mapletree
logistics

SEIZING GROWTH

MAPLETREE LOGISTICS TRUST

Annual Report **2018/2019**

SEIZING GROWTH

FY18/19 was another year of growth and expansion for MLT. Riding on growing domestic consumption and the e-commerce boom, we seized strategic opportunities to deepen our foothold in MLT's core markets, while maintaining a strong focus on portfolio rejuvenation. As the market evolves, we remain focused on building a future-ready and resilient portfolio of quality assets to deliver long-term sustainable value for our customers, partners and investors.

Cover photo:
DKSH Hong Kong Limited's warehouse in Mapletree Logistics Hub Tsing Yi, Hong Kong SAR

Accessibility of Annual Reports

The Annual Report for FY18/19 is available for viewing and download on our website: **www.mapletreelogisticstrust.com**

ABOUT US

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

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

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

a. optimising organic growth and hence, property yield from the existing portfolio;

b. making yield accretive acquisitions of good quality logistics properties; and

c. managing capital to maintain MLT's strong balance sheet and provide financial flexibility for growth.

OUR VISION

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

OUR MISSION

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

CONTENTS

At a Glance

A YEAR OF DELIVERY

FY18/19 SIGNIFICANT EVENTS

China Acquisition

June 2018

Acquisition of 50% interest in 11 Grade A Logistics Properties

RMB2.8b[1]
(S$575.3 million)

Divestment in Singapore

June 2018

Divestment of 7 Tai Seng Drive

S$68.0m

Singapore Acquisition

September 2018

Acquisition of Five Modern, Ramp-up Logistics Properties

S$775.9m[2]

Redevelopment in China

September 2018

Completion of Redevelopment of Phase 1 of Mapletree Ouluo Logistics Park in Shanghai

S$70.0m[3]

Divestment in Singapore

October 2018

Divestment of 531 Bukit Batok Street 23

S$22.4m

Australia Acquisition

November 2018

Acquisition of Coles Brisbane Distribution Centre

AUD105.0m
(S$100.7 million)

South Korea Acquisition

November 2018

Acquisition of Mapletree Logistics Centre – Wonsam 1

KRW37.9b
(S$45.4 million)

Vietnam Acquisition

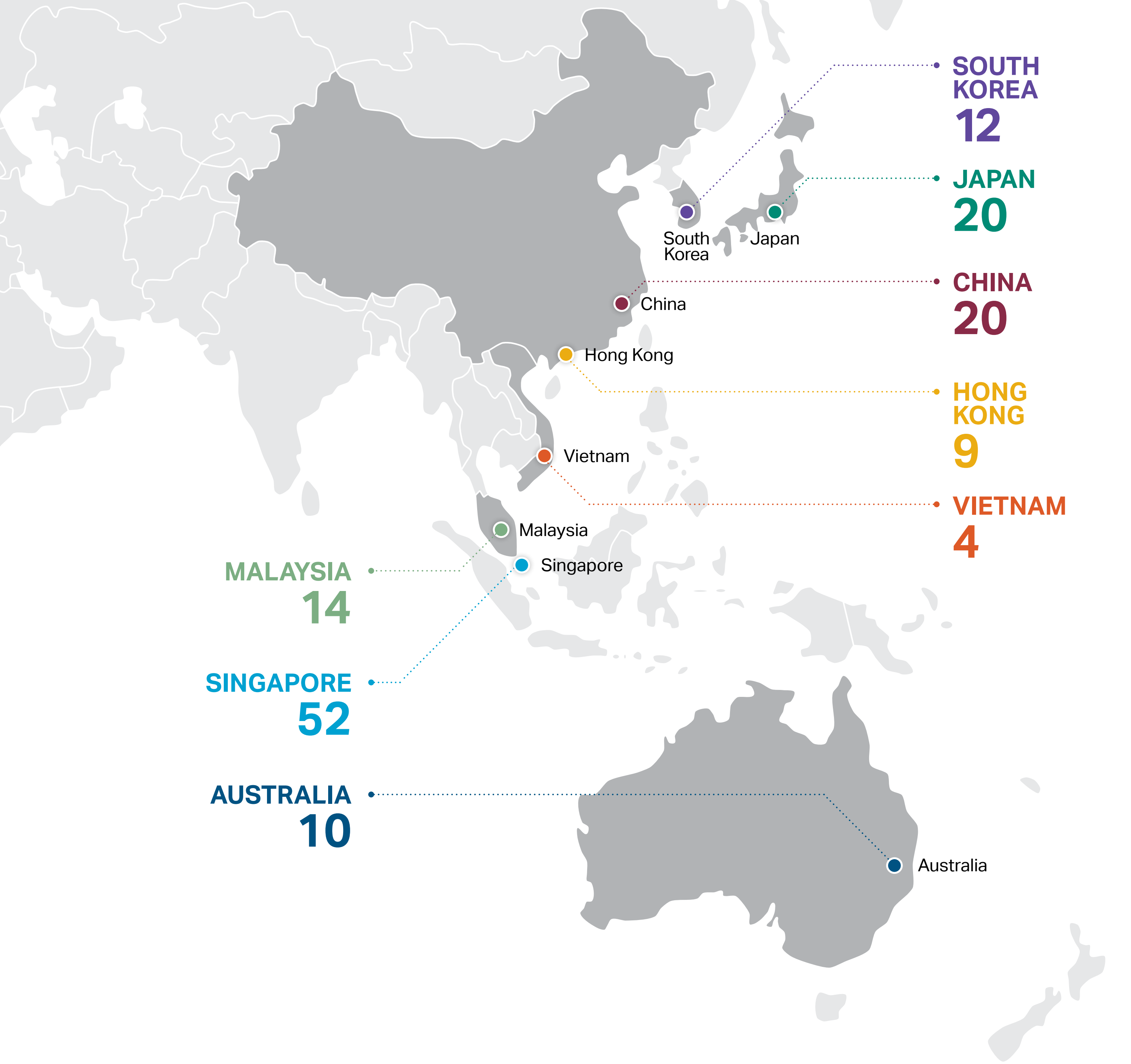
January 2019

Acquisition of Unilever VSIP Distribution Centre

VND725.1b
(S$42.4 million)

Notes:
[1] Aggregate agreed property value for the 11 Grade A logistics properties in China.
[2] Includes the upfront land premium for the balance lease terms paid to JTC of S$45.9 million.
[3] Estimated total redevelopment cost for Mapletree Ouluo Logistics Park.

MLT's regional presence



Geographic Markets	Total Number of Properties	Occupancy	Assets Under Management	Total Gross Floor Area (sqm)
8	141	98.0%	S$8.0b	4.6m

Key Highlights

DELIVERING RETURNS

Net Property Income

S$389.5m

↑ 16.7%

Amount Distributable To Unitholders

S$270.0m

↑ 26.8%

Distribution Per Unit

7.941¢

↑ 4.2%

Total Return

25.2%[1]

(FY17/18: 19.3%)

Net Asset Value Per Unit

S$1.17

↑ 6.4%

Market Capitalisation

S$5.3b[2]

↑ 40.6%

Notes:

1 Sum of distribution yield and capital appreciation for the period 31 March 2018 to 31 March 2019.

2 As at 31 March 2019.

ENHANCING PORTFOLIO

Assets Under Management
S$8.0b
↑ 22.6%

Gross Floor Area
4.6m sqm
↑ 22.4%

Weighted Average Lease Expiry (by Revenue)
4.1 years
(3.3 years as at 31 March 2018)

Portfolio Occupancy
98.0%
(96.6% as at 31 March 2018)

PRUDENT CAPITAL MANAGEMENT

Aggregate Leverage
37.7%
(37.7% as at 31 March 2018)

Average Debt Maturity
4.1 years
(4.5 years as at 31 March 2018)

Debt Hedged into Fixed Rates
84%
(78% as at 31 March 2018)

Income Hedged for Next Financial Year
78%
(70% as at 31 March 2018)

Note: All figures above as at 31 March 2019 unless otherwise stated.

GROWING SUSTAINABLY

3%
reduction
in building energy intensity in Singapore[3]

STRENGTHENING COMMUNITIES

64%
employee participation rate
in CSR initiatives in Australia, Hong Kong, Japan, Malaysia and Vietnam[4]

Organised
2
tenant engagement
activities in Singapore and Vietnam

THRIVING EMPLOYEES

89%
employee participation rate
in Mapletree Wellness Programme

100%
implementation of initiatives developed
in response to 2017 Employee Engagement Survey results

Notes:
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.
4 Based on the Manager's staff participation rates in Australia, Hong Kong, Japan, Malaysia and Vietnam.

Financial Highlights

MLT maintained its growth momentum in FY18/19 as revenue and net property income registered year-on-year growth of 15.0% and 16.7% respectively. The robust performance was driven by organic growth from the existing portfolio, as well as contributions from yield-accretive acquisitions and asset enhancement initiatives.

Growing in tandem with revenue and net property income, the amount distributable to Unitholders rose 26.8% year-on-year to S$270.0 million while distribution per unit increased 4.2% to 7.941 cents, on an enlarged issued unit base. MLT's resilient and steady performance over the years is also testament to the strength of its diversified portfolio which provides the benefit of income diversification across tenants, trade sectors and geographies.

MLT's assets under management rose 22.6% to end the year at S$8.0 billion, while net asset value per unit gained 6.4% to S$1.17. The increases attest to MLT's disciplined acquisitions of quality, well-located assets and active asset management efforts. Today, MLT's established regional network of 141 assets in eight geographic markets is a competitive advantage, which the Trust leverages as it supports customers in their regional expansion.

Gross Revenue (S$m)

454.3

↑ 15.0%

18/19	**454.3**
17/18	395.2
16/17	373.1
15/16	349.9
14/15	330.1

Amount Distributable to Unitholders (S$m)

270.0

↑ 26.8%

18/19	**270.0**[1]
17/18	212.9[2]
16/17	186.1[3]
15/16	183.3[4]
14/15	184.9[5]

Assets Under Management (S$b)

8.0

↑ 22.6%

18/19	**8.0**
17/18	6.5
16/17	5.5
15/16	5.1
14/15	4.6

Net Property Income (S$m)

389.5

↑ 16.7%

18/19	**389.5**
17/18	333.8
16/17	312.2
15/16	290.9
14/15	277.4

Distribution Per Unit (cents)

7.941

↑ 4.2%

18/19	**7.941**
17/18	7.618
16/17	7.440
15/16	7.380
14/15	7.500

Net Asset Value Per Unit (S$)

1.17

↑ 6.4%

18/19	**1.17**
17/18	1.10
16/17	1.04
15/16	1.02
14/15	1.03

Notes:

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

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

3 Included the partial distribution of the gain from the divestments of 134 Joo Seng Road and 20 Tampines Street 92 amounting to S$5.0 million.

4 Included the partial distribution of the gain from the divestments of 134 Joo Seng Road and 20 Tampines Street 92 amounting to S$3.0 million.

5 Included the partial distribution of the gain from the divestment of 30 Woodlands Loop amounting to S$2.5 million.

Overview

Performance

Governance

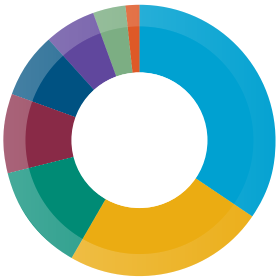
Sustainability

Financial

Gross Revenue by Geography[6]

(FY18/19)

S$472.8m

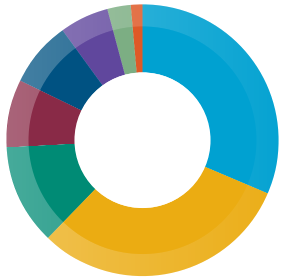


Singapore	34.7%
Hong Kong	23.7%
Japan	12.9%
China	9.5%
Australia	7.8%
South Korea	6.1%
Malaysia	3.7%
Vietnam	1.6%

Assets Under Management by Geography[6]

(As at 31 March 2019)

S$7,987.4m



Singapore	31.4%
Hong Kong	31.0%
Japan	11.8%
China	8.1%
Australia	7.8%
South Korea	5.8%
Malaysia	2.8%
Vietnam	1.3%

5-Year Financial Summary

Statement of Financial Position Highlights (S$ million)	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19
Total Assets	4,787.7	5,207.4	5,686.7	6,678.3	8,078.3
Total Borrowings	1,631.9	2,058.3	2,184.1	2,511.8	3,090.3[6]
Perpetual Securities	344.0	344.0	595.7	429.9[7]	429.9
Unitholders' Funds	2,538.3	2,528.4	2,588.1	3,376.1[8]	4,231.7[9]
Market Capitalisation[10]	3,080.3	2,515.0	2,738.0	3,761.5	5,288.6

Key Financial Indicators	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19
Aggregate Leverage (%)	34.3	39.6	38.5	37.7	37.7[6]
Interest Cover Ratio (times)[11]	7.5	5.9	5.6	5.6	4.9
Average Cost of Debt (%)	2.1	2.3	2.3	2.3	2.6
Average Debt Maturity (years)	3.6	3.5	3.9	4.5	4.1[6]

Notes:

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

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

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

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

10 Based on the closing unit prices of S$1.245 on 31 March 2015, S$1.010 on 31 March 2016, S$1.095 on 31 March 2017, S$1.23 on 31 March 2018 and S$1.46 on 31 March 2019.

11 Ratio of EBITDA over interest expense for period up to balance sheet date.

Unit Price Performance

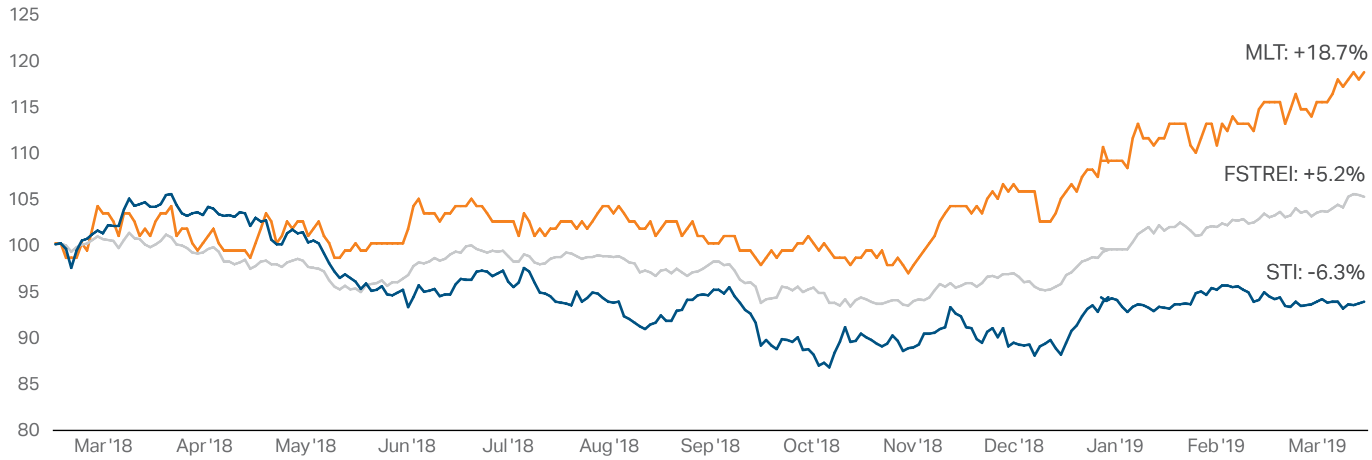
Trading Performance in FY18/19

The global equity markets experienced high volatility for the most part of 2018, plagued by concerns over slowing global growth, trade war and rising interest rates. However, following the US Federal Reserve's shift to a more dovish monetary stance in late 2018 and amid rising optimism over U.S.-China trade talks, stock markets rebounded strongly in the first quarter of 2019.

On the back of growing investor interest for yield stocks, MLT's unit price closed the year at a historical high of S$1.46 on 31 March 2019, an increase of 18.7% compared to the closing price of S$1.23 a year ago. Taking into account the distribution payout of 7.941 cents for FY18/19, MLT delivered a total return of 25.2%, outperforming both the benchmark Straits Times Index ("STI") and FTSE Real Estate Investment Trust Index ("FSTREI"), which recorded total returns of -2.7% and 11.2% respectively.

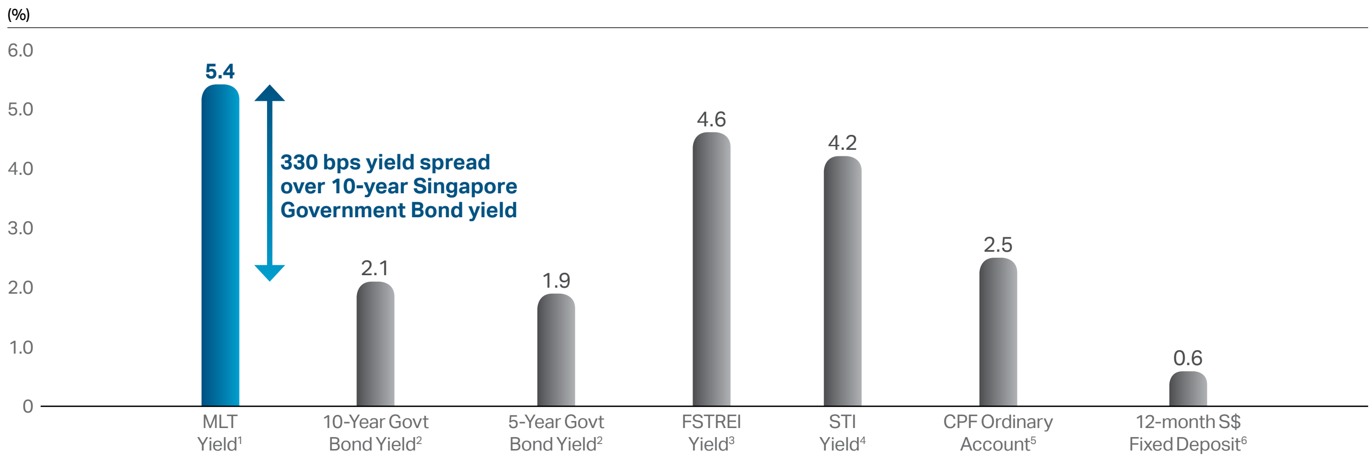
MLT's total trading volume for the year reached 2.2 billion units, representing an average daily trading volume of 8.8 million units. As at 31 March 2019, MLT's market capitalisation was S$5.3 billion, an increase of 40.6% from a year ago.

Comparative Trading Performance in FY18/19



Note: Re-based closing prices on 31 March 2018 to 100

Comparative Yields



Notes:

1 Based on actual DPU of 7.941 cents for the period 1 April 2018 to 31 March 2019 and closing unit price of S$1.46 on 31 March 2019.
2 Singapore Government Bond Yield as at 31 March 2019, Monetary Authority of Singapore.
3 12-month gross dividend yield of FTSE Straits Times REIT Index as at 31 March 2019, Bloomberg.
4 12-month gross dividend yield of Straits Times Index as at 31 March 2019, Bloomberg.
5 Prevailing interest rate on CPF Ordinary Account Savings.
6 12-month S$ fixed deposit savings rate as at 31 March 2019.

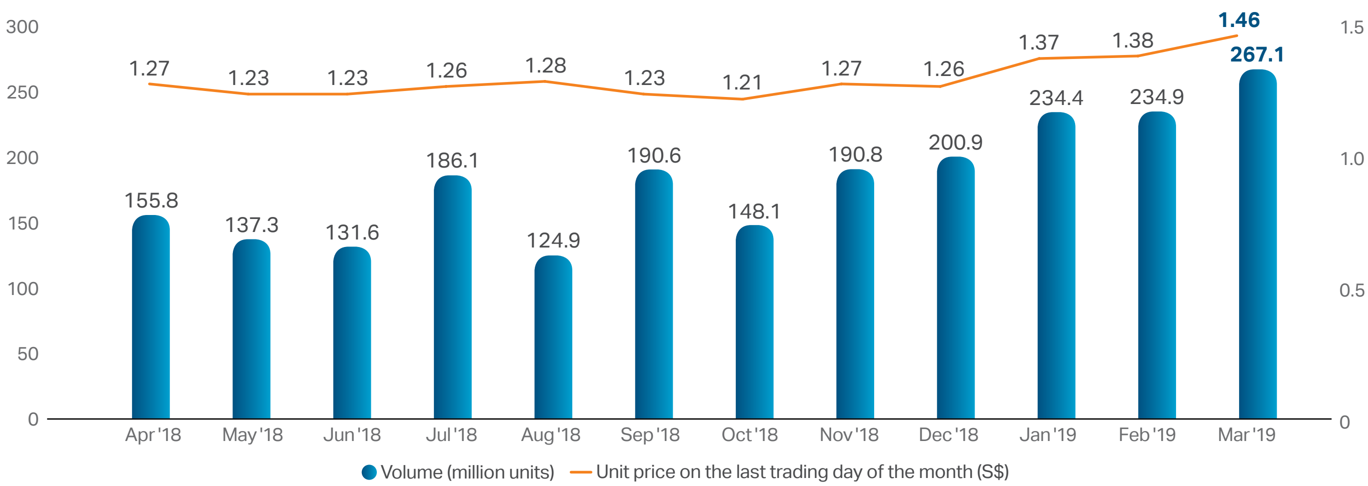
MLT has outperformed both the FTSE REIT Index and Straits Times Index over the last 1 year, 5 years and since its listing on 28 July 2005.

Comparative Total Returns

	1 Year From 31 March 2018		5 Years From 31 March 2014		Since Listing From 28 July 2005	
	Price Change (%)	Total Return[7] (%)	Price Change (%)	Total Return[7] (%)	Price Change (%)	Total Return[7] (%)
MLT	18.7	25.2	39.7	76.0	114.7[8]	251.7[8]
FTSE REIT Index	5.2	11.2	19.6	52.5	15.5	83.8
Straits Times Index	-6.3	-2.7	0.8	18.0	40.9	88.5

Source: MLT and Bloomberg

MLT Monthly Trading Performance in FY18/19



Source: Bloomberg

MLT Unit Price and Trading Volume since its listing in 2005

Unit Price Performance (S$)	FY2005	FY2006	FY2007	FY2008	FY2009	FY2010	FY11/12	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
Opening	0.885	0.960	1.220	1.090	0.355	0.785	0.960	0.945	1.210	1.040	1.245	1.010	1.100	1.230
Closing	0.955	1.190	1.090	0.350	0.785	0.965	0.945	1.215	1.045	1.245	1.010	1.095	1.230	1.460
Highest	1.120	1.190	1.480	1.090	0.785	0.965	0.995	1.240	1.350	1.250	1.255	1.100	1.380	1.460
Lowest	0.885	0.860	1.050	0.310	0.325	0.760	0.800	0.935	0.990	1.040	0.910	0.970	1.095	1.190
Trading volume (million units)	672.0	572.8	1,006.0	721.2	561.2	745.1	678.0	1,015.1	980.5	820.1	1,013.5	1,023.0	1,618.7	2,202.5
Market Cap[9] (S$ mil)	567.9	965.4	1,207.9	678.8	1,612.6	2,341.4	2,292.9	2,954.9	2,558.9	3,080.3	2,515.0	2,738.0	3,761.5	5,288.6

Notes:

7 Assume dividends are not reinvested.

8 Based on MLT's IPO issue price of S$0.68.

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

Message from the Chairman and CEO

SEIZING GROWTH

These acquisitions added 1.3 million square metres of modern warehouse space, significantly enhancing MLT's competitive positioning and ability to cater to the current and future needs of our customers.

Left
Mr Lee Chong Kwee
Non-Executive Chairman & Director

Right
Ms Ng Kiat
Executive Director & CEO

Dear Unitholders,
FY18/19 was a busy and rewarding year for Mapletree Logistics Trust ("MLT" or the "Trust"). Seizing growth opportunities, we strengthened MLT's market leadership and rejuvenated the portfolio with the accretive acquisitions of 19 logistics assets with modern specifications. These acquisitions added 1.3 million square metres ("sqm") of modern warehouse space, significantly enhancing MLT's competitive positioning and ability to cater to the current and future needs of our customers.

With a strong discipline and focus on our rejuvenation strategy, we continued the momentum on redevelopment and selective divestment of older assets to build a resilient and future-ready portfolio. On the back of these efforts and supported by the portfolio's robust fundamentals, we achieved another year of distribution growth and strong total returns for our Unitholders.

Delivering Growth

Gross revenue increased by 15.0% year-on-year to S$454.3 million while net property income rose 16.7% to S$389.5 million. The strong performance was driven by higher revenue from the existing portfolio, contributions from the completed redevelopment projects, namely Mapletree Pioneer Logistics Hub in Singapore and Phase 1 of Mapletree Ouluo Logistics Park ("Mapletree Ouluo") in China, as well as accretive acquisitions. Overall growth was partially offset by the absence of contribution from two divestments in the year.

Distributable income to Unitholders rose 26.8% to S$270.0 million, while distribution per unit gained 4.2% to 7.941 cents, after accounting for an enlarged issued unit base. Based on MLT's closing unit price of S$1.46 on 31 March 2019, Unitholders would have enjoyed a total return of 25.2%[1] in FY18/19, comprising 18.7% in capital appreciation and a distribution yield of 6.5%.

The value of assets under management increased by 22.6% or S$1.5 billion year-on-year to S$8.0 billion, boosted by S$1.3 billion in acquisitions and capital expenditure and S$203.0 million net appreciation in investment properties. Accordingly, net asset value per unit was higher at S$1.17, up 6.4% from S$1.10 last year.

Staying Focused

We remain vigilant and focused on proactive tenant engagement to maintain a stable portfolio performance, especially in view of the increasingly uncertain economic environment. We actively engage tenants ahead of lease expiries and provide flexible and customised leasing solutions to meet their evolving business requirements. Leveraging on our regional network and local knowledge, a key competitive strength of MLT, we are able to serve our customers in multiple locations and help them grow.

Bearing testament to our proactive asset and lease management efforts, close to 730,000 sqm of renewal and replacement leases were achieved during FY18/19. Portfolio occupancy was sustained at a high level throughout FY18/19 and ended the year at 98.0%, compared to 96.6% a year ago. MLT's diversified tenant base grew 14% year-on-year to 634 tenants, while tenants who lease space at multiple locations account for a higher 35% of leased area, compared to 24% last year.

Note:
[1] Total return is the sum of actual distributions and capital appreciation in MLT's unit price for the period between 31 March 2018 and 31 March 2019.

Domestic consumption remains the key driver of our business. Based on the trade sectors of our tenants and the underlying clients they service, about three-quarters of MLT's revenue base is derived from consumer-related sectors, such as food and beverage, fashion and apparel, and e-commerce. As rising domestic consumption and the burgeoning growth in e-commerce continue to drive demand for warehouse space, our exposure to these sectors adds resilience to the portfolio and positions MLT for long-term growth.

Seizing Growth Opportunities

In line with our growth strategy, we are on the constant lookout for acquisitions of quality assets to strengthen MLT's portfolio. In FY18/19, MLT completed five yield-accretive acquisitions comprising 19 modern logistics warehouses in China, Singapore, Australia, South Korea and Vietnam with a combined value of S$1.2 billion. The addition of these new properties deepens MLT's presence in our core markets, as well as enhances the portfolio's quality and growth potential.

In China, MLT completed the acquisition of a 50% interest in 11 new, well-located Grade A logistics properties from the Sponsor at an aggregate agreed property value of RMB2,846.8 million (S$575.3 million). The acquisition doubled MLT's net lettable space in China to 843,150 sqm, increasing the Trust's exposure to an attractive logistics market with strong growth prospects. With a tenant base comprising mainly of e-commerce or third-party logistics companies, the acquisition also raised MLT's e-commerce revenue exposure in China from 18% to 42%. Unitholders gave their strong support for the acquisition with 99.9% of votes cast at the EGM on 24 May 2018 in favour of the transaction.

In Singapore, MLT acquired a portfolio of five modern ramp-up logistics facilities for S$775.9 million[2]. Well-served by major arterial roads and located in three key logistics clusters in the western region of Singapore, the properties are purpose-built with good logistics specifications with a weighted average age of less than five years[3]. Following the acquisition, MLT is one of the largest providers of modern specifications warehouse space in Singapore with a gross floor area ("GFA") of over 1.9 million sqm, and is poised to benefit from Singapore's continued growth as a global logistics hub.

During the year in review, MLT also acquired three modern logistics facilities in Australia, South Korea and Vietnam for a total value of approximately S$188.5 million. Located in the key logistics hubs of Brisbane, Gyeonggi-do and Binh Duong respectively, the properties are fully leased and offer excellent connectivity to transportation infrastructure such as highways and airports. Notably, the Vietnam acquisition has added Unilever, a global leader in fast moving consumer products, to MLT's tenant base, while the Australian acquisition marks MLT's maiden entry into the Brisbane market.

Mapletree Hangzhou Logistics Park, China

Notes:

2 Includes the upfront land premium for the balance lease terms paid to JTC of S$45.9 million.

3 Weighted average age (by net lettable area) of 4.8 years as at 30 June 2018.

Message from the Chairman and CEO

6 Fishery Port Road, Singapore

Rejuvenating Our Portfolio

At MLT, we proactively manage the portfolio with a view to future proof the assets so as to maintain our competitive edge and protect the rental yield of the portfolio. Asset redevelopment and selective divestment of older properties form an integral part of this portfolio rejuvenation strategy.

