



Focus Protect Enhance

Sustainability Report 2025/26

In a year marked by persistent geopolitical and trade tensions, Mapletree Logistics Trust reinforced its commitment to sustainable growth.

Focus on what matters most.

Protect our ecosystem of people, assets and communities.

Enhance the resilience and sustainability of our portfolio.

This Sustainability Report reflects a year of deliberate choices and disciplined execution, strengthening the resilience of the business. Rather than chasing momentum, the focus has been on reinforcing what matters most, ensuring the portfolio remains robust, adaptable and positioned to deliver long-term value for stakeholders and the environment.

Vision

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

Mission

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

Corporate Profile

Mapletree Logistics Trust ("MLT" or "the Trust") 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.

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Board Statement

GRI 2-14 | 2-22

Dear Stakeholders,

This year marks a double milestone for Mapletree Logistics Trust (“MLT” or the “Trust”) as we celebrate our 20th anniversary and the publication of our 10th Sustainability Report. These milestones reflect two decades of disciplined growth and a decade of transparent sustainability reporting, underscoring our evolution from identifying sustainability priorities to delivering measurable impact. In this report, we share our sustainability progress, performance and key developments for the financial year ended 31 March 2026 (“FY25/26”).

The operating environment this year was shaped by shifting global trade patterns, persistent geopolitical volatilities, climate change and a more cautious outlook among tenants. These developments underscore the importance of staying agile, strengthening portfolio resilience and embedding sustainability into our growth strategy. Even as conditions evolve, our commitment remains clear: sustainability is integral to how we create long-term value and prepare MLT for the future.

Our approach continues to be anchored by four key pillars:

- **Environment:** Safeguarding against the impact of climate change
- **Social:** Enhancing social value in the workplace and community
- **Governance:** Upholding high ethical standards
- **Economic Performance:** Building a resilient and sustainable business

Safeguarding Against the Impact of Climate Change

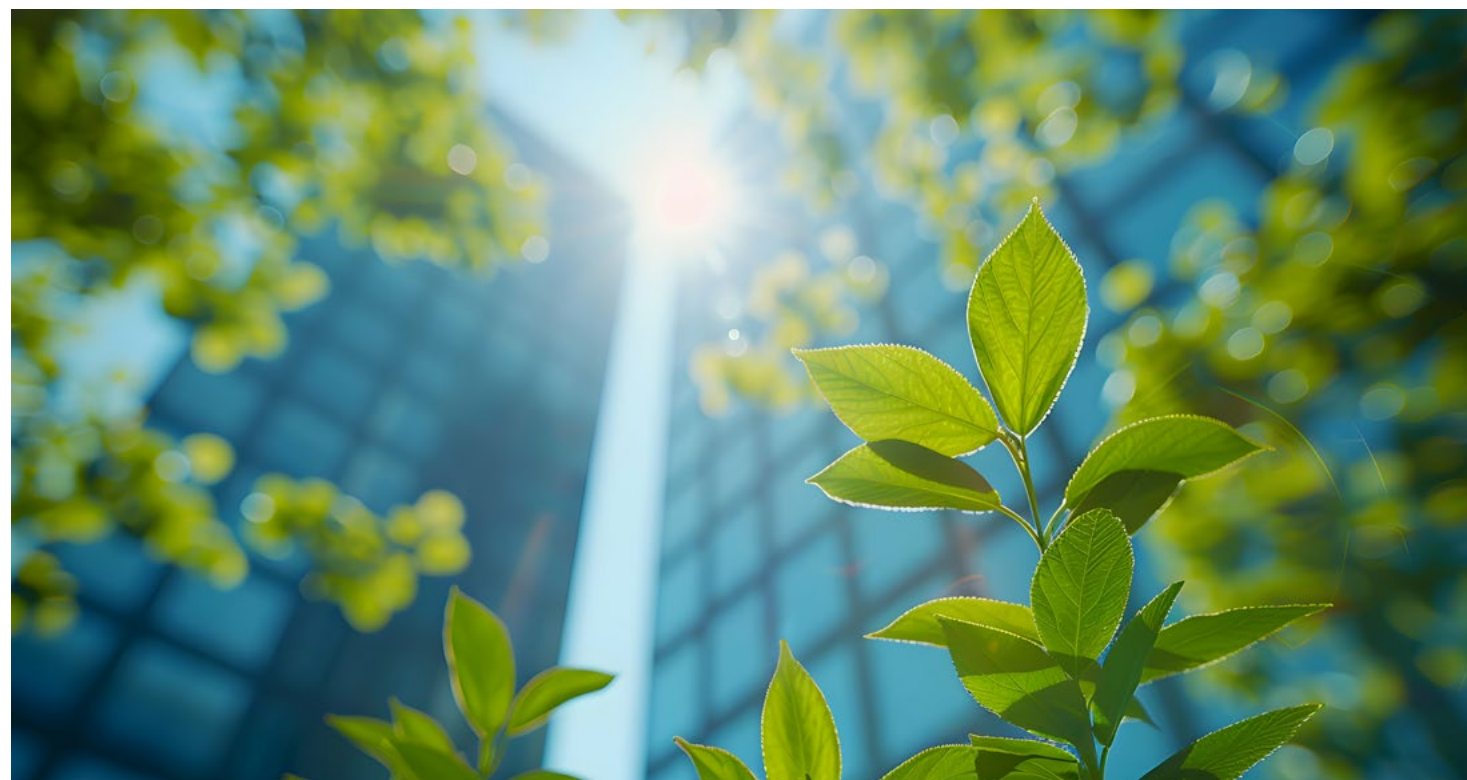
Climate-related risks are becoming increasingly evident, and the call for decisive corporate actions has never been stronger. At MLT, we continue to advance initiatives to strengthen the resilience of our assets while reducing our environmental footprint in line with our own decarbonisation pathway as well as the interim 2035 targets set by our Sponsor, Mapletree Investments Pte Ltd (“MIPL” or “the Mapletree Group”). The Mapletree Group has committed to an 80% reduction in operational carbon emissions intensity by 2035 (Scope 1 and Scope 2) from the FY23/24

67%

of portfolio (by Gross Floor Area (“GFA”)) is green-certified

64%

of portfolio (by Net Lettable Area (“NLA”)) is covered by green leases



baseline and aspires to achieve the same level of reduction for Scope 3, following a science-based pathway – underscoring our dedication to sustainable growth and climate responsibility.

A major part of this momentum came from the continued implementation of our renewable energy programme. We completed 16 new rooftop solar installations, boosting total installed solar capacity by 85.4% to 131.8 MWp¹. With this progress, our assets in China, Hong Kong SAR and Malaysia achieved carbon neutrality for Scope 2 market-based emissions, marking another significant milestone in our decarbonisation journey.

Reflecting the impact of our ongoing sustainability initiatives, our China portfolio achieved an 8% reduction in Scope 3 emissions under its Green Electricity Certificates (“GEC”) programme, becoming the first market in MLT’s portfolio to record Scope 3 reduction. In Singapore and Hong Kong SAR, we have reached an almost 20% reduction in energy intensity as of end FY25/26 from the FY18/19 baseline – essentially achieving our 2030 target years in advance.

To support long-term progress, the Mapletree Group has strengthened several sustainability-related policies covering operations, investment, development and renewable energy, alongside updates to our Health, Safety and Environment (“HSE”)

policy. These updates, which primarily concern net zero implementation and International Sustainability Standards Board (“ISSB”) reporting requirements, provide greater alignment and direction for our climate action efforts over the long term.

Enhancing Social Value in the Workplace and Community

We are committed to creating a workplace where our people feel supported, valued and engaged, fostering an environment where our tenants and communities can thrive.

In FY25/26, an Employee Pulse Survey was conducted to better understand the needs and perspectives of our employees across the Mapletree Group. Leadership, collaboration, wellness and career growth remained key themes, with scores for Strategic Alignment, Operating Efficiency, and Engagement staying steady. With supporting tenants also being a key priority, we conducted a tenant satisfaction survey in FY25/26, in which both our ESG initiatives and property management services were rated ‘Very Good’. These results indicate that we are delivering meaningful value and support across our platform.

To deepen responsible business practices across our supply chain, the Mapletree Group is rolling out Group-wide the

“We are committed to creating a workplace where our people feel supported, valued and engaged, fostering an environment where our tenants and communities can thrive.”

Supplier Code of Conduct. This reinforces our expectations of ethical conduct and deepens our ESG-related engagement with partners.

Upholding High Ethical Standards

The Board oversees the management and monitoring of MLT’s material sustainability matters, ensuring that these considerations are integrated into our strategies and business plans. In FY25/26, the Board reviewed material ESG factors and reaffirmed their relevance to broader sector trends and alignment with the Mapletree Group’s sustainability priorities. This oversight remains a key part of MLT’s governance approach.

Our sustainability practices are guided by the Mapletree Group and led by the Group’s Sustainability Steering Committee and management teams. To strengthen this foundation, we continue to equip our employees with relevant sustainability-related knowledge while fostering a corporate culture grounded by environmental and social responsibility. In FY25/26, mandatory anti-corruption and business ethics training was conducted for all employees, further embedding our culture of integrity and accountability. These efforts reinforce our governance framework and enhance transparency in how we operate.

¹ Includes self-funded and third-party funded solar installations.



Reflecting this disciplined approach, the Manager was recognised at the SIAS Investors' Choice Awards 2025 as Co-Winner of the Most Transparent Company Award in the REITs & Business Trusts category – an accolade that validates our commitment to strong governance and open stakeholder engagement.

Building a Resilient and Sustainable Business

Green and sustainable financing continues to be an important enabler of our transition toward a lower carbon future. As of 31 March 2026, we have secured S\$1.5 billion in green financing to support asset upgrades and developments with positive environmental impact. These initiatives delivered tangible outcomes during the year, with 16 assets attaining new green certifications and three additional sustainability initiatives introduced for tenants.

By the end of FY25/26, 67% of our portfolio by GFA had obtained green certifications. Beyond expanding certification coverage, the Manager has also raised the bar by taking selected projects beyond industry best practice. A flagship example is Mapletree Benoi Logistics

Hub, which has achieved Platinum Super Low Energy rating and was honoured as one of the 11 project icons at the 20th anniversary of the Building and Construction Authority ("BCA") Green Mark scheme – a recognition that exemplifies our certification journey.

These achievements reflect our disciplined approach to elevating environmental performance and ensuring that green capital is used effectively.

Looking ahead, the Board remains committed to driving long-term value by advancing decarbonisation across our portfolio and operations, ensuring sustainability gains benefit all stakeholder groups and upholding transparency in how we manage our environmental impacts. We thank our employees, partners, tenants and stakeholders for their continued support as we work toward a more resilient and sustainable future.

The Board of Directors

Mapletree Logistics Trust Management Ltd.
As Manager of MLT

Q&A

with our Chief Executive Officer

"We are expanding our portfolio of green-certified assets and renewable energy adoption to reach operational carbon neutrality by 2030."

What are the broader sustainability megatrends that shape MLT's operating environment?

MLT's operating environment is shaped by two sustainability megatrends: energy efficiency and climate resilience. The low-carbon transition is accelerating, with stakeholders demanding greener, tech-enabled logistics facilities, more renewable energy and transparent emissions reporting. At the same time, rising climate risks are pushing the industry to focus on resilience, risk assessments and future-proofing. Together, these forces are redefining benchmarks and driving how MLT plans, invests and operates across its markets.

What major challenges do you foresee for MLT in the years ahead?

Intensifying climate volatility will bring more frequent extreme weather events, testing the resilience of MLT's assets and requiring proactive interventions to safeguard long-term viability.

At the same time, the transition to a low-carbon economy demands deeper engagement across the value chain, especially since Scope 3 emissions from tenant operations make up the bulk of MLT's footprint. That makes strong tenant collaboration critical to driving

collective decarbonisation. On top of this, rising customer expectations for greener and higher-specification logistics solutions will continue to push us to actively refresh and upgrade our portfolio.

How is the Manager addressing these challenges to remain future-ready?

We are focused on three priorities: advancing decarbonisation, strengthening resilience and deepening stakeholder collaboration. We are expanding our portfolio of green-certified assets and renewable energy adoption to reach operational carbon neutrality by 2030, while investing in energy efficiency upgrades and climate proofing to withstand extreme weather. At the same time, together with the Mapletree Group, we are working closely with tenants to reduce Scope 3 emissions, embedding sustainability into management decisions, and leveraging green financing to support the transformation.

Ms Jean Kam

Chief Executive Officer of Mapletree Logistics Trust Management Ltd., the Manager of MLT

About the Report



In FY25/26, the Mapletree Group engaged an independent assurance provider to assure selected Group-level sustainability data, including data from MLT's portfolio.

Reporting Scope

GRI 2-2 | 2-3

This Sustainability Report outlines the performance of Mapletree Logistics Trust Management Ltd. (the "Manager") for FY25/26, with comparisons to previous years where relevant. Unless otherwise stated, the information covers MLT's operations across its 175 assets in nine Asia Pacific markets: Australia, China, Hong Kong SAR, India, Japan, Malaysia, Singapore, South Korea and Vietnam.

Employment, health and safety data relate to employees of the Manager and Mapletree Property Management Pte. Ltd. (the "Property Manager"), who oversee MLT's day-to-day operations. The Manager also receives support from the Mapletree Group in areas such as Human Resources, Information Systems & Technology, Internal Audit, Legal and Risk Management.

For a full view of MLT's business and governance matters, this Sustainability Report should be read together with the Annual Report for the financial year ended 31 March 2026 ("Annual Report 2025/26").

Reporting Standards

This Sustainability Report has been prepared in accordance with the Global Reporting Initiative ("GRI") Standards 2021. To provide additional context relevant to the real estate and logistics sectors, we also referred to the GRI G4 Construction and Real Estate Sector Disclosures and applied the GRI Reporting Principles to guide the quality and clarity of our reporting. The GRI Standards were selected as they remain one of the most widely recognised global frameworks for sustainability reporting. References to specific GRI disclosures can be found in the GRI Content Index on pages 52 to 56, with further information on our methodology available on pages 49 to 50.

This report also adheres to the Guidelines on Environmental Risk Management for Asset Managers issued by the Monetary Authority of Singapore ("MAS"). In addition, it meets the requirements of the Singapore Exchange Securities Trading Limited ("SGX-ST") Listing Rules 711A and 711B and aligns with the Sustainability Reporting Guide provided in Practice Note 7.6.

Climate-related disclosures have been prepared in alignment with the IFRS S2 Climate-related Disclosures and IFRS S1 General Requirements for Disclosure of Sustainability-related Financial Information standards issued by the ISSB. In identifying the climate-related risks and opportunities that could reasonably be expected to affect its prospects, the Manager has also considered the applicability of the IFRS S2 Real Estate standard.

Internal Review and External Assurance

GRI 2-5

In compliance with SGX-ST Listing Rule 711B on sustainability reporting, the Mapletree Group's Internal Audit function completed a review of processes relating to MLT's sustainability reporting for FY25/26 in accordance with the three-year workplan approved by the Audit and Risk Committee.

In FY25/26, the Mapletree Group engaged an independent assurance provider to assure selected Group-level sustainability data, including data from MLT's portfolio. For its GRESB 2026

submission, the Manager is seeking limited assurance over selected environmental data, building readiness for broader regulatory requirements. While no standalone external assurance was undertaken for MLT's FY25/26 sustainability report, the Manager will continue to assess the need for dedicated external assurance in subsequent years.


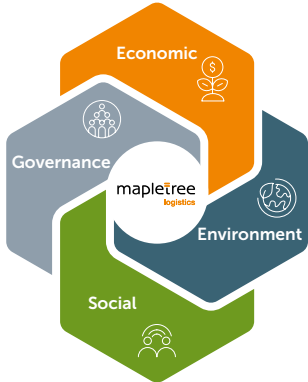






Feedback

GRI 2-3

The Manager welcomes feedback from stakeholders to strengthen its sustainability approach and the way sustainability efforts are communicated. Please send any suggestions to Ask-MapletreeLog@mapletree.com.sg. This Sustainability Report was published on 19 June 2026 and in support of our environmental commitment, is only available in digital format.

MLT at 20: Marking Twenty Years of Sustainable Progress

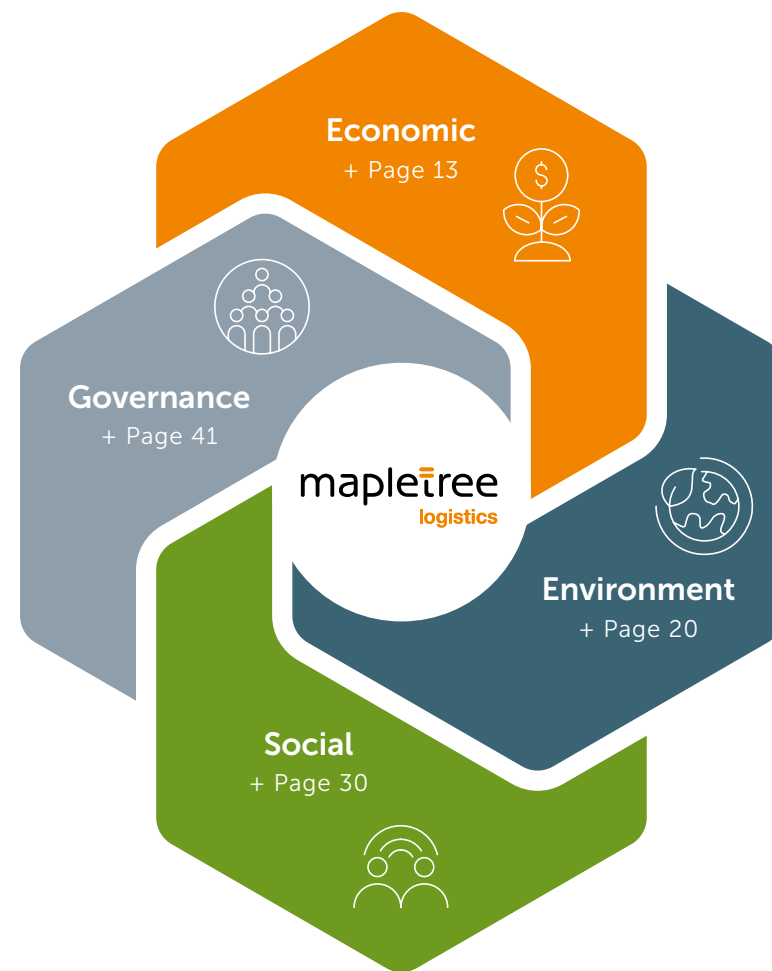
Over the past two decades, Mapletree Logistics Trust has grown from its early foundations into a leading logistics real estate platform across Asia Pacific. This 20-year journey reflects not only financial strength, but also MLT's dedication to long-term progress, resilience and responsible growth.

Foundation Years 2005 – 2014	Establishing Reporting & Sustainability Governance 2015 – 2018	Expanding Sustainability Commitment and Climate Readiness 2019 – 2021	Scaling Commitment 2022 – 2024	Pushing Towards a Low-Carbon Future 2025 – 2026
<p>FY05 – 07</p> <ul style="list-style-type: none"> Held first Mapletree Group Town Hall Implemented Whistle-blowing policy <p>FY10 – 11/12</p> <ul style="list-style-type: none"> Developed Mapletree Group Corporate Social Responsibility ("CSR") framework Introduced inaugural Mapletree Group Employee Engagement Survey  <p>FY12/13 – 13/14</p> <ul style="list-style-type: none"> Delivered first green building (Mapletree Benoi Logistics Hub), achieving Green Mark Platinum Adopted policy on Anti-Money Laundering and Countering Financing of Terrorism Checks on Tenants Launched MLT's rooftop solar programme with the first installation in Japan 	 <p>FY15/16 – 16/17</p> <ul style="list-style-type: none"> Published inaugural Sustainability Report Formed Sustainability Steering Committee Completed first Materiality Assessment Implemented Group-wide e-Performance Appraisal System  <p>FY17/18 – 18/19</p> <ul style="list-style-type: none"> Released first GRI-Core & SGX-aligned Sustainability Report Adopted United Nations Sustainable Development Goals ("UN SDGs") 	<p>FY19/20</p> <ul style="list-style-type: none"> Introduced first sustainability-linked loan of S\$200 million Established linkage between employee compensation and ESG outcomes <p>FY20/21 – 21/22</p> <ul style="list-style-type: none"> Established MLT's first Green Loan Framework and procured MLT's first Green Loan Facility Started Climate Risk Assessment Adopted Task Force on Climate-related Financial Disclosures ("TCFD") Participated in GRESB for the first time  <ul style="list-style-type: none"> Launched "Plant a Tree with Mapletree Logistics" programme 	<p>FY22/23</p> <ul style="list-style-type: none"> Introduced Net Zero Roadmap, with interim 2030 targets Rolled out green lease programme for tenants The Mapletree Group became a UN-supported Principles for Responsible Investment ("UN PRI") signatory <p>Signatory of:</p>  <p>FY23/24</p> <ul style="list-style-type: none"> Published MLT's first Green Finance Framework Procured MLT's first Green Bond Won SIAS' inaugural Singapore Corporate Sustainability Award (REITs and Business Trusts category) (Joint Winner) 	<p>FY24/25</p> <ul style="list-style-type: none"> Attained zero Scope 2 market-based emissions in China and Hong Kong SAR Achieved Group-wide implementation of ESG Data Connect across 180 assets in nine markets First IFRS S1 & S2-aligned disclosures Introduced Human Rights policy  <p>FY25/26</p> <ul style="list-style-type: none"> Achieved zero Scope 2 market-based emissions for Malaysia, in addition to China and Hong Kong SAR Commenced roll-out of Supplier Code of Conduct Group-wide Expanded MLT's total solar capacity to 131.8 MWp¹, the largest reported by S-REITs 

¹ Includes self-funded and third-party funded solar installations.

Sustainability Highlights

We embed sustainability into our business strategy, forge strong relationships and create sustainable value, all of which positively impact our stakeholders.



<p>Building a Resilient and Sustainable Business</p>	<p>\$S\$1.5b of green and sustainable financing as at 31 March 2026</p>	<p>Three sustainable initiatives implemented for the benefit of tenants</p>	<p>67% of portfolio (by GFA) is green-certified</p>	<p>64% of portfolio (by NLA) is covered by green leases</p>
<p>Safeguarding Against the Impact of Climate Change</p>	<p>High rating of 4.4 for both the Manager's ESG efforts and property management services in 2025 tenant satisfaction survey¹</p>	<p>Supplier Code of Conduct being rolled out Group-wide</p>	<p>Mapletree Benoi Logistics Hub was the sole logistics building in BCA Green Mark 20th Anniversary Building Projects</p>	
<p>Enhancing Social Value in the Workplace and Community</p>	<p>2.6% reduction in portfolio energy intensity² from FY24/25 baseline</p>	<p>131.8 MWp of total solar generating capacity³, the largest among S-REITs reported to date</p>	<p>Zero Scope 2 market-based emissions in China, Hong Kong SAR and Malaysia</p>	<p>>1,300 trees planted across MLT's assets in FY25/26</p>
<p>Upholding High Ethical Standards</p>	<p>47 hours average training hours per employee</p>	<p>236 staff volunteer hours across seven markets</p>	<p>Zero material incidences of non-compliance with health and safety laws and regulations</p>	<p>100% of employees received sustainability training</p>
<p>Upholding High Ethical Standards</p>	<p>Zero material incidences of non-compliance with relevant laws and regulations</p>	<p>Zero incidences of non-compliance with anti-corruption laws and regulations</p>	<p>58% Independent Directors on the Board</p>	<p>11.7 – Low Risk Morningstar Sustainalytics ESG Risk Rating</p>
<p>Upholding High Ethical Standards</p>	<p>3-Star rating in the 2025 GRESB Real Estate Assessment</p>	<p>Co-winner for Most Transparent Company Award (REITs and Business Trusts category) at the SIAS Investors' Choice Awards 2025</p>		

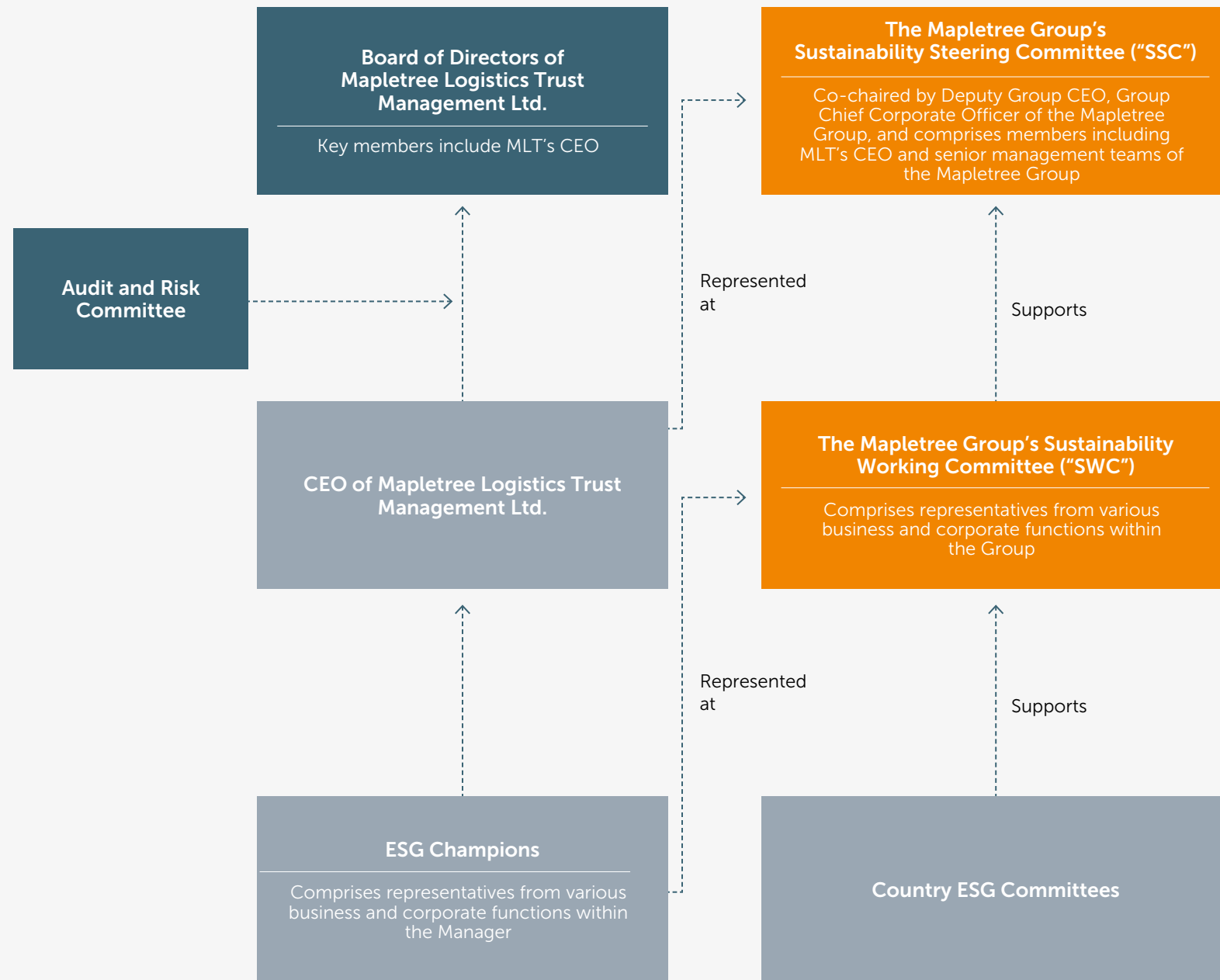
¹ Tenants rate their satisfaction level based on a scale of 1 (Very Poor) to 5 (Very Good).
² Based on the consumption data for the common areas in MLT's stabilised multi-tenanted buildings ("MTBs") where the Manager has operational control. Single-user assets ("SUAs") where the Manager does not have operational control are excluded.
³ Includes self-funded and third-party funded solar installations.

MLT's Sustainability Approach

Sustainability Management and Governance

GRI 2-9 | 2-12 | 2-13 | 2-14 | 2-17

Roles and Responsibilities within the Manager's Sustainability Governance Structure



Key Committees and Composition	Primary Responsibilities
Board of Directors	<ul style="list-style-type: none"> Oversee MLT's sustainability reporting, sustainability strategy as well as approve and monitor progress of sustainability targets, initiatives and performance Review risk strategy and governance, including those related to climate change Engage and deliberate on strategic sustainability-related (including climate-related) risks, opportunities, impacts and trade-offs Receive updates on material sustainability issues Keep abreast of all sustainability and climate-related developments Receive training on sustainability topics, including those related to climate change
Audit and Risk Committee	Reviews the adequacy and effectiveness of internal controls, procedures and risk management systems, including for climate-related risks
Mapletree Group SSC	<ul style="list-style-type: none"> Spearheads the development of policies and initiatives that are aligned with the Mapletree Group's sustainability strategy Supported by the framework of controls such as Group-wide Environmental Data Management System ("EDMS"), and Mapletree Group's internal audit function Oversees the monitoring of climate-related risks and opportunities Evaluates management approach to assess effectiveness and relevance of existing policies and measures
Mapletree Group SWC	Implements, executes and monitors sustainability plans, policies, and practices
Country ESG Committees	Champion and support sustainability initiatives in each country where MLT operates
ESG Champions	Implement, execute and monitor sustainability plans, policies and practices within MLT's operations

For further details on the composition and responsibilities of the highest governance body, please refer to the corporate governance section on pages 82 to 105 of Annual Report 2025/26.

The Board oversees MLT's sustainability reporting and strategy as well as approves and monitors progress of sustainability targets, initiatives and performance.

MLT's Sustainability Approach *continued*

Sustainability Framework

GRI 2-23 | 2-24

In FY25/26, our sustainability efforts continued to focus on the themes of Green Rejuvenation and Shared Benefits. Under Green Rejuvenation, we advanced the upgrading of our properties through targeted improvements. For Shared Benefits, we deepened collaboration with our stakeholders, particularly by partnering with tenants on environmental initiatives and engaging them on sustainability matters.

