

MAPLETREE LOGISTICS TRUST UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

Summary of Mapletree Logistics Trust Group Results

	GROUP		GROUP	
	3 mths ended 30 Sep 2026 ¹	3 mths ended 30 Sep 2025 ¹	6 mths ended 30 Sep 2026 ²	6 mths ended 30 Sep 2025 ²
Gross Revenue (S\$'000)	180,000	177,471	358,892	354,869
Net Property Income (S\$'000)	154,785	153,308	311,203	306,719
Amount Distributable (S\$'000)	100,952	98,165	199,577	195,774
- to Perpetual Securities Holders	7,624	5,706	13,269	11,351
- to Unitholders of MLT	93,328	92,459	186,308	184,423
Available Distribution per Unit ("DPU") (cents)	1.816	1.815	3.632	3.627

Footnotes:

1. Quarter ended 30 September 2026 ("2Q FY26/27") started with 175 properties and ended with 172 properties. Quarter ended 30 September 2025 ("2Q FY25/26") started with 178 properties and ended with 175 properties.
2. Half year ended 30 September 2026 ("1H FY26/27") started with 175 properties and ended with 172 properties. Half year ended 30 September 2025 ("1H FY25/26") started with 180 properties and ended with 175 properties.

INTRODUCTION

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

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

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

As at 30 September 2026, the Group's portfolio had grown to a portfolio of 172 properties, comprising 43 properties in Singapore, 9 in Hong Kong SAR, 40 in China, 22 in Japan, 20 in South Korea, 13 in Australia, 9 in Malaysia, 12 in Vietnam and 4 in India. The total value of assets under management, including investment properties held for sale in Singapore, China, Australia and strata units of a property in Hong Kong SAR, is S\$13.1 billion.

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

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

		GROUP		
		3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
	Note			
Gross revenue	1	180,000	177,471	1.4
Property expenses	2	(25,215)	(24,163)	4.4
Net property income		154,785	153,308	1.0
Interest income		616	613	0.5
Manager's management fees	3	(22,690)	(22,407)	1.3
Trustee's fee		(453)	(444)	2.0
Other trust income, net	4	293	2,651	(88.9)
Borrowing costs	5	(38,588)	(38,222)	1.0
Net change in fair value of financial derivatives	6	(31,205)	10,592	NM
Net movement in the value of investment properties	7	822	1,955	(58.0)
Loss on disposal of subsidiaries	8	(6,807)	-	NM
Profit before income tax		56,773	108,046	(47.5)
Income tax	9	(2,164)	(15,500)	(86.0)
Profit for the period		54,609	92,546	(41.0)
Profit attributable to:				
Unitholders of MLT		46,652	86,553	(46.1)
Perpetual securities holders		7,624	5,706	33.6
Non-controlling interests		333	287	16.0
Profit for the period		54,609	92,546	(41.0)
Earnings per unit (cents)				
- Basic	10	0.91	1.70	
- Diluted	10	0.91	1.69	

NM: Not meaningful

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

1. Gross revenue comprises the following:

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Rental income	155,593	153,098	1.6
Service charges	20,958	20,565	1.9
Other operating income	3,449	3,808	(9.4)
	<u>180,000</u>	<u>177,471</u>	1.4

2. Property expenses comprise the following:

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Operation and maintenance	6,232	5,951	4.7
Property and other taxes	12,272	11,039	11.2
Property and lease management fees	4,467	4,319	3.4
Reversal of loss allowances on trade receivables, net	(110)	(99)	11.1
Others	2,354	2,953	(20.3)
	<u>25,215</u>	<u>24,163</u>	4.4

3. Manager's management fees comprise the following:

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Base fees	17,207	16,988	1.3
Performance fees	5,483	5,419	1.2
	<u>22,690</u>	<u>22,407</u>	1.3

4. Other trust income includes the following:

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Net foreign exchange gain	2,833	5,997	(52.8)
Other trust expenses, net	(2,540)	(3,346)	(24.1)
	<u>293</u>	<u>2,651</u>	(88.9)

For 2Q FY26/27, the net foreign exchange gain arose mainly from settlement of JPY currency forwards and USD denominated balances, partly offset by CNH denominated balances and settlement of AUD currency forwards.

For 2Q FY25/26, the net foreign exchange gain arose mainly from CNH denominated balances and settlement of JPY currency forwards.

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

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

5. Borrowing costs include the following:

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Interest expenses:			
- Bank and other borrowings	36,074	35,610	1.3
- Lease liabilities	838	893	(6.2)
Financing fees	1,676	1,719	(2.5)
	<u>38,588</u>	<u>38,222</u>	1.0

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

2Q FY26/27 loss in fair value is mainly due to KRW, CNH and USD related financial derivatives.

2Q FY25/26 gain in fair value is mainly due to USD and CNH related financial derivatives.

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

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Fair value gain of investment properties, net	822	2,062	(60.1)
Fair value loss of investment properties held for sale	-	(107)	NM
	<u>822</u>	<u>1,955</u>	(58.0)

2Q FY26/27 gain is related to six properties located in Singapore, China, Australia and strata units of a property in Hong Kong SAR.

2Q FY25/26 gain is related to three properties located in Singapore, South Korea and Australia.

8. The loss on disposal of subsidiaries is mainly attributed to the realisation of cumulative translation losses in foreign currency translation reserve, following the transfer of the economic interests in two wholly-owned subsidiaries in China.

9. Income tax comprises current income tax, withholding tax and deferred tax. The decrease is mainly attributed to reversal of prior years' income tax provision made on divested property in Singapore, as well as reversal of deferred tax liabilities offset by withholding tax incurred on divested properties in China.

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Current income tax - current year	3,357	4,266	(21.3)
Income tax - prior years	(1,596)	(2)	>100
Withholding tax	11,407	2,363	>100
Deferred tax	(11,004)	8,873	NM
	<u>2,164</u>	<u>15,500</u>	(86.0)

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

10. Earnings per unit ("EPU")

Basic EPU

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

	GROUP	
	3 mths ended 30 Sep 2026	3 mths ended 30 Sep 2025
Profit for the period attributable to Unitholders (S\$'000)	46,652	86,553
Weighted average number of units in issue (in thousand) ¹	5,139,086	5,094,024
Basic EPU (cents)	0.91 ²	1.70

Diluted EPU

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

	GROUP	
	3 mths ended 30 Sep 2026	3 mths ended 30 Sep 2025
Profit for the period attributable to Unitholders (S\$'000)	46,652	86,553
Weighted average number of units (diluted) (in thousand) ¹	5,154,233	5,107,402
Diluted EPU (cents)	0.91 ²	1.69

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

Footnotes:

1. Weighted average number of units has been adjusted to take into account the new units issued and to be issued, as part payment of management fees. For the units to be issued, these units will not be entitled to the distribution for the current period.
2. Lower EPU for period ended 30 September 2026 compared to 30 September 2025 is mainly due to net fair value loss of financial derivatives, as opposed to net fair value gain in prior period, and impact of enlarged unit base.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	GROUP		
	3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Profit for the period	54,609	92,546	(41.0)
Other comprehensive income:			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Cash flow hedges:			
- Fair value gain/(loss)	30,713	(30,341)	NM
- Reclassification to profit or loss	(3,682)	(4,114)	(10.5)
Net currency translation differences relating to financial statements of foreign subsidiaries	15,996	7,014	>100
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	90,211	12,172	>100
Fair value of derivatives and external borrowings as hedging instruments for net investment in foreign operations	(53,195)	22,412	NM
Realisation of net currency translation differences upon disposal of subsidiaries	6,727	-	NM
Other comprehensive income for the period	86,770	7,143	>100
Total comprehensive income for the period	141,379	99,689	41.8
Total comprehensive income attributable to:			
Unitholders of MLT	132,807	94,319	40.8
Perpetual securities holders	7,624	5,706	33.6
Non-controlling interests	948	(336)	NM
	141,379	99,689	41.8

NM: Not meaningful

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

1(a)(iii) Condensed Interim Distribution Statement

		GROUP	
		3 mths ended 30 Sep 2026	3 mths ended 30 Sep 2025
		S\$'000	S\$'000
Profit for the period attributable to Unitholders		46,652	86,553
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments	A	46,676	5,906
Amount available for distribution	B	93,328	92,459
Amount available for distribution to Unitholders at beginning of the period		93,813	92,777
		187,141	185,236
Distribution to Unitholders:			
Distribution of 1.816 cents per unit for the period from 1 April 2026 to 30 June 2026		(92,978)	-
Distribution of 1.812 cents per unit for the period from 1 April 2025 to 30 June 2025		-	(91,961)
Total Unitholders' distribution (including capital return)	C	(92,978)	(91,961)
Amount available for distribution to Unitholders at end of the period		94,163	93,275