To this end, September 2018 witnessed the completion of Phase 1 of MLT's first redevelopment project in China – Mapletree Ouluo in Pudong New District, Shanghai. Backed by strong demand from both existing and new tenants, Phase 1 achieved full occupancy immediately upon completion of the redevelopment. When the entire redevelopment project is completed by March 2020, Mapletree Ouluo will comprise four blocks of two-storey ramp-up warehouses with a GFA of 80,700 sqm, representing a 2.4 times increase from before. With its modern specifications and excellent location, the redeveloped asset is well-placed to capitalise on the strong demand for prime, high quality logistics space in China.

As part of active asset management, two low-yielding properties with older warehouse specifications and limited redevelopment potential – 531 Bukit Batok Street 23 and 7 Tai Seng Drive in Singapore – were divested for S$90.4 million during the year. Capital released from the divestments was redeployed into investments of higher quality assets.

Post year-end, another five properties in Japan – Gyoda Centre, Iwatsuki B Centre, Atsugi Centre, Iruma Centre and Mokurenji Centre – were divested for a total sale consideration of JPY17,520 million (S$213.3 million) in April 2019.

Prudent Capital Management

In tandem with our pursuit of optimising returns, we continue to adopt a disciplined and prudent capital management approach to ensure a robust balance sheet and the financial flexibility to seize market opportunities.

MLT's balance sheet was strengthened through two private placements in FY18/19 that raised gross proceeds of approximately S$595 million. The placements, which saw strong participation from both existing and new investors, were 5.2 times and 2.4 times covered, underscoring investors' confidence in MLT's ability to deliver long-term value. Proceeds from the two placements were deployed to fund the acquisitions in China and Singapore.

The currency markets experienced significant volatility during FY18/19 due to increasing market uncertainty from concerns over rising interest rates, trade tensions and slowing economic growth. To mitigate the impact of foreign exchange fluctuations on distributions, approximately 78% of FY19/20's distributable income has been hedged into Singapore dollars. In addition, about 84% of debt has been hedged to fixed rates.

At the close of FY18/19, MLT's aggregate leverage ratio stood at 37.7%. After the divestment of five properties in Japan, aggregate leverage was lowered to 36.2% in April 2019. MLT's debt maturity profile remains well-staggered with a weighted average debt maturity of 4.1 years as at 31 March 2019. Debt due in the coming year amounts to approximately S$110 million[4] or just 3.6% of total debt. MLT has more than sufficient liquidity to meet its maturing debt obligations.

Driving Sustainability

As MLT grows, so too is our commitment to delivering positive social and environmental impact to our stakeholders and the communities we operate in. We are pleased to report that in FY18/19, we achieved good progress in integrating sustainable practices across our operations. These achievements are outlined in our third Sustainability Report in this annual report. Recognising the role we play in contributing to sustainable development globally, this year's Sustainability Report is aligned with the United Nations Sustainable Development Goals. As we work on improving our sustainability profile and with the support of our key stakeholders, we are confident of continuing to make progress towards more sustainable growth and better management of sustainability issues.

Board Renewal

Mr Pok Soy Yoong retired as an Independent Non-Executive Director and member of the Audit and Risk Committee on 31 August 2018. On behalf of the Board, we would like to thank him for his significant contributions to the Board and invaluable guidance to management throughout his nine years of service. At the same time, we welcomed Mr Loh Shai Weng to the Board on 1 September 2018. His knowledge and experience has further strengthened the expertise of the Board.

52 Tanjong Penjuru, Singapore

Mapletree Wuhan Yangluo Logistics Park, China

Outlook

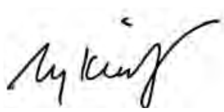
Global economic growth has weakened amidst a slowdown in international trade and manufacturing. The International Monetary Fund projects global growth to ease from 3.6% in 2018 to 3.3% in 2019[5]. Notwithstanding the near-term economic headwinds, we believe the medium- to long-term outlook for MLT remains promising.

The structural drivers of demand in the logistics sector (urbanisation, modernisation of supply chains, growth of e-commerce) are likely to underpin occupier demand for some time to come. The continuing US-China trade dispute may lead businesses to diversify their export manufacturing and supply chains to other markets in Southeast Asia where MLT also has a strong presence. MLT is thus well-poised to capture these growth opportunities.

MLT's performance in FY18/19 is testament to the strength of our people, and on behalf of the Board of Directors, we thank them for their hard work and commitment during the year. We would also like to express our gratitude to our Unitholders, customers and business partners for their unwavering support and trust in us, and the Board for their guidance throughout the past year.

Looking ahead to FY19/20, as we continue to reshape the portfolio, we will maintain our discipline on proactive asset management and prudent capital management to deliver long-term sustainable returns to our Unitholders.

Mr Lee Chong Kwee
Non-Executive Chairman & Director



Ms Ng Kiat
Executive Director & CEO

Notes:

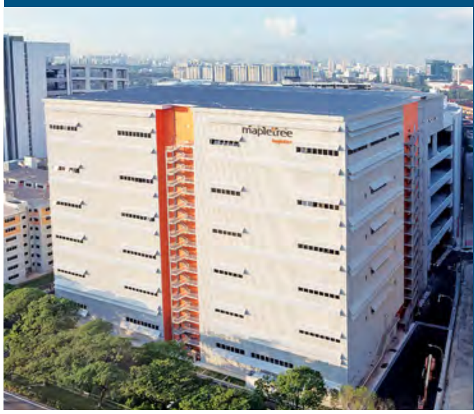
[4] Includes MLT's 50% interest of the joint ventures with Mapletree Investments Pte Ltd in a portfolio of 11 properties in China.

[5] International Monetary Fund, World Economic Outlook, April 2019.

Delivering on our Strategy

In line with our mission to provide Unitholders with competitive total returns, the Manager follows a "Yield + Growth" strategy which focuses on the two key areas of optimising yield on existing assets and augmenting growth through acquisitions or development projects which offer attractive returns. Both areas are underpinned by a prudent risk and capital management approach.

YIELD OPTIMISATION ON EXISTING PORTFOLIO



- Tailor leasing strategy to meet local market conditions
- Maintain a well-staggered tenancy 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

Redevelopment
Mapletree Ouluo Logistics Centre, China

S$70.0m

Divestments
Two properties

S$90.4m

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 which has extensive development expertise and regional presence as evidenced by its strong platform of logistics development projects in Asia

Acquisitions
19 modern logistics facilities

S$1.2b

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

Equity Fund Raising Exercises Successfully raised

S$595.0m

Debt Hedged into Fixed Rates

84%

Income Hedged for FY19/20

78%

Yield Optimisation

Portfolio rejuvenation through redevelopment or asset enhancement projects is a core component of our strategic focus to build a resilient and future ready portfolio. Keeping a close eye on market developments and the changing needs of our customers, we are constantly reviewing the relevance and positioning of each property. Properties that are no longer relevant to customers' requirements are considered for redevelopment or divestment as a last resort. In FY18/19, we completed Phase 1 of a S$70 million redevelopment project in China, as well as the divestments of two properties in Singapore for a total sale consideration of S$90.4 million.

CASE STUDY 1:

Enhancing Value through Redevelopment of Ouluo Logistics Centre in Shanghai, China

MLT embarked on a S$70 million phased redevelopment of Ouluo Logistics Centre which is located in a prime site close to Shanghai Pudong International Airport. Now renamed as Mapletree Ouluo Logistics Park, the property is being rebuilt into a modern, two-storey ramp-up facility with a 2.4 times increase in gross floor area to 80,700 sqm. Phase 1 of the project commenced in April 2017 and was completed in September 2018, while Phase 2 is slated for completion in March 2020.

Bolstered by its excellent location, Mapletree Ouluo Logistics Park has secured strong leasing demand from both existing and new tenants, including leading third-party logistics providers. Notably, Phase 1 achieved full occupancy immediately upon completion.

Mapletree Ouluo Logistics Park is MLT's fourth redevelopment project, with the Trust having completed three other redevelopment projects in Singapore. This is in line with the Manager's portfolio rejuvenation strategy to upgrade older assets to modern Grade A specifications, thereby raising the portfolio's competitiveness and long-term income growth profile.

Mapletree Ouluo Logistics Park is MLT's first redevelopment project in China

Increase GFA by 2.4x to

80,700 sqm

Prime logistics site

10km to Shanghai Pudong International Airport

CASE STUDY 2:

Building Portfolio Resilience through Selective Divestments

As part of its continuous efforts to improve the quality and protect the rental yield of its portfolio, MLT divested two properties in Singapore, 7 Tai Seng Drive and 531 Bukit Batok Street 23, at a sale consideration of S$68.0 million and S$22.4 million, respectively. The divestments free up capital and provide the financial flexibility for MLT to pursue investments of higher-yielding, modern facilities.

Growth via Acquisitions

At MLT, we aim to be the landlord of choice offering quality logistics space and connectivity for tenants who are looking to expand regionally. In line with this focus, we are actively on the lookout to acquire quality, well-located logistics assets that are within close proximity to key transportation nodes and population centres.

In FY18/19, we completed five acquisitions comprising 19 modern logistics facilities in China, Singapore, Australia, South Korea and Vietnam with a total value of S$1.2 billion. The addition of these properties has not only deepened MLT's presence in our core markets, but also strengthened the portfolio's quality and growth potential.

CASE STUDY 1:

Strengthening Presence in China, a Fast Growing Logistics Market

In June 2018, MLT completed the acquisition of a 50% interest in 11 well-located Grade A logistics properties in China from the Sponsor, Mapletree Investments Pte Ltd, at an aggregate agreed property value of RMB2,846.8 million (S$575.3m). The acquisition has doubled MLT's net lettable area ("NLA") to 843,150 sqm in China, a market where rising domestic consumption and growing e-commerce are driving strong demand for warehouses and distribution centres.

The 11 properties are new, modern Grade A logistics facilities developed by the Sponsor and located near highways, railway stations, airports and/or sea or river ports in three geographic clusters – East China, Midwest China, and North China. Given the low supply of Grade A warehouses in China[1] on a per capita basis, the properties with their modern specifications and favourable locations are poised to capture the growing demand for Grade A warehouses. With a tenant base comprising mainly of e-commerce or third party logistics companies, the acquisition also raised MLT's e-commerce revenue exposure in China from 18% to 42%.

Increases MLT's e-commerce revenue exposure in China to

42%

from 18%

Doubles MLT's NLA in China to

843,150 sqm


Mapletree Fengdong (Xi'an) Industrial Park, China


Cross-docks at Mapletree Jiaxing Logistics Park, China, a design feature that facilitates faster warehouse throughput


Mapletree Wuxi New District Logistics Park, China

Note:

1 Source: Colliers International (Hong Kong) Ltd.

CASE STUDY 2:

Propelling MLT to be a Leading Provider of Modern Warehouse Space in Singapore

In September 2018, MLT acquired a S$775.9 million[2] portfolio of five modern, ramp-up logistics properties in Singapore. The acquisition increased MLT's Singapore portfolio gross floor area by almost 20% to 1.9 million sqm and propelled the Trust to be one of the largest modern specifications warehouse space provider in Singapore, a global logistics hub.

The five properties are purpose-built with Grade A logistics specifications, including floor loading of 20 to 50 KiloNewton per square metre and floor-to-ceiling height of 9 to 14 metres. Three of the properties, namely 4 Pandan Avenue, 52 Tanjong Penjuru and 38 Tanjong Penjuru, are located in a chemical zone and can be used for chemical cargo storage, while 6 Fishery Port Road is located in a food zone and equipped with cold storage facilities. The supply of such specialised warehouses is limited as they require licensing and are only allowed to operate in approved zones.

"This acquisition will strengthen MLT's position as one of the largest modern specs warehouse space providers in Singapore, enabling us to benefit from Singapore's continued growth as a global logistics hub."

4 Pandan Avenue, Singapore

5A Toh Guan Road East, one of the five acquired properties, is located adjacent to Mapletree Logistics Hub, Toh Guan in Singapore

Note:

[2] Includes the upfront land premium for the balance lease terms paid to JTC of S$45.9 million.

Corporate Structure

Mapletree Logistics Trust

- **MapletreeLog Treasury Company Pte. Ltd.**
  - MapletreeLog Treasury Company (HKSAR) Ltd. [1]
    (Incorporated in Cayman)
- **MapletreeLog Gyoda (Japan) (HKSAR) Limited**
  (Incorporated in Hong Kong)
- **MapletreeLog Frontier Pte. Ltd.**
  - MapletreeLog Frontier Trust [2]
    (Constituted in Victoria, Australia)
    - WS Asset Trust
      (Constituted in Victoria, Australia)
    - NSW Assets Trust
      (Constituted in Victoria, Australia)
    - VIC Assets Trust
      (Constituted in Victoria, Australia)
    - QLD Assets Trust
      (Constituted in Victoria, Australia)
      - Alset Forest Lake Trust
        (Constituted in Victoria, Australia)
- **MapletreeLog Ouluo (Shanghai) Ltd.**
  (Incorporated in Cayman)
  - Mapletree Ouluo Logistics (Shanghai) Co., Ltd.
    (Incorporated in PRC)
- **MapletreeLog AIP (Guangzhou) Ltd.**
  (Incorporated in Cayman)
  - MapletreeLog AIP (Guangzhou) (HKSAR) Limited
    (Incorporated in Hong Kong)
    - Guangzhou Mapletree Eastern American Log Limited
      (Incorporated in PRC)
- **MapletreeLog Seastar (Xian) Ltd.**
  (Incorporated in Cayman)
  - MapletreeLog Seastar (Xian) (HKSAR) Limited
    (Incorporated in Hong Kong)
    - Mapletree Logistics Warehouse (Xian) Co., Ltd.
      (Incorporated in PRC)
- **MapletreeLog Northwest (Shanghai) Ltd.**
  (Incorporated in Cayman)
  - MapletreeLog Northwest (Shanghai) (HKSAR) Limited
    (Incorporated in Hong Kong)
    - MapletreeLog Jinda Warehouse (Shanghai) Co., Ltd.
      (Incorporated in PRC)
- **MapletreeLog Integrated (Shanghai) (Cayman) Ltd.**
  (Incorporated in Cayman)
  - MapletreeLog Integrated (Shanghai) (HKSAR) Limited
    (Incorporated in Hong Kong)
    - MapletreeLog Integrated (Shanghai) Co., Ltd.
      (Incorporated in PRC)
- **Mapletree WND (Wuxi) (HKSAR) Limited**
  (Incorporated in Hong Kong)
  - Mapletree Logistics Development (Wuxi) Co., Ltd.
    (Incorporated in PRC)
- **MapletreeLog GTC (HKSAR) Ltd.** [1]
  (Incorporated in Cayman)
- **MapletreeLog PF (HKSAR) Ltd.** [1]
  (Incorporated in Cayman)
- **Mapletree Topaz Ltd.**
  (Incorporated in Cayman)
  - Mapletree Opal Ltd. [1]
    (Incorporated in Cayman)
- **Greatdeal Finance Limited**
  (Incorporated in BVI)
  - Genright Investment Limited
    (Incorporated in Hong Kong)
- **Mapletree Lingang Ltd.**
  (Incorporated in Cayman)
  - Mapletree Lingang Logistics Warehouse (Shanghai) Co., Ltd.
    (Incorporated in PRC)
- **Mapletree Emerald (HKSAR) Limited**
  (Incorporated in Hong Kong)
  - Mapletree Emerald (ZILP) Limited
    (Incorporated in PRC)
- **Mapletree Titanium Ltd.**
  (Incorporated in Cayman)
  - Mapletree TY (HKSAR) Limited
    (Incorporated in Hong Kong)

- First Tier Subsidiaries
- Second Tier Subsidaries
- Third Tier and Below Subsidiaries
- Trusts

Wuxi EMZ (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengshuo Warehouse Development (Wuxi) Co., Ltd.
(Incorporated in PRC)

Hangzhou Development (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengzhou Warehouse (Hangzhou) Co., Ltd.
(Incorporated in PRC)

Nantong Development (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengrui Logistics (Nantong) Co., Ltd.
(Incorporated in PRC)

Changshu IDZ (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Changshu Fengjia Warehouse Co., Ltd.
(Incorporated in PRC)

Changsha Development (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengshun Logistics Development (Changsha) Co., Ltd.
(Incorporated in PRC)

Yangluo EDZ (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengying Logistics (Wuhan) Co., Ltd.
(Incorporated in PRC)

Jurong Development (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengzhen Logistics (Zhenjiang) Co., Ltd.
(Incorporated in PRC)

Mapletree Xi'an Falcon II (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fenghang Logistics Development (Xi'an) Co., Ltd.
(Incorporated in PRC)

TWDA (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengquan Warehouse (Tianjin) Co., Ltd.
(Incorporated in PRC)

Jiaxing Development (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Jiaxing Fengyue Warehouse Co., Ltd.
(Incorporated in PRC)

Nanchang ETDZ Development (HKSAR) Limited[3]
(Incorporated in Hong Kong)

Fengqi Warehouse (Nanchang) Co., Ltd.
(Incorporated in PRC)

MapletreeLog Oakline (Korea) Pte. Ltd.

MapletreeLog First Korea (Yujoo) Co., Ltd.
(Incorporated in Korea)

MapletreeLog MQ (Korea) Pte. Ltd.

MapletreeLog Korea (Yongin) Co., Ltd.
(Incorporated in Korea)

Kingston (Korea) Pte. Ltd.

MapletreeLog Kingston Co., Ltd.
(Incorporated in Korea)

Pyeongtaek (Korea) Pte. Ltd.

MapletreeLog Pyeongtaek Co., Ltd.
(Incorporated in Korea)

Iljuk (Korea) Pte. Ltd.

MapletreeLog Iljuk Korea Co., Ltd.
(Incorporated in Korea)

Dooil (Korea) Pte. Ltd.

MapletreeLog Dooil Co., Ltd.
(Incorporated in Korea)

Jungbu Jeil (Korea) Pte. Ltd.

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

Miyang (Korea) Pte. Ltd.

MapletreeLog Miyang Co., Ltd.
(Incorporated in Korea)

Seoicheon (Korea) Pte. Ltd.

Seoicheon Logistics Co., Ltd.
(Incorporated in Korea)

Baekam (Korea) Pte. Ltd.

Baekam Logistics Korea Co., Ltd.
(Incorporated in Korea)

Wonsam 1 (Korea) Pte. Ltd.

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

Majang 1 (Korea) Pte. Ltd.

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

Hobeob 1 (Korea) Pte. Ltd.

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

MapletreeLog Malaysia Holdings Pte. Ltd.

MapletreeLog (M) Holdings Sdn. Bhd.
(Incorporated in Malaysia)

MapletreeLog VSIP 1 Warehouse Pte. Ltd.

Mapletree VSIP 1 Warehouse (Cayman) Co. Ltd.
(Incorporated in Cayman)

Mapletree First Warehouse (Vietnam) Co., Ltd.
(Incorporated in Vietnam)

Mapletree VSIP Bac Ninh Phase 1 (Cayman) Co. Ltd.
(Incorporated in Cayman)

Mapletree Logistics Park Bac Ninh Phase 1 (Vietnam) Co., Ltd.
(Incorporated in Vietnam)

Mapletree VSIP 2 Phase 2 (Cayman) Co. Ltd.
(Incorporated in Cayman)

Mapletree Logistics Park Phase 2 (Vietnam) Co., Ltd.
(Incorporated in Vietnam)

Notes:
1 The Company has established a principal place of business in Hong Kong.
2 All subsidiaries are 100% wholly owned except for MapletreeLog Frontier Trust which is 99% owned by Mapletree Logistics Trust and 1% owned by MapletreeLog Frontier Pte. Ltd.
3 Joint venture with Mapletree Investments Pte Ltd.

Overview
Performance
Governance
Sustainability
Financial

Trust Structure

Organisation Structure

Mapletree Logistics Trust Management Ltd.

Board of Directors

Mr Lee Chong Kwee	Non-Executive Chairman & Director
Mr Lim Joo Boon	Independent Non-Executive Director
Mr Wee Siew Kim	Independent Non-Executive Director
Mr Tan Wah Yeow	Independent Non-Executive Director
Mr Loh Shai Weng	Independent Non-Executive Director
Mrs Penny Goh	Lead Independent Non-Executive Director
Mr Tarun Kataria	Independent Non-Executive Director
Mr Hiew Yoon Khong	Non-Executive Director
Mr Chua Tiow Chye	Non-Executive Director
Mr Wong Mun Hoong	Non-Executive Director
Ms Ng Kiat	Executive Director & Chief Executive Officer

Audit and Risk Committee ("AC")

Mr Lim Joo Boon Chairman
Mr Wee Siew Kim
Mr Tan Wah Yeow
Mr Loh Shai Weng

Nominating and Remuneration Committee ("NRC")

Mrs Penny Goh Chairperson
Mr Tarun Kataria
Mr Hiew Yoon Khong

Joint Company Secretaries

Mr Wan Kwong Weng **Ms See Hui Hui**

Chief Executive Officer

Ms Ng Kiat

Chief Financial Officer

Mr Ivan Lim Ming Rean

Head, Asset Management

Ms Jean Kam

Head, Investment

Ms Fion Ng Seok Hoon

Headquarters

FINANCE	**Ms Sandra Chia Sien Inn** Director
TREASURY	**Ms Khoo Geng Foong** Vice President
INVESTOR RELATIONS	**Ms Lum Yuen May** Vice President

Geographic Markets

AUSTRALIA	**Mr Marc Lucas** General Manager
CHINA	**Mr Ang Jit Siong** General Manager
HONG KONG	**Mr David Won** General Manager
JAPAN	**Mr Keiichi Komamura** General Manager
MALAYSIA	**Mr Shankar Arasaratnam** General Manager
SINGAPORE	**Ms Jean Kam** General Manager
SOUTH KOREA	**Mr Jacob Chung** General Manager
VIETNAM	**Mr Bui Anh Tuan** General Manager

Board of Directors

01 Mr Lee Chong Kwee

Non-Executive Chairman & Director

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

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

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

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

Past Directorships on Listed Entities over the last three years:
nil.

02 Mr Lim Joo Boon

Independent Non-Executive Director & Audit and Risk Committee Chairman

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

Mr Lim is also the Chairman of Singapore Turf Club and a Director of Sentosa Development Corporation and National University Health System Pte. Ltd. In addition, he is an Adjunct Associate Professor at National University of Singapore Business School and an Advisor to OWW II Private Equity Fund.

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

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

Past Directorships on Listed Entities over the last three years:
nil.

03 Mr Wee Siew Kim

Independent Non-Executive Director & Audit and Risk Committee Member

Mr Wee Siew Kim is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager.

Mr Wee is the Group CEO of Nipsea group which manufactures and sells decorative and industrial paint and coatings for buildings, construction, automobile and industrial applications. In addition, he is a Director of SIA Engineering Company Limited, which is listed on the Mainboard of the SGX-ST. Between 2001 and 2011, Mr Wee was a Member of Parliament for the Ang Mo Kio Group Representative Constituency in Singapore.

Prior to joining the Nipsea group, Mr Wee had held various appointments in the engineering, business development and management functions within the Singapore Technologies group since 1984 which involved operating stints in the United States of America, China, Europe and Singapore. From 2002 to 2009, he served as the Deputy CEO and President (Defence Business) of Singapore Technologies Engineering Limited, which is listed on the Mainboard of the SGX-ST.

Mr Wee holds a Bachelor of Science (Aeronautical Engineering) (First Class Honours) degree from the Imperial College of Science and Technology and a Master of Business Administration degree from the Graduate School of Business, Stanford University. He is a Fellow of the City and Guilds Institute.

Past Directorships on Listed Entities over the last three years:
ES Group (Holdings) Limited
SBS Transit Ltd

04 Mr Tan Wah Yeow

Independent Non-Executive Director & Audit and Risk Committee Member

Mr Tan Wah Yeow is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager.

Mr Tan is currently a Non-Executive Director of Genting Singapore Limited and Sembcorp Marine Ltd. He also serves as Board Director of the Public Utilities Board Singapore (PUB), Gardens by the Bay and VIVA Foundation for Children with Cancer. In addition, he is an Executive Committee Member of MILK (Mainly I Love Kids) Fund.

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

Past Directorships on Listed Entities over the last three years:
M1 Limited (delisted on 24 April 2019)

05 Mr Loh Shai Weng

Independent Non-Executive Director & Audit and Risk Committee Member

Mr Loh Shai Weng is an Independent Non-Executive Director and a Member of the Audit and Risk Committee of the Manager.

Mr Loh is also the Independent Chairman of the Investment Committee of Mapletree China Opportunity Fund II Pte. Ltd. and Independent Member of the Investment Committee of Mapletree India China Fund Ltd.

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

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

Past Directorships on Listed Entities over the last three years:
nil.

06 Mrs Penny Goh

Lead Independent Non-Executive Director & Nominating and Remuneration Committee Chairperson

Mrs Penny Goh is the Lead Independent Non-Executive Director and Chairperson of the Nominating and Remuneration Committee of the Manager.

Mrs Goh is currently Co-Chairman and Senior Partner of Allen & Gledhill LLP, a leading law firm in Singapore, where she has for many years headed the Corporate Real Estate Department. She advises listed corporations, private equity property funds, sovereign wealth funds and real estate investment trusts. She has extensive experience in a broad range of corporate real estate transactions for commercial, industrial and logistics projects in Singapore and Asia Pacific, involving investment, joint development and profit participation structures.

She is the Chairman and Independent Director of Keppel REIT Management Limited, the manager of Keppel REIT, where she also chairs its Nominating and Remuneration Committee.

She serves as an Honorary Legal Advisor to the Real Estate Developers' Association of Singapore (REDAS).

In addition, she is a member of the Advisory Board for Real Estate Programme, Singapore Management University and a member of the Advisory Committee for the School of Design and Environment, National University of Singapore.

Mrs Goh holds a Bachelor of Law (Honours) degree from the National University of Singapore and is a member of the Singapore Bar. She is consistently recommended as a leading specialist in corporate real estate practice by several legal publications including Chambers Asia-Pacific, IFLR 1000, The Legal 500 Asia Pacific, Best Lawyers and The International Who's Who of Real Estate Lawyers.

Past Directorships on Listed Entities over the last three years:
nil.

Board of Directors

07

08

09

10

11

07 Mr Tarun Kataria

Independent Non-Executive Director & Nominating and Remuneration Committee Member

Mr Tarun Kataria is an Independent Non-Executive Director and a Member of the Nominating and Remuneration Committee of the Manager.

Mr Kataria is a Non-Executive Director of HSBC Bank (Singapore) Ltd and Chairman of its Audit Committee. He is also a Non-Executive Director of Eagle Hospitality REIT Management Pte. Ltd. and Eagle Hospitality Business Trust Management Pte. Ltd. (the manager and trustee-manager of Eagle Hospitality Trust respectively) and member of the Audit Committee of Eagle Hospitality REIT Management Pte. Ltd. In addition, Mr Kataria is on the board of Jubilant Pharma Ltd (as well as a member of its Audit Committee) and a number of Indian listed companies.

Mr Kataria manages a family office with focus on Venture Capital and Fixed Income. He was until 2013, CEO India Religare Capital Markets, a regional investment banking and institutional equities business. Prior to joining Religare Capital Markets, Mr Kataria held various senior positions within HSBC Group which included the roles of Managing Director and Chief Executive of Global Banking and Markets with HSBC India, Vice-Chairman of HSBC Securities and Capital Markets India Pvt. Limited, Non-Executive Director of HSBC InvestDirect Limited and Managing Director, Head of Institutional Sales, HSBC Global Markets.

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

Past Directorships on Listed Entities over the last three years:
nil.

08 Mr Hiew Yoon Khong

Non-Executive Director & Nominating and Remuneration Committee Member

Mr Hiew Yoon Khong is a Non-Executive Director and a Member of the Nominating and Remuneration Committee of the Manager.

Mr Hiew is a member of the Sponsor's Board and Group Chief Executive Officer of the Sponsor. He is also a Non-Executive Director of Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust), Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust) and Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust).

Mr Hiew joined the Sponsor in 2003 as Group Chief Executive Officer. He has since led the Sponsor group from a Singapore-centric real estate company worth S$2.3 billion to a global company with total assets under management of more than S$55.7 billion.

From 2003 to 2011, Mr Hiew was concurrently Senior Managing Director (Special Projects) of Temasek Holdings (Private) Limited. His past directorships include serving as a member on the Board of Trustees of the National University of Singapore and board member of Sentosa Development Corporation.

Mr Hiew holds a Master of Arts degree in Economics from the University of Warwick, and a Bachelor of Arts degree in Economics from the University of Portsmouth.

Past Directorships on Listed Entities over the last three years:
nil.

09 Mr Chua Tiow Chye
Non-Executive Director

Mr Chua Tiow Chye is a Non-Executive Director of the Manager. He was previously the Chief Executive Officer of the Manager.

Mr Chua is the Deputy Group Chief Executive Officer of the Sponsor. He focuses on driving the Sponsor's strategic initiatives including expanding and directing the Sponsor's international real estate investments and developments. He also directly oversees the Sponsor's non-REIT business in North Asia and Australia and the Sponsor's lodging business. Previously, Mr Chua was the Group Chief Investment Officer and Regional Chief Executive Officer of North Asia & New Markets of the Sponsor.

Mr Chua also serves as a Non-Executive Director of Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust).