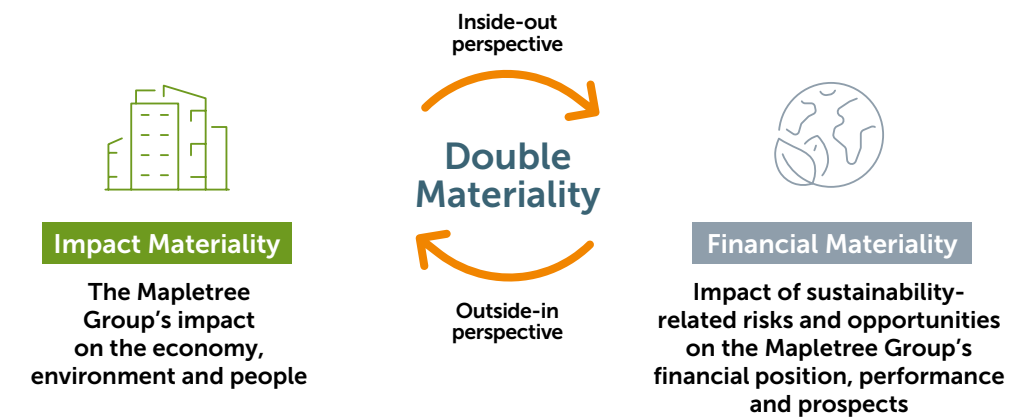
As a part of the Mapletree Group, we remained aligned with its sustainability vision and framework to guide the development of a resilient and sustainable business. The Mapletree Group's Sustainability Framework is organised around the economic, environmental, social and governance pillars, each pillar defined by clear focus areas as illustrated in the diagram below.



Materiality

GRI 3-1

The Mapletree Group recognises the importance of reflecting changes in the operating landscape and stakeholder expectations. Last year, the Manager refreshed MLT's material topics through a Group-wide double materiality assessment, which included a survey of key stakeholders such as suppliers, tenants, contractors and investors. The survey assessed both impact and financial materiality to capture the issues most pertinent to the Mapletree Group and MLT, in line with global best practices. In FY25/26, the Board reviewed these material ESG matters and confirmed their continued relevance to MLT's sustainability priorities for the year.















Key steps in Mapletree Group's materiality assessment process

- Identify potential material sustainability topics**
 - Conduct background research on global trends, and industry and peers' practices
 - Contextualise findings to the Mapletree Group by identifying potential material sustainability-related topics for management and reporting considerations
- Engage stakeholders**
 - Identify key stakeholder groups and develop an engagement plan
 - Engage stakeholders on the proposed material topics through surveys and interviews
- Analyse and validate**
 - Analyse results and rank proposed material topics in order of importance
 - Seek approval from management and Board on the prioritised material topics
 - Socialise material topics with working teams

Mapping the Impacts, Risks and Opportunities of Material Matters

GRI 3-2 | 3-3

Material Matters		Impact Materiality Areas where MLT can impact the environment, people and economy	Financial Materiality Generates risks or opportunities which can financially affect MLT
 Economic Performance	Enable stable employment and distribution of economic value that benefit the wider society	Secure access to capital through sustainable financing, and generate sustainable income and attractive returns for investors	
 Strong Partnerships	Engage business partners to mitigate environmental impacts, including Scope 3 emissions and human rights risks in the value chain	Mitigate reputational and regulatory risks arising from negative impacts in the value chain	
 Quality, Sustainable Products and Services	Create sustainable, vibrant and climate-resilient urban spaces for tenants and communities	Develop green buildings to attract and retain tenants, improve market share and reduce long-term operational costs	
 Energy and Climate Change	Enhance energy efficiency and transition to renewable energy to mitigate climate change	Manage financial implications across operations and the value chain, on revenue, expenses and asset valuation	
 Diversity and Equal Opportunity	Eliminate workplace discrimination and provide equal access to resources and employment opportunity	Harness the benefits of diversity and equal opportunity to enhance innovation, productivity, performance and employee well-being	
 Employee Engagement and Talent Management	Offer favourable and just conditions of work with benefits such as parental leave and professional development opportunities	Attract, retain and develop talent to build a stable and capable workforce	
 Health and Safety	Ensure safe and healthy environments for employees, workers, tenants and visitors	Reduce exposure to reputational and regulatory risks while enhancing workforce productivity	
 Community Impact	Empower individuals and enrich communities through impactful initiatives	Build community trust and enhance organisational reputation	
 Ethical Business Conduct and Compliance with Laws and Regulations	Protect tenant and employee well-being and uphold investor interests through ethical conduct and regulatory compliance	Uphold operational integrity and safeguard organisational reputation and licence to operate	
 Cybersecurity and Data Privacy	Safeguard sensitive personal information and prevent value chain disruption from cyber attacks	Mitigate business disruption, regulatory and reputational risks arising from failure to protect sensitive data	
Non-material Matters			
 Water Management	Mitigate water stress and safeguard access to reliable and high-quality water resources for tenants and visitors	Achieve cost savings and enhanced resilience through efficient water management	
 Waste Management	Reduce methane emissions, conserve natural resources and protect public health	Achieve cost savings through effective waste reduction and recycling efforts	

Overview

Economic

Environment

Social

Governance

Other Information

Embedding Sustainability Across the Organisation

GRI 2-17 | 2-23 | 2-24 | 3-3

Guided by the precautionary principle¹, the Manager integrates sustainability into its strategy by assessing and proactively mitigating potential and adverse effects on the economy, environment and people. It endeavours to embed sustainability across the organisation through the following:

Fostering a Culture of Sustainability

The Mapletree Group's sustainability approach places its people at its core, empowering employees to champion sustainable initiatives within the organisation and set a positive example for their colleagues. The Mapletree Group encourages and provides seed funding for staff-led CSR activities in markets where the Group has a business presence, and promotes staff participation in its tree planting efforts.

Central to this effort is the Mapletree Group's internal newsletter, RESILIENCE, which is published quarterly. Each issue showcases a particular business or corporate unit, highlighting its sustainability journey such as its progress in sustainability, significant asset highlights, and stakeholder engagement. Through sustained internal communication, the Group aims to foster a proactive and informed culture dedicated to environmental stewardship and social responsibility.

Building Expertise in Sustainability

Under the leadership's oversight, the Mapletree Group is building in-house sustainability capabilities, including those necessary to effectively respond to climate-related risks and opportunities. This is achieved through targeted, Group-wide and elective sustainability-related training programmes. Examples include:

- **Climate risk assessment training** for asset managers, property managers and senior management
- **ISSB training** for ESG representatives, Finance and senior management
- **Technical training** such as green building certification for property managers
- **Anti-corruption and business ethics and cybersecurity awareness training** for all employees

To meet SGX-ST's requirements for listed companies, the Board of the Manager has ensured that all Directors undergo sustainability-focused training to strengthen their oversight of MLT's sustainability priorities and ESG performance. The Board has also received dedicated training on the ISSB standards, conducted by an external subject-matter expert.

“The Manager drives organisation-wide accountability for sustainability by linking certain components of employee remuneration to ESG outcomes, with non-financial KPIs integrated into the Performance Target Bonus framework for both management and employees.”

In addition, the Board receives updates at least twice a year during scheduled quarterly meetings or specially convened sessions on key sustainability matters. These updates cover climate-related developments, as well as progress against MLT's broader ESG commitments.

Setting Sustainability Targets and Monitoring Performance

Setting sustainability targets is crucial as they chart an organisation's direction, providing clear benchmarks to measure progress. Group Sustainability, working closely with relevant departments and business units, carefully monitors the Group's performance versus its targets, and ensures that the SSC and Board are updated on the progress.

Integrating Sustainability into Remuneration

The Manager drives organisation-wide accountability for sustainability by linking certain components of employee remuneration to ESG outcomes, with non-financial Key Performance Indicators (“KPIs”) integrated into the Performance Target Bonus framework for both management and employees. These KPIs cover key sustainability areas such as renewable energy initiatives, employee training and development, and engagement with tenants and investors. This practice supports accountability for sustainability performance and reflects the Manager's commitment to integrating sustainability into its strategy.

For more information on remuneration matters, please refer to pages 94 to 99 of Annual Report 2025/26.

Implementing Sustainability Controls

Various policies, procedures and controls are in place to support the oversight of sustainability-related risks and opportunities. Policies supporting each of the material topics are listed in the Governance chapter of this sustainability report (page 43) and are accessible on the Mapletree Group's intranet and website at www.mapletree.com.sg/policies-and-publications/. Climate risk, among other sustainability risks, are identified in the Group's Enterprise Risk Management framework, and an environmental data collection system with inbuilt controls is being used to support tracking.

While these policies are governed at the Group level, the Manager supplements them with specific guidelines tailored to the distinct nature of MLT's business operations. Regular reviews are conducted to ensure these policies remain relevant within an evolving business landscape.

Stakeholder Engagement

GRI 2-29




The Manager engages key stakeholders through established channels to ensure that interactions are purposeful and relevant. Key stakeholders are identified by mapping parties that significantly affect, or are affected by, the REIT's operations, sustainability performance, and long-term business strategy. Recognising that each stakeholder group has distinct priorities and preferred modes of engagement, the Manager tailors its approach to facilitate more effective and meaningful dialogues. These efforts enable the Manager to identify areas for action and take appropriate steps to address them.

The six key stakeholder groups that significantly influence or are affected by MLT's sustainability performance.



¹ The precautionary principle is set out in the Principle 15 of the UN Rio Declaration on Environment and Development. It states: “Where there are threats of serious or irreversible damage, lack of full scientific certainty shall not be used as a reason for postponing cost-effective measures to prevent environmental degradation.”

Embedding Sustainability Across the Organisation *continued*

<h2>1 Our Employees</h2> <p>People employed by the Manager and Property Manager.</p> 	<h2>2 Our Tenant-Customers</h2> <p>Users of MLT's properties, including businesses and their employees, and visitors to our properties.</p> 	<h2>3 Our Investors</h2> <p>People and institutions who own units, perpetual securities and/or debt in MLT.</p> 
<p>Why Are They Important?</p> <p>Our people are central to our success. The strength and resilience of our business depends on the talent, engagement and motivation of our employees.</p>	<p>Why Are They Important?</p> <p>We provide quality spaces and services which enable our tenants to flourish, contributing to our business growth and sustainability efforts.</p>	<p>Why Are They Important?</p> <p>We engage our investors actively to understand their investment needs and priorities, thereby instilling confidence and enhancing efficient access to capital.</p>
<p>Key Topics of Interest</p> <ul style="list-style-type: none"> • 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 	<p>Key Topics of Interest</p> <ul style="list-style-type: none"> • Safety, security and management of premises • Responsiveness to tenant requests and feedback • Responsible marketing communications • Environmentally sustainable buildings 	<p>Key Topics of Interest</p> <ul style="list-style-type: none"> • Long-term sustainable distribution and total returns • Clear strategy and business model • Risk management and corporate governance • Strong balance sheet and disciplined capital management • ESG performance
<p>Engagement Methods</p> <ul style="list-style-type: none"> • Training and development programmes throughout the year • Regular e-mails, intranet, meetings and annual town hall sessions • Induction programmes for new employees • Annual career development performance appraisals • Triennial Group-wide Employee Engagement Survey ("EES") • Recreational and wellness activities 	<p>Engagement Methods</p> <ul style="list-style-type: none"> • Regular one-on-one meetings throughout the year • Tenant satisfaction surveys (including ESG component) and hotlines • Dedicated asset managers assigned to each property • Fitting-out manuals, including green guidelines for selected properties • Green building user guide and posters for all tenants • Tenant engagement initiatives 	<p>Engagement Methods</p> <ul style="list-style-type: none"> • Announcements via SGXNET and MLT's website • Email alerts to subscribers on announcements and updates • Roadshows and investor conferences • One-on-one investor meetings and property site visits • Biannual webcasts of results briefings • Annual general meetings • Annual reports and sustainability reports
<p>Our Responses</p> <ul style="list-style-type: none"> • Implement a relevant performance-based remuneration system based on transparent and objective appraisals • Ensure fair recruitment and selection process based on skills, experience and qualifications • Offer health and wellness benefits • Maintain workplace health and safety • Provide opportunities for training and development • Empower employees to take responsibility of their career development 	<p>Our Responses</p> <ul style="list-style-type: none"> • Conduct safety risk assessments • Provide feedback channels for all tenancy matters and ongoing redevelopment projects • Manage tenant feedback effectively and promptly • Maintain professional interaction with tenants • Organise events and share information to raise environmental awareness amongst tenants • Conduct ESG-related tenant engagement survey to understand their concerns • Implement ESG initiatives that improve whole-building sustainability performance 	<p>Our Responses</p> <ul style="list-style-type: none"> • Integrate ESG considerations into risk assessments and investment processes • Implement sound risk management and internal control practices • Ensure strong Board oversight • Maintain timely and transparent updates on MLT's financial position, business and corporate developments, via announcements, news releases and other relevant disclosure documents
<p>Outcomes</p> <p>71% Favourable engagement score in the Mapletree Group's Employee Engagement Pulse Survey</p> <p>47 Average training hours per employee in FY25/26</p>	<p>Outcomes</p> <p>High rating of 4.4 for both MLT's ESG efforts and property management services in 2025 tenant satisfaction survey¹</p> <p>64% of portfolio (by NLA) is covered by green leases</p>	<p>Outcomes</p> <p>>140 Investors and analysts engaged through briefings, meetings and roadshows</p> <p>S\$300m Green and sustainable financing issued in FY25/26</p>

¹ Tenants rate their satisfaction level based on a scale of 1 (Very Poor) to 5 (Very Good).

Embedding Sustainability Across the Organisation *continued*

<h3>4 Our Business Partners</h3>  <p>People and organisations who have a direct contractual relationship with us to provide goods and services, including suppliers, contractors and Third-party Service Providers (“TPSPs”).</p>	<h3>5 Local Communities</h3>  <p>People who live in and around our properties in markets where we operate in.</p>	<h3>6 Government and Industry</h3>  <p>Government regulators and industry organisations in markets where we operate in.</p>
<p>Why Are They Important?</p> <p>We seek like-minded partners and work collaboratively with our business partners to ensure their operations are aligned with our sustainability requirements and support our sustainability efforts.</p>	<p>Why Are They Important?</p> <p>We create jobs and aim to make a positive difference to the local communities where we operate in, ensuring mutual benefit in our social connections and interactions.</p>	<p>Why Are They Important?</p> <p>We are committed to regulatory compliance. Regular engagement with regulators and relevant industry bodies will also help us to plan and prepare for upcoming regulatory changes, as well as leverage existing and future opportunities for growth.</p>
<p>Key Topics of Interest</p> <ul style="list-style-type: none"> Fair and reasonable business practices Safe working environment 	<p>Key Topics of Interest</p> <ul style="list-style-type: none"> Corporate philanthropy and engagement Impact of development projects on the environment and local community 	<p>Key Topics of Interest</p> <ul style="list-style-type: none"> Compliance with changing laws and regulations Good corporate governance
<p>Engagement Methods</p> <ul style="list-style-type: none"> Established channels of communication for property-related issues Regular operational meetings with TPSPs and property managers 	<p>Engagement Methods</p> <ul style="list-style-type: none"> Collaborate with non-profit organisations Feedback channels for ongoing development projects 	<p>Engagement Methods</p> <ul style="list-style-type: none"> Membership and engagement through the REIT Association of Singapore and other industry associations Responses to public consultations
<p>Our Responses</p> <ul style="list-style-type: none"> Communicate standard operating procedures (where applicable) Convey the integrity of the procurement process Adhere to terms of agreements Ensure robust health and safety requirements are met by TPSPs during the selection process and execution of contracts 	<p>Our Responses</p> <ul style="list-style-type: none"> Contribute to the community through value-based CSR programmes which are built on Mapletree Group’s CSR framework Encourage employee volunteerism Provide updates on development projects 	<p>Our Responses</p> <ul style="list-style-type: none"> Implement policies and procedures to ensure compliance with relevant laws and regulations Implement sound risk management and internal control practices
<p>Outcomes</p> <p>Rolling out</p> <h1>Supplier Code of Conduct</h1> <p>Group-wide in FY25/26</p> <p>Zero</p> <p>Material incidences of non-compliance with health and safety laws and regulations</p>	<p>Outcomes</p> <p>236</p> <p>Staff volunteer hours across seven markets</p> <p>>1,300</p> <p>Trees planted on MLT’s properties</p>	<p>Outcomes</p> <p>Zero</p> <p>Incidences of non-compliance with anti-corruption laws and regulations</p> <p>Zero</p> <p>Material incidences of non-compliance with relevant laws and regulations</p>

Economic

Building a Resilient and Sustainable Business

The Manager is committed to delivering sustainable economic value while building a resilient long-term business through proactive management, disciplined capital deployment and rejuvenation. Central to this approach is delivering sustainable economic performance for long-term growth, fostering strong partnerships through active stakeholder engagement and advancing quality, sustainable products and services that meet tenants' expectations.

	1 Economic Performance	2 Strong Partnerships	3 Quality, Sustainable Products and Services
FY25/26 Targets	<p>Provide Unitholders with competitive total returns</p> <ul style="list-style-type: none"> Achieve sustainable economic growth to provide stable and growing distributions to Unitholders in the long term PERPETUAL <p>Performance: In progress</p>	<p>Collaborate with stakeholders to foster ties and achieve common goals</p> <ul style="list-style-type: none"> Support at least three tenants to deliver sustainable initiatives on their premises <p>Performance: Met</p>	<p>Incorporate green features into products and services</p> <ul style="list-style-type: none"> Engage with tenants to adopt green lease provisions for all new and renewal leases across the nine markets PERPETUAL Achieve green certification for 60% of MLT's portfolio (by GFA) <p>Performance: Met</p>
FY26/27 and Long-term Targets	<ul style="list-style-type: none"> Achieve sustainable economic growth to provide stable and growing distributions to Unitholders in the long term PERPETUAL 	<ul style="list-style-type: none"> Support at least three tenants to deliver sustainable initiatives on their premises <p>Long-term Target</p> <ul style="list-style-type: none"> Motivate and support our tenants' decarbonisation ambitions as we collectively work towards net zero by 2050 PERPETUAL 	<ul style="list-style-type: none"> Engage with tenants to adopt green lease provisions for all new and renewal leases across the nine markets PERPETUAL <p>Long-term Target</p> <ul style="list-style-type: none"> Achieve green certification for >80% of MLT's portfolio (by GFA) by 2030
Key Highlights	<p>292% Total return from IPO to 31 March 2026</p> <p>\$S\$1.5b of green and sustainable financing as at 31 March 2026</p> <p>\$S\$13.1b Assets under management as at 31 March 2026</p>	<p>High rating of 4.4 for both MLT's ESG efforts and property management services in 2025 tenant satisfaction survey¹</p> <p>3 Sustainable initiatives implemented for tenants to reduce their brown energy consumption or improve their well-being</p>	<p>67% of MLT's portfolio (by GFA) is green-certified</p> <p>64% of portfolio (by NLA) is covered by green leases</p>
Contribution to the SDGs		  	 

¹ Tenants rate their satisfaction level based on a scale of 1 (Very Poor) to 5 (Very Good).

Economic Performance

Why Is This Important?

GRI 3-3

MLT’s ability to navigate a complex business environment is vital to its long-term success. Strong financial performance underpins stability for the stakeholders.

By maintaining solid financial fundamentals and adopting sustainable financing, the Manager enhances MLT’s resilience, aligns growth with sustainability goals and delivers lasting value for the environment, the economy and communities.

Management Approach

GRI 3-3 | 201-1

- The Manager’s “Yield+Growth” strategy forms the backbone of its business approach and helps the Trust remain resilient through changing economic conditions
- This strategy underpins long-term value creation and enables MLT to deliver stable, sustainable returns to Unitholders while supporting investments with environmental and social priorities that benefit the wider community

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



In line with our mission to provide Unitholders with competitive total returns, the Manager follows a “Yield+Growth” strategy, underpinned by a prudent risk and capital management approach

Due Diligence for Investments

Sustainability is integrated into core business processes by embedding ESG and climate considerations into investment and asset management decisions. The Manager adopts a structured investment process to ensure assets are carefully selected and aligned with the Trust’s long-term objectives. The focus remains on high-quality logistics properties in prime locations. The Mapletree Group’s Sustainable Investment Policy guides this approach, ensuring that ESG and climate considerations are embedded throughout the asset lifecycle, including from the point of acquisition. The policy outlines the required environmental risk assessments for every potential acquisition. Internal teams and independent specialists conduct these due diligence evaluations, which cover a variety of factors, including natural hazards, land contamination risks, energy efficiency and climate-related impacts.

	Initial Screening <ul style="list-style-type: none"> • Preliminary assessment of ESG risks and opportunities
	Due Diligence <ul style="list-style-type: none"> • Conduct the process using internal resources and independent consultants • Red flag assessment
	ESG Onboarding <ul style="list-style-type: none"> • Enhance initial ESG assessment against the Mapletree Group’s Sustainable Investment Policy • Address urgent issues identified from the due diligence process
	ESG Monitoring <ul style="list-style-type: none"> • ESG improvement plans • Monitoring and reporting



Acquired Grade A, green-certified logistics asset in Mumbai, with sustainability as one of the key considerations.

During the year, the portfolio was further strengthened by the addition of a Grade A, green-certified logistics asset in Mumbai, India. Prior to acquisition, the property underwent due diligence, with qualifications and environmental aspects assessed in line with the Group’s Sustainable Investment Policy. This disciplined approach demonstrates how sustainability considerations are consistently applied across new investments.

Sustainable Finance

The Manager continues to strengthen its sustainable financing efforts to support the transition toward a low-carbon future. This platform provides essential funding for Green Rejuvenation projects and other initiatives that elevate environmental performance. As of 31 March 2026, total green and sustainability-linked borrowings reached S\$1.5 billion to account for approximately 28% of total debt.

Financing activities continued during FY25/26, reflecting the Manager’s commitment to expanding its sustainable funding base. During the year, the Manager secured S\$300 million in new green and sustainable facilities. These facilities support a range of initiatives, including green building refinancing, asset upgrades for environmental certification, installation of solar photovoltaic systems, and improvements to air-conditioning and LED lighting systems.

Green Finance Framework

MLT’s Green Finance Framework (the “Framework”) guides the application of Green Finance Transactions. It ensures that such transactions are channelled towards environmentally and socially beneficial projects that are aligned with MLT’s sustainability objectives. The Framework has received a second-party opinion from independent reviewer S&P Global Ratings (“S&P”), which confirmed its alignment with the Green Bond Principles 2021 and Green Loan Principles 2023.

Total green and sustainable financing

S\$1.5b

as at 31 March 2026

Green and sustainable loans

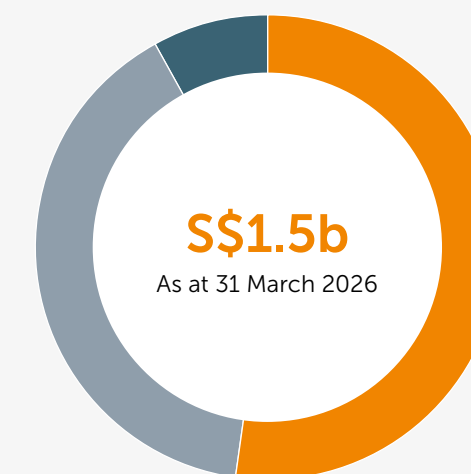
S\$300m

secured in FY25/26

The Framework guides how proceeds are allocated to eligible categories such as green buildings, renewable energy installations, energy efficiency upgrades, and sustainable water solutions. This structure provides clarity and consistency in how green capital is deployed across the portfolio. Both the Framework and S&P’s second-party opinion can be accessed at www.mapletreelogisticstrust.com

Further details on MLT’s green financing instruments and use of proceeds can be found in Appendix 2.

Green and Sustainable Financing



● Sustainability-linked Loan	52%
● Green Loan	40%
● Green Bond	8%

Strong Partnerships

Why Is This Important?

GRI 3-3 | 2-6

Strong partnerships provide stability, resilience and shared growth in a fast-changing world. Through active engagement, the Manager aligns with stakeholders under our Shared Benefits approach, contributing to sustained outcomes and broader impacts.

Management Approach

GRI 3-3 | 2-29

- Prioritisation of fair, transparent and mutually beneficial relationships with suppliers, contractors, tenants and local communities across nine markets
- Active and regular stakeholder engagements help strengthen these partnerships by building trust, supporting smooth operations and driving positive change
- Target of supporting at least three tenants deliver sustainable practices in both FY25/26 and FY26/27

Supplier Engagement

GRI 308-1 | 414-1

The Manager manages its procurement activities through a robust governance framework that upholds high ethical, environmental and social standards. Under the Mapletree Group Procurement Policy, suppliers engaging in unacceptable practices (including activities which compromise environmental standards, health and safety, human rights, or public security, and corrupt behaviour) may be debarred. All potential suppliers are screened against the Mapletree Group's Debarred Vendor List before engagement. The Manager assesses and regularly reviews suppliers while key service providers are required to complete a vendor self-declaration form.

To advance its sustainability objectives and in line with the principles outlined in its Human Rights Policy, the Mapletree Group is in the process of rolling out a Group-wide Supplier Code of Conduct in FY25/26, following its initial implementation in Singapore in FY24/25. The Mapletree Group's Supplier Code of Conduct sets out its expectations of suppliers across business ethics and integrity, human rights and labour practices, environmental requirements and practices, legal compliance as well as data protection, privacy and confidentiality.

In FY25/26, there were 13 new suppliers engaged for our MLT properties of which 23% have environmental certificates and 77% have social certifications. All material contracts also include anti-corruption clauses.



The Mapletree Group is in the process of rolling out a Group-wide Supplier Code of Conduct.

Supplier Due Diligence Measures

To identify suitable business partners, the Manager utilises the Group Procurement Policy which requires consideration of vendors' relevant experience and track record, including sustainability credentials where applicable, during the vendor sourcing and evaluation process.



Check Debarred Vendor List

The procurement process is based on four main principles:

- Fairness, Integrity and Transparency
- Value for Money
- Sustainability
- Best Interest for the Mapletree Group

Prior to commencing the procurement process, it is required to ensure that potential suppliers are not in the Mapletree Group's Debarred Vendor List which includes vendors who have engaged or attempted to engage in various unacceptable practices or activities including compromised environment, health and safety standards, human rights or public security and corruption behaviour.

Screen Based on Additional Criteria

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

- Safety performance track records
- Achievement of relevant accreditations awarded by local authorities and associations such as Green Mark accreditation
- Relevant environmental certification and occupational health and safety certification such as International Organisation for Standardisation ("ISO") 14001 and ISO 45001

Complete Procurement Process

The performance of appointed suppliers is evaluated against various relevant criteria, including sustainability-related matters such as health and safety and compliance with relevant regulations. These include national regulations relating to mosquito/pest breeding, water stagnation, littering, and pollution and waste management.

Mapletree Logistics Park Phase 1 (Vietnam)

Repainting of Warehouse Roof and Canopy

The warehouse roof and metal canopy at Mapletree Logistics Park Phase 1 located in Ho Chi Minh City, Vietnam were repainted using thermal reflective paint to reduce heat absorption. As a result, indoor temperatures dropped by 2-3°C, significantly improving thermal comfort and contributing to the health and well-being of tenants. This effort reflects MLT's commitment to climate resilience while supporting the community in which it operates.

"MLT's efforts in repainting Block 5 warehouse roof with thermal reflective paint has contributed to improved workplace conditions."

We look forward to continuing our partnership with MLT in driving more initiatives to provide value to our employees."

Mr Tran Van Uc,
Logistics Department, Panasonic Electric Works Vietnam Co., Ltd.

Tenant Engagement and Sustainability Initiatives

Tenants are integral to shaping the Manager's broader environmental footprint, particularly in relation to Scope 3 GHG emissions. Reliable utility data collection and close collaboration are essential for establishing performance baselines, driving efficiency improvements, and elevating the overall sustainability profile of the portfolio.

In FY24/25, the Mapletree Group launched EDMS live for Asia Pacific and EU/UK-based assets, enhancing data tracking capabilities. In FY25/26, a new Group-level digital platform, the Utility Management System ("UMS"), was deployed in Singapore to digitalise energy data from smart meters installed across both tenant and landlord controlled areas. The UMS will eventually integrate with Mapletree's environmental EDMS via application programming interfaces ("APIs") to ensure seamless data transfer between the two platforms. This system is expected to enhance data accuracy and streamline reporting in coming years, enabling deeper insights into consumption patterns, supporting future sustainability disclosures and tenant engagement. These efforts are part of the Mapletree Group's broader strategy to improve environmental data tracking across its business and support the goal of achieving net zero by 2050.

Tenant Satisfaction Survey 2025

Tenant surveys are conducted at least once every three years across different markets. In FY25/26, tenants in Singapore, Malaysia, South Korea, Japan and Hong Kong SAR participated in the survey, providing feedback on the MLT's ESG initiatives and property management services.

MLT's overall results were positive. Both ESG efforts and property management – including communication, responsiveness and service delivery – received an average rating of 4.4 ("Very Good") on a 1 to 5 scale.

Memberships in the Real Estate Industry

GRI 2-28

Active participation in industry associations enables the Manager to stay informed on emerging trends and best practices. This supports the Manager's commitment to advancing the logistics real estate and REIT sectors in Singapore. The Manager is a member of the REIT Association of Singapore ("REITAS") and is represented on REITAS' Sustainability Taskforce. Through the Mapletree Group's role as a founding member of the Singapore Green Building Council, the Manager also benefits from valuable insights and support that drive its sustainability initiatives.

In addition, the Manager supports the Mapletree Group's commitment as a signatory to the United Nations Principles for Responsible Investment ("UNPRI"), reinforcing its dedication to responsible and sustainable investment practices.



Sendai Centre (Japan)

Implementation of Advanced HVAC Energy-Saving Solution

At Sendai Centre located in Miyagi, Japan, a comprehensive heating, ventilation, and air-conditioning ("HVAC") optimisation system was deployed, incorporating smart controls, variable speed drives, and enhanced load-management technologies. This advanced solution improved the efficiency of HVAC operations, delivering a 16% reduction in overall power consumption.

"We highly appreciate MLT's initiative to introduce α-HT, that brings about energy savings for our refrigeration systems."

This commitment to efficiency aligns with our corporate values of sustainability and green operations. We welcome the opportunity to deepen our collaboration and foster more positive outcomes."

Manager at Kibun Fresh System Inc.