Note A:

Adjustment for net effect of non-tax (chargeable)/
deductible items and other adjustments comprise:

Major non-tax (chargeable)/deductible items:

- Management fees paid and payable in units	13,859	13,638
- Trustee's fees	453	444
- Net change in fair value of financial derivatives	31,205	(10,592)
- Financing fees	1,324	1,320
- Net movement in the value of investment properties including deferred tax impact	(11,826)	6,918
- Loss on disposal of subsidiaries	6,807	-
- Exchange differences on capital items/unrealised exchange differences	(2,461)	(7,473)
- Net effect on lease liabilities	(1,351)	(1,931)
Other non-tax deductible items and other adjustments	8,666	3,582
Net distribution adjustments	46,676	5,906

Note B:

Amount available for distribution comprise:

- from operations	52,646	60,013
- from Unitholders' contribution	40,682	32,446
	93,328	92,459
Number of units in issue at end of the period (in thousand)	5,138,978	5,093,930
Distribution per unit (cents)	1.816	1.815

Note C:

Distribution to Unitholders comprise:

- from operations	50,278	51,512
- from Unitholders' contribution	42,700	40,449
	92,978	91,961

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

		GROUP		
		6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
	Note			
Gross revenue	1	358,892	354,869	1.1
Property expenses	2	(47,689)	(48,150)	(1.0)
Net property income		311,203	306,719	1.5
Interest income		1,167	1,285	(9.2)
Manager's management fees	3	(45,296)	(44,634)	1.5
Trustee's fee		(900)	(891)	1.0
Other trust income/(expenses), net	4	4,876	(18,642)	NM
Borrowing costs	5	(76,862)	(77,578)	(0.9)
Net change in fair value of financial derivatives	6	(33,205)	35,719	NM
Net movement in the value of investment properties	7	822	1,919	(57.2)
Loss on disposal of subsidiaries	8	(6,807)	-	NM
Profit before income tax		154,998	203,897	(24.0)
Income tax	9	(17,933)	(31,669)	(43.4)
Profit for the period		137,065	172,228	(20.4)
Profit attributable to:				
Unitholders of MLT		123,147	160,391	(23.2)
Perpetual securities holders		13,269	11,351	16.9
Non-controlling interests		649	486	33.5
Profit for the period		137,065	172,228	(20.4)
Earnings per unit (cents)				
- Basic	10	2.40	3.15	
- Diluted	10	2.39	3.14	

NM: Not meaningful

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

1. Gross revenue comprises the following:

	GROUP		
	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Rental income	310,388	306,959	1.1
Service charges	41,725	41,219	1.2
Other operating income	6,779	6,691	1.3
	<u>358,892</u>	<u>354,869</u>	1.1

2. Property expenses comprise the following:

	GROUP		
	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Operation and maintenance	12,092	12,044	0.4
Property and other taxes	23,051	22,043	4.6
Property and lease management fees	8,811	8,536	3.2
Reversal of loss allowances on trade receivables, net	(142)	(421)	(66.3)
Others	3,877	5,948	(34.8)
	<u>47,689</u>	<u>48,150</u>	(1.0)

3. Manager's management fees comprise the following:

	GROUP		
	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Base fees	34,328	33,892	1.3
Performance fees	10,968	10,742	2.1
	<u>45,296</u>	<u>44,634</u>	1.5

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

	GROUP		
	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Net foreign exchange (gain)/loss	(10,183)	12,440	NM
Other trust expenses, net	5,307	6,202	(14.4)
	<u>(4,876)</u>	<u>18,642</u>	NM

For 1H FY26/27, the net foreign exchange gain arose mainly from USD and CNH denominated balances and settlement of JPY currency forwards, partly offset by settlement of AUD currency forwards.

For 1H FY25/26, the net foreign exchange loss arose mainly from USD and CNH denominated balances, partly offset by settlement of JPY currency forwards.

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

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

5. Borrowing costs include the following:

	GROUP		
	6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Interest expenses:			
- Bank and other borrowings	72,060	72,010	0.1
- Lease liabilities	1,569	1,949	(19.5)
Financing fees	3,233	3,619	(10.7)
	<u>76,862</u>	<u>77,578</u>	(0.9)

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

1H FY26/27 loss in fair value is mainly due to KRW, CNH and USD related financial derivatives.

1H FY25/26 gain in fair value is mainly due to USD, CNH and HKD related financial derivatives.

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

	GROUP		
	6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Fair value gain of investment properties, net	822	2,062	(60.1)
Fair value loss of investment properties held for sale	-	(143)	NM
	<u>822</u>	<u>1,919</u>	(57.2)

1H FY26/27 gain is related to six properties, including 39 Changi South Avenue 2 in Singapore, Mapletree (Wuxi) Logistics Park, Mapletree Wuxi New District Logistics Park, and Mapletree Northwest Logistics Park (Phase 1 and 2) in China, 365 Fitzgerald Road, Derrimut, VIC in Australia, and strata units of Grandtech Centre in Hong Kong SAR.

1H FY25/26 gain is related to four properties, including 1 Genting Lane and 31 Penjuru Lane in Singapore, Mapletree Logistics Centre – Yeosu in South Korea, and 28 Bilston Drive, Barnawartha North, Victoria, in Australia.

8. The loss on disposal of subsidiaries is mainly attributed to the realisation of cumulative translation losses in foreign currency translation reserve, following the transfer of the economic interests in the two wholly-owned subsidiaries in China.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

9. Income tax comprises current income tax, withholding tax and deferred tax. The decrease is mainly attributed to reversal of prior years' income tax provision made on divested property in Singapore, as well as reversal of deferred tax liabilities offset by withholding tax incurred on divested properties in China.

	GROUP		
	6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Current income tax - current year	6,208	7,531	(17.6)
Income tax - prior years	(1,616)	104	NM
Withholding tax	14,652	5,972	>100
Deferred tax	(1,311)	18,062	NM
	17,933	31,669	(43.4)

10. Earnings per unit ("EPU")

Basic EPU

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

	GROUP	
	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025
Profit for the period attributable to Unitholders (S\$'000)	123,147	160,391
Weighted average number of units in issue (in thousand) ¹	5,134,703	5,089,410
Basic EPU (cents)	2.40 ²	3.15

Diluted EPU

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

	GROUP	
	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025
Profit for the period attributable to Unitholders (S\$'000)	123,147	160,391
Weighted average number of units (diluted) (in thousand) ¹	5,154,233	5,107,402
Diluted EPU (cents)	2.39 ²	3.14

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

Footnotes:

1. Weighted average number of units has been adjusted to take into account the new units issued and to be issued, as part payment of management fees. For the units to be issued, these units will not be entitled to the distribution for the current period.
2. Lower EPU for period ended 30 September 2026 compared to 30 September 2025 is mainly due to net fair value loss of financial derivatives, as opposed to net fair value gain in prior period, and impact of enlarged unit base, partly offset by net foreign exchange gain, as opposed to net foreign exchange loss in prior period.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	GROUP		
	6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000	Increase/ (Decrease) %
Profit for the period	137,065	172,228	(20.4)
Other comprehensive income:			
<i>Items that may be reclassified subsequently to profit or loss:</i>			
Cash flow hedges			
- Fair value gain/(loss)	38,217	(121,792)	NM
- Reclassification to profit or loss	(4,439)	(147)	>100
Net currency translation differences relating to financial statements of foreign subsidiaries	28,189	(131,560)	NM
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	88,140	(54,771)	NM
Fair value of derivatives and external borrowings as hedging instruments for net investment in foreign operations	(62,786)	99,235	NM
Realisation of net currency translation differences upon disposal of subsidiaries	6,727	-	NM
Other comprehensive income for the period	94,048	(209,035)	NM
Total comprehensive income for the period	231,113	(36,807)	NM
Total comprehensive income attributable to:			
Unitholders of MLT	216,630	(47,743)	NM
Perpetual securities holders	13,269	11,351	16.9
Non-controlling interests	1,214	(415)	NM
	231,113	(36,807)	NM