Prior to joining the Sponsor in 2002, Mr Chua held senior positions with various companies including Vision Century Corporation Ltd, Ascendas Pte Ltd, Singapore Food Industries Pte Ltd and United Overseas Bank Ltd.

Mr Chua holds a Master of Business Administration from the University of Strathclyde and graduated with a Bachelor of Regional and Town Planning (1st Class Honours) from the University of Queensland in 1982.

Past Directorships on Listed Entities over the last three years:
nil.

10 Mr Wong Mun Hoong
Non-Executive Director

Mr Wong Mun Hoong is a Non-Executive Director of the Manager.

Mr Wong is the Group Chief Financial Officer of the Sponsor. He oversees the Finance, Tax, Treasury and Private Funds Management functions of the Sponsor.

Mr Wong is also a Non-Executive Director of Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Singapore Cruise Centre Pte Ltd. In addition, he serves as the Chairman of SMU Real Estate Programme Advisory Board.

Prior to joining the Sponsor in 2006, Mr Wong had over 14 years of investment banking experience in Asia, of which the last 10 years were with Merrill Lynch & Co, having worked at its Singapore, Tokyo and Hong Kong offices.

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

Past Directorships on Listed Entities over the last three years:
nil.

11 Ms Ng Kiat
Executive Director & Chief Executive Officer

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

Ms Ng has over 19 years of experience in real estate and investment. Prior to joining the Sponsor in 2007, she was with Temasek Holdings (Private) Limited for five years managing private equity fund investments. Preceding that, Ms Ng was Vice President at the Capitaland group where she was responsible for real estate investments and cross-border mergers and acquisitions activities in Southeast Asia and Europe.

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

Past Directorships on Listed Entities over the last three years:
nil.

Management Team

01


02


03


04


05


06


07


08


09


10


11


12


13


14


15


16


17


18


01 Ms Ng Kiat
Chief Executive Officer

Ms Ng Kiat is an Executive Director and CEO of the Manager. Please refer to her profile under the Board of Directors section of this Annual Report on page 25.

02 Mr Ivan Lim Ming Rean
Chief Financial Officer

Mr Ivan Lim is responsible for financial reporting, budgeting, treasury and taxation matters.

Mr Lim has close to 20 years of finance and real estate experience including fund management and investment, asset management, advisory and consultancy, corporate finance, group treasury and statutory reporting. Prior to joining the Manager, he was Director of CIMB Trust Capital Advisors Singapore Pte. Ltd. Preceding that, he had held senior management roles with various companies including serving as Chief Financial Officer of Keppel REIT Management Limited and Financial Controller of Ascendas Pte. Ltd.

Mr Lim is a Chartered Accountant of the Institute of Singapore Chartered Accountants and a Fellow of the Association of Chartered Certified Accountants, United Kingdom. He is also a licensed Valuer and Estate Agent with the Malaysia Board of Valuers and Royal Institution of Surveyors, Malaysia.

03 Ms Jean Kam
Head, Asset Management
General Manager, Singapore

Ms Jean Kam is responsible for overseeing the operational and asset performance of MLT's portfolio of properties across the eight geographic markets. She also leads the Singapore team to seek out acquisition and asset enhancement opportunities for MLT as well as to manage the performance of the existing assets in Singapore.

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

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

04 Ms Fion Ng Seok Hoon
Head, Investment

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

Ms Ng has 15 years of experience in the real estate industry. She started her career in JTC Corporation before moving on to Ascendas Land where her main duty was to review business development opportunities including bid submissions and manage development projects in Singapore. Ms Ng has been with the Manager's investment team since 2013 and was responsible for reviewing investment opportunities in Japan, China, Malaysia and Vietnam.

Ms Ng holds a Bachelor of Science (Real Estate) (Second Upper Class Honours) from the National University of Singapore and a Master of Business Administration (Finance) from Nanyang Business School.

05 Ms Sandra Chia Sien Inn
Director, Finance

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

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

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

06 Ms Khoo Geng Foong
Vice President, Treasury

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

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

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

07 Ms Lum Yuen May
Vice President, Investor Relations

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

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

Management Team

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

08 Mr Marc Lucas
General Manager, Australia

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

Mr Lucas has over 15 years of professional experience in real estate within the Australian market. Prior to joining the Manager in 2017, Mr Lucas was working with Woolworths Group where his main duty was to review and manage development opportunities. Mr Lucas also has a background in Asset Management working for Mirvac and Australian Property Growth Fund.

Mr Lucas holds a Master of Property Development from the University of Technology Sydney and is a licensed Valuer.

09 Mr Ang Jit Siong
General Manager, China

Mr Ang Jit Siong is responsible for the overall management of the existing logistics assets in China.

Prior to joining the Manager in 2015, Mr Ang was previously Director at GCP Property Management since 2013, where he was responsible for property management and services. Prior to that, Mr Ang was Director at Savills Property Services (Shanghai) Co., Ltd and was responsible for business development, property and asset services. Mr Ang had also held various positions in CPG Facilities Management, EM Services and Yong Sheng Development.

Mr Ang holds a Bachelor of Applied Science (Construction Management) (First Class Honours) from the Royal Melbourne Institute of Technology (RMIT) University.

10 Mr David Won
General Manager, Hong Kong

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

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

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

11 Mr Keiichi Komamura
General Manager, Japan

Mr Keiichi Komamura is responsible for driving the performance and profitability of MLT's assets in Japan as well as managing the existing assets in Japan.

Prior to joining the Manager in November 2018, Mr Komamura was Managing Director of Asset Services as well as Head of Asset Management for CBRE K.K. Japan.

Mr Komamura holds a Bachelor of Business Administration (Finance) from Loyola Marymount University (California, U.S.A.) and a Master of Business Administration (International Accounting) from Chuo Graduate School of Accounting (Japan).

12 Mr Shankar Arasaratnam
General Manager, Malaysia

Mr Shankar Arasaratnam is responsible for sourcing and evaluating acquisition opportunities for MLT as well as managing the existing assets in Malaysia.

Mr Shankar has more than 18 years of working experience in the real estate industry. Prior to joining the Manager in August 2017, he was with Sunway REIT Management Sdn Bhd as Investment & Business Development Manager and was responsible for developing investment strategies and growing the portfolio through strategic acquisitions. Prior to that, he was with Ravindra Dass Property Services as a General Manager and Head of Business Development and Strategic Planning.

Mr Shankar holds a Bachelor of Engineering (Electrical and Electronics) (Honours) from The Nottingham Trent University, United Kingdom.

13 Mr Jacob Chung
General Manager, South Korea

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

Mr Chung has over 27 years of professional experience in real estate with various companies. Prior to joining the Manager in 2013, Mr Chung was Vice President of SK Networks where his main duty was to review development opportunities and implement real estate liquidation plan. Mr Chung started his career as a town planner in 1992 in Korea and has also held various positions in companies including Samsung C&T, CBRE Korea, LG S&I and Pacific Star Korea and PS Asset Management.

Mr Chung holds a Bachelor of Engineering (Urban Engineering) from Hanyang University in Korea and a Master of Environmental Planning from the Arizona State University (U.S.A).

Overview Performance Governance Sustainability Financial

14 Mr Bui Anh Tuan

General Manager, Vietnam

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

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

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

Corporate Services Team

15 Mr Wan Kwong Weng

Joint Company Secretary

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

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

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

16 Ms See Hui Hui

Joint Company Secretary

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

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

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

Property Management Team

17 Mr Tan Wee Seng

Head, Group Development Management of the Sponsor

Mr Tan Wee Seng heads up Group Development Management where he oversees the execution of all development projects, including asset enhancement initiatives undertaken within the Mapletree Group across all business units and countries.

Prior to joining Mapletree in 2012, he spent 18 years with Lendlease Group in various senior positions. Mr Tan has over 25 years of design, project/construction management experience in the industrial, logistics, pharmaceutical, telecommunications, institutional, retail and commercial sectors across different geographies.

18 Mr Foo Say Chiang

Head, Group Property Management of the Sponsor

Mr Foo oversees the daily operations, technical services, tenancy and other related supporting services like procurement for the assets under the Sponsor.

Mr Foo has more than 30 years of estate and asset management experience. Prior to joining the Sponsor, he held the position of Senior Vice President, Property Management with Marina Properties Pte Ltd, which provided property management and maintenance services to Pontiac Land Group's properties. In that role, he was responsible for the company's operational and financial performance. Before Marina Properties Pte Ltd, he was the General Manager of EM Services Pte Ltd, providing township management services to the East Coast and Tanjong Pagar Town Councils.

Under the auspices of the Colombo Plan, Mr Foo graduated from the University of Auckland with a Diploma in Valuation (Honours). He also holds a Master of Business Administration degree from Heriot-Watt University (United Kingdom) and is qualified as a Registered Valuer in New Zealand.

Financial Review

Statements of Profit or Loss	Group FY18/19 (S$ '000)	FY17/18 (S$ '000)	Increase/ (Decrease) (%)
Gross revenue	454,263	395,178	15.0
Property expenses	(64,797)	(61,342)	5.6
Net property income	**389,466**	**333,836**	**16.7**
Interest income	8,670	795	>100
Manager's management fees	(49,804)	(41,670)	19.5
Trustee's fee	(1,018)	(835)	21.9
Other trust (expenses)/income	(15,014)	9,822	NM
Borrowing costs	(72,544)	(54,082)	34.1
Net investment income	**259,756**	**247,866**	**4.8**
Share of results of joint ventures	**(1,546)**	**–**	**NM**
Amount distributable	**287,048**[1]	**235,541**[2]	**21.9**
- To perpetual securities holders	17,020	22,594	(24.7)
- To Unitholders of MLT	270,028	212,947	26.8
Available distribution per unit (cents)	**7.941**	**7.618**	**4.2**

Notes:

1 This includes partial distribution of the gains from the divestments of 531 Bukit Batok Street 23 of S$379,000 per quarter (for 4 quarters from 3Q FY18/19), 7 Tai Seng Drive of S$1,924,000 per quarter (for 12 quarters from 1Q FY18/19), 4 Toh Tuck Link of S$322,000 per quarter (for 8 quarters from 2Q FY17/18) and Zama Centre and Shiroishi Centre of S$466,000 per quarter (for 6 quarters from 2Q FY17/18) respectively.

2 This includes partial distribution of the gains from the divestments of 4 Toh Tuck Link of S$322,000 per quarter (for 8 quarters from 2Q FY17/18), Zama Centre and Shiroishi Centre of S$466,000 per quarter (for 6 quarters from 2Q FY17/18), 20 Old Toh Tuck Road of S$472,000 per quarter (for 4 quarters from 1Q FY17/18) and 20 Tampines Street 92 of S$1,000,000 per quarter (for 8 quarters from 3Q FY15/16) respectively.

Percentage of Total Operating Expenses to Net Assets	FY18/19	FY17/18
Total operating expenses, including all fees, charges and reimbursables paid to the manager and interested parties[3] (S$'000)	120,917	108,250
Net Assets[4] (S$'000)	4,667,188	3,811,781
Percentage of total operating expenses to Net Assets (%)	2.6%	2.8%

Notes:

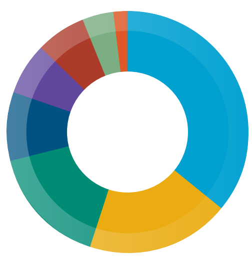
3 Excludes net foreign exchange gain or loss and borrowing costs.

4 Net assets as at 31 March 2019 and 31 March 2018 respectively.

Gross Revenue
(12 months ended 31 March 2019)

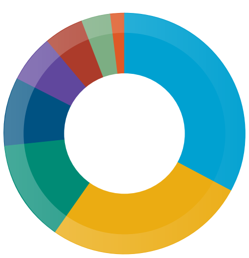
Singapore	36.2%
Hong Kong	24.7%
Japan	13.4%
Australia	8.1%
South Korea	6.3%
China	5.8%
Malaysia	3.8%
Vietnam	1.7%

Gross Revenue
(12 months ended 31 March 2018)



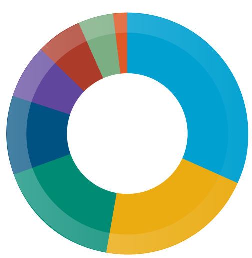
Singapore	36.0%
Hong Kong	19.0%
Japan	16.2%
Australia	9.2%
South Korea	6.9%
China	6.6%
Malaysia	4.3%
Vietnam	1.8%

Net Property Income
(12 months ended 31 March 2019)



Singapore	32.8%
Hong Kong	27.1%
Japan	13.6%
Australia	9.1%
South Korea	6.4%
China	5.4%
Malaysia	3.9%
Vietnam	1.7%

Net Property Income
(12 months ended 31 March 2018)



Singapore	31.9%
Hong Kong	21.0%
Japan	16.8%
Australia	10.5%
South Korea	7.1%
China	6.3%
Malaysia	4.5%
Vietnam	1.9%

Gross Revenue

Gross revenue for FY18/19 was S$454.3 million, an increase of S$59.1 million or 15.0% year-on-year ("y-o-y"). The increase was mainly attributed to higher revenue from existing properties, contributions from two completed redevelopments (Mapletree Pioneer Logistics Hub in Singapore and Mapletree Ouluo Logistics Park Phase 1 in China) and acquisitions.

These acquisitions include five properties in Singapore (4 Pandan Avenue, 52 Tanjong Penjuru, 6 Fishery Port Road, 5A Toh Guan Road East, 38 Tanjong Penjuru), one property in Australia (Coles Brisbane Distribution Centre), one property in South Korea (Mapletree Logistics Centre – Wonsam 1) and one property in Vietnam (Unilever VSIP Distribution Centre) acquired in FY18/19, as well as full-year contribution from acquisitions in Hong Kong completed during FY17/18 (Mapletree Logistics Hub Tsing Yi and 38% of Shatin No. 3).

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

Property Expenses

Property expenses for FY18/19 amounted to S$64.8 million, an increase of S$3.5 million or 5.6%, largely due to acquisitions and higher operation and maintenance expenses, partly offset by divestments.

Net Property Income

Consequently, net property income ("NPI") for FY18/19 was S$389.5 million, an increase of S$55.6 million or 16.7% y-o-y. The respective y-o-y changes in NPI for the eight markets are largely due to the afore-mentioned factors under gross revenue analysis. Singapore remained the largest contributor, accounting for 32.8% of NPI, followed by Hong Kong and Japan, which accounted for 27.1% and 13.6% of NPI respectively.

Gross Revenue by Market	FY18/19 (S$ '000)	FY17/18 (S$ '000)	Change (%)
Singapore	164,259	142,094	15.6
Hong Kong	112,095	75,095	49.3
Japan	60,833	64,213	(5.3)
Australia	36,899	36,508	1.1
South Korea	28,846	27,169	6.2
China	26,499	25,993	1.9
Malaysia	17,302	17,185	0.7
Vietnam	7,530	6,921	8.8
	454,263	**395,178**	**15.0**

MLT's 50% interest in joint ventures' gross revenue is shown below for information:

	FY18/19 (S$ '000)	FY17/18 (S$ '000)	Change (%)
China's Joint Ventures	18,581	–	NM

Net Property Income by Market	FY18/19 (S$ '000)	FY17/18 (S$ '000)	Change (%)
Singapore	127,624	106,427	19.9
Hong Kong	105,530	70,210	50.3
Japan	53,042	56,099	(5.4)
Australia	35,230	34,986	0.7
South Korea	25,018	23,688	5.6
China	21,142	21,098	0.2
Malaysia	15,281	15,068	1.4
Vietnam	6,599	6,260	5.4
	389,466	**333,836**	**16.7**

MLT's 50% interest in joint ventures' net property income is shown below for information:

	FY18/19 (S$ '000)	FY17/18 (S$ '000)	Change (%)
China's Joint Ventures	14,566	–	NM

Financial Review

Net Investment Income

Borrowing costs increased by S$18.5 million or 34.1% to S$72.5 million. This was mainly attributable to the incremental borrowings to fund acquisitions, partly offset by lower costs from Japanese Yen loans which had been partially repaid with the divestment proceeds.

After accounting for the Manager's management fees and other trust expenses/(income), which include unrealised foreign exchange loss mainly due to the revaluation of foreign currency receivable and borrowings denominated in Chinese Renminbi and US dollar, net investment income increased by S$11.9 million or 4.8% to S$259.8 million.

Share of Results of Joint Ventures

In FY18/19, MLT acquired a 50% interest in eleven joint ventures, each of which indirectly owns a logistics property located in China. The results for the joint ventures were equity accounted for at the Group level. Collectively, contribution from joint ventures to the Group amounted to S$7.4 million, comprising share of interest income from shareholders' loan of S$8.1 million and rent free reimbursement of S$0.8 million in other trust (expenses)/income, partly offset by share of loss of S$1.5 million.

Distributions to Unitholders

Amount distributable to Unitholders of MLT was S$270.0 million, an increase of S$57.1 million or 26.8% y-o-y. The increase was attributable mainly to the contributions from acquisitions and existing properties, distribution of divestment gains totaling S$11.1 million for FY18/19 as compared to S$6.2 million for FY17/18 (refer to page 30 footnote), and interest income from joint ventures. The overall increase was partly offset by the absence of contributions from divested properties, higher borrowing costs and property expenses.

During FY18/19, MLT issued 564,166,854 new units in respect of two private placements, the distribution reinvestment plan ("DRP") and payment of management fees, acquisition fees and disposal fees to the Manager and Property Manager.

After taking into account the enlarged issued unit base, which increased 18.4% y-o-y, mainly from the private placement exercises during the year, distribution per unit ("DPU") increased by 4.2% to 7.941 cents.

	FY18/19 ('000)	FY17/18 ('000)
Units in issue at beginning of the year	3,058,168	2,500,477
New units issued		
Distribution Reinvestment Plan	59,832	–
Settlement of acquisition fees	855	3,539
Settlement of disposal fees	279	–
Settlement of management fees	9,492	3,084
Private placement	493,709	300,881
Preferential offering	–	250,187
Total issued units at end of the year	**3,622,335**	**3,058,168**

A breakdown of the Unitholders' DPU by quarter for FY18/19 as compared to FY17/18 is as follows:

Quarterly DPU (Cents)	**1Q** (1 Apr to 30 Jun)	**2Q** (1 Jul to 30 Sep)	**3Q** (1 Oct to 31 Dec)	**4Q** (1 Jan to 31 Mar)	**Total**
FY18/19	1.957	1.958	2.002	2.024	7.941
FY17/18	1.887	1.887	1.907	1.937	7.618
% Change y-o-y	3.7%	3.8%	5.0%	4.5%	4.2%

In 1Q FY18/19, DPU was 3.7% higher compared to the same quarter in the prior year. The increase was mainly due to contributions from two acquisitions in Hong Kong completed in FY17/18, partly offset by absence of contributions from four divestments completed in FY17/18 and one divestment during 1Q FY18/19.

In 2Q FY18/19, DPU increased by 3.8% y-o-y, with a performance similar to 1Q FY18/19. Compared to 1Q FY18/19, DPU increased slightly due to organic growth and contributions from joint ventures.

3Q FY18/19 DPU rose by 5.0% y-o-y. The increase was mainly due to higher NPI from existing properties, initial contributions from seven properties in Singapore, Australia and South Korea acquired in FY18/19, as well as contributions from two acquisitions in FY17/18 and completed redevelopments in Singapore and China. Overall growth was partly offset by the absence of contribution from one property divested during FY18/19 and higher borrowing costs incurred to fund acquisitions.

4Q FY18/19 DPU increased by 4.5% y-o-y, mainly due to contributions from two completed redevelopments and new acquisitions in FY18/19, partly offset by absence of contribution from two properties divested in FY18/19.

	Group		
	As at 31 Mar 2019 (S$ '000)	As at 31 Mar 2018 (S$ '000)	Change (%)
Total assets	8,078,336	6,678,327	21.0
Total liabilities	3,411,148	2,866,546	19.0
Total borrowings	2,993,672	2,511,808	19.2
Net assets attributable to Unitholders	4,231,731	3,376,147	25.3
Net asset value per Unit (S$)	1.17	1.10	6.4

Net Assets Attributable to Unitholders

As at 31 March 2019, total assets for MLT Group were S$8,078.3 million, S$1,400.0 million or 21.0% higher compared to S$6,678.3 million as at 31 March 2018. The increase was primarily attributable to the acquisitions of properties in Singapore, Australia, South Korea and Vietnam; capital expenditure of S$1,045.7 million; and a portfolio net revaluation gain of S$203.0 million mainly from properties in Hong Kong. The investment in and shareholders' loan extended to the joint ventures had also added to the increase in total assets. The increase in total assets was partly offset by the divestment of two properties in Singapore of S$55.7 million. The total number of properties as at 31 March 2019 was 130[5] with a value of S$7,693.7 million.

Total liabilities was 19.0% or S$544.6 million higher y-o-y mainly due to an increase in borrowings. As at 31 March 2019, total borrowings were S$2,993.7 million[6], S$481.9 million or 19.2% higher y-o-y. The increased borrowings were used to partially fund the acquisitions in China, Singapore, Australia, South Korea and Vietnam, redevelopment projects and capital expenditure.

As at 31 March 2019, MLT Group's net assets was S$4,667.2 million, representing an increase of 22.4% over the previous year. Net asset value per unit was S$1.17 as at 31 March 2019, an increase of 7 cents or 6.4% y-o-y.

Cash Flows

As at 31 March 2019, cash and cash equivalents of MLT Group stood at S$103.3 million, as compared to S$101.2 million as at 31 March 2018. Cash flows generated from operating activities was S$87.6 million or 32.9% higher, as a result of the better performance y-o-y. Cash flows used in investing activities were mainly for the purchase of investment properties and capital expenditure, acquisitions of subsidiaries and joint ventures, partly offset by the proceeds from divestment of investment properties. Net cash flows from financing activities were mainly proceeds from equity private placements and net bank borrowings, partially offset by distributions paid to Unitholders of MLT.

Accounting Policies

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

The MAS has granted the Group a waiver from compliance with the requirement under Paragraph 4.3 of Appendix 6 to the CIS to prepare its financial statements in accordance with the Singapore Financial Reporting Standards. The Group has adopted SFRS(I) for the financial year beginning 1 April 2018.

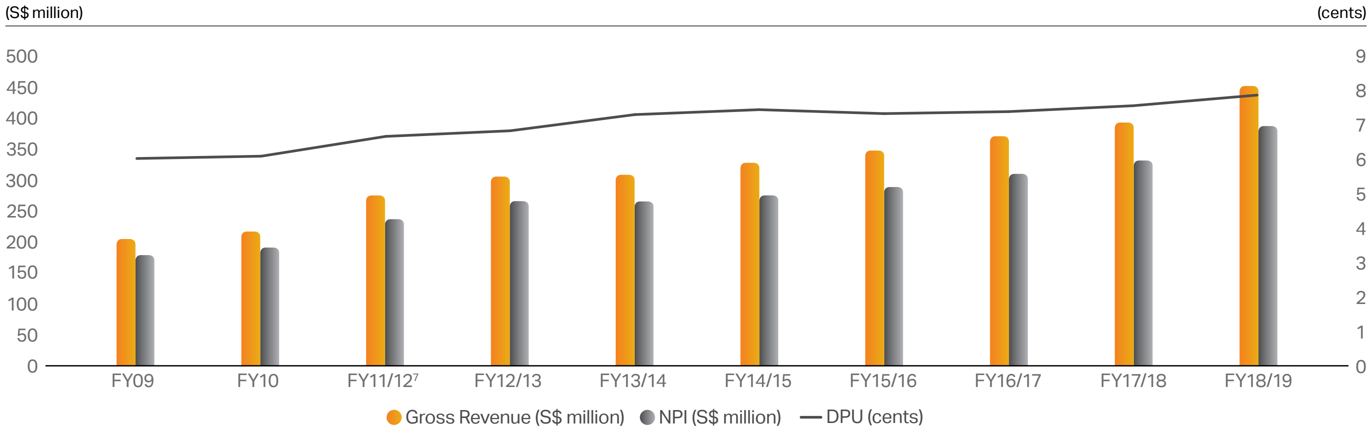
Notes:

5 Including MLT's 50.0% interest in 11 properties in China, MLT's total portfolio would comprise 141 properties with a total value of S$7,987.5 million.

6 Total borrowings including 50% interest of 11 joint venture loans were S$3,090.3 million.

Financial Review

10 Year Performance



	FY09	FY10	FY11/12[7]	FY12/13	FY13/14	FY14/15	FY15/16	FY16/17	FY17/18	FY18/19
Gross Revenue (S$ million)	206.8	218.9	277.3	307.8	310.7	330.1	349.9	373.1	395.2	454.3
NPI (S$ million)	180.8	193.0	238.9	268.1	267.6	277.4	290.9	312.2	333.8	389.5
DPU (cents)	6.020	6.090	6.690	6.860	7.350	7.500	7.380	7.440	7.618	7.941

Financial Performance for FY14/15 to FY17/18

FY17/18

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

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

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

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

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

Note:

[7] This reflects the performance for the 12-month period from 1 April 2011 to 31 March 2012. For the 15-month period ended 31 March 2012 (due to a change in financial year-end from 31 December to 31 March), Gross Revenue, NPI and DPU were S$339.5 million, S$293.6 million and 8.240 cents respectively.

FY16/17
In FY16/17, MLT scaled up its presence in high growth markets in Australia, Malaysia and Vietnam through four accretive acquisitions. The year also saw a stabilisation in the performance of MTBs that were converted from single-user assets ("SUAs") in previous years.

Gross revenue for FY16/17 was S$373.1 million, an increase of S$23.2 million or 6.6% y-o-y. The increase was mainly due to contributions from ten properties acquired during FY16/17 (a portfolio of four properties in Sydney, Australia; Mapletree Shah Alam Logistics Park in Malaysia; Mapletree Logistics Park Binh Duong Phase 2 in Vietnam and a portfolio of four properties in Victoria, Australia) and full-year contributions from three properties acquired in FY15/16.

The higher revenue was also attributed to the completed redevelopment of Mapletree Logistics Hub Toh Guan, Singapore and building extension in Moriya Centre, Japan. A better performance from existing properties in Hong Kong and MTBs converted in previous years coupled with higher translated revenue, mainly from a stronger Japanese Yen, further added to revenue growth.

The revenue growth was partly offset by the absence of contributions from two properties divested in FY15/16 and a property undergoing redevelopment. Lower revenue from certain properties in Singapore and South Korea impacted by transitional downtime and a weaker Chinese Renminbi also slowed revenue growth.

Consequently, NPI for FY16/17 was S$312.2 million, S$21.3 million or 7.3% higher than the previous year.

Amount distributable to Unitholders increased by 1.5% y-o-y to S$186.1 million while DPU grew 0.8% to 7.440 cents.

FY15/16
In FY15/16, MLT made its first acquisition in Australia, adding further geographic diversification for the Trust. The Singapore portfolio registered a weaker performance attributable to downtime caused by the conversions of SUAs to MTBs, as well as challenging market conditions due to excess supply.

Gross revenue for FY15/16 was S$349.9 million, an increase of S$19.8 million or 6.0% from FY14/15. The increase was mainly attributed to the contributions from Mapletree Logistics Centre – Hobeob 1 in South Korea, Mapletree Logistics Park Bac Ninh Phase 1 in Vietnam and Coles Chilled Distribution Centre in Australia which were all acquired during the year, full-year contributions from six properties acquired in FY14/15, stronger results from Hong Kong and China, and higher translated revenue from a stronger Hong Kong dollar.

The revenue increase was partly offset by lower revenue from Singapore due to downtime from converting SUAs to MTBs, loss of contributions from two divested properties and a property undergoing redevelopment, and the impact of a weaker Japanese Yen and Malaysian Ringgit.

Accordingly, NPI for FY15/16 was S$290.9 million, S$13.4 million or 4.8% higher than the previous year.

Amount distributable to Unitholders decreased by 0.9% y-o-y to S$183.3 million and DPU declined 1.6% to 7.380 cents. The results reflect the impact of a weaker performance in Singapore due to the SUA to MTB conversions, higher borrowing costs incurred for incremental borrowings to fund acquisitions and capital expenditure, partly offset by higher distribution of gains from divestments.

FY14/15
In FY14/15, MLT strengthened its competitive positioning and future growth potential in China, Malaysia, South Korea and Singapore through the acquisition of six properties. Overall growth was moderated by a slowdown in the Singapore portfolio due to downtime at several SUAs that were converted to MTBs.

Gross revenue for FY14/15 was S$330.1 million, an increase of S$19.4 million or 6.2% y-o-y. The increase was mainly attributed to contributions from Mapletree Zhengzhou Logistics Park and Mapletree Yangshan Bonded Logistics Park in China, Flexhub in Malaysia, 190A Pandan Loop in Singapore, Mapletree Logistics Centre – Baekam 2 and Mapletree Logistics Centre – Majang 1 in South Korea, which were all acquired during the year. A full-year contribution from Mapletree Benoi Logistics Hub which was redeveloped in FY13/14 and positive rental reversions achieved for the portfolio also added to revenue growth.

The revenue increase was partly offset by lower occupancy in several newly converted MTBs in Singapore and the absence of revenue from a property undergoing redevelopment. Revenue growth was also impacted by a weaker Japanese Yen.