Highlights

Healthy Workplace Ecosystem

The Manager partnered with Singapore's Health Promotion Board ("HPB") to promote a monthly series of virtual physical sessions and health talks for its tenants under the Healthy Workplace Ecosystem Programme. The initiative featured engaging workouts such as Yogalates, Pilates and Zumba, alongside informative sessions on nutrition and mental wellness. This collaboration reflects the Manager's commitment to fostering a healthier, more supportive workplace environment for tenants.

Earth Hour 2026

To mark Earth Hour in March 2026, selected properties switched off all non-essential lights and equipment for at least an hour, reinforcing the Manager's commitment to climate action. Tenants were also encouraged to join in the efforts through building and asset communication channels.

Energy Efficiency and Reducing Carbon Emissions Online Talk

In January 2026, the Manager organised an online talk for tenants to gain practical insights on improving energy efficiency and reducing carbon emissions. The session highlighted actionable strategies that tenants can adopt in their daily operations to lower utility costs, minimise environmental impact and contribute to a greener community. This initiative aims to raise awareness, encourage sustainable practices, and foster collaboration in building a more eco-friendly workplace.

38 Tanjong Penjuru (Singapore)

Modern New Skylight

The skylight at 38 Tanjong Penjuru was replaced during the year, enhancing the building's sustainability performance. The new installation improves natural daylight penetration, reducing dependence on artificial lighting while minimising heat gain. This results in a brighter, more comfortable indoor environment and contributes to lower energy use, supporting long-term operational efficiency.



Replacement of skylight at 38 Tanjong Penjuru was one of the three tenant sustainability initiatives implemented during the year.

Quality, Sustainable Products and Services

Why Is This Important?

GRI 3-3

Green certifications demonstrate stronger environmental performance, reducing environmental impact and supporting long-term well-being.

They signal asset quality, reflect the Manager’s sustainability ambitions and strengthen portfolio competitiveness. This is increasingly important as tenants seek green-certified spaces that align with their own sustainability commitments.

Management Approach

GRI 3-3 | 416-1

- Minimum green rating requirements for new developments
- Target to achieve green certification for > 80% of MLT’s portfolio by GFA by 2030

Green Building Certifications

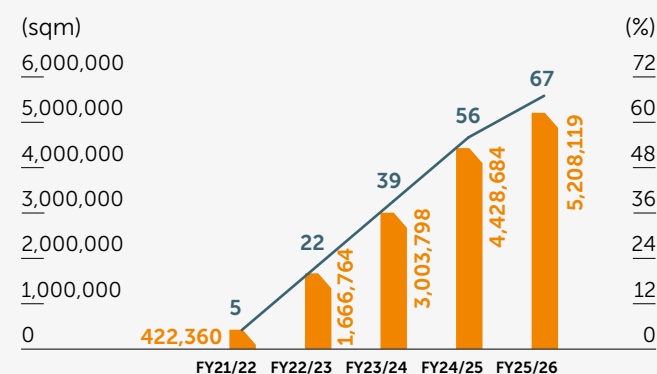
In FY25/26, the Manager and Property Manager strengthened environmental sustainability efforts by securing new green building certifications across MLT’s portfolio. These certifications evaluate asset performance throughout their life cycle, with emphasis on energy efficiency, water conservation and occupant well-being.

A total of 16 assets across four markets obtained new green certifications, including Australia’s first certified properties. Notably, 11 buildings in China achieved LEED Operations and Maintenance (“O&M”), two buildings in South Korea secured LEED O&M, two buildings in Australia obtained Green Star and a newly acquired property in India obtained Indian Green Building Council (“IGBC”) Gold.

As at 31 March 2026, 79 assets covering 5.2 million sqm of portfolio GFA are green-certified, representing 67% of MLT’s portfolio GFA – an increase of 17.6% year-on-year. This strong progress underscores the Manager’s commitment to sustainability and supports its target of achieving green certifications for more than 80% of portfolio GFA by 2030.

A list of MLT’s green certifications is provided in Appendix 3 of this Sustainability Report.

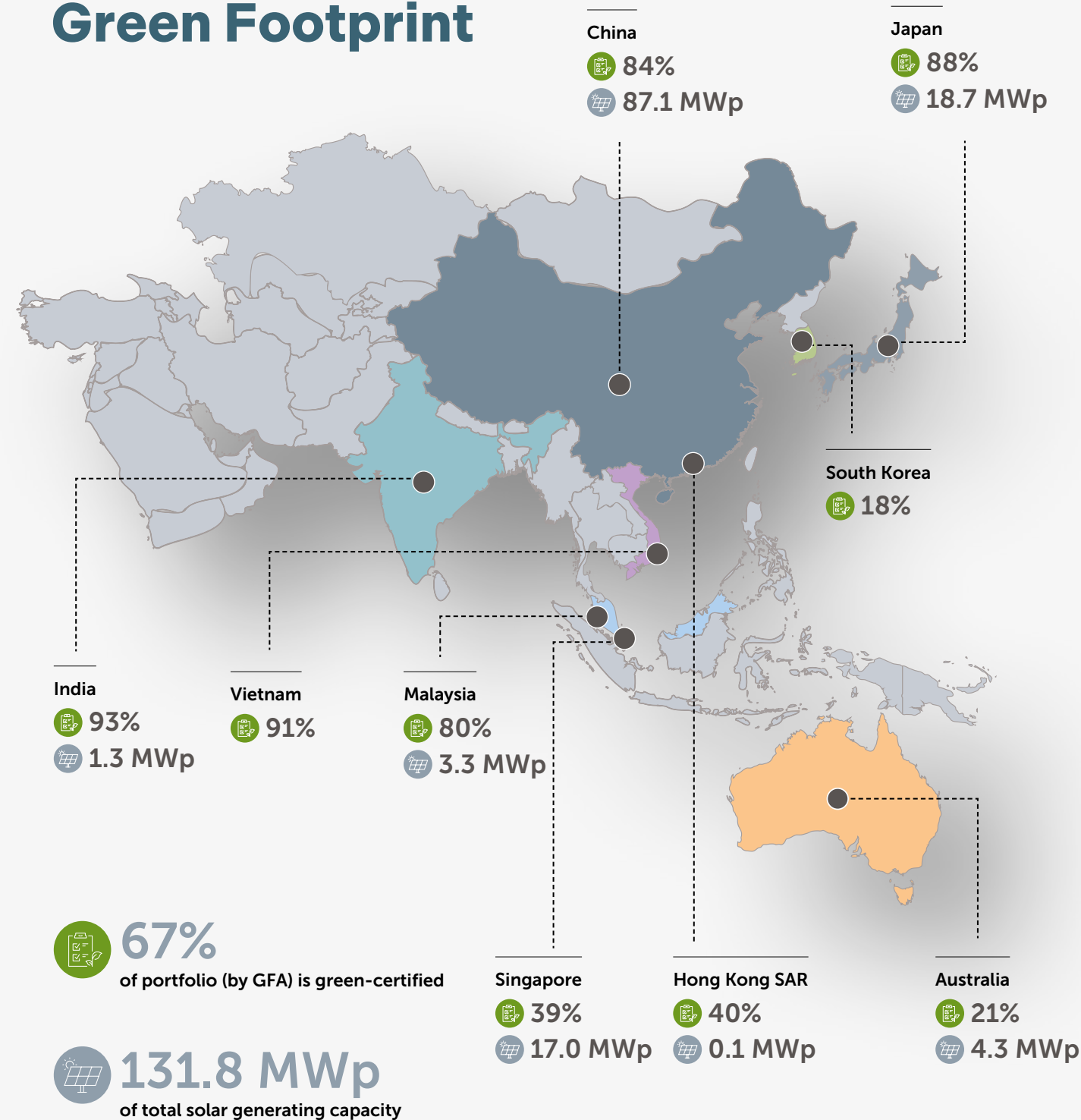
Green Building Certifications



■ Green-certified area by GFA (sqm)
— Percentage of green portfolio

A total of 16 assets across four markets obtained new green certifications.

MLT’s Growing Green Footprint



Economic continued

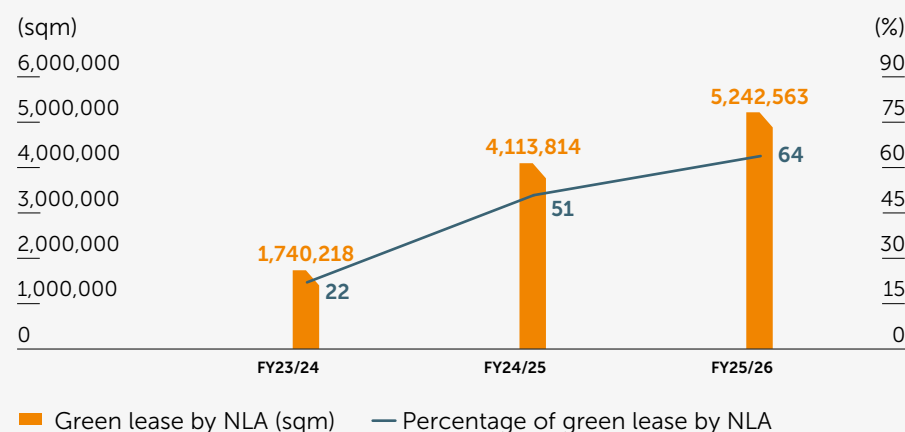
Mapletree Benoi Logistics Hub

A Model for Sustainability

The Mapletree Benoi Logistics Hub (“MBLH”) was honoured at the 20th Anniversary of the BCA Green Mark in 2025, recognised as one of 11 projects that have made outstanding contributions to Singapore’s green building journey. Notably, it is the only logistics facility to receive this distinction. Since its completion in 2013, the five-storey ramp-up hub has achieved four BCA Green Mark certifications, including the Platinum Super Low Energy Award, reflecting its long-standing commitment to sustainability.

Central to this achievement is a 2.2 MWp rooftop solar system that generates about 2.5 million kWh annually, covering more than 80% of the building’s energy needs. Alongside this, MBLH incorporates passive cross-ventilation, skylight-integrated roofing, smart sensors and sustainable construction practices such as recycled aggregates and reduced concrete usage. These features help mitigate environmental harm while simultaneously improving occupant comfort and reducing running costs, exemplifying how logistics developments can combine operational efficiency with environmental responsibility.

Portfolio Green Lease by NLA



Green Leases

Green leases include clauses that require tenants to share environmental data with the landlord, thus facilitating the collection of Scope 3 data. Green leases also include clauses which require a tenant’s commitment to support the landlord’s sustainability initiatives for the property, potentially reducing the landlord’s and tenant’s resource consumption. As of 31 March 2026, green leases accounted for 64% of MLT’s portfolio by NLA, up from 51% in the previous year.

During the year, 16 assets from Australia, China, India and South Korea achieved new green certifications, underscoring continued progress in sustainability. Four of these assets are highlighted below.



LEED v4.1 Operations & Maintenance – Gold

- LED lighting fixtures with motion sensors and automatic dimming function installed across both tenant-controlled and common areas
- Electric shuttle bus service provided for occupants, supporting greener commuting
- Energy Recovery Ventilation (“ERV”) system installed to enhance indoor air quality and energy efficiency
- Recycling bins provided



LEED v4.1 Operations & Maintenance – Gold

- Recognised for strong energy efficiency practices
- Onsite renewable energy plant supplies more than 40% of the building’s total energy demand



LEED v4.1 Operations & Maintenance – Gold

- Energy efficient LED lighting implemented in entire building
- An ERV system and exhaust fans were introduced to boost both air quality and energy performance
- Provision of recycling stations



LEED v4.1 Operations & Maintenance – Gold

- Equipped with LED lighting to further reduce overall energy consumption
- Onsite renewable energy facility meets over 40% of the building’s total energy needs

Economic continued

Electric Vehicle ("EV") Chargers

GRI 203-1

The Manager recognises the growing shift toward electric mobility. Charging facilities are offered as a paid service across MLT's assets, with ongoing efforts to explore further opportunities to support tenants in electrifying their fleets.

To date, 27 EV chargers have been installed across the portfolio with 13 in Singapore, 2 in China, 1 in Hong Kong SAR, 5 in South Korea, and 6 in Malaysia. In FY25/26, electricity usage from these chargers totalled 671 MWh, translating to an estimated 225.7 tonnes of carbon emissions avoided¹.



Supporting sustainable mobility at Mapletree Logistics Hub Tsing Yi with EV charging access.

Electricity utilised from our EV chargers in FY25/26

671 MWh

is equivalent to fully charging 8,388 EVs or 2,935,800 km of car travel

Total emissions avoided

225.7 tCO₂e

from the use of EV chargers

¹ Total emissions avoided is the difference between baseline scenario calculated by using average internal combustion vehicles emission factor published by Singapore Emission Factors Registry, and the alternative scenario calculated by using grid emission factors published by Energy Market Authority, Hong Kong Electric and Institute for Global Environmental Strategies (IGES version 11.6).

Mapletree Joo Koon Logistics Hub

A Super Low Energy Certified Green Building

GRI 302-4 | 305-5

Mapletree Joo Koon Logistics Hub is an asset enhancement initiative ("AEI") by MLT that reflects the Manager's commitment to achieving green building certifications and adopting environmentally responsible practices.

In recognition of its green features and environmental performance, the building was awarded the BCA Green Mark Super Low Energy certification. This certification highlights the property's ability to achieve significant energy savings through advanced building design, energy-efficient infrastructure and the integration of renewable energy solutions.



Green certification

BCA Green Mark Super Low Energy certification

Green concrete

5,200 tCO₂e

of embodied carbon savings from using green concrete vs reinforced concrete

1

Rooftop Solar

- Generates about 300 MWh of renewable energy annually

2

LED Lighting System for Tenants' and Common Areas

- Improves lighting power density by more than 40%, enabling large interior spaces to be illuminated efficiently
- ~0.6 million kWh in annual energy savings, equivalent to approximately 43% reduction through the use of LED lighting

3

Elevated Platform Level

- Provides added protection against potential flooding risks
- Enhances resilience of operations, ensuring business continuity

4

Rainwater Harvesting System

- Collects and stores rainwater to irrigate drought-tolerant plants around the property's perimeter, reducing reliance on potable water and supporting more efficient landscape management

5




Innovative Development Practices

- Incorporated sustainable practices such as recycling demolition materials for road construction and using low Volatile Organic Compound ("VOC") paints and building materials
- Piloted the use of a Battery Energy Storage System to replace the typical diesel generators that power heavy equipment, reducing operational costs and cutting emissions by 50% to 60% for tower cranes, passenger hoists and mast climbers

Environment

Safeguarding Against the Impact of Climate Change

Safeguarding against climate change is vital for MLT, as its warehouses face risks from extreme weather. Managing energy and climate change and reducing carbon emissions through renewable energy and efficiency measures protect assets and ensure continuity. Water management and waste management further minimise environmental impact, supporting future-readiness.

	<h3>1</h3> <h4>Energy and Climate Change</h4> <p>Improve our energy performance and efficiency</p>	<h3>2</h3> <h4>Additional Non-material Topic: Water Management</h4> <p>Manage water resources in a sustainable manner</p>	<h3>3</h3> <h4>Additional Non-material Topic: Waste Management</h4> <p>Reduce waste and promote recycling</p>
FY25/26 Targets	<ul style="list-style-type: none"> Reduce portfolio energy intensity for all assets with operational control by 1.0% to 1.5% from FY24/25 baseline Expand MLT's self-funded solar generating capacity to 55 MWp <p>Performance: Met</p>	<ul style="list-style-type: none"> Develop local best-practice water standards for all markets <p>Performance: In progress</p>	<ul style="list-style-type: none"> Encourage waste separation and recycling in all markets <p>Performance: In progress</p>
FY26/27 and Long-term Targets	<p>Long-term Target</p> <ul style="list-style-type: none"> Achieve carbon neutrality for Scope 1 and 2 emissions by 2030 Expand MLT's total solar generating capacity to 150 MWp by 2030 Commitment to achieve net zero emissions by 2050 	<ul style="list-style-type: none"> Develop local best-practice water standards for all markets 	<ul style="list-style-type: none"> Encourage waste separation and recycling in all markets
Key Highlights	<p>131.8 MWp of solar generating capacity across MLT's platform, the largest among S-REITs reported to date</p> <p>Carbon neutrality China, Hong Kong SAR and Malaysia achieved carbon neutrality for Scope 2 market-based emissions</p> <p>19.9% reduction in energy intensity for Singapore and Hong Kong SAR assets from FY18/19 baseline</p>	<p>0.081 m³/sqm Water intensity achieved for FY25/26</p>	<p>100% Waste reporting coverage across eight markets</p> <p>21,720 tonnes of waste collected</p> <p>5,351 tonnes of waste recycled</p>
Contribution to the SDGs			

Energy and Climate Change

Why Is This Important?

GRI 3-3

Climate change poses financial, operational and environmental risks for REITs, from rising costs and insurance premiums to extreme weather and flooding.

Beyond financial effects, the built environment also contributes significantly to emissions and urban warming. Recognising these risks, the Manager and Property Manager support global climate efforts to reduce emissions and strengthen resilience.

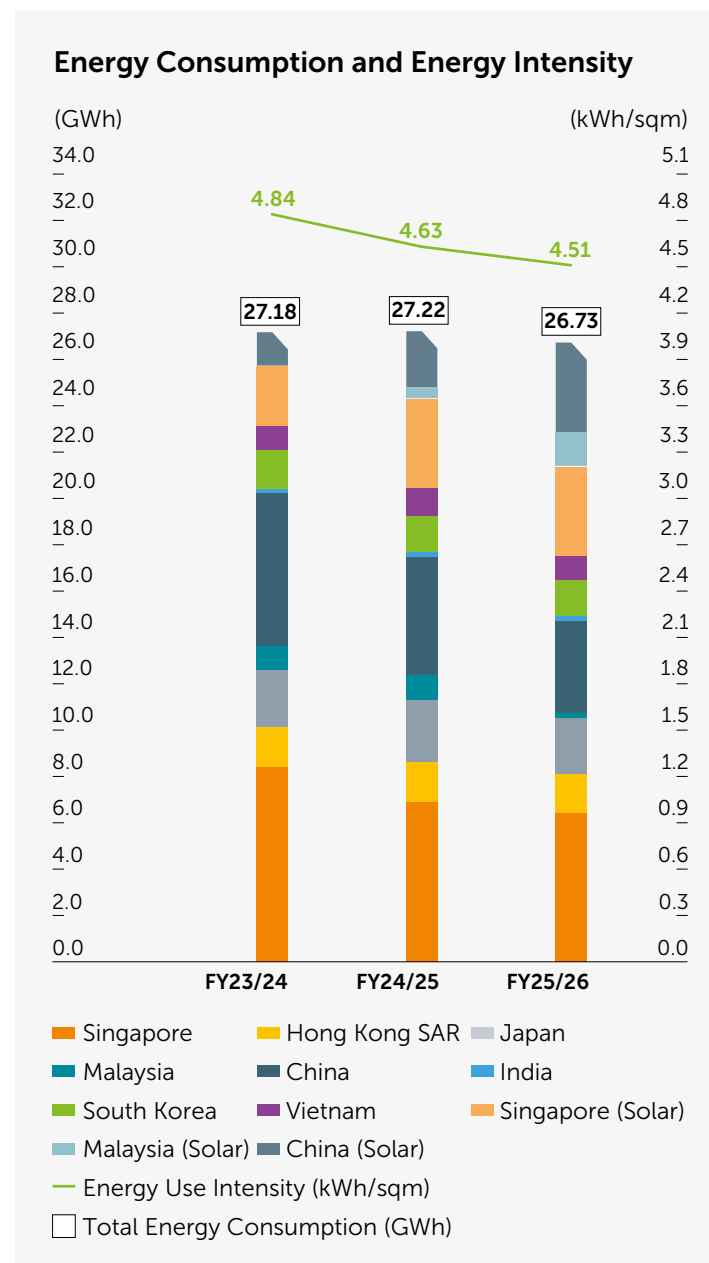
Management Approach

GRI 3-3 | 302-1 | 302-3 | 302-4 | CRE1


- Three-pronged approach to manage energy use, with strong focus this year on expanding renewable energy solutions, such as solar installations and renewable energy certificates (“RECs”)
- Alignment with the Mapletree Group’s sustainability-related policies, including the Group Sustainable Investments Policy, Group Sustainable Development Policy, Group Sustainable Operations Policy and Group Renewable Energy Policy

In FY25/26, total energy consumption across MLT’s portfolio decreased by 1.8% year-on-year to 26.7 GWh. Our continued focus on green rejuvenation has contributed to a meaningful improvement in energy performance. Portfolio energy intensity fell by 2.6% to 4.51 kWh/sqm in FY25/26, down from 4.63 kWh/sqm in the previous year. This progress was underpinned by the completion of 36 energy optimisation initiatives, including LED lighting upgrades, solar PV projects, solar-powered lamps and streetlights, skylight installation, as well as enhancements and improvements to HVAC and other building systems.

Guided by our long-term decarbonisation ambition, the Manager set a target to achieve a 20% reduction in energy intensity across its Singapore and Hong Kong SAR portfolios by 2030 with FY18/19 as the baseline. As of FY25/26, a 19.9% reduction was recorded, effectively meeting the 2030 goal.




Three-pronged Approach to Energy Management




Reducing Energy Consumption

- Installing skylight roofs to reduce the use of artificial lighting during the day
- Using natural ventilation instead of mechanical or indoor cooling
- Using high-performance material for glass, window, wall and roof insulation



Improving Energy Efficiency

- Retrofitting assets with newer, more energy-efficient infrastructure
- Implementing energy management systems for improved monitoring and management of energy usage
- Conducting energy audits to identify areas of potential energy savings
- Educating tenants on energy-saving practices



Increasing Renewable Energy Adoption

- Increasing the solar generating capacity of our portfolio for onsite consumption
- Replacing the use of brown energy with cleaner source of energy
- Increasing the use of solar energy for EV charging stations
- Using RECs from onsite solar generation to offset residual electricity-related emissions

Portfolio Energy and Solar Energy Consumption (Landlord only)

Metric	FY23/24	FY24/25	FY25/26
Total energy consumed (million kWh)	27.2	27.2	26.7
Total purchased electricity (million kWh)	23.1	20.4	17.5
Total self-generated solar energy consumed (million kWh)	4.1	6.8	9.2
Total fuel consumed (million kWh) ¹	5.3	5.1	5.1

¹ Fuel consumption is calculated using Conversion Factor from GHG Protocol.

Environment *continued*

Spearheading Solar

Solar Progress

The Manager continued to make strong strides in expanding its renewable energy footprint, increasing its total solar generating capacity by 85.4%, from 71.1 MWp in FY24/25 to 131.8 MWp in FY25/26. Within the total solar generating capacity, MLT's self-funded solar capacity grew by 24.0% in FY25/26 to reach 58.9 MWp. This growth was supported by the completion of eight new self-funded solar installations, adding 11.4 MWp across assets in Singapore, China, Malaysia and Japan.

The Property Manager also advanced several new solar initiatives during the year, including progress on its first self-consumption solar project in Japan to support onsite renewable energy consumption. These milestones further diversify MLT's renewable energy footprint and enhance energy self-reliance.

Emissions

GRI 2-4 | 305-1 | 305-2 | 305-3 | 305-4 | 305-5 | CRE3

The Manager remains committed to advancing low-carbon operations and progress towards its targets to achieve carbon neutrality across Scope 1 and Scope 2 emissions by 2030, and net zero emissions by 2050. Energy consumption continues to be driven primarily by electricity, diesel and natural gas usage.

Scope 1 Emissions

In FY25/26, MLT's Scope 1 emissions were 1,099 tCO₂e, representing a decrease by 0.2% compared to the previous year. As a result, overall Scope 1 emissions intensity also decreased by 1.1% year-on-year ("y-o-y").

Renewable Energy Certificates

As part of its ongoing operations, the Manager continues to prioritise lowering energy use and reducing carbon emissions. A key element of this approach is expanding MLT's renewable energy portfolio through both onsite solar installations and the use of Renewable Energy Certificates ("RECs") across Singapore, Malaysia, Hong Kong SAR and China.

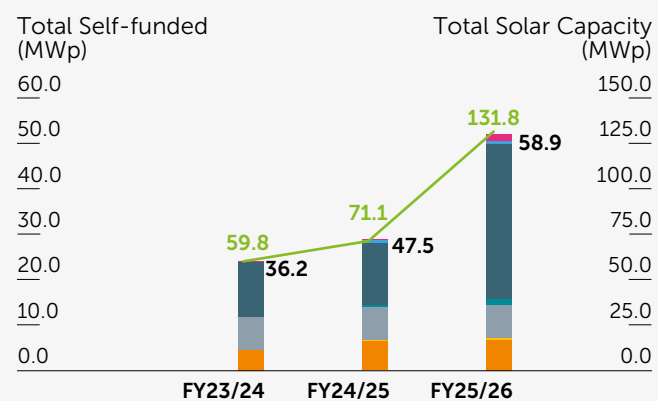
As at end FY25/26, the Manager has registered 34 solar photovoltaic ("PV") assets on third-party certification platforms, up from 28 assets in FY24/25. These registrations include International Renewable Energy Certificates ("I-REC") for assets in Singapore, with Malaysia newly added to our I-REC portfolio this year as well as GECs issued by the National Energy Administration in China.

The expansion of certified solar assets has supported MLT's continued shift towards renewable energy, enabling the neutralisation of Scope 2 market-based emissions across China, Hong Kong SAR and Malaysia through a combination of onsite solar generation and accredited RECs. As at end of FY25/26, 60% of Scope 2 market-based emissions from our Singapore assets have been neutralised.



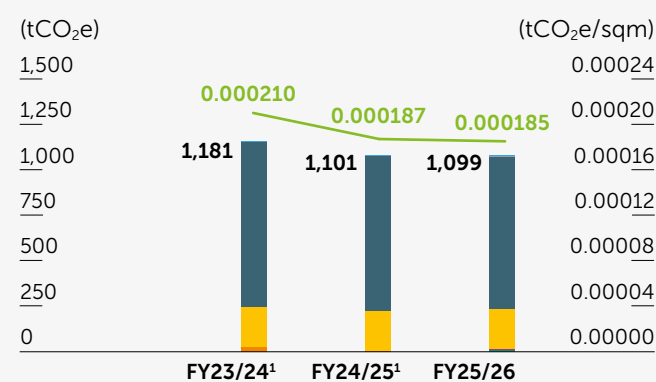
Rooftop solar installation at Mapletree Hangzhou Logistics Park.

Solar Generating Capacity



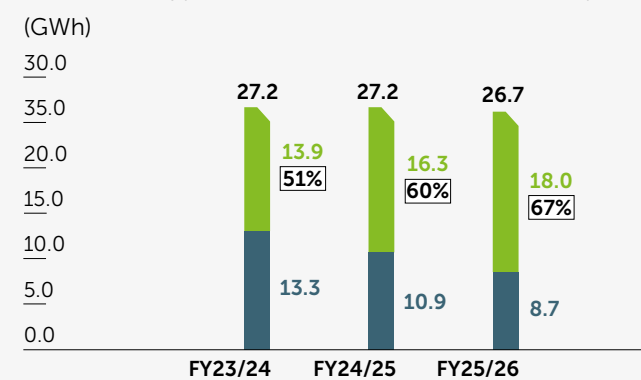
■ Singapore ■ Hong Kong SAR ■ Japan
■ Malaysia ■ China ■ India
■ Australia — Total Solar Capacity (MWp)

Scope 1 Emissions and Intensity



■ Singapore ■ Hong Kong SAR ■ Japan
■ Malaysia ■ China ■ India
■ Australia — Scope 1 Emissions Intensity (tCO₂e/sqm)

Renewable Energy Consumed Compared with Total Energy Consumption (Landlord only)



■ Brown Energy Consumed (GWh)
■ Renewable Energy Consumed (GWh)
 Renewable Energy (%)

¹ FY23/24 and FY24/25 Scope 1 Emissions and Intensity numbers have been restated using a different estimation method to align with FY25/26.

Solar Lamp Installation Across Vietnam Assets

As part of our ongoing efforts to enhance energy efficiency and reduce operational carbon emissions, the Property Manager installed 319 solar-powered lamps across six assets in Vietnam. Each site is equipped with approximately 40 units, strategically mounted on rooftops, canopies and lamp poles to maximise solar exposure. These lamps operate entirely on renewable energy, storing electricity in integrated batteries for night-time illumination. By replacing conventional 70W external lamps that typically run for 12 hours each night, the solar units generate substantial cost savings of approximately 96,000 kWh annually.

Overview

Economic

Environment

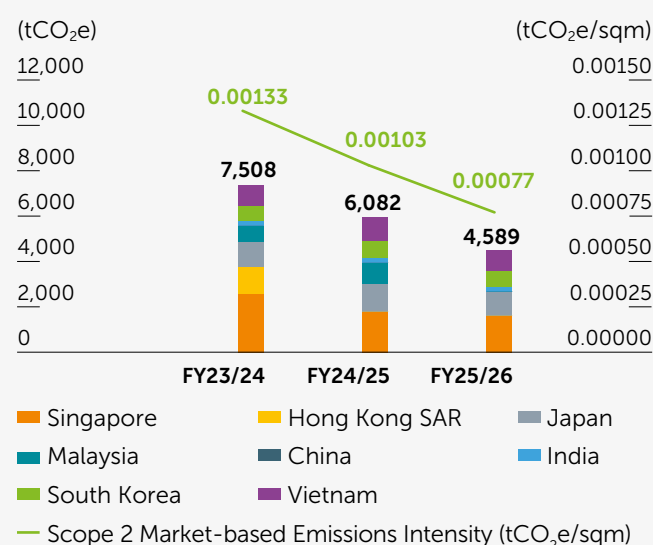
Social

Governance

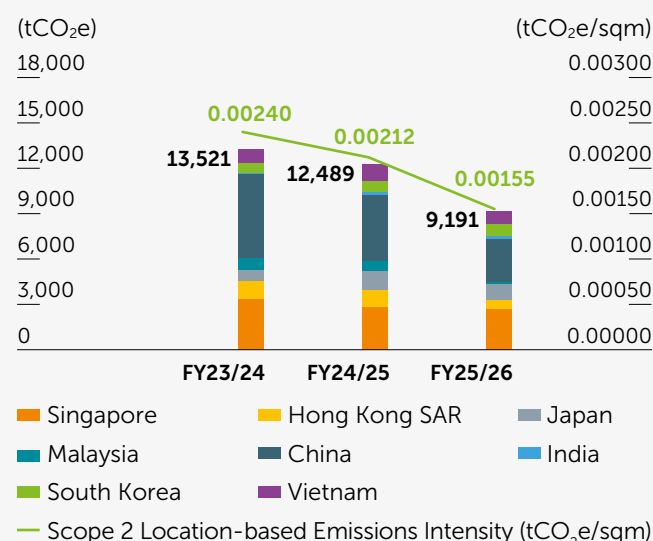
Other Information

Following the achievement of carbon neutrality for Scope 2 market-based emissions in China and Hong Kong SAR last year, Malaysia also achieved Scope 2 carbon neutrality in FY25/26, further expanding MLT's footprint of low-carbon operations.

