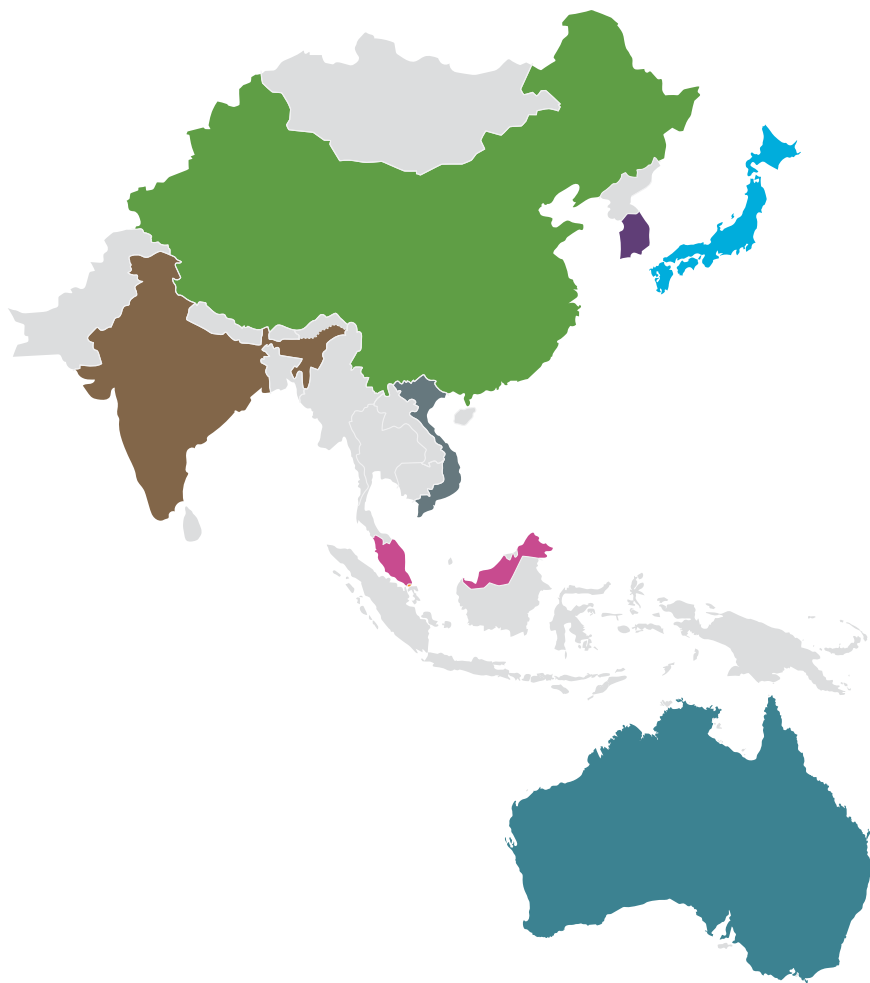


KEY HIGHLIGHTS



Singapore
52 Properties

Australia
13 Properties

China
43 Properties

Hong Kong SAR
9 Properties

India
2 Properties

Japan
19 Properties

Malaysia
17 Properties

South Korea
20 Properties

Vietnam
10 Properties

RESILIENT & DIVERSIFIED PORTFOLIO



Assets Under Management
S\$12.8b



Gross Floor Area
7.9m sqm



Portfolio Occupancy
97.0%



Weighted Average Lease Expiry
(by NLA)
3.1 years

STABLE & CONSISTENT RETURNS



Amount Distributable to Unitholders
S\$432.9m

PRUDENT CAPITAL MANAGEMENT



Aggregate Leverage
36.8%
as at 31 March 2023

SHARPENED FOCUS ON BUILDING GREEN SPACES



163% y-o-y increase in cumulative solar generating capacity to
36.3 MWp²



Distribution per Unit
9.011 cents



Average Debt Maturity
3.8 years
as at 31 March 2023



295% y-o-y increase in green certified space to
1.7 million sqm



Net Asset Value per Unit
S\$1.44



Debt Hedged into Fixed Rates
84%



6% reduction
in portfolio energy intensity from FY21/22 baseline³



Total Return Since Listing
339%¹



Income Hedged for Next Financial Year
77%



>1,200 trees
planted across MLT's platform in FY22/23

1 Sum of actual distributions and capital appreciation in MLT's unit price for the period between MLT's initial public offering ("IPO") on 28 July 2005 and 31 March 2023, expressed as a percentage of the IPO issue price of S\$0.68.

2 Includes self-funded and thirty party-funded solar installations.

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