NM: Not meaningful

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

1(a)(iii) Condensed Interim Distribution Statement

	GROUP	
	6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000
Profit for the period attributable to Unitholders	123,147	160,391
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments	A 63,161	24,032
Amount available for distribution	B 186,308	184,423
Amount available for distribution to Unitholders at beginning of the period	93,800	99,868
	280,108	284,291
Distribution to Unitholders:		
Distribution of 1.819 cents per unit for the period from 1 January 2026 to 31 March 2026	(92,967)	-
Distribution of 1.816 cents per unit for the period from 1 April 2026 to 30 June 2026	(92,978)	-
Distribution of 1.955 cents per unit for the period from 1 January 2025 to 31 March 2025	-	(99,055) ¹
Distribution of 1.812 cents per unit for the period from 1 April 2025 to 30 June 2025	-	(91,961)
Total Unitholders' distribution (including capital return)	C (185,945)	(191,016)
Amount available for distribution to Unitholders at end of the period	94,163	93,275

Note A:

Adjustment for net effect of non-tax (chargeable)/
deductible items and other adjustments comprise:

Major non-tax (chargeable)/deductible items:

- Management fees paid and payable in units	27,612	27,523
- Trustee's fees	900	891
- Net change in fair value of financial derivatives	33,205	(35,719)
- Financing fees	2,527	2,631
- Net movement in the value of investment properties including deferred tax impact	(2,133)	16,143
- Loss on disposal of subsidiaries	6,807	-
- Exchange differences on capital items/unrealised exchange differences	(9,792)	12,476
- Net effect on lease liabilities	(2,932)	(3,980)
Other non-tax deductible items and other adjustments	6,967	4,067
Net distribution adjustments	63,161	24,032

Note B:

Amount available for distribution comprise:

- from operations	102,914	111,509
- from Unitholders' contribution	83,394	72,914
	186,308	184,423
Number of units in issue at end of the period (in thousand)	5,138,978	5,093,930
Distribution per unit (cents)	3.632	3.627

Note C:

Distribution to Unitholders comprise:

- from operations	108,031	126,044 ¹
- from Unitholders' contribution	77,914	64,972
	185,945	191,016

Footnote:

1. This included distribution of divestment gains.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

		GROUP		MLT	
		30 Sep 2026	31 Mar 2026	30 Sep 2026	31 Mar 2026
Note		S\$'000	S\$'000	S\$'000	S\$'000
Current assets					
Cash and cash equivalents		312,698	302,270	17,077	14,880
Trade and other receivables	1	172,237	32,377	153,130	156,211
Other assets	2	31,210	24,681	10,959	10,678
Investment properties held for sale	5	105,591	-	16,588	-
Derivative financial instruments	3	32,114	38,234	8,676	12,006
		<u>653,850</u>	<u>397,562</u>	<u>206,430</u>	<u>193,775</u>
Non-current assets					
Trade and other receivables	1	2,999	2,702	-	-
Other assets	2	9,140	9,446	-	-
Investment properties	4	12,988,997	13,076,163	2,722,707	2,720,800
Investment in subsidiaries		-	-	1,788,693	1,788,771
Loans to subsidiaries		-	-	3,850,802	3,857,321
Derivative financial instruments	3	186,330	208,724	17,347	20,959
		<u>13,187,466</u>	<u>13,297,035</u>	<u>8,379,549</u>	<u>8,387,851</u>
Total assets		13,841,316	13,694,597	8,585,979	8,581,626
Current liabilities					
Trade and other payables	6	273,416	264,413	136,137	129,381
Borrowings	7	272,082	89,064	-	-
Lease liabilities		5,730	5,852	5,565	5,672
Financial guarantee		-	-	201	279
Current income tax liabilities	8	39,134	27,575	4,029	4,607
Derivative financial instruments	3	8,596	6,530	2,833	2,211
		<u>598,958</u>	<u>393,434</u>	<u>148,765</u>	<u>142,150</u>
Non-current liabilities					
Trade and other payables	6	-	26	-	26
Borrowings	7	4,853,355	5,400,216	3,038,559	3,390,005
Lease liabilities		71,404	75,580	63,644	66,551
Deferred taxation	8	674,566	664,976	-	-
Derivative financial instruments	3	112,978	83,445	1,227	686
		<u>5,712,303</u>	<u>6,224,243</u>	<u>3,103,430</u>	<u>3,457,268</u>
Total liabilities		6,311,261	6,617,677	3,252,195	3,599,418
Net assets		7,530,055	7,076,920	5,333,784	4,982,208
Equity					
Units in issue		4,752,680	4,808,894	4,752,680	4,808,894
Reserves		(624,305)	(717,860)	-	-
Retained earnings		2,395,651	2,380,607	(401,273)	(409,085)
Total equity attributable to Unitholders		6,524,026	6,471,641	4,351,407	4,399,809
Perpetual securities holders		982,377	582,399	982,377	582,399
Non-controlling interest		23,652	22,880	-	-
Total equity		7,530,055	7,076,920	5,333,784	4,982,208
NAV / NTA per unit * (S\$)	9	1.27	1.26	0.85	0.86

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

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

1. Trade and other receivables comprise the following:

	GROUP		MLT	
	30 Sep 2026 S\$'000	31 Mar 2026 S\$'000	30 Sep 2026 S\$'000	31 Mar 2026 S\$'000
Current				
Trade receivables	11,628	12,168	741	648
Less: Loss allowances	(178)	(318)	(7)	(14)
	11,450	11,850	734	634
Amounts due from subsidiaries (non-trade)	-	-	102,984	93,779
Amounts due from related parties (non-trade)	137,907	-	-	-
Dividend receivables	-	-	39,341	47,354
Advance tax recoverable	1,000	1,536	-	-
Other receivables	21,880	18,991	10,071	14,444
	172,237	32,377	153,130	156,211
Non-current				
Advance tax recoverable	2,999	2,702	-	-
Total trade and other receivables	175,236	35,079	153,130	156,211

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

Amounts due from related parties pertains to receivables relating to the divestment of two wholly-owned subsidiaries in China, following the transfer of economic interests to the buyer, a new Renminbi fund (the "RMB Fund") led by MLT's sponsor.

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

2. Other assets comprise the following:

	GROUP		MLT	
	30 Sep 2026 S\$'000	31 Mar 2026 S\$'000	30 Sep 2026 S\$'000	31 Mar 2026 S\$'000
Current				
Deposits	2,211	2,341	193	112
Prepayments	28,999	22,340	10,766	10,566
	31,210	24,681	10,959	10,678
Non-current				
Long-term bank balances	9,140	9,446	-	-
Total other assets	40,350	34,127	10,959	10,678

3. The Group and MLT use derivative financial instruments such as interest rate swaps, cross currency interest rate swaps and forward foreign currency contracts to hedge its exposure to interest rate risks and currency risks arising from operational, financing and investment activities. In accordance with the Group's treasury policy, which is in line with the Code on Collective Investment Schemes ("CIS Code"), the Group does not hold or issue derivative financial instruments for trading purposes. Derivative financial instruments are measured at fair value as at 30 September 2026.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

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

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

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

The carrying values of the investment properties as at 30 September 2026 were internally assessed by the Manager, after considering the operating performance of the properties and the business environment. Based on the review, there is no indication of significant changes affecting the value of the MLT portfolio and the fair value of investment properties approximates the carrying value accounted in the Condensed Interim Statements of Financial Position.

The decrease in the Group's investment properties is mainly due to transfer of six properties in Singapore, China and Australia, and strata units of a property in Hong Kong SAR, to investment properties held for sale and disposal subsidiaries held for sale, partly offset by additions in capital expenditure and land premium on extension of land lease in Singapore, and effect of currency translation.

	GROUP	MLT
	S\$'000	S\$'000
As at 1 April 2026	13,076,163	2,720,800
Additions to investment properties	25,215	16,569
Net movement in the value of investment properties recognised in the Condensed Interim Consolidated Statement of Profit or Loss	822	1,926
Transfer to investment properties held for sale	(105,637)	(16,588)
Transfer to disposal subsidiaries held for sale	(138,045)	-
Currency translation differences	130,479	-
As at 30 September 2026	12,988,997	2,722,707
	GROUP	MLT
	S\$'000	S\$'000
As at 1 April 2025	13,244,883	2,638,222
Acquisition of and additions to investment properties	166,026	73,006
Net movement in the value of investment properties recognised in the Condensed Interim Consolidated Statement of Profit or Loss	47,750	9,572
Transfer to investment properties held for sale	(57,478)	-
Currency translation differences	(325,018)	-
As at 31 March 2026	13,076,163	2,720,800

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

5. As at 30 September 2026, investment properties held for sale comprises carrying value of 39 Changi South Avenue 2 in Singapore, Mapletree Northwest Logistics Park (Phase 1 and 2) in China, 365 Fitzgerald Road, Derrimut, VIC in Australia and strata units of Grandtech Centre in Hong Kong SAR.
6. Trade and other payables comprise the following:

	GROUP		MLT	
	30 Sep 2026	31 Mar 2026	30 Sep 2026	31 Mar 2026
	S\$'000	S\$'000	S\$'000	S\$'000
Current				
Trade payables	3,458	1,955	1,252	422
Other payables	22,214	16,030	5,818	5,363
Accruals	51,252	57,974	28,384	33,012
Accrued retention sums	4,823	5,183	4,079	4,079
Amounts due to subsidiaries (non-trade)	-	-	41,726	41,591
Amounts due to related parties (trade)	17,431	18,625	7,145	6,404
Amounts due to Trustee	301	-	301	-
Deposits and advance rental	154,365	145,235	47,250	38,197
Interest payable	19,390	18,710	-	-
Deferred consideration	-	388	-	-
Deferred revenue	182	313	182	313
	273,416	264,413	136,137	129,381
Non-current				
Deferred revenue	-	26	-	26
Total trade and other payables	273,416	264,439	136,137	129,407

The decrease in accruals is mainly due to accrued performance fees for the financial year ended 31 March 2026 were invoiced and settled in 1H FY26/27. The performance fees were paid annually to the Manager in form of cash or/and units.