Scope 2 Market-based Emissions and Intensity



Scope 2 Location-based Emissions and Intensity



Scope 2 Emissions

In keeping with best practice disclosure standards, the Manager adopts both location-based and market-based calculations when reporting Scope 2 emissions, consistent with the Greenhouse Gas ("GHG") Protocol. This enables transparent tracking of our progress and ensures that the benefits of renewable energy generation and REC utilisation are accurately represented.

In FY25/26, the Manager achieved a 24.5% year-on-year reduction in Scope 2 market-based emissions, accompanied by a 25.2% decrease in market-based emissions intensity. Location-based Scope 2 emissions similarly fell by 26.4% year-on-year, with a corresponding 26.9% decrease in location-based emissions intensity. These improvements reflect the continued success of our transition away from brown energy towards renewable sources, driven in part by the expansion of onsite solar generation in China, which significantly contributed to lowering overall emissions.

The Manager prioritises the reduction of Scope 2 emissions through onsite renewable energy consumption and energy efficiency improvements. Residual Scope 2 emissions are offset by retiring RECs generated from MLT's rooftop solar projects. Supported by these decarbonisation levers, the Manager is on track to achieve Scope 1 and Scope 2 carbon neutrality across nine markets by 2030, aligned with its Net Zero roadmap.

Scope 3 Emissions

Understanding that indirect emissions form a significant share of our overall footprint, the Manager remains committed to transparent disclosure of Scope 3 emissions for FY25/26. The Manager is reporting on four key categories (1, 2, 5, and 13) that best capture MLT's material value chain impacts.

In FY25/26, MLT's Scope 3 GHG emissions totalled 366,520 tCO₂e, an increase from 311,564 tCO₂e in FY24/25. Tenant emissions (Scope 3 Category 13) – MLT's largest source of Scope 3 emissions – saw an 8% decline due to the expansion of tenants' solar programme.

With the adoption of GECs in China, the Manager achieved an 8% reduction in Scope 3 tenant emissions, marking China as the first market to deliver measurable Scope 3 emissions

Scope 3 Emissions Categories¹

Metric (tCO ₂ e)	FY24/25	FY25/26
Category 1 – Purchased Goods and Services	23,441	22,441
Category 2 – Capital Goods	8,070	86,466 ⁴
Category 5 – Waste Generated in Business Operations	1,409 ²	1,833
Category 13 – Downstream Leased Assets	278,644 ³	255,780

¹ Scope 3 Category 8 (Upstream Leased Assets) emissions are not disclosed for FY25/26, reflecting refinements to data accuracy and methodology.
² Number has been restated to exclude South Korea, aligning with waste data presented on page 29.
³ Data has been restated to align with the Group's gap-filling methodology for incomplete data.
⁴ Includes emissions from embodied carbon resulting from the Mapletree Joo Koon Logistics Hub AEI.

reduction. Supported by strong tenant engagement, the GEC mechanism enables credible tracking of renewable electricity use and supports the Manager's ongoing Scope 3 decarbonisation efforts.

Biodiversity

Biodiversity remains an emerging topic identified through the Group-wide materiality reassessment, as the built environment can affect surrounding natural ecosystems. While the Manager's role as an asset manager means its direct influence on biodiversity is more limited compared to developers, it remains committed to integrating nature-positive features into properties wherever feasible. This includes enhancing greenery, supporting ecological connectivity, and incorporating design elements that reduce environmental disturbance. These efforts underscore the Manager's broader commitment to environmental stewardship and the intention to contribute positively to the preservation and resilience of natural ecosystems, even within urban and industrial settings.

This year, the Mapletree Group has begun looking into recommendations of the Taskforce on Nature-related Financial Disclosures ("TNFD"). A sector-level assessment of the nature-related dependencies and impacts associated with real estate and construction activities revealed material ecosystem service dependencies. This includes flood and stormwater regulation, climate regulation and cultural and aesthetic ecosystem services that support tenant experience. The Group will strengthen nature-related disclosures and deepen assessments as methodologies, data quality and spatial analysis mature, providing more decision-useful insights for business planning and investors.

Tree Planting

In FY25/26, the Manager and Property Manager planted over 1,300 trees across MLT's assets, demonstrating the ongoing commitment to reducing GHG emissions and enhancing environmental impact. This marks the fifth consecutive year since the initiative began in FY21/22 that more than 1,000 trees have been planted across the portfolio. Beyond MLT's properties, more than 1,300 trees were planted in schools, parks and public spaces across MLT's nine markets, further strengthening community engagement efforts.



At Mapletree Shah Alam Logistics Park, employees from MLT Malaysia plant trees for a greener community.

Climate Risks and Opportunities

GRI 201-2

Climate-Related Disclosures Overview

The physical impacts of climate change are intensifying globally, with increasing frequency and severity of extreme weather events such as floods, cyclones and heatwaves. In this evolving landscape, real estate players must enhance the resilience of their assets while proactively identifying opportunities arising from the low-carbon transition.

Climate-related risks and opportunities have the potential to materially influence MLT's financial position, operating performance and cash flows across the short-, medium- and long-term. Alongside the Mapletree Group, the Manager has commenced monitoring the current effects of climate change across its portfolio, assessing potential future implications through scenario analysis and implementing targeted mitigation and adaptation strategies.

The disclosures below are primarily qualitative, complemented by selected quantitative estimates based on forward-looking assessments. These reflect current methodological limitations, data availability constraints and inherent uncertainties in climate modelling. The Manager will continue to refine its approach over time to enhance the robustness of its analysis.

Current Effects of Climate Change

In FY25/26, several climate-related weather events affected MLT's properties across the region. Typhoons in Vietnam and Southern China, as well as intense rainfall in South Korea that led to a soil erosion incident, resulted in localised damage and repair work costs. In Hanoi and Bac Ninh, a thunderstorm with strong winds associated with Typhoon Wipha impacted several warehouses. At Tu Son, Bac Ninh, roof sections of several warehouses were affected by strong wind gusts. No employees, workers or tenants at MLT's properties were injured, and the repair costs were minimal, with most expenses recoverable under MLT's natural catastrophe insurance coverage.

To mitigate the long-term effects of climate transition risks, MLT invested approximately S\$2.8 million in renewable energy capital expenditure across its operational assets in FY25/26. Costs associated with other climate-related activities, including energy efficiency initiatives and development of low carbon buildings, are not separately identifiable or involve a higher level of measurement uncertainty, and are therefore described qualitatively in earlier sections of this Energy and Climate Change chapter. This financial commitment is consistent with the financial information underlying the financial statements available in the Annual Report 2025/26. The Manager obtains independent valuations of MLT's properties at the end of each fiscal year. It is not aware of any climate-related risks that would result in material adjustments to carrying amounts of MLT's assets or liabilities in related financial statements for the next financial year.

Environment *continued*

Climate Risk Assessment

The Manager undertakes an annual climate risk assessment using a third-party tool. This assessment reflects emerging industry practices and is subject to uncertainties, assumptions and evolving methodologies. The analysis applies forward-looking climate scenarios to estimate potential financial impacts using a Climate Value-at-Risk ("CVaR") framework.

For acute physical risks, CVaR is determined based on the following:

Potential asset damage cost

Acute physical risk arising from extreme weather events can lead to building damage, resulting in increased capital expenditure ("capex") due to heightened asset repair costs. To assess the impact on MLT, asset valuation would be a financial indicator for risk assessment and comparison.

Potential increase in operating expenditure ("opex")

Chronic physical risks, such as sustained periods of additional hot and cold days, can lead to increased opex due to additional cooling and heating costs. To assess the impact on MLT, Net Property Income ("NPI") would be a relevant financial indicator for comparison.

The assessment incorporates asset-specific geospatial data and elevation, alongside projections of local climate hazards. It does not account for asset-level adaptation measures (e.g. flood barriers), which may mitigate actual risk exposure. In addition, the model does not fully capture broader financial implications such as changes in asset valuations (other than potential damage costs and rental income losses), insurance premium increases, or energy price volatility. The assessment for FY25/26 reflects some delays to coastal flooding risks across the assets as sea level rise tend to manifest long after temperature rises.

For transition risks, transition CVaR is based on the projected carbon prices for specific regions or countries (where available), as carbon pricing is a policy tool used to limit GHG emissions.

Flood Protection Measures in Malaysia

To address escalating flood risks, all warehouses in Malaysia were designed with elevated floor levels. However, the mechanical and electrical ("M&E") room and guardhouse remained vulnerable due to their ground-level positioning. To mitigate this risk, floodgates were installed at these critical locations to prevent water ingress during heavy rainfall or flash-flood events. These upgrades safeguard essential equipment and operational functions, strengthening each site's overall climate resilience.

To assess the impact on MLT, NPI is used as a relevant financial indicator, given that carbon taxes may increase opex due to anticipated higher electricity prices from utility companies passing a portion of costs to consumers.

The model utilises an asset's current energy use intensity values, assuming constant emissions intensity when calculating transition CVaR for future time frames. Carbon prices in the model were once again updated from the previous year's assessment, resulting in a further increase in transition CVaR.

The tool incorporates climate scenarios from REMIND MAgPIE², an integrated assessment model that analyses future interactions among variables such as projected gross domestic product growth, energy usage and mix in regions/countries, technology developments, and climate-related policies.

Typhoon-resilient Roof Strengthening in Bac Ninh, Vietnam

In Bac Ninh, Vietnam, comprehensive roof strengthening works were implemented to enhance the structural resilience of six properties as the region is prone to typhoons and sudden wind shifts. The upgrades included:

- Installing additional clamps to better secure metal sheets to fixing clips
- Reinforcing roof ends with cyclone screws and purlins
- Adding structural anchors that more firmly connect roof edges to guttering systems

These enhancements collectively reduce vibration, improve roof stability, and offer greater protection during high wind conditions. This proactive work ensures the building remains resilient amid increasingly volatile weather patterns.



Roof reinforcement in Mapletree Logistics Park Bac Ninh Phase 4 boosts resilience against typhoons and high winds.

The table below details the scenarios and time horizons selected by the Manager, along with their respective time horizons and the rationale behind these selections.

Scenarios	Physical Risk	Transition Risk
	<p>Risks arising from the physical impacts of climate change, encompassing both acute (event-driven such as floods and cyclones) and chronic (long-term shifts such as rising sea levels and increased mean temperature) risks.</p> <p>3°C above pre-industrial levels</p> <ul style="list-style-type: none"> • Assumes that if no further climate policies are implemented, both average and extreme temperature changes are expected throughout the 21st century. • Under the NGFS Current Policies Scenario, global warming of 1.5°C could be reached in the 2030s, 2°C around 2050 and 3°C around 2100. 	<p>Business-related risks stemming from shift towards a low-carbon economy, encompassing policy, technological market and reputational changes.</p> <p>1.5°C above pre-industrial levels</p> <ul style="list-style-type: none"> • Assumes that ambitious climate policies are introduced immediately to limit global warming to 1.5°C by 2100. • To cap temperature increase to 1.5°C, regulators are expected to actively impose carbon taxes, regarded as the likely worst-case scenario in terms of costs associated with transition risks.
	<p>Rationale for Scenario Selection:</p> <ul style="list-style-type: none"> • To adopt a conservative approach regarding financial impacts, the analysis for physical risk is based on a 3°C above pre-industrial levels scenario, while the transition risk analysis is based on a 1.5°C above pre-industrial levels scenario. • Other scenarios considered were deemed immaterial due to their minimal financial impacts. • According to the UN Environment Programme's Emissions Gap Report 2024, global warming is projected to reach 2.6°C to 3.1°C over the course of this century; and hence, a 3°C scenario is deemed as the likely worst-case scenario regarding costs associated with physical risks. • Similarly, the 1.5°C scenario is viewed as a worst-case scenario for transition risks as it anticipates the immediate implementation of climate policies. This scenario highlights significant transition risks due to the rapid and extensive changes required across various sectors. 	
Time Horizon	<p>Short-term (2030), Mid-term (2040), Long-term (2050)</p> <p>These time horizons align with MLT's strategic planning horizon, holding period of assets and capital allocation plans.</p> <p>Rationale for selecting the following time horizons:</p> <ul style="list-style-type: none"> • 2030 was deemed to be relevant for the short-term as it aligns with MLT's business planning cycle. • 2040 was deemed as medium-term as it provides a mid-way point between the short and long-term time horizons. • 2050 was deemed as the long-term horizon as science points to this period when most severe physical risks would materialise and where organisations need to be prepared for and is the deadline to achieve net zero. 	
Geographical Coverage	<p>All operational properties owned by MLT and managed by the Manager.</p>	

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

Environment *continued*

The outcome of the climate risk assessment for MLT is summarised below, with risk levels categorised as low, moderate, major or severe. Transition risk (specifically regulatory risk) manifests in the form of increased carbon price, which translates to higher utility costs. Considering the areas where MLT has direct responsibility for utility costs, the risk levels are low. Meanwhile, taken as a whole, including tenant-controlled areas, the risk levels are higher. A more detailed analysis will be conducted for assets highlighted as severe risk in the model.

Climate-related Risk Assessment - Summary

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

Risk Level: ● Low ● Moderate ● Major ● Severe

Coastal flooding and cyclone remain the most material acute physical risk to the Group's portfolio, while extreme heat is the most significant chronic physical risk. Carbon pricing remains MLT's most obvious transition risk, given its reliance on grid electricity to power its assets. It is important to note that diversification of MLT's asset portfolio across nine markets has served it well, helping it to manage concentration risks in relation to climate. Refer to the table below for potential financial implications of these key risks.

In summary, 1% of MLT's assets are vulnerable to a severe level of physical risk in 2050, amounting to an estimated S\$30 million of value-at-risk. Meanwhile, >1% of MLT's landlord-controlled areas are vulnerable to transition risk in 2050, with an estimated value-at-risk of S\$9 million.

The total leasable floor area located in 100-year flood zones in 2050 is 1,685,366 sqm of logistics asset type.

Based on historical flooding data, MLT's portfolio risk exposure is expected to be largely mitigated through building design as most logistics assets are constructed with elevation raised to around 1.2 metres.

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

Climate-related Risk Assessment – Potential Financial Implications

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

Climate-related Risk Assessment

To manage climate-related risks, MLT has developed both mitigation and adaptation plans, as summarised below.

Mitigation Plan

To reduce the impact of climate change

- **Net zero plan** including establishing the energy and carbon baseline, and asset-level decarbonisation pathways
- **Green building plan** to lower carbon footprint through energy optimisation efforts and obtain green building certifications/energy ratings for benchmarking
- **Transition to renewable energy sources**
- **Tenant engagement** through green leases and education to increase energy efficiency, and adopt renewable energy to reduce Scope 3 Category 13 GHG emissions
- **Supplier engagement** and consideration of environmental credentials to reduce embodied carbon

Adaptation Plan

To prepare for severe climate change

- **Climate risk due diligence** for new investments and existing assets
- **Technical building assessment** to investigate higher risk assets further through technical assessments and explore engineering solutions to protect assets, if necessary
- **Insurance** maintained to cover climate-related property damage and business interruption
- **Emergency plans** for buildings and workplaces
- **Reduce strain on power grid and water supply** given more hot/cold days through energy and water efficiency measures and onsite renewable energy generation
- **Diversify** supplier base to minimise impact of supply chain disruptions due to concentration risk

Climate-related Opportunities Assessment

By anticipating climate-related risks and embedding risk mitigation measures in its processes, the Manager strives to build a climate-resilient asset portfolio that is more sustainable and resource-efficient. The table below specifies the climate-related opportunities available to MLT in its sustainability journey, which are expected to become more pronounced over time depending on the climate scenario.

Sustainability Measures	Potential Opportunities
Increase the proportion of buildings with green building certification	<ul style="list-style-type: none"> • Licence to operate, especially where tenants prioritise environmentally sustainable building and green-certified spaces • Appeal to a pool of ESG-conscious tenants that acknowledge green building premium
Optimising energy efficiency in operating assets	<ul style="list-style-type: none"> • Lower electricity costs (and lower carbon tax pass-through costs) • Additional revenue stream from selling surplus solar energy to the grid and tenants
Adopt renewable energy through solarisation of rooftops and power purchase agreements (“PPAs”)	
Expand parking spaces equipped with EV charging infrastructure	<ul style="list-style-type: none"> • Additional revenue stream through offering charging services to tenants and visitors • Attract a broadening category of tenants and visitors using electric vehicles
Expand access to green and sustainable capital	<ul style="list-style-type: none"> • Attract forward-looking investors seeking sustainable investments • Improved access to ESG-driven lenders who may offer better interest rate for ESG performance through green and sustainable financing

Managing Climate-related Risks and Opportunities

Environmental risk, including both physical and transition climate risks, is a key component of MLT’s Enterprise Risk Management (“ERM”) Framework. It is prioritised alongside other principal risks, with risk tolerance approved by the Board. Supporting policies are regularly reviewed and updated to ensure systematic consideration of climate-related risks and opportunities across the business. In addition, climate-related training is conducted for the Board, senior management and employees to strengthen awareness and capabilities.

To mitigate physical risks and capture resilience-related opportunities, the Group Sustainable Investments Policy requires physical risk assessments to be undertaken prior to new acquisitions. For existing assets, climate risk assessments are conducted annually and embedded within the ERM Framework. Where assets are identified as exposed to physical risks, relevant national adaptation measures are closely monitored.

To manage transition risks and maintain portfolio attractiveness, the Manager has implemented several measures. The EDMS has been established to track energy consumption and carbon emissions, forming the basis for performance management. While internal carbon pricing is not currently applied, the Group Sustainable Development Policy and Group Sustainable Investments Policy guide asset design and enhancement to reduce emissions and support regulatory compliance. MLT’s transition plan is supported by its Group Renewable Energy Policy, which sets out a clear hierarchy and approach to renewable energy deployment. The Manager also monitors evolving climate regulations and market trends, and engages tenants to respond to shifting expectations and demand.

Business Model Resiliency and Resource Allocation

MLT’s overall business model of creating value through real estate investment, development, capital and property management is not expected to fundamentally change due to climate-related risks and opportunities. However, strengthening long-term resilience requires the continued implementation and refinement of its climate mitigation, adaptation and opportunity strategies.

Responsibility for funding and executing asset-level climate initiatives rests with individual business units. Planned capital investments are focused on expanding renewable energy capacity, including rooftop solar installations and renewable energy procurement. At the Mapletree Group level, financial and human resources are allocated to support portfolio-wide initiatives, with resource allocation reviewed regularly as the Mapletree Group advances its net zero ambitions. MLT also leverages financing to support climate-related investments and asset enhancements (refer to Economic Performance on page 14).

Given the evolving nature of climate scenario analysis, the Manager will continue to refine its methodologies and assumptions. Ongoing monitoring and reporting enable MLT to strengthen risk management practices, enhance resilience, and capture emerging climate-related opportunities.



Foundation and Pathway Development

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



Stakeholder Engagement

- Engage employees and build internal sustainability capabilities
- Engage suppliers/contractors to reduce embodied carbon and implement Supplier Code of Conduct
- Engage tenants to implement energy efficiency programmes and adopt renewable energy
- Engage investors and benchmark performance with GRESB and UNPRI
- Engage lenders through green and sustainable financing instruments



Decarbonisation Levers

- Asset performance and energy efficiency improvement
- Rooftop solar system installation
- Renewable energy procurement
- Embodied Carbon Framework
- Green and sustainable financing
- Green building certification



Compensate and Neutralise

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

Building a Climate Resilient Asset Portfolio with Net Zero Roadmap 2050



An Update on Progress

Central to its ambition of building a climate resilient portfolio, the Mapletree Group reaffirms its commitment to the principles of the Paris Agreement and Singapore’s national net zero aspirations. The Mapletree Group’s Net Zero 2050 Roadmap continues to serve as the guiding framework for achieving absolute net zero emissions by 2050, with MLT aligning its net zero roadmap to this approach.

As with many organisations pursuing decarbonisation, the Mapletree Group recognises the challenges and limitations inherent in its net zero journey. A significant proportion of emissions lies beyond the organisation’s direct control—particularly those associated with tenants, suppliers and contractors—making certain targets difficult to achieve without broad value chain collaboration. Nevertheless, the Mapletree Group has identified clear levers and strategies that can meaningfully advance its decarbonisation efforts. The use of carbon credits will be considered at a later stage, and only when necessary, to address residual emissions and enable the organisation to reach net zero in a responsible manner.

Looking Forward

Decarbonising across its diverse and multi-sector real estate portfolio requires persistence and collaborative efforts from all levels of operations and management. While the path ahead is challenging, the Mapletree Group remains steadfast in its commitment to embedding sustainability across its investment, development and operational practices. Through data-driven insights, active engagement, and progressive capital allocation, the Mapletree Group and the Manager will continue to strengthen their ability to decarbonise across the entire value chain and deliver on their long-term net zero vision.

Key Accomplishments in FY25/26

Strengthening Foundations for a Data-Driven Climate Strategy

Effective sustainability data management is essential for accurately tracking carbon emissions and other performance indicators across the Mapletree Group’s diverse asset portfolio. With more than 200 data points collected and analysed across all properties, the Mapletree Group is able to generate actionable insights that improve operational efficiency, measure progress and reinforce accountability in meeting its climate and sustainability objectives.

To further enhance automation and data accuracy, the Mapletree Group has begun integrating the environmental data management platform directly with operational data sources and building systems. This reduces manual intervention, improves consistency and supports real-time monitoring where possible.

The Mapletree Group has also developed a comprehensive Environmental Data Basis of Preparation to standardise data inputs and ensure clear, consistent interpretation of outputs across the organisation. This foundation strengthens the reliability of sustainability reporting and supports the Group’s ongoing efforts to develop credible decarbonisation targets and strategies.

Driving Down Operational Carbon through Efficient Design and Technology

This financial year marks another key milestone with the Mapletree Group making further progress in its Net Zero 2050 Roadmap. The Group has established an interim Scope 1 and 2 emissions intensity reduction target of 80% by 2035 from FY23/24 baseline and aspires to achieve the same for Scope 3. In parallel, the Manager has committed to achieving carbon neutrality for Scope 1 and 2 market-based emissions by 2030. With the progress made so far due to a combination of asset-level energy efficiency improvements and the further use of renewable energy, the Manager has reached Scope 2 market-based carbon neutrality for China, Hong Kong SAR and Malaysia markets.

In operationalising the decarbonisation plan, a mix of passive and active strategies have been deployed at buildings for efficient resource use. This begins at the design stage. For instance, the building’s orientation and facade design may be optimised to capitalise on daylighting and natural ventilation. The green focus carries through to energy-efficient building systems, including HVAC, water-efficient fittings and solar photovoltaic panels for renewable energy. Technology plays a major role, such as smart building automation systems to district cooling systems that adjust building systems according to different cooling requirements by operational demand.

The Manager aligns with the Mapletree Group’s policy of obtaining green building certifications for all new developments. These certifications demonstrate MLT’s commitment to developing sustainable buildings that promote occupant well-being and environmental stewardship. In FY25/26, MLT’s overall Scope 1 emissions intensity decreased by 1.1% y-o-y while portfolio Scope 2 market-based emissions intensity decreased by 25.2% to 0.00077 tCO₂e/sqm due to a combination of asset-level energy efficiency improvements as well as the further use of renewable energy and RECs utilisation, underscoring MLT’s transition to greener energy sources.

Accelerating the Transition to Renewable Energy

Renewable energy adoption continued to be a central lever in the Mapletree Group’s decarbonisation strategy. This is achieved through the installation of rooftop solar panels and the procurement of renewable energy for operational consumption. As at 31 March 2026, the Manager has achieved a total solar generating capacity of 131.8 MWp, of which 45% (58.9 MWp) was self-funded. Over the longer term, the Manager aims to achieve total solar generating capacity of 150 MWp by 2030. Notably, China, Malaysia and Hong Kong SAR have achieved a key milestone in carbon neutrality for Scope 2 market-based emissions.

For further details, please refer to Spearheading Solar on page 22 of this Sustainability Report.

Mobilising Green and Sustainable Financing

The Manager started adopting green and sustainable financing in 2019 and has since continued to leverage such facilities as a key enabler to advance sustainability within the Trust. In FY25/26, the Manager secured green and sustainable financing amounting to S\$300 million, bringing the total green and sustainable financing secured as at 31 March 2026 to S\$1.5 billion. These funds directly support energy-efficient upgrades, renewable energy deployment, and low-carbon developments. To further align its financial strategy with sustainability goals and provide structured approach to financing sustainable operations, the Mapletree Group will be establishing group-level green and sustainable financing frameworks.

Advancing Embodied Carbon Reduction in New Developments

The Mapletree Group strengthened its embodied carbon reduction efforts by formalising a Group-wide reduction plan for new developments. This included incorporating project budget for greener material usage to stay on track with the Group’s annual decarbonisation targets, and enhancing passive design and material-efficient strategies to reduce overall material and energy use during construction and operation.

The Group Sustainable Development Policy has embedded climate resilience and long-term sustainability requirements for all new projects. Following a comprehensive study and review, the Mapletree Group recalibrated its embodied carbon target in line with a science-based pathway, aiming to reduce upfront embodied carbon emissions (A1-A5) intensity by 64% from FY23/24 baseline by 2035.

Active Engagement Across the Value Chain

With Scope 3 emissions forming a significant share of MLT’s carbon footprint, it is vital for the Manager to foster deep collaborations with stakeholders to meet MLT’s decarbonisation target. Tenants’ electricity usage is one of the largest contributors to MLT’s emissions, and the Manager has embarked on green leases as a channel to engage tenants on various ESG topics, including decarbonisation and transition to renewable energy use. Beyond tenants, the Manager is also focused on building partnerships with suppliers, contractors and service providers, who also play a crucial role in MLT’s decarbonisation journey. A key initiative underway is the rollout of a Group-wide Supplier Code of Conduct for new procurement activities, building on the version already implemented across Singapore operations. This approach ensures that sustainability expectations are consistently applied across the value chain.

Overview

Economic

Environment

Social

Governance

Other Information

Environment *continued*

Additional Non-Material Matters

Water Management

Why Is This Important?

GRI 3-3

Climate change is intensifying global water challenges with half the world's population of an estimated 4 billion people experiencing severe water scarcity for at least one month each year¹.

In line with MLT's Shared Benefits approach, the Manager and Property Manager work together with stakeholders to closely monitor and manage water consumption. This not only minimises environmental impact, but also supports long-term resource resilience and community well-being.

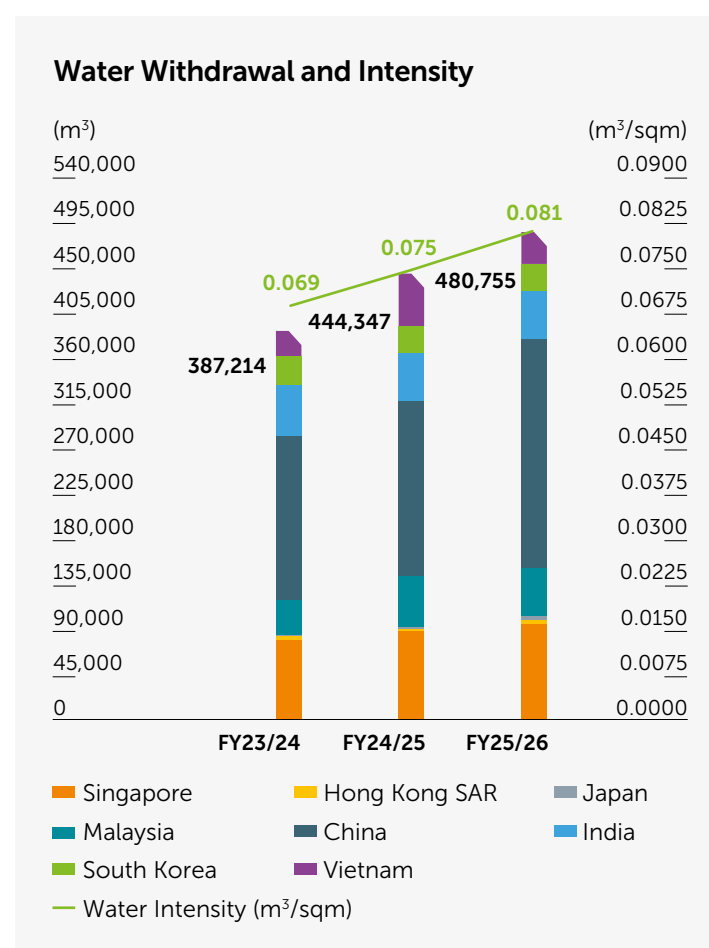
Water Efficiency and Savings

GRI 303-1 | 303-3 | CRE 2

Although water is not a material matter for MLT, the Manager recognises the importance of prudent water use, particularly in water-stressed markets such as Singapore and China. Direct operational water consumption at MLT's assets is limited and primarily relates to common areas. In line with its commitment to responsible resource stewardship, the Manager and Property Manager monitor and transparently disclose water withdrawal across all assets under their operational control.

In FY25/26, total water withdrawal increased by 8.2%, with water intensity rising by 8.0%, primarily due to water leakage incidents in several China properties. While focusing on improving water efficiency in common areas, the Manager and Property Manager also collaborate with tenants to encourage water conservation within their own premises. These measures include:

- Adoption of water-efficient standards for toilet fittings, where feasible, supported by clear requirements outlined in tenant fitting-out manuals
- Raising tenant awareness through the sharing of best practices, including informational posters and green building guides



Waste Management

Why Is This Important?

GRI 3-3

MLT's logistics facilities generate waste streams that must be responsibly managed. Effective practices ensure regulatory compliance, reduce landfill reliance and lower carbon emissions.

