airport Boulevard	28/07/2005	60 years	18 years	50 Airport Boulevard
Prima	28/07/2005	99 years	75 years	201 Keppel Road
Pulau Sebarok	28/07/2005	73 years	49 years	Pulau Sebarok
Kenyon	28/11/2005	30+23 years	31 years	8 Loyang Crescent
Toppan	01/12/2005	28+30 years/ 30+30 years[k]	28 years	97 Ubi Avenue 4
39 Changi South Avenue 2	01/12/2005	30+30 years	33 years	39 Changi South Avenue 2
2 Serangoon North Avenue 5	07/02/2006	30+30 years	34 years	2 Serangoon North Avenue 5
10 Changi South Street 3	10/02/2006	30+30 years	33 years	10 Changi South Street 3
85 Defu Lane 10	07/07/2006	30+30 years	28 years	85 Defu Lane 10
31 Penjuru Lane	18/07/2006	30+13 years	10 years	31 Penjuru Lane
8 Changi South Lane	18/08/2006	30+30 years	35 years	8 Changi South Lane
138 Joo Seng Road	07/09/2006	30+30 years	29 years	138 Joo Seng Road
4 Tuas Avenue 5	13/09/2006	30+30 years	28 years	4 Tuas Avenue 5
Jurong Logistics Hub	20/10/2006	30+30 years	39 years	31 Jurong Port Road
3 Changi South Lane	01/02/2007	30+30 years	37 years	3 Changi South Lane
1 Genting Lane	08/02/2007	60 years	26 years	1 Genting Lane
521 Bukit Batok Street 23	28/02/2007	30+30 years	33 years	521 Bukit Batok Street 23

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases, which is subjected to the Group meeting certain conditions and approval is at the discretion of the lessor.

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

As at 31 March 2022

Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
5,631	5,422	**100**	100	31/03/2022[(a)]	**59,000**	56,800	**0.8**	1.0
1,949	1,921	**87**	90	31/03/2022[(a)]	**19,700**	19,000	**0.3**	0.3
2,587	2,609	**100**	100	31/03/2022[(a)]	**15,800**	16,700	**0.2**	0.3
2,195	2,141	**100**	100	31/03/2022[(a)]	**24,000**	24,000	**0.3**	0.4
14,248	13,308	**100**	100	31/03/2022[(a)]	**134,000**	137,800	**1.9**	2.4
1,000	1,197	**98**	87	31/03/2022[(a)]	**3,200**	4,650	**–**	0.1
2,017	1,997	**100**	80	31/03/2022[(a)]	**28,000**	23,300	**0.4**	0.4
4,387	4,499	**99**	99	31/03/2022[(a)]	**23,500**	25,000	**0.3**	0.4
2,334	2,271	**100**	100	31/03/2022[(a)]	**12,000**	13,300	**0.2**	0.2
953	1,047	**100**	100	31/03/2022[(a)]	**25,000**	25,000	**0.4**	0.4
9,947	9,247	**100**	100	31/03/2022[(a)]	**155,000**	153,000	**2.2**	2.7
1,863	1,826	**100**	100	31/03/2022[(a)]	**19,200**	20,000	**0.3**	0.4
2,916	2,804	**100**	100	31/03/2022[(a)]	**44,500**	44,500	**0.6**	0.8
7,115	7,346	**100**	100	31/03/2022[(a)]	**119,600**	119,600	**1.7**	2.1
2,058	2,051	**100**	100	31/03/2022[(a)]	**23,700**	23,700	**0.3**	0.4
1,704	1,566	**100**	100	31/03/2022[(a)]	**18,000**	18,000	**0.3**	0.3
713	838	**70**	70	31/03/2022[(a)]	**10,700**	10,550	**0.2**	0.2
4,671	4,602	**100**	100	31/03/2022[(a)]	**54,500**	54,300	**0.8**	1.0
1,130	1,074	**100**	73	31/03/2022[(a)]	**17,800**	17,800	**0.3**	0.3
1,512	1,466	**100**	90	31/03/2022[(a)]	**14,100**	14,000	**0.2**	0.2
1,332	1,358	**85**	85	31/03/2022[(a)]	**8,500**	9,200	**0.1**	0.2
1,195	1,314	**95**	95	31/03/2022[(a)]	**16,800**	16,500	**0.2**	0.3
1,760	1,728	**100**	100	31/03/2022[(a)]	**20,600**	17,000	**0.3**	0.3
1,202	1,150	**100**	100	31/03/2022[(a)]	**13,000**	13,000	**0.2**	0.2
20,207	19,483	**99**	100	31/03/2022[(a)]	**265,000**	265,000	**3.7**	4.7
581	–	**85**	68	31/03/2022[(a)]	**15,000**	15,800	**0.2**	0.3
680	729	**100**	100	31/03/2022[(a)]	**12,000**	12,000	**0.2**	0.2
1,971	1,807	**97**	96	31/03/2022[(a)]	**22,500**	22,300	**0.3**	0.4

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PORTFOLIO STATEMENTS

As at 31 March 2022

Group

Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location
Logistics Properties				
Singapore (continued)				
6 Marsiling Lane	09/03/2007	60 years	16 years	6 Marsiling Lane
31 & 33 Pioneer Road North	30/11/2007	30+30 years	31 years	31 & 33 Pioneer Road North
119 Neythal Road	30/11/2007	60 years	17 years	119 Neythal Road
30 Tuas South Avenue 8	30/11/2007	30+30 years	36 years	30 Tuas South Avenue 8
8 Tuas View Square	30/11/2007	60 years	35 years	8 Tuas View Square
Pioneer Districentre	14/12/2007	12+12 years	14 years	10 Tuas Avenue 13
Mapletree Pioneer Logistics Hub	24/04/2008	30+30 years	31 years	76 Pioneer Road
3A Jalan Terusan	02/05/2008	30+12 years	15 years	3A Jalan Terusan
30 Boon Lay Way	30/06/2008	30+15 years	12 years	30 Boon Lay Way
22A Benoi Road (formerly known as Menlo (Benoi))	30/06/2008	20 years	8 years	22A Benoi Road
SH Cogent (Penjuru Close)	15/12/2009	29 years	13 years	7 Penjuru Close
15 Changi South Street 2	11/03/2010	25+30 years	33 years	15 Changi South Street 2
29 Tai Seng Avenue (formerly known as Natural Cool Lifestyle Hub)	18/08/2010	30+30 years	45 years	29 Tai Seng Avenue
73 Tuas South Avenue 1	25/10/2010	30+30 years	35 years	73 Tuas South Avenue 1
51 Benoi Road	26/11/2010	30+30 years	33 years	51 Benoi Road
44 & 46 Changi South Street 1	20/12/2010	30/30years[l]	15 years	44 & 46 Changi South Street 1
36 Loyang Drive	24/12/2010	30+28 years	30 years	36 Loyang Drive
15A Tuas Avenue 18	31/03/2011	30 years	16 years	15A Tuas Avenue 18
190A Pandan Loop	18/11/2014	30+30 years	32 years	190A Pandan Loop
4 Pandan Avenue	28/09/2018	30 years	23 years	4 Pandan Avenue
52 Tanjong Penjuru	28/09/2018	30+10 years	27 years	52 Tanjong Penjuru
6 Fishery Port Road	28/09/2018	30+24 years	43 years	6 Fishery Port Road
5A Toh Guan Road East	28/09/2018	30+21 years	20 years	5A Toh Guan Road East
38 Tanjong Penjuru	28/09/2018	30+14 years	28 years	38 Tanjong Penjuru
9 Changi South Street 2	15/12/2021	30+30 years	33 years	9 Changi South Street 2

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases, which is subjected to the Group meeting certain conditions and approval is at the discretion of the lessor.

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

As at 31 March 2022

Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
2,149	2,045	**100**	100	31/03/2022[a]	**21,200**	21,900	**0.3**	0.4
768	657	**100**	100	31/03/2022[a]	**7,800**	7,800	**0.1**	0.1
1,073	929	**100**	100	31/03/2022[a]	**11,000**	12,000	**0.2**	0.2
741	734	**100**	100	31/03/2022[a]	**8,300**	8,300	**0.1**	0.1
563	523	**100**	100	31/03/2022[a]	**7,800**	7,700	**0.1**	0.1
1,106	1,248	**100**	100	31/03/2022[a]	**9,800**	11,600	**0.1**	0.2
9,995	9,250	**100**	100	31/03/2022[a]	**121,000**	121,700	**1.7**	2.1
1,274	1,463	**100**	100	31/03/2022[a]	**15,000**	15,700	**0.2**	0.3
3,897	3,652	**95**	100	31/03/2022[a]	**18,200**	20,000	**0.3**	0.4
896	885	**100**	100	31/03/2022[a]	**4,000**	4,700	**0.1**	0.1
2,250	2,210	**100**	100	31/03/2022[a]	**36,500**	37,200	**0.5**	0.7
2,122	2,358	**76**	79	31/03/2022[a]	**31,600**	30,500	**0.4**	0.5
4,165	4,921	**100**	100	31/03/2022[a]	**54,500**	54,100	**0.8**	1.0
946	364	**100**	100	31/03/2022[a]	**15,200**	15,200	**0.2**	0.3
2,146	2,501	**35**	59	31/03/2022[a]	**40,000**	40,500	**0.6**	0.7
1,810	1,759	**100**	100	31/03/2022[a]	**12,800**	13,200	**0.2**	0.2
1,552	1,673	**100**	100	31/03/2022[a]	**15,000**	15,000	**0.2**	0.3
1,027	1,295	**100**	100	31/03/2022[a]	**16,000**	17,200	**0.2**	0.3
3,117	3,092	**100**	100	31/03/2022[a]	**32,700**	32,700	**0.5**	0.6
8,753	8,734	**100**	100	31/03/2022[a]	**127,000**	127,700	**1.8**	2.2
12,069	11,581	**100**	100	31/03/2022[a]	**192,000**	192,000	**2.7**	3.4
15,807	15,777	**100**	100	31/03/2022[a]	**272,000**	272,000	**3.8**	4.8
8,462	8,433	**100**	100	31/03/2022[a]	**125,800**	126,400	**1.8**	2.2
5,191	5,176	**100**	100	31/03/2022[a]	**83,900**	83,900	**1.2**	1.6
–	–	**78**	–	31/03/2022[a]	**25,200**	–	**0.4**	–

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As at 31 March 2022

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Australia				
Coles Chilled Distribution Centre, 3 Roberts Road, Eastern Creek NSW (formerly known as Coles Chilled Distribution Centre, NSW)	28/08/2015	Freehold	–	3 Roberts Road, Eastern Creek NSW 2766
114 Kurrajong Avenue & 9 Coventry Place, Mount Druitt, NSW	31/08/2016	Freehold	–	114 Kurrajong Avenue & 9 Coventry Place, Mount Druitt NSW 2770
53 Britton Street, Smithfield, NSW	31/08/2016	Freehold	–	53 Britton Street, Smithfield NSW 2164
405-407 Victoria Street, Wetherill Park, NSW	31/08/2016	Freehold	–	405-407 Victoria St, Wetherill Park NSW 2164
3 Distillers Place, Huntingwood, NSW	31/08/2016	Freehold	–	3 Distillers Place, Huntingwood NSW 2148
99-103 William Angliss Drive, Laverton North, VIC	15/12/2016	Freehold	–	99-103 William Angliss Drive, Laverton North VIC 3026
213 Robinsons Road, Ravenhall, VIC	15/12/2016	Freehold	–	213 Robinsons Road, Ravenhall VIC 3023
365 Fitzgerald Road, Derrimut, VIC	15/12/2016	Freehold	–	365 Fitzgerald Road, Derrimut VIC 3030
28 Bilston Drive, Barnawartha North, VIC	15/12/2016	300 years	284 years	28 Bilston Drive, Barnawartha North VIC 3691
Coles Brisbane Distribution Centre, 44 Stradbroke Street, Heathwood, QLD	28/11/2018	Freehold	–	44 Stradbroke Street, Heathwood QLD 4110
15 Botero Place, Truganina, VIC	21/09/2020	Freehold	–	15 Botero Place, Truganina VIC 3029
Acacia Ridge Distribution Centre, 338 Bradman Street, Acacia Ridge, QLD (formerly known as 338 Bradman Street, Acacia Ridge, QLD)	08/12/2020	Freehold	–	338 Bradman Street, Acacia Ridge QLD 4110
5-17 Leslie Road & 6-10 Pipe Road, Laverton North, VIC	23/11/2021	Freehold	–	5-17 Leslie Road & 6-10 Pipe Road, Laverton North VIC 3026

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENTS

As at 31 March 2022

Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
17,183	16,866	**100**	100	31/03/2022[b]	**414,357**	325,974	**5.9**	5.7
1,994	1,960	**100**	100	31/03/2022[b]	**40,546**	33,014	**0.6**	0.6
1,986	2,020	**100**	100	31/03/2022[b]	**43,265**	36,763	**0.6**	0.6
1,353	1,239	**100**	100	31/03/2022[b]	**32,140**	25,932	**0.5**	0.5
1,235	1,212	**100**	100	31/03/2022[b]	**28,679**	23,433	**0.4**	0.4
2,367	2,324	**100**	100	31/03/2022[b]	**44,501**	42,752	**0.6**	0.8
2,229	2,188	**100**	100	31/03/2022[b]	**37,579**	31,764	**0.5**	0.6
1,232	1,446	**100**	100	31/03/2022[b]	**28,679**	21,089	**0.4**	0.4
4,462	4,351	**100**	100	31/03/2022[b]	**73,675**	70,819	**1.0**	1.2
6,446	6,324	**100**	100	31/03/2022[b]	**145,865**	111,956	**2.1**	2.0
604	307	**100**	100	31/03/2022[b]	**30,162**	21,870	**0.4**	0.4
5,403	1,640	**100**	100	31/03/2022[b]	**125,593**	122,370	**1.8**	2.2
840	–	**100**	–	31/03/2022[b]	**42,524**	–	**0.6**	–

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As at 31 March 2022

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
China				
Mapletree Ouluo Logistics Park	14/04/2006	50 years	30 years	No. 785 & No. 909 Yuanhang Road, Pudong New District, Shanghai
Mapletree Xi'an Logistics Park	24/05/2007	50 years	33 years	No. 20 Mingguang Road, Xi'an Economic & Technological Development Zone, Weiyang District, Xi'an, Sha'anxi Province
Mapletree American Industrial Park	11/12/2007	46 years	30 years	48 Hongmian Road, Xinhua Town, Huadu District, Guangzhou, Guangdong Province
Mapletree Northwest Logistics Park (Phase 1)	19/08/2008	50 years	33 years	No.428 Jinda Road & No.359 Yinxing Road, Taopu Town, Putuo District, Shanghai
Mapletree Northwest Logistics Park (Phase 2)	19/08/2008	50 years	34 years	No. 402 Jinda Road, Taopu Town, Putuo District, Shanghai
Mapletree (Wuxi) Logistics Park	11/01/2013	50 years	34 years	No. 8 Huayou Fourth Road, Wuxi New District, Wuxi, Jiangsu Province
Mapletree (Zhengzhou) Logistics Park	08/10/2014	50 years	40 years	No.221, Xida Road, Zhengzhou National Economic & Technical Development Zone, Zhengzhou, Henan Province
Mapletree Yangshan Bonded Logistics Warehouses	08/10/2014	50 years	34 years	No.579 & 639 Huigang Road, Yangshan Bonded Port Area, Pudong New District, Shanghai
Mapletree Fengdong (Xi'an) Industrial Park	01/12/2020	50 years	41 years	No.221 Tianzhang First Avenue, Fendong New Town, Xixian District, Xi'an, Sha'anxi Province

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
9,529	6,827	**100**	100	31/03/2022[c]	**158,907**	110,102	**2.2**	1.9
934	800	**89**	89	31/03/2022[c]	**14,797**	14,047	**0.2**	0.3
5,730	5,334	**97**	97	31/03/2022[c]	**69,482**	65,276	**1.0**	1.1
3,012	2,720	**96**	100	31/03/2022[c]	**51,682**	39,248	**0.7**	0.7
1,097	991	**80**	95	31/03/2022[c]	**18,872**	13,840	**0.3**	0.2
2,703	2,322	**100**	94	31/03/2022[c]	**32,811**	30,779	**0.4**	0.5
5,549	4,761	**100**	100	31/03/2022[c]	**61,976**	53,089	**0.9**	0.9
3,884	3,695	**100**	89	31/03/2022[c]	**70,983**	51,023	**1.0**	0.9
4,567	1,412	**89**	100	31/03/2022[c]	**81,920**	78,703	**1.1**	1.4

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
China (continued)				
Mapletree Wuxi New District Logistics Park	01/12/2020	50 years	42 years	No.1 Qiangzhai Road, Wuxi New District, Wuxi, Jiangsu Province
Mapletree Changshu Logistics Park	01/12/2020	50 years	43 years	No. 1267 Dongnan Avenue, Dongnan Sub District, Changshu, Suzhou, Jiangsu Province
Mapletree Tianjin Wuqing Logistics Park	01/12/2020	50 years	43 years	No. 20 Quanxiu Road, Wuqing Development Area, Tianjin
Mapletree Changsha Logistics Park Phase I	01/12/2020	50 years	42 years	No.77 Jinqiao Road, Yuelu District, Changsha, Hunan Province
Mapletree Nantong Chongchuan Logistics Park	01/12/2020	50 years	42 years/ 43 years(m)	No.425 and 426 Tongsheng Ave., Nantong Economic & Technology Development Zone, Nantong, Jiangsu Province
Mapletree Hangzhou Logistics Park	01/12/2020	50 years	42 years	No. 1717 Weiqi Road, Dajiangdong Industrial Cluster Zone, Hangzhou, Zhejiang Province
Mapletree Wuhan Yangluo Logistics Park	01/12/2020	50 years	43 years	Dongyue Village at Cangbu Street / Qiuli Village at Yangluo Street, Yangluo Economic Development Zone, Xinzhou District, Wuhan, Hubei Province
Mapletree Jiaxing Logistics Park	01/12/2020	50 years	44 years	No. 406 Yantang Road, Wangdian Town, Xiuzhou District, Jiaxing, Zhejiang Province

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
7,233	2,249	**100**	100	31/03/2022[c]	**115,802**	110,928	**1.6**	2.0
3,951	1,026	**97**	84	31/03/2022[c]	**54,041**	48,131	**0.8**	0.8
1,612	608	**67**	100	31/03/2022[c]	**29,165**	26,234	**0.4**	0.5
4,657	1,479	**94**	100	31/03/2022[c]	**78,060**	74,365	**1.1**	1.3
4,397	1,269	**100**	83	31/03/2022[c]	**64,335**	61,351	**0.9**	1.1
6,833	2,302	**92**	98	31/03/2022[c]	**109,797**	99,773	**1.5**	1.8
3,971	1,239	**100**	100	31/03/2022[c]	**62,405**	58,459	**0.9**	1.0
2,631	841	**100**	100	31/03/2022[c]	**41,818**	38,422	**0.6**	0.7

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
China (continued)				
Mapletree Nanchang Logistics Park	01/12/2020	50 years	44 years	No.3688 Jingkai Avenue, Economic & Technology Development Zone, Nanchang, Jiangxi Province
Mapletree Zhenjiang Logistics Park	01/12/2020	50 years	44 years	East of Huamao Road and West of Hengda Road, Guozhuang Town, Jurong, Zhenjiang, Jiangsu Province
Chengdu DC Logistics Park	01/12/2020	50 years	43 years	No. 251 Hangshu Second Road, Shuangliu District, Chengdu, Sichuan Province
Mapletree Shenyang Logistics Park	01/12/2020	50 years	44 years	4A, Hunhe 18th Street, Economic and Technology Development Zone, Shenyang, Liaoning Province
Mapletree Changsha Industrial Park (Phase 2)	01/12/2020	50 years	42 years	No.20 Jinqiao Road, Yuelu District, Changsha, Hunan Province
Mapletree Jinan International Logistics Park	01/12/2020	50 years	43 years	No. 3153 Lingang Road, High-Tech Development Zone, Jinan, Shandong Province
Mapletree (Cixi) Logistics Park	01/12/2020	50 years	42 years	Ningbo Cidong Binhai District, Ningbo, Zhejiang Province
Mapletree Nantong (EDZ) Logistics Park	01/12/2020	50 years	43 years	No.20 Jiqing Road, Nantong Economic and Technological Development Area, Nantong, Jiangsu Province

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
3,789	913	**83**	79	31/03/2022[c]	**54,899**	51,849	**0.8**	0.9
6,021	1,972	**100**	95	31/03/2022[c]	**102,936**	98,741	**1.5**	1.7
1,632	537	**100**	100	31/03/2022[c]	**25,091**	23,962	**0.4**	0.4
1,364	687	**44**	90	31/03/2022[c]	**33,025**	31,605	**0.5**	0.6
5,822	1,829	**100**	93	31/03/2022[c]	**96,074**	91,924	**1.4**	1.6
4,191	1,608	**69**	93	31/03/2022[c]	**82,134**	78,497	**1.2**	1.4
7,309	2,312	**100**	100	31/03/2022[c]	**111,300**	104,938	**1.6**	1.8
3,440	1,155	**91**	98	31/03/2022[c]	**54,256**	51,229	**0.8**	0.9

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
China (continued)				
Mapletree Tianjin Xiqing Logistics Park	01/12/2020	50 years	44 years	No. 10, Chuying Road, Dasi Town, Xiqing District, Tianjin
Mapletree Chengdu Qingbaijiang Logistics Park	01/12/2020	50 years	44 years	West of Dongfeng Road and North of Guoguang Road, Mimou Town, Qingbaijiang District, Chengdu, Sichuan Province
Mapletree Huangdao Logistics Park	01/12/2020	50 years	45 years	North of Shugang Expressway, West of Dazhushan North Road, Huangdao District, Qingdao, Shandong Province
Mapletree Guizhou Longli Logistics Park	01/12/2020	50 years	46 years	Gujiao Town, Longli County, Guiyang, Guizhou Province
Mapletree Changsha Airport Logistics Park	01/12/2020	50 years	45 years	No. 35 Baixingtang Road, Huanghua Town, Changsha County, Changsha, Hunan Province
Mapletree Yangzhou Industrial Park	20/01/2022	50 years	46 years	No. 7 Longquan Road, Guangling District, Yangzhou, Jiangsu Province
Mapletree (Harbin) Logistics Park	20/01/2022	50 years	46 years	No. 4, Hanan No. 1 Road, Pingfang District, Harbin, Heilongjiang Province
Mapletree (Zhongshan) Modern Logistics Park	20/01/2022	50 years	46 years	No. 7, Shengkai Road, Huangpu District, Zhongshan, Guangdong Province