7. The decrease in the Group's borrowings is mainly due to temporary pare down of loans using proceeds from S\$400 million perpetual securities issued on 12 August 2026 and effects of currency translation, partly offset by loans drawn for land premium on extension of land lease and capital expenditures.

MLT's borrowings pertains to loans from a subsidiary.

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

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

MAPLETREE LOGISTICS TRUST**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION
ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026****1(b)(i) Condensed Interim Statements of Financial Position (continued)**

9. Net asset value (“NAV”) and Net tangible asset (“NTA”) backing per unit based on units issued and to be issued at the end of the period:

	GROUP		MLT	
	30 Sep 2026	31 Mar 2026	30 Sep 2026	31 Mar 2026
NAV / NTA per unit (S\$) ¹	1.27	1.26	0.85	0.86
Adjusted NAV / NTA per unit (excluding the amount distributable) (S\$)	1.25	1.24	0.83	0.84

Footnote:

1. NTA per unit was the same as NAV per unit as there were no intangible assets as at the condensed interim statements of financial position dates.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

		GROUP	
		30 Sep 2026	31 Mar 2026
		S\$'000	S\$'000
Unsecured borrowings			
Amount repayable within one year		272,082	89,064
Amount repayable after one year		4,419,670	4,930,729
		4,691,752	5,019,793
Secured borrowings			
Amount repayable after one year	a	433,685	469,487
Total borrowings		5,125,437	5,489,280

		GROUP	
		30 Sep 2026	31 Mar 2026
Ratios			
Aggregate Leverage Ratio (%)	b	37.5	40.6
Interest Cover Ratio (times)	c	2.9	2.9

- The Group's secured borrowings are secured over certain investment properties in Japan and Malaysia (31 March 2026: Japan, Malaysia and India) with carrying amount of S\$918,204,000 (31 March 2026: S\$997,188,000).
- As per CIS Code, the aggregate leverage includes lease liabilities that are entered into in the ordinary course of the Group's business on or after 1 April 2019 in accordance with the MAS guidance.

The Group's aggregate leverage ratio of 37.5% and interest cover ratio of 2.9 times remain well within the regulatory limits set by MAS.

The aggregate leverage ratio decreased by approximately 3.1%, mainly due to temporary repayment of borrowings using proceeds from newly issued S\$400 million perpetual securities, ahead of the intended redemption of an existing S\$400 million perpetual securities in November 2026. In the absence of the temporary deployment of these proceeds, the pro forma gearing as at 30 September 2026 would be 40.4%.

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

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

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

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

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

1(c) Condensed Interim Consolidated Statement of Cash Flows

	Note	GROUP	
		3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000
Operating activities			
Profit for the period		54,609	92,546
Adjustments for:			
Income tax		2,164	15,500
Reversal of loss allowances on trade receivables, net		(110)	(99)
Interest income		(616)	(613)
Interest expense		36,074	35,610
Interest expense on lease liabilities		838	893
Amortisation of financing fees		1,676	1,719
Manager's fees paid/payable in units		10,866	23,129
Unrealised translation gain		(2,344)	(9,117)
Net movement in the value of investment properties		(822)	(1,955)
Loss on disposal of subsidiaries		6,807	-
Net change in fair value of financial derivatives		31,205	(10,592)
Operating income before working capital changes		140,347	147,021
Changes in working capital:			
Trade and other receivables		(1,937)	(12,426)
Trade and other payables		(4,511)	(7,850)
Cash generated from operations		133,899	126,745
Tax paid		(4,161)	(4,032)
Cash flows from operating activities		129,738	122,713
Investing activities			
Interest received		623	506
Cash outflow on purchase of and additions to investment properties, including payment of deferred considerations		(7,293)	(25,550)
Advances on capital expenditures		(1,414)	-
Proceeds from disposal of investment properties held for sale, net of divestment cost		-	23,171
Deposits received for potential disposal of investment properties held for sale		414	-
Cash flows used in investing activities		(7,670)	(1,873)

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Note	GROUP	
		3 mths ended 30 Sep 2026 S\$'000	3 mths ended 30 Sep 2025 S\$'000
Financing activities			
Proceeds from issuance of perpetual securities	1	400,000	-
Payments of transaction costs related to the issue of perpetual securities	1	(2,064)	-
Proceeds from borrowings		131,510	174,251
Repayment of borrowings		(531,202)	(175,662)
Payments of lease liabilities		(2,189)	(2,673)
Distribution to Unitholders (net of distribution in units)		(92,978)	(91,961)
Distribution to perpetual securities holders		(3,838)	(3,838)
Distribution to non-controlling interests		(187)	(253)
Interest paid		(37,774)	(40,423)
Change in restricted cash and bank deposits	2	167	(86)
Cash flows used in financing activities		(138,555)	(140,645)
Net decrease in cash and cash equivalents		(16,487)	(19,805)
Cash and cash equivalents at beginning of the period		324,861	314,349
Effect of exchange rate changes on balances held in foreign currencies		3,579	788
Cash and cash equivalents at end of the period		311,953	295,332
Restricted cash and bank deposits		745	689
Cash and cash equivalents on the Condensed Interim Statements of Financial Position		312,698	296,021

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Note	GROUP	
		6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000
Operating activities			
Profit for the period		137,065	172,228
Adjustments for:			
Income tax		17,933	31,669
Reversal of loss allowances on trade receivables, net		(142)	(421)
Interest income		(1,167)	(1,285)
Interest expense		72,060	72,010
Interest expense on lease liabilities		1,569	1,949
Amortisation of financing fees		3,233	3,619
Management fees paid/payable in units		21,700	34,136
Unrealised translation (gain)/loss		(9,896)	10,836
Net movement in the value of investment properties		(822)	(1,919)
Loss on disposal of subsidiaries		6,807	-
Net change in fair value of financial derivatives		33,205	(35,719)
Operating income before working capital changes		281,545	287,103
Changes in working capital:			
Trade and other receivables		(11,612)	(7,519)
Trade and other payables		17,649	(5,520)
Cash generated from operations		287,582	274,064
Tax paid		(7,212)	(10,178)
Cash flows from operating activities		280,370	263,886
Investing activities			
Interest received		1,216	1,117
Cash outflow on purchase of and additions to investment properties including payment of deferred considerations		(32,513)	(79,510)
Advances on capital expenditures		(1,414)	-
Additional consideration paid for purchase of investment property through acquisition of subsidiaries		(33)	-
Proceeds from disposal of investment properties held for sale, net of divestment cost		-	46,143
Deposits received for potential disposal of investment properties held for sale		414	-
Cash flows used in investing activities		(32,330)	(32,250)

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Note	GROUP	
		6 mths ended 30 Sep 2026 S\$'000	6 mths ended 30 Sep 2025 S\$'000
Financing activities			
Proceeds from issuance of perpetual securities	1	400,000	-
Payments of transaction costs related to the issue of perpetual securities	1	(2,064)	-
Proceeds from borrowings		366,760	521,961
Repayment of borrowings		(733,830)	(469,683)
Payments of lease liabilities		(4,501)	(6,063)
Distribution to Unitholders (net of distribution in units)		(185,945)	(191,016)
Distribution to perpetual securities holders		(11,227)	(11,227)
Distribution to non-controlling interests		(442)	(1,071)
Interest paid		(71,283)	(72,278)
Change in restricted cash and bank deposits	2	415	(52)
Cash flows used in financing activities		(242,117)	(229,429)
Net increase in cash and cash equivalents		5,923	2,207
Cash and cash equivalents at beginning of the period		301,416	298,221
Effect of exchange rate changes on balances held in foreign currencies		4,614	(5,096)
Cash and cash equivalents at end of the period		311,953	295,332
Restricted cash and bank deposits		745	689
Cash and cash equivalents on the Condensed Interim Statements of Financial Position		312,698	296,021