On the back of higher revenue and taking into account higher property expenses for an enlarged portfolio as well as higher costs due to the conversion of SUAs to MTBs, NPI for FY14/15 grew 3.7% or S$9.8 million.

Consequently, amount distributable to Unitholders increased by 2.9% y-o-y to S$184.9 million (FY13/14: S$179.7 million) and DPU rose 2.0% to 7.500 cents (FY13/14 DPU: 7.350 cents).

Capital Management

The Manager continues to adopt a proactive and disciplined capital management approach to maintain a healthy balance sheet and a diversified base of funding sources. On an ongoing basis, besides working to achieve a balanced debt maturity profile and minimise funding cost, the Manager also actively monitors and manages its cash flow position, while mitigating the impact of interest rate and foreign exchange volatilities.

Strong Financial Resources

The Manager actively secures funding from both financial institutions and capital markets. These sources allow the Manager to address refinancing requirements, capitalise on potential acquisition opportunities, whilst supporting capital expenditure and working capital requirements.

During the year, the Manager procured credit facilities with tenures of up to 6 years of approximately S$1,209.0 million. With total undrawn banking facilities and cash of S$1,280.6 million as at 31 March 2019, MLT is well positioned to capitalise on potential growth opportunities. It also has in place a S$3 billion Euro Medium Term Notes Programme that can be tapped for the issuance of Medium Term Notes and Perpetual Securities in various currencies.

Borrowings and Aggregate Leverage (Including Share of Joint Ventures' Debt and Deposited Property Values)	As at 31 March 2019	As at 31 March 2018
Total Group borrowings (S$ million)	3,090.3[1,2]	2,511.8
Total Group deferred consideration (S$ million)	3.0	4.9
Total Group assets (S$ million)	8,202.1[1]	6,678.3
Aggregate Leverage (%)	37.7[3]	37.7

Borrowings and Aggregate Leverage (Including Share of Joint Ventures' Debt and Deposited Property Values)	FY18/19	FY17/18
Effective interest rate for the financial year (%)	2.6	2.3
Earnings before interest, tax, depreciation and amortisation (S$ million)	344.3	288.9
Interest expenses (S$ million)	69.7	52.0
Interest cover ratio (times)	4.9	5.6

Financial Resources and Liquidity	As at 31 March 2019
Undrawn bank facilities (S$ million)	1,154.5
Cash (S$ million)	126.1
Total	**1,280.6**
Issue Capacity under Euro Medium Term Notes Programme	**2,820.0**

Diversified Sources of Funding

The Manager successfully raised a total of S$595.0 million of equity through two private placements in May and September 2018 to partially fund its acquisitions and capital expenditure. The private placements, which were 5.2 times and 2.4 times covered, were priced at tight discounts and saw strong participation from new and existing institutional and accredited investors, bearing testament to investors' confidence in MLT.

MLT's total debt increased by S$578.5 million from the prior year to S$3,090.3 million, despite S$1,345.7[1] million in acquisitions and capital expenditure incurred during the year. Besides net debt drawn of S$595.5 million, the acquisitions and capital expenditure were funded by proceeds from the private placements, net proceeds from divestment of two properties in Singapore as well as MLT's Distribution Reinvestment Plan. Total debt was partially offset by lower translated borrowings of S$17.0 million due to weaker Australian Dollar and Japanese Yen.

Aggregate Leverage Ratio Well Below Regulatory Limit

As at 31 March 2019, the aggregate leverage ratio based on total assets was maintained at 37.7%, below the regulatory limit of 45.0%. Post completion of the divestment of five Japan properties in April 2019, the aggregate leverage ratio is lowered to approximately 36.2%, representing a debt headroom of about S$500 million before it reaches 40.0%. Total debt (including perpetual securities) to net asset value ratio and total debt (including perpetual securities) less cash and cash equivalent to net asset value ratio as at 31 March 2019 were 73.4% and 73.2%, respectively.

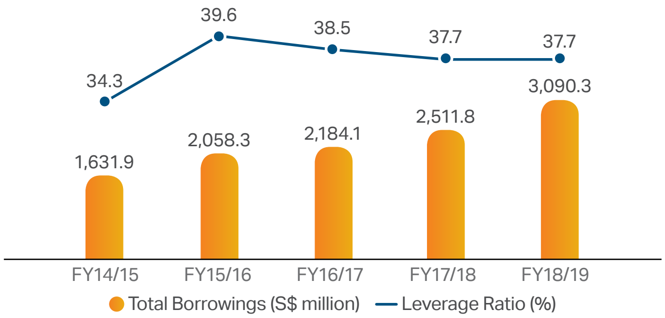
Notes:

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

2 Total debt excluding the joint venture loans is S$2,993.7 million.

3 In accordance with Property Fund Guidelines, the aggregate leverage ratio includes proportionate share of borrowings and deposited property values of the joint ventures acquired in FY18/19.

Aggregate Leverage Ratio



Investment Grade Credit Rating

Moody's Investors Service ("Moody's") affirmed MLT's long term corporate rating "Baa2" with stable outlook. Moody's believes that MLT's diversified portfolio of logistics assets across Asia Pacific and stable and recurring income will enable the Trust to maintain its track record of stable operating metrics. Moody's also noted that MLT's earnings have grown consistently since its listing and the Trust has demonstrated good access to capital markets to meet its financing needs.

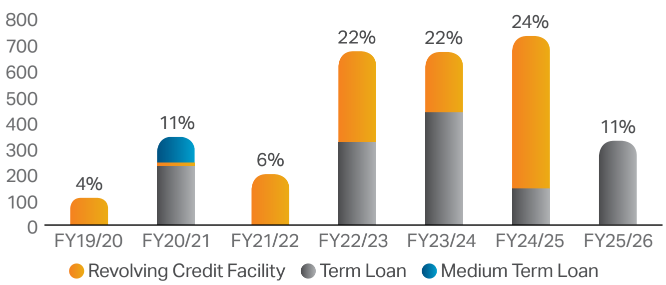
Minimal Refinancing Risk and Well Staggered Debt Maturity Profile

As part of its prudent capital management strategy, the Manager continues to actively explore refinancing of loans ahead of their maturities to lengthen MLT's debt duration and mitigate refinancing risks. Only S$110.3 million or 3.6% of total debt is due in the coming financial year. Based on the available cash and committed credit facilities on hand, MLT has more than sufficient facilities to meet its maturing debt obligations.

MLT's debt maturity profile remains well staggered with a weighted average debt duration of approximately 4.1 years as at 31 March 2019. All borrowings continued to be unsecured with minimal financial covenants.

Debt Maturity Profile as at 31 March 2019 (% of Total Debt, including Share of Joint Ventures' Debt)

(S$ million)



	As at 31 March 2019
Total Group Borrowings	S$3,090.3 million[1]
Average Duration	4.1 years

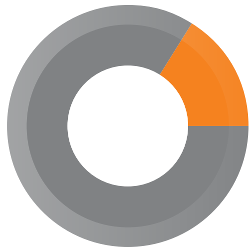
Prudent Hedging Strategies

The Manager continues to implement measures to mitigate the impact of foreign exchange and interest rate volatilities on distributable income.

Stable Interest Expense

The weighted average interest rate for FY18/19 was 2.6% per annum while interest cover ratio stood at a healthy 4.9 times. MLT hedges its exposure to interest rate volatilities through interest rate swaps or draw its loans on fixed rate basis. With 84% of MLT's total debt being hedged into fixed rates, any movement in base interest rates will have minimal impact on interest expense.

Interest Rate Hedging Profile as at 31 March 2019



Hedged/Fixed Rate	84%
Unhedged	16%
• SGD	6%
• JPY	3%
• HKD	2%
• USD	2%
• Others (AUD/MYR/CNH)	3%

Sensitivity Analysis

A 0.25% movement in the base rate would have an estimated 0.03 cents impact on DPU per annum.

Estimated DPU impact per annum (cents)	
0.25% increase in interest rate	-0.03
0.25% decrease in interest rate	+0.03

Foreign Exchange Rate Risk Management

As at 31 March 2019, about 78% of MLT's projected FY19/20 income stream has been hedged into or will be derived in Singapore Dollar.

Where feasible, after taking into account cost, tax and other considerations, the Manager will borrow in the same currency as the underlying assets to provide some natural hedge, or hedge through cross currency swaps for its overseas investments. As at 31 March 2019, about 27% of MLT's loans were denominated in Japanese Yen, 56% in other foreign currencies such as Hong Kong Dollar, Australian Dollar, Chinese Renminbi, Korean Won, US Dollar and Malaysian Ringgit, and the balance 17% in Singapore Dollar.

Debt Profile (Currency Breakdown) as at 31 March 2019

Currency	S$ million	Total Debt
JPY	819	27%
HKD	665	22%
SGD	533	17%
AUD	446	14%
RMB	259	8%
KRW	205	7%
USD	98	3%
MYR	65	2%
Total	**3,090**	**100%**

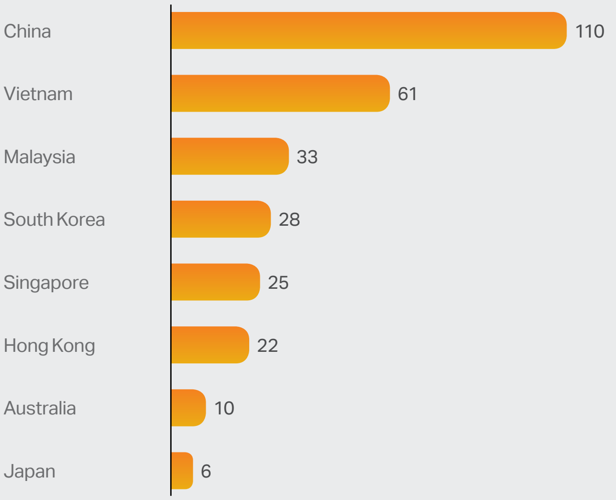
Net Fair Value of Financial Derivatives

The fair value of derivatives for FY18/19, which included derivative financial instruments in total assets and total liabilities were S$18.2 million and S$25.6 million, respectively. The net derivative financial liability represented 0.2% of the net assets of MLT Group as at 31 March 2019.

Megatrends

STRONG DOMESTIC CONSUMPTION

GDP Per Capita Growth from 2007 to 2017



Source: The World Bank

Asia, as the world's fastest growing region, has seen strong GDP and personal income growth over the last decade. Consumer spending has risen alongside with this growth and in turn boosted demand for warehouse space in the region. Amongst the eight geographic markets that MLT operates in, China and Vietnam reported the fastest GDP per capita growth of 110% and 61% respectively, over the 10-year period from 2007 to 2017. Looking ahead, per capita disposable income of Asian consumers is expected to expand by 34.3% between 2018 and 2023[1]. By 2023, Asia Pacific is set to overtake North America as the region with the highest total consumer spending[2].

What it means for MLT

Domestic consumption remains the key driver of MLT's business, with close to three quarters of our business derived from consumer-related sectors, such as food and beverage, consumer durables and healthcare products.

Additionally, as our tenants expand regionally to capture growth opportunities presented by Asia's enormous consumer market, they need a logistics real estate partner with the scale and expertise that can meet their requirements. MLT's extensive Asia Pacific network of strategically located assets and on-the-ground local expertise, provide us with a strong competitive advantage and enable us to support our tenants on their regional expansion plans.

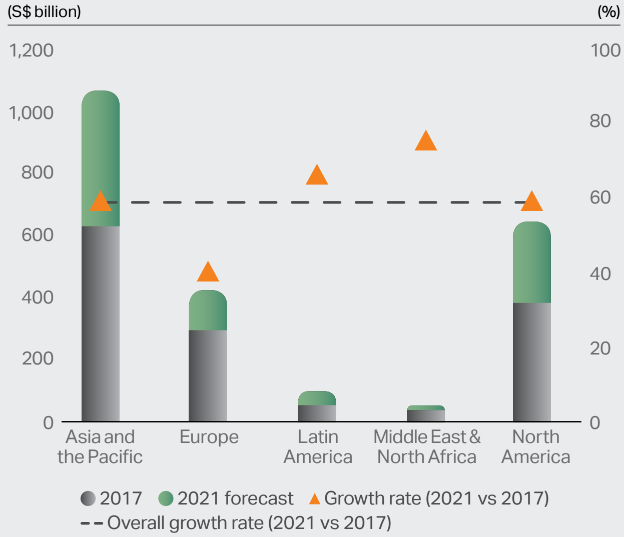
Notes:

[1] Euromonitor International, Passport Database 2018.

[2] Income and Expenditure in Asia Pacific, May 2018. Euromonitor.

RAPID EXPANSION OF E-COMMERCE

Internet Retail Market Size by Region



Source: Embracing the e-commerce revolution in Asia and the Pacific, June 2018. Asian Development Bank

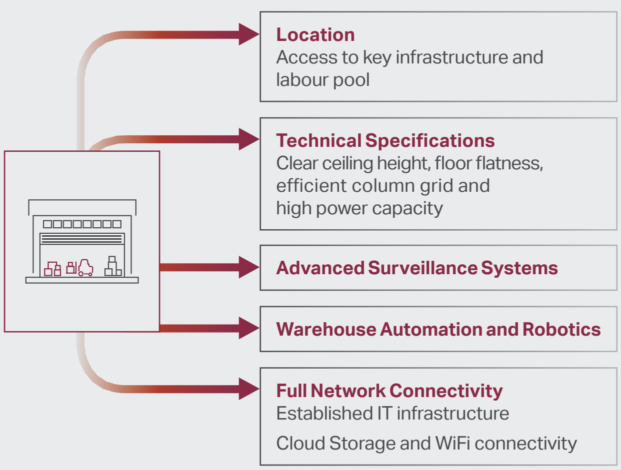
Globally, Asia Pacific is the largest e-commerce region. The Asia Pacific internet retail market is projected to continue growing to reach 48.5% of the global total in 2021 from 47.2% in 2017, according to Euromonitor International. E-commerce occupiers typically require up to three times as much distribution space as traditional retailers due to more extensive product range, greater inventory levels, larger outbound shipping space requirements and increased reverse logistics (process returns).

What it means for MLT

MLT, with a presence in the fast growing e-commerce markets in Asia Pacific, is poised to benefit from the growing demand for distribution space. The advent of online shopping also means consumers demand faster delivery times which translates into demand for logistics facilities closer to population centres and transportation networks. Asset locations and connectivity are important selection criteria in MLT's investment decision process. MLT's 141 properties across its eight geographic markets in Asia Pacific are located in, or close to, major population centres and around key transportation infrastructure.

MODERNISATION OF SUPPLY CHAINS

The Smart and Modern Warehouse



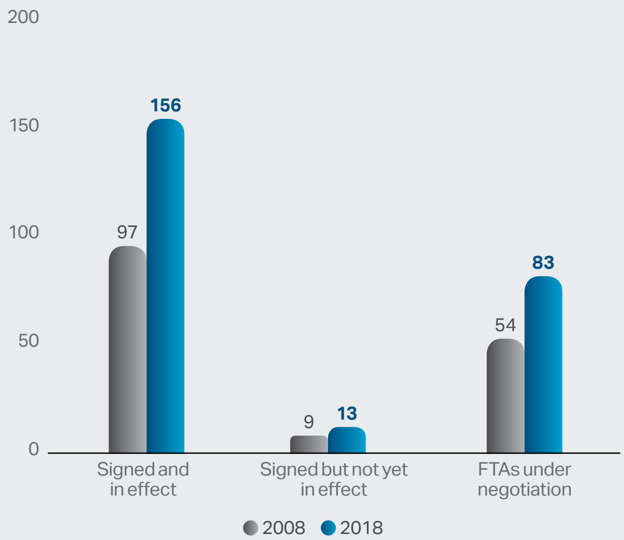
Supply chains are becoming smarter and faster. From connected warehouses to last-mile delivery services, assisted by technological advances, such as big data, robotics and drones, supply chain optimisation is becoming increasingly important for businesses. The implementation of supply chain best practices to reduce costs and boost efficiency is adding to the global demand for warehouses with modern specifications. These specifications include, among other things, large floor plates, floor flatness, high ceilings, high power capacity, wide column spacing, modern loading docks as well as enhanced safety systems and other value-added features.

What it means for MLT

Modern logistics real estate space in Asia Pacific is relatively limited, as compared to mature markets such as the United States. For example, modern logistics properties in China and Japan are estimated at just 5% of total stock[3]. To improve portfolio quality and enhance competitive positioning, we will continually work on increasing the proportion of warehouses with modern specifications in MLT's portfolio through asset enhancement initiatives and strategic acquisitions, as well as selective divestments of older assets.

GLOBAL AND REGIONAL TRADE INITIATIVES

Free Trade Agreements in Asia Pacific



Source: Asia Regional Integration Center, Asian Development Bank

The proliferation of regional and bi-lateral free trade agreements ("FTAs") in Asia Pacific continue to boost cross border trade flows. In 2018, significant FTAs include the Comprehensive and Progressive Agreement for Trans-pacific Partnership ("CPTPP"), which accounts for nearly 13.5% of global GDP, as well as the Regional Comprehensive Economic Partnership ("RCEP"), which is under negotiation, and accounts for 30% of global GDP. Additionally, China's Belt and Road Initiative aimed at enhancing regional connectivity is likely to pick up speed amid the ongoing US-China trade war.

What it means for MLT

Growing cross border trade facilitated by FTAs and trade initiatives continue to open up opportunities for the logistics sector in Asia Pacific. Greater regional and interregional co-operation in Asia Pacific are also increasingly important as countries adjust to shifting supply chains amid global trade tensions. With a portfolio of quality and well-located logistics assets across eight markets in Asia Pacific, MLT is well placed to capture these opportunities. MLT's geographic diversity also puts us in a strong position to respond swiftly to tenants' evolving business needs due to potential trade diversions as a result of the ongoing trade tensions.

Note:
[3] More modern logistics facilities will come online in Asia Pacific, July 2017. JLL.

Portfolio Analysis & Review

PORTFOLIO HIGHLIGHTS

Number of Properties
141

Total Assets Under Management
S$8.0b

Portfolio Occupancy
98.0%

Total Gross Floor Area
4,583,657 sqm

Total Net Lettable Area
4,565,261 sqm

728,996 sqm
of leases renewed or replaced, representing a **success rate of 89%**

35%
of leased area accounted for by multi-location tenants

68%
tenant retention

Amidst growing economic uncertainty, MLT's portfolio remained resilient, underpinned by its diversity in geographic and tenant mix, a balanced exposure to multi-tenanted buildings ("MTBs") and single-user assets ("SUAs"), and a well-staggered lease expiry profile.

The figures, charts and tables presented in this section set out the salient information on MLT's portfolio as at 31 March 2019 and are inclusive of its 50% interest in 11 properties in China.

High Quality and Geographically Diversified Portfolio

MLT owns and manages a portfolio of 141 properties diversified across eight geographical markets in Asia Pacific – Singapore, Hong Kong, Japan, China, Australia, South Korea, Malaysia and Vietnam. Strategically located in established logistics hubs of the respective markets, these properties enjoy good access to the major transportation infrastructure.

In FY18/19, MLT expanded its presence in its core markets with the acquisition of 19 quality assets – a 50% interest in 11 Grade A properties in China, five modern ramp-up properties in Singapore and three quality logistics facilities in Australia, South Korea and Vietnam.

Following these transactions, MLT's portfolio comprises 141 logistics properties with a total net lettable area ("NLA") of 4.6 million square metres ("sqm"). This represents a 20% increase in lettable area compared with the prior year's 124 properties of 3.7 million sqm. With an extensive and growing network in Asia Pacific, MLT is uniquely placed to support tenants on their regional expansion plans. Bearing testament to MLT's ability to attract an increasing proportion of "repeat" customers, tenants who lease space at multiple locations account for a higher 35% of MLT's NLA, compared to 24% a year ago.

Completed acquisitions in FY18/19

Property	Country	Purchase Consideration	Completion Date
50% interest in 11 Grade A logistics properties in China	China	RMB2,846.8 million[1,2] (S$575.3 million)	June 2018
Five modern ramp-up logistics properties in Singapore	Singapore	S$775.9 million[3,4]	September 2018
Coles Brisbane Distribution Centre	Australia	AUD105.0 million[5] (S$100.7 million)	November 2018
Mapletree Logistics Centre – Wonsam 1	South Korea	KRW37.9 billion[6] (S$45.4 million)	November 2018
Unilever VSIP Distribution Centre	Vietnam	VND725.1 billion[7] (S$42.4 million)	January 2019

Geographical Breakdown by NLA

Singapore	39.0%
China	18.5%
Japan	9.2%
Hong Kong	8.1%
South Korea	7.8%
Malaysia	6.9%
Australia	5.9%
Vietnam	4.6%

Major End-User Industry by Gross Revenue

Food & Beverage	20%
Consumer Durables	15%
Others	14%
Electronics & IT	12%
Materials, Construction & Engineering	6%
Fashion, Apparel & Cosmetics	5%
Automobiles	4%
Chemicals	4%
Commodities	3%
Furniture & Furnishings	3%
Healthcare	3%
Information Communications Technology	3%
Oil, Gas, Energy & Marine	3%
Retail	3%
Commercial Printing & Packaging	1%
Document Storage	1%

A Growing & Diversified Customer Base

The Manager actively seeks to achieve portfolio diversification and stability through the addition of quality tenants to the portfolio. During the year, MLT added over 70 quality tenants from diverse industries, resulting in a total of 634 tenants as at year-end. New quality tenants added during the year include Unilever, Cainiao Smart Logistics Network, JD.com and Best Logistics. Notably, a large number of the new tenants are involved in e-commerce related businesses, including retailers, third-party logistics providers and parcel delivery companies.

Collectively, the top 10 tenants accounted for approximately 29% of gross revenue.

Good Mix of SUAs and MTBs

The Manager strives to achieve a good mix of MTBs and SUAs in the portfolio through active asset and lease management. SUAs provide portfolio stability and organic growth with their longer lease periods and built-in rental escalations while MTBs enable MLT to achieve tenant diversification. In addition, the Manager also strives to reduce the concentration of SUA lease expiries in any one year, so as to manage the impact of leasing downtime from future conversions of SUA leases to MTB leases and the associated transitional impact it may have on MLT's distributions.

In FY18/19, 13 out of 14 SUAs due for expiry were successfully renewed. For the remaining SUA lease, the Manager is in advanced negotiations with a prospective tenant. As at 31 March 2019, MTBs contributed approximately 60% of MLT's revenue base, while SUAs contributed the balance 40%.

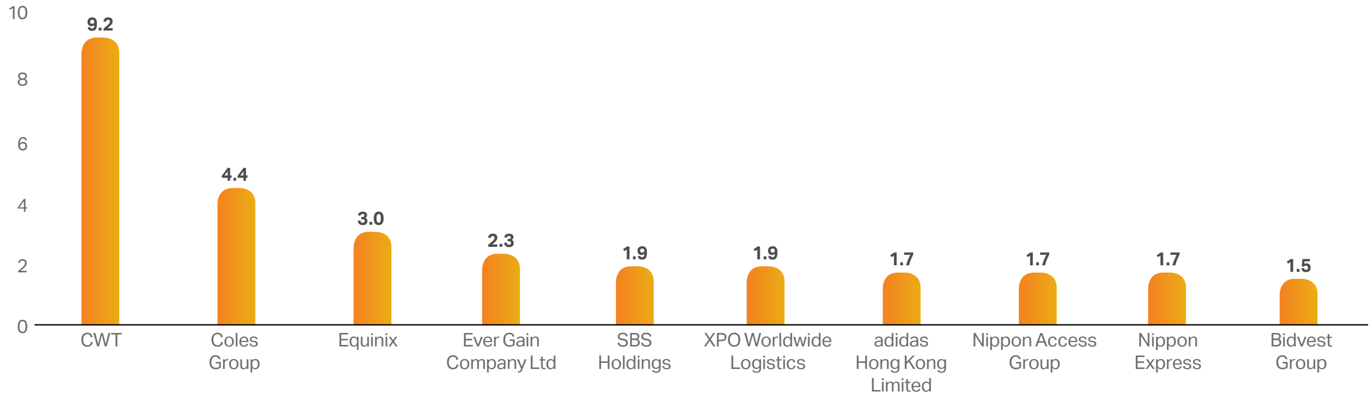
Notes:

1 Aggregate agreed property value for the 11 Grade A logistics properties in China.
2 The acquisition fee payable in Units to the Manager amounts to RMB4.9 million, being 0.5% of the purchase consideration of RMB985.3 million.
3 Includes the upfront land premium for the balance lease terms paid to JTC of S$45.9 million.
4 The acquisition fee payable in cash to the Manager amounts to S$3.7 million, being 0.5% of the purchase consideration of S$730.0 million.
5 The acquisition fee payable in cash to the Manager amounts to AUD1.05 million, being 1.0% of the purchase consideration.
6 The acquisition fee payable in cash to the Manager amounts to KRW378.5 million, being 1.0% of the purchase consideration.
7 The acquisition fee payable in cash to the Manager amounts to VND7.25 billion, being 1.0% of the purchase consideration.

Portfolio Analysis & Review

Top 10 Customers by Gross Revenue

(%)



SUA vs MTB Breakdown by Gross Revenue

SUA Revenue Contribution by Country as at 31 Mar 2019

MTB Revenue Contribution by Country as at 31 Mar 2019

Singapore	37%
Japan	25%
Australia	19%
Malaysia	6%
Hong Kong	4%
South Korea	4%
China	3%
Vietnam	2%

Single-User Assets	40%
Multi-Tenanted Buildings	60%

Singapore	36%
Hong Kong	32%
China	16%
South Korea	8%
Vietnam	3%
Malaysia	2%
Japan	2%
Australia	1%

Value Creation with Active Portfolio Rejuvenation

As part of its portfolio rejuvenation efforts, the Manager continually reviews the relevance and positioning of each property. Properties that are no longer relevant to customers' requirements are considered for redevelopment or divestment as a last resort. In FY18/19, the Manager completed two divestments in Singapore.

Separately, in line with its strategy to unlock value within the portfolio via asset enhancement initiative ("AEI"), the Manager completed Phase one of the redevelopment of Mapletree Ouluo Logistics Park in Pudong New District, Shanghai, China.

Divestments in FY18/19

Property	Country	Sale Price[8] (S$ million)	Completion Date
7 Tai Seng Drive	Singapore	68.0	June 2018
531 Bukit Batok Street 23	Singapore	22.4	October 2018
Total		**90.4**	

AEI in FY18/19

Property	Country	Estimated Total Development (S$ million)	Completion Date
Mapletree Ouluo Logistics Park	China	70.0	Phase 1 completed in September 2018 Phase 2 commenced in October 2018 and is expected to complete in March 2020

Proactive Lease Management

At MLT, the Manager adopts a customer-centric approach to build strong customer relationships and drive long-term value. In recognition of the rapidly evolving operating environments, the Manager provides flexible and customised leasing solutions that address customers' business needs and future expansion plans. As part of its asset and lease management strategy, the Manager proactively engages tenants for negotiations well ahead of lease expiries to mitigate leasing risk and achieve a well-staggered lease expiry profile.

During the year, the Manager secured 216 new and renewal leases (excluding forward renewals) amounting to 728,996 sqm of NLA, representing a success rate of 89%. These leases have a weighted average lease term of 2.8 years (by revenue) and accounted for 16.8% of gross revenue for the month of March 2019.

Through the Manager's proactive leasing and marketing efforts, MLT achieved higher portfolio occupancy of 98.0% as at 31 March 2019, compared with 96.6% in the prior year. The improvement was due to higher occupancy rates in Singapore, Hong Kong and South Korea, while the Japan, Australia, Malaysia and Vietnam portfolios continued to be 100% leased. Tenant retention rate was maintained at a healthy level of 68%, underscoring the Manager's active leasing efforts and the strong relationships with its tenants.

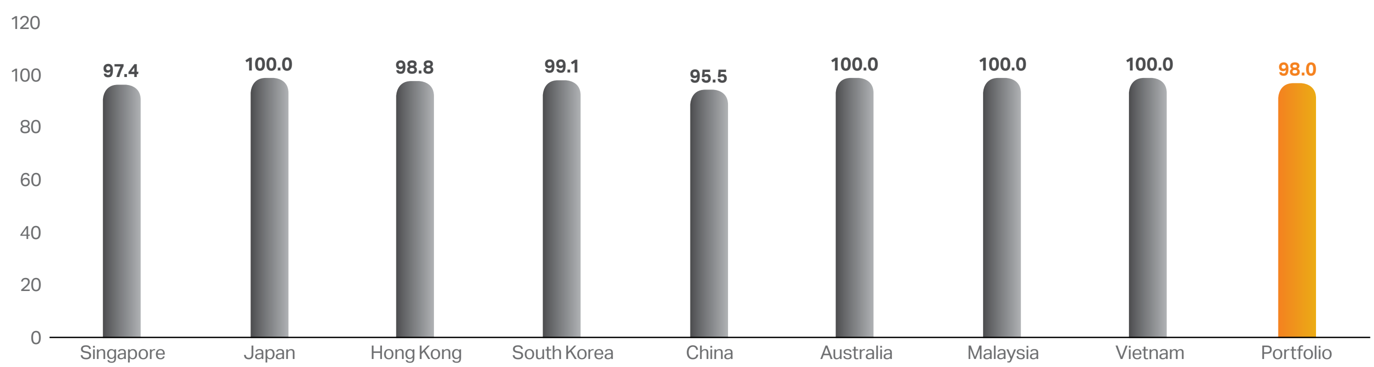
Well-Staggered Lease Expiry Profile

MLT's portfolio continues to enjoy stability from its well-staggered lease profile. The portfolio has a weighted average lease expiry ("WALE") (by NLA) of about 3.8 years as at year-end, with no more than 21.4% of leases expiring in any one year over the next five years. The portfolio WALE (by revenue) was approximately 4.1 years.