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	**Occupancy rates FY21/22 %**	Occupancy rates FY20/21 %	**Latest valuation date**	**Valuation at 31/03/2022 S$'000**	Valuation at 31/03/2021 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2022 %**	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
3,130	1,009	**100**	100	31/03/2022[c]	**50,610**	47,924	**0.7**	0.8
5,133	1,487	**84**	84	31/03/2022[c]	**97,146**	93,163	**1.4**	1.6
3,881	1,241	**100**	100	31/03/2022[c]	**60,904**	56,807	**0.9**	1.0
2,820	970	**100**	100	31/03/2022[c]	**47,822**	45,032	**0.7**	0.8
3,024	966	**100**	100	31/03/2022[c]	**45,678**	43,173	**0.6**	0.8
862	–	**99**	–	31/03/2022[c]	**72,270**	–	**1.0**	–
497	–	**91**	–	31/03/2022[c]	**51,039**	–	**0.7**	–
388	–	**100**	–	31/03/2022[c]	**33,669**	–	**0.5**	–

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
China (continued)				
Mapletree Chongqing Jiangjin Comprehensive Industrial Park	20/01/2022	50 years	43 years	No. 19, Jiujiang Avenue, Shuangfu Town, Jiangjin District, Chongqing
Mapletree Tianjin Jinghai International Logistics Park	20/01/2022	50 years	47 years	No. 6 Cigan Road Three, Jinghai Town, Jinghai District, Tianjin
Mapletree Kunming Airport Logistics Park	20/01/2022	50 years	46 years	No. 96 Mincheng Street, Dabanqiao Sub-district, Kunming Airport Economic Zone, Kunming, Yunnan Province
Mapletree (Wenzhou) Industrial Park	20/01/2022	50 years	46 years	No. 838, Binhai No.6 Road & No.1345, Binhai No.11 Road, Wenzhou Economics Technology Development Zone, Wenzhou, Zhejiang Province
Mapletree Xixian Airport Logistics Park	20/01/2022	50 years	45 years	South of Zhengping Street, East of Tongji Road, West of Shengye Road, North of Jingping Street, Airport New City, Xixian New District, Xi'an, Shaanxi Province
Mapletree Yantai Modern Logistics Park	20/01/2022	50 years	47 years	No. 18, Hongda Street, Fushan District, Yantai, Shandong Province
Mapletree (Yuyao) Logistics Park II	20/01/2022	50 years	46 years	No. 19-1 Simen East Section, Yaobei Avenue, Yuyao, Zhejiang Province
Mapletree (Yixing) Industrial Park	20/01/2022	50 years	47 years	Xujiaqiao County, Gaocheng Town, Yixing, Jiangsu Province
Mapletree (Zhengzhou) Airport Logistics Park	20/01/2022	50 years	46 years	No. 86, North Qinghe Road, Zhengzhou Airport Zone, Zhengzhou, Henan Province

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
437	–	100	–	31/03/2022[c]	36,028	–	0.5	–
207	–	70	–	31/03/2022[c]	36,242	–	0.5	–
794	–	96	–	31/03/2022[c]	71,412	–	1.0	–
2,220	–	97	–	31/03/2022[c]	199,010	–	2.8	–
668	–	90	–	31/03/2022[c]	62,834	–	0.9	–
699	–	85	–	31/03/2022[c]	51,039	–	0.7	–
654	–	88	–	31/03/2022[c]	69,911	–	1.0	–
597	–	74	–	31/03/2022[c]	60,475	–	0.9	–
1,191	–	95	–	31/03/2022[c]	101,435	–	1.4	–

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Hong Kong SAR				
Tsuen Wan No.1	26/01/2006	149 years	25 years	Nos. 43-57 Wang Wo Tsai Street, Tsuen Wan, New Territories
Shatin No. 2	26/01/2006	60 years	25 years	Nos. 21-23 Yuen Shun Circuit, Shatin, New Territories
Shatin No. 3	26/01/2006 & 29/01/2018	58 years	25 years	No. 22 On Sum Street, Shatin, New Territories
Shatin No. 4	20/04/2006	55 years	25 years	No. 28 On Muk Street, Shatin, New Territories
Mapletree Logistics Centre Fanling (formerly known as Bossini Logistics Centre)	06/06/2006	60 years	25 years	Nos. 4-8 Yip Wo Street, Fanling, New Territories
1 Wang Wo Tsai Street	11/09/2006	54 years	25 years	No. 1 Wang Wo Tsai Street, Tsuen Wan, New Territories
Grandtech Centre	05/06/2007	56 years	25 years	No. 8 On Ping Street, Shatin, New Territories
Shatin No. 5	14/08/2007	149 years	25 years	No. 6 Wong Chuk Yeung Street, Shatin, New Territories
Mapletree Logistics Hub Tsing Yi	12/10/2017	50 years	41 years	No. 30 Tsing Yi Road, Tsing Yi, New Territories

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
3,332	3,388	**100**	100	31/03/2022[d]	**99,508**	97,155	**1.4**	1.7
6,140	6,313	**100**	100	31/03/2022[d]	**173,747**	168,834	**2.5**	3.0
17,801	17,945	**100**	100	31/03/2022[d]	**373,635**	335,681	**5.3**	5.9
14,922	15,223	**100**	100	31/03/2022[d]	**406,049**	397,688	**5.7**	7.0
2,778	2,617	**100**	100	31/03/2022[d]	**80,338**	76,256	**1.1**	1.3
6,354	6,431	**100**	100	31/03/2022[d]	**163,117**	141,458	**2.3**	2.5
15,839	15,721	**100**	99	31/03/2022[d]	**396,116**	387,584	**5.6**	6.8
1,708	1,699	**100**	100	31/03/2022[d]	**48,447**	47,239	**0.7**	0.8
49,595	51,172	**100**	100	31/03/2022[d]	**1,152,274**	1,005,316	**16.3**	17.7

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
India				
Mapletree Logistics Trust India KSH Industrial Park 1, Plot No P-5, Chakan MIDC Phase - II, Khed, Pune, Maharashtra (formerly known as KSH Infra Industrial Park located at Plot No. P-5, Chakan MIDC Phase - II, Pune, Maharashtra)	25/03/2021	95 years	87 years	KSH Industrial Park 1, Plot No.P-5, Chakan MIDC Phase - II, Khed, Pune, Maharashtra
Mapletree Logistics Trust India KSH Distriparks Pvt. Ltd., Plot No. P-12, Talegaon Floriculture, and Industrial Park, MIDC, Talegaon, Pune, Maharashtra (formerly known as KSH Infra Industrial Park located at Plot no. P-12, Talegaon Floriculture and Industrial Park, MIDC, Talegaon, Pune, Maharashtra)	25/03/2021	95 years	85 years	KSH Distriparks Pvt. Ltd., Plot No. P-12, Talegaon Floriculture, and Industrial Park, MIDC, Talegaon, Pune, Maharashtra

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
6,267	–	**100**	100	31/03/2022[(e)]	**74,726**	77,061	**1.1**	1.4
857	–	**100**	88	31/03/2022[(e)]	**10,127**	10,105	**0.1**	0.2

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Japan				
Ayase Centre	27/04/2007	Freehold	–	2-112-1, Yoshioka Higashi, Ayase-shi, Kanagawa
Kyoto Centre	27/04/2007	Freehold	–	1, Shouryuji Tobio, Nagaokakyo-shi, Kyoto
Funabashi Centre	27/04/2007	Freehold	–	488-33, Suzumi-cho Funabashi-shi, Chiba
Kashiwa Centre	30/09/2008	Freehold	–	1046-1, Aza Nishishimonodai, Takata, Kashiwa-shi, Chiba
Shonan Centre	26/02/2010	Freehold	–	1027-29, Aza Miyagohara, Washinoya, Kashiwa-shi, Chiba
Sendai Centre	03/06/2010	Freehold	–	2-1-6, Minato, Miyagino-ku Sendai-shi Miyagi
Iwatsuki Centre[n]	21/09/2010	Freehold	–	850-3, Aza Yonban, Oaza Magome, Iwatsuki-ku, Saitama-Shi, Saitaima
Noda Centre	21/09/2010	Freehold	–	2106-1, Aza Kanoyama, Kinosaki Noda-shi, Chiba
Toki Centre	29/10/2010	Freehold	–	1-1-1, Tokigaoka, Toki-shi, Gifu
Hiroshima Centre	25/03/2011	Freehold	–	3-3, Tomonishi, Asaminami-ku, Hiroshima-shi, Hiroshima
Eniwa Centre	23/03/2012	Freehold	–	345-17, Toiso, Eniwa-shi, Hokkaido

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
1,024	1,086	**100**	100	31/03/2022[f]	**16,995**	17,172	**0.2**	0.3
5,525	5,923	**100**	100	31/03/2022[f]	**94,917**	97,844	**1.3**	1.7
3,430	3,652	**100**	100	31/03/2022[f]	**57,100**	58,484	**0.8**	1.0
4,972	5,318	**100**	100	31/03/2022[f]	**97,622**	99,698	**1.4**	1.8
5,016	4,709	**100**	100	31/03/2022[f]	**93,645**	96,770	**1.3**	1.7
1,337	1,433	**100**	100	31/03/2022[f]	**20,926**	21,496	**0.3**	0.4
541	520	**100**	100	31/03/2022[f]	**4,359**	4,695	**0.1**	0.1
5,495	5,870	**100**	100	31/03/2022[f]	**79,876**	84,243	**1.1**	1.5
1,403	1,504	**100**	100	31/03/2022[f]	**21,157**	21,867	**0.3**	0.4
7,003	7,518	**100**	100	31/03/2022[f]	**112,269**	116,067	**1.6**	2.0
1,490	1,597	**100**	100	31/03/2022[f]	**19,885**	20,384	**0.3**	0.4

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Japan (continued)				
Sano Centre	23/03/2012	Freehold	–	570-16, Nishiura-cho, Sano-shi, Tochigi
Moriya Centre	23/03/2012	Freehold	–	2-27-1, Midori, Moriya-shi, Ibaraki
Mizuhomachi Centre	23/03/2012	Freehold	–	182, Aza Miyahara, Oaza Fujiyama Kuriharashinden, Mizuho-machi, Nishitama-gun, Tokyo
Aichi Miyoshi Centre	23/03/2012	Freehold	–	5-2-5, Neura-machi, Miyoshi-shi, Aichi
Kyotanabe Centre	23/03/2012	Freehold	–	2-101, Kannabidai, Kyotanabe-shi, Kyoto
Mapletree Kobe Logistics Centre	28/02/2020	Freehold	–	7-1-3, Mitsugaoka, Nishi-ku, Kobe-shi, Hyogo
Higashi Hiroshima Centre	21/12/2020	Freehold	–	67-1, Shiwachokanmuri, Higashihiroshima-shi, Hiroshima
Kuwana Centre	16/12/2021	Freehold	–	4076, Aza Sawachi, Chikarao, Tado cho, Kuwana-shi, Mie

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
923	977	**100**	100	31/03/2022[f]	**14,336**	14,948	**0.2**	0.3
5,268	5,527	**100**	100	31/03/2022[f]	**90,523**	92,285	**1.3**	1.6
3,342	3,512	**100**	100	31/03/2022[f]	**56,291**	57,867	**0.8**	1.0
1,023	1,097	**100**	100	31/03/2022[f]	**15,492**	15,937	**0.2**	0.3
1,930	2,069	**100**	100	31/03/2022[f]	**32,834**	33,974	**0.5**	0.6
13,614	14,346	**100**	100	31/03/2022[f]	**268,945**	279,202	**3.8**	4.9
1,435	401	**67**	33	31/03/2022[f]	**76,881**	82,155	**1.1**	1.4
5,476	–	**100**	–	31/03/2022[f]	**411,575**	–	**5.8**	–

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Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Malaysia				
Pancuran	31/05/2006	99 years	73 years	Lot 1, Persiaran Budiman, Section 23, 40300 Shah Alam, Selangor Darul Ehsan
Zentraline	06/10/2006	99 years	73 years	Lot 6, Persiaran Budiman, Section 23, 40300 Shah Alam, Selangor Darul Ehsan
Subang 1	02/11/2006	99 years	73 years	Lot 36545, Jalan TS 6/5 Taman Perindustrian Subang, 47510 Subang Jaya, Selangor Darul Ehsan
Subang 2	02/11/2006	99 years	66 years	Lot 832, Jalan Subang 6, Taman Perindustrian Subang, 47500 Subang Jaya, Selangor Darul Ehsan
Chee Wah	11/05/2007	Freehold	–	No. 16, Jalan PPU 3, Taman Perindustrian Puchong Utama, 47100 Puchong, Selangor Darul Ehsan
Subang 3	10/09/2007	99 years	68 years	Lot 2607, Jalan Subang 6, Taman Perindustrian Subang, 47510 Subang Jaya, Selangor Darul Ehsan
Subang 4	10/09/2007	99 years	84 years	Lot 298, Jalan Subang 6, Taman Perindustrian Subang, 47510 Subang Jaya, Selangor Darul Ehsan
Linfox	14/12/2007	Freehold	–	No. 3 Jalan Biola 33/1, Section 33, off Jalan Bukit Kemuning, 40400 Shah Alam, Selangor Darul Ehsan

The accompanying notes form an integral part of these financial statements.

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
1,839	1,872	100	100	31/03/2022[g]	26,146	23,431	0.4	0.4
944	957	100	100	31/03/2022[g]	12,943	11,650	0.2	0.2
605	627	100	100	31/03/2022[g]	9,265	9,268	0.1	0.2
486	492	100	100	31/03/2022[g]	7,753	7,114	0.1	0.1
321	464	100	100	31/03/2022[g]	6,618	6,625	0.1	0.1
521	528	100	100	31/03/2022[g]	7,883	7,702	0.1	0.1
252	256	100	100	31/03/2022[g]	4,181	3,720	0.1	0.1
1,272	1,289	100	100	31/03/2022[g]	17,517	17,525	0.3	0.3

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Malaysia (continued)				
Century	15/02/2008	Freehold	–	Lot No. 1829,1830 & 3399, Jalan Kem, off Jalan Teluk Gong, Kawasan Perindustrian Pandamaran, 42000 Pelabuhan Klang, Selangor Darul Ehsan
G-Force	17/10/2008	Freehold	–	Lor 2-30, 2-32, 2-34, Jalan SU 6A, Persiaran Tengku Ampuan, Lion Industrial Park, Section 26, 40400 Shah Alam, Selangor Darul Ehsan
Celestica Hub	18/05/2012	Freehold	–	Lot Nos. 205 & 211, Jalan Seelong, 81400 Senai, Johor Darul Takzim
Padi Warehouse	29/05/2012	60 years	21 years	PLO 271, Jalan Gangsa, Pasir Gudang Industrial Estate, 81700 Pasir Gudang, Johor Darul Takzim
Flexhub	30/06/2014	60 years	44 years	No. 11, Jalan Persiaran Teknologi, Taman Teknologi Johor, 81400 Senai, Johor Darul Takzim
Mapletree Shah Alam Logistics Park	14/09/2016	99 years	76 years	No. 14, Persiaran Perusahaan, Section 23, 40300 Shah Alam, Selangor Darul Ehsan
Mapletree Logistics Hub – Shah Alam	31/12/2019	99 years	72 years	Lot 10003, Jalan Jubli Perak 22/1A, Section 22, 40300 Shah Alam, Selangor Darul Ehsan
Mapletree Logistics Hub – Tanjung Pelepas	14/02/2022	40 years	33 years	Plot D40 & D44, Jalan DPB/8, Zone B, Pelabuhan Tanjung Pelepas, 81560 Gelang Patah, Johor Darul Takzim

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
1,248	1,273	**100**	100	31/03/2022[g]	**16,544**	16,284	**0.2**	0.3
859	871	**100**	100	31/03/2022[g]	**14,922**	14,751	**0.2**	0.3
1,006	981	**100**	100	31/03/2022[g]	**14,922**	13,870	**0.2**	0.2
886	665	**100**	100	31/03/2022[g]	**7,185**	7,114	**0.1**	0.1
2,902	2,931	**100**	100	31/03/2022[g]	**37,305**	34,788	**0.5**	0.6
4,382	4,233	**100**	100	31/03/2022[g]	**66,013**	63,571	**0.9**	1.1
17,928	18,467	**100**	100	31/03/2022[g]	**277,353**	273,799	**3.9**	4.8
964	–	**96**	–	31/03/2022[g]	**133,000**	–	**1.9**	–

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
South Korea				
Mapletree Logistics Centre - Yeoju	22/02/2008	Freehold	–	348-18 Yanghwa-ro, Neungseo-myeon, Yeoju-si, Gyeonggi-do
Mapletree Logistics Centre - Baekam 1	14/09/2010 & 31/01/2011	Freehold	–	46 & 54, Jugyang-daero 912beon-gil, Baekam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do
Mapletree Logistics Centre - Iljuk	06/05/2011	Freehold	–	95-31 Gomongnam-gil, Iljuk-myeon, Anseong-si, Gyeonggi-do
Mapletree Logistics Hub - Pyeongtaek	17/06/2011	Freehold	–	135 Poseunggongdan-ro 117beon-gil, Poseung-eup, Pyeongtaek-si, Gyeonggi-do
Mapletree Logistics Centre - Anseong Cold	13/04/2012	Freehold	–	139-1 Jukhwa-ro, Iljuk-myeon, Anseong-si, Gyeonggi-do
Mapletree Logistics Centre - Yongin Cold	13/04/2012	Freehold	–	260 Hantaek-ro 88beon-gil, Baekam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do
Mapletree Logistics Centre - Namanseong	26/09/2012	Freehold	–	72 Gusu-gil, Miyang-myeon, Anseong-si, Gyeonggi-do
Mapletree Logistics Centre - Seoicheon	04/07/2013	Freehold	–	383, Seoicheon-ro, Majang-myeon, Icheon-si, Gyeonggi-do
Mapletree Logistics Centre - Baekam 2	17/07/2014	Freehold	–	46, Jugyang-daero 904beon-gil, Baekam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do

The accompanying notes form an integral part of these financial statements.

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
627	581	99	99	31/03/2022[h]	8,624	9,826	0.1	0.2
2,887	2,819	83	95	31/03/2022[h]	47,734	48,303	0.7	0.9
1,881	1,798	100	89	31/03/2022[h]	32,958	34,096	0.5	0.6
6,041	5,872	97	91	31/03/2022[h]	93,601	96,843	1.3	1.7
2,020	2,069	100	100	31/03/2022[h]	25,982	28,769	0.4	0.5
2,263	2,302	100	100	31/03/2022[h]	25,927	28,650	0.4	0.5
2,550	2,571	100	100	31/03/2022[h]	34,935	32,912	0.5	0.6
2,721	2,784	100	100	31/03/2022[h]	53,282	55,880	0.8	1.0
2,588	2,611	100	100	31/03/2022[h]	41,857	43,686	0.6	0.8

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
South Korea (continued)				
Mapletree Logistics Centre - Majang 1	10/12/2014	Freehold	–	113-49 Premium Outlet-ro, Majang-myeon, Icheon-si, Gyeonggi-do
Mapletree Logistics Centre - Hobeob 1	11/06/2015	Freehold	–	626 Iseopdaecheon-ro, Hobeob-myeon, Icheon-si, Gyeonggi-do
Mapletree Logistics Centre - Wonsam 1	29/11/2018	Freehold	–	1566 Jugyang-daero, Wonsam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do
Mapletree Logistics Centre - Hobeob 2	18/02/2020	Freehold	–	217-42, Deokpyeong-ro, Hobeob-myeon, Icheon-si, Gyeonggi-do
Mapletree Logistics Centre - Hobeob 3	18/03/2021	Freehold	–	257-21 Deokpyeong-ro, Hobeob-myeon, Icheon-si, Gyeonggi-do
Mapletree Logistics Centre - Baekam 3	18/03/2021	Freehold	–	956-8 Jugyang-daero, Baekam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do
Mapletree Logistics Centre - Iljuk 2	18/03/2021	Freehold	–	166 Noseong-ro, Iljuk-myeon, Anseong-si, Gyeonggi-do
Mapletree Logistics Centre - Daewol 1	18/03/2021	Freehold	–	627-61 Daewol-ro, Daewol-myeon, Icheon-si, Gyeonggi-do
Mapletree Logistics Centre - Majang 2	18/03/2021	Freehold	–	70-77 Mado-ro, Majang-myeon, Icheon-si, Gyeonggi-do
Mapletree Logistics Centre - Daesin 1	19/11/2021	Freehold	–	1303&1305, Yeoyang-ro, Daesin-myeon, Yeoju-si, Gyeonggi-do

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
1,963	1,988	**100**	100	31/03/2022[h]	**37,243**	36,938	**0.5**	0.7
1,536	1,307	**94**	94	31/03/2022[h]	**28,838**	29,480	**0.4**	0.5
3,153	3,206	**100**	100	31/03/2022[h]	**60,148**	61,444	**0.8**	1.1
3,168	2,799	**97**	97	31/03/2022[h]	**57,237**	55,288	**0.8**	1.0
6,462	244	**100**	100	31/03/2022[h]	**134,249**	139,464	**1.9**	2.5
3,374	129	**100**	100	31/03/2022[h]	**71,409**	74,467	**1.0**	1.3
3,112	127	**100**	100	31/03/2022[h]	**58,006**	61,918	**0.8**	1.1
1,835	75	**100**	100	31/03/2022[h]	**33,617**	35,280	**0.5**	0.6
1,688	65	**100**	100	31/03/2022[h]	**30,981**	33,031	**0.4**	0.6
2,772	–	**100**	–	31/03/2022[h]	**153,584**	–	**2.2**	–

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Vietnam				
Mapletree Logistics Centre	01/06/2010	42 years	26 years	No.1, VSIP Street 10, Vietnam Singapore Industrial Park, Binh Hoa Ward, Thuan An City, Binh Duong Province
Mapletree Logistics Park Bac Ninh Phase 1	15/07/2015	48 years	36 years	No.1, Street 6, VSIP Bac Ninh, Phu Chan Ward, Tu Son City, Bac Ninh Province
Mapletree Logistics Park Phase 2	23/09/2016	48 years	34 years	No. 18 L1-2 VSIP II Street No. 3, Vietnam Singapore Industrial Park II, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province
Unilever VSIP Distribution Centre	30/01/2019	36 years	32 years	No.41, Doc Lap Boulevard, Vietnam Singapore Industrial Park, Binh Hoa Ward, Thuan An City, Binh Duong Province
Mapletree Logistics Park Bac Ninh Phase 2	26/11/2019	48 years	36 years	No.9, Street.6, VSIP Bac Ninh, Phu Chan Ward, Tu Son City, Bac Ninh Province
Mapletree Logistics Park Phase 1	26/11/2019	48 years	34 years	No. 18 L2-1 Tao Luc Street No. 5, Vietnam Singapore Industrial Park II, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province

The accompanying notes form an integral part of these financial statements.