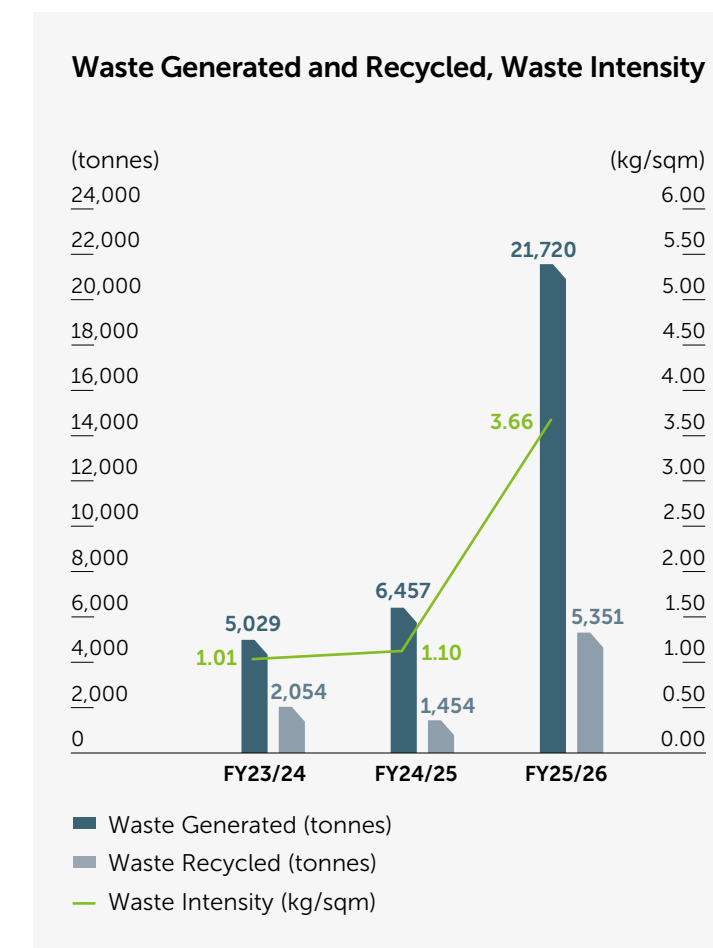
By working together with tenants and service providers on reduction, reuse and recycling, the Manager and Property Manager minimise environmental impact, improve resource efficiency and support the transition toward a low-carbon future.

Waste Generation

GRI 306-3

Having reached full disclosure across seven markets in FY24/25, the Manager and Property Manager broadened the scope to cover eight markets in FY25/26. The reported waste arises from property-level operations and day-to-day business activities across the portfolio. Consistent with the nature of the properties' general waste, comprising materials such as paper, metal, plastic and wooden pallets. In FY25/26, total waste generated increased by 236%, from 6,457 tonnes in FY24/25 to 21,720 tonnes, mainly driven by expansion of reporting scope to include South Korea assets. Correspondingly, waste generation intensity increased from 1.10 kg/sqm in FY24/25 to 3.66 kg/sqm in FY25/26.

The amount of waste recycled increased from 1,454 tonnes in FY24/25 to 5,351 tonnes in FY25/26. This represents a recycling rate of 25%, compared to 23% last year. The change in recycling performance may be attributed to expansion of reporting scope to include South Korea assets as well as better segregation practices in Singapore.



¹ Source: United Nations World Water Development Report 2025.

Social

Enhancing Social Value in the Workplace and Community

The Manager values the contributions of its people and recognises its responsibility to the communities where MLT operates, striving to create an inclusive, safe and supportive environment that promotes well-being and enables both our workforce and stakeholders to thrive.

In line with this commitment, the Manager's focus encompasses four material topics: Employee Engagement and Talent Management; Diversity and Equal Opportunity; Health and Safety; and Community Impact – each reinforcing its dedication to enhancing social value and shared prosperity.

	1 Employee Engagement and Talent Management Provide a positive and engaging work environment for employees	2 Diversity and Equal Opportunity Maintain equity through fair and equal opportunities for all	3 Health and Safety Maintain a safe environment for all stakeholders and care for the well-being of employees	4 Community Impact Support initiatives and projects that have a positive impact on communities
FY25/26 Targets	<ul style="list-style-type: none"> Maintain a diverse and relevant learning and professional development programme PERPETUAL 80% of employees to participate in wellness-related activities 80% of employees to complete at least two hours of ESG and two hours of digital-related training in a financial year Achieve an average of 40 training hours per employee 	<ul style="list-style-type: none"> Maintain at least 30% female representation on the Board Continue to adopt fair employment practices by ensuring that all individuals receive the same opportunities for hiring, advancement and benefits¹ PERPETUAL 	<ul style="list-style-type: none"> Aim for zero fatality and low work-related (high consequence) injury incidences at assets that MLT owns and manages PERPETUAL 	<ul style="list-style-type: none"> Organise or participate in at least two CSR events aligned with the Mapletree Group's CSR objectives Plant trees across MLT's properties in support of the Mapletree Group's commitment to plant 100,000 trees by 2030 across its assets and the communities it operates in
FY26/27 and Long-term Targets	<ul style="list-style-type: none"> Maintain a diverse and relevant learning and professional development programme PERPETUAL 100% employees to complete two courses each in Risk Awareness and Compliance 90% employees to complete two courses each in AI and Cybersecurity Awareness 80% of employees to participate in wellness-related activities Achieve an average of 40 training hours per employee 	<ul style="list-style-type: none"> Maintain at least 30% female representation on the Board 	<ul style="list-style-type: none"> Zero fatality and low work-related (high consequence) injury incidences at assets that MLT owns and manages PERPETUAL 	<ul style="list-style-type: none"> Organise or participate in at least two CSR events aligned with the Mapletree Group's CSR objectives Plant trees across MLT's properties in support of the Mapletree Group's commitment to plant 100,000 trees by 2030 across its assets and the communities it operates in
Key Highlights	<p>47 Average training hours per employee in FY25/26</p> <p>92% Employees participated in at least four wellness activities in FY25/26</p>	<p>42% Female representation on the Board</p> <p>48% Female representation in the workforce</p>	<p>Zero Incidents of workplace fatality and high consequence injury incidences</p> <p>Zero Material incidences of non-compliance with health and safety laws and regulations</p>	<p>236 Staff volunteer hours across seven markets</p> <p>>1,300 Trees planted across MLT's properties</p>
Contribution to the SDGs	 	  	 	    

¹ The target is removed for FY26/27 to align with the Mapletree Group.

Employee Engagement and Talent Management

Why Is This Important?

GRI 3-3

Employee engagement and talent management are central to MLT’s operational strength and long-term resilience.

Engaged employees are more productive, collaborative and committed, which enhances employee satisfaction and reduces turnover. At the same time, effective talent management attracts and develops skilled individuals. Together, they foster a culture where people feel valued and empowered, improve productivity and strengthen MLT’s competitive edge.

Management Approach

GRI 3-3

- Comprehensive people strategy designed to support a positive and meaningful employee experience
- Formal talent development strategy in place to ensure ongoing career and skills progression
- Succession planning programme at multiple levels

Talent Attraction and Retention

GRI 2-7 | 401-1

Recruitment and Selection

Potential candidates are selected based on the Mapletree Group’s employment and recruitment policies, which promote fair employment practices and equal opportunities. These policies are aligned with applicable national frameworks, including the Tripartite Guidelines on Fair Employment Practices issued by the Ministry of Manpower, the National Trades Union Congress, the Singapore National Employers Federation in Singapore, and relevant local regulations and guidelines in other jurisdictions the Manager operates in. Guided by these principles, the Manager applies an objective recruitment process, assessing candidates based on skills, experience and suitability for the role, without regard to personal attributes such as gender, race, age, nationality, religion, marital status, disability or socio-economic background.

The Manager implements a structured talent development strategy, supported by the Mapletree Group, to attract and nurture a diverse pool of professionals across different career stages – from polytechnic students and undergraduates to graduates and mid-career individuals. To reach this broad spectrum of talent, the Manager leverages multiple platforms, including career fairs, the Mapletree Group website, executive search firms and leading online job portals.

In addition to these programmes, the Mapletree Group continues to engage university students through a range of learning visits and industry dialogues that strengthen awareness of real estate and its related disciplines. These engagements introduce students to Mapletree’s business model, global portfolio and sustainability approach through interactions with senior leaders and tours of selected assets. The Mapletree Group also contributed to sector-wide platforms such as the Mapletree Real Estate Career Panel and the Singapore Management University (“SMU”) Real Estate and Alternative Investments Networking Session, enabling students to explore career pathways and connect with industry practitioners.

To attract and retain high calibre talent, the Mapletree Group implements programmes, including the Mapletree Technical Programme and Mapletree Internship Programme, while annual resource planning ensures that hiring needs are carefully anticipated in advance. This proactive approach secures a knowledgeable and skilled workforce, aligned with business requirements and positioned to drive long-term success.

Succession Planning and Retention

The Manager regularly reviews its recruitment and development needs to ensure alignment with business strategies and that the team maintains the optimal mix of skills and experience to execute planned initiatives. A structured process is in place to identify and manage the succession pipeline for the CEO and other key management roles, with these plans reviewed annually by the Nominating and Remuneration Committee. Targeted development plans are implemented for identified talent pipeline candidates to prepare them for future leadership positions. Longer tenure for employees is recognised through long-service awards and additional annual leave. Exit interviews are conducted with resigning employees, and feedback gathered is reviewed to improve employee retention policies and initiatives.

In FY25/26, the Manager and Property Manager’s average annual new hire rate was 7%, while the average annual turnover rate was 12%. Headcount¹ decreased by 22% y-o-y to 280 employees as at 31 March 2026 due to organisational realignment from the centralisation of overseas REIT finance reporting under the Mapletree Group.

Annual New Hire Rate

7%

Annual Turnover Rate

12%



¹ Total headcount includes all employees of the Manager and Property Manager of MLT, except India.

Parental Leave

The Manager values the importance of nurturing a healthy work-life balance for families. As such, all eligible employees are entitled to parental leave to ensure adequate work-life balance.

In FY25/26, a total of five Singapore-based employees, comprising two men and three women, took parental leave. All five returned to work following the conclusion of their leave, reflecting a 100% return to work rate. Of the three men and three women who returned from parental leave in the previous financial year, two men and two women remained employed 12 months after their return, resulting in a 67% retention rate.

Return-to-work Rate

100%

Return-to-work Retention Rate

67%

Retire and Re-employment Policy

To offer continued employment to employees who have reached the statutory retirement age but wish to continue working

1.4%

of MLT employees were on re-employment contracts in the reporting year

Fair Remuneration and Employee Benefits

GRI 201-3 | 401-2 | 401-3 | 404-3

Compensation and Benefits

The Manager, Property Manager, and the Mapletree Group are committed to providing fair and competitive remuneration, with employee pay meeting or exceeding applicable local minimum wage requirements in the markets where we operate. Independent consultants are engaged to benchmark remuneration across different markets to ensure competitiveness.

In addition to base salaries, employees receive short-term cash bonuses, with managerial level employees being eligible for performance-based long-term incentive awards. Bonuses take into account both financial and non-financial performance, including ESG-related factors such as renewable energy initiatives, tree planting, employee ESG and digital training, learning and development, employee engagement and wellness, and participation in CSR activities. Pay structures are gender neutral and determined based on job scope, skills and qualifications. Employees also receive non-monetary benefits meant to support well-being and sustain long-term performance.

In line with the Mapletree Group's policies, the Manager provides a comprehensive welfare and benefits scheme for all full-time and contract or part-time employees. This includes medical and dental coverage, work from home arrangements, employee assistance support, and a range of leave provisions, such as family care leave and special leave including compassionate leave, where applicable. Temporary employees on contracts exceeding 12 months receive benefits comparable to those of permanent employees.

The Manager makes monthly contributions to employees' social security accounts in accordance with applicable local requirements. In Singapore, both the Manager's and the Property Manager's employees are enrolled in the Central Provident Fund ("CPF"), a retirement savings scheme mandated by the



Sharing insights at the Annual Sustainability Lecture at NTU.

government. In other markets, the Manager similarly makes social security contributions in line with the relevant local statutory requirements.

Performance Management

Guided by the Mapletree Group's performance-based remuneration framework, the Manager adopts a Group-wide electronic performance appraisal system to track key performance indicators and support achievement-based compensation. This system provides employees with regular feedback and enables discussions on development and career goals.

Employees are assessed using a Competency Framework and receive performance feedback across three key areas: proficiency and quality of work, collaboration and leadership, and business growth.

In FY25/26, all employees of MLT received at least one formal performance review.

In support of fair and performance-linked remuneration, the Manager adopts a pay for performance approach that rewards the achievement of key performance indicators, including sustainability-related measures. This approach enhances accountability while supporting the advancement of MLT's ESG objectives.

Training and Development

GRI 404-1 | 404-2

Supporting employees' career development is a key priority, with opportunities provided through structured training programmes and internal job rotations. By investing in employee development, the Manager builds organisational capabilities while enhancing job satisfaction, which supports strong performance.

The Manager leverages the Mapletree Group's learning and development programmes to equip employees with the skills and competencies needed for their roles and career progression. New employees participate in the Mapletree Immersion Programme during onboarding to gain an understanding of the Group's businesses, policies and processes, and to assimilate into the organisation's culture.

Beyond onboarding, employees are encouraged to participate in diverse functional and technical training programmes offered throughout the year. They also have access to online learning platforms, including LinkedIn Learning, which provides over 23,000 courses to support continuous professional development. These opportunities are designed to prepare employees for future challenges in a fast-changing environment, with training that spans sustainability, business continuity, building and safety, digital transformation, real estate, diversity and inclusion, and personal effectiveness.

For development and succession planning at the Board level, please refer to pages 87 to 88 and page 92 of the Corporate Governance section in Annual Report 2025/26.

Average Training Hours per Employee by Gender and Employee Category

Metric	FY24/25	FY25/26
Management		
Women	47	47
Men	36	36
Professional		
Women	51	46
Men	49	48
Support		
Women	44	51
Men	60	67
Total		
Women	49	47
Men	47	47

The Manager leverages training opportunities provided by the Mapletree Group, including in-person courses, conferences and virtual learning platforms such as the Mapletree Learning Management System ("LMS").

In FY25/26, employees of the Manager and Property Manager completed a total of 2,564 training programmes, translating to an average of 46.9 hours per employee. Additionally, 100% of employees also underwent professional training on ESG-related topics.

Career Management

To stay adaptable in a fast-changing environment, employees are encouraged to take an active role in their career development.

Self Development Scheme	Mapletree Training Award
Employees can build on their core competencies or pursue professional and academic qualifications with co-funding support for course fees, learning materials and professional memberships.	Offers eligible employees ¹ financial assistance to further their education at recognised universities, tertiary institutions or professional bodies.

Employees may also utilise up to seven days of paid study leave annually for examinations and coursework.

Employees have access to a broad range of training and development opportunities, including industry-related courses, seminars and conferences. These include real estate seminars and conferences organised by the SMU under the Mapletree Group-supported real estate programme, as well as the Mapletree Annual Sustainability Lecture at Nanyang Technological University ("NTU") as part of the Mapletree Sustainability Programme.

¹ Eligible employees are defined as full-time, contract (where contract exceeds one year) and part-time employees who must have completed at least two years of service.

The Mapletree Group's Learning Roadmap

The Manager and Property Manager have adopted the Mapletree Group's Learning Roadmap to provide a structured framework for career planning and skills development. The roadmap comprises programmes and learning modules across four key domains that support professional excellence.

Training programmes are made available to employees across all markets based on their department, role and level, ensuring that employees develop the relevant functional competencies. For instance, employees in the Finance function receive training on areas such as BlackLine and Economic Value Added ("EVA"). Beyond technical expertise, the roadmap also emphasises the development of soft skills and leadership capabilities to enable employees to perform effectively and support organisational effectiveness.

To strengthen leadership capabilities, the Mapletree Group offers targeted programmes for different management levels. The Leadership Foundation Programme focuses on equipping managers with essential people management skills, while the Leadership Excellence Programme supports middle to senior level leaders in strengthening their leadership practices and understanding of team dynamics. These programmes are delivered through a combination of lectures, group discussions, case studies and role play activities.



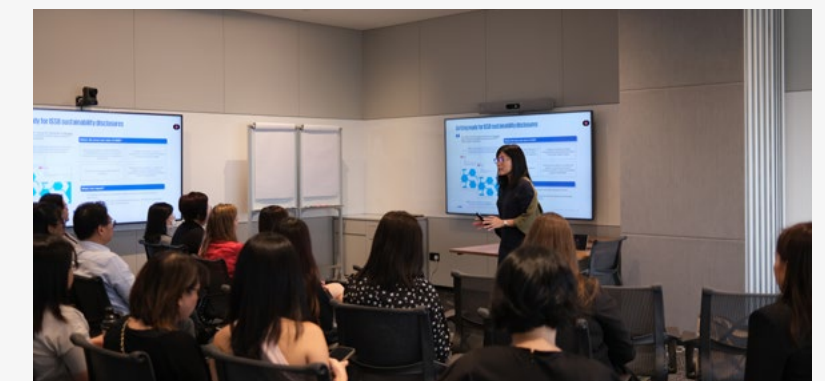
Learning Fiesta 2025

The Mapletree Group held Learning Fiesta 2025 from 17 to 19 September 2025, the 8th edition since its launch in 2012. This hybrid event brought together employees from 13 global offices, creating a vibrant platform for learning, collaboration and personal growth. This year's theme of "Strong Foundation, Unlocking Potential," reinforced the Mapletree Group's commitment to building a future-ready workforce equipped to thrive in an increasingly dynamic business environment.

Over the three days, more than 1,000 employees took part in 11 curated sessions covering Business and Strategy, Personal Development, Digital Transformation, and Sustainability. Collectively, participants clocked 5,475 learning hours, a reflection of the organisation's strong learning culture.

Outside these sessions, the Fiesta also featured interactive activities such as a photo booth and game stations, encouraging cross-team interaction and strengthening camaraderie among colleagues.

To extend the impact of the learning experience, employees can access the session recordings and materials through the LMS.



More than 1,000 employees participated in Mapletree Learning Fiesta 2025, fostering global collaboration and growth.

Social continued

Employee Engagement and Transparent Communication

GRI 2-25 | 2-26 | 402-1

The Manager and Property Manager recognise the importance of open and constructive employee engagement, and have instituted various communication channels to facilitate feedback and address employee concerns.

This includes the implementation of an open-door policy, encouraging employees to voice concerns about various aspects of their employment. In addition, there is a formal grievance handling mechanism that outlines internal escalation procedures for employees to raise work-related grievances, such as harassment, bullying, discrimination, unsafe work conditions and uneven/excessive workloads, which will be investigated and remediated at higher management levels and the HR department.

Additional engagement platforms include employee engagement surveys, town hall meetings, LinkedIn, intranet, newsletters and other staff communication sessions. Management also engages employees through more informal interactions, such as luncheons and team building activities, to encourage open dialogue and strengthen relationships.

An annual Group-wide town hall meeting is organised by the Mapletree Group as part of its commitment to foster open communication and gather valuable insights from employees. During this event, employees are updated on the Group's financial performance (including the REITs), non-financial KPIs (which include sustainability-related indicators), and other organisational developments, and are encouraged to raise questions and provide feedback to senior management.

In the event of significant operational changes, employees (and unions, where applicable) are notified in advance to minimise

potential operational disruptions and support workforce engagement and stability.

Collective Bargaining Rights

GRI 2-30

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

The Manager and Property Manager have collective bargaining agreements in place for employees, up to the senior executive level in Singapore, and for all employees in Vietnam. Currently, 22% of employees of the Manager and Property Manager are covered by these agreements. The employment terms and working conditions of employees who are not covered are not restricted by the provisions of the collective bargaining agreements.

Employee Wellness

GRI 403-6

Employee well-being and wellness are key priorities that support a healthy, engaged, and resilient workforce. Employees and tenants are encouraged to participate in the wide range of health and wellness programmes offered across the Mapletree Group.

Wellness@Mapletree, the Mapletree Group's health and well-being initiative, continues to anchor these efforts through corporate activities, team challenges and workshops that promote healthier lifestyles. The Mapletree Group also organises fitness activities such as badminton, futsal, and pickleball, mental well-being talks on ageing gracefully and healthy digestion, and workshops on art discovery and managing personal finance.



Scaling new heights at the employee team-building bouldering event.

The Mapletree Group's Employee Assistance Programme ("EAP") complements these initiatives by providing confidential, professional counselling through phone or online consultations for employees in both Singapore and regional offices, where coverage is also extended to employees' household members. Employees may also visit panel General Practitioners for medical consultations, and receive annual medical subsidies, including health screenings and insurance coverage, to ensure their ongoing health and well-being. Annual health screening programmes are also made available for employees, and more than 46% employees in Singapore participated in 2026.

Engaging Employees

Every three years, the Mapletree Group invites employees to share their voices through the comprehensive EES. In 2025, the Group went a step further, introducing a shorter pulse survey to capture shifts in sentiment and ensure that progress remained on track.

The response was overwhelming: 98% of employees participated, signalling both trust in the process and commitment to shaping the workplace. Engagement held steady at 71%, nearly identical to the 2023 benchmark, underscoring resilience and confidence in the organisation's direction.

Beyond the numbers, the pulse survey revealed what truly matters to employees: strong leadership, a culture of collaboration, attention to wellness and opportunities for career growth. These themes echoed across open-ended feedback, reinforcing the stability of scores in Strategic Alignment, Operating Efficiency and Engagement.

Results were cascaded across business units, where engagement champions continued to drive action plans arising from the 2023 survey. This cycle of listening, acting and reinforcing progress reflects the Mapletree Group's enduring commitment to cultivating a workforce that is not only engaged but also aligned with the Group's long-term vision.



Management and employees from MLT Singapore exchanging Chinese New Year greetings with Mr Edmund Cheng, Chairman of the Mapletree Group, and Mr Hiew Yoon Khong, Group CEO of the Mapletree Group.

MLT Bonding Day in Singapore

In November 2025, the MBC Town Hall buzzed with energy as MLT Singapore colleagues came together for a fun and engaging bonding session. From adrenaline pumping laser tag and combat archery to poolball and giant board games, participants dived into team challenges that sparked friendly competition while strengthening collaboration and camaraderie. Alongside the activities, colleagues bonded over delicious food and relaxed conversations, helping to foster stronger working relationships across teams.



Voices from Our People

In conjunction with MLT's 20th anniversary, several colleagues with more than 10 years of service were invited to share their journey at MLT, highlighting their experiences and contributions that have shaped the organisation's growth over the years.

20 Years of Growth and Gratitude

"I've seen the company grow and **achieved** ambitious **milestones**. Working with colleagues who feel like family has made this journey truly **meaningful**."

Melissa Low
Vice President,
Treasury, Singapore
20 years at Mapletree



Fulfilling Journey at MLT

"Inspired by MLT's **vision**, I've stayed for its strong culture, supportive colleagues and **commitment to excellence**."

Looking ahead, I'm proud to have contributed to MLT's progress and am confident in its continued innovation and **growth** across APAC."

Ryan Hui
Senior Manager,
Asset Management, Logistics, Hong Kong SAR
18 years at Mapletree



Family-like Culture

"MLT's **multinational perspective across nine markets** is unique, and the team feels like **family**. We are open in discussing strategy, and the direct, fair approach from HQ builds **trust and clarity**."

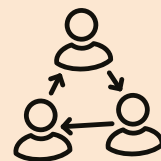
Yuko Shimazu
General Manager,
Asset Management, Logistics, Japan
16 years at Mapletree



Story of Growth, Learning and Resilience

"For the past 12 years, the opportunity to contribute meaningfully has kept me **inspired**, while MLT's culture of **collaboration and innovation** has shaped both my career and pursuit of excellence."

Dickson Dhevendran A/L Thanabalan
Senior Manager,
Asset Management, Logistics, Malaysia
12 years at Mapletree



Strength Built Over Time

"The toughest test came during Covid-19, when resilience and **teamwork** were vital to keeping operations running. I'm proud to have supported a leading online e-commerce company's Southeast Asian operations at Mapletree Logistics Hub, Toh Guan. One word sums up my journey: **resilience**."

Tirana B Buhari
Executive,
Technical Services, Logistics, Singapore
14 years at Mapletree



Right Career Path

"What drew me to MLT was its **long-term mindset**. What has kept me here is the company's **belief in its people**."

Chau Thi Hoang Nguyen
Assistant Manager,
Asset Management, Logistics, Vietnam
16 years at Mapletree



Diversity and Equal Opportunity

Why Is This Important?

GRI 3-3

Recognising that workplace equality, diversity and inclusion drive innovation, productivity, performance and well-being¹, the Manager is committed to equal opportunities and cultivating a supportive environment.

A strong culture of diversity and equal opportunity also reinforces MLT's resilience and reputation, strengthening the Manager's ability to adapt to evolving business needs.

Management Approach

GRI 2-7 | 405-1 | 405-2

- Foster a fair and inclusive environment where all employees are valued regardless of their age, gender, race, religion, nationality, background or financial status
- Guided by the Mapletree Group's Resourcing and Employment, and Compensation, Benefits and Leave policies
- Offers diversity and inclusion training, such as e-learning modules on cultural awareness and global communication, and celebrates cultural diversity events
- Applies the Group's commitment to diversity to the built environment, with its sustainability-related policies guiding the consideration of universal and inclusive design principles

Employee Profile

In FY25/26, the Manager and Property Manager employed 278 permanent employees (99%) and two temporary employees (1%), with no non-guaranteed hours contract employees hired during the year. Women represented 48% of the total workforce and held 49% of management roles, reflecting continued progress in gender diversity across the organisation.

In addition, 97% of management positions are held by individuals from the local community, enabling the organisation to tap into strong market knowledge, regulatory familiarity and cultural understanding that are critical for real estate operations.

Pay Equality

GRI 405-2

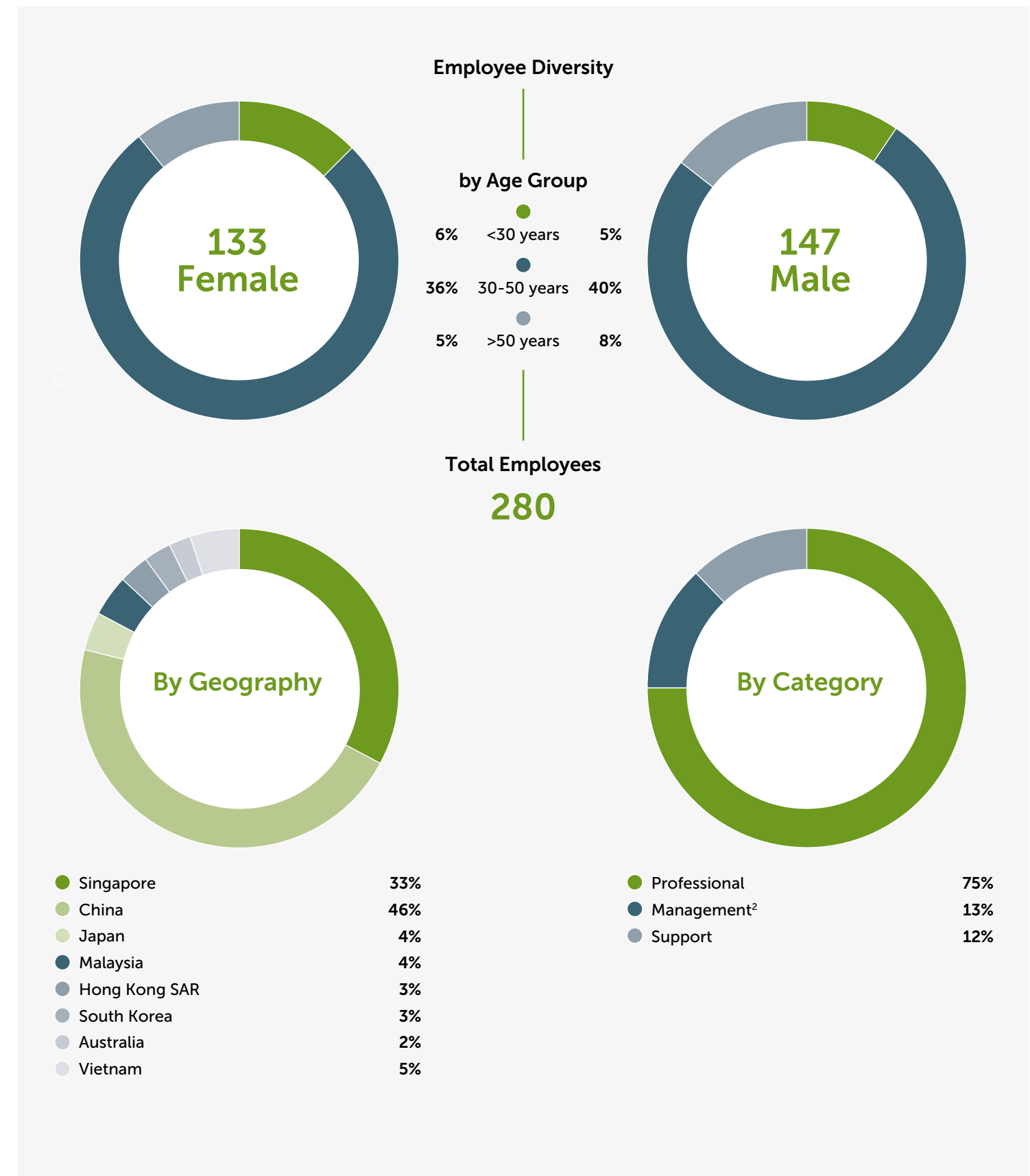
The Manager is committed to fair and equitable remuneration for all employees, regardless of gender. Compensation decisions are based on individual competencies and experience for comparable roles. To narrow the gender pay gap and ensure fair compensation for all employees, merit-based recruitment, a



performance-driven remuneration framework and the provision of flexible work arrangements are in place. These initiatives reinforce the Manager's dedication to fairness, transparency and equal opportunity across MLT's properties.

In FY25/26, the ratio of basic salary for women to men was 0.99:1 for support staff, 0.94:1 for professionals, and 1:0.98 for management (including the CEO). The ratios for FY24/25 were 0.99:1, 0.88:1 and 0.94:1 respectively.

For more information on the Manager's Employee Engagement and Talent Management, please refer to pages 31 to 35 of this Sustainability Report.



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

² Middle and Senior Management.

