

Strategy and Value Creation

Guided by a sound strategy, we leverage on our strengths to deliver resilient and sustainable returns to our Unitholders.

Our Strengths

Extensive Regional Network

Network of 180 assets across nine markets in Asia Pacific provides geographical diversification and reduces concentration risks

Prime Logistics Space

Strategically located modern facilities in multiple locations offer a variety of regional leasing solutions to meet tenants' evolving business needs

Diversified Tenant Mix

Balanced mix of single-user and multi-tenanted buildings with diversified income source from more than 900 tenants in various trade mix

Financial Strength

Disciplined and prudent capital management helps mitigate risks while providing the Trust with the financial flexibility to navigate economic challenges and seize growth opportunities

Experienced Team

Proactive management approach with proven track record augmented by strong support from the Board and Sponsor

Customer-focused

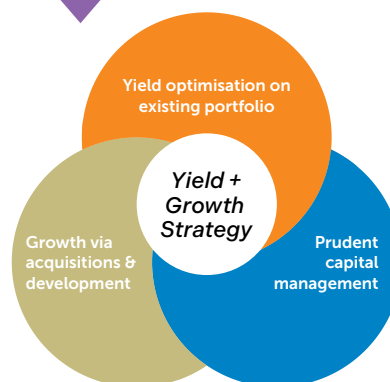
On-the-ground teams with deep local knowledge strive to anticipate customers' evolving needs and deliver tangible value for them, in line with MLT's motto: "Be the First to Know"

Sustainable Stewardship

Integrating sustainability considerations into business strategy for a holistic approach to creating value for stakeholders

Our Strategy

Our three-pronged approach ensures that we continue to be a sustainable business through economic cycles, creating and protecting value over the long term.



Yield Optimisation on Existing Portfolio

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

Growth via Acquisitions & Development

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

Prudent Capital Management

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

Stakeholders

Tenant-Customers

Fostering long-term relationships and supporting tenant-customers' evolving business needs.

Investors and Unitholders

Providing competitive total returns via sustainable distributions and asset value growth.

Employees

Aiming to be the employer of choice through fair hiring, competitive compensation, professional development and employee engagement.

Macro Trends Shaping Our Business



E-commerce Remains a Growth Engine



Focus on Supply Chain Optimisation



Growing Demand for Green Buildings



Heightened Forex Volatility and Interest Cost Challenges



Geopolitical and Trade Uncertainties

Read more on pages 42 to 43 of this Annual Report

Value Created in FY24/25

ACTIVE REJUVENATION

S\$227 million
Accretive Acquisitions

S\$205 million
Asset Enhancement Initiative

S\$209 million
Selective Divestments at 17% Average Premium to Valuation

RESILIENT OPERATIONAL PERFORMANCE

96.2%
Portfolio Occupancy

+2.1%
Rental Reversion

BBB+
Fitch Rating (with Stable Outlook)

BUILDING RESILIENCE

>70%
Tenants in Consumer-related Sectors

42%
Gross Revenue from Multi-location Tenants

S\$1.3 billion
Green and Sustainable Financing

71.1 MWp
Total Solar Generating Capacity¹

56%
Portfolio (by GFA) is Green-certified

51%
Portfolio (by NLA) is Covered by Green Leases

36%
Female Representation on the Board

48
Average Training Hours per Employee

375
Staff Volunteer Hours Across Eight Markets

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

Government and Industry

Ensuring high levels of corporate governance and transparency in our business operations.

Business Partners

Creating value through mutually beneficial partnerships as a responsible landlord.

Local Communities

Delivering positive social impact as we touch lives in a meaningful way.