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As at 31 March 2022

Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
1,588	1,567	**100**	100	31/03/2022[i]	**13,571**	12,950	**0.2**	0.2
2,939	2,944	**100**	100	31/03/2022[i]	**26,647**	25,111	**0.4**	0.4
3,063	2,954	**100**	100	31/03/2022[i]	**26,111**	24,315	**0.4**	0.4
4,251	4,274	**100**	100	31/03/2022[i]	**47,740**	44,307	**0.7**	0.8
2,288	2,274	**100**	100	31/03/2022[i]	**24,388**	23,147	**0.3**	0.4
3,012	2,874	**100**	100	31/03/2022[i]	**30,229**	28,568	**0.4**	0.5

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Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location
Logistics Properties				
Vietnam (continued)				
Mapletree Logistics Park Bac Ninh Phase 3	01/12/2020	48 years	36 years	No.3, Street 6, VSIP Bac Ninh, Phu Chan Ward, Tu Son City, Bac Ninh Province
Mapletree Logistics Park Bac Ninh Phase 4	26/01/2022	48 years	36 years	No. 7, Street 6, VSIP Bac Ninh, Phu Chan Ward, Tu Son City, Bac Ninh Province
Mapletree Logistics Park Bac Ninh Phase 5	26/01/2022	48 years	36 years	No. 69, Huu Nghi Street, VSIP Bac Ninh, Phu Chan Ward, Tu Son City, Bac Ninh Province
Mapletree Logistics Park Phase 5	26/01/2022	47 years	34 years	No. 18 L2-4 Tao Luc Street No. 5, Vietnam-Singapore Industrial Park II, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province
Gross Revenue / Fair value of investment properties (Note 3 and 14(a))				
Add: Carrying amount of lease liabilities (Note 14(a))				
Total investment properties (Note 14(a))				
Other assets and liabilities (net)				
Net assets of Group				
Perpetual securities				
Non-controlling interest				
Net assets attributable to Unitholders				

The accompanying notes form an integral part of these financial statements.

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
2,548	933	**100**	100	31/03/2022[i]	**33,281**	30,299	**0.5**	0.5
603	–	**100**	–	31/03/2022[i]	**43,311**	–	**0.6**	–
780	–	**100**	–	31/03/2022[i]	**53,962**	–	**0.7**	–
451	–	**100**	–	31/03/2022[i]	**35,700**	–	**0.5**	–
678,550	561,140				**12,999,071**	10,706,799	**183.9**	188.5
					101,196	110,149	**1.4**	1.9
					13,100,267	10,816,948	**185.3**	190.4
					(5,430,490)	(4,697,762)	**(76.8)**	(82.7)
					7,669,777	6,119,186	**108.5**	107.7
					(581,474)	(429,931)	**(8.2)**	(7.6)
					(18,934)	(7,988)	**(0.3)**	(0.1)
					7,069,369	5,681,267	**100.0**	100.0

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Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location
Logistics Properties				
Singapore				
25 Pandan Crescent	28/07/2004	30+30 years	34 years	25 Pandan Crescent
19 Senoko Loop	06/12/2004	30+30 years	32 years	19 Senoko Loop
61 Alps Avenue	03/01/2005	30 years	12 years	61 Alps Avenue
Allied Telesis	03/01/2005	30+30 years	42 years	11 Tai Seng Link
Mapletree Benoi Logistics Hub	17/05/2005	30 years	18 years	21 Benoi Sector
37 Penjuru Lane	17/05/2005	30 years	4 years	37 Penjuru Lane
6 Changi South Lane	07/06/2005	30+30 years	33 years	6 Changi South Lane
70 Alps Avenue	16/06/2005	30 years	11 years	70 Alps Avenue
60 Alps Avenue	16/06/2005	29/30 years[j]	10 years	60 Alps Avenue
Ban Teck Han	20/06/2005	30+30 years	35 years	21 Serangoon North Avenue 5
Mapletree Logistics Hub, Toh Guan	22/06/2005	30+30 years	29 years	5B Toh Guan Road East
50 Airport Boulevard	28/07/2005	60 years	18 years	50 Airport Boulevard
Prima	28/07/2005	99 years	75 years	201 Keppel Road
Pulau Sebarok	28/07/2005	73 years	49 years	Pulau Sebarok
Kenyon	28/11/2005	30+23 years	31 years	8 Loyang Crescent
Toppan	01/12/2005	28+30 years/ 30+30 years[k]	28 years	97 Ubi Avenue 4
39 Changi South Avenue 2	01/12/2005	30+30 years	33 years	39 Changi South Avenue 2
2 Serangoon North Avenue 5	07/02/2006	30+30 years	34 years	2 Serangoon North Avenue 5
10 Changi South Street 3	10/02/2006	30+30 years	33 years	10 Changi South Street 3
85 Defu Lane 10	07/07/2006	30+30 years	28 years	85 Defu Lane 10
31 Penjuru Lane	18/07/2006	30+13 years	10 years	31 Penjuru Lane
8 Changi South Lane	18/08/2006	30+30 years	35 years	8 Changi South Lane
138 Joo Seng Road	07/09/2006	30+30 years	29 years	138 Joo Seng Road
4 Tuas Avenue 5	13/09/2006	30+30 years	28 years	4 Tuas Avenue 5
Jurong Logistics Hub	20/10/2006	30+30 years	39 years	31 Jurong Port Road
3 Changi South Lane	01/02/2007	30+30 years	37 years	3 Changi South Lane
1 Genting Lane	08/02/2007	60 years	26 years	1 Genting Lane
521 Bukit Batok Street 23	28/02/2007	30+30 years	33 years	521 Bukit Batok Street 23

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases, which is subjected to the Group meeting certain conditions and approval is at the discretion of the lessor.

The accompanying notes form an integral part of these financial statements.

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As at 31 March 2022

Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
5,631	5,422	**100**	100	31/03/2022[a]	**59,000**	56,800	**1.2**	1.4
1,949	1,921	**87**	90	31/03/2022[a]	**19,700**	19,000	**0.4**	0.5
2,587	2,609	**100**	100	31/03/2022[a]	**15,800**	16,700	**0.3**	0.4
2,195	2,141	**100**	100	31/03/2022[a]	**24,000**	24,000	**0.5**	0.6
14,248	13,308	**100**	100	31/03/2022[a]	**134,000**	137,800	**2.7**	3.4
1,000	1,197	**98**	87	31/03/2022[a]	**3,200**	4,650	**0.1**	0.1
2,017	1,997	**100**	80	31/03/2022[a]	**28,000**	23,300	**0.6**	0.6
4,387	4,499	**99**	99	31/03/2022[a]	**23,500**	25,000	**0.5**	0.6
2,334	2,271	**100**	100	31/03/2022[a]	**12,000**	13,300	**0.2**	0.3
953	1,047	**100**	100	31/03/2022[a]	**25,000**	25,000	**0.5**	0.6
9,947	9,247	**100**	100	31/03/2022[a]	**155,000**	153,000	**3.2**	3.8
1,863	1,826	**100**	100	31/03/2022[a]	**19,200**	20,000	**0.4**	0.5
2,916	2,804	**100**	100	31/03/2022[a]	**44,500**	44,500	**0.9**	1.1
7,115	7,346	**100**	100	31/03/2022[a]	**119,600**	119,600	**2.4**	3.0
2,058	2,051	**100**	100	31/03/2022[a]	**23,700**	23,700	**0.5**	0.6
1,704	1,566	**100**	100	31/03/2022[a]	**18,000**	18,000	**0.4**	0.4
713	838	**70**	70	31/03/2022[a]	**10,700**	10,550	**0.2**	0.3
4,671	4,602	**100**	100	31/03/2022[a]	**54,500**	54,300	**1.1**	1.3
1,130	1,074	**100**	73	31/03/2022[a]	**17,800**	17,800	**0.4**	0.4
1,512	1,466	**100**	90	31/03/2022[a]	**14,100**	14,000	**0.3**	0.3
1,332	1,358	**85**	85	31/03/2022[a]	**8,500**	9,200	**0.2**	0.2
1,195	1,314	**95**	95	31/03/2022[a]	**16,800**	16,500	**0.3**	0.4
1,760	1,728	**100**	100	31/03/2022[a]	**20,600**	17,000	**0.4**	0.4
1,202	1,150	**100**	100	31/03/2022[a]	**13,000**	13,000	**0.3**	0.3
20,207	19,483	**99**	100	31/03/2022[a]	**265,000**	265,000	**5.4**	6.6
581	–	**85**	68	31/03/2022[a]	**15,000**	15,800	**0.3**	0.4
680	729	**100**	100	31/03/2022[a]	**12,000**	12,000	**0.2**	0.3
1,971	1,807	**97**	96	31/03/2022[a]	**22,500**	22,300	**0.5**	0.6

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As at 31 March 2022

MLT

Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location
Logistics Properties				
Singapore (continued)				
6 Marsiling Lane	09/03/2007	60 years	16 years	6 Marsiling Lane
31 & 33 Pioneer Road North	30/11/2007	30+30 years	31 years	31 & 33 Pioneer Road North
119 Neythal Road	30/11/2007	60 years	17 years	119 Neythal Road
30 Tuas South Avenue 8	30/11/2007	30+30 years	36 years	30 Tuas South Avenue 8
8 Tuas View Square	30/11/2007	60 years	35 years	8 Tuas View Square
Pioneer Districentre	14/12/2007	12+12 years	14 years	10 Tuas Avenue 13
Mapletree Pioneer Logistics Hub	24/04/2008	30+30 years	31 years	76 Pioneer Road
3A Jalan Terusan	02/05/2008	30+12 years	15 years	3A Jalan Terusan
30 Boon Lay Way	30/06/2008	30+15 years	12 years	30 Boon Lay Way
22A Benoi Road (formerly known as Menlo (Benoi))	30/06/2008	20 years	8 years	22A Benoi Road
SH Cogent (Penjuru Close)	15/12/2009	29 years	13 years	7 Penjuru Close
15 Changi South Street 2	11/03/2010	25+30 years	33 years	15 Changi South Street 2
29 Tai Seng Avenue (formerly known as Natural Cool Lifestyle Hub)	18/08/2010	30+30 years	45 years	29 Tai Seng Avenue
73 Tuas South Avenue 1	25/10/2010	30+30 years	35 years	73 Tuas South Avenue 1
51 Benoi Road	26/11/2010	30+30 years	33 years	51 Benoi Road
44 & 46 Changi South Street 1	20/12/2010	30/30 years[l]	15 years	44 & 46 Changi South Street 1
36 Loyang Drive	24/12/2010	30+28 years	30 years	36 Loyang Drive
15A Tuas Avenue 18	31/03/2011	30 years	16 years	15A Tuas Avenue 18
190A Pandan Loop	18/11/2014	30+30 years	32 years	190A Pandan Loop
4 Pandan Avenue	28/09/2018	30 years	23 years	4 Pandan Avenue
52 Tanjong Penjuru	28/09/2018	30+10 years	27 years	52 Tanjong Penjuru
6 Fishery Port Road	28/09/2018	30+24 years	43 years	6 Fishery Port Road
5A Toh Guan Road East	28/09/2018	30+21 years	20 years	5A Toh Guan Road East
38 Tanjong Penjuru	28/09/2018	30+14 years	28 years	38 Tanjong Penjuru
9 Changi South Street 2	15/12/2021	30+30 years	33 years	9 Changi South Street 2
Gross Revenue / Fair value of investment properties (Note 3 and 14(a))				
Add: Carrying amount of lease liabilities (Note 14(a))				
Total investment properties (Note 14(a))				
Other assets and liabilities (net)				
Net assets of MLT				
Perpetual securities				
Net assets attributable to Unitholders				

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases, which is subjected to the Group meeting certain conditions and approval is at the discretion of the lessor.

The accompanying notes form an integral part of these financial statements.

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Gross revenue for year ended 31/03/2022 S$'000	Gross revenue for year ended 31/03/2021 S$'000	Occupancy rates FY21/22 %	Occupancy rates FY20/21 %	Latest valuation date	Valuation at 31/03/2022 S$'000	Valuation at 31/03/2021 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2022 %	Percentage of total net assets attributable to Unitholders at 31/03/2021 %
2,149	2,045	100	100	31/03/2022[a]	21,200	21,900	0.4	0.5
768	657	100	100	31/03/2022[a]	7,800	7,800	0.2	0.2
1,073	929	100	100	31/03/2022[a]	11,000	12,000	0.2	0.3
741	734	100	100	31/03/2022[a]	8,300	8,300	0.2	0.2
563	523	100	100	31/03/2022[a]	7,800	7,700	0.2	0.2
1,106	1,248	100	100	31/03/2022[a]	9,800	11,600	0.2	0.3
9,995	9,250	100	100	31/03/2022[a]	121,000	121,700	2.5	3.0
1,274	1,463	100	100	31/03/2022[a]	15,000	15,700	0.3	0.4
3,897	3,652	95	100	31/03/2022[a]	18,200	20,000	0.4	0.5
896	885	100	100	31/03/2022[a]	4,000	4,700	0.1	0.1
2,250	2,210	100	100	31/03/2022[a]	36,500	37,200	0.7	0.9
2,122	2,358	76	79	31/03/2022[a]	31,600	30,500	0.6	0.8
4,165	4,921	100	100	31/03/2022[a]	54,500	54,100	1.1	1.3
946	364	100	100	31/03/2022[a]	15,200	15,200	0.3	0.4
2,146	2,501	35	59	31/03/2022[a]	40,000	40,500	0.8	1.0
1,810	1,759	100	100	31/03/2022[a]	12,800	13,200	0.3	0.3
1,552	1,673	100	100	31/03/2022[a]	15,000	15,000	0.3	0.4
1,027	1,295	100	100	31/03/2022[a]	16,000	17,200	0.3	0.4
3,117	3,092	100	100	31/03/2022[a]	32,700	32,700	0.7	0.8
8,753	8,734	100	100	31/03/2022[a]	127,000	127,700	2.6	3.2
12,069	11,581	100	100	31/03/2022[a]	192,000	192,000	3.9	4.8
15,807	15,777	100	100	31/03/2022[a]	272,000	272,000	5.5	6.7
8,462	8,433	100	100	31/03/2022[a]	125,800	126,400	2.6	3.2
5,191	5,176	100	100	31/03/2022[a]	83,900	83,900	1.7	2.2
–	–	78	–	31/03/2022[a]	25,200	–	0.5	–
191,737	188,061				2,499,000	2,480,800	51.0	61.5
					101,196	110,149	2.1	2.7
					2,600,196	2,590,949	53.1	64.2
					2,880,732	1,874,198	58.8	46.5
					5,480,928	4,465,147	111.9	110.7
					(581,474)	(429,931)	(11.9)	(10.7)
					4,899,454	4,035,216	100.0	100.0

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As at 31 March 2022

Investment properties comprise a portfolio of logistics properties that are leased to external customers. Generally, the leases for the multi-tenanted buildings contain an initial non-cancellable period of 1 to 3 years and leases for single tenanted buildings contain an initial non-cancellable period of up to 30 years. Subsequent renewals are negotiated with the lessees.

(a) The carrying amounts of the Singapore investment properties were based on independent full valuations as at 31 March 2022 undertaken by Savills Valuation and Professional Services (S) Pte Ltd, an independent valuer. Savills Valuation and Professional Services (S) Pte Ltd has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

9 Changi South Street 2 was acquired on 15 December 2021. The carrying amount was based on an independent full valuation obtained as at 31 March 2022 undertaken by Savills Valuation and Professional Services (S) Pte Ltd, an independent valuer. Savills Valuation and Professional Services (S) Pte Ltd has appropriate professional qualifications and recent experience in the location and category of the property being valued. The full valuation of the investment property was based on the income capitalisation method and discounted cash flow method.

(b) The carrying amounts of the Australia investment properties were based on an independent full valuations as at 31 March 2022 undertaken by independent valuers:

i. Knight Frank NSW Valuations & Advisory Pty Ltd,
ii. Knight Frank Valuation & Advisory Victoria, or
iii. Knight Frank Valuation & Advisory Queensland.

The above independent valuers have appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

5-17 Leslie Road & 6-10 Pipe Road, Laverton North, VIC was acquired on 23 November 2021. The carrying amount was based on an independent full valuation obtained as at 31 March 2022 undertaken by Knight Frank Valuation & Advisory Victoria, an independent valuer. Knight Frank Valuation & Advisory Victoria has appropriate professional qualifications and recent experience in the location and category of the property being valued. The full valuation of the investment property was based on the income capitalisation method and discounted cash flow method.

(c) The carrying amounts of the China investment properties were based on independent full valuations as at 31 March 2022 undertaken by independent valuers:

i. Jones Lang LaSalle Corporate Appraisal and Advisory Limited, or
ii. Knight Frank Petty Limited.

The above independent valuers have appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

Mapletree Yangzhou Industrial Park, Mapletree (Harbin) Logistics Park, Mapletree (Zhongshan) Modern Logistics Park, Mapletree Chongqing Jiangjin Comprehensive Industrial Park, Mapletree Tianjin Jinghai International Logistics Park, Mapletree Kunming Airport Logistics Park, Mapletree (Wenzhou) Industrial Park, Mapletree Xixian Airport Logistics Park, Mapletree Yantai Modern Logistics Park, Mapletree (Yuyao) Logistics Park II, Mapletree (Yixing) Industrial Park and Mapletree (Zhengzhou) Airport Logistics Park were acquired on 20 January 2022. The carrying amounts of these properties were based on independent full valuations obtained as at 31 October 2021 undertaken by Knight Frank Petty Limited, an independent valuer. Knight Frank Petty Limited has issued a comfort letter to confirm that the value of these properties remain unchanged as at 31 March 2022. Knight Frank Petty Limited has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

The accompanying notes form an integral part of these financial statements.

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As at 31 March 2022

(d) The carrying amounts of the Hong Kong SAR investment properties were based on independent full valuations as at 31 March 2022 undertaken by Jones Lang LaSalle Limited, an independent valuer. Jones Lang LaSalle Limited has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

(e) The carrying amounts of the India investment properties were based on an independent full valuations as at 31 March 2022 undertaken by CBRE South Asia Private Limited, an independent valuer. CBRE South Asia Private Limited has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the discounted cash flow method.

(f) The carrying amounts of the Japan investment properties were based on independent full valuations as at 31 March 2022 undertaken by independent valuers:

i. CBRE K.K.,
ii. JLL Morii Valuation & Advisory K.K., or
iii. Cushman & Wakefield K.K..

The above independent valuers have appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the discounted cash flow method.

Kuwana Centre was acquired on 16 December 2021. The carrying amount was based on an independent full valuation obtained as at 11 November 2021 undertaken by JLL Morii Valuation & Advisory K.K., an independent valuer. JLL Morii Valuation & Advisory K.K. has issued a comfort letter to confirm that the value of the property remain unchanged as at 31 March 2022. JLL Morii Valuation & Advisory K.K. has appropriate professional qualifications and recent experience in the location and category of the property being valued. The full valuation of the investment property was based on the discounted cash flow method.

(g) The carrying amounts of the Malaysia investment properties were based on independent full valuations as at 31 March 2022 undertaken by First Pacific Valuers Property Consultants Sdn Bhd, an independent valuer. First Pacific Valuers Property Consultants Sdn Bhd has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method.

Mapletree Logistics Hub - Tanjung Pelepas was acquired on 14 February 2022. The carrying amount was based on an independent full valuation obtained as at 31 March 2022 undertaken by First Pacific Valuers Property Consultants Sdn Bhd, an independent valuer. First Pacific Valuers Property Consultants Sdn Bhd has appropriate professional qualifications and recent experience in the location and category of the property being valued. The full valuation of the investment property was based on the income capitalisation method.

(h) The carrying amounts of the South Korea investment properties were based on independent full valuations as at 31 March 2022 undertaken by CBRE Korea Co. Ltd., an independent valuer. CBRE Korea Co. Ltd. has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

The carrying amounts of Mapletree Logistics Centre – Hobeob 3, Baekam 3, Iljuk 2, Daewol 1 and Majang 2 were based on independent full valuations as at 31 March 2022 undertaken by Colliers International (Hong Kong) Limited, an independent valuer. Colliers International (Hong Kong) Limited has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method and direct comparison method.

Mapletree Logistics Centre – Daesin 1 was acquired on 19 November 2021. The carrying amount was based on an independent full valuation obtained as at 31 March 2022 undertaken by Colliers International (Hong Kong) Limited, an independent valuer. Colliers International (Hong Kong) Limited has appropriate professional qualifications and recent experience in the location and category of the property being valued. The full valuation of the investment property was based on the income capitalisation method, discounted cash flow method and direct comparison method.

The accompanying notes form an integral part of these financial statements.

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As at 31 March 2022

(i) The carrying amounts of the Vietnam investment properties were based on an independent full valuation as at 31 March 2022 undertaken by Jones Lang LaSalle Vietnam Company Limited, an independent valuer. Jones Lang LaSalle Vietnam Company Limited has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

Mapletree Logistics Park Bac Ninh Phase 4, Mapletree Logistics Park Bac Ninh Phase 5 and Mapletree Logistics Park Phase 5 were acquired on 26 January 2022. The carrying amounts of these properties were based on independent full valuations obtained as at 31 October 2021 undertaken by Cushman & Wakefield (Vietnam) Ltd, an independent valuer. Cushman & Wakefield (Vietnam) Ltd has issued comfort letter to confirm that the value of these properties remain unchanged as at 31 March 2022. Cushman & Wakefield (Vietnam) Ltd has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

(j) The property located on 2 land leases of 29 and 30 years both ending in September 2031.

(k) The property located on 2 land leases of 28+30 and 30+30 years ending in August and November 2049 respectively.

(l) The property located on 2 land leases of 30 years ending in October 2036 and February 2037 respectively.

(m) Comprises 2 land leases of 42 and 43 years ending in 19 October 2064 and 29 January 2065 respectively.

(n) This property is a piece of land (“Iwatsuki A”). The land, Iwatsuki A, has been 100% occupied by IDOM Inc. (former Gulliver International Co., Ltd.), who is a major Japanese used car dealer.

The accompanying notes form an integral part of these financial statements.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL

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. 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.

The principal activity of MLT and its subsidiaries (the "Group") is to invest in a diverse portfolio of logistics properties with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth.

MLT has entered into several service agreements in relation to the management of MLT and its property operations. The fee structures for these services are as follows:

(a) Trustee's fees

The Trustee's fees shall not exceed 0.1% per annum of the value of all the assets of MLT ("Deposited Property") (subject to a minimum of S$10,000 per month) or such higher percentage as may be fixed by an Extraordinary Resolution of a meeting of Unitholders. The Trustee's fees are payable out of the Deposited Property of MLT monthly in arrears. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

Based on the current arrangement between the Manager and the Trustee, the Trustee's fees are charged on a scaled basis of up to 0.03% per annum of the value of the Deposited Property (subject to a minimum of S$10,000 per month).