1. In 2Q FY26/27, MLT issued S\$400 million of 3.50% fixed rate perpetual securities. The use of the proceeds from the issuance of S\$400 million was in accordance to such use as set out in the announcement dated 4 August 2026.
2. As at 30 September 2026, the restricted cash and bank deposits of S\$9,885,000 (30 September 2025: S\$9,480,000) relates to:
 - a. cash reserves for certain properties which the Group is required to maintain based on the agreements with the banks. The restricted cash are mainly reserved for interest expense, capital expenditure or property expenses to ensure the availability of cash when incurred/due for payment, and
 - b. held as lien by certain banks towards debt service account and for bank guarantee facility.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Attributable to Unitholders							
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total	Perpetual securities	Non- controlling interests
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group								
At 1 July 2026	4,784,514	(684,273)	(29,054)	2,872	2,399,272	6,473,331	580,655	22,891
Total comprehensive income for the period								
Profit for the period	-	-	-	-	46,652	46,652	7,624	333
Other comprehensive income:								
Cash flow hedges:								
- Fair value gain	-	-	30,713	-	-	30,713	-	-
- Reclassification to profit or loss	-	-	(3,682)	-	-	(3,682)	-	-
Net currency translation differences relating to financial statements of foreign subsidiaries	-	15,381	-	-	-	15,381	-	615
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	90,211	-	-	-	90,211	-	-
Fair value of derivatives and external borrowings as hedging instruments for net investment in foreign operations	-	(53,195)	-	-	-	(53,195)	-	-
Realisation of net currency translation differences upon disposal of subsidiaries	-	6,727	-	-	-	6,727	-	-
Total other comprehensive income	-	59,124	27,031	-	-	86,155	-	615
Total comprehensive income for the period	-	59,124	27,031	-	46,652	132,807	7,624	948
Transactions with equity holders, recognised directly in unitholders' funds								
Contributions by and distributions to equity holders								
New units issued and to be issued arising from:								
- Settlement of management fees	10,866	-	-	-	-	10,866	-	-
Distribution to unitholders	(42,700)	-	-	-	(50,278)	(92,978)	-	-
Issue of new perpetual securities	-	-	-	-	-	-	400,000	-
Distribution to perpetual securities holders	-	-	-	-	-	-	(3,838)	-
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	-	(187)
Issue expenses	-	-	-	-	-	-	(2,064)	-
Total contributions by and distributions to equity holders	(31,834)	-	-	-	(50,278)	(82,112)	394,098	(187)
Transfer to general reserve	-	-	-	(5)	5	-	-	-
At 30 September 2026	4,752,680	(625,149)	(2,023)	2,867	2,395,651	6,524,026	982,377	23,652

MAPLETREE LOGISTICS TRUST
UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026
1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders						Non-controlling interests	Total
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group								
At 1 July 2025	4,852,402	(742,547)	(70,132)	2,711	2,366,280	6,408,714	580,655	7,013,823
Total comprehensive income for the period								
Profit for the period	-	-	-	-	86,553	86,553	5,706	92,546
Other comprehensive income:								
Cash flow hedges:								
- Fair value loss	-	-	(30,341)	-	-	(30,341)	-	(30,341)
- Reclassification to profit or loss	-	-	(4,114)	-	-	(4,114)	-	(4,114)
Net currency translation differences relating to financial statements of foreign subsidiaries	-	7,637	-	-	-	7,637	-	7,014
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	12,172	-	-	-	12,172	-	12,172
Fair value of derivatives and external borrowings as hedging instruments for net investment in foreign operations	-	22,412	-	-	-	22,412	-	22,412
Total other comprehensive income	-	42,221	(34,455)	-	-	7,766	-	7,143
Total comprehensive income for the period	-	42,221	(34,455)	-	86,553	94,319	5,706	99,689
Transactions with equity holders, recognised directly in unitholders' funds								
Contributions by and distributions to equity holders								
New units issued and to be issued arising from:								
- Settlement of management fees	33,846	-	-	-	-	33,846	-	33,846
Distribution to unitholders	(40,449)	-	-	-	(51,512)	(91,961)	-	(91,961)
Distribution to perpetual securities holders	-	-	-	-	-	-	(3,838)	(3,838)
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	(253)	(253)
Total contributions by and distributions to equity holders	(6,603)	-	-	-	(51,512)	(58,115)	(3,838)	(62,206)
Transfer to general reserve	-	-	-	11	(11)	-	-	-
At 30 September 2025	4,845,799	(700,326)	(104,587)	2,722	2,401,310	6,444,918	582,523	7,051,306

MAPLETREE LOGISTICS TRUST
UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026
1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders			Perpetual securities	Total
	Units in issue	Retained earnings	Total		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
MLT					
At 1 July 2026	4,784,514	(395,867)	4,388,647	580,655	4,969,302
Profit for the period	-	44,872	44,872	7,624	52,496
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued and to be issued arising from:					
- Settlement of management fees	10,866	-	10,866	-	10,866
Distribution to unitholders	(42,700)	(50,278)	(92,978)	-	(92,978)
Issue of new perpetual securities	-	-	-	400,000	400,000
Distribution to perpetual securities holders	-	-	-	(3,838)	(3,838)
Issue expenses	-	-	-	(2,064)	(2,064)
Total contributions by and distributions to equity holders	(31,834)	(50,278)	(82,112)	394,098	311,986
At 30 September 2026	4,752,680	(401,273)	4,351,407	982,377	5,333,784

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Attributable to Unitholders			Perpetual securities	Total
	Units in issue	Retained earnings	Total		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
MLT					
At 1 July 2025	4,852,402	(430,363)	4,422,039	580,655	5,002,694
Profit for the period	-	66,384	66,384	5,706	72,090
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued and to be issued arising from:					
- Settlement of management fees	33,846	-	33,846	-	33,846
Distribution to unitholders	(40,449)	(51,512)	(91,961)	-	(91,961)
Distribution to perpetual securities holders	-	-	-	(3,838)	(3,838)
Total contributions by and distributions to equity holders	(6,603)	(51,512)	(58,115)	(3,838)	(61,953)
At 30 September 2025	4,845,799	(415,491)	4,430,308	582,523	5,012,831

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Note	3 mths ended 30 Sep 2026 Units '000	3 mths ended 30 Sep 2025 Units '000
Units issued			
At beginning of the period		5,119,897	5,075,149
New units issued:			
- Settlement of management fees	1	19,081	18,781
At end of the period	2	5,138,978	5,093,930
Potential units to be issued			
- Management fees payable in units		15,255	13,472
Total issued and issuable units		5,154,233	5,107,402

1. In 2Q FY26/27, MLT issued 19,081,125 new units at an issue price range of S\$1.1760 to S\$1.2221, as payment of base fees, performance fees, property management fees and lease management fees as stated in the announcement dated 12 August 2026.

In 2Q FY25/26, MLT issued 18,781,513 new units at an issue price range of S\$1.1535 to S\$1.3078, as payment of base fees, performance fees, property management fees and lease management fees as stated in the announcement dated 15 August 2025.

2. There were no convertibles and treasury units held by MLT and its subsidiaries as at 30 September 2026 and 30 September 2025.