The portfolio WALE based on the date of commencement of the leases[9] was at 3.6 years by NLA and 3.9 years by revenue.

Portfolio Occupancy

(%)



Notes:

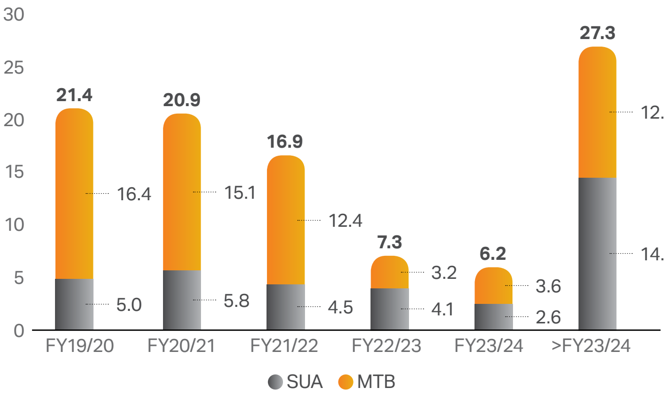
[8] In accordance with MLT's Trust Deed, the Manager is entitled to a divestment fee of 0.5% of the sale price of the property.

[9] Excluding fit-out periods and forward renewals.

Portfolio Analysis & Review

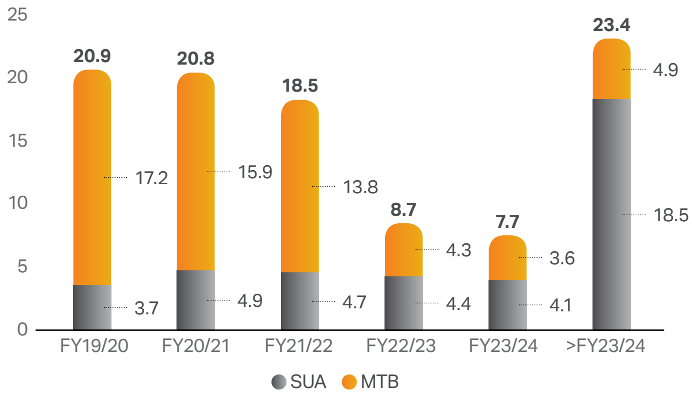
Lease Expiry Profile – SUA vs MTB Breakdown by NLA

(%)



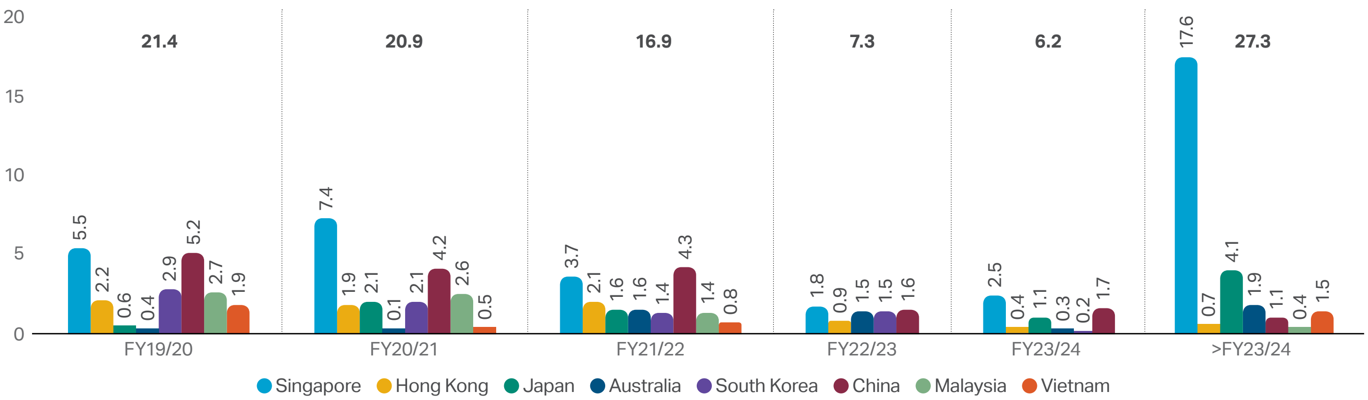
Lease Expiry Profile – SUA vs MTB Breakdown by Gross Revenue

(%)



Lease Expiry Profile – Geographical Breakdown by NLA

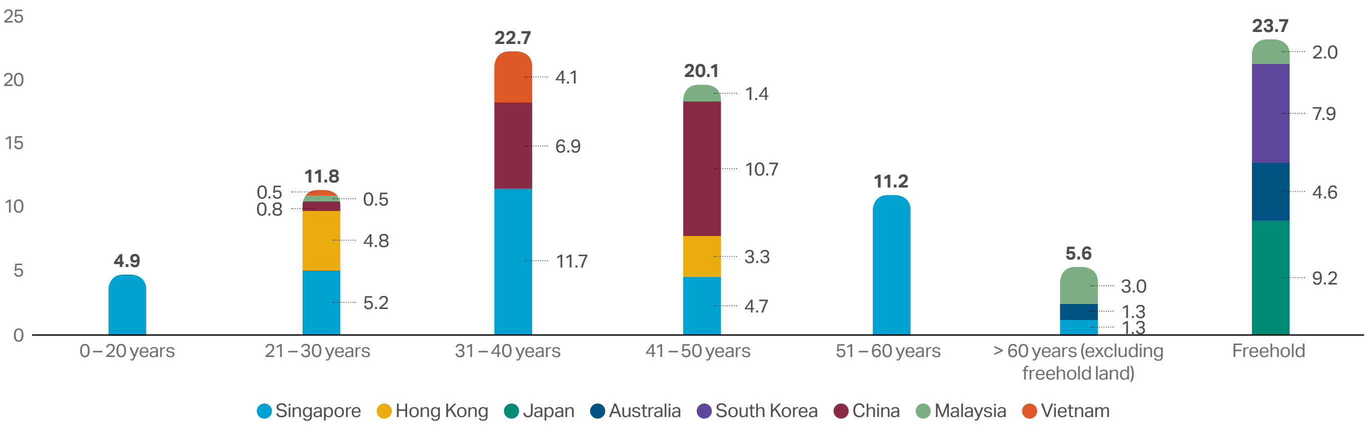
(%)



Freehold land accounted for approximately 23.7% of the portfolio, with the remaining 76.3% on leasehold terms. As at 31 March 2019, the WALE of the underlying leasehold land (excluding freehold land) was approximately 43.8 years.

Land Lease Expiry Profile by NLA

(%)



Operations Review

SINGAPORE

Singapore's economy expanded by 3.2% in 2018, a moderation from the 3.9% growth in 2017[1]. Growth was mainly driven by the manufacturing sector (supported by the strong output growth in the electronics, transport engineering and biomedical manufacturing clusters), albeit at a slower pace as compared to 2017.

Economic growth is expected to slow further in 2019 with gross domestic product growth to come in at 1.5% to 2.5%[2].

Despite the moderation in economic growth, the leasing market for logistics properties has shown signs of recovery in 2018. According to CBRE, the island-wide net absorption for warehouse space was 2.9 million square feet ("sqft") in 2018, which exceeded the net new warehouse supply of 2.7 million sqft[3]. Consequently, island-wide occupancy rate improved to 89.5% in 4Q 2018, from 89.1% in the preceding year[4].

Although there is an easing of supply-side pressure in the Singapore market, the Manager maintained its focus on active marketing and leasing. Of the 274,892 square metres ("sqm") of leases that expired during FY18/19, 82% were renewed or replaced by the end of the financial year. The Manager actively worked on filling up existing vacancies and successfully raised the occupancy rate of MLT's Singapore portfolio from 94.6% as at 31 March 2018 to 97.4% as at 31 March 2019.

As part of the portfolio rejuvenation strategy, the Manager has been progressively improving and upgrading the quality of the Singapore portfolio. During the year, the Manager divested two properties with older warehouse specifications and limited potential for redevelopment – 7 Tai Seng Drive[5] and 531 Bukit Batok Street 23[6]. The Manager also strengthened the portfolio quality and competitive positioning with the acquisition of five modern, ramp-up logistics facilities with a gross floor area ("GFA") of about 300,000 sqm in September 2018.

Looking ahead, the projected supply of new warehouse space over the next four years (2019-2022) amounts to 6.8 million sqft. This translates to an average annual new supply of 1.7 million sqft, which is significantly below the 5-year historical average supply of 6.8 million sqft. With the easing of new supply, coupled with steady demand from e-commerce and third-party logistics service providers ("3PLs"), the occupancy and rental rates are expected to stabilize and improve[2].

The Manager will continue to focus on tenant retention and maintaining stable occupancy. In the coming year, leases for about 231,320 sqm of net lettable area ("NLA") are due to expire. The Manager has renewed about 16% of these ahead of their expiries.

Mapletree Pioneer Logistics Hub

	No. of Properties	Book Value (S$ million)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19	**52**	**2,504.1**	**97.4**	**5.1**	**5.2**	**1,780,378**
FY17/18	49	1,743.6	94.6	4.2	2.6	1,547,320

Notes:
1. MTI Maintains 2019 GDP Growth Forecast at '1.5 to 3.5 percent', Ministry of Trade and Industry, 15 February 2019.
2. MTI expects GDP growth to be '1.5 to 2.5 percent', Ministry of Trade and Industry, 21 May 2019.
3. Independent Market Research by CBRE Pte. Ltd., April 2019.
4. JTC Quarterly Market Report Industrial Property, 4Q 2018.
5. 7 Tai Seng Drive was divested to DBS Trustee Limited (in its capacity as trustee of Mapletree Industrial Trust) on 27 June 2018 for a sale consideration of $68.0 million. The Adopted Value as at 31 March 2018 was S$33.2 million. The valuation methods were Direct Comparison Method and Capitalisation Approach.
6. 531 Bukit Batok was divested to Setsco Services Pte Ltd on 18 October 2018 for a sale consideration of $22.4 million. The Adopted Value as at 31 March 2018 was S$22.4 million. The valuation methods were Direct Comparison Method and Capitalisation Approach.

HONG KONG

The Hong Kong economy expanded by 3% in 2018, at the lower end of the Government's projection, but still higher than the trend growth of 2.8% over the past ten years[1]. The economy started off strongly in the first half of the year, but moderated in the second half due to various external headwinds, including trade frictions between China and the US and volatility in global financial markets.

Despite the economic headwinds, the warehouse market in Hong Kong continued to benefit from its status as a key regional trading and logistics hub. In particular, demand for modern warehouses is robust due to several demand drivers. These include value-added transhipment, fast moving local distribution, emerging e-commerce distribution (both local and regional) as well as cold storage needs.

Occupiers from these demand groups require large floor plates, high floor-to-ceiling heights and extra floor loadings, which are only available in the modern warehouses. In addition, forced relocation due to redevelopment of industrial buildings in traditional industrial areas, coupled with stable domestic consumption underpinned demand for warehouses in 2018. Consequently, vacancy rate for modern warehouses declined to 0.5% in 4Q 2018, while the overall warehouse market remained tight with a vacancy rate of 2.0%[2].

Against this backdrop, MLT's Hong Kong portfolio delivered another set of strong operating performance in FY18/19. Leases for approximately 88,503 sqm were due for expiry during the year. By year-end, the Manager had successfully renewed or replaced over 99% of these at an average positive rental reversion of 5.8%.

Mapletree Logistics Hub Tsing Yi

	No. of Properties	Book Value (HKD million)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19	**9**	**14,324**	**98.8**	**2.4**	**2.3**	**368,361**
FY17/18	9	13,279	96.6	1.9	2.0	368,361

The strategic acquisition of the remaining 38% interest of Shatin No. 3 in January 2018 which raised MLT's ownership in the property to 100% has brought forth positive results. The Manager successfully re-positioned the property and improved the property's income yield by securing a high value tenant to take up the new space. In addition, the tenant has committed to lease 100% of the NLA as it expands progressively when MLT's current leases with other tenants expire.

Looking ahead, the Government forecasts Hong Kong's economy to grow at 2-3% in 2019 in view of the deceleration in global economic expansion and the increasing uncertainties from the external environment. Nevertheless, with resilient domestic demand and forced relocations arising from the re-introduction of the industrial building revitalisation scheme in 2019, the warehouse market is expected to remain stable. There is also no new supply of warehouse coming on stream until 2020[2]. The Manager expects the logistics property market to continue to perform well with low vacancy rates and stable rentals.

In FY19/20, leases for approximately 102,683 sqm of NLA in MLT's Hong Kong portfolio will be expiring. The Manager has successfully forward renewed/replaced approximately 31% of the leases and is confident of securing renewal or replacement leases for the remaining space at attractive rentals.

Notes:

1 Speech by the Financial Secretary, the Hon Paul MP Chan moving the Second Reading of the Appropriation Bill 2019 , 27 February 2019.

2 Independent Market Research by Savills Research & Consultancy, April 2019.

JAPAN

Japan's economy has been expanding gradually at an average annual real growth rate of 1.2% since December 2012. In fiscal 2018, Japan's real GDP is expected to be approximately JPY 552 trillion, up approximately 0.9% from the previous year. The economic growth projected for fiscal 2019 is approximately 1.3% while the government's medium-term outlook for national real GDP growth is 1% to 2% per year[1].

The Japan logistics property market saw strong leasing activities in 2018. According to Japan Logistics Field Institute, new supply of logistics facilities nationwide in 2018 was approximately 3,700,000 sqm while demand was approximately 4,000,000 sqm, outpacing supply. Demand for logistics space was fuelled by the growth of 3PLs and e-commerce companies. Consequently, the nationwide vacancy rate for logistics property market declined to approximately 5.9% at the end of 2018, from approximately 8.4% at the end of 2017[1].

Against this backdrop, MLT's portfolio of 20 properties in Japan continued to perform well in FY18/19. The Manager successfully secured a replacement tenant for a master lease at a single-user asset that expired during the year, while also renewing another three leases ahead of their expiries. Portfolio occupancy was maintained at 100% with a weighted average lease expiry of 4.9 years by NLA and 5.0 years by gross revenue.

The 20 properties comply with seismic safety standards and have a Probable Maximum Loss[2] value of less than 15%, indicative of low exposure to earthquake risks. In line with the general market practice in Japan, they do not have specific earthquake insurance coverage.

Moriya Centre

	No. of Properties	Book Value (JPY billion)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19	**20**	**77.7**	**100**	**4.9**	**5.0**	**419,196**
FY17/18	20	77.2	100	5.3	5.3	419,196

Looking ahead, demand for modern large-scale multi-tenant logistics facilities is expected to remain robust, underpinned by growth in e-commerce, as well as expanding requirements for warehouse automation. Firms seeking large units are increasingly prepared to commit ahead of development completion, and the pace of take-up at well-located high specification properties is accelerating. The supply-demand balance is unlikely to deteriorate in the Grater Tokyo, Greater Osaka and Greater Nagoya areas, despite the high volume of new supply coming on stream.

Nevertheless, in view of the influx of new supply, the Manager has taken proactive steps to mitigate leasing risks and minimise downtime. The team engages tenants in active negotiations 18 to 24 months prior to the lease expires. There are three leases expiring in FY19/20 with total NLA of 28,113 sqm, of which two have been renewed. For the remaining lease, negotiations are underway with the existing tenant who has expressed the intention to renew.

Notes:

1 Independent Market Research by Japan Logistics Field Institute, Inc., March 2019.

2 Probable Maximum Loss ("PML") is a gauge commonly used to assess a property's seismic resistance. A PML of 15% is deemed to be sufficiently safe from earthquakes.

Operations Review

CHINA

China's economy expanded by 6.6% in 2018, compared with 6.9% in 2017, amidst a slowdown in exports and consumption[1]. Looking ahead, the IMF projected China's economy to grow at a slower 6.3% in 2019, citing the US-China trade tensions as a major drag on the economy[2].

In the logistics property sector, underpinned by retail and domestic consumption, 3PLs and e-commerce continued to drive leasing demand for warehouse space, contributing to stable rental growth in the Tier I and Tier II cities of China's major metropolitan regions.

To capitalise on the long-term prospects of China's logistics market, MLT is pursuing both organic and inorganic growth strategies. In June 2018, MLT acquired a 50% interest in 11 well-located Grade A logistics facilities from the Sponsor at an aggregate agreed property value of RMB2,846.8 million (S$575.3 million). The acquisition has doubled its NLA in China to over 800,000 sqm and increased its e-commerce revenue exposure from 18% to 42%. Meanwhile, the S$70 million phased redevelopment of Ouluo Logisitcs Centre[3] into a modern warehouse facility with 80,700 sqm of GFA is on track for completion in March 2020. Phase 1, which was completed in September 2018, is 100% leased upon completion.

MLT's China portfolio maintained a steady performance in FY18/19 with a portfolio occupancy rate of 95.5% as at 31 March 2019. Out of the 257,748 sqm of leases due for renewal in FY18/19, 89% was renewed or replaced. Of the balance 11% non-renewal, 6% was due to Ouluo Logistics Centre Phase 2 redevelopment which commenced in October 2018, while another 4% has secured a replacement lease that commenced on 1 April 2019. For the new or replacement leases concluded during the year, the rentals achieved were on average 2.6% higher than the preceding rentals.

Mapletree (Wuxi) Logistics Park

	No. of Properties	Book Value (CNY million)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19[4]	**20**	**3,221.2**	**95.5**	**2.3**	**2.4**	**843,150**
FY17/18	9	1,642.0	96.0	2.0	2.0	402,821

The demand drivers for warehouse space will face greater uncertainty in 2019 with the US-China trade conflict weighing on the Chinese economy. Nevertheless, Tier I and II cities in Eastern China are expected to register stable rental growth due to strong demand. On the other hand, certain sub-markets of Northern and Midwestern China may face more challenging leasing market conditions due to a high supply of new warehouse space in the short-term.

The Chinese Government has introduced new measures to promote the development of new logistics hubs, and stimulate investment and domestic consumption. Financing support for private enterprises will also drive demand for industrial real estate. Underpinned by continuing urbanisation and rising middle to high-income classes, the rapid development of China's e-commerce market and growth in domestic consumption will continue to flow through to retail and drive warehouse leasing demand.

Looking ahead, leases for approximately 229,353 sqm of NLA will be due for expiry in FY19/20. The Manager will maintain focus on active lease management to achieve a high occupancy rate and positive rental growth, while continuing to identify portfolio rejuvenation opportunities.

Notes:

1 National Bureau of Statistics of China.
2 International Monetary Fund, World Economic Outlook, April 2019.
3 Currently renamed as Mapletree Ouluo Logistics Park.
4 Inclusive of MLT's 50% interest in 11 properties in China.

AUSTRALIA

Australia's economy has recorded 27 consecutive years of positive economic growth. The record growth has been supported by a strong population growth rate, which led governments to increase public infrastructure spending, as well as rising domestic consumption.

An emerging online retail market, in turn, is driving strong industrial tenant demand, particularly from retail and logistics, and transport related users. However, there are domestic headwinds on the horizon due to rising household debt and a tightening mortgage market. These headwinds may have a dampening effect on consumer spending levels in the near term.

In the logistics property market, leasing demand from the industrial and logistics sector continues to underpin leasing activity especially in Australia's top markets, Sydney, Melbourne and Brisbane. Growing tenant demand and limited warehousing availability, coupled with rising land values, are resulting in rental growth. Sydney has experienced strong leasing demand from the transport, postal and warehousing users, accounting for over 50% of leasing deals in 2018. A similar experience has occurred in Melbourne with transport and warehousing sector being one of the strongest users in 2018. Brisbane has also seen a healthy leasing market with take-up rates more than doubling in the third and fourth quarters of 2018.

Coles Chilled Distribution Centre

	No. of Properties	Book Value (AUD million)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19	**10**	**650.2**	**100**	**5.9**	**7.9**	**268,065**
FY17/18	9	536.2	100	7.5	9.7	211,818

To capitalise on the positive long-term trends for logistics real estate, in November 2018, MLT acquired a distribution facility in Brisbane, strategically located along the Logan Motorway, the premium logistics hub for Brisbane. The facility is leased to Coles Group, one of Australia's leading supermarket chains. This acquisition marks MLT's first geographical expansion into Queensland and provides a quality and stable income stream for the Trust.

Following this acquisition, the Australian portfolio is now comprised of ten properties located in well-established logistics hubs in Sydney (five properties), Melbourne (three properties), Wodonga (one property) and Brisbane (one property). MLT's portfolio continues to provide a stable income stream with organic growth. Portfolio occupancy rate was maintained at 100% with a weighted average lease expiry (by revenue) of 7.9 years as at 31 March 2019.

Looking ahead, the Manager expects leasing activities to remain active in 2019 as tenant demand continues to grow, while MLT's well-located portfolio concentrated around key logistics nodes in Sydney, Melbourne and Brisbane will continue to provide stable income streams. There is approximately 6% of the portfolio (by revenue) due for expiry in the coming year. The Manager will actively seek to secure renewal or replacement tenants for these upcoming lease expiries to ensure stable occupancy and income. In addition, the Manager will maintain focus on seeking acquisitions of quality and well-located properties to augment its portfolio.

Operations Review

SOUTH KOREA

The South Korean economy expanded by 2.7% in 2018[1], its slowest pace in six years. Overall growth was supported by private consumption and government spending, while construction and facility investment remained weak. South Korea's trade-reliant economy was also impacted by a slowdown in exports as demand for semiconductors and petrochemical products fell due to uncertainties in the global economy.

In the logistics property sector, demand for modern logistics space continued to be driven by e-commerce, 3PLs and express delivery services. With rapid growth in online shopping and rising consumption of imported goods, well-located warehouses with convenient access to the Seoul Metropolitan Area ("SMA") as well as large scale, modern facilities are favoured due to the growing demand for last-mile distribution facilities. Meanwhile, a substantial volume of new supply has been added to the market during the past three years. According to CBRE, total warehouse stock in SMA increased by 1.78 million sqm or 44% to 5.86 million sqm in 2018. Consequently, the leasing market has turned more competitive. Nevertheless, new supply has been well absorbed. Overall vacancy rate declined to approximately 4.05% in second half of 2018, while rental rates of Grade A properties rose 3% year-on-year[2].

Against this backdrop, the Manager maintained a firm focus on lease management to ensure stable occupancy. Of the 80,224 sqm of leases due for expiry in FY18/19, all were successfully renewed or replaced by year-end, resulting in a portfolio occupancy rate of 99.1%.


Mapletree Logistics Centre – Iljuk

	No. of Properties	Book Value (KRW billion)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19	**12**	**383.5**	**99.1**	**1.9**	**1.9**	**358,118**
FY17/18	11	336.4	95.0	1.8	2.0	327,338

To capture the market's growing demand for quality logistics space in prime locations, MLT expanded its presence in South Korea with the acquisition of Mapletree Logistics Centre – Wonsam 1 ("Wonsam 1") for KRW 37.85 billion (S$46.4 million) in November 2018. Comprising two blocks of multi-tenanted dry warehouse with cross-docks, Wonsam 1 is located in Gyeonggi-do, the country's largest logistics cluster and within an hour's drive from Seoul.

Looking ahead, the South Korean economy is forecast to grow by 2.6% in 2019 amid a slowing global economy. Leasing demand for logistics properties will remain positive, supported by continued growth of e-commerce and express delivery. However, rental growth for the general market is expected to be limited due to the substantial amount of new supply. New supply of logistics space for SMA in 2019 is projected at approximately1.9 million sqm[2].

In FY19/20, leases for approximately 106,854 sqm of space are due to expire. The Manager is in final negotiations for renewal or replacement of 11% of the leases and will continue its active leasing efforts to secure prospects for the remaining expiries. The Manager will also continue to seek acquisition opportunities for quality assets in core logistics locations to augment the portfolio.

Notes:

1 National Accounts in the Year 2018 (Preliminary), The Bank of Korea, 5 March 2019.
2 Independent Market Research by CBRE Korea Co., Ltd., March 2019.

MALAYSIA

The Malaysian economy grew at a more moderate pace of 4.7% in 2018[1], compared to 5.9% in 2017. The slower growth reflects a fall in government development expenditure and weakened global demand for Malaysia's commodities, while the overall economy continued to be supported by strong private consumption and a stable labour market.

The logistics property sector has seen positive growth in the last decade underpinned by stable trade growth and the government's initiatives to position Malaysia as ASEAN's preferred logistics gateway. More recently, as supply chains are being revolutionised by emerging technologies and changes in consumer behaviour, this has resulted in new growth areas such as e-commerce and last-mile delivery markets. In tandem with this growth, the logistics industry has been expanding rapidly in the country, especially in the Greater Kuala Lumpur area. Demand for good quality, well-located warehouses remained strong, driven by domestic consumption, manufacturing, e-commerce and last-mile delivery. Coupled with a tight supply of quality warehouse space, overall occupancy rates remained high while rental rates were stable[2].

Against this backdrop, MLT's Malaysia portfolio achieved another set of healthy operating results in FY18/19. The majority of MLT's properties are located in the industrial parks in Shah Alam and Subang. Well served by transportation networks, they are ideal for local distribution and have continued to enjoy strong leasing interest. Of the 131,157 sqm of NLA due for expiry in the year, all of the leases were renewed or replaced, at an average positive rental reversion of about 1.0%. Portfolio occupancy was maintained at 100% at the close of the financial year.

Celestica Hub

	No. of Properties	Book Value (MYR million)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19	**14**	**678.0**	**100**	**1.6**	**1.7**	**317,824**
FY17/18	14	661.0	100	1.2	1.1	317,824

Looking ahead, the outlook on Malaysia's logistics property sector remains positive, supported by a resilient demand from the fast-moving consumer goods sector and the booming e-commerce sector. In particular, the establishment of DFTZ ("Digital Free Trade Zone") is expected to spur growth in the e-commerce logistics space. While the supply of modern logistics facilities is expected to increase in response to rising demand, overall supply will remain relatively tight. Occupancy rates are likely to be sustained at healthy levels while rental rates will likely remain stable.

In FY19/20, leases for approximately 120,102 sqm of NLA are due to expire. The Manager is in final negotiations for 22% of the leased space and is confident of renewing or securing replacement leases for the remaining 78%.

Notes:
1 Bank Negara Press Release, 14 February 2019.
2 Independent Market Research by Jones Lang Wootton, March 2019.

VIETNAM

Vietnam's economy expanded by 7.1%[1] in 2018, the highest growth in the past 11 years. Simultaneous and balanced growth across numerous industries, higher domestic demand and record export earnings contributed to the robust economic growth. Foreign direct investment ("FDI") also played a key role in the thriving economy, surging 9.1% year-on-year to reach US$19.1 billion[2] as disbursed capital.

Vietnam's strong domestic fundamentals including a fast growing economy coupled with a burgeoning middle class provide an attractive backdrop for development of the retail and e-commerce sectors. The explosion in retail and e-commerce in Vietnam seen recently is also presenting opportunities and driving demand for value-added distribution services, distribution centers, last-mile delivery and fulfillment warehouses.

Besides the country's fast growing domestic consumption, demand for warehouse space is also underpinned by the strong inflows of FDI and healthy growth in manufacturing and exports. In addition, Vietnam is among the few countries benefiting from the US-China trade tensions, with a growing number of companies shifting their manufacturing bases from China to Vietnam, thus driving demand for warehousing and other logistics services.

MLT's portfolio in Vietnam has benefitted from these trends, achieving another set of strong operating metrics in FY18/19. MLT's portfolio is comprised of four assets, namely, Mapletree Logistics Park Bac Ninh Phase 1 located in northern Vietnam and another three assets in southern Vietnam – Mapletree Logistics Centre, Mapletree Logistics Park Binh Duong Phase 2 and the newly acquired Unilever VSIP Distribution Center.

Mapletree Logistics Centre

	No. of Properties	Book Value (VND billion)	Occupancy Rate (%)	WALE by NLA (years)	WALE by Revenue (years)	NLA (sqm)
FY18/19	**4**	**1,765.3**	**100**	**4.0**	**4.0**	**210,171**
FY17/18	3	931.9	100	1.3	1.3	143,325

Given their strategic locations within the established manufacturing hubs of Bac Ninh and Binh Duong, and close proximity to Hanoi and Ho Chi Minh City ("HCMC"), respectively, they are attractive to 3PLs and manufacturing companies.

All leases due for expiry during the year were successfully renewed or replaced. In total, the Manager secured new and renewal leases representing 55,140sqm of NLA and achieved an average positive rental reversion of 2.8% on these leases. This has brought the portfolio occupancy rate to 100% as at 31 March 2019, similar to last year.

The growing demand for warehouses is seen not only in traditional logistics hubs such as HCMC and Binh Duong in the South, and Hanoi and Bac Ninh in the North, but also in satellite provinces such as Long An, Dong Nai, Long Thanh (adjacent to HCMC) as well as Hung Yen, Hai Duong and Hai Phong (southeast of Hanoi). In response to the robust demand, new supply by both local and international developers has been rising, while end-users and 3PLs are also acquiring or building their own warehouses.