(b) Manager's management fees

The Manager or its subsidiaries are entitled to receive the following remuneration:

(i) A base fee of 0.5% per annum of the value of the Deposited Property or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) A performance fee of 3.6% per annum of the net property income of MLT or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The management fees payable to the Manager or its subsidiaries will be paid in the form of cash or/and Units. Where the base fees are paid in cash, the amounts are paid monthly in arrears. Where the base fees are paid in the form of Units, the amounts are paid quarterly in arrears.

The performance fees are paid annually in arrears, whether in the form of cash or/and Units.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

1. GENERAL (CONTINUED)

(c) Acquisition fee and disposal fee

The Manager or its subsidiaries are entitled to receive the following fees:

(i) An acquisition fee not exceeding 1.0% of the acquisition price of any Authorised Investments (as defined in the Trust Deed), acquired directly or indirectly by MLT or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) A disposal fee not exceeding 0.5% of the sale price of any Authorised Investments, sold or divested directly or indirectly by MLT or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The acquisition fee and disposal fee will be paid in the form of cash or/and Units and are payable as soon as practicable after completion of the acquisition and disposal respectively.

(d) Development management fee

The Manager or its subsidiaries are entitled to receive a development management fee not exceeding 3.0% of the total project costs incurred in a development project undertaken on behalf of MLT, or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The development management fee is payable in cash, in equal monthly instalments over the construction period of each development project based on the Manager's best estimate of the total project costs and construction period and, if necessary, a final payment of the balance amount when the total project costs are finalised.

(e) Fees under the Property Management Agreement

(i) Property management services

The Trustee will pay Mapletree Property Management Pte. Ltd. (the "Property Manager"), for each Fiscal Year (as defined in the Property Management Agreement), a fee of up to 2.0% per annum of the gross revenue of each property.

(ii) Lease management services

Under the Property Management Agreement, the Trustee will pay the Property Manager, for each Fiscal Year, a fee of up to 1.0% per annum of the gross revenue of each property.

1. GENERAL (CONTINUED)

(e) Fees under the Property Management Agreement (continued)

(iii) Marketing services

Under the Property Management Agreement, the Trustee will pay the Property Manager, the following commissions:

- 1 month's gross rent inclusive of service charge for securing a tenancy of 3 years or less;
- 2 months' gross rent inclusive of service charge for securing a tenancy of more than 3 years;
- If a third party agent secures a tenancy, the Property Manager will be responsible for all commission payable to such third party agent, and the Property Manager will be entitled to a commission of:
  - 1.2 months' gross rent inclusive of service charge for securing a tenancy of 3 years or less; and
  - 2.4 months' gross rent inclusive of service charge for securing a tenancy of more than 3 years;
- 0.5 month's gross rent inclusive of service charge for securing a renewal of tenancy of 3 years or less; and
- 1 month's gross rent inclusive of service charge for securing a renewal of tenancy of more than 3 years.

Where the Property Manager's fees are paid in cash, the amounts are paid monthly in arrears. Where the Property Manager's fees are paid in the form of Units, the amounts are paid quarterly in arrears.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

These financial statements have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)"), and the applicable requirements of the Code on Collective Investment Schemes ("CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed.

The MAS granted the Group a waiver from compliance with the requirement under Paragraph 4.3 of Appendix 6 to the CIS Code to prepare its financial statements in accordance with the recommendations of the Statement of Recommended Accounting Practice 7 Reporting Framework for Unit Trusts ("RAP 7") issued by the Institute of Singapore Chartered Accountants. RAP 7 requires the accounting policies to generally comply with the principles relating to recognition and measurement under the Singapore Financial Reporting Standards.

These financial statements, which are expressed in Singapore Dollars and rounded to the nearest thousand, have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

As at 31 March 2022, the Group and MLT current liabilities exceeded its current assets by S$407.4 million (2021: S$112.0 million) and S$28.2 million (2021: S$46.3 million) respectively. Notwithstanding the net current liabilities position, based on the Group and MLT existing financial resources, the Manager is of the opinion that the Group and MLT will be able to refinance its borrowings and meet its current obligations as and when they fall due.

The preparation of financial statements in conformity with SFRS(I) requires management to exercise its judgement in the process of applying the Group's accounting policies. It also requires the use of certain critical accounting estimates and assumptions. Information about an area involving a higher degree of judgment, where assumptions and estimates are significant to the financial statements, is disclosed in Note 14 – Investment properties. Those assumptions and estimates were used by the independent valuers in arriving at their valuations.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (continued)

Interpretations and amendments to published standards effective in 2021

On 1 April 2021, the Group has adopted the new or amended SFRS(I) and SFRS(I) Interpretations ("SFRS(I) INT") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I) and SFRS(I) INT.

The adoption of these new or amended SFRS(I) and SFRS(I) INT did not result in substantial changes to the Group's accounting policies and had no material effect on the amounts reported for the current or prior financial years except as follows:

Interest Rate Benchmark Reform – Phase 2

The Group has adopted the amendments to *Interest Rate Benchmark Reform – Phase 2 (Amendments to SFRS(I) 9, SFRS(I) 1-39, SFRS(I) 7 and SFRS(I) 16)* ("Phase 2 amendments") effective 1 January 2021. In accordance with the transition provisions, the amendments shall be applied retrospectively to hedging relationships and financial instruments. Comparative amounts have not been restated, and there was no impact on the current period opening reserves amounts on adoption.

The Phase 2 amendments provide practical relief from certain requirements in SFRS(I) standards. These reliefs relate to modifications of financial instruments and hedge relationships triggered by a replacement of benchmark interest rate in a contract with a new alternative benchmark rate.

Financial instruments measured at amortised cost

The Phase 2 amendments requires that, for financial instruments measured using amortised cost measurement, changes to the basis for determining the contractual cash flows required by interest rate benchmark reform ("IBOR reform") are reflected by adjusting their effective interest rate. No immediate gain or loss is recognised. These expedients are only applicable to changes that are required by IBOR reform, which is the case if, and only if, the change is necessary as a direct consequence of IBOR reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change.

Hedge relationships

The Phase 2 amendments address issues arising during IBOR reform, including specifying when hedge designations and documentation should be updated, and when amounts accumulated in cash flow hedge reserve should be recognised in profit or loss.

In the current year, the Group has adopted the following hedge accounting reliefs provided by the Phase 2 amendments to existing cash flow hedges (notional amount of S$293,675,000) that have transited to alternative benchmark rates required by IBOR reform:

- Hedge designation: When the 'Phase 1' amendments cease to apply, the Group will amend its hedge designation to reflect changes which are required by IBOR reform. These amendments to the hedge documentation do not require the Group to discontinue its hedge relationships.
- Amounts accumulated in the cash flow hedge reserve: When the interest rate benchmark on which the hedged future cash flows were based is changed as required by IBOR reform, the accumulated amount outstanding in the cash flow hedge reserve is deemed to be based on the alternative benchmark rate.

Hedge ineffectiveness for interest rate swaps may occur due to transiting the hedged item and the hedging instrument to alternative benchmark rates at different time or with different counterparties, which may result in temporary mismatch in benchmark interest rates or permanent difference in adjustment spreads.

Refer to Note 26(a)(ii) for related disclosures on effect of IBOR reform and hedge accounting.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 Revenue recognition

(a) Rental income and service charge from operating leases

Rental income and service charge from operating leases (net of any incentives given to the lessees) on investment properties are recognised on a straight-line basis over the lease term.

(b) Other operating income

Other operating income includes car park income, sale of electricity generated from solar panel and other property related income.

Car park income from the operation of car park facilities within the properties is recognised over time as and when the services are rendered.

Sale of electricity generated from solar panel is recognised based on volume of energy delivered to the customer in the period contracted under the power purchase agreement.

(c) Interest income

Interest income is recognised on a time proportion basis using the effective interest method.

(d) Dividend income

Dividend income is recognised when the right to receive payment is established.

2.3 Expenses

(a) Property expenses

Property expenses are recognised on an accrual basis. Included in property expenses are Property Manager's fees which are based on the applicable formula stipulated in Note 1(e).

(b) Manager's management fees

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(b).

(c) Borrowing costs

Interest expense and similar charges are recognised in the period in which they are incurred using the effective interest method.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.4 Income tax

Taxation on the return for the year comprises current and deferred income tax. Income tax is recognised in profit or loss.

Current income tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the reporting date.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, if the deferred income tax arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of transaction affects neither accounting nor taxable profit or loss, it is not accounted for. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the reporting date and are expected to apply when the related deferred income tax asset is realised or deferred income tax liability is settled.

Deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax liability is provided on temporary differences arising on investment in subsidiaries and joint ventures except where the timing of the reversal of the temporary differences can be controlled and it is probable that temporary differences will not reverse in the foreseeable future.

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of MLT for the income earned and expenditure incurred after its listing on the SGX-ST. Subject to meeting the terms and conditions of the tax rulings which includes a distribution of at least 90% of the taxable income of MLT, the Trustee will not be taxed on the portion of taxable income of MLT that is distributed to Unitholders. Any portion of the taxable income that is not distributed to Unitholders will be taxed on the Trustee. In the event that there are subsequent adjustments to the taxable income when the actual taxable income of MLT is finally agreed with the IRAS, such adjustments are taken up as an adjustment to the taxable income for the next distribution following the agreement with the IRAS.

Although MLT is not taxed on its taxable income distributed, the Trustee and the Manager are required to deduct income tax at the applicable corporate tax rate from the distributions of such taxable income of MLT (i.e. which has not been taxed in the hands of the Trustee) to certain Unitholders. The Trustee and the Manager will not deduct tax from the distributions made out of MLT's taxable income to the extent that the beneficial Unitholder is:

- An individual (excluding partnership);
- A tax resident Singapore-incorporated company;
- A body of persons (excluding companies or partnership) registered or constituted in Singapore, including a charity registered under the Charities Act 1994 or established by any written law, a town council, a statutory board, a co-operative society registered under the Co-operative Societies Act 1979 or a trade union registered under the Trade Unions Act 1940;
- A Singapore branch of a company incorporated outside Singapore;
- An international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948; or
- A real estate investment trust exchange-traded fund which has been accorded the tax transparency treatment.

The above tax transparency ruling does not apply to gains from sale of real properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trustee. Where the gains are capital gains, the Trustee will not be assessed to tax and may distribute the gains without tax being deducted at source.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Group accounting

(a) Subsidiaries

(i) Consolidation

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date on that control ceases.

In preparing the consolidated financial statements, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated but are considered an impairment indicator of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests comprise the portion of a subsidiary's net results of operations and its net assets, which is attributable to the interests that are not owned directly or indirectly by the Unitholders of MLT. They are shown separately in the Statements of Profit or Loss, Statements of Comprehensive Income, Statements of Financial Position and Statements of Movements in Unitholders' Funds.

(ii) Acquisitions

The Group may elect to apply the optional concentration test in SFRS(I) 3 to assess whether an acquisition must be accounted for as a business combination. When substantially all of the fair value of the gross assets acquired is concentrated in a single asset (or a group of similar assets), the transaction is accounted for as an asset acquisition. The consideration paid is allocated to the identifiable assets and liabilities acquired on the basis of their relative fair values at the acquisition date. Where an acquisition does not satisfy the concentration test and the acquired set of activities meets the definition of a business, the Group applies the acquisition method of accounting.

The consideration transferred for the acquisition of a subsidiary comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the net identifiable assets acquired is recorded as goodwill.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Group accounting (continued)

(a) Subsidiaries (continued)

(iii) Disposals of subsidiaries or businesses

When a change in MLT's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised.

Any retained interest in the entity is re-measured at fair value. The difference between the carrying amount of the retained investment at the date when control is lost and its fair value is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries and joint ventures (Note 2.7)", for the accounting policy on investments in subsidiaries in the separate financial statements of MLT.

(b) Transactions with non-controlling interests

Changes in MLT's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of the Group. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised in a separate reserve within equity attributable to the Unitholders of MLT.

(c) Joint ventures

Joint ventures are entities over which the Group has joint control as a result of contractual arrangements, and rights to the net assets of the entities.

Investments in joint ventures are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses, if any.

(i) Acquisitions

Investments in joint ventures are initially recognised at cost. The cost of an acquisition is measured at the fair value of the assets given, equity instruments issued or liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisitions. Goodwill on joint ventures represents the excess of the cost of acquisition of the joint venture over the Group's share of the fair value of the identifiable net assets of the joint venture and is included in the carrying amount of the investments.

(ii) Equity method of accounting

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of its joint ventures' post-acquisition profits or losses of the investee in profit or loss and its share of movements in other comprehensive income of the investee's other comprehensive income. Dividends received or receivable from the joint ventures are recognised as a reduction of the carrying amount of the investments. When the Group's share of losses in a joint venture equals to or exceeds its interest in the joint venture, the Group does not recognise further losses, unless it has legal or constructive obligations to make, or has made, payments on behalf of the joint venture. If the joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised. Interest in a joint venture includes any long-term loans for which settlement is never planned nor likely to occur in the foreseeable future.

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of joint ventures are changed where necessary to ensure consistency with the accounting policies adopted by the Group.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Group accounting (continued)

(c) Joint ventures (continued)

(iii) Disposals

Investments in joint ventures are derecognised when the Group loses joint control. If the retained equity interest in the former joint venture is a financial asset, the retained equity interest is measured at fair value. The difference between the carrying amount of the retained interest at the date when joint control is lost, and its fair value and any proceeds on partial disposal, is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries and joint ventures (Note 2.7)" for the accounting policy on investments in joint ventures in the separate financial statements of MLT.

2.6 Investment properties

Investment properties are properties held either to earn rental income or capital appreciation or both and right-of-use assets relating to ground leases where certain properties are built upon. Investment properties are accounted for as non-current assets and are stated at initial cost on acquisition including transaction costs, and at fair value thereafter. Fair values are determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers at least once a year, in accordance with the CIS Code issued by the MAS.

Any increase or decrease in the fair values is recognised in profit or loss.

When an investment property is disposed of, the resulting gain or loss recognised in profit or loss is the difference between net disposal proceeds and the carrying amount of the investment property.

For taxation purposes, MLT may claim capital allowances on assets that qualify as plant and machinery under the Income Tax Act.

Investment properties under redevelopment

Investment properties under redevelopment are measured at fair values if the fair values are considered to be reliably determinable. Investment properties under development for which the fair value cannot be determined reliably, but for which the Group expects that the fair value of the properties will be reliably determinable when development is completed, are measured at cost less impairment until the fair value becomes reliably determinable or redevelopment is completed – whichever is earlier.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Investments in subsidiaries and joint ventures

Investments in subsidiaries and joint ventures are stated at cost less accumulated impairment losses (Note 2.12) in MLT's Statement of Financial Position. On disposal of such investments, the difference between net disposal proceeds and the carrying amounts of the investments is recognised in profit or loss.

2.8 Property, plant and equipment

(a) Measurement

All property, plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses.

The cost of an item of property, plant and equipment includes its purchase price and any costs that are directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by Management.

(b) Depreciation

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives.

The residual values and useful lives of property, plant and equipment are reviewed, and adjusted as appropriate, at each reporting date. The effects of any revision of the residual values and useful lives are recognised in profit or loss when the changes arise.

(c) Subsequent expenditure

Subsequent expenditure relating to property, plant and equipment that has already been recognised is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing asset, will flow to the Group and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense during the financial year in which it is incurred.

(d) Disposal

On disposal of an item of property, plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 Financial assets

The Group measures its financial assets into the following measurement categories:

- amortised cost; and
- fair value through profit or loss ("FVPL").

The Group's financial assets at amortised costs mainly comprise of cash and cash equivalents, and trade and other receivables are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

The Group's financial asset at FVPL comprises of loans to a related company. Interest income from the financial asset is included in interest income using the effective interest rate method, with movements in fair values recognised in profit or loss in the period in which the changes arise.

The Group assesses on a forward looking basis the expected credit losses associated with its debt financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 26 details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by the SFRS(I) 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

2.10 Financial guarantees

MLT has issued corporate guarantees to banks for bank borrowings of its subsidiaries. These guarantees are financial guarantee contracts as they require MLT to reimburse the banks if the subsidiaries fail to make principal or interest payments when due in accordance with the terms of their borrowings.

Financial guarantee contracts are initially recognised at their fair values and subsequently measured at the higher of:

(a) amount initially recognised less cumulative amortisation recognised in accordance with principles of SFRS(I) 15; and

(b) the amount of expected loss computed using the impairment methodology under SFRS(I) 9.

2.11 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash balances and deposits with financial institutions which are subject to an insignificant risk of change in value. For cash subjected to restriction, assessment is made on the economic substances of the restriction and whether they meet the definition of cash and cash equivalent.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.12 Impairment of non-financial assets

Property, plant and equipment
Right-of-use assets
Investments in subsidiaries
Investments in joint ventures

Property, plant and equipment, right-of-use assets, investments in subsidiaries and joint ventures are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the Cash Generating Unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount or if there is a change in the events that had given rise to the impairment since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset is recognised in profit or loss.

2.13 Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

Borrowing costs that are directly attributable to the investment properties under redevelopment are capitalised in investment properties.

2.14 Trade payables

Trade payables are initially measured at fair value, and subsequently at amortised cost, using the effective interest method.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.15 Derivative financial instruments and hedging activities

The Group uses derivative financial instruments such as interest rate swaps, cross currency 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 issue derivative financial instruments for trading purposes.

Derivative financial instruments are recognised initially at fair value. Subsequent to initial recognition, derivative financial instruments are re-measured at their fair value.

The method of recognising the resulting gain or loss depends on whether the financial derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

Fair value changes on derivatives that are not designated or do not qualify for hedge accounting are recognised in profit or loss when the changes arise.

The Group adopts hedge accounting on selected hedge transactions whereby at the inception of the transactions, the Group documents the relationship between the hedging instruments and hedged items, as well as its risk management objective and strategies for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis on whether the hedging relationship meets the hedge effectiveness requirements under SFRS(I) 9.

Cash flow hedge

When the Group has a derivative instrument that qualifies as a cash flow hedge, the fair value changes on the effective portion of interest rate swaps and cross currency swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and reclassified to profit or loss as part of the gain or loss when the hedged interest expense on the borrowing is recognised in profit or loss. The fair value changes on the ineffective portion of interest rate swaps and cross currency swaps are recognised immediately in profit or loss.

Net investment hedge

When the Group has a derivative financial instrument or non-derivative financial instrument that qualify as a net investment hedge in foreign operation, this hedging instrument is accounted for similarly to cash flow hedge. The currency translation differences on the hedging instrument relating to the effective portion of the hedge are recognised in other comprehensive income, accumulated in the foreign currency translation reserve and reclassified to profit or loss as part of the gain or loss on disposal of the foreign operation. The currency translation differences relating to the ineffective portion of the hedge are recognised immediately in profit or loss.

The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than 12 months and as a current asset or liability if the remaining expected life of the hedged item is less than 12 months.

2.16 Fair value estimation of financial assets and liabilities

The carrying amounts of current financial assets and liabilities carried at amortised cost approximate their fair values.

The fair values of forward currency contracts, interest rate swaps and cross currency swaps are based on valuations provided by the Group's bankers. 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 swaps are calculated as the present value of the estimated future cash flows, discounted at actively quoted interest rates.

The fair values of financial guarantee contracts are determined based on the market price range of banker's guarantees with similar terms.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.17 Operating leases

(i) When the Group is the lessee:

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract convey the right to control the use of an identified asset for a period of time in exchange for consideration. Reassessment is only required when the terms and conditions of the contract are changed.

- Right-of-use assets

  The Group recognises a right-of-use asset and lease liability at the date which the underlying asset is available for use. Right-of-use assets are measured at cost which comprises the initial measurement of lease liabilities adjusted for any lease payments made at or before the commencement date and lease incentive received. Any initial direct costs that would not have been incurred if the lease had not been obtained are added to the carrying amount of the right-of-use assets.

  Right-of-use asset which meets the definition of an investment property is presented within "Investment properties" and accounted for in accordance with Note 2.6.

- Lease liabilities

  The initial measurement of lease liability is measured at the present value of the lease payments discounted using the implicit rate in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group shall use its incremental borrowing rate. Generally, the Group uses the lessee's incremental borrowing rate as the discount rate by obtaining interest rates from external financing sources which reflect the Group's credit ratings, terms of the lease and type of the asset leased.

  Lease payments include the following:

  - Fixed payment (including in-substance fixed payments), less any lease incentives receivables;
  - Variable lease payment that are based on an index or rate, initially measured using the index or rate as at the commencement date;
  - The exercise price of a purchase option if the Group is reasonably certain to exercise the option; and
  - Payment of penalties for terminating the lease, if the lease term reflects the Group exercising that option.

  Lease liability is measured at amortised cost using the effective interest method. Lease liability shall be re-measured when:

  - There is a change in future lease payments arising from changes in an index or rate;
  - There is change in the Group's assessment of whether it will exercise an extension option; or
  - There is a modification in the scope of the consideration of the lease that was not part of the original term.

  Lease liability is re-measured with a corresponding adjustment to the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

- Variable lease payments

  Variable lease payments that are not based on an index or a rate are not included as part of the measurement and initial recognition of the lease liability. The Group shall recognise those lease payments in profit or loss in the periods that triggered those lease payments.

- Short-term and low-value assets

  The Group has elected not to recognise right-to use assets and lease liabilities for short-term leases and low-value assets. Lease payments relating to these leases are expensed to profit or loss on a straight-line basis over the lease term.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.17 Operating leases (continued)

(ii) When the Group is the lessor:

Leases where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the lessees) is recognised in profit or loss on a straight-line basis over the lease term.

Initial direct costs incurred by the Group in negotiating and arranging operating leases are added to the carrying amount of the leased assets and recognised as an expense in profit or loss over the lease term on the same basis as the lease income.

Lessor – Subleases

In classifying a sublease, the Group as an intermediate lessor classifies the sublease as a finance or an operating lease with reference to the right-of-use asset arising from the head lease, rather than the underlying asset.

When the sublease is assessed as a finance lease, the Group derecognises the right-of-use asset relating to the head lease that it transfers to the sublessee and recognised the net investment in the sublease within "Trade and other receivables". Any differences between the right-of-use asset derecognised and the net investment in sublease is recognised in profit or loss. Lease liability relating to the head lease is retained in the balance sheet, which represents the lease payments owed to the head lessor.

When the sublease is assessed as an operating lease, the Group recognises lease income from the sublease in profit or loss within "Gross Revenue". The right-of-use asset relating to the head lease is not derecognised.

For contract which contains lease and non-lease components, the Group allocates the consideration based on a relative stand-alone selling price basis.

2.18 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of a past event where it is probable that such obligation will result in an outflow of economic benefits that can be reliably estimated.

2.19 Currency translation

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The consolidated financial statements are presented in Singapore Dollars, which is MLT's functional currency.