Social continued

Board Diversity

GRI 405-1

A diverse board brings together varied perspectives, experiences and expertise, leading to stronger governance and more balanced decision making. Ultimately, board diversity strengthens stewardship, supports sustainable growth and builds trust in the organisation's leadership. Guided by the Board Diversity Policy, the Manager regularly assesses MLT's Board composition to maintain an appropriate balance of independence, experience and diversity. Director appointments are based on objective, merit-based criteria, including industry knowledge, skills, qualifications and other relevant aspects of diversity.

As at the end of FY25/26, five of the 12 Board members were women, representing 42% female representation. The Manager remains committed to sustaining at least 30% female representation on the Board.

42%

Female representation on the Board

Celebrating International Women's Day

This year, the Mapletree Group celebrated International Women's Day ("IWD") with a week of initiatives aimed at promoting women's empowerment, equality and well-being. In line with this year's IWD theme, Give to Gain, these initiatives were designed to create more opportunities for women to thrive.

A major highlight was the sharing session by Ms Tan Su Shan, Chief Executive Officer of DBS Group, and Ms Wendy Koh, Group Chief Financial Officer of the Mapletree Group. The event brought together about 200 of our employees, tenants and tertiary students from various institutions. Both leaders shared their inspiring career journeys, their experiences balancing motherhood and leadership, and their insights on navigating an AI-driven future for today's students.

Other initiatives included a two-day IWD bazaar showcasing food, crafts and home products from women-led businesses, and a series of talks centred on health and well-being for women, covering topics such as traditional Chinese medicine and osteoporosis prevention. To wrap up the week, employees took part in a purple-themed group walk along the Southern waterfront, ending the activities on a vibrant and uplifting note.

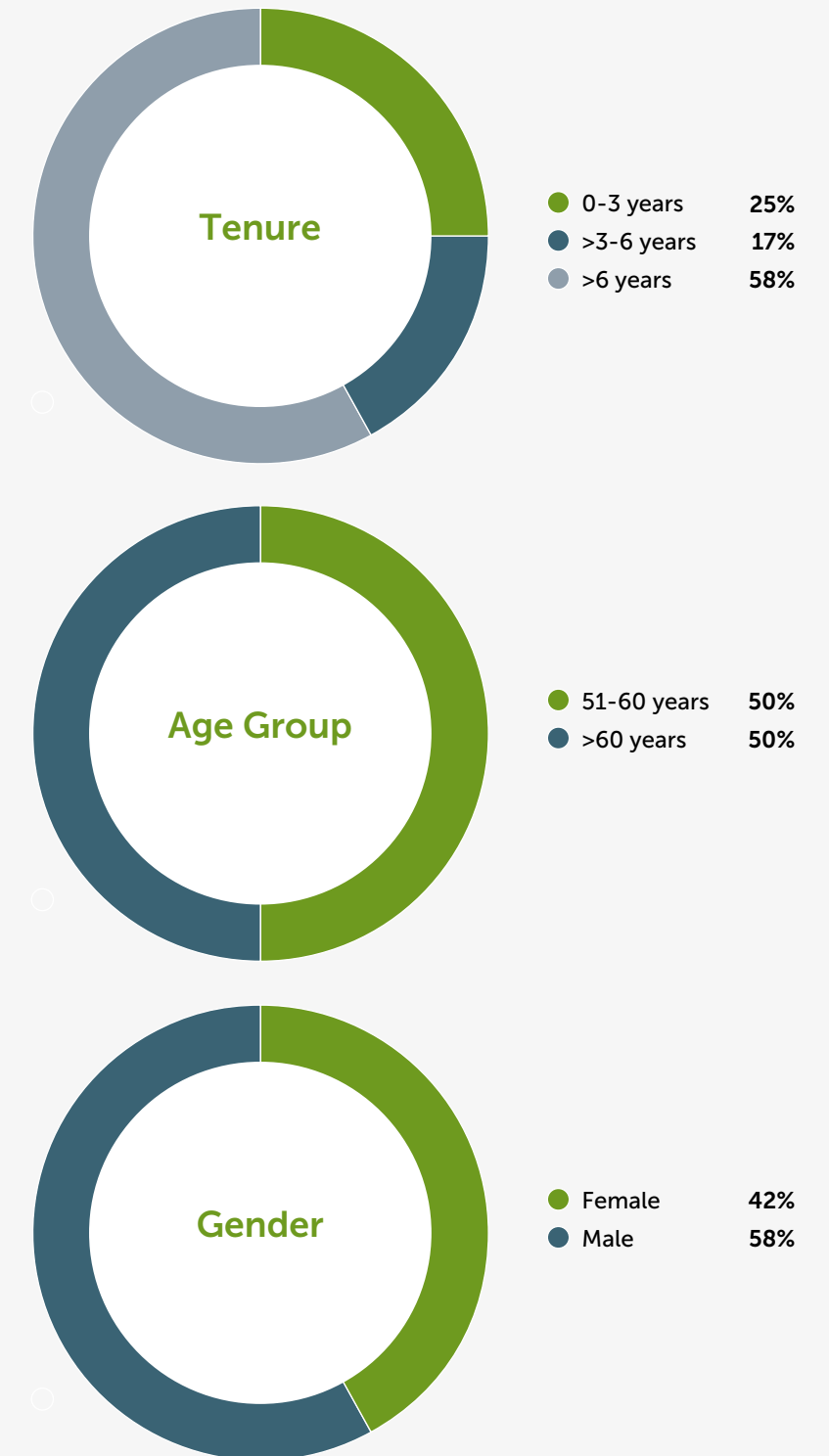


Employees rounded off International Women's Day with a spirited purple walk along Singapore's Southern waterfront.



Inspiring leadership in action: Ms Tan Su Shan, CEO of DBS Group, and Ms Wendy Koh, Group CFO of Mapletree Group.

Board Diversity Profile



Health and Safety

Why Is This Important?

GRI 3-3

The health and safety of the stakeholders remains a top priority for MLT.

The Manager and Property Manager are committed to providing a safe and healthy environment across our properties to support productivity and build trust in our organisation. Preventing safety incidents is essential, as it safeguards stakeholder well-being and mitigates reputational or regulatory risks.

Management Approach

GRI 3-3 | 403-5 | 403-9 | 416-2

- The Mapletree Group’s Environment, Health and Safety (“EHS”) Policy
- Comprehensive procedures to safeguard the well-being of tenants, contractors/TPSPs and other stakeholders
- Emergency preparedness and incident reporting processes to ensure prompt investigation of safety incidents and the implementation of corrective and preventive actions where needed.

Safety Performance

In FY25/26, the Manager achieved its health and safety objectives, reporting zero fatalities and zero high-consequence work-related injuries arising from building-related safety hazards. There were also no material incidents of non-compliance with health and safety regulations during the year.

Ensuring Product and Service Safety

GRI 403-1 | 403-2 | 403-3 | 403-4 | 403-7 | 403-8 | 403-9

To maintain health and safety across MLT’s properties, the Property Manager conducts routine inspections of key building elements for common areas such as elevators, fire alarms, sprinklers, electrical systems, indoor air quality, lighting controls and thermal comfort. Property level safety is further supported by measures including access card systems, visitor registration, closed-circuit television (“CCTV”) surveillance and the deployment of security officers.

Tenants are informed of safety requirements through the Fit-Out Manual and Tenant Handbook, which are updated regularly to ensure clarity on rules and guidelines. An annual tenant survey is also conducted across selected properties to gather feedback on asset management services, including health and safety aspects, giving the Manager and Property Manager a comprehensive understanding of tenant needs and concerns.

In Singapore, the Property Manager implements an ISO 45001 Workplace Safety and Health (“WSH”) management system which covers employees and workers within our properties. This system supports the identification of hazards and prompt implementation of mitigation measures. Fire evacuation drills are conducted at least once a year at each property to familiarise



Tenants at Mapletree Shah Alam Logistics Park participated in a fire drill to familiarise themselves with the evacuation procedures.

tenants, visitors and employees with emergency procedures. The Manager also has a joint management worker health and safety committee that meets monthly and includes technicians, Property Managers and Asset Managers. Where required by national regulations such as in Singapore and South Korea, designated fire safety managers are formally appointed for the property to ensure fire safety compliance. Regular feedback from employees and the outsourced service providers is also encouraged in the respective monthly Property Manager meetings to ensure occupational health and safety-related concerns are being addressed accordingly.

For overseas properties, the Property Manager applies the same commitment to health and safety, aligning practices with local regulatory requirements while adopting the principles of

ISO 45001 as a guiding framework. Routine inspections, emergency preparedness drills and hazard reporting mechanisms are tailored to local conditions. Employees and contractors collaborate to identify risks and implement corrective measures. This approach ensures consistency in safeguarding stakeholder safety across MLT’s international portfolio.

Consistent with the Mapletree Group’s practice, the Property Manager follows specific escalation and reporting protocols based on the type of incident, and includes processes for emergency response, incident monitoring and investigation, and the execution of required corrective actions. In Singapore, these procedures comply with the Ministry of Manpower’s requirements for reporting workplace incidents.

The Property Manager also places strong emphasis on the safety standards of contractors and TPSPs, recognising that their practices may affect the well-being of employees and tenants. Due diligence is carried out to assess potential risks, and TPSPs are required to submit a Risk Management Plan before commencing new projects. Regular spot checks are conducted throughout the contract period to ensure compliance with safety expectations and relevant regulations, and monthly review sessions are held to discuss performance and address any safety concerns. The Property Manager conducts annual Operational Health and Safety (“OHS”) audits aligned with ISO 45001:2018 to drive strong governance and ensure consistent compliance across operations.

To strengthen employee awareness of safety practices, the Manager issues monthly training calendar reminders and offers a range of EHS-related courses. In FY25/26, employees of the Property Manager attended training on topics such as internal audits for ISO standards and first aid.



The Manager reported zero fatalities and zero high-consequence work-related injuries for FY25/26.

Work-related Injuries

Metric	FY24/25	FY25/26
Employees		
Number, (Rate) of fatalities	NIL	NIL
Number, (Rate) of high consequence work-related injuries	NIL	NIL
Number, (Rate) of recordable work-related injuries	1, (1.3%)	NIL
Number of working hours	765,362	597,376
Contractors/TPSPs		
Number, (Rate) of fatalities	NIL	NIL
Number, (Rate) of high consequence work-related injuries	NIL	NIL
Number, (Rate) of recordable work-related injuries	NIL	NIL
Number of working hours	3,852,308	3,775,399

Processes to Prevent and Mitigate Occupational Health and Safety Impacts

<p>Employees</p>	<ul style="list-style-type: none"> The company's health and safety guidelines for employees are provided in the Employee Handbook, which is easily accessible via the Sponsor's intranet portal.
<p>Tenants</p>	<ul style="list-style-type: none"> Tenants must comply with health and safety regulations stipulated in the relevant tenant instruction manuals. These include a Fit-Out Manual that details minimum fit-out standards such as safety rules for additions and alterations works, a Fire Safety Manual and Evacuation Plan as well as a Tenant Handbook. Information circulars related to security and fire safety are distributed to tenants during periods when heightened security and health risks arise.
<p>Contractors/ TPSPs</p>	<ul style="list-style-type: none"> Requirements on health and safety standards are considered in the selection process when engaging TPSPs. The screening and selection criteria include, but are not limited to, safety track records. Certifications indicating adherence to safety requirements and other standards, such as Singapore National Environment Agency's Enhanced Clean Mark Accreditation Scheme and relevant ISO and Occupational Safety and Health Administration ("OSHA") certifications. Contracted TPSPs are obligated to follow the health and safety regulations stated on their service agreements. These include compliance with national regulations relating to pest breeding, water stagnation, littering and waste management issued by the Ministry of Sustainability and the Environment. The Property Manager routinely reviews and conducts spot checks on the health and safety performance of TPSPs to ensure compliance against existing laws and standards.
<p>Visitors</p>	<ul style="list-style-type: none"> Safety signages, emergency lighting and clear exit routes are installed across all properties. Lifts and fire alarm systems are inspected yearly to ensure adherence to building safety codes. On-site inspections to proactively identify and address any possible health and safety risks to tenants and visitors are performed by the Property Manager or our Service Providers.

Community Impact

Why Is This Important?

GRI 3-3

Community engagement strengthens the Manager's role as a responsible and trusted corporate citizen.

By contributing to social development, supporting local initiatives and encouraging employee volunteerism, the Manager enhances MLT's reputation and builds goodwill with the communities in which it operates.

59

Staff volunteers across Singapore, Australia, Hong Kong SAR, Japan, Malaysia, South Korea and Vietnam took part in CSR activities

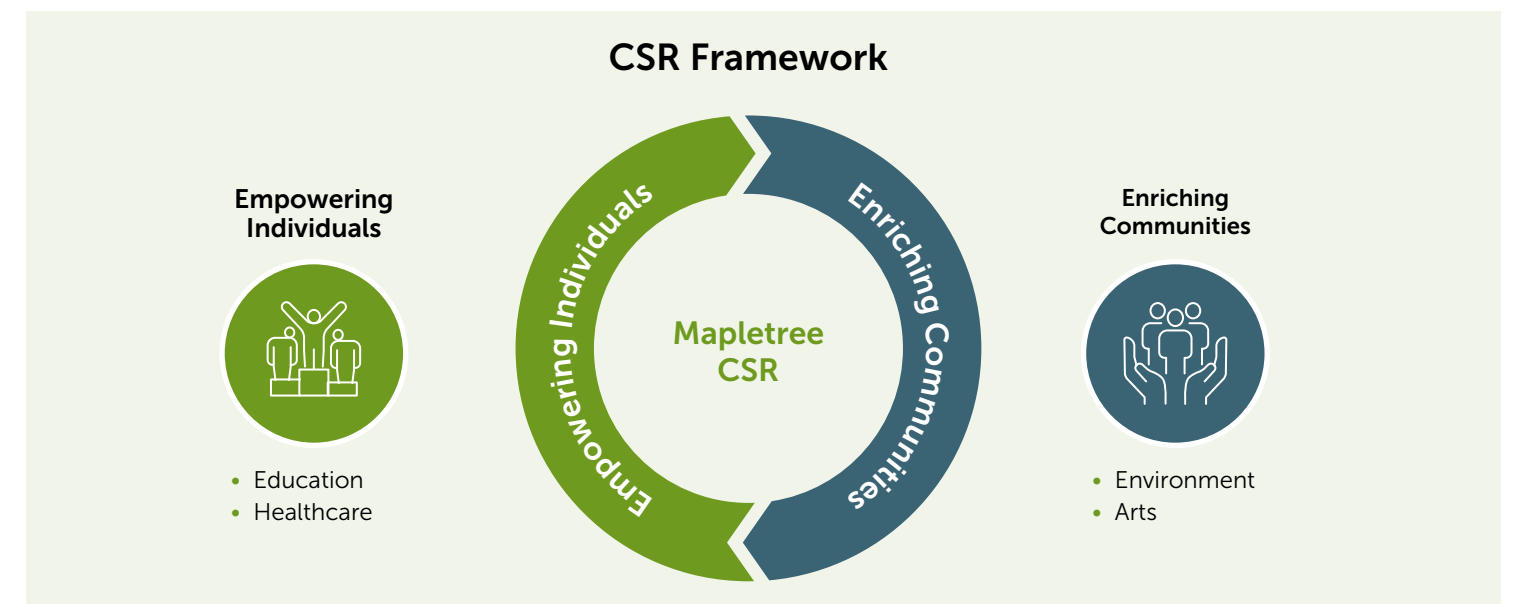
Management Approach

GRI 3-3 | 413-1

- Adopting the Mapletree Group's CSR framework, which has the dual focus of empowering individuals and enriching communities
- Framework guides the planning and implementation of initiatives by assessing their potential social outcomes and ensures long-term engagement and staff volunteerism
- Oversight of the Mapletree Group's CSR efforts is governed by the CSR Board Committee¹
- The Mapletree Group has renewed its annual pledge to contribute S\$1 million for every S\$500 million of profit after tax and minority interests, or part thereof, toward funding CSR initiatives

236

Total volunteer hours



¹ Comprises the Mapletree Group's Chairman, senior management and representatives from Mapletree's REIT Boards who are rotated every three years.

Encouraging Employee Volunteerism

Employee involvement in community programmes is actively encouraged. In FY25/26, 59 staff volunteers across Singapore, Australia, Hong Kong SAR, Japan, Malaysia, South Korea and Vietnam took part in CSR activities, contributing 236 volunteer hours in total. Selected highlights from these efforts are outlined below:

Highlights



Singapore

In August 2025, the Manager partnered with Access Singapore to host a programme for Northbrooks Secondary 3 students, giving them the opportunity to explore career pathways through personal sharing sessions and group discussions. The initiative also featured an office tour at Mapletree Business City, broadening students' perspectives on future career opportunities.



Malaysia

Employees packed and distributed school supplies to students from underprivileged families. They also organised activity booths featuring batik drawing, coconut bowling and inflatable play zones, creating a lively and meaningful day of engagement.



Australia

In Sydney, 32 volunteers prepared over 1,000 nutritious sandwiches for 500 school children in need, marking MLT's first year of support for Eat Up Australia – a national child nutrition charity. Employees also purchased and delivered toys and gifts to around 200 children, teenagers and young adult patients at The Children's Hospital at Westmead and Sydney Children's Hospital, Randwick, bringing comfort and joy to the community.



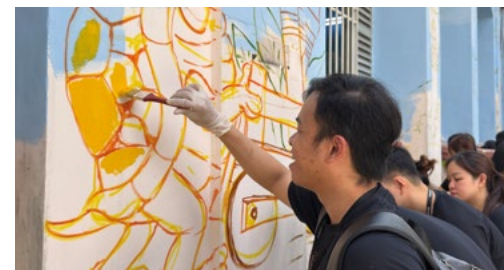
South Korea

Partnering with Gfoundation, employees baked fresh rice bread and prepared household product kits for low-income seniors at a local welfare to aid them during South Korea's cold winter. Beyond providing essential nutritional support, the initiative also reduced isolation for seniors and strengthened community ties.



Hong Kong SAR

Employees organised a Recycled Paper Fan Workshop at St. James' Settlement, a non-governmental charitable organisation, where persons with disabilities demonstrated upcycling techniques. The activity showcased their skills, promoted inclusion and raised awareness of rehabilitation services. Employees also donated rehabilitation tools to support the centre's operations.



Vietnam

Employees held a mural painting activity with two paediatric hospitals, creating colourful artwork that brightened the environment and lifted the children's spirits. They also purchased and distributed gifts, including books and nutritious food items, making the day both meaningful and heart warming.



Japan

30 children from The Salvation Army Kiekoryo and Sei Francisco Kodomo-ryo visited the Mapletree Group's new Akasaka office for a cultural exchange and learning experience. Through an office tour, lunch and a fun quiz about Singapore and the Mapletree Group's business, the programme broadened the children's perspectives while strengthening ties between the Group and local community organisations.



Serving the Wider Community and Managing Business Impact on Stakeholders

GRI 2-25

The Manager is committed to managing operational impacts responsibly while supporting the well-being of neighbouring communities. To uphold this commitment, redevelopment works are governed under the asset management programme and ensuring all the necessary improvements are in place and local regulatory requirements are met.

Tenants can reach out directly to onsite representatives of the Property Manager, while members of the public can share their concerns via the corporate e-mail listed on MLT's website. For properties undergoing development or enhancement works, tenants are kept informed through circulars detailing project updates and construction schedules displayed in common areas. The Manager also proactively gathers feedback on environmental and social concerns from communities near MLT's properties, making an effort to minimise any negative impacts arising from business operations.

Before approving any fit-out works, the Property Manager reminds contractors to be mindful of the community's well-being. Contractors are expected to plan work schedules carefully to reduce disturbances to nearby residents. Additionally, noise meters are installed at selected properties and development sites to ensure compliance with the National Environment Agency's ("NEA") noise limits for industrial activity.

Mapletree Joo Koon Logistics Hub Building Stronger Communities Through Redevelopment




The Manager undertakes redevelopment projects as part of its portfolio rejuvenation strategy, converting and upgrading older facilities into modern, sustainable facilities with larger floor area, improved space utilisation and green features. These upgrades enhance tenants' operational efficiency and stimulate demand for supporting services, while revitalising surrounding communities.

A recent example is the Mapletree Joo Koon Logistics Hub in Singapore where the ageing property was transformed into a six-storey, Grade A ramp-up facility. The redevelopment expanded operational capacity, boosted tenant productivity, and reinforced the area's role as a key logistics node.

Governance

Upholding High Ethical Standards

Our commitment to high ethical standards forms the foundation of MLT's governance and risk management practices. This section comprises two material topics – Ethical Business Conduct and Compliance with Laws and Regulations, and Cybersecurity and Data Privacy – that are critical to sustaining trust and protecting stakeholder interests.

	<h3>1</h3> <h4>Ethical Business Conduct and Compliance with Laws and Regulations</h4> <p>Conduct business with the highest levels of integrity and accountability, and achieve full regulatory compliance in all of MLT's activities</p>	<h3>2</h3> <h4>Cybersecurity and Data Privacy</h4> <p>Maintain our digital systems and safeguard the privacy of stakeholders</p>
FY25/26 Targets	<ul style="list-style-type: none"> Maintain zero incidences of non-compliance with anti-corruption laws and regulations PERPETUAL Achieve no material incidences of non-compliance with relevant laws and regulations PERPETUAL <p>Performance: Met</p>	<ul style="list-style-type: none"> Zero cybersecurity incidents resulting in material business interruption or data leaks PERPETUAL <p>Performance: Met</p>
FY26/27 and Long-term Targets	<ul style="list-style-type: none"> Maintain zero incidences of non-compliance with anti-corruption laws and regulations PERPETUAL Achieve no material incidences of non-compliance with relevant laws and regulations PERPETUAL 	<ul style="list-style-type: none"> Zero cybersecurity incidents resulting in material business interruption or data leaks PERPETUAL
Key Highlights	<p>Zero Incidences of non-compliance with anti-corruption laws and regulations</p> <p>Zero Material incidences of non-compliance with relevant laws and regulations</p> <p>100% of new hires received anti-corruption training during onboarding</p> <p>100% of employees received training on anti-corruption policies and procedures</p>	<p>Zero Cybersecurity incidents resulting in material business interruption or data leaks</p>
Contribution to the SDGs		 

Ethical Business Conduct and Compliance with Laws and Regulations

Why Is This Important?

GRI 3-3

The Manager is committed to strong corporate governance, transparency, and ethical business conduct, maintaining a zero tolerance approach to corruption, bribery and anti-competitive behaviour.

This includes ensuring full legal compliance, safeguarding human rights, and minimising environmental impacts across operations – reinforcing stakeholder trust and credibility across diverse markets.

Management Approach

GRI 418-1

- Compliance with all applicable laws and regulations¹
- Governance framework aligned with the key principles outlined in the MAS Code of Corporate Governance
- Various assurance mechanisms such as Risk Assessment and Control Self-Assessment, internal audit and external audit
- Three-year Internal Audit workplan approved by the Audit and Risk Committee

Code of Conduct and Discipline

GRI 2-23

The Manager is committed to maintaining a safe, respectful and professional workplace free from discrimination, harassment and abusive behaviour. The expectations are set out in the Mapletree Group’s Code of General Conduct and Discipline in the Employee Handbook, which is available to all employees through the Mapletree Group’s intranet. The Code reflects the principles of the Mapletree Group’s Human Rights Policy and outlines the standards of honesty, accountability and professionalism expected of employees when interacting with colleagues, customers and service partners. It also highlights the Mapletree Group’s zero-tolerance stance on illegal activities, discrimination and harassment, and requires employees to avoid conduct that could damage the company’s reputation. Employees are further required to declare any potential conflicts of interest in dealings with suppliers, customers or other third parties to uphold integrity and ethical conduct across all operations.

Anti-Corruption

GRI 2-23 | 205-1 | 205-2 | 205-3

The Mapletree Group adopts a zero-tolerance policy towards bribery and corruption, takes precautionary measures to address such risks and conducts investigations in cases of suspected corruption-related incidents or violations. To mitigate these risks, the Group strictly enforces a suite of anti-corruption policies and procedures, summarised in the table below:

Overview of MLT’s Anti-Corruption Policies and Procedures
Procurement (including clearly defined expenditure authority limits and the segregation of duties in the Group Procurement Policy)
Gift giving and entertainment
Securities trading
Conduct
Whistle-blowing
Contract review
Conflict of interest
Dealing in Mapletree-related securities
Anti-money laundering checks on tenants

The Employee Handbook also requires all employees to abide by strict policies on anti-corruption, fraud, and bribery, including acceptance or offering of lavish gifts and entertainment. Policies and procedures are communicated to employees through the Mapletree Group’s intranet and email, and are regularly reviewed to remain relevant and effective in mitigating potential risks.

Employees receive anti-corruption training during onboarding. Since FY24/25, the Mapletree Group has mandated annual anti-bribery and corruption module for all staff, along with other



governance-related modules. As at 31 March 2026, 100% of employees (including part-timers and contract staff) had completed the anti-corruption and business ethics training for FY25/26. In FY24/25, all directors also completed anti-corruption and business ethics training.

The Group’s anti-corruption policies are regularly reviewed to ensure they remain effective, with material updates communicated to the Board. All employees received communication on these policies in FY25/26, while anti-corruption policies and procedures are also communicated to business partners across all operational markets. Anti-bribery provisions are further listed in the Mapletree Group’s General Terms and Conditions of Purchase (available on its website) and in the Supplier Code of Conduct, which is being progressively rolled out across the Group.

Employees must declare any potential conflicts of interest, including outside directorships, participation in external engagements or personal relationships, as referenced in the employee’s Code of General Conduct and Discipline. Fraud and bribery risks are also incorporated into the Mapletree Group’s wider risk assessment process across all its operations. In FY25/26, no incidents of non-compliance with anti-corruption laws and regulations were reported.

No incidents

of non-compliance with anti-corruption laws and regulations

100%

Employees completed the anti-corruption and business ethics training

Whistle-blowing

GRI 2-16 | 2-25 | 2-26

The Mapletree Group’s Whistle-blowing Policy reinforces its commitment to ethical business conduct by providing a safe and confidential channel for employees and external parties to report any unlawful, unethical, corrupt, or improper behaviour. Reports can be made anonymously, employees will be treated fairly and all information is handled with strict confidentiality to protect those who speak up in good faith from reprisal if any.

Concerns can be submitted through the dedicated whistle-blowing email at reporting@mapletree.com.sg. All cases relating to grievances, unlawful, unethical, corrupt or unacceptable conduct are investigated thoroughly, and appropriate actions are taken where misconduct is verified.

Any whistle-blowing reports involving the Manager are escalated to the Audit and Risk Committee (“AC”) Chairman for review, with findings subsequently presented to the Manager’s AC, which deliberates on findings and the effectiveness of applicable controls. Throughout the process, the identity of whistleblowers is protected to safeguard their privacy and appropriate remedial measures are implemented for substantiated cases. Employees found guilty of fraud, dishonesty, or related offences will face appropriate disciplinary action.

More details on the Whistle-blowing Policy can be found on pages 99 and 103 of the Annual Report 2025/26 and on MLT’s website: www.mapletreelogisticstrust.com

¹ Includes those under the Securities and Futures Act, SGX-ST Listing Manual, the Code on Collective Investment Schemes, the Singapore Code on Takeovers and Mergers and the Trust Deed.

The Manager remains committed to fully complying with all relevant laws and regulations across its business activities.



Compliance with Laws and Regulations

GRI 2-27 | 416-2 | 417-3 | 418-1 | 206-1

Compliance with regulations is a cornerstone of MLT’s governance framework. The Manager remains committed to fully complying with all relevant laws and regulations across its business activities. Directors and key employees of the Manager receive regular training and updates from the Mapletree Group to stay informed on regulatory developments.

For FY25/26, there were no material incidents of non-compliance with applicable laws and regulations, such as those related to health and safety impact of products and services, marketing communications, customer privacy and data protection, as well as socio-economic and environmental impacts. There were also no cases of anti-competitive behaviour, anti-trust issues or monopoly practices during the year.

Responsible Marketing and Communication

GRI 417-3

Clear, accurate marketing information is essential for building trust with stakeholders at MLT. All marketing materials related to MLT are reviewed for accuracy, consistency and compliance with guidelines such as the Singapore Code of Advertising Practice. Tenants are also expected to follow all relevant laws and regulations governing marketing communications and advertisement placements within MLT’s properties.

The Manager is committed to timely and transparent communication with unitholders through various channels. Announcements are promptly released on SGXNET, and information on the corporate website is kept current. Engagement with unitholders and investors takes place through annual general meetings, biannual results webcasts, and other communication platforms. Investor Relations materials are refreshed regularly to ensure accuracy, consistency and alignment with the Manager’s policies.

Anti-Money Laundering and Countering the Financing of Terrorism

As a holder of a Capital Markets Services Licence issued by MAS, the Manager complies with MAS requirements on preventing money laundering and terrorist financing. The Mapletree Group’s Anti-Money Laundering (“AML”) policy guides the Manager in conducting AML checks on prospective tenants for leases above a specified threshold.

Required checks are carried out on tenants before signing new leases and upon renewal. Similar checks are performed on tenants prior to the acquisition of any property that is either subject to tenancy or tenanted, as part of due diligence. For existing leases, refresher checks are conducted every two years. Any suspicious transactions are reported to the Suspicious Transaction Reporting Office of the Commercial Affairs Department.

Securities Trading by Employees

The Mapletree Group has an internal policy governing the careful trading of securities of the Mapletree Group of companies and staff. Employees receive regular updates on insider-trading regulations, and reminders are issued ahead of trading “blackout periods”. Employees must also submit pre-trading notifications before conducting any transactions involving Mapletree-related securities.

Proactive Risk Management

The Manager maintains a robust enterprise risk management framework supported by effective internal controls to identify, assess and manage financial, operational and compliance risks. The Mapletree Group’s Enterprise Risk Management Framework embeds risk considerations into planning and decision-making processes, ensuring a proactive approach to risk oversight. Under the oversight of the Audit and Risk Committee and the Board, the Risk Management department continually reviews and enhances the framework in line with evolving best practices. This ensures the framework remains relevant and effective in managing key risks, including fraud risk, across the Mapletree Group’s operations.