In FY19/20, leases for about 68,328 sqm of space are due to expire. In view of the healthy leasing market, the Manager is confident of renewing or replacing the leases and maintaining a high occupancy level for the assets. In addition, the Manager will continue seeking opportunities to acquire quality and well-located facilities to capitalise on the strong demand for logistics space.

Notes:

1 General Statistics Office of Vietnam.

2 Ministry of Planning and Investment of Vietnam.

Property Portfolio

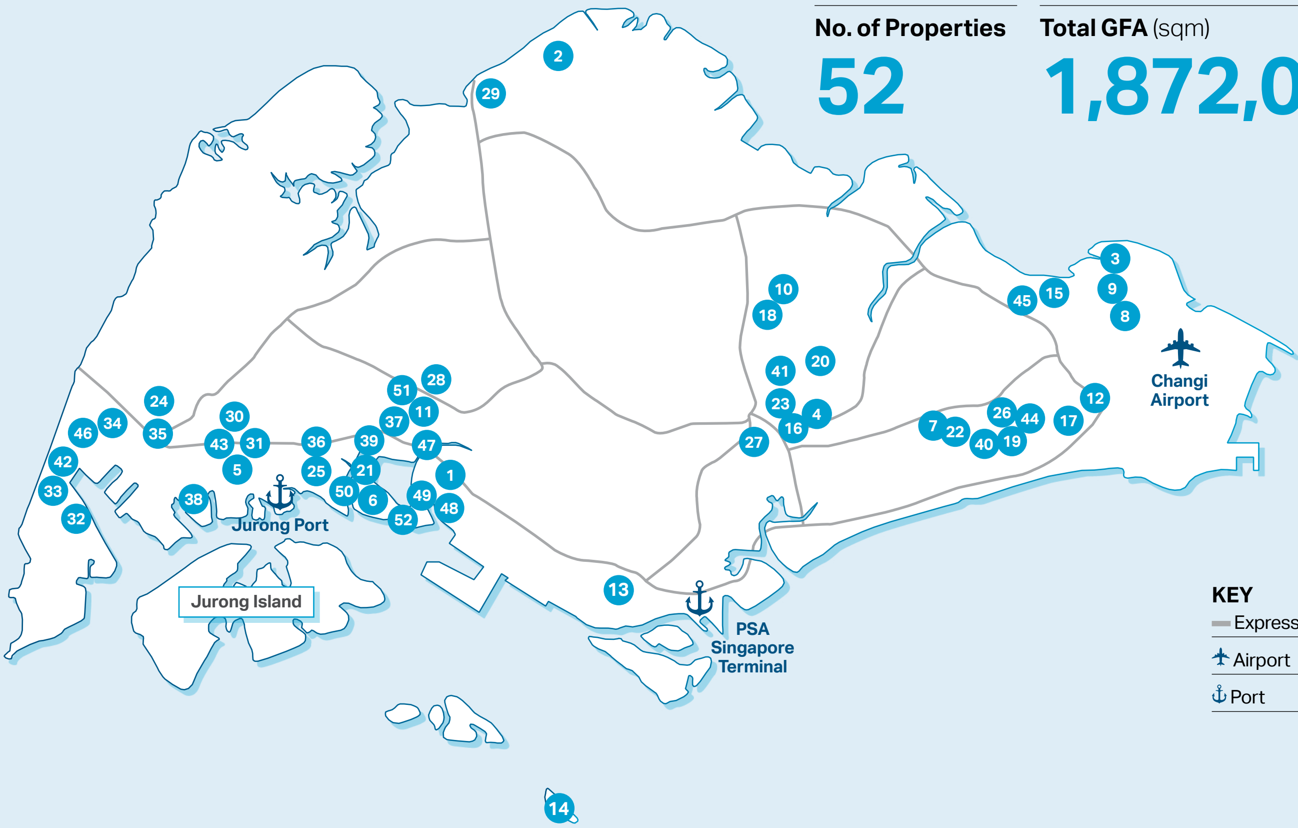
SINGAPORE

No. of Properties

52

Total GFA (sqm)

1,872,083



KEY
Expressways
Airport
Port

1	Tic Tech Centre	19	10 Changi South Street 3	37	30 Boon Lay Way
2	19 Senoko Loop	20	85 Defu Lane 10	38	Menlo (Benoi)
3	Expeditors	21	31 Penjuru Lane	39	SH Cogent (Penjuru Close)
4	Allied Telesis	22	8 Changi South Lane	40	15 Changi South Street 2
5	Mapletree Benoi Logistics Hub	23	138 Joo Seng Road	41	Natural Cool Lifestyle Hub
6	37 Penjuru Lane	24	4 Tuas Avenue 5	42	73 Tuas South Avenue 1
7	6 Changi South Lane	25	Jurong Logistics Hub	43	51 Benoi Road
8	70 Alps Avenue	26	Kingsmen Creatives	44	44 & 46 Changi South Street 1
9	60 Alps Avenue	27	1 Genting Lane	45	36 Loyang Drive
10	Ban Teck Han	28	521 Bukit Batok Street 23	46	Jian Huang Building
11	Mapletree Logistics Hub, Toh Guan	29	6 Marsiling Lane	47	190A Pandan Loop
12	50 Airport Boulevard	30	Union Steel (Pioneer)	48	4 Pandan Avenue
13	Prima	31	119 Neythal Road	49	52 Tanjong Penjuru
14	Pulau Sebarok	32	30 Tuas South Avenue 8	50	6 Fishery Port Road
15	Kenyon	33	Union Steel (Tuas View)	51	5A Toh Guan Road East
16	Toppan	34	Pioneer Districentre	52	38 Tanjong Penjuru
17	39 Changi South Avenue 2	35	Mapletree Pioneer Logistics Hub		
18	2 Serangoon North Avenue 5	36	3A Jalan Terusan		

Property Portfolio

SINGAPORE

1 Tic Tech Centre

2 19 Senoko Loop

3 Expeditors

4 Allied Telesis

5 Mapletree Benoi Logistics Hub

6 37 Penjuru Lane

7 6 Changi South Lane

8 70 Alps Avenue

9 60 Alps Avenue

10 Ban Teck Han

11 Mapletree Logistics Hub, Toh Guan

12 50 Airport Boulevard

13 Prima

14 Pulau Sebarok

15 Kenyon

16 Toppan

17 39 Changi South Avenue 2

18 2 Serangoon North Avenue 5

19 10 Changi South Street 3

20 85 Defu Lane 10

21 31 Penjuru Lane

22 8 Changi South Lane

23 138 Joo Seng Road

24 4 Tuas Avenue 5

25 Jurong Logistics Hub

26 Kingsmen Creatives

27 1 Genting Lane

	Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
1	**Tic Tech Centre**	78	35,880	18	• Recall Total Information Management Pte. Ltd. • Sunningdale Tech Ltd • NYK Ship Management Pte Ltd	30+30 years (16 May 1996)	S$48.0	S$55.0
2	**19 Senoko Loop**	83	12,357	3	• Seagate Singapore International Headquarters Pte. Ltd.	30+30 years (1 May 1994)	S$15.7	S$18.5
3	**Expeditors**	100	12,388	1	• Expeditors Singapore Pte. Ltd.	30 years (16 Oct 2003)	S$19.6	S$18.3
4	**Allied Telesis**	100	10,593	1	• Allied Telesis International (Asia) Pte. Ltd.	30+30 years (15 Feb 2004)	S$12.5	S$23.0
5	**Mapletree Benoi Logistics Hub**	100	89,385	7	• Pokka Corporation (Singapore) Pte Ltd • XPO Logistics Worldwide Asia Pacific Pte Ltd • Schenker Singapore (Pte) Ltd	30 years (16 Feb 2010)	S$27.4	S$138.0
6	**37 Penjuru Lane**	83	11,150	9	• Recall Total Information Management Pte. Ltd. • Pro World Logistics Pte Ltd	30 years (16 Aug 1996)	S$15.6	S$7.0
7	**6 Changi South Lane**	100	11,496	2	• ST Electronics (Data Centre Solutions) Pte Ltd • Excelpoint Systems (Pte) Ltd	30+30 years (1 Jan 1995)	S$11.4	S$22.6
8	**70 Alps Avenue**	99	21,408	12	• DHL Supply Chain Singapore Pte Ltd • GAC Singapore Pte Ltd • Kuehne + Nagel Pte Ltd	30 years (1 Dec 2002)	S$35.0	S$27.6
9	**60 Alps Avenue**	100	10,759	1	• XPO Logistics Worldwide Asia Pacific Pte Ltd	Two leases: 30 years (1 Oct 2001) and 29 years (16 Jul 2002)	S$18.1	S$15.1
10	**Ban Teck Han**	100	11,054	1	• Ban Teck Han Enterprise Co Pte. Ltd.	30+30 years (1 Oct 1996)	S$20.4	S$25.0
11	**Mapletree Logistics Hub, Toh Guan**	100	64,885	9	• Nippon Express (Singapore) Pte Ltd	30+30 years (1 Dec 1990)	S$13.7	S$136.5
12	**50 Airport Boulevard**	100	22,136	1	• Dnata Singapore Pte Ltd	60 years (7 Dec 1979)	S$19.0	S$20.4
13	**Prima**	100	58,331	1	• Prima Ltd.	99 years (1 Oct 1997)	S$26.5	S$44.0
14	**Pulau Sebarok**	100	510,480	3	• Vopak Terminals Singapore Pte Ltd • Singapore Petroleum Company Ltd • Singaport Cleanseas Pte Ltd	73 years (1 Oct 1997)	S$91.0	S$119.6
15	**Kenyon**	100	14,521	1	• Kenyon Pte Ltd	30+23 years (1 Jun 2000)	S$16.5	S$23.6
16	**Toppan**	100	10,469	1	• Toppan Leefung Pte. Ltd.	Two leases: 30+30 years (1 Dec 1989) and 28+30 years (1 Sep 1991)	S$12.2	S$18.0
17	**39 Changi South Avenue 2**	85	6,165	3	• Nook and Cranny Pte. Ltd. • Parisilk Electronics & Computers Pte Ltd	30+30 years (1 Apr 1995)	S$9.1	S$10.8
18	**2 Serangoon North Avenue 5**	100	24,740	11	• TEPG Pte Ltd • Innovix Distribution Pte Ltd • WT Microelectronics Singapore Pte Ltd	30+30 years (1 Nov 1995)	S$45.0	S$54.1
19	**10 Changi South Street 3**	100	10,682	6	• Strategic Marketing (S) Pte. Ltd. • Rhema Movers Pte Ltd	30+30 years (1 Mar 1995)	S$17.3	S$18.1
20	**85 Defu Lane 10**	92	10,080	9	• Expand Construction Pte Ltd • Benning Power Electronics Pte Ltd	30+30 years (1 May 1990)	S$17.0	S$14.3
21	**31 Penjuru Lane**	76	15,430	6	• Uni Brands Pte. Ltd • Absotech Pte. Ltd • Force 21 Equipment Pte Ltd	30+13 years (1 Feb 1989)	S$16.2	S$11.8
22	**8 Changi South Lane**	100	8,966	3	• Goodrich Global Pte. Ltd • Goldenlink Auto Pte Ltd	30+30 years (1 Sep 1997)	S$15.6	S$16.0
23	**138 Joo Seng Road**	100	8,765	5	• Platinum Wine & Spirits Pte. Ltd. • Sourceability SG Pte. Ltd. • Takashimaya Singapore Ltd	30+30 years (1 Sep 1991)	S$13.0	S$16.9
24	**4 Tuas Avenue 5**	63	9,845	4	• Compact Resources Pte Ltd	30+30 years (16 Nov 1989)	S$13.0	S$12.5
25	**Jurong Logistics Hub**	98	124,566	67	• Chasen Logistics Services Ltd • Yamaha Motor Distribution Singapore Pte Ltd • Geodis Wilson Singapore Pte. Ltd.	30+30 years (1 Jan 2001)	S$168.0	S$268.7
26	**Kingsmen Creatives**	100	11,315	1	• Kingsmen Creatives Ltd.	30+30 years (1 Oct 1998)	S$13.9	S$17.5
27	**1 Genting Lane**	100	8,297	1	• Furniture Club Holdings Pte Ltd	60 years (1 Apr 1988)	S$11.0	S$13.0

Property Portfolio

SINGAPORE

28 521 Bukit Batok Street 23

29 6 Marsiling Lane

30 Union Steel (Pioneer)

31 119 Neythal Road

32 30 Tuas South Avenue 8

33 Union Steel (Tuas View)

34 Pioneer Districenter

35 Mapletree Pioneer Logistics Hub

36 3A Jalan Terusan

37 30 Boon Lay

38 Menlo (Benoi)

39 SH Cogent (Penjuru Close)

40 15 Changi South Street 2

41 Natural Cool Lifestyle Hub

42 73 Tuas South Avenue 1

43 51 Benoi Road

44 44 & 46 Changi South Street 1

45 36 Loyang Drive

46 Jian Huang Building

47 190A Pandan Loop

48 4 Pandan Avenue

49 52 Tanjong Penjuru

50 6 Fishery Port Road

51 5A Toh Guan Road East

52 38 Tanjong Penjuru

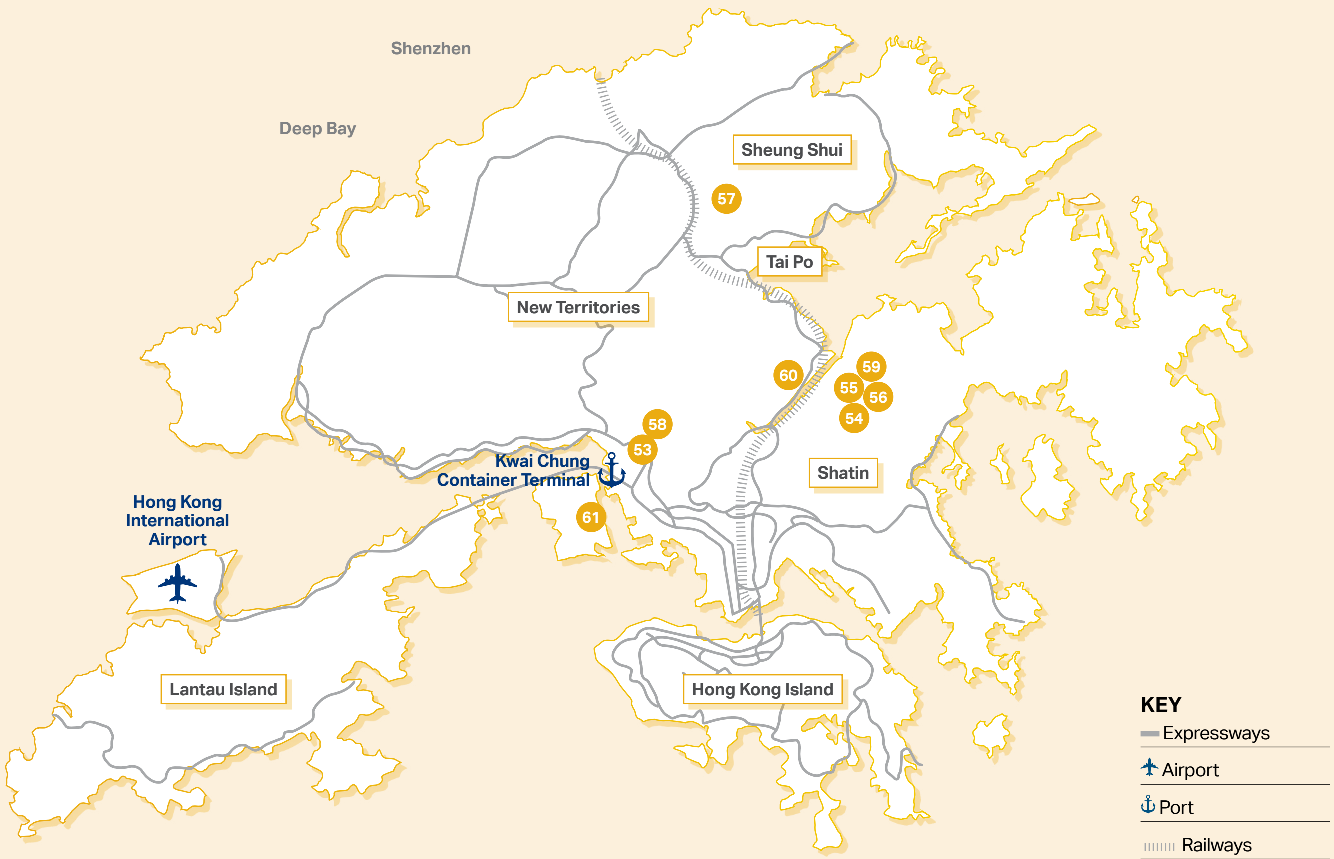
Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
28 521 Bukit Batok Street 23	94	14,782	13	• Ground and Sharp Precision Engineering Pte Ltd • Sri Murugan Manufacturing Pte. Ltd.	30+30 years (1 Sep 1995)	S$25.4	S$22.0
29 6 Marsiling Lane	100	15,069	6	• Intevac Asia Pte Ltd • Vallourec Asia Pacific Corp Pte Ltd	60 years (1 Jun 1978)	S$18.0	S$20.9
30 Union Steel (Pioneer)	100	5,442	1	• Union Steel Pte Ltd	30+30 years (1 May 1993)	S$6.9	S$7.8
31 119 Neythal Road	81	11,987	8	• Starcoat Pte. Ltd. • Ever Glory Logistics Pte Ltd • Harmonious Coretrades Pte. Ltd.	60 years (1 Jul 1979)	S$17.3	S$12.8
32 30 Tuas South Avenue 8	100	5,233	1	• Lai Yew Seng Pte Ltd	30+30 years (1 Sep 1998)	S$6.9	S$8.2
33 Union Steel (Tuas View)	100	4,405	1	• YLS Steel Pte Ltd	60 years (30 Oct 1996)	S$5.8	S$7.7
34 Pioneer Districentre	100	12,252	2	• Pioneer Districentre Pte. Ltd.	12+12 years (1 Aug 2012)	S$14.2	S$12.8
35 Mapletree Pioneer Logistics Hub	100	68,662	10	• SH Cogent Logistics Pte Ltd • Sankyu (Singapore) Pte Ltd • JPP Far East (S) Pte Ltd	30+30 years (1 Aug 1993)	S$40.0	S$121.7
36 3A Jalan Terusan	100	20,124	1	• Hock Seng Heng Tpt & Trading Pte Ltd	30+12 years (1 Sep 1995)	S$26.5	S$19.0
37 30 Boon Lay Way	77	31,012	8	• XPO Logistics Worldwide Asia Pacific Pte Ltd • Beni Warehousing Pte Ltd • Blu World Pte Ltd	30+15 years (16 Jul 1989)	S$48.0	S$23.0
38 Menlo (Benoi)	100	6,948	1	• XPO Logistics Worldwide Asia Pacific Pte Ltd	20 years (16 Feb 2010)	S$7.6	S$5.4
39 SH Cogent (Penjuru Close)	100	41,253	1	• SH Cogent Logistics Pte. Ltd.	29 years (1 June 2006)	S$43.0	S$42.5
40 15 Changi South Street 2	92	19,694	5	• CEVA Logistics Singapore Pte Ltd • Rohm Semiconductor Singapore Pte Ltd • Futar Enterprises Private Limited	25+30 years (16 Oct 1999)	S$34.5	S$30.5
41 Natural Cool Lifestyle Hub	100	19,708	1	• Natural Cool Investments Pte Ltd	30+30 years (1 Feb 2007)	S$53.0	S$60.3
42 73 Tuas South Avenue 1	33	8,640	1	• Noel Gifts International Ltd	30+30 years (1 June 1997)	S$18.3	S$16.5
43 51 Benoi Road	85	31,032	7	• Forum Energy Asia Pacific Pte. Ltd. • Pacific Star Development Limited • TBH Industrial and Marine Pte Ltd	30+30 years (16 Apr 1995)	S$55.0	S$42.4
44 44 & 46 Changi South Street 1	100	9,920	1	• PG Technologies Pte. Ltd.	Two leases: 30 years (16 Feb 2007) and 30 years (16 Oct 2006)	S$16.8	S$14.0
45 36 Loyang Drive	100	7,784	1	• Zodiac Aerospace Services Asia Pte Ltd	30+28 years (1 Dec 1993)	S$13.8	S$14.9
46 Jian Huang Building	100	14,521	2	• Jian Huang Engineering Pte Ltd • Aliaxis Singapore Pte. Ltd.	30 years (16 Sep 2007)	S$24.5	S$20.0
47 190A Pandan Loop	100	10,217	4	• Havi Logistics (Singapore) Pte. Ltd • ARYZTA Singapore Pte. Ltd • Awfully Chocolate Central Kitchen Pte Ltd	30+30 years (1 Jan 1994)	S$36.6	S$31.9
48 4 Pandan Avenue	100	54,401	1	• CWT Project Logistics Pte. Ltd.	30 years (9 Oct 2014)	S$117.0	S$130.0
49 52 Tanjong Penjuru	100	74,898	1	• SM Integrated Transware Pte Ltd	30+10 years (1 Jul 2009)	S$179.0	S$196.0
50 6 Fishery Port Road	100	61,399	1	• CWT Pte. Limited	30+24 years (29 Jun 2011)	S$244.0	S$271.8
51 5A Toh Guan Road East	100	52,592	1	• CWT Logistics (S) Pte. Ltd.	30+21 years (1 Mar 1991)	S$115.0	S$120.1
52 38 Tanjong Penjuru	100	32,263	1	• CWT Pte. Limited	30+14 years (1 Nov 2005)	S$75.0	S$86.0

Property Portfolio

HONG KONG

No. of Properties
9

Total GFA (sqm)
302,478



53 Tsuen Wan No.1

54 Shatin No. 2

55 Shatin No. 3

56 Shatin No. 4

57 Bossini Logistics Centre

58 1 Wang Wo Tsai Street

59 Grandtech Centre

60 Shatin No. 5

61 Mapletree Logistics Hub Tsing Yi

Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
53 Tsuen Wan No.1	100	17,094	9	• Yusen Logistics (Hong Kong) Limited • JFC Hong Kong Limited • CYTS-Spirit Logistics Limited	149 years (1 Jul 1898)	HKD206.0	HKD530.0
54 Shatin No. 2	100	26,201	3	• Taiun (H.K.) Co., Limited • MOL Logistics (H.K.) Limited	60 years (27 Nov 1987)	HKD341.0	HKD935.0
55 Shatin No. 3	100	39,125	4	• Equinix Hong Kong Limited • MOL Logistics (H.K.) Limited • Vantec Hitachi Transport System (Hong Kong) Limited	58 years (28 Dec 1989)	HKD935.9	HKD1,675.5
56 Shatin No. 4	96	54,137	23	• UTi (HK) Limited • Pegasus Logistics Limited • Jacobson Group Management Limited	55 years (4 May 1992)	HKD1,037.0	HKD2,202.5
57 Bossini Logistics Centre	100	12,763	1	• Bossini Enterprises Limited	60 years (27 Nov 1987)	HKD113.0	HKD403.0
58 1 Wang Wo Tsai Street	100	17,073	1	• Equinix Hong Kong Limited	54 years (26 Nov 1993)	HKD210.0	HKD758.5
59 Grandtech Centre	95	47,304	46	• Hua Ke Logistics (HK) Limited • Jennex Technology Limited • Hong Kong Raton International Company Limited	56 years (19 Nov 1991)	HKD780.0	HKD2,052.0
60 Shatin No. 5	100	6,599	4	• DKSH Hong Kong Limited • Miko Cold Storage Services Limited	149 years (1 Jul 1898)	HKD66.0	HKD255.0
61 Mapletree Logistics Hub Tsing Yi	100	148,065	12	• Ever Gain Company Limited • Adidas Hong Kong Limited • Angliss Hong Kong Food Service Limited	50 years (2 Jul 2013)	HKD4,800.0	HKD5,512.5

Property Portfolio

JAPAN

No. of Properties	Total GFA (sqm)
20	431,621

62 Gyoda Centre

63 Ayase Centre

64 Kyoto Centre

65 Atsugi Centre

66 Funabashi Centre

67 Kashiwa Centre

68 Shonan Centre

69 Sendai Centre

70 Iwatsuki Centre

71 Iruma Centre

72 Noda Centre

73 Toki Centre

74 Hiroshima Centre

75 Eniwa Centre

76 Sano Centre

77 Moriya Centre

78 Mokurenji Centre

79 Mizuhomachi Centre

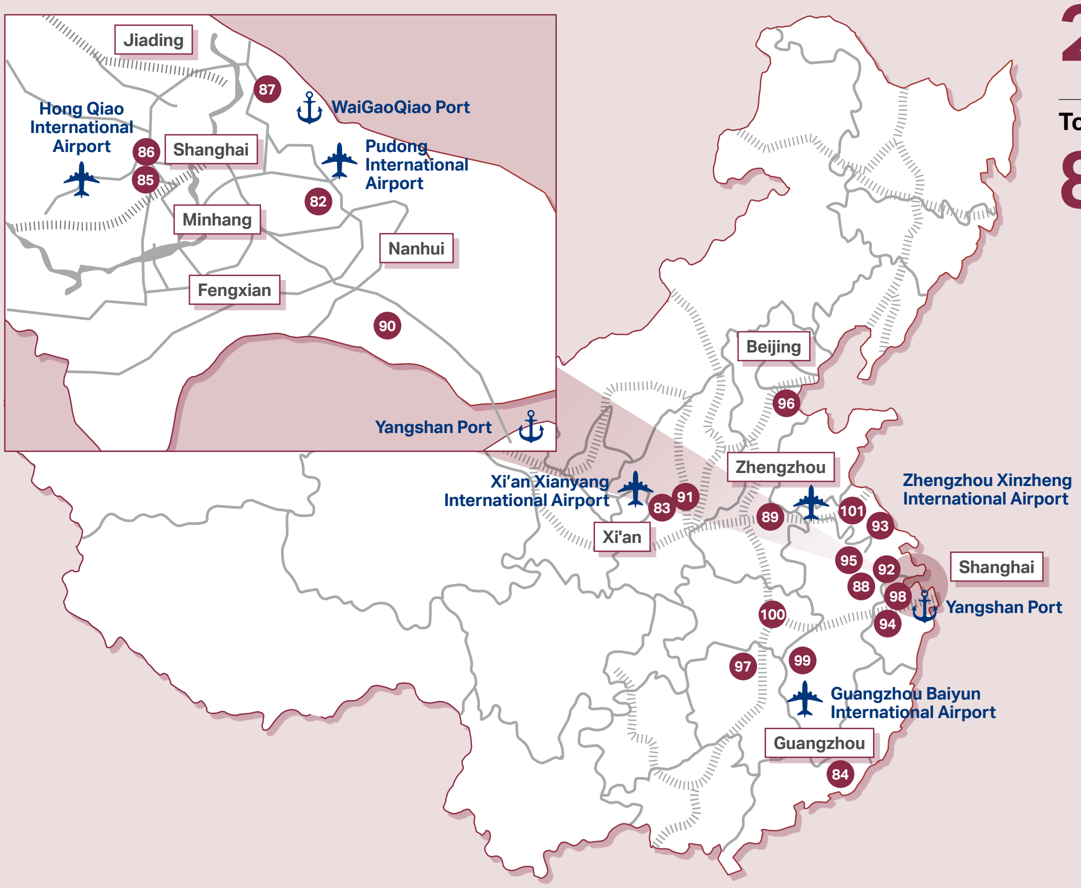
80 Aichi Miyoshi Centre

81 Kyotanabe Centre

Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
62 Gyoda Centre	100	8,622	1	• TESCOMPO Co., Ltd.	Freehold	JPY1,806.4	JPY1,272.0
63 Ayase Centre	100	3,903	1	• Nippon Access, Inc.	Freehold	JPY1,274.6	JPY1,320.0
64 Kyoto Centre	100	22,510	1	• Nichirei Logistics Group Inc	Freehold	JPY8,809.0	JPY7,510.0
65 Atsugi Centre	100	15,693	1	• Senko Co., Ltd.	Freehold	JPY3,660.0	JPY3,766.0
66 Funabashi Centre	100	17,664	2	• Nippon Access, Inc. • Kokubu Kanshinetsu Co., Ltd	Freehold	JPY3,719.4	JPY4,446.0
67 Kashiwa Centre	100	29,164	1	• Toshiba Logistics Corporation	Freehold	JPY6,900.0	JPY7,346.0
68 Shonan Centre	100	30,489	1	• Marubeni Corporation	Freehold	JPY4,360.0	JPY6,236.0
69 Sendai Centre	100	4,249	2	• Kibun Fresh Systems Co., Ltd • Shiogama Rikuun K.K.	Freehold	JPY1,490.0	JPY1,680.0
70 Iwatsuki Centre	100	35,377	2	• SBS Logicom Co., Ltd • IDOM Inc.	Freehold	JPY4,800.0	JPY1,803.0
71 Iruma Centre	100	26,204	1	• SBS Logicom Co., Ltd	Freehold	JPY3,400.0	JPY3,511.0
72 Noda Centre	100	35,567	1	• SBS Logicom Co., Ltd	Freehold	JPY4,800.0	JPY6,642.0
73 Toki Centre	100	16,545	1	• Hamakyorex Co., Ltd	Freehold	JPY1,050.0	JPY1,620.0
74 Hiroshima Centre	100	43,640	1	• Nippon Access, Inc.	Freehold	JPY7,300.0	JPY8,600.0
75 Eniwa Centre	100	17,498	1	• Kokubu Hokkaido & Co., Ltd	Freehold	JPY1,460.0	JPY1,530.0
76 Sano Centre	100	7,217	1	• Arata Corporation	Freehold	JPY1,050.0	JPY1,140.0
77 Moriya Centre	100	41,713	1	• Nippon Express Co., Ltd.	Freehold	JPY4,640.0	JPY6,720.0
78 Mokurenji Centre	100	23,864	1	• Logicom Inc.	Freehold	JPY3,865.0	JPY4,461.0
79 Mizuhomachi Centre	100	20,212	1	• Logicom Inc.	Freehold	JPY3,500.0	JPY4,301.0
80 Aichi Miyoshi Centre	100	6,723	1	• Hokkoh Transportation Inc.	Freehold	JPY1,155.0	JPY1,260.0
81 Kyotanabe Centre	100	12,343	1	• Itochu-Shokuhin Co., Ltd	Freehold	JPY1,830.0	JPY2,510.0