MAPLETREE LOGISTICS TRUST
UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026
1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds

	Attributable to Unitholders						Non-controlling interests		Total
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total	Perpetual securities		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
Group									
At 1 April 2026	4,808,894	(684,854)	(35,801)	2,795	2,380,607	6,471,641	582,399	22,880	7,076,920
Total comprehensive income for the period									
Profit for the period	-	-	-	-	123,147	123,147	13,269	649	137,065
Other comprehensive income:									
Cash flow hedges:									
- Fair value gain	-	-	38,217	-	-	38,217	-	-	38,217
- Reclassification to profit or loss	-	-	(4,439)	-	-	(4,439)	-	-	(4,439)
Net currency translation differences relating to financial statements of foreign subsidiaries	-	27,624	-	-	-	27,624	-	565	28,189
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	88,140	-	-	-	88,140	-	-	88,140
Fair value of derivatives and external borrowings as hedging instruments for net investment in foreign operations	-	(62,786)	-	-	-	(62,786)	-	-	(62,786)
Realisation of net currency translation differences upon disposal of subsidiaries	-	6,727	-	-	-	6,727	-	-	6,727
Total other comprehensive income	-	59,705	33,778	-	-	93,483	-	565	94,048
Total comprehensive income for the period	-	59,705	33,778	-	123,147	216,630	13,269	1,214	231,113
Transactions with equity holders, recognised directly in unitholders' funds									
Contributions by and distributions to equity holders									
New units issued and to be issued arising from:									
- Settlement of management fees	21,700	-	-	-	-	21,700	-	-	21,700
Distribution to unitholders	(77,914)	-	-	-	(108,031)	(185,945)	-	-	(185,945)
Issue of new perpetual securities	-	-	-	-	-	-	400,000	-	400,000
Distribution to perpetual securities holders	-	-	-	-	-	-	(11,227)	-	(11,227)
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	-	(442)	(442)
Issue expenses	-	-	-	-	-	-	(2,064)	-	(2,064)
Total contributions by and distributions to equity holders	(56,214)	-	-	-	(108,031)	(164,245)	386,709	(442)	222,022
Transfer to general reserve	-	-	-	72	(72)	-	-	-	-
At 30 September 2026	4,752,680	(625,149)	(2,023)	2,867	2,395,651	6,524,026	982,377	23,652	7,530,055

MAPLETREE LOGISTICS TRUST
UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026
1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

Group	Attributable to Unitholders								Total S\$'000
	Units in issue	Foreign currency translation reserve	Hedging reserve	General reserve	Retained earnings	Total	Perpetual securities	Non- controlling interests	
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	
At 1 April 2025	4,865,918	(614,131)	17,352	2,683	2,367,002	6,638,824	582,399	25,351	7,246,574
Total comprehensive income for the period									
Profit for the period	-	-	-	-	160,391	160,391	11,351	486	172,228
Other comprehensive income:									
Cash flow hedges:									
- Fair value loss	-	-	(121,792)	-	-	(121,792)	-	-	(121,792)
- Reclassification to profit or loss	-	-	(147)	-	-	(147)	-	-	(147)
Net currency translation differences relating to financial statements of foreign subsidiaries	-	(130,659)	-	-	-	(130,659)	-	(901)	(131,560)
Net currency translation differences on monetary items that in substance form part of the net investment in the foreign operations	-	(54,771)	-	-	-	(54,771)	-	-	(54,771)
Fair value of derivatives and external borrowings as hedging instruments for net investment in foreign operations	-	99,235	-	-	-	99,235	-	-	99,235
Total other comprehensive income	-	(86,195)	(121,939)	-	-	(208,134)	-	(901)	(209,035)
Total comprehensive income for the period	-	(86,195)	(121,939)	-	160,391	(47,743)	11,351	(415)	(36,807)
Transactions with equity holders, recognised directly in unitholders' funds									
Contributions by and distributions to equity holders									
New units issued and to be issued arising from:									
- Settlement of management fees	44,853	-	-	-	-	44,853	-	-	44,853
Distribution to unitholders	(64,972)	-	-	-	(126,044)	(191,016)	-	-	(191,016)
Distribution to perpetual securities holders	-	-	-	-	-	-	(11,227)	-	(11,227)
Distribution to non-controlling interests (including capital returns)	-	-	-	-	-	-	-	(1,071)	(1,071)
Total contributions by and distributions to equity holders	(20,119)	-	-	-	(126,044)	(146,163)	(11,227)	(1,071)	(158,461)
Transfer to general reserve	-	-	-	39	(39)	-	-	-	-
At 30 September 2025	4,845,799	(700,326)	(104,587)	2,722	2,401,310	6,444,918	582,523	23,865	7,051,306

MAPLETREE LOGISTICS TRUST
UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026
1(d)(i) Condensed Interim Statements of Movements in Unitholders' Funds (continued)

	Attributable to Unitholders			Perpetual securities	Total
	Units in issue	Retained earnings	Total		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
MLT					
At 1 April 2026	4,808,894	(409,085)	4,399,809	582,399	4,982,208
Profit for the period	-	115,843	115,843	13,269	129,112
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued and to be issued arising from:					
- Settlement of management fees	21,700	-	21,700	-	21,700
Distribution to unitholders	(77,914)	(108,031)	(185,945)	-	(185,945)
Issue of new perpetual securities	-	-	-	400,000	400,000
Distribution to perpetual securities holders	-	-	-	(11,227)	(11,227)
Issue expenses	-	-	-	(2,064)	(2,064)
Total contributions by and distributions to equity holders	(56,214)	(108,031)	(164,245)	386,709	222,464
At 30 September 2026	4,752,680	(401,273)	4,351,407	982,377	5,333,784

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Attributable to Unitholders			Perpetual securities	Total
	Units in issue	Retained earnings	Total		
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
MLT					
At 1 April 2025	4,865,918	(376,916)	4,489,002	582,399	5,071,401
Profit for the period	-	87,469	87,469	11,351	98,820
Transactions with equity holders, recognised directly in unitholders' funds					
Contributions by and distributions to equity holders					
New units issued and to be issued arising from:					
- Settlement of management fees	44,853	-	44,853	-	44,853
Distribution to unitholders	(64,972)	(126,044)	(191,016)	-	(191,016)
Distribution to perpetual securities holders	-	-	-	(11,227)	(11,227)
Total contributions by and distributions to equity holders	(20,119)	(126,044)	(146,163)	(11,227)	(157,390)
At 30 September 2025	4,845,799	(415,491)	4,430,308	582,523	5,012,831

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

	Note	6 mths ended 30 Sep 2026 Units '000	6 mths ended 30 Sep 2025 Units '000
Units issued			
At beginning of the period		5,110,907	5,066,733
New units issued:			
- Settlement of management fees	1	28,071	27,197
At end of the period	2	5,138,978	5,093,930
Potential units to be issued			
- Management fees payable in units		15,255	13,472
Total issued and issuable units		5,154,233	5,107,402

1. In 1H FY26/27, MLT issued 28,071,150 new units at an issue price range of S\$1.1760 to S\$1.2221, as payment of base fees, performance fees, property management fees and lease management fees as stated in the announcements dated 15 May 2026 and 12 August 2026.

In 1H FY25/26, MLT issued 27,197,489 new units at an issue price range of S\$1.1535 to S\$1.3078, as payment of base fees, performance fees, property management fees and lease management fees as stated in the announcements dated 16 May 2025 and 15 August 2025.

2. There were no convertibles and treasury units held by MLT and its subsidiaries as at 30 September 2026 and 30 September 2025.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

(i) Basis of Preparation

The financial statements have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)") 1-34 *Interim Financial Reporting* issued by the Accounting Standards Council Singapore. The financial statements do not include all the information required for a complete set of financial statements. However, selected explanatory notes are included to explain events and transactions that are significant for an understanding of the changes in MLT and the Group's financial position and the Group's performance since the most recent audited annual financial statements for the year ended 31 March 2026.

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

The Group has applied the same accounting policies and methods of computation applied in the financial statements for the current reporting period, which are consistent with those used in the audited financial statements for the year ended 31 March 2026.

(ii) Changes in Accounting Policies

The Group has adopted the following new and revised SFRS(I)s and SFRS(I) Interpretations and amendments to SFRS(I)s that are mandatory for application from 1 April 2026:

- Amendments to SFRS(I) 9 and SFRS(I) 7 - *Classification and Measurement of Financial Instruments*
- Amendments to SFRS(I) 9 and SFRS(I) 7 - *Contracts Referencing Nature-dependent Electricity*
- Annual Improvements to SFRS(I) Accounting Standards - Volume 11

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

A number of new and revised SFRS(I)s and SFRS(I) Interpretations and amendments to SFRS(I)s are effective for annual periods beginning after 1 April 2026 and earlier application is permitted; however, the Group has not early adopted the new or amended standards and interpretations in preparing these financial statements. The Group is in the process of assessing the impact of the new standards, interpretations and amendments to standards on its financial statements.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