For more details on the Manager’s control measures please refer to the following sections in Annual Report 2025/26:

- Corporate Governance pages 82 to 105
- Risk Management pages 106 to 109

Policies

GRI 2-23

The Manager aligns its policies with the Mapletree Group, which has established a comprehensive suite of policies to operationalise its sustainability objectives:

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

For more information on these policies, please refer to the Mapletree Group’s website at www.mapletree.com.sg/policies-and-publications/

¹ Policy contained within the Mapletree Employee Handbook.

Cybersecurity and Data Privacy

Why Is This Important

GRI 3-3

Cybersecurity and data privacy are vital in today’s digital-first environment, where escalating cyber threats risk financial loss, reputational damage, legal exposure and operational disruption.

Implementing robust cybersecurity and data protection measures safeguards information and protects individual privacy, while maintaining stakeholder trust and ensuring business continuity.

Management Approach

GRI 418-1

- Guided by strict Information Technology (“IT”) policies and procedures
- Includes IT disaster recovery plan that is tested annually
- Conducts regular network vulnerability assessments
- Engages external specialists for penetration testing
- Includes internal audits of IT controls

Fortifying Data Security

The Mapletree Group regularly updates all software and systems with the latest security patches and enforces strict access controls to prevent unauthorised access to sensitive data. Cybersecurity policies and data protection measures are reviewed frequently, and the Mapletree Group continues to

invest in relevant technologies to strengthen its defences. These efforts help identify and mitigate cyber risks.

The Manager is committed to complying with the Personal Data Protection Act, as outlined in MLT’s publicly available privacy statement on its corporate website at www.mapletreelogisticstrust.com. Stakeholders may contact the Data Protection Officer via the dedicated email address listed online for any privacy-related queries.

In FY25/26, there were no cybersecurity incidents that resulted in material business disruption or data loss.

Vendor Management

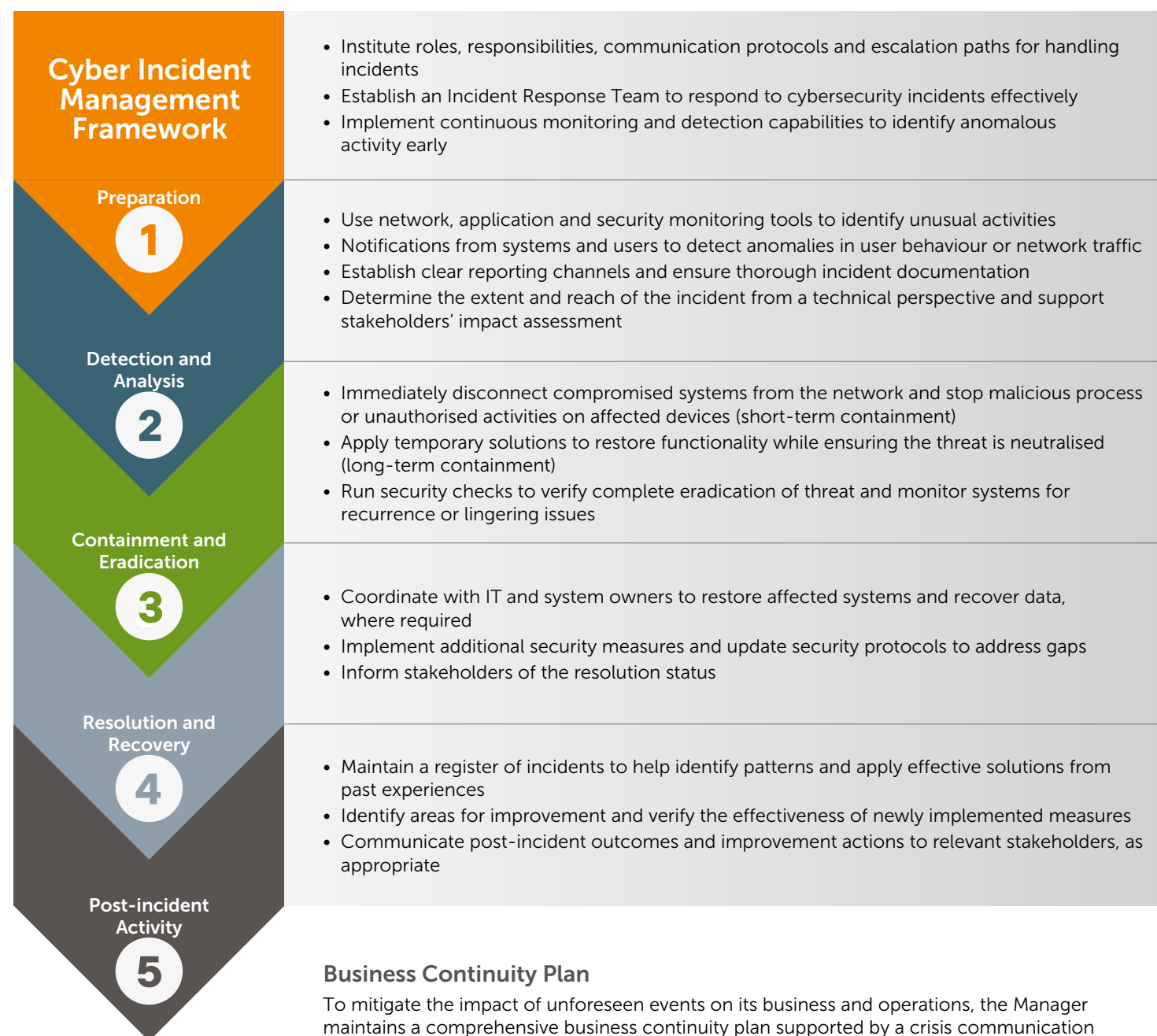
The Mapletree Group manages vendor risks through a structured approach to ensure proper oversight of third-party service providers who have access to the organisation’s systems and data. This approach spans vendor onboarding, ongoing oversight and secure off-boarding, and is designed to ensure that third-party risks are identified, assessed and managed throughout the vendor life cycle.

Strengthening Cybersecurity Awareness and Preparedness

Employee awareness remains a critical line of defence against cyber threats. To reduce exposure to cyber threats, the Mapletree Group conducts ongoing employee education on emerging phishing, malware and social engineering risks. In FY25/26, 100% of employees completed mandatory training on artificial intelligence (“AI”) and cybersecurity. As AI tools become more prevalent in the workplace, the training focused on practical implications for employees, including identifying AI-enhanced phishing attempts, recognising deepfake-related risks, understanding ethical considerations in the use of AI tools, and applying appropriate safeguards to protect data and systems. To reinforce awareness and test preparedness, Group-wide phishing simulation exercises were carried out four times in FY25/26. Employees who were successfully phished in these exercises had to pass follow-up training to reinforce good cybersecurity practices.

	<p>Onboarding</p> <ul style="list-style-type: none"> • Undertake assessment on potential risks associated with vendors before granting them access to systems and data • Include evaluation of vendor qualifications, criticality of service and contractual agreements as well as setting of security and compliance requirements
	<p>Oversight</p> <ul style="list-style-type: none"> • Continuous monitoring and regular review of vendor services • Include performance evaluations and periodic audits to ensure compliance with industry regulations and organisational policies
	<p>Off-boarding</p> <ul style="list-style-type: none"> • Ensure a secure and smooth termination while minimising risks • Include revoking all vendor access to systems, data and resources, ensuring proper data handling

The Mapletree Group has a systematic approach to support the timely detection, response, and recovery from cyber incidents. Clear roles, responsibilities and escalation pathways are defined to enable coordinated incident handling, supported by monitoring and logging mechanisms to detect anomalous activity.



No incidents

No cybersecurity incidents that resulted in material business interruptions or data leak

Business Continuity Plan

To mitigate the impact of unforeseen events on its business and operations, the Manager maintains a comprehensive business continuity plan supported by a crisis communication arrangement. While the framework addresses a broad range of potential disruptions, including physical and operational incidents, IT disaster recovery and cyber resilience form a critical component. The Mapletree Group conducts regular reviews and testing of its business continuity and IT disaster recovery arrangements to validate readiness and support continual improvement.

Appendices

Appendix 1: Performance Metrics Tables

Performance Metrics

The report's ESG performance data is aligned with GRI 2021 Universal Standards.

Activity Data

Metric	Unit	FY22/23	FY23/24	FY24/25	FY25/26
Number of Assets and Leasable Floor Area IF-RE-000.A, IF-RE-000.B					
By Sector¹					
Industrial	Number, (m ²)	185, (7.9 million)	187, (8.1 million)	180, (8.1 million)	177, (7.7 million)
Percentage of Indirectly Managed Assets IF-RE-000.C					
By Sector					
Industrial	%	–	–	24.0	23.9
Average Occupancy Rate IF-RE-000.D					
By Sector					
Industrial	%	–	96.5	96.1	96.3

Environmental Data

Metric	Unit	FY23/24	FY24/25	FY25/26
Energy and Climate Change				
Greenhouse Gas Emissions 2-4, 305-1, 305-2, 305-3, 305-4, CRE3				
Scope 1	tCO ₂ e	1,181 ²	1,101 ²	1,099
Scope 2 (Location-Based)	tCO ₂ e	13,521	12,489	9,191
Scope 2 (Market-Based)	tCO ₂ e	7,508	6,082	4,589
Emission intensity, Scope 1	tCO ₂ e/m ² /yr	0.000210 ²	0.000187 ²	0.000185
Emission intensity, Scope 2 (Location-Based)	tCO ₂ e/m ² /yr	0.00240	0.00212	0.00155
Emission intensity, Scope 2 (Market-Based)	tCO ₂ e/m ² /yr	0.00133	0.00103	0.00077
Scope 3 Category 1	tCO ₂ e	–	23,441	22,441
Scope 3 Category 2	tCO ₂ e	–	8,070	86,466³
Scope 3 Category 5	tCO ₂ e	–	1,409 ⁴	1,833
Scope 3 Category 13	tCO ₂ e	–	278,644 ⁵	255,780
Energy Data Coverage (by property sector) IF-RE-130a.1				
Electricity	% GFA	–	93.5	92.4
Landlord Fuel	% GFA	–	–	100
Natural Gas (for Heating)	% GFA	–	–	100

¹ Sectors are aligned with Property Type Classification from the 2025 GRESB Real Estate Standard and Reference Guide.

² FY23/24 and FY24/25 Scope 1 Emissions and intensity numbers have been restated using a different estimation method to align with FY25/26.

³ Includes embodied carbon emissions from the Mapletree Joo Koon Logistics Hub AEI.

⁴ Number has been restated to exclude South Korea, aligning with waste data presented on page 29.

⁵ Data has been restated to align with the Group's gap-filling methodology for incomplete data.

⁶ Figures for FY23/24 and FY24/25 have been restated to reflect landlord only consumption.

⁷ Figures for FY24/25 have been restated to include landlord unbundled RECs redeemed in renewable energy consumption.

Metric	Unit	FY23/24	FY24/25	FY25/26
Energy Consumption 2-4, 302-1, 302-2, 302-3, CRE1, IF-RE-130a.2				
Landlord-controlled areas energy consumption⁶	mil kWh	27.2	27.2	26.7
Landlord-controlled areas purchased electricity⁶	mil kWh	23.1	20.4	17.5
Landlord-controlled areas self-generated solar energy consumed⁶	mil kWh	4.1	6.8	9.2
Excess solar energy sold to the grid	mil kWh	35.1	38.4	52.8
Landlord-controlled areas fuel consumed⁶	mil kWh	5.3	5.1	5.1
Landlord-controlled areas energy consumption intensity	kWh/m ² /yr	4.84	4.63	4.51
Energy Consumption 2-4, 302-1, 302-2, 302-3, IF-RE-130a.2				
Proportion of landlord electricity consumption by grid electricity⁷	%	–	40.2	32.7
Proportion of landlord electricity consumption by renewable energy⁷	%	–	59.8	67.3
Tenant-controlled areas energy consumption	mil kWh	–	480.5 ⁵	460.9
Like-for-like Percentage Change in Energy Consumption (by property sector) IF-RE-130a.3				
Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector	%	–	–	1.6
Water Withdrawal Data Coverage (by property sector) IF-RE-140a.1				
Industrial	% GFA	–	94.8	93.0
Industrial, with high or extremely high baseline water stress	% GFA	–	99.2	97.8
Water Withdrawal 303-3, CRE2, IF-RE-140a.2				
Landlord-controlled areas water withdrawal	m ³	387,214	444,347	480,755
Proportion of landlord-controlled areas water withdrawal in regions with high baseline water stress	%	–	29.0	32.8
Landlord-controlled areas water withdrawal intensity	m ³ /m ²	0.0686	0.0750	0.081
Tenant-controlled areas water withdrawal	m ³	–	1,264,450	1,277,277
Proportion of tenant-controlled areas water withdrawal in regions with high baseline water stress	%	–	33.7	38.4
Like-for-like Percentage Change in Water Withdrawn (by property sector) IF-RE-140a.3				
Like-for-like percentage change in water withdrawn for the portfolio area with data coverage, by property sector	%	–	–	9.2
Waste and Recycling 306-3				
Total waste generated	tonnes	5,029	6,457	21,720
Total waste recycled	tonnes	2,054	1,454	5,351
Waste intensity	kg/m ²	1.01	1.10	3.66

Appendices *continued*

Metric	Unit	FY23/24	FY24/25	FY25/26
Diversity and Inclusion 405-1, 2-7				
Breakdown of Employees by Gender				
Number of employees				
Women	Number	189	194	133
Men	Number	166	166	147
Total	Number	355	360	280
Number of permanent employees				
Women	Number	185	191	131
Men	Number	165	164	147
Number of temporary employees				
Women	Number	4	3	2
Men	Number	1	2	0
Number of full-time employees				
Women	Number	189	194	133
Men	Number	166	166	147
Number of part-time employees				
Women	Number	0	0	0
Men	Number	0	0	0

Social Data

Metric	Unit	FY23/24	FY24/25	FY25/26
Breakdown of Employees by Region				
Singapore				
Permanent employees	Number	86	87	89
Temporary employees	Number	4	4	2
Full-time employees	Number	90	91	91
Part-time employees	Number	0	0	0
Australia				
Permanent employees	Number	12	8	7
Temporary employees	Number	0	0	0
Full-time employees	Number	12	8	7
Part-time employees	Number	0	0	0

Metric	Unit	FY23/24	FY24/25	FY25/26
China				
Permanent employees	Number	182	189	129
Temporary employees	Number	0	0	0
Full-time employees	Number	182	189	129
Part-time employees	Number	0	0	0
Hong Kong SAR				
Permanent employees	Number	13	12	8
Temporary employees	Number	0	0	0
Full-time employees	Number	13	12	8
Part-time employees	Number	0	0	0
Japan				
Permanent employees	Number	12	11	10
Temporary employees	Number	1	0	0
Full-time employees	Number	13	11	10
Part-time employees	Number	0	0	0
Malaysia				
Permanent employees	Number	19	19	12
Temporary employees	Number	0	0	0
Full-time employees	Number	19	19	12
Part-time employees	Number	0	0	0
South Korea				
Permanent employees	Number	14	16	9
Temporary employees	Number	0	1	0
Full-time employees	Number	14	17	9
Part-time employees	Number	0	0	0
Vietnam				
Permanent employees	Number	12	13	14
Temporary employees	Number	0	0	0
Full-time employees	Number	12	13	14
Part-time employees	Number	0	0	0

Overview

Economic

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Other Information

Appendices *continued*

Social Data

Metric	Unit	FY23/24	FY24/25	FY25/26
Breakdown of Employees per Employee Category				
Support				
Women	%	94	89	82
Men	%	6	11	18
<30 years old	%	49	31	26
30 - 50 years old	%	37	51	53
>50 years old	%	14	18	21
Professional				
Women	%	47	49	42
Men	%	53	51	58
<30 years old	%	16	12	11
30 - 50 years old	%	80	84	83
>50 years old	%	3	4	6
Management				
Women	%	45	48	49
Men	%	55	53	51
<30 years old	%	0	0	0
30 - 50 years old	%	66	60	59
>50 years old	%	34	40	41
Board				
Women	%	36	36	42
Men	%	64	64	58
<30 years old	%	0	0	0
30 - 50 years old	%	0	0	0
>50 years old	%	100	100	100

Metric	Unit	FY23/24	FY24/25	FY25/26
Ratio of Basic Salary and Remuneration of Women to Men 405-2				
Average women to men base salary				
Management	Ratio	0.94:1	0.94:1	1:0.98
Professional	Ratio	0.90:1	0.88:1	0.94:1
Support	Ratio	1:0.96	0.99:1	0.99:1
Employee Engagement and Talent Management				
New Hires and Turnover¹ 401-1				
New Hires	Number, (Rate %)	64, (18%)	66, (18%)	21, (7%)
Turnover	Number, (Rate %)	52, (15%)	55, (15%)	37, (12%)
Parental Leave for Employees² 401-3				
Number of employees that took parental leave				
Women	Number	1	3	3
Men	Number	0	3	2
Number and rate³ of employees that returned to work in the reporting period after parental leave ended				
Women	Number, (Rate %)	1, (100.0%)	3, (100.0%)	3, (100.0%)
Men	Number, (Rate %)	0	3, (100.0%)	2, (100.0%)
Number and rate⁴ of employees that were still employed 12 months after return to work				
Women	Number, (Rate %)	2, (100.0%)	2, (100.0%)	2, (67.0%)
Men	Number, (Rate %)	0	0	2, (67.0%)

¹ This percentage is against total headcount of the respective breakdown.

² Parental leave pertains only to Singapore-based employees due to data availability.

³ Return-to-work rate, the number of employees who returned to work as a fraction of those who took parental leave.

⁴ Retention rate: the number of employees retained 12 months after returning to work as a fraction of the total number of employees who returned to work following parental leave.

Appendices *continued*

Metric	Unit	FY23/24	FY24/25	FY25/26
Development & Training 404-1				
Average training hours per employee	Hours/employee	47.1	48.3	46.9
Average Training Hours per Employee Category and Gender				
Support				
Women	Hours/employee	48	44	51
Men	Hours/employee	29	60	67
Professional				
Women	Hours/employee	50	51	46
Men	Hours/employee	50	49	48
Management				
Women	Hours/employee	36	47	47
Men	Hours/employee	26	36	36
Occupational Health & Safety 403-9				
Employees				
Fatalities	Number, (Rate per million manhours worked)	0	0	0
High-consequence injuries (Injuries resulting in high consequence work-related injuries)	Number, (Rate per million manhours worked)	0	0	0
Recordable work-related injuries	Number, (Rate per million manhours worked)	0	1, (1.3%)	0
Number of working hours	Number	754,052	765,362	597,376
Employees				
Absentee rate	%	–	1.7	1.5
Lost day rate	%	–	0.0	0.0
Contractors / Third Party Service Providers (“TPSPs”) 2-8				
Fatalities	Number, (Rate per million manhours worked)	0	0	0
High-consequence injuries (Injuries resulting in high consequence work-related injuries)	Number, (Rate per million manhours worked)	0	0	0
Recordable work-related injuries	Number, (Rate per million manhours worked)	1, (0.4%)	0	0
Number of working hours	Number	2,470,506	3,852,308	3,775,399
Headcount	Number	1,067	1,154	1,201

Governance Data

Metric	Unit	FY23/24	FY24/25	FY25/26
Ethical Business Conduct and Compliance with Laws and Regulations 205-2				
Employees Who Received Communication About Anti-Corruption Policies and Procedures				
Support	Number, (Rate %)	51, (100.0%)	45, (100.0%)	40, (100%)
Professional	Number, (Rate %)	266, (100.0%)	275, (100.0%)	242, (100%)
Management	Number, (Rate %)	38, (100.0%)	40, (100.0%)	39, (100%)
Employees Who Received Anti-Corruption Training				
Support	Number, (Rate %)	29, (56.8%)	45, (100.0%)	33, (100%)
Professional	Number, (Rate %)	146, (54.8%)	271, (99.0%)	205, (100%)
Management	Number, (Rate %)	16, (42.1%)	40, (100.0%)	37, (100%)

Economic Data

Metric	Unit	FY23/24	FY24/25	FY25/26
Strong Partnerships 308-1, 414-1, 2-29				
New suppliers that were screened using environmental criteria	Number (%)	6 (38%) ¹	8 (47%)	3 (23%)
New suppliers that were screened using social criteria	Number (%)	11 (69%) ¹	13 (76%)	10 (77%)
Number of investor engagement sessions (e.g., briefings and meetings) in the year and number of investors engaged	Number	140	140	140
% of tenants who receive engagement surveys	%	57	63	65

¹ Restated using a different basis to align with the Group.

Methodology

This section explains the boundaries, methodologies and assumptions used in the computation of sustainability data and information pertaining to MLT and the Manager.

Environmental Pillar

Climate Risk Model: Assumptions and Limitations

- For physical risks, the analysis considers asset coordinates, elevation data, and forecasted changes in local weather patterns but does not take into account asset-specific protection measures. The model is unable to calculate detailed financial impacts such as decreases in asset valuation (other than potential asset damage cost), increases in insurance premiums, and rises in energy prices. The assessment for FY25/26 is more nuanced due to the improved accuracy of elevation data.
- For transition risk, the model utilises an asset's current energy use intensity values, assuming constant emissions intensity when calculating transition cVAR for future time frames. Carbon prices in the model were updated from the previous year's assessment, resulting in an observed increase in transition cVAR.

Connectedness of Climate-related Disclosures with Financial Statements

- MLT's climate-related financial disclosures pertain to MLT, the same reporting entity as the related consolidated financial statements on pages 112 to 231 of MLT Annual Report 2025/26, and unless stated otherwise below, the underlying properties are consistent across both.
- In line with the operational control approach of the GHG Protocol, Scope 1, Scope 2 and Scope 3 Categories 1, 2, 5 and 13 GHG emissions, as well as the assets in the climate risk assessment (and to be consistent, other environmental data) relate to properties owned by entities that it consolidates in the financial statements as well as its associated companies and joint ventures that it manages, and are expressed on a 100% basis.
- The underlying expenditure data from the consolidated financial statements for FY25/26 has been utilised to calculate the Scope 3 Category 1 and 2 GHG emissions using the spend method, except for development projects (see GHG emissions).
- Current financial effects presented in the Climate-related Risks and Opportunities section of this Sustainability Report are consistent with the financial information underlying the consolidated financial statements.

Energy

- Natural gas, diesel use, purchased electricity and solar generation are included in this Sustainability Report.
- Fuel heating values are primarily derived from higher heating values reported by US EPA Mandatory Greenhouse Reporting Rule.
- Electrical energy intensity is calculated by taking total energy consumption divided by the corresponding GFA.
- Renewable energy use disclosed in this Sustainability Report corresponds to onsite renewable energy consumption as well as landlord unbundled RECs retirement. Onsite renewable energy use is only accounted for if the landlord retained the RECs in accordance with GHG Protocol. The Manager uses Green-e's 21 months validity period to determine RECs validity.

Environmental Data – Overview

- Unless stated otherwise, environmental data reported includes only landlord and tenant operational data for assets in operation for which consumption data are available.
- Data on energy, water and waste in this report pertains only to the landlord's energy use and water withdrawal within MLT's properties that are within the direct operational control of the Manager.
- For assets reporting less than 12 months of data, estimations are made to fill in missing data for the applicable months of operation during the financial year. For reporting of IFRS S2 Volume 36 – Real Estate Metrics, this is applied to electricity data only.
- Intensity is derived where the denominator is calculated considering building's total GFA.
- Weighted GFA approach will be used for properties without full-year data, such as newly acquired properties, or properties that are divested and undergoing asset enhancement.

GHG Emissions

- GHG emissions are reported in line with the guidance from the GHG Protocol Corporate Accounting and Reporting Standard.
- Scope 1 emissions are calculated using emission factors and global warming potential rates from the 2006 IPCC Guidelines for National Greenhouse Gas Inventories, the Department for Energy Security and Net Zero (DESNZ) 2025 data, and the

GHG Protocol IPCC Global Warming Potential Values (based on IPCC Sixth Assessment Report). Gases included in fuel emissions calculation are carbon dioxide (CO₂), methane (CH₄) and nitrous oxide (N₂O). Scope 1 Industrial Process and Product Use ("IPPU") emissions include HFC/HCFC refrigerants and lubricant oil use.

- Emission factors for Scope 2 (location-based) electricity emissions are obtained from the Energy Market Authority (Singapore), Australian National Greenhouse Accounts Factors August 2025 data (Australia), HK Electric and CLP Power Hong Kong (Hong Kong SAR), Carbon Database Initiative (Japan and South Korea), and the latest emission factors reported in IGES List of Grid Emission Factors Version 11.7 (China, India, Malaysia and Vietnam).
- Market-based emissions refer to Scope 2 location-based emissions and include the avoided emissions from the retirement of excess landlord RECs from onsite solar PVs in Malaysia, China and Singapore.
- Scope 3 is derived from other indirect emissions of MLT's key operational activities. The emission factors used include US EPA Supply Chain GHG Emission Factors v1.3 (Category 1 and 2) and DESNZ 2025 (Category 5). Meanwhile, the emission factors used in Scope 1 and 2 were also applied to Category 13.
 - Category 1 and 2 comprise (a) embodied carbon (A1-A5) data for projects under development ("PUD") – based on emissions pertaining to key construction materials, and computed when the PUD is completed (b) Spend-based method for purchased goods and services and capital goods, excluding PUDs, based on FY25/26 financial data, as primary data is not available.
 - Category 5 includes GHG emissions associated with waste generated from operational assets and demolition projects. In the absence of specific DESNZ emission factors ("EFs") for the waste type/disposal route, assumptions have been made. Key assumptions include the same EFs for mixed waste recycling as for other non-construction waste, adopting metal and WEEE recycling EFs for general hazardous waste recycling in the absence of better estimates, and applying the most common EF for landfilled construction waste where the construction waste type is unknown.
 - Category 13 includes GHG emissions from the tenant consumption of fuel, IPPU, electricity, district heating and district cooling, with estimates made where applicable.

– Scope 3 Category 8 (Upstream Leased Assets) emissions are not disclosed for FY25/26, reflecting refinements to data accuracy and methodology.

- The Trust is externally managed, and personnel supporting its operations are provided through the Manager. For social and human capital disclosures, information relating to these personnel is presented to provide a holistic view of the workforce supporting the Trust. For greenhouse gas reporting, the organisational boundary is defined in accordance with the GHG Protocol using an operational control approach. Emissions associated with the Manager's activities, including those arising from its personnel, are considered to be embedded within management services and accounted for under Category 1 purchased goods and services (and Category 2 capital goods if fees are capitalised).

Waste

- Waste intensity is derived by taking the total waste generated divided by the corresponding GFA.
- Where necessary, waste data has been estimated based on the number of and volume of waste receptacles at each asset, consistent with GRESB estimation methodology.
- Waste treatment methods include incineration with waste-to-energy ("WtE"), incineration without WtE, landfill, recycling, composting (mainly for food and garden waste).
- Solid waste that goes to recycling and composting are considered as waste recycled.

Water

- Water withdrawal includes municipal water and ground water.
- Where it is not possible to separate landlord and tenant water consumption, whole building water consumption is reported under the landlord.
- Water withdrawn complies with local regulations of allowable limits of total dissolved solids. In Singapore, the municipal water supply is categorised as freshwater with total dissolved solids levels of ≤1,000 mg/L as per Singapore's National Water Agency ("PUB") 'Our Water, Our Future' report.
- Water intensity is derived by taking total water withdrawal divided by the corresponding GFA.

Methodology *continued*

Social Pillar

Average Training Hours per Employee

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

Employee Data

- Employee data relates to all full-time and part-time global employees directly employed by the Manager.
- Permanent employee includes employee that start their employment with the Group with probationary periods/on fixed-term contracts, which are then converted to permanent contracts.
- Temporary employee: Employees employed on a fixed-term basis for specific projects or to cover extended absences such as maternity or other long leave.
- Full-time employee: Employee whose working hours are defined according to national law or practice regarding working time.
- Part-time employee: Employee whose working hours per week, month, or year are less than the number of working hours for full-time employees and as defined according to national law or practice regarding part-time employee.
- Non-guaranteed hours employee: Employee who is not guaranteed a minimum or fixed number of working hours per month but who may need to make themselves available for work as required.

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

Gender Pay Gap

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

New Hires and Turnover

- New hires are defined as employees who joined the organisation during the financial year. The annual new hire rate is represented as the number of new hires over the average number of employees in the year.
- Turnover is defined as employees who left the organisation during the financial year. The annual turnover rate is represented as the number of employees who left the organisation over the average number of employees in the year.

Occupational Health and Safety

- Work-related injuries are defined as a negative impact on an employee's or onsite worker'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 Group.

- Recordable work-related injuries refer to all work-related injuries resulting in at least four days of medical leave.
- High-consequence work-related injuries are defined as work-related injuries that result in a fatality or in an injury from which the worker cannot or is not expected to recover to pre-injury health status within six months.
- Absentee rate is defined as absentee days (medical leave) divided by scheduled work days.
- Lost day rate is defined as days lost to occupational injury divided by scheduled work days.

Parental Leave

- Return-to-work rate: The number of employees who returned to work as a fraction of those who took parental leave.
- The methodology for calculating return-to-work rates was revised in FY24/25 and thus differs from FY23/24. In FY23/24, the return-to-work rate refers to the ratio of employees who returned to work to those who took parental leave. From FY24/25, it reflects the ratio of employees who returned to work during FY24/25 to those due to return to work in FY24/25 after taking parental leave.
- Due to data availability, parental leave data reported pertains to employees based in Singapore.

Worker Headcount and Hours

- For onsite workers of third-party providers at the Manager's properties, the headcount and hours worked is based on available data.
- For FY25/26, the data pertains to interns, onsite personnel engaged by TPSPs providing, among others, property management, cleaning, security and technical services to MLT's operational properties in the regions specified as well as employees of main contractors (including subcontractors) based on site and/or engaged in site works in its development properties.

Governance Pillar

Anti-Corruption Training

- For FY25/26 and FY24/25, anti-corruption training disclosed is based on completion of Mapletree's anti-corruption module, with content updated annually, representing a shift from the broader training approach used in previous years.
- As the module was launched shortly before the end of the fiscal year, the reported headcount excludes certain employees, such as those on long-term sabbatical, medical or maternity leave, as well as resignees, although includes temporary and part-time employees with content updated annually, representing a shift from the broader training.