(b) Transactions and balances

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Currency translation gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in profit or loss, except for currency translation differences on the net investment in foreign operations, borrowings in foreign currencies and other currency instruments qualifying as net investment hedges for foreign operations, which are included in the currency translation reserve within the Statements of Movements in Unitholders' Funds of the Group.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.19 Currency translation (continued)

(c) Translation of Group entities' financial statements

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) Assets and liabilities are translated at the closing rates at the date of the Statements of Financial Position;

(ii) Income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and

(iii) All resulting exchange differences are taken to the currency translation reserve within the Statements of Movements in Unitholders' Funds.

(d) Consolidation adjustments

On consolidation, currency translation differences arising from the net investment in foreign operations, borrowings in foreign currencies, and other currency instruments designated as hedges of such investments, are taken to the currency translation reserve. When a foreign operation is sold, such currency translation differences recorded in the currency translation reserve are recognised in profit or loss as part of the gain or loss on sale.

2.20 Units and perpetual securities

Proceeds from the issuance of units and perpetual securities in MLT are recognised as equity when there is no contractual obligation to deliver cash or other financial assets to another person or entity or exchange financial assets or liabilities with another person or entities that are potentially unfavourable to the issuer.

Issue expenses relate to expenses incurred in issuance of units and perpetual securities in MLT. The expenses relating to issuance of units and perpetual securities are deducted directly from the net assets attributable to the Unitholders and perpetual securities balance respectively.

2.21 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to Management who is responsible for allocating resources and assessing performance of the operating segments.

2.22 Distribution policy

MLT's distribution policy is to distribute at least 90% of its taxable income, comprising substantially its income from the letting of its properties and related property services income after deduction of allowable expenses and allowances, and of its tax-exempt income (if any). Distributions, when paid, will be in Singapore Dollars.

2.23 Government grants

Grants from the government are recognised as a receivables at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions.

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income.

Government grants relating to assets are deducted against the carrying amount of the assets.

3. GROSS REVENUE, INTEREST INCOME AND DIVIDEND INCOME

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Rental income	**591,216**	497,567	**158,536**	155,130
Service charges	**75,259**	51,481	**30,076**	28,399
Other operating income	**11,978**	10,949	**3,028**	3,389
Government grant income	**416**	10,589	**416**	10,589
Less: Government grant expense – rent concessions	**(319)**	(9,446)	**(319)**	(9,446)
Gross revenue	**678,550**	561,140	**191,737**	188,061
Interest income:				
- From bank	**1,185**	588	**17**	39
- From subsidiaries	**–**	–	**81,721**	55,842
- From joint ventures	**–**	6,587	**–**	6,587
- Late charges	**382**	179	**49**	129
	1,567	7,354	**81,787**	62,597
Dividend income	**–**	–	**138,972**	124,143

The other operating income mainly includes car park income and sale of electricity generated from solar panel which are recognised over time when the goods and services are provided.

Government grant income relates to property tax rebates and cash grant received from the Singapore Government to help businesses deal with the impact from COVID-19. For the property tax rebates, the Group had transferred these to the tenants in form of rent rebates.

4. PROPERTY EXPENSES

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Operation and maintenance	**21,302**	16,868	**7,961**	7,524
Property and other taxes	**38,901**	25,465	**12,106**	11,413
Property and lease management fees	**15,851**	12,108	**4,324**	4,514
Allowance for doubtful receivables	**1,892**	1,649	**–**	–
Others	**8,466**	5,938	**(125)**	1,162
	86,412	62,028	**24,266**	24,613

5. MANAGER'S MANAGEMENT FEES

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Base fee	**57,574**	45,651	**18,893**	20,817
Performance fee	**20,777**	17,636	**9,216**	9,437
	78,351	63,287	**28,109**	30,254

6. OTHER TRUST EXPENSES/(INCOME)

Included in other trust expenses/(income) are:

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Net foreign exchange gains	**(8,078)**	(11,354)	**(76,010)**	(14,779)
Valuation fees	**637**	672	**134**	131
Professional fees	**6,941**	3,314	**3,531**	1,348
Other trust expenses/(income), net	**5,391**	2,657	**(1,054)**	271
	4,891	(4,711)	**(73,399)**	(13,029)

The aggregate amount of annual fees paid/payable to auditors by audit and non-audit services are as follow:

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Auditors' remuneration paid/payable to:				
- Auditors of MLT	**302**	230	**221**	185
- Other auditors*	**1,728**	1,162	**–**	–
	2,030	1,392	**221**	185
Non-audit fee paid/payable to:				
- Auditors of MLT^	**203**	200	**203**	–
- Other auditors*	**36**	–	**–**	–
	239	200	**203**	–
	2,269	1,592	**424**	185

^ Included in fees for non-audit services paid/payable to auditors of MLT of S$140,000 has been capitalised as part of investment properties (2021: S$200,000 which was capitalised as part of investment properties).

* Includes the network of member firms of PricewaterhouseCoopers International Limited (PwCIL).

7. BORROWING COSTS

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Interest expense:				
- Bank and other borrowings	**94,510**	77,426	**–**	–
- Subsidiary	**–**	–	**54,692**	42,628
- Lease liabilities	**4,042**	4,371	**4,042**	4,371
Financing fees	**4,816**	4,008	**3,486**	2,837
	103,368	85,805	**62,220**	49,836

8. NET CHANGE IN FAIR VALUE OF FINANCIAL DERIVATIVES

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Fair value gains/(losses)				
Derivative financial instruments measured at FVPL	**12,664**	12,112	**7,065**	15,922
Reclassification to profit or loss due to discontinuation of hedges	**925**	(12,137)	**–**	–
Ineffectiveness on cash flow hedges	**9,533**	1,642	**–**	–
	23,122	1,617	**7,065**	15,922

9. INCOME TAX

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Withholding tax	**13,546**	8,982	**1,765**	1,229
Current income tax				
- Current year	**11,940**	11,692	**–**	–
- Prior years	**(470)**	(1,091)	**–**	–
Deferred income tax (Note 22)	**185,265**	82,126	**–**	–
	210,281	101,709	**1,765**	1,229

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For the financial year ended 31 March 2022

9. INCOME TAX (CONTINUED)

The income tax expense on the results for the financial year differs from the amount that would arise using the Singapore standard rate of income tax due to the following:

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Profit before income tax	**993,709**	565,719	**337,877**	233,244
Share of results of joint ventures	**–**	(24,338)	**–**	–
Profit before share of results of joint ventures	**993,709**	541,381	**337,877**	233,244
Tax calculated at a tax rate of 17% (2021: 17%)	**168,931**	92,035	**57,439**	39,651
Effects of:				
- Expenses not deductible for tax purposes	**18,449**	36,631	**16,643**	19,120
- Tax incentives	**(5)**	(273)	**–**	–
- Income not subject to tax	**(48,731)**	(39,619)	**(28,256)**	(16,099)
- Exemption for foreign dividend income under Singapore income tax	**–**	–	**(23,625)**	(21,104)
- Different tax rates and tax basis in other countries	**92,543**	34,365	**–**	–
- Over provision of tax in prior years	**(470)**	(1,091)	**–**	–
- Tax transparency ruling (Note 2.4)	**(20,436)**	(20,339)	**(20,436)**	(20,339)
Tax charge	**210,281**	101,709	**1,765**	1,229

10. EARNINGS PER UNIT

The calculation of basic earnings per unit is based on:

	Group	
	2022	2021
Profit attributable to Unitholders of MLT (S$'000)	**762,936**	445,712
Weighted average number of units outstanding during the year ('000)	**4,428,697**	3,987,743
Basic and diluted earnings per unit (cents)	**17.23**	11.18

Diluted earnings per unit is the same as the basic earnings per unit as there are no dilutive instruments in issue during the financial year.

11. CASH AND CASH EQUIVALENTS

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Cash at bank and on hand	**303,055**	249,932	**15,609**	9,765
Bank deposits	**43,421**	37,099	**4,782**	1,900
Total cash and bank balances	**346,476**	287,031	**20,391**	11,665
Less: Restricted cash at bank and bank deposits held more than 12 months (Note 13)	**(7,854)**	(6,266)	**–**	–
Cash and cash equivalents in the Statements of Financial Position	**338,622**	280,765	**20,391**	11,665
Restricted cash at bank	**(548)**	(640)	**–**	–
Restricted bank deposits	**(4,482)**	–	**–**	–
Cash and cash equivalents in the Consolidated Statement of Cash Flows	**333,592**	280,125	**20,391**	11,665

Bank deposits as at 31 March 2022 have a weighted average maturity of 2.1 months (2021: 2.9 months) from the end of the financial year. The effective interest rate at reporting date is 2.13% (2021: 2.19%) per annum.

As at 31 March 2022, included in the Group's short-term restricted cash at bank of S$548,000 (2021: S$640,000) pertains to cash reserves for certain properties in Japan which is required to be maintained based on agreements with the banks. The restricted cash are mainly reserve for interest expense, capital expenditure or property expenses to ensure the availability of cash when incurred/due for payment.

Included in the restricted bank deposits is cash held in an escrow account amount to S$4,482,000 which relates to income support in relation to the acquisitions in China.

12. TRADE AND OTHER RECEIVABLES

	Group		MLT	
	2022 S$'000	2021 S$'000	2022 S$'000	2021 S$'000
Current				
Trade receivables	**25,597**	13,988	**1,678**	1,766
Less: Loss allowances	**(3,797)**	(1,897)	**–**	–
	21,800	12,091	**1,678**	1,766
Amounts due from (non-trade):				
- subsidiaries	**–**	–	**53,300**	50,632
- related corporations	**–**	–	**-**	8,868
Dividend receivables	**–**	–	**45,123**	50,398
Advance tax recoverable	**1,955**	1,516	**–**	–
Other receivables	**91,244**	43,505	**1,759**	1,244
	114,999	57,112	**101,860**	112,908
Non-current				
Advance tax recoverable	**1,163**	1,217	**–**	–
Total trade and other receivables	**116,162**	58,329	**101,860**	112,908

Trade receivables as at 1 April 2020 for the Group and MLT amounted to S$7,388,000 and S$745,000 respectively.

The amounts due from subsidiaries are unsecured, interest-free and repayable on demand.

The other receivables mainly includes government services and taxes receivables.

13. OTHER ASSETS

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Current				
Deposits	**14,304**	1,774	**146**	140
Prepayments	**22,605**	20,456	**10,991**	10,446
	36,909	22,230	**11,137**	10,586
Non-current				
Long-term bank balances (Note 11)	**7,854**	6,266	**–**	–
Total other assets	**44,763**	28,496	**11,137**	10,586

Included in the Group's long-term bank balances in the balance sheet is an amount of S$7,854,000 (2021: S$6,266,000) of cash at bank and bank deposits held over which certain banks in India and Malaysia that have a first charge in the event that certain subsidiaries do not meet the debt servicing requirement and for certain bank guarantee facility.

In 2022, the deposits include deposits amounted to S$11,851,000 placed for acquisition of an investment property in South Korea completed in April 2022 and proposed acquisition of two land parcels in Malaysia.

14. INVESTMENT PROPERTIES

(a) Investment properties

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Beginning of the year	**10,816,948**	8,548,409	**2,590,949**	2,618,186
Acquisitions of and additions to investment properties	**1,821,475**	2,142,803	**48,398**	37,645
Net movement in the value of investment properties recognised in the Statements of Profit or Loss	**572,264**	184,378	**(39,151)**	(64,882)
Currency translation differences	**(110,420)**	(58,642)	**–**	–
End of the year	**13,100,267**	10,816,948	**2,600,196**	2,590,949
Fair value of investment properties (on net basis)	**12,999,071**	10,706,799	**2,499,000**	2,480,800
(Less)/Add: Carrying amount of lease liabilities (Note 20)	**101,196**	110,149	**101,196**	110,149
Carrying amount of investment properties	**13,100,267**	10,816,948	**2,600,196**	2,590,949

14. INVESTMENT PROPERTIES (CONTINUED)

(a) Investment properties (continued)

Included in acquisitions of and additions to investment properties of the Group are acquisitions of investment properties of S$1,773,104,000 (2021: S$2,085,288,000), land premium of S$13,123,000 (2021: S$31,032,000) and capitalised expenditure of S$35,248,000 (2021: S$26,483,000). In MLT, it comprises acquisition of investment property of S$26,223,000 (2021: S$nil), land premium of S$13,123,000 (2021: S$31,032,000) and capitalised expenditure of S$9,052,000 (2021: S$6,613,000).

As at 31 March 2022, certain investment properties in India, Japan and Malaysia with carrying amount of S$946,751,000 (2021: S$812,116,000) are secured under certain term loans and notes payables (Note 20).

Investment properties are stated at fair value based on valuations performed by independent professional valuers.

The fair values are generally derived using the following methods:

- Income capitalisation - Properties are valued by capitalising net rental income after property tax at a rate which reflects the present and potential income growth and over the unexpired lease term.
- Discounted cash flow - Properties are valued by discounting the future net income stream over a period to arrive at a present value.
- Direct comparison - Properties are valued using transacted prices for comparable properties in the vicinity and elsewhere with adjustments made for differences in location, tenure, size, shape, design, age and condition of the buildings, availability of car park facilities, dates of transactions and the prevailing market conditions.
- Residual value - Investment properties under redevelopment or development are valued, as a starting point using the income capitalisation method and discounted cash flow method to derive the fair value of the property as if the redevelopment was already completed at reporting date. Deductions from that fair value, such as estimated construction cost and other costs to completion and estimated profit margin required to hold and develop property to completion are made to reflect the current condition of the property under redevelopment and development.

The Manager is of the view that the valuation methods and estimates are reflective of current market conditions and have taken into account the impact of COVID-19 pandemic based on information available as at 31 March 2022. At the same time, certain valuation reports had highlighted that the effects of COVID-19 may bring about future uncertainties and had recommended to keep the valuation under frequent review as a precaution.

Details of the properties are shown in the Portfolio Statements.

14. INVESTMENT PROPERTIES (CONTINUED)

(b) Net movement in the fair value of investment properties

Net movement in the fair value of investment properties recognised in Statements of Profit or Loss comprises the following:

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Fair value of investment properties	**572,264**	184,378	**(39,151)**	(64,882)
Effect of lease incentives and marketing commission amortisation	**(7,231)**	(5,427)	**–**	–
Net movement in the fair value of investment properties recognised in the Statements of Profit or Loss	**565,033**	178,951	**(39,151)**	(64,882)

(c) Fair value hierarchy

The Group classifies investment properties measured at fair value by the following levels of fair value measurement hierarchy:

- Level 1: quoted prices (unadjusted) in active markets for identical assets;
- 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
- Level 3: inputs for the asset that are not based on observable market data (unobservable inputs).

All properties within MLT's and the Group's portfolio are classified within Level 3 of the fair value hierarchy.

(d) Reconciliation of Level 3 fair value measurements

The reconciliation between the balances at the beginning and end of the financial year is disclosed within the investment properties movement table presented in Note 14(a).

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For the financial year ended 31 March 2022

14. INVESTMENT PROPERTIES (CONTINUED)

(e) Valuation techniques and key unobservable inputs

The following table presents the valuation techniques and key unobservable inputs that were used to determine the fair value of the investment properties classified under Level 3 of the fair value hierarchy:

Geographical regions	Valuation techniques	Key unobservable inputs
Singapore	Income capitalisation	Capitalisation rate 2022: 5.25% – 7.25% (2021: 5.25% – 7.25%)
	Discounted cash flow	Discount rate 2022: 7.75% (2021: 7.75%)
Australia	Income capitalisation	Capitalisation rate 2022: 3.50% – 6.75% (2021: 4.50% – 7.25 %)
	Discounted cash flow	Discount rate 2022: 5.00% – 6.75% (2021: 5.75% – 7.25%)
China	Income capitalisation	Capitalisation rate 2022: 4.25% – 6.00% (2021: 4.50% – 6.50%)
	Discounted cash flow	Discount rate 2022: 6.50% – 9.00% (2021: 7.00% – 9.00%)
Hong Kong SAR	Income capitalisation	Capitalisation rate 2022: 3.65% – 4.00% (2021: 3.75% – 4.60%)
	Discounted cash flow	Discount rate 2022: 6.75% – 7.00% (2021: 6.75% – 7.60%)
India	Income capitalisation	Capitalisation rate 2022: Not applicable (2021: 8.00%)
	Discounted cash flow	Discount rate 2022: 11.50% (2021: 11.00%)
Japan	Discounted cash flow	Discount rate 2022: 3.70% – 10.00% (2021: 3.80% – 10.00%)
Malaysia	Income capitalisation	Capitalisation rate 2022: 6.25% – 8.00% (2021: 6.25 % – 8.00%)
South Korea	Income capitalisation	Capitalisation rate 2022: 4.00% – 6.20% (2021: 4.40% – 6.50%)
	Direct comparison	Adjusted price per square meter 2022: KRW1,619,786 – KRW2,341,357 (2021: KRW1,571,673 – KRW2,146,769)
	Discounted cash flow	Discount rate 2022: 5.50% – 7.50% (2021: 6.00% – 7.75%)
Vietnam	Income capitalisation	Capitalisation rate 2022: 7.50% – 8.50% (2021: 8.50% – 9.00%)
	Discounted cash flow	Discount rate 2022: 11.50% – 12.00% (2021: 12.00% – 12.50%)

14. INVESTMENT PROPERTIES (CONTINUED)

(e) Valuation techniques and key unobservable inputs (continued)

Relationship of key unobservable inputs to fair value

- The higher the capitalisation rate, the lower the fair value.
- The higher the adjusted price per square meter, the higher the fair value.
- The higher the discount rate, the lower the fair value.

15. LEASES

Leases as lessee

The Group leases leasehold lands for certain properties within its logistics portfolio. The leases are typically more than 10 years, with an option to renew the lease after the expiry date. Lease payments are revised annually based on lessor's prevailing published rental rent with a certain percentage escalation cap annually.

These leasehold lands are classified in Investment Properties (Note 14(a)).

There are no externally imposed covenant on these lease arrangements.

(a) Carrying amounts

The right-of-use asset relating to the leasehold land is presented under investment properties (Note 14(a)) and is stated at fair value.

(b) Interest expense

	Group and MLT	
	2022 S$'000	2021 S$'000
Interest expense on lease liabilities (Note 7)	**4,042**	4,371

(c) Total cash outflow for all the leases was S$12,995,000 (2021: S$13,458,000).

(d) There were no additions to right-of-use assets, excluding land premium, during the financial year ended 31 March 2022 and 31 March 2021.

(e) Extension options - The leases for leasehold lands for which the related lease payments had not been included in lease liabilities as the options are subjected to the Group meeting certain conditions and approval is at the discretion of the lessor.

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15. LEASES (CONTINUED)

Leases as lessor

The Group leases out its investment properties to third parties for monthly lease payments. The leases are classified as operating leases because the risk and rewards incidental to ownership of the assets are not substantially transferred. As part of its asset and lease management strategy, the Manager proactively engages tenants for negotiations well ahead of lease expiries to mitigate leasing risk and achieve a well-staggered lease expiry profile. The Group also actively manages its property portfolio and reviews its tenant mix in order to achieve portfolio diversification and stability.

The Group also acts as an intermediate lessor in respect of the land component, in leasing arrangements where its investment properties on underlying ground leases with JTC are leased to single tenants. The sublease periods do not form a major part of the remaining lease terms under the head leases and accordingly, the sub-leases are classified as operating leases.

Rental income from investment properties is disclosed in Note 3.

Undiscounted lease payments from the non-cancellable operating leases to be received after the reporting date are as follows:

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Less than one year	**655,842**	573,920	**176,215**	171,503
One to two years	**471,212**	425,555	**129,819**	137,107
Two to three years	**328,545**	300,032	**85,055**	102,442
Three to four years	**239,585**	218,876	**64,162**	69,489
Four to five years	**185,527**	170,220	**57,904**	57,912
Five years and above	**484,733**	551,141	**168,228**	192,890
Total undiscounted lease payment	**2,365,444**	2,239,744	**681,383**	731,343

16. INVESTMENTS IN SUBSIDIARIES

	MLT	
	2022 S$'000	2021 S$'000
Equity investments at cost	**1,538,724**	1,264,623
Accumulated impairment	**(37,536)**	(37,536)
	1,501,188	1,227,087

Details of significant subsidiaries are included in Note 33.

17. LOANS TO SUBSIDIARIES

Loans to subsidiaries are denominated in the following currencies:

	MLT	
	2022 S$'000	2021 S$'000
Singapore Dollar	**894,952**	806,756
Hong Kong Dollar	**188,428**	186,752
Japanese Yen	**561,795**	127,775
United States Dollar	**381,550**	254,074
Renminbi	**1,813,476**	1,165,784
Malaysian Ringgit	**295,784**	38,122
Australian Dollar	**274,052**	457,643
Indian Rupee	**44,302**	–
	4,454,339	3,036,906

The loans to subsidiaries comprise a mix of interest bearing and interest free loans, which are unsecured and have no fixed repayment terms. The weighted average interest rate of the interest bearing loans at reporting date is 3.90% (2021: 3.50%) per annum.

18. LOANS TO RELATED COMPANIES

	MLT	
	2022 S$'000	2021 S$'000
Loans to related companies	**–**	194,172

The loans to related companies relate to subscription of unrated junior medium term notes issued by structured entities. The structured entities were consolidated in the financial statements of the Group in accordance with SFRS(I) 10 *Consolidated Financial Statements* as the Group was able to demonstrate control on its investments in the structured entities for financial reporting purposes.

The loans were secured and mature in 2026. In 2021, the fixed component of the loans was interest bearing at 5.0% per annum.

The variable component of the loans was declared based on the performance of the related companies, subject to cash availability.

The loans to related companies were transferred to a wholly-owned subsidiary of MLT in 2022.

NOTES TO THE FINANCIAL STATEMENTS

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19. TRADE AND OTHER PAYABLES

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Current				
Trade payables	**4,679**	4,460	**2,000**	50
Other payables	**14,782**	25,195	**4,604**	19,394
Accruals	**86,237**	69,325	**36,787**	33,214
Accrued retention sums	**21,726**	10,410	**379**	476
Amounts due to subsidiaries (non-trade)	**–**	–	**52,969**	63,413
Amounts due to related parties (trade)	**31,857**	20,130	**14,851**	10,230
Deposits and advance rental	**167,487**	142,598	**38,045**	39,570
Interest payable	**11,125**	9,290	**–**	–
Deferred consideration	**–**	1,226	**–**	–
Deferred revenue	**313**	313	**313**	313
	338,206	282,947	**149,948**	166,660
Non-current				
Deferred revenue	**1,276**	1,589	**1,276**	1,589
Total trade and other payables	**339,482**	284,536	**151,224**	168,249

The amounts due to subsidiaries and related parties are unsecured, interest-free and repayable on demand.

Accruals include accrued operating, capital and development expenditures.