(iii) Segment Reporting

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

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

For 6 months ended 30 September 2026

	Singapore S\$'000	Hong Kong SAR S\$'000	China S\$'000	Japan S\$'000	South Korea S\$'000	Australia S\$'000	Malaysia S\$'000	Vietnam S\$'000	India S\$'000	Total S\$'000
Gross revenue	112,842	59,462	51,845	38,734	25,840	25,228	22,876	17,048	5,017	358,892
Net property income	97,964	55,889	39,059	32,845	21,338	23,528	20,466	15,675	4,439	311,203
Interest income										1,167
Unallocated costs ¹										(41,320)
Borrowing costs										(76,862)
Net change in fair value of financial derivatives										(33,205)
Net movement in the value of investment properties	1,926	265	(958)	-	-	(411)	-	-	-	822
Loss on disposal of subsidiaries	-	-	(6,807)	-	-	-	-	-	-	(6,807)
Profit before income tax										154,998
Income tax										(17,933)
Profit for the period										137,065
Other segment items										
Additions to/(Reversal from) investment properties, net	16,569	425	3,708	2,257	594	2,454	3	(1,402) ²	607	25,215
Segment assets										
- Investment properties	2,722,707	2,881,027	2,246,195	1,793,048	1,083,432	982,113	740,325	397,367	142,783	12,988,997
- Investment properties held for sale	16,588	2,462	61,176	-	-	25,365	-	-	-	105,591
- Others	734	138	143,060	424	1,986	283	705	1,289	738	149,357
										13,243,945
Unallocated assets										597,371
Consolidated total assets										13,841,316
Segment liabilities	117,927	18,017	25,040	31,828	17,488	3,375	8,645	11,694	5,715	239,729
Unallocated liabilities										6,071,532
Consolidated total liabilities										6,311,261

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

(iv) Segment Reporting (continued)

For 6 months ended 30 September 2025

	Singapore S\$'000	Hong Kong SAR S\$'000	China S\$'000	Japan S\$'000	South Korea S\$'000	Australia S\$'000	Malaysia S\$'000	Vietnam S\$'000	India S\$'000	Total S\$'000
Gross revenue	102,389	60,111	54,883	42,668	26,750	25,660	21,808	16,602	3,998	354,869
Net property income	87,950	56,507	42,481	36,125	21,555	23,919	19,436	15,210	3,536	306,719
Interest income										1,285
Unallocated costs ¹										(64,167)
Borrowing costs										(77,578)
Net change in fair value of financial derivatives										35,719
Net movement in the value of investment properties	(143)	-	-	-	(125)	2,187	-	-	-	1,919
Profit before income tax										203,897
Income tax										(31,669)
Profit for the period										172,228
Other segment items										
Additions to investment properties	44,257	76	1,784	2,630	961	7,833	603	1,311	632	60,087
Segment assets										
- Investment properties	2,682,479	2,964,529	2,358,169	1,848,592	1,042,675	926,914	702,887	373,366	92,562	12,992,173
- Investment property held for sale	-	-	-	-	-	51,164	-	-	-	51,164
- Others	325	174	7,581	447	1,616	69	166	1,150	131	11,659
										13,054,996
Unallocated assets										560,982
Consolidated total assets										13,615,978
Segment liabilities	112,131	21,007	24,410	31,603	18,045	7,053	7,409	13,471	4,571	239,700
Unallocated liabilities										6,324,972
Consolidated total liabilities										6,564,672

Footnotes:

1. Unallocated costs include Manager's management fees, Trustee's fees and other trust expenses.
2. Includes a reduction in carrying value of right-of-use assets relating to existing leasehold land properties.

MAPLETREE LOGISTICS TRUST**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION
ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026****1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)****(iii) Segment Reporting (continued)**

Segment assets are reconciled to total assets as follows:

	GROUP	
	30 Sep 2026	30 Sep 2025
	S\$'000	S\$'000
Total segment assets	13,243,945	13,054,996
Unallocated assets:		
Cash and cash equivalents	312,698	296,021
Trade and other receivables	25,879	32,578
Other assets	40,350	41,134
Derivative financial instruments	218,444	191,249
Consolidated total assets	13,841,316	13,615,978

Segment liabilities are reconciled to total liabilities as follows:

	GROUP	
	30 Sep 2026	30 Sep 2025
	S\$'000	S\$'000
Total segment liabilities	239,729	239,700
Unallocated liabilities:		
Borrowings	5,125,437	5,521,402
Trade and other payables	110,821	117,811
Current income tax liabilities	39,134	31,510
Deferred taxation	674,566	604,659
Derivative financial instruments	121,574	49,590
Consolidated total liabilities	6,311,261	6,564,672

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

(iv) Related Party Transactions

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

	GROUP		MLT	
	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025	6 mths ended 30 Sep 2026	6 mths ended 30 Sep 2025
Management fees paid / payable to the Manager and related parties	45,181	44,644 ¹	17,374	16,664 ¹
Property and lease management fees paid / payable to related parties	6,949	6,261	3,237	2,586
Divestment of properties via the disposal of shares in subsidiaries to related parties	137,904	-	-	-
Return of capital for preferred equity to related parties	297	376	-	-
Rental and other related income received / receivable from related parties	5,318	5,057	5,145	4,904
Operation and maintenance expenses paid / payable to related parties	4,572	820	4,572	820
Interest expense paid/payable to a related corporation	18,991	17,094 ¹	-	-

Footnote:

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

(v) Fair Value Measurement

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

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

Investment properties and investment properties held for sale

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

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

(v) Fair Value Measurement (continued)

Derivatives financial instruments

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

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

Other financial assets and liabilities

The carrying value of trade and other receivables, other current assets and trade and other payables approximate their fair values. The financial liabilities (other than derivative financial instruments) are estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments. Except for the fixed rate non-current borrowings which are classified within Level 2 of the fair value hierarchy, the fair value of borrowings approximates their carrying amounts as the interest rate of the variable rate loans are adjusted for changes in relevant market interest rate at regular intervals of 1 to 6 months.

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

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

	GROUP		MLT	
	30 Sep 2026	31 Mar 2026	30 Sep 2026	31 Mar 2026
	S\$'000	S\$'000	S\$'000	S\$'000
<u>Level 2</u>				
Assets				
Derivative financial instruments	218,444	246,958	26,023	32,965
Liabilities				
Derivative financial instruments	(121,574)	(89,975)	(4,060)	(2,897)

MAPLETREE LOGISTICS TRUST**UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION
ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026****1(e) Notes to the Unaudited Condensed Interim Financial Statements (continued)****(v) Fair Value Measurement (continued)**

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

	Carrying Amounts		Fair Values	
	30 Sep 2026	31 Mar 2026	30 Sep 2026	31 Mar 2026
	S\$'000	S\$'000	S\$'000	S\$'000
GROUP				
Notes payable (non-current)	1,005,513	846,524	983,327	842,870
Term loans (non-current)	<u>213,801</u>	<u>208,866</u>	<u>194,633</u>	<u>191,874</u>
MLT				
Loans from a subsidiary	<u>637,612</u>	<u>462,882</u>	<u>612,910</u>	<u>451,919</u>

(vi) Event occurring after Condensed Interim Statements of Financial Position date

- a. On 5 October 2026, the Group has completed the divestment of 39 Changi South Avenue 2 in Singapore.
- b. On 23 October 2026, the Group has completed divestment of 365 Fitzgerald Road, Derrimut, VIC in Australia.

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

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

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

Not applicable.

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

Refer to 1(e)(i).

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

Refer to 1(e)(ii).

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

6 Review of Performance

<u>Consolidated Statement of Profit or Loss</u>	GROUP		
	3 mths ended 30 Sep 2026	3 mths ended 30 Sep 2025	Increase/ (Decrease)
	S\$'000	S\$'000	%
Gross revenue	180,000	177,471	1.4
Property expenses	(25,215)	(24,163)	4.4
Net property income	154,785	153,308	1.0
Borrowing costs	(38,588)	(38,222)	1.0
Amount distributable	100,952	98,165	2.8
- To Perpetual securities holders	7,624	5,706	33.6
- To Unitholders of MLT	93,328	92,459	0.9
Available distribution per unit (cents)	1.816	1.815	0.1

2Q FY26/27 vs 2Q FY25/26

Gross revenue of S\$180.0 million for 2Q FY26/27 was S\$2.5 million or 1.4% higher year-on-year ("y-o-y"), mainly due to higher contribution from the completed redevelopment of Mapletree Joo Koon Logistics Hub ("Mapletree Joo Koon"), contribution from acquisition in India completed in 4Q FY25/26, organic growth from existing portfolio mainly in Singapore, and effect from appreciation of various currencies against Singapore Dollar, mainly Chinese Yuan and Australian Dollar, partly offset by depreciation of Japanese Yen. The increase in revenue was partly offset by absence of revenue contribution from divested properties. Impact of currency fluctuations was partially mitigated through the use of foreign currency forward contracts to hedge the foreign-sourced income distributions.

Property expenses increased by S\$1.0 million or 4.4%, mainly attributed to higher property taxes, partly offset by absence of property expenses from divested properties.