Appendix 2: Details of Green Financing Instruments and Use of Proceeds

Green Financing Instrument	Issuer/Borrower Entity	Maturity Date	Amount of Proceeds (\$ million)	Amount Allocated (\$ million)	Project Category	Description of Project
Green Loan	MapletreeLog Treasury Company Pte. Ltd.	June 2027 – September 2030	275.0	275.0	Green Buildings	Refinancing of eligible Singapore Green Buildings
Green Loan	MapletreeLog Treasury Company (HKSAR) Ltd.	June 2027 – September 2029	329.5	329.5	Green Buildings	Refinancing of eligible Hong Kong SAR Green Building
Green Bond	MapletreeLog Treasury Company Pte. Ltd.	April 2031 – February 2032	125.0	125.0	Green Buildings	Refinancing of eligible Singapore Green Buildings
Total			729.5	729.5		

Methodology *continued*

Appendix 3: List of Green Certifications (CRE8)

Country	Property	Certification
Singapore	4 Pandan Avenue	BCA Green Mark Super Low Energy ("SLE")
	Jurong Logistics Hub	BCA Green Mark Gold ^{Plus}
	Mapletree Benoi Logistics Hub	BCA Green Mark/Existing Buildings Platinum SLE
	Mapletree Joo Koon Logistics Hub (formerly 51 Benoi Road)	BCA Green Mark SLE
	Mapletree Logistics Hub, Toh Guan	BCA Green Mark/New Buildings Gold
	Mapletree Pioneer Logistics Hub	BCA Green Mark/Existing Buildings Gold
Australia	Coles Chilled Distribution Centre NEW	Green Star/Performance - 1 Star
	Truganina NEW	Green Star/Performance - 1 Star
China	Chengdu DC Logistics Park	LEED v4.1 O+M GOLD
	Mapletree (Cixi) Logistics Park	LEED v4.1 O+M GOLD
	Mapletree (Harbin) Logistics Park	LEED v4.1 O+M GOLD
	Mapletree (Yuyao) Logistics Park	LEED v4.1 O+M GOLD
	Mapletree (Yuyao) Logistics Park II	LEED v4.1 O+M GOLD
	Mapletree (Zhongshan) Modern Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Changsha Industrial Park (Phase 2)	LEED v4.1 O+M GOLD
	Mapletree Changsha Logistics Park Phase 1	LEED v4.1 O+M GOLD
	Mapletree Changshu Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Chongqing Jiangjin Comprehensive Industrial Park	LEED v4.1 O+M GOLD
	Mapletree Fengdong (Xi'an) Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Guizhou Longli Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Hangzhou Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Huangdao Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Jinan International Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Kunming Airport Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Nanchang Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Nantong (EDZ) Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Nantong Chongchuan Logistics Park	LEED v4.1 O+M PLATINUM
	Mapletree Ouluo Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Tianjin Jinghai International Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Yangzhou Industrial Park	LEED v4.1 O+M GOLD
	Mapletree Zhenjiang Logistics Park	LEED v4.1 O+M GOLD
	Mapletree Chengdu Qingbaijiang Logistics Park NEW	LEED v4.1 O+M GOLD
	Mapletree Shenyang Logistics Park NEW	LEED v4.1 O+M GOLD
	Mapletree Tianjin Wuqing Logistics Park NEW	LEED v4.1 O+M GOLD
	Mapletree Tianjin Xiqing Logistics Park NEW	LEED v4.1 O+M GOLD
	Mapletree Wenzhou ETDZ Industrial Park NEW	LEED v4.1 O+M GOLD
	Mapletree Wuhan Yangluo Logistics Park NEW	LEED v4.1 O+M GOLD
	Mapletree Xixian Airport Logistics Park NEW	LEED v4.1 O+M GOLD
	Mapletree Yantai Modern Logistics Park NEW	LEED v4.1 O+M GOLD
	Mapletree Yixing Industrial Park NEW	LEED v4.1 O+M GOLD
Mapletree Zhengzhou Logistics Park NEW	LEED v4.1 O+M GOLD	
Mapletree (Zhengzhou) Airport Logistics Park NEW	LEED v4.1 O+M GOLD	

Country	Property	Certification
Hong Kong SAR	Mapletree Logistics Hub Tsing Yi	LEED v4.1 O+M GOLD LEED BD+C GOLD
Japan	Hiroshima SS Centre	CASBEE Rank S
	Kakamigahara Centre	CASBEE Rank S
	Kasukabe Centre	CASBEE Rank S
	Kuwana Centre	CASBEE Rank S
	Mapletree Kobe Logistics Centre	CASBEE Rank S
	Noda Centre	CASBEE Rank S
	Shiroi Centre	CASBEE Rank S
	Shonan Centre	CASBEE Rank S
	Chiba Kita Centre	CASBEE Rank A
	Eniwa Centre	CASBEE Rank A
	Higashi Hiroshima Centre	CASBEE Rank A
	Kashiwa Centre	CASBEE Rank A
	Kyotonabe Centre	CASBEE Rank A
	Mizuhomachi Centre	CASBEE Rank A
	Soka Centre	CASBEE Rank A
	Sano Centre	CASBEE Rank B+
	India	Mapletree Logistics Park Chakan
Mapletree (Farukhnagar) Logistics Park		IGBC Green Logistics Parks & Warehouses Platinum
Mapletree Bhiwandi Logistics Park NEW		IGBC Green Logistics Parks & Warehouses Gold
Malaysia	Mapletree Logistics Hub – Shah Alam	GreenRE – GOLD
	Mapletree Logistics Hub – Jubli Shah Alam	GreenRE – SILVER
	Mapletree Logistics Hub – Tanjung Pelepas, Iskandar	GreenRE – BRONZE
South Korea	Mapletree Logistics Centre – Baeksa 1	LEED v4.0 O+M GOLD
	Mapletree Logistics Centre – Baekam 3 NEW	LEED v4.1 O+M GOLD
	Mapletree Logistics Centre – Hobeob 3 NEW	LEED v4.1 O+M GOLD
Vietnam	Hung Yen Logistics Park 1	EDGE – Certified
	Mapletree Logistics Centre	EDGE – Certified
	Mapletree Logistics Park Bac Ninh Phase 1	EDGE – Certified
	Mapletree Logistics Park Bac Ninh Phase 2	EDGE – Certified
	Mapletree Logistics Park Bac Ninh Phase 3	EDGE – Certified
	Mapletree Logistics Park Bac Ninh Phase 4	EDGE – Certified
	Mapletree Logistics Park Bac Ninh Phase 5	EDGE – Certified
	Mapletree Logistics Park Phase 1	EDGE – Certified
	Mapletree Logistics Park Phase 2	EDGE – Certified
	Mapletree Logistics Park Phase 3	EDGE – Certified
	Mapletree Logistics Park Phase 5	EDGE – Certified

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GRI Content Index

The Manager has reported that the sustainability report for FY2025/26 is in accordance with the GRI 2021 Standards for the period from 1 April 2025 to 31 March 2026.

GRI Standard	Description	Section of Report/Reasons for Omission
General Disclosures 2021		
The Organisation and Its Reporting Practices		
2-1	Organisational details	Annual Report
2-2	Entities included in the organisation's sustainability reporting	About the Report (Page 4)
2-3	Reporting period, frequency and contact point	About the Report (Page 4) Reporting Period is 1 April 2025 to 31 March 2026
2-4	Restatements of information	Energy and Climate Change (Pages 22 to 23) Appendices (Pages 45 and 48)
2-5	External assurance	About the Report (Page 4)
Activities and Workers		
2-6	Activities, value chain and other business relationships	Strong Partnerships (Pages 15 to 16) Annual Report – Corporate Structure (Pages 20 to 21)
2-7	Employees	Employee Engagement and Talent Management (Page 31) Diversity and Equal Opportunity (Page 36) Appendices (Pages 46 to 47)
2-8	Workers who are not employees	Appendices (Page 48)
Governance		
2-9	Governance structure and composition	MLT's Sustainability Approach (Page 7) Annual Report – Corporate Governance (Pages 82 to 105)
2-10	Nomination and selection of the highest governance body	Annual Report – Corporate Governance (Pages 82 to 105)
2-11	Chair of the highest governance body	Annual Report – Board of Directors (Pages 24 to 28)
2-12	Role of the highest governance body in overseeing the management of impacts	MLT's Sustainability Approach (Page 7) Annual Report – Corporate Governance (Pages 82 to 105)
2-13	Delegation of responsibility for managing impacts	MLT's Sustainability Approach (Page 7) Annual Report – Corporate Governance (Pages 82 to 105)
2-14	Role of the highest governance body in sustainability reporting	Board Statement (Pages 2 to 3) MLT's Sustainability Approach (Page 7) Annual Report – Corporate Governance (Pages 82 to 105)
2-15	Conflicts of interest	Annual Report – Corporate Governance (Pages 82 to 105)
2-16	Communication of critical concerns	Ethical Business Conduct and Compliance with Laws and Regulations (Page 42) The total number and nature of critical concerns are not disclosed due to confidentiality reasons.
2-17	Collective knowledge of the highest governance body	MLT's Sustainability Approach (Page 7) Embedding Sustainability Across the Organisation (Page 10)
2-18	Evaluation of the performance of the highest governance body	Annual Report – Corporate Governance (Pages 82 to 105)
2-19	Remuneration policies	Annual Report – Corporate Governance (Pages 82 to 105)
2-20	Process to determine remuneration	Annual Report – Corporate Governance (Pages 82 to 105)
2-21	Annual total compensation ratio	Confidentiality constraints – The Mapletree Group regards compensation information of employees to be of a confidential and sensitive nature, thus the annual total compensation ratio is not disclosed in this report.

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GRI Content Index *continued*

GRI Standard	Description	Section of Report/Reasons for Omission
Strategy, Policies and Practices		
2-22	Statement on sustainable development strategy	Board Statement (Pages 2 to 3)
2-23	Policy commitments	MLT's Sustainability Approach (Page 8) Embedding Sustainability Across the Organisation (Page 10) Ethical Business Conduct and Compliance with Laws and Regulations (Pages 42 to 43)
2-24	Embedding policy commitments	MLT's Sustainability Approach (Page 8) Embedding Sustainability Across the Organisation (Page 10)
2-25	Processes to remediate negative impacts	Employee Engagement and Talent Management (Page 34) Community Impact (Page 40) Ethical Business Conduct and Compliance with Laws and Regulations (Page 42)
2-26	Mechanisms for seeking advice and raising concerns	Employee Engagement and Talent Management (Page 34) Ethical Business Conduct and Compliance with Laws and Regulations (Page 42)
2-27	Compliance with laws and regulations	Ethical Business Conduct and Compliance with Laws and Regulations (Page 43)
2-28	Membership associations	Strong Partnerships (Page 16)
Stakeholder Engagement		
2-29	Approach to stakeholder engagement	Embedding Sustainability Across the Organisation (Page 10) Strong Partnerships (Page 15) Appendices (Page 48)
2-30	Collective bargaining agreements	Employee Engagement and Talent Management (Page 34)
Material Topic: Economic Performance		
GRI 3: Material Topics 2021		
3-1	Process to determine material topics	MLT's Sustainability Approach (Page 8)
3-2	List of material topics	Mapping the Impacts, Risks and Opportunities of Material Matters (Page 9)
3-3	Management of material topics	Mapping the Impacts, Risks and Opportunities of Material Matters (Page 9) Embedding Sustainability Across the Organisation (Page 10) Mentioned in each material topic.
GRI 201 (2016): Economic Performance		
201-1	Direct economic value generated and distributed	Economic Performance (Page 14) Annual Report – Financial Review (Pages 38 to 42)
201-2	Financial implications and other risks and opportunities due to climate change	Climate Risks and Opportunities (Pages 23 to 26)
201-3	Defined benefit plan obligations and other retirement plans	Employee Engagement and Talent Management (Page 32)
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	Methodology (Page 51)

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GRI Content Index *continued*

GRI Standard	Description	Section of Report/Reasons for Omission
Material Topic: Strong Partnerships		
GRI 308 (2016) Supplier Environmental Assessment		
308-1	New suppliers that were screened using environmental criteria	Strong Partnerships (Page 15) Appendices (Page 48)
308-2	Negative environmental impacts in the supply chain and actions taken	Information unavailable/incomplete – The Mapletree Group does not currently have full visibility of the environmental impacts in the supply chain. The Group is looking to progressively report the disclosure when such capabilities are available.
GRI 414 (2016) Supplier Social Assessments		
414-1	New suppliers that were screened using social criteria	Strong Partnerships (Page 15) Appendices (Page 48)
414-2	Negative social impacts in the supply chain and actions taken	Information unavailable/incomplete – The Mapletree Group does not currently have full visibility of the social impacts in the supply chain. The Group is looking to progressively report the disclosure when such capabilities are available.
Material Topic: Energy and Climate Change		
GRI 203 (2016): Indirect Economic Impacts		
203-1	Infrastructure investments and services supported	Quality, Sustainable Products and Services (Page 19)
GRI 302 (2016): Energy		
302-1	Energy consumption within the organisation	Energy and Climate Change (Pages 21 to 23) Appendices (Page 45)
302-2	Energy consumption outside the organisation	Appendices (Page 45)
302-3	Energy intensity	Energy and Climate Change (Page 21) Appendices (Page 45)
302-4	Reduction of energy consumption	Quality, Sustainable Products and Services (Page 19) Energy and Climate Change (Page 21)
CRE1	Building energy intensity	Energy and Climate Change (Page 21) Appendices (Page 45)
GRI 305 (2016): Emissions		
305-1	Direct (Scope 1) GHG emissions	Energy and Climate Change (Page 22) Appendices (Page 45)
305-2	Energy indirect (Scope 2) GHG emissions	Energy and Climate Change (Page 23) Appendices (Page 45)
305-3	Other indirect (Scope 3) GHG emissions	Energy and Climate Change (Page 23) Appendices (Page 45)
305-4	GHG emissions intensity	Energy and Climate Change (Pages 22 to 23) Appendices (Page 45)
305-5	Reduction of GHG emissions	Quality, Sustainable Products and Services (Page 19) Energy and Climate Change (Pages 22 to 23)
CRE3	GHG emissions intensity from buildings	Energy and Climate Change (Pages 22 to 23) Appendices (Page 45)

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GRI Content Index *continued*

GRI Standard	Description	Section of Report/Reasons for Omission
Additional Non-Material Topic: Water Management		
GRI 303 (2018): Water and Effluents		
303-1	Interactions with water as a shared resource	Water Management (Page 29)
303-3	Water withdrawal	Water Management (Page 29) Appendices (Page 45)
GRI-G4 Sector Disclosures: Construction and Real Estate		
CRE2	Building water intensity	Water Management (Page 29) Appendices (Page 45)
Additional Non-Material Topic: Waste Management		
GRI 306 (2020): Waste		
306-3	Waste generated	Waste Management (Page 29) Appendices (Page 45)
Material Topic: Employee Engagement and Talent Management		
GRI 401 (2016): Employment		
401-1	New employee hires and employee turnover	Employee Engagement and Talent Management (Page 31) Appendices (Page 47) Not applicable – The Mapletree Group does not consider breakdowns by age group, gender, and region as material, as rates do not vary significantly across these categories.
401-2	Benefits provided to full-time employees that are not provided to temporary or part-time employees	Employee Engagement and Talent Management (Page 32) Similar benefits are provided to full-time and part-time employees.
401-3	Parental leave	Employee Engagement and Talent Management (Page 32) Appendices (Page 47)
GRI 402 (2016): Labour/Management Relations		
402-1	Minimum notice periods regarding operational changes	Employee Engagement and Talent Management (Page 34)
GRI 404 (2016): Training and Education		
404-1	Average hours of training per year per employee	Employee Engagement and Talent Management (Pages 32 to 33) Appendices (Page 48)
404-2	Programmes for upgrading employee skills and transition assistance programmes	Employee Engagement and Talent Management (Pages 32 to 33)
404-3	Percentage of employees receiving regular performance and career development reviews	Employee Engagement and Talent Management (Page 32)

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GRI Standard	Description	Section of Report/Reasons for Omission
Material Topic: Health and Safety		
GRI 403 (2018): Occupational Health and Safety		
403-1	Occupational health and safety management system	Health and Safety (Pages 38 to 39)
403-2	Hazard identification, risk assessment and incident investigation	Health and Safety (Pages 38 to 39)
403-3	Occupational health services	Health and Safety (Pages 38 to 39)
403-4	Worker participation, consultation and communication on occupational health and safety	Health and Safety (Pages 38 to 39)
403-5	Worker training on occupational health and safety	Health and Safety (Pages 38 to 39)
403-6	Promotion of worker health	Employee Engagement and Talent Management (Page 34)
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	Health and Safety (Pages 38 to 39)
403-8	Workers covered by an occupational health and safety management system	Health and Safety (Pages 38 to 39)
403-9	Work-related injuries	Health and Safety (Pages 38 to 39) Appendices (Page 48)
GRI 416 (2016): Customer Health and Safety		
416-1	Assessment of the health and safety impacts of product and service categories	Quality, Sustainable Products and Services (Page 17)
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Health and Safety (Page 38) Ethical Business Conduct and Compliance with Laws and Regulations (Page 43)
Material Topic: Community Impact		
GRI 413 (2016): Local Communities		
413-1	Operations with local community engagement, impact assessments and development programmes	Community Impact (Pages 39 to 40)
Material Topic: Diversity and Equal Opportunity		
GRI 405 (2016): Diversity and Equal Opportunity		
405-1	Diversity of governance bodies and employees	Diversity and Equal Opportunity (Pages 36 to 37) Appendices (Page 46)
405-2	Ratio of basic salary and remuneration of women to men	Diversity and Equal Opportunity (Page 36) Appendices (Page 47) Confidentiality constraints – The Mapletree Group regards compensation and remuneration information of employees to be of a confidential and sensitive nature. Thus, the breakdown by region or remuneration details were not provided.
Material Topic: Ethical Business Conduct and Compliance with Laws and Regulations		
GRI 205 (2016): Anti-corruption		
205-1	Operations assessed for risks related to corruption	Ethical Business Conduct and Compliance with Laws and Regulations (Page 42)
205-2	Communication and training about anti-corruption policies and procedures	Ethical Business Conduct and Compliance with Laws and Regulations (Page 42) Appendices (Page 48)
205-3	Confirmed incidents of corruption and actions taken	Ethical Business Conduct and Compliance with Laws and Regulations (Page 42)
GRI 206 (2016): Anti-competitive Behaviour		
206-1	Legal actions for anti-competitive behaviour, anti-trust, and monopoly practices	Ethical Business Conduct and Compliance with Laws and Regulations (Page 43)
GRI 417 (2016): Marketing and Labelling		
417-3	Incidents of non-compliance concerning marketing communications	Ethical Business Conduct and Compliance with Laws and Regulations (Page 43)
GRI 418 (2016): Customer Privacy		
418-1	Substantiated complaints concerning breaches of customers privacy and losses of customer data	Ethical Business Conduct and Compliance with Laws and Regulations (Pages 42 to 43) Cybersecurity and Data Privacy (Page 44)

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ISSB IFRS S1 and S2 Climate-related Disclosures Content Index

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

Code	Disclosure Description	Location
IFRS S1 General Requirements and S2 Climate-related Disclosures		
Conceptual Foundations		
S1.17; S1.B32	Materiality – An entity shall disclose material information about the climate-related risks and opportunities that could reasonably be expected to affect the entity's prospects.	Climate Risks and Opportunities (Pages 23 to 26)
S1.20	Reporting Entity – An entity's climate-related financial disclosures shall be for the same reporting entity as the related financial statements.	Connectedness of Climate-related Disclosures with Financial Statements (Page 49)
S1.21-24; S1.B42(a),(c)	Connected Information – An entity shall provide information in a manner that enables users of general-purpose financial reports to understand the connections between the items to which the information relates and the connections between disclosures provided by the entity.	Economic Performance (Page 14) Climate Risks and Opportunities (Pages 23 to 26) Connectedness of Climate-related Disclosures with Financial Statements (Page 49) Annual Report - Corporate Governance (Pages 82 to 105) Annual Report - Risk Management (Pages 106 to 109) Annual Report - Financial Statements (Pages 112 to 231)
Governance		
S2.05-07	Governance – The objective of climate-related financial disclosures on governance is to enable users of general-purpose financial reports to understand the governance processes, controls and procedures an entity uses to monitor, manage and oversee climate-related risks and opportunities.	Sustainability Management and Governance (Page 7) Embedding Sustainability Across the Organisation (Page 10) Climate Risks and Opportunities (Pages 23 to 26) Annual Report - Corporate Governance (Pages 82 to 105)
Strategy		
S2.08; S2.10; S2.12	Climate-related Risks and Opportunities – The objective of climate-related financial disclosures on strategy is to enable users of general-purpose financial reports to understand an entity's strategy for managing climate-related risks and opportunities.	About the Report (Page 4) Climate Risks and Opportunities (Pages 23 to 26)
S2.13	Business Model and Value Chain – An entity shall disclose information that enables users of general-purpose financial reports to understand the current and anticipated effects of climate-related risks and opportunities on its business model and value chain.	Climate Risks and Opportunities (Pages 23 to 26)
S2.14	Strategy and Decision-making – An entity shall disclose information that enables users of general-purpose financial reports to understand the effects of climate-related risks and opportunities on its strategy and decision-making.	Mapping the Impacts, Risks and Opportunities of Material Matters (Page 9) Strong Partnerships (Pages 15 to 16) Climate Risks and Opportunities (Pages 23 to 26) Building a Climate Resilient Asset Portfolio with Net Zero Roadmap 2050 (Pages 27 to 28)
S2.15; S2.16; S2.21	Financial Position, Financial Performance and Cash Flows – An entity shall disclose information that enables users of general-purpose financial reports to understand the current and anticipated effects of climate-related risks and opportunities on its financial position, financial performance and cash flows for the reporting period.	Climate Risks and Opportunities (Pages 23 to 26)
S1.22; S2.22; S2.23	Climate Resilience – An entity shall disclose information that enables users of general-purpose financial reports to understand the resilience of the entity's strategy and business model to climate-related changes, developments and uncertainties, taking into consideration its identified climate-related risks and opportunities. The entity shall use climate-related scenario analysis to assess its climate resilience using an approach that is commensurate with its circumstances. In providing quantitative information, the entity may disclose a single amount or a range.	About the Report (Page 4) Climate Risks and Opportunities (Pages 23 to 26) Connectedness of Climate-related Disclosures with Financial Statements (Page 49) Climate Risk Model: Assumptions and Limitations (Page 49)
Risk Management		
S2.24-26	Risk Management – The objective of climate-related financial disclosures on metrics and targets is to enable users of general-purpose financial reports to understand an entity's performance in relation to its climate-related risks and opportunities, including progress towards any climate-related targets it has set, and any targets it is required to meet by law or regulation.	Climate Risks and Opportunities (Pages 23 to 26) Annual Report - Risk Management (Pages 106 to 109)

ISSB IFRS S1 and S2 Climate-related Disclosures Content Index *continued*

Code	Disclosure Description	Location
Metrics and Targets		
S1.53; S2.27	General Requirements – The objective of climate-related financial disclosures on metrics and targets is to enable users of general-purpose financial reports to understand an entity’s performance in relation to its climate-related risks and opportunities, including progress towards any climate-related targets it has set, and any targets it is required to meet by law or regulation.	Safeguarding Against the Impacts of Climate Change (Page 20)
S2.29a(i); S2.29a(iii-vi); S2.B56	Greenhouse Gases – An entity shall disclose information relevant to the cross-industry metric category of greenhouse gas emissions generated during the reporting period.	About the Report (Page 4) Embedding Sustainability Across the Organisation (Page 10) Energy and Climate Change (Pages 21 to 23) Connectedness of Climate-related Disclosures with Financial Statements (Page 49) GHG Emissions (Pages 22 to 23)
S2.29(b)-(g); S2.30; S2.B64	Other Cross-industry Metrics – An entity shall disclose the cross-industry metric categories of climate-related physical risks, transition risks, opportunities, capital deployment, internal carbon prices and remuneration, considering the aspects included in S2.B65. In preparing disclosures to meet the requirements in paragraph 29(b)-(d), an entity shall use all reasonable and supportable information that is available to it at the reporting date without undue cost or effort.	Embedding Sustainability Across the Organisation (Page 10) Climate Risks and Opportunities (Pages 23 to 26)
S2.32	Industry-based Metrics – An entity shall disclose industry-based metrics that are associated with particular business models, activities or other common features that characterise participation in an industry. In determining the industry-based metrics that the entity discloses, the entity shall refer to and consider the applicability of the industry-based metrics associated with disclosure topics described in the Industry-based Guidance on Implementing IFRS S2.	About the Report (Page 4)
S1.49	Entity-specific Metrics – An entity shall provide disclosures about metrics taken from a source other than IFRS Sustainability Disclosure Standards.	About the Report (Page 4)
S2.33-37	Climate-related Targets – An entity shall disclose the quantitative and qualitative climate-related targets it has set to monitor progress towards achieving its strategic goals, and any targets it is required to meet by law or regulation, including any greenhouse gas emissions targets. In identifying and disclosing the metrics used to set and monitor progress towards reaching a target described in S2.33–34, an entity shall refer to and consider the applicability of cross-industry metrics and industry-based metrics, including those described in an applicable IFRS Sustainability Disclosure Standard, or metrics that otherwise satisfy the requirements in IFRS S1.	Sustainability Management and Governance (Page 7) Safeguarding Against the Impacts of Climate Change (Page 20) Building a Climate Resilient Asset Portfolio with Net Zero Roadmap 2050 (Pages 27 to 28)
General Requirements		
S1.54; S1.55a; S1.56; S1.58a; S1.59	Sources of Guidance – In identifying climate-related risks and opportunities that could reasonably be expected to affect an entity’s prospects, an entity shall apply IFRS Sustainability Disclosure Standards. In identifying applicable disclosure requirements about a sustainability-related risk or opportunity that could reasonably be expected to affect an entity’s prospects, an entity shall apply the IFRS Sustainability Disclosure Standard that specifically applies to that sustainability-related risk or opportunity. In addition to the IFRS Sustainability Disclosure Standards, an entity shall refer to and consider the applicability of the disclosure topics in the SASB standards for the identification of climate-related risks and opportunities. In the absence of an IFRS Sustainability Disclosure Standard that specifically applies to a sustainability-related risk or opportunity, the entity shall refer to and consider the applicability of the metrics associated with the disclosure topics included in the SASB standards.	About the Report (Page 4)
S1.60; S1.62; S1.B47	Location of Disclosures – An entity is required to provide disclosures required by IFRS Sustainability Disclosure Standards as part of its general-purpose financial reports.	Connectedness of Climate-related Disclosures with Financial Statements (Page 49)
S1.64	Timing of Reporting – An entity shall report its climate-related financial disclosures at the same time as its related financial statements and cover the same reporting period as the related financial statements.	About the Report (Page 4) GRI Content Index (Page 52)
S1.70; S1.B50a; S1.B50c; S1.B52; S1.B53; S1.B54	Comparative Information – An entity shall disclose comparative information in respect of the preceding period for all amounts and other relevant information disclosed in the reporting period.	Energy and Climate Change (Pages 21 to 23) Appendices (Page 45)
S1.72	Statement of Compliance – An entity whose climate-related financial disclosures comply with all the requirements of IFRS Sustainability Disclosure Standards shall make an explicit and unreserved statement of compliance.	About the Report (Page 4)
Judgements, Uncertainties and Errors		
S1.74	Judgements – An entity shall disclose information about the judgements that it has made in the process of preparing its climate-related financial disclosures.	Climate Risks and Opportunities (Pages 23 to 26)
S1.77; S1.78	Measurement Uncertainty – An entity shall disclose information about the most significant uncertainties affecting the amounts reported in its climate-related financial disclosures.	Climate Risks and Opportunities (Pages 23 to 26) Connectedness of Climate-related Disclosures with Financial Statements (Page 49) Climate Risk Model: Assumptions and Limitations (Page 49)
S1.83; S1.B58(a)-(b)	Errors – An entity shall correct material prior period errors by restating the comparative amounts for the prior period(s) disclosed unless it is impracticable to do so.	GRI Content Index (Page 52)

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ISSB IFRS S1 and S2 Climate-related Disclosures Content Index *continued*

Code	Disclosure Description	Location
IFRS Industry-based Guidance on Climate-related Disclosures (Vol. 36 Real Estate)		
Energy Management		
IF-RE-130a.1	Energy consumption data coverage as a percentage of total floor area, by property sector.	Appendices (Page 45)
IF-RE-130a.2	(1) Total energy consumed by portfolio area with data coverage, (2) percentage grid electricity and (3) percentage renewable, by property sector.	Appendices (Page 45)
IF-RE-130a.3	Like-for-like percentage change in energy consumption for the portfolio area with data coverage, by property sector.	Appendices (Page 45)
IF-RE-130a.5	Description of how building energy management considerations are integrated into property investment analysis and operational strategy.	Economic Performance (Page 14)
Water Management		
IF-RE-140a.1	Water withdrawal data coverage as a percentage of (1) total floor area and (2) floor area in regions with High or Extremely High Baseline Water Stress, by property sector.	Appendices (Page 45)
IF-RE-140a.2	(1) Total water withdrawn by portfolio area with data coverage (2) percentage in regions with High or Extremely High Baseline Water Stress, by property sector.	Appendices (Page 45)
IF-RE-140a.3	Like-for-like percentage change in water withdrawn for the portfolio area with data coverage, by property sector.	Appendices (Page 45)
IF-RE-140a.4	Description of water management risks and discussion of strategies and practices to mitigate those risks.	Water Management (Page 29)
Management of Tenant Sustainability Impacts		
IF-RE-410a.3	Discussion of approach to measuring, incentivising and improving sustainability impacts of tenants.	Strong Partnerships (Pages 15 to 16)
Climate Change Adaptation		
IF-RE-450a.1	Area of properties located in 100-year flood zones, by property sector.	Climate Risks and Opportunities (Pages 23 to 26)
IF-RE-450a.2	Description of climate change risk exposure analysis, degree of systematic portfolio exposure, and strategies for mitigating risks.	Climate Risks and Opportunities (Pages 23 to 26)
Activity Metrics		
IF-RE-000.A	Number of assets, by property sector.	Appendices (Page 45)
IF-RE-000.B	Leasable floor area, by property sector.	Appendices (Page 45)
IF-RE-000.C	Percentage of indirectly managed assets, by property sector.	Appendices (Page 45)
IF-RE-000.D	Average occupancy rate, by property sector.	Appendices (Page 45)

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