In 2021, other payables include land premium of a property in Singapore amount to S$17,500,000 which was fully paid in 2022.

20. BORROWINGS

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Current				
Term loans	**380,186**	443	**–**	–
Revolving credit facilities	**101,670**	49,600	**–**	–
Notes payable	**52,025**	111,186	**–**	–
	533,881	161,229	**–**	–
Lease liabilities	**9,499**	9,234	**9,499**	9,234
	543,380	170,463	**9,499**	9,234
Non-current				
Term loans	**1,610,819**	1,719,781	**–**	–
Revolving credit facilities	**2,147,674**	1,844,862	**–**	–
Notes payable	**665,857**	500,228	**–**	–
Loans from a subsidiary	**–**	–	**2,968,173**	2,445,235
	4,424,350	4,064,871	**2,968,173**	2,445,235
Lease liabilities	**91,697**	100,915	**91,697**	100,915
	4,516,047	4,165,786	**3,059,870**	2,546,150
Total borrowings	**4,958,231**	4,226,100	**2,968,173**	2,445,235
Total lease liabilities	**101,196**	110,149	**101,196**	110,149

The borrowings of the Group and MLT are unsecured except for the following the Group's borrowings which are secured over certain investment properties (Note 14(a)).

	Group	
	2022 S$'000	2021 S$'000
Term loans (current)	**1,070**	443
Term loans (non-current)	**38,976**	41,444
Notes payable (non-current)	**394,172**	327,271

(a) Maturity of borrowings

As at 31 March 2022, the current borrowings have a weighted average maturity of approximately 9 months (2021: 9 months) from the end of the financial year.

The non-current term loans, revolving credit facilities and notes payable mature between 2023 and 2034 (2021: 2022 and 2034). The loans from a subsidiary have no fixed repayment terms and are not expected to be repaid within the next 12 months.

20. BORROWINGS (CONTINUED)

(b) Interest rates

The weighted average effective interest rates of borrowings at the reporting date were as follows:

	Group		MLT	
	2022	2021	**2022**	2021
	%	%	**%**	%
Term loans (current)	**2.82**	7.80	**–**	–
Term loans (non–current)	**1.85**	1.10	**–**	–
Revolving credit facilities (current)	**2.88**	1.44	**–**	–
Revolving credit facilities (non–current)	**2.35**	1.17	**–**	–
Notes payable (current)	**4.96**	2.70	**–**	–
Notes payable (non–current)	**2.42**	2.30	**–**	–
Loans from a subsidiary	**–**	–	**2.20**	2.23

(c) Interest rate risks

The exposure of the borrowings and lease liabilities of the Group and MLT to interest rate changes and the contractual repricing dates at the reporting dates (before taking into account the derivatives to swap the floating rates to fixed rates) are as follows:

	Variable rates less than 6 months S$'000	Fixed rates less than 1 year S$'000	Fixed rates 1 to 5 years S$'000	Fixed rates more than 5 years S$'000	Total S$'000
Group					
31 March 2022					
Borrowings	**4,384,863**	**–**	**227,073**	**346,295**	**4,958,231**
Lease liabilities	**–**	**9,499**	**32,297**	**59,400**	**101,196**
31 March 2021					
Borrowings	3,702,790	177,508	–	345,802	4,226,100
Lease liabilities	–	9,234	35,590	65,325	110,149
MLT					
31 March 2022					
Borrowings	**2,696,487**	**–**	**–**	**271,686**	**2,968,173**
Lease liabilities	**–**	**9,499**	**32,297**	**59,400**	**101,196**
31 March 2021					
Borrowings	2,216,685	111,186	–	117,364	2,445,235
Lease liabilities	–	9,234	35,590	65,325	110,149

20. BORROWINGS (CONTINUED)

(d) Carrying amounts and fair values

The carrying amounts of current borrowings approximate 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 notes payable and loans from a subsidiary were as follows:

	Carrying amounts		Fair values	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Group				
Notes payable (non-current)	**573,368**	345,802	**566,435**	345,804
MLT				
Loans from a subsidiary	**271,686**	117,364	**263,275**	117,364

The fair values above are determined from the cash flow analyses, discounted at market borrowing rates of an equivalent instrument at the balance sheet date are as follows:

	Group		MLT	
	2022 %	2021 %	**2022 %**	2021 %
Notes payable (non-current)	**0.88 – 4.21**	0.90 – 4.30	**–**	–
Loans from a subsidiary	**–**	–	**0.88 – 1.35**	0.90

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21. DERIVATIVE FINANCIAL INSTRUMENTS

	Group			MLT		
	Contract notional amount S$'000	Fair value Assets/ (Liabilities) S$'000	Notional amount directly impacted by IBOR reform S$'000	Contract notional amount S$'000	Fair value Assets/ (Liabilities) S$'000	Notional amount directly impacted by IBOR reform S$'000
31 March 2022						
Derivatives held for hedging:						
Cash flow hedges						
- Interest rate swaps	1,964,469	29,552	380,611	–	–	–
- Cross currency swaps	1,129,021	12,451	624,508	–	–	–
Derivatives not held for hedging:						
- Interest rate swaps	175,966	3,165	100,000	–	–	–
- Currency forwards	309,155	18,497	–	309,155	18,497	–
		63,665			18,497	
Represented by:						
Current assets		5,436			5,436	
Non-current assets		84,590			14,857	
Current liabilities		(5,161)			(1,496)	
Non-current liabilities		(21,200)			(300)	
		63,665			18,497	

21. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

	Group		MLT	
	Contract notional amount S$'000	Fair value Assets/ (Liabilities) S$'000	Contract notional amount S$'000	Fair value Assets/ (Liabilities) S$'000
31 March 2021				
Derivatives held for hedging:				
Cash flow hedges				
- Interest rate swaps	1,712,911	(48,578)	–	–
- Cross currency swaps	627,357	(5,676)	–	–
Derivatives not held for hedging:				
- Interest rate swaps	232,686	(3,621)	–	–
- Currency forwards	294,913	11,432	294,913	11,432
		(46,443)		11,432
Represented by:				
Current assets		2,761		2,761
Non-current assets		17,374		10,863
Current liabilities		(1,608)		(1,367)
Non-current liabilities		(64,970)		(825)
		(46,443)		11,432

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For the financial year ended 31 March 2022

21. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

Hedging instruments used in Group's hedging strategy in 2022

		Carrying Amount		Changes in fair value used for calculating hedge ineffectiveness				
	Contractual notional amount S$'000	Assets/ (Liabilities) S$'000	Financial statement line item	Hedging instruments S$'000	Hedged item S$'000	Hedge ineffectiveness recognised in P&L[1] S$'000	Hedged rate	Maturity
Group								
Cash flow hedge								
Interest rate risk								
- Interest rate swaps to hedge floating rate borrowings	1,964,469	29,552	Derivative financial instruments	77,490	(66,106)	11,384	0.18% – 2.37%	2022 – 2030
Foreign currency risk/ Interest rate risk								
- Cross currency swaps to hedge floating rate borrowings denominated in foreign currency	1,129,021	12,451	Derivative financial instruments	18,500	(20,351)	(1,851)	0.00% – 4.65%	2022 – 2029
Net investment hedge								
- Borrowings to hedge net investments in foreign operations	–	(1,103,805)	Borrowings	50,437	(50,437)	–	–	–

[1] All hedge ineffectiveness and costs of hedging are recognised in Statements of Profit or Loss within "net change in fair value of financial derivatives" (Note 8).

21. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

Hedging instruments used in Group's hedging strategy in 2021

		Carrying Amount		Changes in fair value used for calculating hedge ineffectiveness				
	Contractual notional amount S$'000	Assets/ (Liabilities) S$'000	Financial statement line item	Hedging instruments S$'000	Hedged item S$'000	Hedge ineffectiveness recognised in P&L[1] S$'000	Hedged rate	Maturity
Group								
Cash flow hedge								
Interest rate risk								
- Interest rate swaps to hedge floating rate borrowings	1,712,911	(48,578)	Derivative financial instruments	10,259	(8,965)	1,294	0.28% – 2.37%	2021 – 2027
Foreign currency risk/ Interest rate risk								
- Cross currency swaps to hedge floating rate borrowings denominated in foreign currency	627,357	(5,676)	Derivative financial instruments	(2,205)	2,553	348	0.00% – 4.65%	2022 – 2027
Net investment hedge								
- Borrowings to hedge net investments in foreign operations	–	(949,997)	Borrowings	(43,928)	43,928	–	–	–

[1] All hedge ineffectiveness and costs of hedging are recognised in Statements of Profit or Loss within "net change in fair value of financial derivatives" (Note 8).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

21. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

The movement in hedging reserve by risk category are as follow:

	Interest rate risk S$'000	Interest rate risk/Foreign exchange risk S$'000	Total S$'000
Group			
2022			
Beginning of the year	**(29,211)**	**(278)**	**(29,489)**
Fair value gains	**66,106**	**20,351**	**86,457**
Reclassification to profit or loss, as hedged item has affected profit or loss	**718**	**15,490**	**16,208**
End of the year	**37,613**	**35,563**	**73,176**
2021			
Beginning of the year	(50,314)	(10,162)	(60,476)
Fair value gains/(losses)	12,826	(1,603)	11,223
Reclassification to profit or loss	8,277	11,487	19,764
End of the year	(29,211)	(278)	(29,489)

22. DEFERRED TAXATION

	Group	
	2022 S$'000	2021 S$'000
Beginning of the year	**378,256**	192,530
Tax charged to Statements of Profit or Loss (Note 9)	**185,265**	82,126
Acquisition of subsidiaries	**14,310**	104,504
Currency translation differences	**387**	(904)
End of the year	**578,218**	378,256

22. DEFERRED TAXATION (CONTINUED)

The movement in deferred income tax liabilities prior to offsetting of balances within the same tax jurisdiction is as follows:

	Accelerated tax depreciation S$'000	Change in fair value of investment properties S$'000	Total S$'000
Group			
2022			
Beginning of the year	**169,260**	**208,996**	**378,256**
Tax charged to Statements of Profit or Loss	**30,560**	**154,705**	**185,265**
Acquisition of subsidiaries	**6,355**	**7,955**	**14,310**
Currency translation differences	**(1,520)**	**1,907**	**387**
End of the year	**204,655**	**373,563**	**578,218**
2021			
Beginning of the year	122,410	70,120	192,530
Tax charged to Statements of Profit or Loss	24,545	57,581	82,126
Acquisition of subsidiaries	24,613	79,891	104,504
Currency translation differences	(2,308)	1,404	(904)
End of the year	169,260	208,996	378,256

23. UNITS IN ISSUE AND PERPETUAL SECURITIES

(a) Units in issue

	Note	Group and MLT 2022 '000	Group and MLT 2021 '000
Beginning of the year		**4,283,206**	3,800,274
Creation of new units arising from:			
- Settlement of acquisition fees	(i)	**2,324**	1,071
- Settlement of management fees	(ii)	**18,918**	14,780
- Consideration units	(iii)	**106,383**	148,002
- Private placement	(iv)	**212,766**	246,670
- Preferential offering	(v)	**159,110**	72,409
End of the year		**4,782,707**	4,283,206

(i) 2,323,606 new units (2021: 355,602 and 715,449) at an issue price of S$2.0270 (2021: S$1.6170 and S$1.9599) per unit were issued during the financial year, in respect of the payment of Manager's acquisition fees for the acquisition of remaining 50% interest in 15 property holding companies and 100% of 7 property holding companies in China, and Mapletree Logistics Park Bac Ninh Phase 3 (2021: Mapletree Logistics Park Bac Ninh Phase 2, Mapletree Logistics Park Phase 1, 50% interest in 4 property holding companies and Mapletree Kobe Logistics Centre).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

23. UNITS IN ISSUE AND PERPETUAL SECURITIES (CONTINUED)

(a) Units in issue (continued)

(ii) 18,918,463 new units (2021: 14,780,495) at an issue price range of S$1.8604 to S$2.0421 (2021: S$1.4241 to S$2.0450) per unit were issued during the financial year, in respect of the payment of management fees to the Manager and the Property Manager in units.

(iii) 106,382,979 new units (2021: 148,001,965) at an issue price of S$1.8800 (2021: S$2.0270) per unit were issued during the financial year, in respect of consideration units issued for acquisitions of subsidiaries in China (2021: acquisitions of remaining 50% interest in 15 property holding companies and 100% of certain subsidiaries in China) during the financial year.

(iv) 212,766,000 new units (2021: 246,670,000) at an issue price of S$1.8800 (2021: $2.0270) per unit were issued during the financial year, in respect of a private placement exercise.

(v) 159,109,907 new units (2021: 72,408,675) at an issue price of S$1.8400 (2021: S$1.9900) per unit were issued during the financial year, in respect of a preferential offering exercise.

Each unit in MLT represents an undivided interest in MLT. The rights and interests of Unitholders are contained in the Trust Deed and included the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of MLT by receiving a share of all net cash proceeds derived from the realisation of the assets of MLT less any liabilities, in accordance with their proportionate interests in MLT. However, a Unitholder does not have the right to require that any assets (or part thereof) of MLT be transferred to him; and
- Attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or one-tenth in the number of Unitholders, whichever is lesser) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of MLT in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in MLT. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of MLT exceed its assets.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

23. UNITS IN ISSUE AND PERPETUAL SECURITIES (CONTINUED)

(b) Perpetual securities

In November 2021, MLT issued S$400 million in aggregate principal amount of 3.725% fixed rate perpetual securities.

In November 2021, MLT fully redeemed S$250 million in aggregate principal of 4.180% fixed rate perpetual securities issued in May 2016.

The following represents the terms of the perpetual securities:

- These perpetual securities have no fixed redemption date;
- Redemption is at the discretion of MLT. The distribution will be payable semi-annually at the discretion of MLT and will be non-cumulative.

In terms of distribution payments or in the event of winding-up of MLT:

- These perpetual securities rank pari passu with the holders of preferred units (if any) and rank ahead of the Unitholders of MLT, but junior to the claims of all other present and future creditors of MLT.
- MLT shall not declare distribution or pay any distributions to the Unitholders, or make redemption, unless MLT declare or pay any distributions to the holders of the perpetual securities.

These perpetual securities are classified as equity instruments and recorded in equity in the Statements of Movements in Unitholders' Funds. The S$581,474,000 (2021: S$429,931,000) presented on the Statements of Financial Position represents the S$580,000,000 (2021: S$430,000,000) perpetual securities net of issue costs and includes profit attributable to perpetual securities holders from last distribution date.

24. ISSUE EXPENSES

Issue expenses comprise professional, advisory, underwriting, printing and other costs related to issuance of units and perpetual securities of MLT.

25. COMMITMENTS

Capital commitments

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Capital expenditure contracted for	**4,160**	6,711	**2,597**	880

In February 2022, the Group entered into sale and purchase agreements to acquire two parcels of leasehold industrial properties in Malaysia, for a consideration of approximately MYR65.6 million (equivalent to S$21.2 million). The acquisition will be completed when all conditions precedent are fulfilled.

26. FINANCIAL RISK MANAGEMENT

Financial risk factors

The Group's activities expose it to market risk (including currency risk and interest rate risk), credit risk and liquidity risk in the normal course of its business. The Group's overall risk management strategy seeks to minimise adverse effects from the unpredictability of financial markets on the Group's financial performance. The Group uses financial instruments such as currency forwards, cross currency swaps, interest rate swaps and foreign currency borrowings to hedge certain financial risk exposures.

The Board of Directors ("BOD") of the Manager is responsible for setting the objectives and underlying principles of financial risk management for the Group. This is supported by comprehensive internal processes and procedures which are formalised in the Manager's organisational and reporting structure, operating manuals and delegation of authority guidelines.

(a) Market risk

(i) Currency risk

The Manager's investment strategy includes investing in the Asia-Pacific region. In order to manage the currency risk involved in investing in assets outside Singapore, the Manager adopts currency risk management strategies that may include:

- The use of foreign currency denominated borrowings to match the currency of the asset investment as a natural currency hedge;
- The use of cross currency swaps to swap a portion of debt in another currency into the currency of the asset investment to reduce the underlying currency exposure; and
- Entering into currency forward contracts to hedge the foreign currency income received from the offshore assets, back into Singapore Dollars.

The Group determines the existence of an economic relationship between the hedging instrument and hedged item based on the currency, amount and timing of their respective cash flows. The Group assesses whether the derivative designated in each hedging relationship is expected to be and has been effective in offsetting changes in cash flows of the hedged item using the hypothetical derivative method.

The Group establishes the hedging ratio by matching the notional of the derivative with the principal of the specific debt instrument being hedged, therefore the hedge ratio is 1:1. In these hedge relationships, main sources of ineffectiveness are:

- Changes in the designated component value of the hedging instrument exceeds on an absolute basis the change in value of the hedged item attributable to the hedged risk;
- Changes in the credit risk of the derivative counterparty or the Group; and
- Changes in the timing of the hedged transactions.

The Group is exposed to currency translation risk from investments in foreign subsidiaries. The currency exposure arising from the exchange rate movement of these foreign currencies against the functional currencies of the foreign subsidiaries are recognised in comprehensive income as foreign currency translation differences. In order to minimise the currency exposures of the Group's foreign investments, the Group enters into cross currency swaps to hedge the Group's exposure in certain investments. The Group establishes the hedge ratio of 1:1 by matching the net assets exposure to the borrowings designated as hedge instrument.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk *(continued)*

The Group's main currency exposure based on the information provided to key management is as follows:

	SGD S$'000	HKD S$'000	MYR S$'000	JPY S$'000	USD S$'000	RMB S$'000	AUD S$'000	INR S$'000	Others S$'000	Total S$'000
Group										
31 March 2022										
Financial assets										
Cash and cash equivalents	7,640	26,984	42,022	30,508	5,442	164,364	10,859	5,245	45,558	338,622
Trade and other receivables[1]	3,382	161	832	979	–	16,364	1,841	447	3,500	27,506
Other assets[2]	146	1,151	9,485	–	–	289	20	1,316	9,751	22,158
Financial liabilities										
Trade and other payables[3]	(92,669)	(37,920)	(15,808)	(29,601)	(866)	(91,076)	(6,829)	(3,297)	(35,648)	(313,714)
Lease liabilities	(101,196)	–	–	–	–	–	–	–	–	(101,196)
Borrowings	(1,562,050)	(671,079)	(320,124)	(1,353,863)	(282,576)	(70,522)	(657,971)	(40,046)	–	(4,958,231)
Net financial assets/ (liabilities)	(1,744,747)	(680,703)	(283,593)	(1,351,977)	(278,000)	19,419	(652,080)	(36,335)	23,161	(4,984,855)
Less:										
Net financial liabilities denominated in the respective entities' functional currencies	1,731,189	698,144	302,469	1,298,423	52	474,100	661,637	80,637	(17,084)	5,229,567
Cross currency swaps*	–	–	–	52,025	139,263	(434,957)	–	–	–	(243,669)
Net currency exposure	(13,558)	17,441	18,876	(1,529)	(138,685)	58,562	9,557	44,302	6,077	1,043

Financial & Other Information

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

***(i) Currency risk** (continued)*

	SGD S$'000	HKD S$'000	MYR S$'000	JPY S$'000	USD S$'000	RMB S$'000	AUD S$'000	INR S$'000	Others S$'000	Total S$'000
Group										
31 March 2021										
Financial assets										
Cash and cash equivalents	8,180	23,700	24,580	25,922	3,252	113,706	12,666	4,789	63,970	280,765
Trade and other receivables[1]	2,888	305	466	3,087	–	7,841	1,586	491	2,809	19,473
Other assets[2]	140	1,153	5,336	–	–	–	21	1,360	30	8,040
Financial liabilities										
Trade and other payables[3]	(101,718)	(33,028)	(11,249)	(25,998)	(627)	(52,331)	(7,838)	(8,291)	(29,492)	(270,572)
Lease liabilities	(110,149)	–	–	–	–	–	–	–	–	(110,149)
Borrowings	(1,322,750)	(665,110)	(244,853)	(1,111,066)	(146,389)	(67,931)	(626,115)	(41,886)	–	(4,226,100)
Net financial assets/ (liabilities)	(1,523,409)	(672,980)	(225,720)	(1,108,055)	(143,764)	1,285	(619,680)	(43,537)	37,317	(4,298,543)
Less:										
Net financial liabilities denominated in the respective entities' functional currencies	1,508,750	690,222	431,596	1,047,798	(47)	298,412	641,694	43,537	(26,098)	4,635,864
Cross currency swaps*	–	–	–	55,593	136,781	(258,283)	–	–	–	(65,909)
Net currency exposure	(14,659)	17,242	205,876	(4,664)	(7,030)	41,414	22,014	–	11,219	271,412

* The Group mainly entered into cross currency swaps to swap JPY denominated borrowings into RMB amounting to S$52.0 million (2021: S$55.6 million), USD denominated borrowings into RMB amounting to S$121.0 million (2021: S$118.8 million), USD denominated borrowings into KRW amounting to S$18.3 million (2021: S$18.0 million) and SGD denominated borrowings into RMB amounting to S$384.8 million (2021: S$209.9 million).

1 Excludes accrued revenue, Goods and Services Tax receivables and tax recoverable.

2 Excludes prepayments.

3 Excludes advance rental, deferred revenue and Goods and Services Tax payables.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk *(continued)*

MLT's main foreign currency exposure based on the information provided to key management is as follows:

	HKD S$'000	MYR S$'000	JPY S$'000	USD S$'000	RMB S$'000	AUD S$'000	INR S$'000	Others S$'000
MLT								
31 March 2022								
Financial assets								
Cash and cash equivalents	**25**	**6,915**	**1,209**	**225**	**5,399**	**267**	**–**	**–**
Trade and other receivables	**17,591**	**11,961**	**4,007**	**6,731**	**34,348**	**10,480**	**–**	**6,080**
Loans to subsidiaries	**188,428**	**295,784**	**561,795**	**381,550**	**1,813,476**	**274,052**	**44,302**	**–**
Financial liabilities								
Trade and other payables[1]	**(18,483)**	**–**	**(1,192)**	**(5,020)**	**(28,260)**	**(1,189)**	**–**	**–**
Borrowings	**–**	**–**	**(709,389)**	**(244,704)**	**–**	**(452,030)**	**–**	**–**
Net currency exposure	**187,561**	**314,660**	**(143,570)**	**138,782**	**1,824,963**	**(168,420)**	**44,302**	**6,080**
31 March 2021								
Financial assets								
Cash and cash equivalents	36	1,938	638	104	650	137	–	–
Trade and other receivables	17,585	9,766	3,656	7,660	29,654	23,350	–	11,218
Loans to subsidiaries	186,752	38,122	127,775	254,074	1,165,784	457,643	–	–
Loans to related companies	–	194,172	–	–	–	–	–	–
Financial liabilities								
Trade and other payables[1]	(18,319)	–	(1,293)	(4,871)	(36,075)	(1,373)	–	–
Borrowings	–	–	(387,177)	(109,193)	–	(626,115)	–	–
Net currency exposure	186,054	243,998	(256,401)	147,774	1,160,013	(146,358)	–	11,218

[1] Excludes advanced rental, deferred revenue and Goods and Services Tax payables.