Property Portfolio

CHINA



No. of Properties

20

Total GFA (sqm)

823,147

KEY

- Expressways
- Airport
- Port
- Railways

	Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
82	**Mapletree Ouluo Logistics Park**	100	44,624	5	• DHL Bonded Warehouse (Beijing) Co., Ltd. Shanghai Branch/DHL Sinotrans International Air Courier Ltd • Shanghai TAKE Logistics Co., Ltd	50 years (4 Sep 2002)	RMB120.0	RMB327.8
83	**Mapletree Xi'an Logistics Park**	89	22,876	1	• Xi'an Yuankang Industry and Trade Co.,Ltd	50 years (3 June 2005)	RMB90.0	RMB63.0
84	**Mapletree American Industrial Park**	95	116,896	42	• EuroKera Guangzhou Factory • Guangdong Hong De Technology Property Management Co., Ltd.	46 years (27 Jun 2006)	RMB241.3	RMB308.0
85	**Mapletree Northwest Logistics Park (Phase 1)**	100	30,011	6	• Shanghai Dia Retail Co., Ltd • Shanghai Zhengming Intl Logistics Co., Ltd	50 years (10 Jan 2005)	RMB100.0	RMB182.9
86	**Mapletree Northwest Logistics Park (Phase 2)**	95	10,933	2	• Shanghai Kejie Logistics Co.,Ltd.	50 years (30 Oct 2006)	RMB55.0	RMB63.3
87	**Mapletree Waigaoqiao Logistics Park**	75	37,698	4	• Integrated Shun Hing Logistics (Shanghai) Co. Ltd. • Shanghai Zhongyue Supply Chain Management Co., Ltd	50 years (1 Jan 1995)	RMB158.3	RMB196.9
88	**Mapletree (Wuxi) Logistics Park**	100	45,084	8	• Wuxi Airsea Supply Chain Management Co. • Suzhou Hua Shi Bo Ji International Logistics Co.	50 years (31 Dec 2006)	RMB116.0	RMB140.8
89	**Mapletree (Zhengzhou) Logistics Park**	100	78,132	6	• Zhengzhou Deppon Logistics Co. • Beijing Aode Logistics Co.	50 years (30 May 2012)	RMB205.6	RMB251.1
90	**Mapletree Yangshan Bonded Logistics Warehouses**	100	45,940	2	• Shanghai Oceaneast International Logistics Co., Ltd • Shanghai Bang Da Xin Logistics Co., Ltd	50 years (21 Aug 2006)	RMB197.2	RMB233.8

82 Mapletree Ouluo Logistics Park

83 Mapletree Xi'an Logistics Park

84 Mapletree American Industrial Park

85 Mapletree Northwest Logistics Park (Phase 1)

86 Mapletree Northwest Logistics Park (Phase 2)

87 Mapletree Waigaoqiao Logistics Park

88 Mapletree (Wuxi) Logistics Park

89 Mapletree (Zhengzhou) Logistics Park

90 Mapletree Yangshan Bonded Logistics Warehouses

91 Mapletree Fengdong (Xi'an) Industrial Park

92 Mapletree Wuxi New District Logistics Park

93 Mapletree Nantong Chongchuan Logistics Park

94 Mapletree Hangzhou Logistics Park

95 Mapletree Changshu Logistics Park

96 Mapletree Tianjin Wuqing Logistics Park

97 Mapletree Changsha Logistics Park Phase 1

98 Mapletree Jiaxing Logistics Park

99 Mapletree Nanchang Logistics Park

100 Mapletree Wuhan Yangluo Logistics Park

101 Mapletree Zhenjiang Logistics Park

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

Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
91 **Mapletree Fengdong (Xi'an) Industrial Park**	100	63,558	5	• Xi'an Zhicheng Deppon Logistics Co. Ltd • Yue-Shen(Taicang)Footwear Co., Ltd. Xi'xian New District Branch	50 years (10 Dec 2013)	RMB284.6	RMB290.3
92 **Mapletree Wuxi New District Logistics Park**	100	122,403	18	• China Post Express Mail Service Co., Ltd. Jiangsu E-Commerce Branch • Suzhou Pulibang Logistics Co., Ltd. • Speedex CJ Logistics Co., Ltd.	50 years (17 Mar 2014)	RMB411.6	RMB420.2
93 **Mapletree Nantong Chongchuan Logistics Park**	100	78,624	14	• Shanghai Zhengming Modern Logistics Co., Ltd • ZTO express Co.,Ltd. • Sinotrans Nantong Suzhong Logistics Co., Ltd.	West: 50 years (30 Jan 2015) East: 50 years (20 Oct 2014)	RMB261.7	RMB268.3
94 **Mapletree Hangzhou Logistics Park**	100	106,726	5	• Hangzhou Cainiao Supply Chain Management Co., Ltd. • Hangzhou Haomusi Food Co., Ltd.	50 years (6 Sep 2014)	RMB381.8	RMB392.0
95 **Mapletree Changshu Logistics Park**	98	60,966	7	• Adient Yanfeng Seating Mechanism Co.,Ltd. • Nissin (Changshu) International Logistics Co., Ltd.	50 years (15 Feb 2015)	RMB191.5	RMB195.5
96 **Mapletree Tianjin Wuqing Logistics Park**	100	29,148	1	• Sinotrans Logistics Development Co., Ltd. Tianjin Branch	50 years (13 Feb 2015)	RMB104.2	RMB105.1
97 **Mapletree Changsha Logistics Park Phase 1**	100	79,253	7	• Zhejiang Cainiao Supply Chain Management Co., Ltd. • Hunan Yujia Cosmetics Manufacturing Co., Ltd.	50 years (21 Jun 2014)	RMB301.4	RMB306.1
98 **Mapletree Jiaxing Logistics Park**	100	35,683	1	• Hangzhou Best Network Technology Co.,Ltd.	50 years (27 Jan 2016)	RMB125.8	RMB127.0
99 **Mapletree Nanchang Logistics Park**	100	73,950	6	• Zhejiang Cainiao Supply Chain Management Co., Ltd. • Jiangxi SF Express Co., Ltd.	50 years (15 Jan 2016)	RMB216.5	RMB222.0
100 **Mapletree Wuhan Yangluo Logistics Park**	100	69,984	1	• Hubei Jingbangda Supply Chain Technology Co., Ltd.	50 years (11 Jun 2015)	RMB237.9	RMB242.4
101 **Mapletree Zhenjiang Logistics Park**	63	101,616	2	• Jurong Xiangyun Logistics Co., Ltd. • Jiangsu Jingxundi Supply Chain Management Co., Ltd.	50 years (1 Oct 2016)	RMB329.8	RMB338.2

Property Portfolio

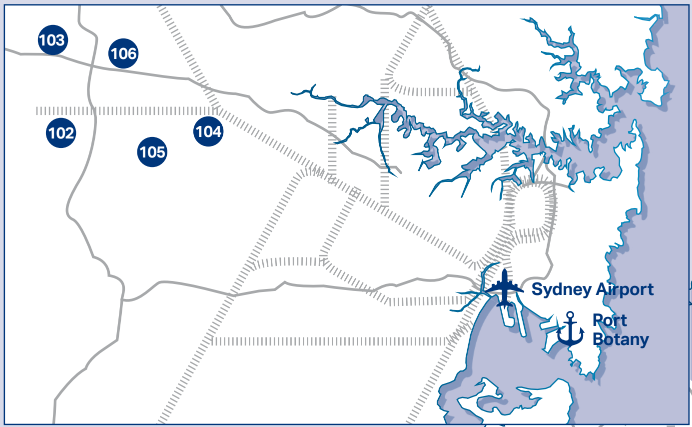
AUSTRALIA

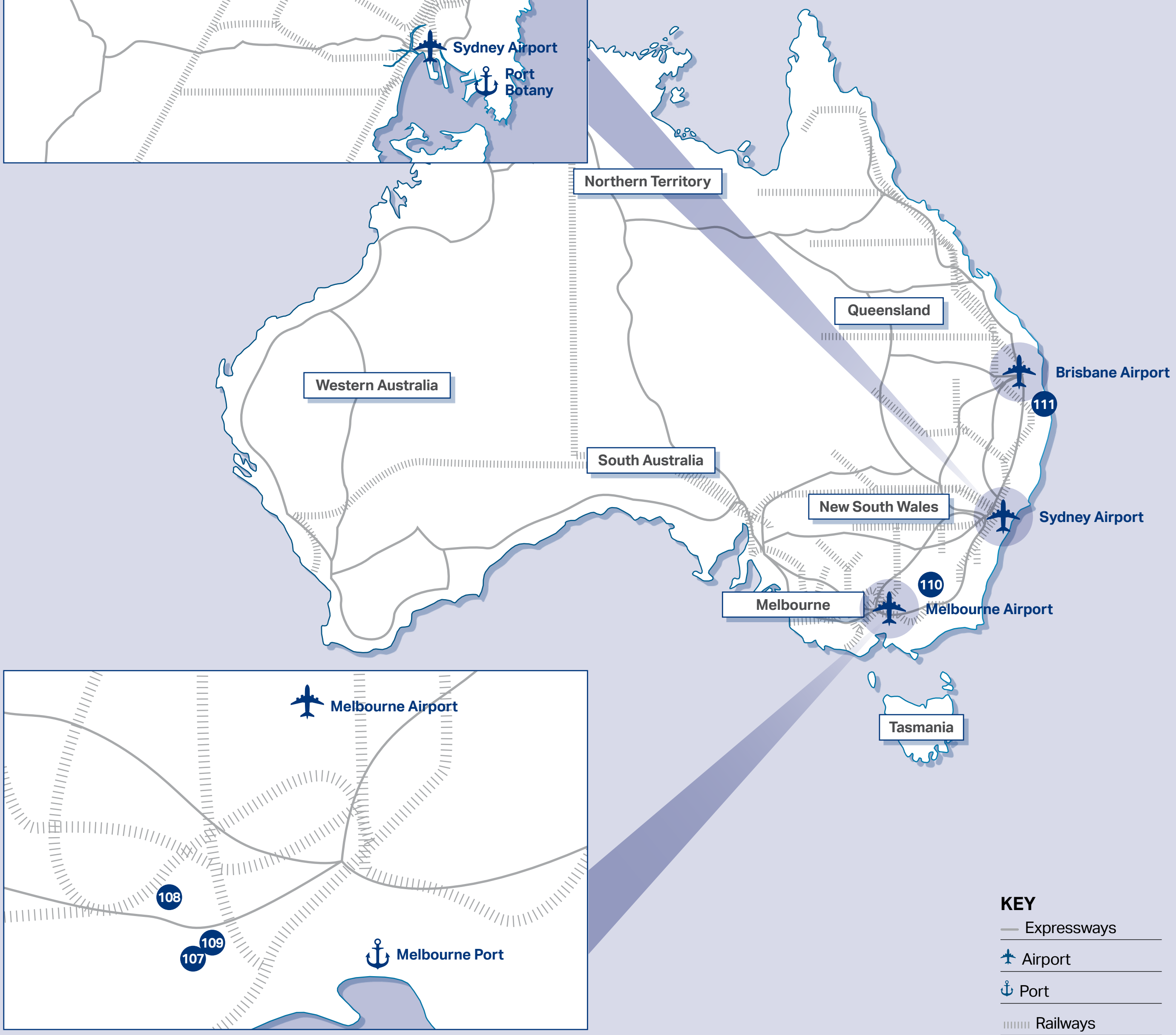
No. of Properties

10

Total GFA (sqm)

268,065





102 Coles Chilled Distribution Centre, NSW

103 114 Kurrajong Avenue, Mount Druitt, NSW

104 53 Britton Street, Smithfield NSW

105 405-407 Victoria Street, Wetherill Park, NSW

106 3 Distillers Place, Huntingwood, NSW

107 99-103 William Angliss Drive, Laverton North, VIC

108 213 Robinsons Road, Ravenhall, VIC

109 365 Fitzgerald Road, Derrimut, VIC

110 28 Bilston Drive, Barnawartha North, VIC

111 Coles Brisbane Distribution Centre, QLD

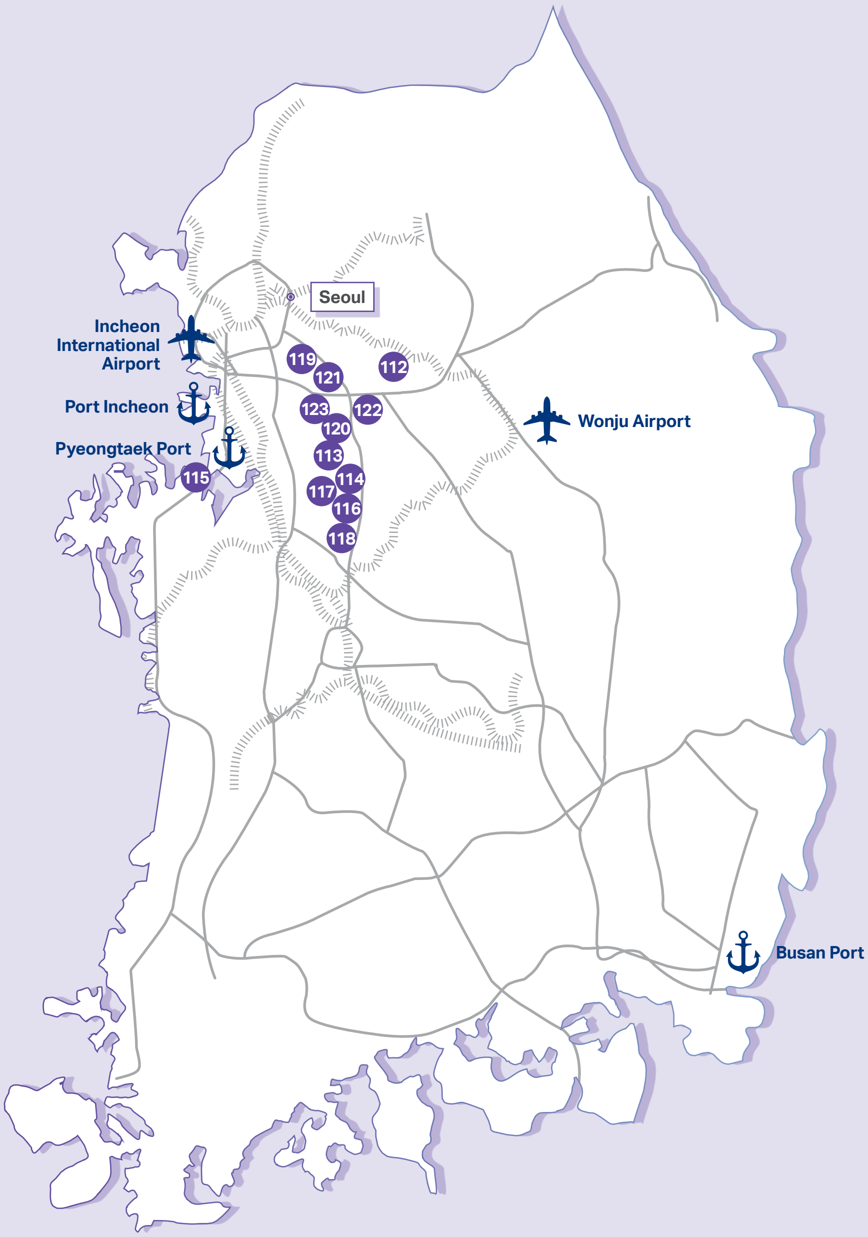
Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
102 Coles Chilled Distribution Centre, NSW	100	55,395	1	• Coles Group Limited	Freehold	AUD253.0	AUD298.0
103 114 Kurrajong Avenue, Mount Druitt, NSW	100	18,137	2	• Duluxgroup (Australia) Pty Ltd • Sunnyfield	Freehold	AUD24.3	AUD29.3
104 53 Britton Street, Smithfield NSW	100	13,484	2	• Janala Pty Limited • Hutchison 3G	Freehold	AUD27.8	AUD32.9
105 405-407 Victoria Street, Wetherill Park, NSW	100	12,323	3	• Tesrol Joinery Pty Limited • TMS • National Australia Bank Limited	Freehold	AUD17.7	AUD23.8
106 3 Distillers Place, Huntingwood, NSW	100	8,963	1	• Transport Refrigeration Services Pty Ltd	Freehold	AUD15.2	AUD19.0
107 99-103 William Angliss Drive, Laverton North, VIC	100	9,378	1	• Scott's Refrigerated Freightways Pty Ltd	Freehold	AUD28.1	AUD33.8
108 213 Robinsons Road, Ravenhall, VIC	100	21,092	1	• Fuji Xerox BusinessForce Pty Ltd	Freehold	AUD27.9	AUD28.0
109 365 Fitzgerald Road, Derrimut, VIC	100	16,114	1	• Bridgestone Australia Ltd	Freehold	AUD18.0	AUD19.3
110 28 Bilston Drive, Barnawartha North, VIC	100	57,440	1	• Woolworths Limited	300 years (31 July 2006)	AUD68.2	AUD61.3
111 Coles Brisbane Distribution Centre, QLD	100	55,739	1	• Coles Supermarkets Australia Pty Ltd	Freehold	AUD105.0	AUD105.0

Property Portfolio

SOUTH KOREA

No. of Properties
12

Total GFA (sqm)
358,118



KEY
- Expressways
- Airport
- Port
- Railways

112 Mapletree Logistics Centre – Yeoju

113 Mapletree Logistics Centre – Baekam 1

114 Mapletree Logistics Centre – Iljuk

115 Mapletree Logistics Hub – Pyeongtaek

116 Mapletree Logistics Centre – Anseong Cold

117 Mapletree Logistics Centre – Yongin Cold

118 Mapletree Logistics Centre – Namanseong

119 Mapletree Logistics Centre – Seoicheon

120 Mapletree Logistics Centre – Baekam 2

121 Mapletree Logistics Centre – Majang 1

122 Mapletree Logistics Centre – Hobeob 1

123 Mapletree Logistics Centre – Wonsam 1

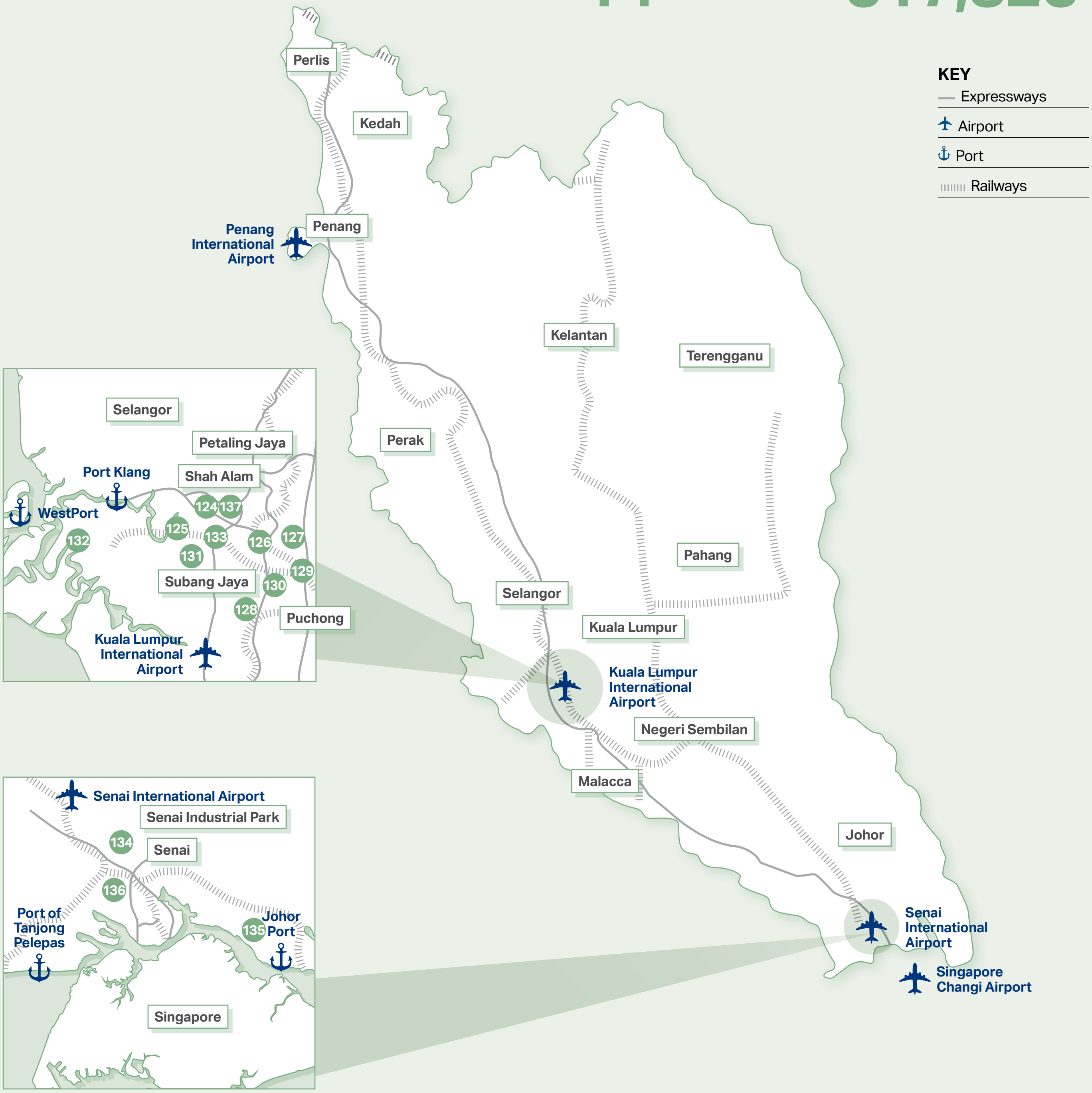
Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
112 **Mapletree Logistics Centre – Yeoju**	100	10,959	1	• Changjo Logistics Co., Ltd.	Freehold	KRW11,650	KRW8,594.0
113 **Mapletree Logistics Centre – Baekam 1**	98	32,898	4	• TE Logis Co., Ltd. • Manjae Logistics Co., Ltd. • Hermes Logix Co., Ltd.	Freehold	KRW32,000	KRW37,500.0
114 **Mapletree Logistics Centre – Iljuk**	100	23,398	3	• E&C GLS Co., Ltd. • TE Logis Co., Ltd. • Hansol Logistics Co., Ltd.	Freehold	KRW22,000	KRW25,586.0
115 **Mapletree Logistics Hub – Pyeongtaek**	98	100,914	9	• MH&Co Co., Ltd. • CJ Logistics Co., Ltd. • Wonjin Logistics Co., Ltd.	Freehold	KRW75,580	KRW75,928.0
116 **Mapletree Logistics Centre – Anseong Cold**	100	20,791	1	• TE Logis Co., Ltd.	Freehold	KRW33,500	KRW23,826.0
117 **Mapletree Logistics Centre – Yongin Cold**	100	18,031	1	• TE Logis Co., Ltd.	Freehold	KRW30,000	KRW23,342.0
118 **Mapletree Logistics Centre – Namanseong**	100	32,317	2	• Dongsuh Foods Co., Ltd. • Yongma Logistics Co., Ltd.	Freehold	KRW22,500	KRW25,498.0
119 **Mapletree Logistics Centre – Seoicheon**	100	27,016	1	• Oakline Co. Ltd.	Freehold	KRW28,750	KRW39,246.0
120 **Mapletree Logistics Centre – Baekam 2**	100	25,619	2	• CJ Logistics Co., Ltd. • eBay Korea Co,. Ltd.	Freehold	KRW25,500	KRW32,605.4
121 **Mapletree Logistics Centre – Majang 1**	100	19,285	2	• Smart Logistics Co., Ltd. • Smart Global Co., Ltd.	Freehold	KRW21,400	KRW26,962.0
122 **Mapletree Logistics Centre – Hobeob 1**	100	16,111	2	• Dada&Kolonet Co., Ltd. • Dakonet Co., Ltd.	Freehold	KRW17,500	KRW23,514.0
123 **Mapletree Logistics Centre – Wonsam 1**	100	30,780	2	• Wonjin Logistics Co., Ltd. • CJ Logistics Co., Ltd.	Freehold	KRW37,850	KRW40,900.0

Property Portfolio

MALAYSIA

No. of Properties
14

Total GFA (sqm)
317,823



124 Pancuran

125 Zentraline

126 Subang 1

127 Subang 2

128 Chee Wah

129 Subang 3

130 Subang 4

131 Linfox

132 Century

133 G-Force

134 Celestica Hub

135 Padi Warehouse

136 Flexhub

137 Mapletree Shah Alam Logistics Park

Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
124 Pancuran	100	29,783	1	• Nippon Express (M) Sdn Bhd	99 years (19 Apr 1996)	MYR45.0	MYR68.0
125 Zentraline	100	14,529	1	• LF Logistics Services (M) Sdn Bhd	99 years (23 Dec 1995)	MYR25.0	MYR33.5
126 Subang 1	100	12,873	2	• Ferro Futsal Sdn Bhd • Spicers Paper (Malaysia) Sdn Bhd	99 years (12 Mar 1996)	MYR25.1	MYR28.0
127 Subang 2	100	8,297	1	• Morrison Express (M) Sdn Bhd	99 years (17 Jul 1989)	MYR17.2	MYR21.0
128 Chee Wah	100	7,705	2	• Yamato Transport (M) Sdn Bhd • The Cool (Malaysia) Sdn Bhd	Freehold	MYR13.0	MYR19.5
129 Subang 3	100	8,376	1	• FM Global Logistics (M) Sdn Bhd	99 years (30 Nov 1990)	MYR19.9	MYR22.0
130 Subang 4	100	4,518	1	• FM Global Logistics (M) Sdn Bhd	99 years (13 Dec 2006)	MYR9.5	MYR11.0
131 Linfox	100	17,984	1	• Setia Corporation Sdn Bhd	Freehold	MYR35.0	MYR51.5
132 Century	100	25,734	1	• Continental Tyre PJ Malaysia Sdn. Bhd.	Freehold	MYR32.0	MYR48.5
133 G-Force	100	18,670	1	• G-Force Sdn Bhd	Freehold	MYR35.2	MYR44.0
134 Celestica Hub	100	22,304	1	• Celestica (AMS) Sdn Bhd	Freehold	MYR27.5	MYR38.5
135 Padi Warehouse	100	23,717	1	• Padiberas Nasional Berhad	60 years (23 Mar 1983)	MYR31.5	MYR22.0
136 Flexhub	100	63,175	1	• Classic Advantage Sdn. Bhd.	60 years (1 Apr 2006)	MYR88.5	MYR95.5
137 Mapletree Shah Alam Logistics Park	100	60,158	5	• YCH Logistics (Malaysia) Sdn. Bhd. • XPO Logistics Worldwide (Malaysia) Sdn. Bhd. • Pantos Logistics Malaysia Sdn. Bhd.	99 years (31 May 1999)	MYR160.0	MYR175.0

Property Portfolio

VIETNAM

No. of Properties

4

Total GFA (sqm)

211,127

KEY

Expressways

Airport

Port

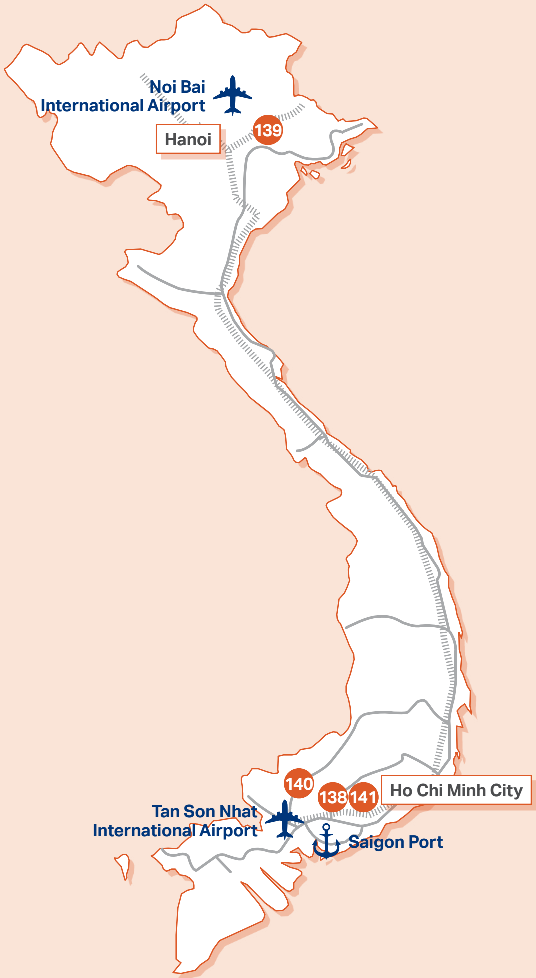
Railways

138 Mapletree Logistics Centre

139 Mapletree Logistics Park Bac Ninh Phase 1

140 Mapletree Logistics Park Binh Duong Phase 2

141 Unilever VSIP Distribution Center



Property Name	Occupancy Rate (%)	NLA (sqm)	Number of Tenants	List of Major Tenants	Land Leasehold Tenure (Lease Start Date)	Purchase Price (Million)	Valuation as at 31/3/2019 (Million)
138 Mapletree Logistics Centre	100	23,050	5	• Yamaha Motor Vietnam Co., Ltd. • Nitto Denko Tape Materials (Vietnam) Co., Ltd • Branch of Express Thanh Dat Joint Stock Company in Binh Duong	42 years (8 Nov 2006)	USD6.4	VND213,550.0
139 Mapletree Logistics Park Bac Ninh Phase 1	100	54,127	9	• DHL Supply Chain Vietnam Ltd • Indo Trans Logistics Corporation (Hanoi Branch) • Schenker Vietnam Co., Ltd	48 years (1 Dec 2009)	VND339,400	VND408,150.0
140 Mapletree Logistics Park Binh Duong Phase 2	100	66,148	16	• Makita Vietnam Co., Ltd • Crown Worldwide Ltd. • Kubota Vietnam Co., Ltd	48 years (26 Jul 2007)	VND339,200	VND396,800.0
141 Unilever VSIP Distribution Center	100	66,846	1	• Unilever Vietnam International Co., Ltd.	36 years (9 Nov 2018)	VND725,100	VND746,750.0

Independent Market Research
(SINGAPORE)

by CBRE Pte. Ltd.