As a result, net property income for 2Q FY26/27 increased by S\$1.5 million or 1.0% y-o-y.

Borrowing costs increased by S\$0.4 million or 1.0%, mainly due to interest incurred on incremental borrowings to fund 4Q FY25/26 acquisition, capital expenditures and land premium on extension of land lease, as well as higher rates for JPY loans and replacement hedges, partly offset by lower base rates for SGD unhedged loans and interest savings from temporary repayment of loans with perpetual securities and divestment proceeds.

After accounting for management fees, income tax, other trust (income)/expenses, other adjustments, distribution to perpetual securities holders and the enlarged issued unit base, the amount distributable to Unitholders was S\$93.3 million, translating to a DPU of 1.816 cents, 0.1% or 0.001 cent higher than 2Q FY25/26.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

6 Review of Performance (continued)

<u>Consolidated Statement of Profit or Loss</u>	GROUP		
	6 mths ended	6 mths ended	Increase/
	30 Sep 2026	30 Sep 2025	(Decrease)
	S\$'000	S\$'000	%
Gross revenue	358,892	354,869	1.1
Property expenses	(47,689)	(48,150)	(1.0)
Net property income	311,203	306,719	1.5
Borrowing costs	(76,862)	(77,578)	(0.9)
Amount distributable	199,577	195,774	1.9
- To Perpetual securities holders	13,269	11,351	16.9
- To Unitholders of MLT	186,308	184,423	1.0
Available distribution per unit (cents)	3.632	3.627	0.1

1H FY26/27 vs 1H FY25/26

Gross revenue of S\$358.9 million for 1H FY26/27 was S\$4.0 million or 1.1% higher year-on-year ("y-o-y"), mainly due to full period contribution from the completed redevelopment of Mapletree Joo Koon, contribution from acquisition in India completed in 4Q FY25/26, and organic growth from existing portfolio mainly in Singapore and South Korea. The increase in revenue was partly offset by absence of revenue contribution from divested properties, and effect from depreciation of various currencies against Singapore Dollar, mainly Japanese Yen and South Korean Won, partly offset by appreciation of Chinese Yuan, Australian Dollar and Malaysian Ringgit. Impact of currency fluctuations was partially mitigated through the use of foreign currency forward contracts to hedge the foreign-sourced income distributions.

Property expenses decreased by S\$0.5 million or 1.0%, mainly attributed to absence of property expenses from divested properties, partly offset by higher property taxes.

As a result, net property income for 1H FY26/27 increased by S\$4.5 million or 1.5% y-o-y.

Borrowing costs decreased by S\$0.7 million or 0.9%, mainly due to lower base rates for SGD unhedged loans, and interest savings from temporary repayment of loans with perpetual securities and divestment proceeds, partly offset by interest incurred on incremental borrowings to fund 4Q FY25/26 acquisition, capital expenditures and land premium on extension of land lease, as well as higher rates for JPY loans and replacement hedges.

After accounting for management fees, income tax, other trust (income)/expenses, other adjustments, distribution to perpetual securities holders and the enlarged issued unit base, the amount distributable to Unitholders was S\$186.3 million, translating to a DPU of 3.632 cents, 0.1% or 0.005 cent higher than 1H FY25/26.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

6 Review of Performance (continued)

<u>Consolidated Statement of Profit or Loss</u>	GROUP		
	3 mths ended	3 mths ended	Increase/
	30 Sep 2026	30 Jun 2026	(Decrease)
	S\$'000	S\$'000	%
Gross revenue	180,000	178,892	0.6
Property expenses	(25,215)	(22,474)	12.2
Net property income	154,785	156,418	(1.0)
Borrowing costs	(38,588)	(38,274)	0.8
Amount distributable	100,952	98,625	2.4
- To Perpetual securities holders	7,624	5,645	35.1
- To Unitholders of MLT	93,328	92,980	0.4
Available distribution per unit (cents)	1.816	1.816	-

2Q FY26/27 vs 1Q FY26/27

Gross revenue of S\$180.0 million for 2Q FY26/27 increased by S\$1.1 million or 0.6% quarter-on-quarter ("q-o-q"), mainly due to organic growth from existing portfolio mainly in Singapore. The increase includes effect from appreciation of various currencies against Singapore Dollar, mainly South Korean Won and Chinese Yuan. Impact of currency fluctuations was partially mitigated through the use of foreign currency forward contracts to hedge the foreign-sourced income distributions.

Property expenses increased by S\$2.7 million or 12.2% mainly due to higher property taxes and absence of one-time adjustments to utilities expenses.

As a result, net property income for 2Q FY26/27 decreased by S\$1.6 million or 1.0% from preceding quarter.

Borrowing costs increased by S\$0.3 million or 0.8%, mainly due to interest incurred on incremental borrowings to fund capital expenditures, higher base rates for SGD unhedged loans and JPY loans, partly offset by interest savings from temporary repayment of loans with perpetual securities proceeds.

After accounting for management fees, income tax, other trust (income)/expenses, other adjustments, distribution to perpetual securities holders and the enlarged issued unit base, the amount distributable to Unitholders was S\$93.3 million, translating to a DPU of 1.816 cents, similar to the preceding quarter.

7 Variance from Previous Forecast / Prospect Statement

MLT has not disclosed any forecast to the market.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

The global economic outlook remains uncertain amid ongoing geopolitical tensions, elevated energy prices and persistent inflationary pressures. Interest rates could remain higher for longer, while currency volatility and elevated borrowing costs are expected to remain headwinds to MLT's financial performance. A broader macroeconomic slowdown could also moderate demand for logistics space.

To date, leasing demand has remained broadly stable, supported by MLT's geographically diversified portfolio. Developed markets account for over 70% of portfolio value and revenue, while around 85% of revenue is derived from tenants serving domestic consumption, providing resilience to earnings. The Manager will continue to proactively manage interest rate and currency risks through prudent hedging, while maintaining a strong balance sheet and disciplined capital management.

Against this backdrop, the Manager remains focused on sustaining occupancy and rental stability while improving cost efficiency. Portfolio rejuvenation will continue through selective divestments and redevelopments, including a new redevelopment project in Singapore. Acquisitions will be pursued selectively and with discipline to strengthen the portfolio and create long-term value.

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

9 Distributions

(a) Current financial period

Any distributions declared for the current financial period? Yes

Name of distribution: 87th distribution for the period from 1 July 2026 to 30 September 2026

Distribution type: Income / Capital

Distribution rate: Taxable Income – 0.611 cents per unit
Tax-exempt Income – 0.414 cents per unit
Capital – 0.791 cents per unit

Par value of units: Not meaningful

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

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

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

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

Date payable: 17 December 2026

Record date: 5 November 2026

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

9 Distributions (continued)

(b) Corresponding period of the preceding financial period

Any distributions declared for the preceding financial period? Yes

Name of distribution: 83rd distribution for the period from 1 July 2025 to 30 September 2025

Distribution type: Income / Capital

Distribution rate: Taxable Income – 0.555 cents per unit
Tax-exempt Income – 0.623 cents per unit
Capital – 0.637 cents per unit

Par value of units: Not meaningful

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

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

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

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

Date payable: 16 December 2025

Record date: 5 November 2025

MAPLETREE LOGISTICS TRUST

UNAUDITED CONDENSED INTERIM FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT FOR THE SECOND QUARTER ENDED 30 SEPTEMBER 2026

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

NA

11 General mandate from Unitholders for Interested Person Transactions

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

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

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

13 Confirmation by the Board

The Board of Directors of the Manager has confirmed that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material aspect.

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

Divestment of 100.0% interest in two properties in People's Republic of China ("PRC") through divestment of property holding companies

Two wholly-owned subsidiaries of MLT, namely Mapletree WND (Wuxi) (HKSAR) Limited and Wuxi EMZ (HKSAR) Limited, had entered into equity purchase agreements to divest the 100.0% equity interest in Mapletree Logistics Development (Wuxi) Co., Ltd. and Fengshuo Warehouse Development (Wuxi) Co., Ltd. (collectively, the "PRC entities"), which respectively hold Mapletree (Wuxi) Logistics Park and Mapletree Wuxi New District Logistics Park, to a new Renminbi fund (the "RMB Fund") led by MLT's sponsor, Mapletree Investments Pte Ltd. As at 30 September 2026, the economic interests of the PRC entities had been transferred to the RMB Fund. The total estimated net asset value based on proforma statements is approximately S\$130.9 million. Please refer to the press release dated 22 July 2026 for more information.

MAPLETREE LOGISTICS TRUST

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

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

28 October 2026