Financial & Other Information

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk *(continued)*

The Group's main foreign currency exposure is in HKD, MYR, JPY, USD, RMB, AUD and INR (2021: HKD, MYR, JPY, USD, RMB and AUD). If the HKD, MYR, JPY, USD, RMB, AUD and INR change against the SGD by 5% (2021: 5%), with all other variables including tax being held constant, the effects arising from the net financial asset/liability position will be as follows:

	Increase/(Decrease)	
	2022 Profit for the year S$'000	2021 Profit for the year S$'000
Group		
HKD against SGD		
- strengthened	**918**	907
- weakened	**(831)**	(821)
MYR against SGD		
- strengthened	**993**	10,836
- weakened	**(899)**	(9,804)
JPY against SGD		
- strengthened	**(81)**	(245)
- weakened	**73**	222
USD against SGD		
- strengthened	**(7,299)**	(370)
- weakened	**6,604**	335
RMB against SGD		
- strengthened	**3,082**	2,180
- weakened	**(2,789)**	(1,972)
AUD against SGD		
- strengthened	**503**	1,159
- weakened	**(455)**	(1,048)
INR against SGD		
- strengthened	**2,332**	–
- weakened	**(2,110)**	–

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk *(continued)*

MLT's main foreign currency exposure is in HKD, MYR, JPY, USD, RMB, AUD and INR (2021: HKD, MYR, JPY, USD, RMB and AUD). If the HKD, MYR, JPY, USD, RMB and AUD change against the SGD by 5% (2021: 5%), with all other variables including tax being held constant, the effects arising from the net financial asset/liability will be as follows:

	Increase/(Decrease)	
	2022 Profit for the year S$'000	2021 Profit for the year S$'000
MLT		
HKD against SGD		
- strengthened	**9,872**	9,792
- weakened	**(8,931)**	(8,860)
MYR against SGD		
- strengthened	**16,561**	12,842
- weakened	**(14,984)**	(11,619)
JPY against SGD		
- strengthened	**(7,556)**	(13,495)
- weakened	**6,837**	12,210
USD against SGD		
- strengthened	**7,304**	7,778
- weakened	**(6,609)**	(7,037)
RMB against SGD		
- strengthened	**96,051**	61,053
- weakened	**(86,903)**	(55,239)
AUD against SGD		
- strengthened	**(8,864)**	(7,708)
- weakened	**8,020**	6,974
INR against SGD		
- strengthened	**2,332**	–
- weakened	**(2,110)**	–

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(ii) Cash flow and fair value interest rate risk

The Group's exposure to changes in interest rates relates primarily to interest-earning financial assets and interest-bearing financial liabilities. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. The Group has no significant interest-bearing assets.

The Group's policy is to maintain at least 50% of its borrowings in fixed-rate instruments. The Group's exposure to cash flow interest rate risks arises mainly from variable-rate borrowings. MLT's exposure to cash flow interest rate risks arises mainly from borrowings and loans to subsidiaries at variable rates. The Manager manages these cash flow interest rate risks using floating-to-fixed interest rate swaps.

The Group enters into interest rate swaps with the same critical terms as the hedged item, such as reference rate, reset dates, payment dates, maturities and notional amount. The Group does not hedge 100% of its loans, therefore the hedged item is identified as a proportion of the outstanding amount of the borrowings. When all critical terms match, the economic relationship is considered 100% effective.

Hedge effectiveness

Hedge effectiveness is determined at the inception of the hedging relationship, and through periodic prospective effective assessments to ensure that an economic relationship exists between the hedged item and hedging instrument.

The Group enters into hedge relationships where the critical terms of the hedging instrument match exactly with the terms of the hedged item, and so a qualitative assessment of effectiveness is performed. If changes in circumstances affect the terms of the hedged item such that the critical terms no longer match exactly with the critical terms of the hedging instrument, the Group uses the hypothetical derivative method to assess effectiveness.

Hedge ineffectiveness have occurred due to changes in the critical terms of either the interest rate swaps or the borrowings.

The Group's borrowings at variable rates on which interest rate swaps have not been entered into, are denominated mainly in JPY and SGD (2021: SGD and JPY).

If JPY and SGD (2021: SGD and JPY) interest rates increase/decrease by 0.5% per annum (2021: 0.5% per annum), the other comprehensive income will be lower/higher by S$3,706,000 (2021: S$4,596,000).

Effect of Interest Rate Benchmark Reform

Following the global financial crisis, the reform and replacement inter-bank offered rates ("IBOR") has become a priority for global regulators. The Group's risk exposure that is directly affected by the IBOR reform predominantly comprises its variable rate borrowings that are linked to the Singapore Swap Offer Rate ("SGD SOR"), the Japanese Yen London Inter-bank Offer Rate ("JPY LIBOR") and the United States Dollar London Inter-bank Offer Rate ("USD LIBOR"). These floating rate borrowings are hedged using interest rate swaps and cross currency swaps, which have been designated as cash flow hedges.

SGD SOR and USD LIBOR will cease publication after 30 June 2023. These rates are expected to be replaced by the Singapore Overnight Rate Average ("SORA") and the Secured Overnight Financing Rate ("SOFR") respectively. The Group has variable rate borrowings which references to SGD SOR and USD LIBOR which matures after 30 June 2023. The Group hedges the variability in cash flows using SGD SOR-linked and LIBOR-linked interest rate swaps and cross currency swaps. The Group's communication with its swap and debt counterparties is ongoing, but specific changes required by IBOR reform have not yet been agreed. As IBOR uncertainty is still present, the Group continues to apply the Phase 1 temporary amendments for hedge accounting on cash flow hedges relating to SOR and USD LIBOR risk. The expected transition from SOR to SORA and USD LIBOR to SOFR had no effect on the amounts reported for the current and prior financial years.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(ii) Cash flow and fair value interest rate risk *(continued)*

Effect of Interest Rate Benchmark Reform (continued)

The Group is currently overseeing and monitoring the Group's IBOR reform transition, which includes assessing the impact of existing IBOR related financial products and executing amendments required as a result of IBOR reform with its counterparties. The Group holds IBOR related credit facilities and derivatives. The IBORs affected are SGD SOR, JPY LIBOR and USD LIBOR (collectively known as "affected IBORs"). The Group expects to review and enter into negotiation with its counterparties once industry standards have been set.

JPY LIBOR loses its representativeness after 31 December 2021. The Group has amended all the JPY LIBOR linked borrowing and interest rate swaps before 31 March 2022 with certain contracts which the spread adjustment has been agreed and will be effective from the next interest reset date after 31 March 2022. The Group has applied the Phase 2 amendments for amortised cost measurement and hedge accounting. The transition from JPY LIBOR to TONAR and TORF had no material effect on the amounts reported for the current and prior financial year.

The following table shows the total amounts of the financial instruments that the Group holds as at 31 March 2022 which are referenced to IBOR and have not yet transitioned to new benchmark rates:

	Carrying Amount S$'000	Of which: Not yet transited to an alternative benchmark rate S$'000
Group		
Assets		
Derivative financial instruments		
- USD LIBOR	1,979	1,979
- SGD SOR	25,966	20,905
Liabilities		
Borrowings		
- JPY LIBOR	(316,774)	–
- USD LIBOR	(282,576)	(150,089)
- SGD SOR	(1,497,750)	(577,000)
Derivative financial instruments		
- JPY LIBOR [1]	(1,288)	(55)
- USD LIBOR	(8,860)	(8,860)
- SGD SOR	(8,534)	(5,856)
Total	(2,087,837)	(718,976)

[1] Included JPY LIBOR interest rate swaps of S$55,000 maturing in April 2022 which will not be transited into an alternative benchmark rate.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(ii) Cash flow and fair value interest rate risk *(continued)*

Effect of Interest Rate Benchmark Reform (continued)

	Carrying Amount S$'000	Of which: Not yet transited to an alternative benchmark rate S$'000
MLT		
Liabilities		
Loans from a subsidiary		
- JPY LIBOR	(167,636)	–
- USD LIBOR	(244,704)	(112,217)
- SGD SOR	(1,497,750)	(577,000)
Total	(1,910,090)	(689,217)

The Group's exposure to JPY LIBOR, USD LIBOR and SGD SOR designated in hedging relationships is S$643,234,000 nominal amount as at 31 March 2022, representing both the nominal amount of the hedge interest rate swap and cross currency swap, and the principal amount of the Group's hedged JPY, USD and SGD denominated bank loan liabilities maturing in 2023 to 2030.

Interest rate benchmark transition for hedge relationship

The Group has cash flow hedge relationships affected by the IBOR reform. The Group will continue to apply the amendments to SFRS(I) 9 until the uncertainty arising from the IBOR reform with respect to the timing and the amount of the underlying cash flows that the Group is exposed ends.

The 'Phase 1' amendments provided temporary relief from applying specific hedge accounting requirements to hedging relationships directly impacted by IBOR reform. The temporary reliefs would end when the uncertainty arising from IBOR reform is no longer present.

The Group expects the IBOR uncertainty is still present with respect to its cash flow hedge of a USD LIBOR, JPY LIBOR and SOR-linked borrowing, because the hedging instrument and the hedged item have not yet been amended to transit to SOFR, TONAR/TORF and SORA respectively.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(a) Market risk (continued)

(ii) Cash flow and fair value interest rate risk *(continued)*

Interest rate benchmark transition for hedge relationship (continued)

The following Phase 1 reliefs are applied to the Group's cash flow hedge:

(a) When considering the 'highly probable' requirement, the Group has assumed that the interest rates on which the Group's hedged debt is based does not change as a result of IBOR reform;

(b) In assessing whether the hedge is expected to be highly effective on a forward-looking basis, the Group has assumed that the interest rates on which the cash flows of the hedged debt and the interest rate swap that hedges it are based is not altered by the IBOR reform; and

(c) The Group has not recycled the cash flow hedge reserve relating to the period after the reforms are expected to take effect.

In the current year, the Group has applied the following hedge accounting reliefs provided by the Phase 2 amendments for its hedging relationships that have already transited to from JPY LIBOR to TONAR/TORF, USD LIBOR to SOFR and SGD SOR to SORA:

(a) Hedge designation: When the Phase 1 amendments cease to apply, the Group has amended its hedge designation to reflect the following changes which are required by IBOR reform:

- designating TONAR/TORF, SOFR and SORA as a hedged risk;
- the contractual benchmark rate of the hedged JPY borrowing has been amended from JPY LIBOR to TONAR/TORF, USD LIBOR to SOFR and SGD SOR to SORA, plus an adjustment spread; and/or
- the variable rate of the hedging interest rate swap has been amended from JPY LIBOR to TONAR/TORF, USD LIBOR to SOFR and SGD SOR to SORA, adjusted with spread adjustments.

These amendments to the hedge documentation do not require the Group to discontinue its hedge relationships.

(b) Amounts accumulated in the cash flow hedge reserve: When the Group amended its hedge designation for changes to its JPY LIBOR, USD LIBOR and SGD SORA borrowing that is required by IBOR reform, the accumulated amount outstanding in the cash flow hedge reserve was deemed to be based on TONAR/TORF, SOFR and SORA respectively. The amount is reclassified to profit or loss in the same periods during which the hedged TONAR/TORF, SOFR and SORA cash flows affect profit or loss.

Hedge ineffectiveness for interest rate swaps may occur due to transiting the hedged item and the hedging instrument to alternative benchmark rates at different time or with different counterparties, which may result in temporary mismatch in benchmark interest rates or permanent difference in adjustment spreads. During the financial year, the hedge ineffectiveness is not significant as a result of the transition of the interest rate swap hedges from SGD SOR to SGD SORA.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(b) Credit risk

Credit risk is the potential financial loss resulting from the failure of a customer or counterparty to settle its financial and contractual obligations to the Group, as and when they fall due.

The Manager has established credit limits for customers and monitors their balances on an ongoing basis. Credit evaluations are performed by the Manager before lease agreements are entered into with customers. The risk is also mitigated due to customers placing security deposits or furnishing bankers guarantees for lease rentals. Cash and short-term bank deposits are placed with financial institutions which are regulated.

For the MLT's non-trade amounts and loans due from subsidiaries and related companies, MLT considers the financial assets to have a low credit risk by taking into consideration that the Group has financial abilities and sufficient credit facilities to settle the amounts.

At the reporting date, there was no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset in the Statements of Financial Position, except as follows:

	MLT	
	2022 S$'000	2021 S$'000
Corporate guarantees provided to banks on subsidiaries' loans	**1,555,840**	1,411,707

The Group's major classes of financial assets are cash and cash equivalents and trade and other receivables.

MLT's major class of financial assets are cash and cash equivalents, trade and other receivables, amounts due from subsidiaries, loans to subsidiaries and loans to related companies.

(i) Trade receivables

In measuring the expected credit losses, trade debtors are grouped based on shared credit risk characteristics and days past due. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusts to reflect current and forward-looking macroeconomic factors affecting the ability of the debtor to settle the receivables.

Trade receivables are impaired (net of security deposits and bank guarantees) when it is deemed probable that the Group is unable to collect all amounts due in accordance with the contractual terms of agreement. Where receivables are written off, the Group continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognised in profit or loss.

Overall, trade and other receivables has good collection track record with the Group and has sufficient security deposits as collateral, except for certain trade debtors which the outstanding receivables has exceeded the rental deposits received of which S$3,797,000 (2021: S$1,897,000) allowances are made. MLT had no financial assets which it had determined to be impaired and there are no credit loss allowance provided for.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(b) Credit risk (continued)

(i) Trade receivables *(continued)*

The age analysis of trade receivables is as follows:

	2022 Gross Carrying Amount S$'000	2021 Gross Carrying Amount S$'000
Group		
Current (not past due)	**12,540**	7,388
Past due 0 to 3 months	**8,158**	4,365
Past due 3 to 6 months	**1,445**	781
Past due over 6 months	**3,454**	1,454
	25,597	13,988
MLT		
Current (not past due)	**791**	681
Past due 0 to 3 months	**738**	918
Past due 3 to 6 months	**52**	127
Past due over 6 months	**97**	40
	1,678	1,766

During the financial year ended 31 March 2022, the Group had constantly monitored the collectability of the arrears and the credit worthiness of its tenants due to slower collection from tenants impacted by the COVID-19 pandemic. The Manager believes that the remaining trade receivables that are not impaired are mainly tenants with good record with the Group and/or have sufficient security deposits.

(ii) Cash and cash equivalents

Cash and bank deposits are mainly deposits with banks which are regulated and with high credit-ratings assigned by international credit-rating agencies.

(iii) Financial guarantee contracts

MLT has issued financial guarantees to banks for borrowings of its subsidiaries. These guarantees are subject to the impairment requirements of SFRS(I) 9. MLT has assessed that its subsidiaries have strong financial capacity to meet the contractual cash flow obligations in the near future and hence, does not expect significant credit losses arising from these guarantees.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(c) Liquidity risk

The Manager monitors and maintains a level of cash and cash equivalents deemed adequate to finance the Group's and MLT's operations. In addition, the Manager also monitors and observes the CIS Code by the MAS concerning the leverage limits as well as bank covenants imposed by the banks on the various borrowings.

The table below analyses the maturity profile of the Group's and MLT's financial liabilities (including derivative financial liabilities) based on contractual undiscounted cash flows.

	Less than 1 year S$'000	Between 1 and 2 years S$'000	Between 2 and 5 years S$'000	Over 5 years S$'000
Group				
31 March 2022				
Net-settled interest rate and cross currency swaps	**18,956**	**12,149**	**20,755**	**8,740**
Gross-settled currency forwards				
- Receipts	**(53,153)**	**(16,369)**	**(4,611)**	**–**
- Payments	**54,860**	**16,532**	**4,592**	**–**
Trade and other payables[1]	**313,714**	**–**	**–**	**–**
Lease liabilities	**13,153**	**12,946**	**30,865**	**74,906**
Borrowings	**601,418**	**713,856**	**2,587,219**	**1,336,970**
	948,948	**739,114**	**2,638,820**	**1,420,616**
31 March 2021				
Net-settled interest rate and cross currency swaps	31,359	29,299	51,917	4,264
Gross-settled currency forwards				
- Receipts	(45,387)	(18,564)	(3,100)	–
- Payments	47,123	19,515	3,196	–
Trade and other payables[1]	270,572	–	–	–
Lease liabilities	13,277	13,157	35,142	83,222
Borrowings	216,057	591,466	2,640,291	1,009,449
	533,001	634,873	2,727,446	1,096,935

[1] Excludes advance rental, deferred revenue and Goods and Services Tax payables.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(c) Liquidity risk (continued)

	Less than 1 year S$'000	Between 1 and 2 years S$'000	Between 2 and 5 years S$'000	Over 5 years S$'000
MLT				
31 March 2022				
Gross-settled currency forwards				
- Receipts	**(53,153)**	**(16,369)**	**(4,611)**	**–**
- Payments	**54,860**	**16,532**	**4,592**	**–**
Trade and other payables[1]	**146,878**	**–**	**–**	**–**
Lease liabilities	**13,153**	**12,946**	**30,865**	**74,906**
Borrowings - loans from a subsidiary	**34,127**	**29,851**	**57,082**	**2,981,287**
	195,865	**42,960**	**87,928**	**3,056,193**
31 March 2021				
Gross-settled currency forwards				
- Receipts	(45,387)	(18,564)	(3,100)	–
- Payments	47,123	19,515	3,196	–
Trade and other payables[1]	164,046	–	–	–
Lease liabilities	13,277	13,157	35,142	83,222
Borrowings - loans from a subsidiary	27,476	24,117	40,880	2,452,468
	206,535	38,225	76,118	2,535,690

1 Excludes advance rental, deferred revenue and Goods and Services Tax payables.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(d) Capital risk

The Manager's objective when managing capital is to optimise the Group's capital structure within the borrowing limits set out in the CIS Code by the MAS to fund future acquisitions and asset enhancement works. To maintain or achieve an optimal capital structure, the Manager may issue new units or source additional funding from both financial institutions and capital markets.

The Manager monitors capital based on aggregate leverage limit. Under the CIS Code, all Singapore-listed real estate investment trusts ("S-REITs") are given the aggregate leverage limit of 50% (2021: 50%) of its deposited property regardless whether a S-REIT has obtained a credit rating from a major credit rating agency.

With the adoption of SFRS(I) 16, MAS had issued a circular on 26 November 2018 specifying that the lease liabilities pertaining to investment properties that were entered into before 1 April 2019 are to be excluded in the aggregated leverage ratio calculation.

The Group has an aggregate leverage ratio of 36.8% (2021: 38.4%) at the statement of financial position date. The Group has an interest coverage ratio and adjusted interest average ratio of 5.0 (2021: 5.1) and 4.2 (2021: 4.3) times respectively.

The Group and MLT are in compliance with the borrowing limit requirement imposed by the CIS Code and all externally imposed capital requirements for the financial year ended 31 March 2022 and 31 March 2021.

(e) Categories of financial assets and financial liabilities

The carrying amount of the different categories of financial instrument is as disclosed on the face of the Statements of Financial Position, except for the following:

	Group S$'000	MLT S$'000
31 March 2022		
Financial assets, at FVPL	**90,026**	**20,293**
Financial liabilities, at FVPL	**26,361**	**1,796**
Financial assets, at amortised cost[1]	**388,286**	**4,576,696**
Financial liabilities, at amortised cost[2]	**5,373,141**	**3,216,247**
31 March 2021		
Financial assets, at FVPL	20,135	207,796
Financial liabilities, at FVPL	66,578	2,396
Financial assets, at amortised cost[1]	308,280	3,161,497
Financial liabilities, at amortised cost[2]	4,606,821	2,719,116

1 Excludes prepayment, accrued revenue, Good and Services Taxes receivables and tax recoverable.

2 Excludes advance rental, deferred revenue and Good and Services Taxes payables.

26. FINANCIAL RISK MANAGEMENT (CONTINUED)

Financial risk factors (continued)

(f) Fair value measurements

The following table presents financial derivatives at fair value at reporting dates and classified by level of the fair value measurement hierarchy:

(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)

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Level 2				
Assets				
Derivative financial instruments	**90,026**	20,135	**20,293**	13,624
Liabilities				
Derivative financial instruments	**(26,361)**	(66,578)	**(1,796)**	(2,192)

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 swaps are calculated as the present value of the estimated future cash flows, discounted at actively quoted interest rates.

The carrying value of trade and other receivables, other current assets, loans to subsidiaries 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 and MLT 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 disclosed in Note 20(d) which are classified within Level 2 of the fair value hierarchy.

27. INTERMEDIATE AND ULTIMATE HOLDING COMPANIES

For the financial reporting purposes under SFRS(I) 10 *Consolidated Financial Statements*, the Trust is regarded as a subsidiary of Mapletree Investments Pte Ltd.

Consequentially, the intermediate and ultimate holding companies are Mapletree Investments Pte Ltd and Temasek Holdings (Private) Limited respectively. The intermediate and ultimate holding companies are incorporated in Singapore.

28. RELATED PARTY TRANSACTIONS

For the purposes of these financial statements, parties are considered to be related to the Group when the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common significant influence. Related parties may be individuals or other entities and include fellow subsidiaries of Mapletree Investments Pte Ltd. Related corporations include fellow subsidiaries of Temasek Holdings (Private) Limited.

During the financial year, other than those disclosed elsewhere in the financial statements, the following significant related party transactions took place at terms agreed between the parties as follows:

	Group		MLT	
	2022 S$'000	2021 S$'000	**2022 S$'000**	2021 S$'000
Management fees paid/payable to the Manager and related parties *	**78,034**	65,266	**28,109**	30,254
Property and lease management fees paid/payable to related parties	**11,543**	8,809	**3,643**	3,930
Acquisition fees paid/payable to the Manager in relation to the acquisition of properties	**11,815**	10,597	**11,815**	10,597
Injection of capital for preferred equity from related parties	**13,998**	2,673	**–**	–
Acquisition of properties via the purchase of shares in subsidiaries from related parties	**720,656**	295,005	**720,656**	295,005
Acquisition of 50% interest in property holding companies from related parties	**–**	352,249	**–**	352,249
Acquisition of property from related parties	**103,901**	–	**–**	–
Consideration units issued to a related party	**200,000**	300,000	**200,000**	300,000
Transfer of financial assets, at FVPL, to a subsidiary	**–**	–	**192,762**	–
Interest expense paid/payable to related corporation	**19,727**	14,362	**–**	–

* In 2021, the Group's amount includes management fees capitalised into investment property under development.

29. SEGMENT INFORMATION

The Group has determined the operating segments based on the reports reviewed by Management that are used to make strategic decisions. Management comprises the Chief Executive Officer and the Chief Financial Officer.

Management considers the business from a geographic segment perspective. Geographically, Management manages and monitors the business by the nine markets: Singapore, Hong Kong SAR, the People's Republic of China, Japan, South Korea, Australia, Malaysia, Vietnam and India. All geographical locations are in the business of investing in logistics properties, which is the only business segment of the Group.

Management assesses the performance of the geographic segments based on a measure of Net Property Income ("NPI"). Interest income and finance expenses are not allocated to segments, as the treasury activities are centrally managed by the Group.

29. SEGMENT INFORMATION (CONTINUED)

The segment information provided to Management for the reportable segments for the year ended 31 March 2022 is as follows:

	Singapore S$'000	Hong Kong SAR S$'000	China S$'000	Japan S$'000	Australia S$'000	South Korea S$'000	Malaysia S$'000	Vietnam S$'000	India S$'000	Total S$'000
Gross revenue	**191,737**	**118,469**	**133,060**	**70,247**	**47,334**	**52,641**	**36,415**	**21,523**	**7,124**	**678,550**
Net property income	**168,018**	**111,109**	**104,254**	**60,185**	**44,871**	**46,595**	**30,993**	**19,833**	**6,280**	**592,138**
Interest income										**1,567**
Unallocated costs *										**(84,783)**
Borrowing costs										**(103,368)**
Net investment income										**405,554**
Net change in fair value of financial derivatives										**23,122**
Net income										**428,676**
Net movement in the value of investment properties	**(39,151)**	**208,147**	**105,796**	**19,715**	**213,191**	**31,778**	**17,904**	**7,739**	**(86)**	**565,033**
Profit before income tax										**993,709**
Income tax										**(210,281)**
Profit for the year										**783,428**
Other segment items										
Acquisitions of and additions to investment properties	**48,398**	**4,765**	**842,705**	**446,595**	**50,550**	**166,012**	**132,221**	**130,025**	**204**	**1,821,475**
Segment assets										
- Investment properties	**2,600,196**	**2,893,231**	**2,824,092**	**1,585,628**	**1,087,565**	**1,030,212**	**659,550**	**334,940**	**84,853**	**13,100,267**
- Others	**1,678**	**152**	**15,322**	**248**	**716**	**1,676**	**176**	**1,646**	**186**	**21,800**
										13,122,067
Unallocated assets**										**567,773**
Consolidated total assets										**13,689,840**
Segment liabilities	**141,241**	**26,255**	**41,466**	**26,407**	**1,849**	**18,485**	**8,093**	**6,705**	**2,861**	**273,362**
Unallocated liabilities***										**5,746,701**
Consolidated total liabilities										**6,020,063**

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For the financial year ended 31 March 2022

29. SEGMENT INFORMATION (CONTINUED)

The segment information provided to Management for the reportable segments for the year ended 31 March 2021 is as follows:

	Singapore S$'000	Hong Kong SAR S$'000	China S$'000	Japan S$'000	Australia S$'000	South Korea S$'000	Malaysia S$'000	Vietnam S$'000	India S$'000	Total S$'000
Gross revenue	188,061	120,509	56,561	67,059	41,877	33,347	35,906	17,820	–	561,140
Net property income	164,256	113,551	44,977	59,019	40,599	29,212	31,223	16,275	–	499,112
Interest income										7,354
Unallocated costs *										(59,848)
Borrowing costs										(85,805)
Net investment income										360,813
Net change in fair value of financial derivatives										1,617
Net income										362,430
Net movement in the value of investment properties	(64,882)	69,504	20,978	66,540	22,775	49,137	12,451	1,546	902	178,951
Share of results of joint ventures	–	–	24,338	–	–	–	–	–	–	24,338
Profit before income tax										565,719
Income tax										(101,709)
Profit for the year										464,010
Other segment items										
Acquisitions of and additions to investment properties	37,645	3,445	1,399,195	84,119	144,936	355,190	1,452	30,547	86,274	2,142,803
Segment assets										
- Investment properties	2,590,949	2,657,211	1,792,614	1,215,088	867,736	906,275	511,212	188,697	87,166	10,816,948
- Others	1,766	261	7,571	–	389	718	133	957	296	12,091
										10,829,039
Unallocated assets**										375,634
Consolidated total assets										11,204,673
Segment liabilities	149,768	22,027	27,406	21,754	1,233	18,464	6,989	5,053	4,513	257,207
Unallocated liabilities***										4,828,280
Consolidated total liabilities										5,085,487

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

** Unallocated assets include cash and cash equivalents, trade and other receivables, other assets and derivative financial instruments.

*** Unallocated liabilities include borrowings of S$4,958.2 million (2021: S$4,226.1 million), details of which are included in Note 20. The remaining balances of unallocated liabilities include trade and other payables, current income tax liabilities, deferred taxation and derivative financial instruments.

29. SEGMENT INFORMATION (CONTINUED)

Segment assets are reconciled to total assets as follows:

	2022 S$'000	2021 S$'000
Total segment assets	**13,122,067**	10,829,039
Unallocated assets:		
Cash and cash equivalents	**338,622**	280,765
Trade and other receivables	**94,362**	46,238
Other current assets	**44,763**	28,496
Derivative financial instruments	**90,026**	20,135
Consolidated total assets	**13,689,840**	11,204,673

Segment liabilities are reconciled to total liabilities as follows:

	2022 S$'000	2021 S$'000
Total segment liabilities	**273,362**	257,207
Unallocated liabilities:		
Borrowings	**4,958,231**	4,226,100
Trade and other payables	**167,316**	137,478
Current income tax liabilities	**16,575**	19,868
Deferred taxation	**578,218**	378,256
Derivative financial instruments	**26,361**	66,578
Consolidated total liabilities	**6,020,063**	5,085,487

The revenue from external parties reported to Management is measured in a manner consistent with that of the Statements of Profit or Loss. The Group provides a single product/service - logistics business.

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For the financial year ended 31 March 2022

30. FINANCIAL RATIOS

	2022 %	2021 %
Ratio of expenses to weighted average net assets[1]		
- Including performance component of asset management fees	**1.44**	1.32
- Excluding performance component of asset management fees	**1.12**	0.99

[1] The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore dated 25 May 2005. The expenses used in the computation relate to expenses of the Group, excluding property expenses, borrowing costs, net foreign exchange differences and income tax expense.

31. EVENTS OCCURRING AFTER STATEMENT OF FINANCIAL POSITION DATE

a) The Manager announced a distribution of 2.268 cents (2021: 2.161 cents) per unit for the period from 1 January 2022 to 31 March 2022.

b) On 1 April 2022, MLT completed the acquisition of a 100% interest in a Hong Kong SAR special purpose vehicle which holds a wholly-owned subsidiary in China. The final purchase consideration is subject to completion review and is expected to be completed by June 2022.

c) On 8 April 2022, MLT completed the acquisition of Baeksa Logistics Centre, in South Korea, for a purchase consideration of approximately S$98.8 million.

32. NEW OR REVISED RECOMMENDED ACCOUNTING PRACTICE, ACCOUNTING STANDARDS AND FRS INTERPRETATIONS

Below are the mandatory standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 April 2022 or later periods and which the Group had not early adopted:

Amendments to SFRS(I) 1-1 Presentation of Financial Statements

Classification of Liabilities as Current or Non-current (effective for annual periods beginning on or after 1 April 2023)

The narrow-scope amendments to SFRS(I) 1-1 *Presentation of Financial Statements* clarify that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the reporting date (e.g. the receipt of a waiver or a breach of covenant). The amendments also clarify what SFRS(I) 1-1 means when it refers to the 'settlement' of a liability. The amendments could affect the classification of liabilities, particularly for entities that previously considered management's intentions to determine classification and for some liabilities that can be converted into equity. The Group does not expect any significant impact arising from applying these amendments.

33. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP

Details of significant subsidiaries of the Group are as follows:

Name of companies	Principal activities	Country of incorporation/business	Effective interest held by the Group 2022 %	2021 %
(a) Held by MLT				
MapletreeLog Treasury Company Pte. Ltd.[a]	Captive treasury	Singapore/Singapore	**100**	100
MapletreeLog PF (HKSAR) Ltd.[b]	Property investment	Cayman Islands/ Hong Kong SAR	**100**	100
MapletreeLog GTC (HKSAR) Ltd.[b]	Property investment	Cayman Islands/ Hong Kong SAR	**100**	100
MapletreeLog Gyoda (Japan) (HKSAR) Limited[b]	Investment holding	Hong Kong SAR/Japan	**100**	100
Yeongdong (Korea) Pte. Ltd.[a]	Investment holding	Singapore/South Korea	**100**	100
Wenzhou ETDZ Development Pte. Ltd.[a]	Investment holding	Singapore/China	**100**	–
(b) Held by subsidiaries				
MapletreeLog Treasury Company (HKSAR) Ltd.[a]	Captive treasury	Cayman Islands/ Hong Kong SAR	**100**	100
Mapletree Opal Ltd.[b]	Property investment	Cayman Islands/ Hong Kong SAR	**100**	100
Genright Investment Limited[b]	Property investment	Hong Kong SAR/ Hong Kong SAR	**100**	100
Mapletree TY (HKSAR) Limited[b]	Property investment	Hong Kong SAR/ Hong Kong SAR	**100**	100
Mapletree Ouluo Logistics (Shanghai) Co., Ltd.[c]	Property investment	China/China	**100**	100
Semangkuk Berhad[d][h]	Property investment	Malaysia/Malaysia	**N.A.**	N.A.
Semangkuk 2 Berhad[d][h]	Property investment	Malaysia/Malaysia	**N.A.**	N.A.
Godo Kaisha Samara Logistics 1[g][h]	Property investment	Japan/Japan	**100**	100
Godo Kaisha Asagao[g][h]	Property investment	Japan/Japan	**97.00**	97.00
Godo Kaisha Hinoki[g][h]	Property investment	Japan/Japan	**97.00**	97.00
Godo Kaisha Hinageshi[g][h]	Investment holding	Japan/Japan	**97.00**	97.00

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2022

33. LISTING OF SIGNIFICANT COMPANIES IN THE GROUP (CONTINUED)

Name of companies	Principal activities	Country of incorporation/business	Effective interest held by the Group 2022 %	2021 %
(b) Held by subsidiaries (continued)				
Sazanka Tokutei Mokuteki Kaisha[e][h]	Property investment	Japan/Japan	**98.47**	98.47
Hobeob 1 Logistics Korea Co., Ltd.[f]	Property investment	South Korea/South Korea	**100**	100
IGIS Professional Investment Type Private Placement Real Estate Investment Trust No. 404[f]	Property investment	South Korea/South Korea	**99.86**	99.86
WS Asset Trust[a]	Property investment	Australia/Australia	**100**	100
NSW Assets Trust[a]	Property investment	Australia/Australia	**100**	100
VIC Assets Trust[a]	Property investment	Australia/Australia	**100**	100
Alset Forest Lake Trust[a]	Property investment	Australia/Australia	**100**	100

(a) Audited by PricewaterhouseCoopers LLP, Singapore[i]
(b) Audited by PricewaterhouseCoopers, Hong Kong SAR[i]
(c) Audited by PricewaterhouseCoopers Zhong Tian LLP, China[i]
(d) Audited by PricewaterhouseCoopers, Malaysia[i]
(e) Audited by PricewaterhouseCoopers Aarata LLC, Japan[i]
(f) Audited by Samil PricewaterhouseCoopers, Korea[i]
(g) Not required to be audited under the laws of the country of incorporation.
(h) The structured entity has been consolidated in the financial statements in accordance with SFRS(I) 10 – *Consolidated Financial Statements* as the Group is able to demonstrate control on its investment in the structured entities.
(i) Part of the network of member firms of PricewaterhouseCoopers International Limited (PwCIL).

34. AUTHORISATION OF THE FINANCIAL STATEMENTS

The financial statements were authorised for issue by the Manager and the Trustee on 17 May 2022.

STATISTICS OF UNITHOLDINGS
As at 31 May 2022

ISSUED AND FULLY PAID UNITS

4,782,706,669 units (voting rights: one vote per unit)
Market capitalisation: S$7,843,638,937.16 (based on closing price of S$1.640 per unit on 31 May 2022)

DISTRIBUTION OF UNITHOLDINGS

Size of Unitholdings	No. of Unitholders	%	No. of Units	%
1 - 99	473	1.74	20,003	0.00
100 - 1,000	2,732	10.04	1,862,092	0.04
1,001 - 10,000	14,859	54.64	73,560,542	1.54
10,001 - 1,000,000	9,088	33.42	371,621,412	7.77
1,000,001 and above	44	0.16	4,335,642,620	90.65
Total	**27,196**	**100.00**	**4,782,706,669**	**100.00**

LOCATION OF UNITHOLDERS

Country	No. of Unitholders	%	No. of Units	%
Singapore	26,328	96.81	4,768,137,093	99.70
Malaysia	581	2.14	10,270,080	0.21
Others	287	1.05	4,299,496	0.09
Total	**27,196**	**100.00**	**4,782,706,669**	**100.00**

TWENTY LARGEST UNITHOLDERS

No.	Name	No. of Units	%
1.	Citibank Nominees Singapore Pte Ltd	911,429,319	19.06
2.	Mulberry Pte. Ltd.	760,155,376	15.89
3.	DBS Nominees (Private) Limited	522,733,001	10.93
4.	HSBC (Singapore) Nominees Pte Ltd	498,306,796	10.42
5.	Meranti Investments Pte. Ltd.	383,588,158	8.02
6.	DBSN Services Pte. Ltd.	326,796,424	6.83
7.	Raffles Nominees (Pte.) Limited	311,350,148	6.51
8.	Mapletree Logistics Properties Pte. Ltd.	186,592,178	3.90
9.	Mangrove Pte. Ltd.	186,589,900	3.90
10.	BPSS Nominees Singapore (Pte.) Ltd.	56,310,006	1.18
11.	United Overseas Bank Nominees (Private) Limited	21,763,619	0.46
12.	DB Nominees (Singapore) Pte Ltd	19,556,407	0.41
13.	ABN Amro Clearing Bank N.V.	16,521,425	0.35
14.	Phillip Securities Pte Ltd	14,430,667	0.30
15.	iFAST Financial Pte. Ltd.	12,927,922	0.27
16.	OCBC Nominees Singapore Private Limited	12,407,485	0.26
17.	BNP Paribas Nominees Singapore Pte. Ltd.	12,018,385	0.25
18.	UOB Kay Hian Private Limited	8,718,505	0.18
19.	Maybank Securities Pte. Ltd.	8,296,546	0.17
20.	Morgan Stanley Asia (Singapore) Securities Pte Ltd	7,443,122	0.16
	Total	**4,277,935,389**	**89.45**

STATISTICS OF UNITHOLDINGS

As at 31 May 2022

SUBSTANTIAL UNITHOLDERS AS AT 31 MAY 2022

No.	Name of Company	No. of Units Direct Interest	No. of Units Deemed Interest	% of Total Issued Capital
1	Temasek Holdings (Private) Limited[1]	-	1,605,522,232	33.56
2	Fullerton Management Pte Ltd[1]	-	1,519,335,191	31.76
3	Mapletree Investments Pte Ltd[2]	-	1,519,335,191	31.76
4	Mulberry Pte. Ltd.	760,155,376	-	15.89
5	Meranti Investments Pte. Ltd.	383,588,158	-	8.02
6	BlackRock, Inc.[3]	-	253,129,214	5.29

Notes:

(1) Each of Temasek Holdings (Private) Limited ("Temasek") and Fullerton Management Pte Ltd ("Fullerton") is deemed to be interested in the 760,155,376 Units held by Mulberry Pte. Ltd. ("Mulberry"), 383,588,158 Units held by Meranti Investments Pte. Ltd. ("Meranti"), 186,592,178 Units held by Mapletree Logistics Properties Pte. Ltd. ("MLP"), 186,589,900 Units held by Mangrove Pte. Ltd. ("Mangrove") and 2,409,579 Units held by the Manager. In addition, Temasek is deemed to be interested in 86,187,041 Units in which its other subsidiaries and associated companies have direct or deemed interest. Mulberry, Meranti, MLP and Mangrove are wholly-owned subsidiaries of MIPL. The Manager are wholly-owned subsidiary of Mapletree Capital Management Pte. Ltd., which are wholly-owned subsidiary of MIPL. MIPL is a wholly-owned subsidiary of Fullerton which is in turn a wholly-owned subsidiary of Temasek. Each of MIPL and such other subsidiaries and associated companies referred to above is an independently-managed Temasek portfolio company. Neither Temasek nor Fullerton are involved in their business or operating decisions, including those regarding their unitholdings.

(2) MIPL is deemed to be interested in the 760,155,376 Units held by Mulberry, 383,588,158 Units held by Meranti, 186,592,178 Units held by MLP, 186,589,900 Units held by Mangrove and 2,409,579 Units held by the Manager.

(3) BlackRock, Inc. is deemed to be interested in the 253,129,214 Units held through various BlackRock, Inc. subsidiaries.

UNITHOLDINGS OF THE DIRECTORS OF THE MANAGER AS AT 21 APRIL 2022

No.	Name	No. of Units Direct Interest	No. of Units Deemed Interest
1	Lee Chong Kwee	66,000	-
2	Tarun Kataria	-	348,711
3	Lim Joo Boon	105,670	-
4	Ching Wei Hong	-	-
5	Judy Lee	-	-
6	Lim Mei	-	-
7	Loh Shai Weng	-	-
8	Tan Wah Yeow	-	-
9	Goh Chye Boon	-	-
10	Wendy Koh Mui Ai	-	124,100
11	Wong Mun Hoong	-	-
12	Ng Kiat	-	246,300

FREE FLOAT

Based on the information made available to the Manager as at 31 May 2022, approximately 61.12% of the units in MLT were held in the hands of the public. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

INTERESTED PERSON TRANSACTIONS

The transactions entered into with interested persons during the financial year under the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST") and the Property Funds Appendix of the Code on Collective Investment Schemes, are as follows:

Name of Interested Person	Nature of relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000) S$'000	Aggregate value of all interested person transactions conducted under shareholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000) S$'000
Mapletree Investments Pte Ltd and its subsidiaries or associates			
- Management fees	Subsidiaries of controlling unitholders of Mapletree Logistics Trust	78,034[1]	–
- Property management fees		11,208	–
- Acquisition fees related to acquisition of properties		11,815	–
- Acquisition of properties		824,557	–
- Proposed acquisition of a property		25,813[2]	–
- Income support		4,437[3]	–
- Lease rental income		368	–
Fullerton Fund Management Singapore			
- Subscription of S$20.5 million perpetual securities	Associate of Mapletree Logistics Trust's controlling unitholders	764[4]	–
SembWaste Pte Ltd			
- Refuse Management	Associate of Mapletree Logistics Trust's controlling unitholders	467	–
HSBC Institutional Trust Services (Singapore) Limited			
- Trustee fees	Mapletree Logistics Trust's Trustee	1,545	–

1 Included fees in relation to services rendered by service providers appointed or as directed by the Manager under the Trust Deed.
2 The proposed acquisition of a property in China was completed on 1 April 2022.
3 Related to income support received pursuant to a deed of income support for 13 properties in China, such that in the event that there is any shortfall between the aggregate of Net Property Income, the income support shall be drawn over an agreed period.
4 Related to annual interest payable on the perpetual securities.

For the purpose of the disclosure, the full contract sum was used where an interested person transaction had a fixed term and contract value, while the annual amount incurred and accrued was used where an interested person transaction had an indefinite term or where the contract sum was not specified.

Saved as disclosed above, there were no interested person transactions entered (excluding transactions of less than S$100,000 each), nor material contracts entered into by MLT Group that involved the interests of the CEO or Director of the Manager, or any controlling unitholder of MLT, either still subsisting at the end of the financial year under review or entered into since the end of the previous financial year.

As set out in the MLT Prospectus dated 18 July 2005, fees and charges payable by MLT to the Manager under the Trust Deed are not subject to Rules 905 and 906 of the SGX-ST's Listing Manual. MLT Group has not obtained a general mandate from Unitholders pursuant to Rule 920 for any interested person transactions.

Please also see Significant Related Party Transactions in Note 28 to the financial statements.

CORPORATE DIRECTORY

THE MANAGER

Mapletree Logistics Trust Management Ltd.
Company Registration Number: 200500947N

THE MANAGER'S REGISTERED OFFICE

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BOARD OF DIRECTORS

Mr Lee Chong Kwee
Non-Executive Chairman and Director

Mr Tarun Kataria
Lead Independent Non-Executive Director

Mr Lim Joo Boon
Independent Non-Executive Director

Mr Ching Wei Hong
Independent Non-Executive Director

Ms Judy Lee
Independent Non-Executive Director

Ms Lim Mei
Independent Non-Executive Director

Mr Loh Shai Weng
Independent Non-Executive Director

Mr Tan Wah Yeow
Independent Non-Executive Director

Mr Goh Chye Boon
Non-Executive Director

Ms Wendy Koh Mui Ai
Non-Executive Director

Mr Wong Mun Hoong
Non-Executive Director

Ms Ng Kiat
Executive Director and Chief Executive Officer

AUDIT AND RISK COMMITTEE

Mr Lim Joo Boon (Chairman)
Mr Ching Wei Hong
Mr Loh Shai Weng
Mr Tan Wah Yeow

NOMINATING AND REMUNERATION COMMITTEE

Mr Tarun Kataria (Chairman)
Ms Lim Mei
Mr Wong Mun Hoong

MANAGEMENT TEAM

Ms Ng Kiat
Chief Executive Officer

Ms Charmaine Lum
Chief Financial Officer

Ms Jean Kam
Head, Investment

Mr James Sung
Head, Asset Management and Marketing

Ms Sandra Chia
Director, Finance

Ms Khoo Geng Foong
Vice President, Treasury

Ms Lum Yuen May
Director, Investor Relations

Mr Jimmy Chia
Director, International Marketing

Mr Victor Liu
Director, Technical Services

Mr Matthew Meredith
General Manager, Australia

Ms Vivienne Chen
General Manager, China

Mr David Won
General Manager, Hong Kong SAR

Mr Souvik Mukherjee
General Manager, India

Ms Yuko Shimazu
General Manager, Japan

Mr Ahmad Yusri Yahaya
General Manager, Malaysia

Ms Chua Hwee Ling
General Manager, Singapore

Mr Steve Kim
General Manager, South Korea

Mr Bui Anh Tuan
General Manager, Vietnam

CORPORATE SERVICES

Mr Wan Kwong Weng
Joint Company Secretary

Ms See Hui Hui
Joint Company Secretary

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Partner-in-charge:
Ms Chua Wei Zhen Magdelene
(Appointed from the financial year ended 31 March 2020)

Mapletree Logistics Trust Management Ltd.
(As Manager of Mapletree Logistics Trust)
Co. Reg. No.: 200500947N

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