The Singapore Economy

Based on the Ministry of Trade and Industry (MTI) advanced estimates, Singapore economy expanded 1.3% on a year-on-year (y-o-y) basis for the first quarter of 2019, moderating from a 1.9% growth in Q4 2018. This was mainly driven by slowdown in the manufacturing sector, which contracted 1.9% y-o-y in Q1 2019. Performance was affected by declines in output in the precision engineering and electronics clusters, albeit an expansion in the biomedical manufacturing and transport engineering clusters. In contrast, the construction sector grew 1.4% y-o-y in Q1 2019, following 10 consecutive quarters of decline. This was aided by an improvement in private sector construction activities. The services producing industries grew 2.1% y-o-y in Q1 2019, underpinned by growth in information and communications and business services sectors.

For the month of March 2019, non-oil domestic exports (NODX) contracted 11.7% following a 4.8% growth in February 2019. This represents the steepest decline in more than two years due to fall in both electronics and non-electronics exports (e.g. specialised machinery, pharmaceuticals and petrochemicals).

Economic growth in Singapore is expected to slow in 2019. According to official estimates, gross domestic product (GDP) growth in 2019 is projected to be slightly below the mid-point forecast range of 1.5% to 3.5%. The manufacturing sector is expected to witness a significant moderation of expansion with the precision engineering and electronics clusters expected to face external headwinds from the ongoing downcycle in the global electronics demand, as seen in Q1 2019. Growth from externally-oriented services sector of Wholesale Trade, Transportation & Storage and Finance & Insurance is expected to ease due to projected growth moderation amongst key regional and advanced economies. In contrast, supported by continued expansion of the local healthcare sector and demand for digital solutions amidst the ongoing Smart Nation initiative, the Health & Social Services, Information & Communications and Education sectors are expected to remain resilient. Lastly, the construction sector is expected to improve as the amount of construction contracts awarded in 2H 2017 will likely translate into construction activities ahead.

Singapore Warehouse Market

Existing Warehouse Supply

Total island-wide warehouse stock as at Q4 2018 stood at 115.0 million sq ft, a y-o-y increase of 2.4% or 2.7 million sq ft. Existing warehouse space is primarily private in nature with 97.9% of total stock owned by the private sector and the remaining 2.1% held by the government. The increase in warehouse stock comes on the back of several major warehouse completions which include a warehouse development at 2 Tuas South Link 1 (703,420 sq ft) and PLG Building (592,015 sq ft) by Diamond Land Pte. Ltd. and Pacific Investment Group Pte. Ltd. No public-sector warehouse projects were completed in 2018.

Future Warehouse Supply

As at Q4 2018, the total island-wide warehouse pipeline over the next four years (2019-2022) amounts to 6.8 million sq ft of GFA. Future warehouse supply is expected to peak in 2020 (2.9 million sq ft) before declining by 95.1% to a trough of 0.1 million sf in 2021. Major developments in the pipeline include JTC Logistics Hub (1.4 million sq ft) by JTC Corporation, Sinar Mas Building (0.4 million sq ft) by Radha Exports Pte. Ltd. and a warehouse development (0.7 million sq ft) at Sunview Road by NTUC Fairprice Co-operative Ltd. **See Table 1.**

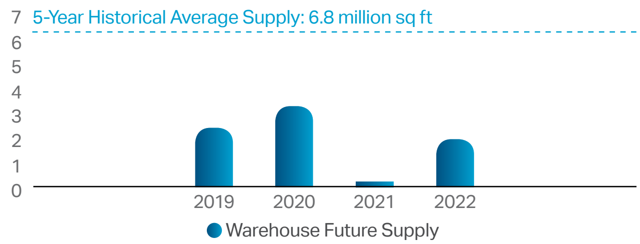
The volume of new industrial supply is expected to ease over the next three years (annual average supply of 1.7 million sq ft), down from the significantly high levels (5-year historical average supply: 6.8 million sq ft) over the past five years. **See Chart 1.**

Demand & Vacancy

The island-wide net absorption for warehouse space in the whole of 2018 was 2.9 million sq ft which exceeds the net new warehouse supply of 2.7 million sq ft. The build-up of inventory from the growing gap between higher output and lower exports have consequently led to a noticeable increase in demand for storage space from the third-party logistics (3PLs) industry in recent quarters. Island-wide warehouse vacancy rate as of Q4 2018 stood at 10.5%. Major warehouse

Chart 1

Future Warehouse Supply (2019–2022)
(million sq ft)



Source: JTC, CBRE. Based on CBRE estimates

Table 1

Selected Upcoming Warehouse Supply (2019–2020)

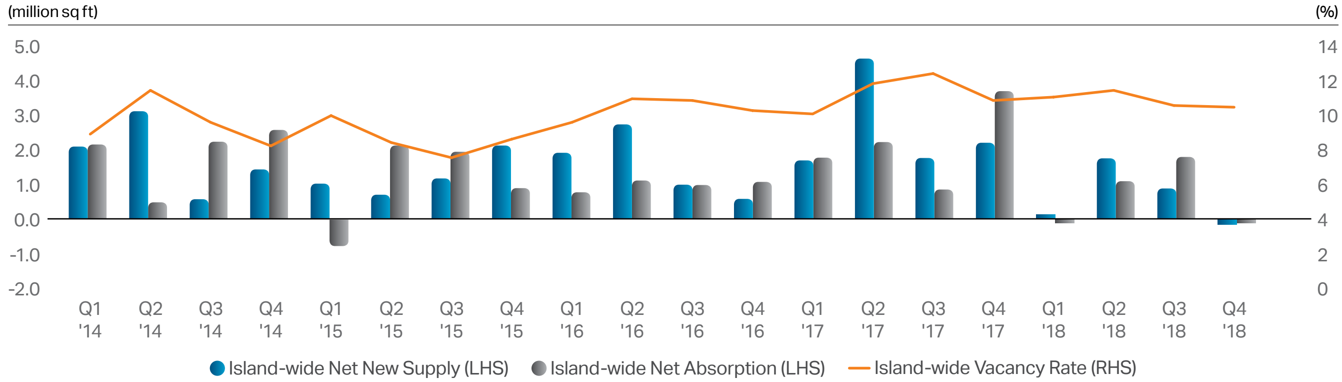
Proposed Project	Developer	Location	Region	GFA (sq ft)
2019				
JTC Poultry Processing Hub	JTC Corporation	Buroh Lane	West	42,733
2020				
JTC Logistics Hub	JTC Corporation	Gul Circle	West	1,445,807
Single User Industrial Development	OJJ Foods Pte. Ltd.	Chin Bee Avenue	West	30,785
Warehouse Development	S H Cogent Logistics Pte. Ltd.	Tembusu Crescent	West	941,841

Source: JTC, CBRE

by CBRE Pte. Ltd.

Chart 2

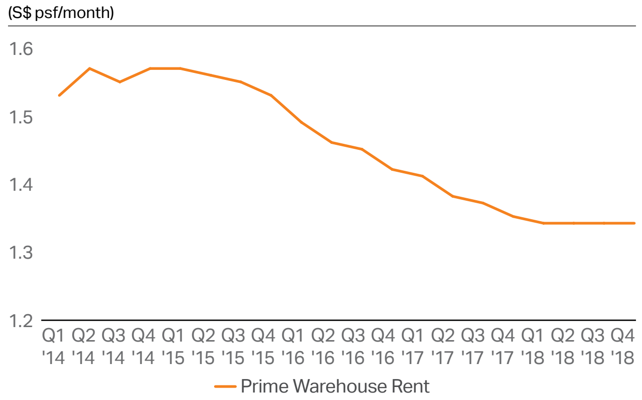
Warehouse Demand & Vacancy (2014–2018)



Source: JTC, CBRE

Chart 3

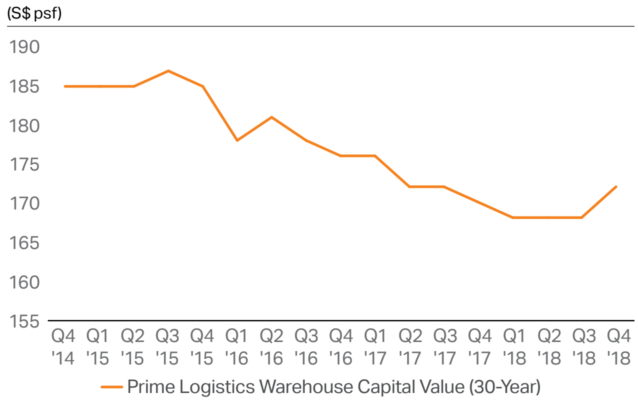
Prime[1] Warehouse Rental Value (2014–2018)



Source: CBRE

Chart 4

30-Year Prime[2] Warehouse Capital Value (2014–2018)



Source: CBRE

completions during the quarter include a warehouse development at 9 Jalan Besut (0.12 million sq ft) and 4 Tampines Industrial Drive (0.74 million sq ft) by Hock Seng Heng Transport & Trading Pte. Ltd. and Hock Lian Seng Holdings Limited. See Chart 2.

Rent

The industrial market has shown signs of stabilisation with prime warehouse rents remaining steady in Q4 2018 at S$1.34. This is -14.6% from a 5-year peak of $1.57 in Q1 2015. See Chart 3.

Capital Value

Capital value for 30-year prime warehouse space bottomed out (S$168 psf) in mid-2018 before increasing by 2.4% quarter-on-quarter to reach S$172 as at Q4 2018. See Chart 4.

Future Outlook

The ongoing trade war between the United States and China is likely to impact cross-border supply chain manufacturers, raising cautious sentiments in the industrial market. More warehouse stock owned by 3PLs are increasingly incorporating the use of automation and robotics into their system, helping to improve efficiency and usage of warehouse space. The rise of Singapore's e-commerce market has further strengthened the need to build an efficient distribution system for retailers. To respond to this rising demand, retailers, 3PLs and couriers alike are exploring ways to expedite the last mile delivery while scaling down on costs. Food grocers have also begun to synergise their logistics services with retail in shared fulfilment centres.

Notes:

1 Prime basket is made up of properties that are purpose-built for logistics/distribution with factors taken into consideration including but not limited to location, development size, loading dock ratio and ceiling height.

2 CBRE started tracking the capital value for prime logistics from Q4 2014.

Warehouse leasing volume in 2018 increased by 67.4% y-o-y to $21.2 million, with leasing deals rising by 33.5% y-o-y to 1,671 leasing deals. Steady demand coupled with improving leasing volume is expected to translate into healthy levels of occupancy rates in 2019.

Prime logistics rents are expected to stabilise and improve by 1.5% y-o-y to $1.36 in 2019. Moderate rental growth is projected to continue into 2020 ($1.38) on the back of healthy demand from the e-commerce and 3PLs sectors. The expected slowdown in GDP growth and exports will consequently lead to flat levels of rents in 2021. See Chart 5.

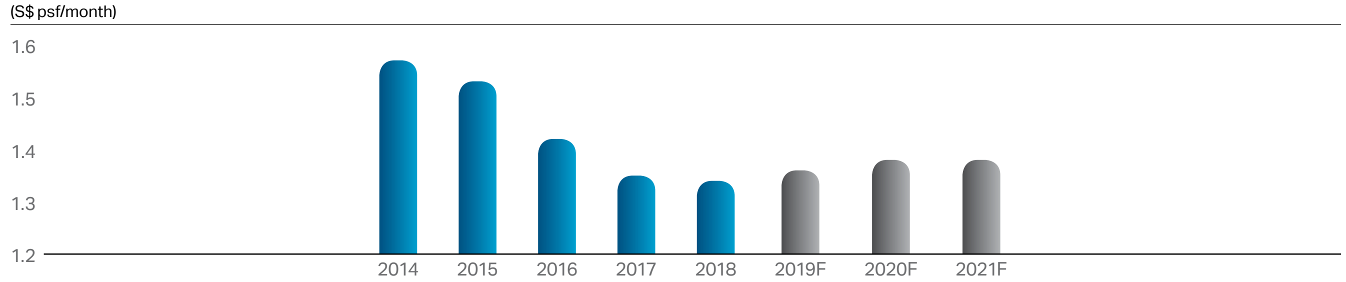
In the long term, future market performance will be dependent on how the adoption of automation will affect occupiers' space requirements amidst the emergence of Industry 4.0. The increasing proliferation of technologies along the likes of Artificial Intelligence, 3D Printing, Autonomous Vehicles and the advent of Internet of Things is likely to support demand over the mid-term.

Singapore has invested heavily to support the logistics sector. This includes the upcoming Tuas Port, which is expected to have an annual capacity of 65 million twenty-foot-equivalent units. Consequently, more 3PLs are locating near the Tuas Mega Port, seeking opportunities to capitalise on the potential demand from the oil & gas, biomedical manufacturing and shipping sectors. Furthermore, to promote the growth and competitiveness of industries in Singapore, the government has announced 23 Industry Transformation Maps (ITMs) for various sectors. The logistics ITM encourage firms to improve productivity through the leveraging of technologies. Higher degrees of automation such as the usage of autonomous guided vehicles, drones, uninterrupted power supply and internet connectivity will enhance the competitiveness of the logistics industry.

April 2019

Chart 5

Projected Prime Logistics Monthly Rental Values (psf)



Source: CBRE

Qualifying Clause
This Report is subject to the following limiting conditions:

The content of this report is for information only and should not be relied upon as a substitute for professional advice, which should be sought from CBRE prior to acting in reliance upon any such information.

The opinions, estimates and information given herein or otherwise in relation hereto are made by CBRE and affiliated companies in their best judgment, in the utmost good faith and are as far as possible based on data or sources which they believe to be reliable in the context hereto.

Where it is stated in the Report that information has been supplied to CBRE's by another party, this information is believed to be reliable by CBRE. Other information is derived from sources which we believe to be reliable to the best of our ability. We can accept no responsibility if this should prove not to be so.

Notwithstanding this, CBRE disclaims any liability in respect of any claim that may arise from any errors or omissions, or from providing such advice, opinion, judgment or information.

Independent Market Research
(HONG KONG)

by Savills Research & Consultancy

Hong Kong Economy

Key economic indicators

According to the Census and Statistics Department, the Gross Domestic Product (GDP) of Hong Kong increased by 3.0% in real terms in 2018, with stronger growth momentum during the first half of the year. Affected by the external environment, Hong Kong's total exports of goods recorded an annual growth of 3.5% in real terms, but the growth in the fourth quarter of 2018 decelerated, resulting in a slight year-on-year decrease of 0.2%. As one of the four pillars of the economy, trading and logistics accounted for 21.5% of GDP in terms of value-added in 2017, according to the Census and Statistics Department. **See Chart 1.**

Economic forecasts

According to FocusEconomics, Hong Kong's real GDP will grow within a range of 2.4% to 2.6% per annum from 2019 to 2023. The moderate economic outlook is mainly due to uncertainties over the US/China trade conflict and a possible structural slowdown of the China economy, though a recovering local stock market and property sector, as well as the possible ending of the current rate hike cycle all provide support to future economic prospects.

After seeing a rebound in trade performance in 2017 and 2018, Hong Kong's imports and exports may see more moderate growth ranging from 4.1% to 4.9% per annum from 2019 to 2023. The figures are in line with the average growth of 2.4% in real GDP forecast for Hong Kong's four major trading partners; China, the United States, Japan and the European Union. It is forecast that China will record an average of 5.8% growth per annum in real GDP from 2019 to 2023. **See Chart 2.**

Warehouse market overview

Warehouse stock[1] by category and distribution

Hong Kong's warehouse stock has grown at a relatively low CAGR of 0.7% per annum over the past 20 years. This is largely due to severe land constraints, resulting in limited supply of sites for warehouse use.

Modern warehouse stock accounted for 49% of total warehouse stock (41.1 million sq ft IFA) at the end of 2017, 2% (or 1.0 million sq ft IFA) of which is situated at Hong Kong's International Airport (HKIA) at Chek Lap Kok. Modern warehouses have been developed over recent years and are managed by a few experienced developers and investors.

Chart 1

Hong Kong's real GDP and growth rate (2000–2023F)

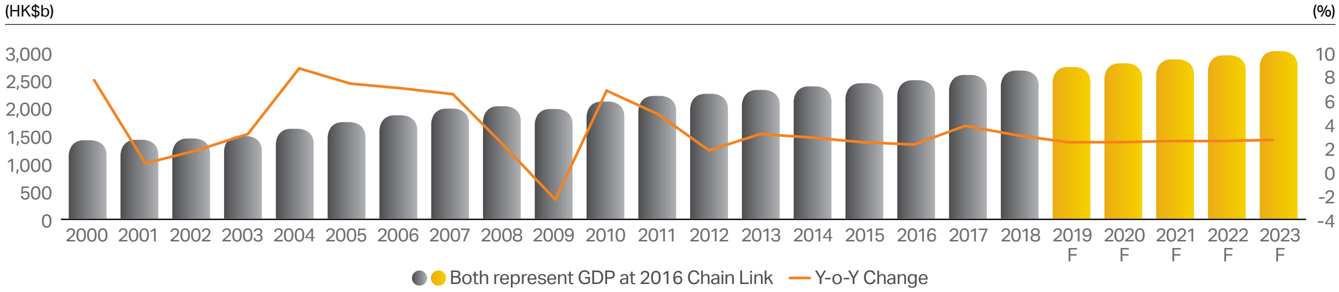
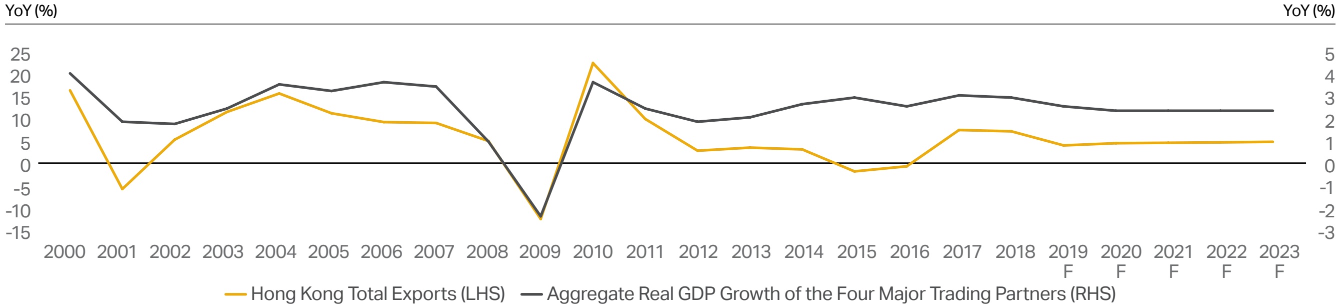


Chart 2

Hong Kong total exports vs market performance of four major trading partners: China, United States, European Union, and Japan (2000–2023F)

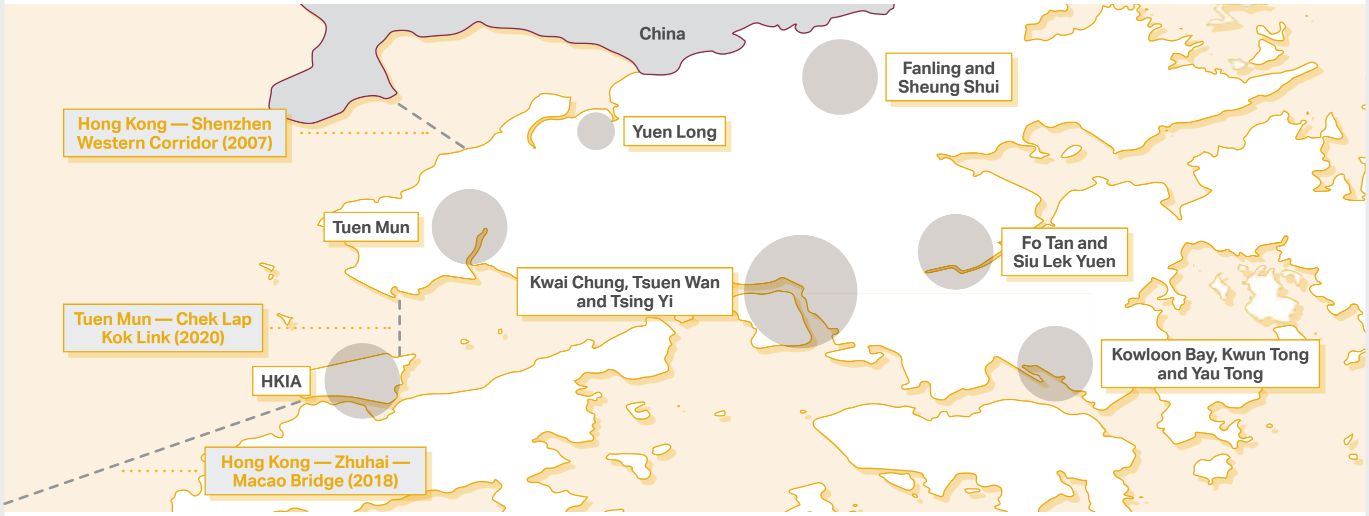


Note:

[1] All floor areas in this section are measured in Internal Floor Area (IFA) as defined by the Rating and Valuation Department, which is different from the gross floor area (GFA) used in other sections of the report, and is defined as the area of all enclosed space of a unit measured to the internal face of enclosing external and/or party walls, unless otherwise stated.

Chart 3

Major warehouse locations (Q4 2018)



Source: Savills Research & Consultancy

Table 1

Hong Kong warehouse market key metrics by district

District	Total stock at the end of 2017 (million sq ft IFA)	Q1/2019 average rent (HK$ per sq ft effective)
Hong Kong Island	1.8	$11.3
Kwun Tong	2.8	$11.5
Sham Shui Po	1.5	$10.1
Kwai Tsing/Tsuen Wan	23.7	$12.8
Tuen Mun/Yuen Long	2.9	$9.9
North	1.4	$10.9
Shatin	4.8	$11.4
Others	2.2	N/A
Total	**41.1**	**$11.8**

Source: Rating and Valuation Department, Savills Research & Consultancy

There are 15 modern warehouses in Hong Kong with a total gross floor area of around 27.4 million sq ft gross, with the largest cluster in the Kwai Tsing / Tsuen Wan area close to both the cargo terminals and HKIA. The stock distribution of warehouses overall shows a clear shift of warehouse facilities towards the northwest New Territories over the past two decades. Compared with 1994, Hong Kong Island and Kwun Tong warehouse stock declined by 25% and 24% respectively to 1.8 and 2.8 million sq ft IFA in 2017. However, stock in 'Other Areas' rose sharply from 30,000 sq ft IFA in 1994 to 1.1 million sq ft IFA in 2017, as a result of the development of logistics facilities at the airport. Stock in Tuen Mun and Yuen Long also increased dramatically by 67% and 180% respectively to 1.5 and 1.4 million sq ft IFA at the end of 2017. Such a shift was induced by new infrastructure such as Container Terminal 9, HKIA, the River Trade Terminal, and the Hong Kong-Shenzhen Western Corridor, completed over the period. See Chart 3.

Warehouse supply, take-up and vacancy

Looking at the overall warehouse market, new supply of warehouse space has rebounded over the last five years. While average annual supply over the period from 2006 to 2010 was 69,000 sq ft IFA, from 2011 to 2018, average annual supply increased to 586,000 sq ft IFA. 2018 saw a supply figure way below the 2011-2018 average, with 32,000 sq ft IFA completed. From 2011 to 2018, eight warehouse projects were completed in Kwai Tsing, Yuen Long and Fanling, five of which (China Merchants Logistics Centre, China Resources International Logistics Centre, Goodman Interlink, SF Centre and Mapletree Logistics Hub Tsing Yi in Kwai Tsing) are built to modern warehouse standards. See Table 1.

The average warehouse vacancy rate fell to 4.2% in 2015, the lowest level since 2011, due to an absence of supply and take-up of 670,000 sq ft IFA in 2015. The completion of a new warehouse in Tsing Yi in 2016 provided an additional 788,000 sq ft IFA of supply in the year and take-up, while at a higher level of 694,000 sq ft IFA than in 2015, could not keep pace and vacancy rates increased slightly to 4.3% as a result. The vacancy rate in 2017 rose to 6.8% as the completion of another new warehouse in Tsing Yi resulted in negative take-up over the year. See Chart 4.

Overall warehouse vacancy has remained below 5% since 2006 despite short term spikes in 2008 and 2009 due to the Global Financial Crisis (GFC) hitting local trading performance. Overall vacancy rates declined sharply from 2010 to 2013 with strong freight forwarding and logistics demand stemming from the recovering trading sectors and a strong local retail sector performance. The subsequent slowdown in retail sales and the local trading performance pushed warehouse vacancy up to 3.4% towards the end of 2016, when the sale and potential redevelopment of several major godowns created displacement demand, which resulted in the rapid take-up of vacant space in traditional warehouses. Overall vacancy rebounded from a recent low of 1.2% in Q2/2018 to 1.8% in Q1/2019 due mainly to the recent US/China trade conflict.

Modern warehouses have recorded much tighter availability over the past decade with vacancy rates remaining below by Savills Research & Consultancy

2% from 2006 to 2014, despite the GFC and a few modern warehouses completions over the period, reflecting strong demand from high value-added logistics operators and end users for modern facilities. The slowdown in retail sales, in particular luxury goods, shrank modern warehouse demand from 2014 to 2016. Coupled with the completion of two modern warehouses in 2016 and 2017, modern warehouse vacancy reached a recent high of 3.7% in Q3/2016. The gradual take-up of the Mapletree project as well as the China Merchants project due to strong high-end logistics demand and displacement demand dragged modern warehouse vacancy down to 0.7% in Q1/2019. **See Chart 5.**

Looking ahead, Hong Kong's logistics market is expected to continue to see limited vacancy, due to a lack of supply over the next few years and continued strong demand for modern warehouses.

Warehouse rental trends

Modern warehouse rents rose by 16% from 2006 to stand at HK$8.7 per sq ft per month in Q3/2008, commanding a 40% premium over the overall market. Warehouse rents then fell by 17% from Q3/2008 to Q3/2009 on the back of weakening demand during the GFC period, with flatted factory rents falling by 15% over the same period. The strong rebound in the global economy and a booming retail sector pushed rents up by 100% from Q3/2009 to Q4/2014. The subsequent slowdown in both retail sales and trading performance, together with stretched logistics operator affordability, slowed warehouse rental growth substantially with warehouse rents growing by 4% over 2015 as a result. During 2016, demand for warehouses continued to slow with warehouse rents falling by 0.6%, before reviving logistics demand led by a retail market recovery and emerging e-commerce caused modern warehouse rents to rebound. At the end of Q4/2018, average modern warehouse rents stood at HK$14.3 per sq ft per month gross.

The overall warehouse market experienced a very similar growth pattern when compared to modern warehouses over the past 12 years, and at the end of Q1/2019, average overall warehouse rents stood at HK$11.8 per sq ft per month gross. **See Chart 6.**

Warehouse market forecast

Upcoming warehouse supply between 2019 and 2023 will amount to 5.15 million sq ft gross, an addition of 12.5% to existing warehouse stock, and will come from one project located in Kwai Tsing / Tsuen Wan, two projects in Tuen Mun and one mega project on the Airport Island. **See Table 2.**

Chart 4

Warehouse storage supply, take-up and vacancy rates (2006–2018)

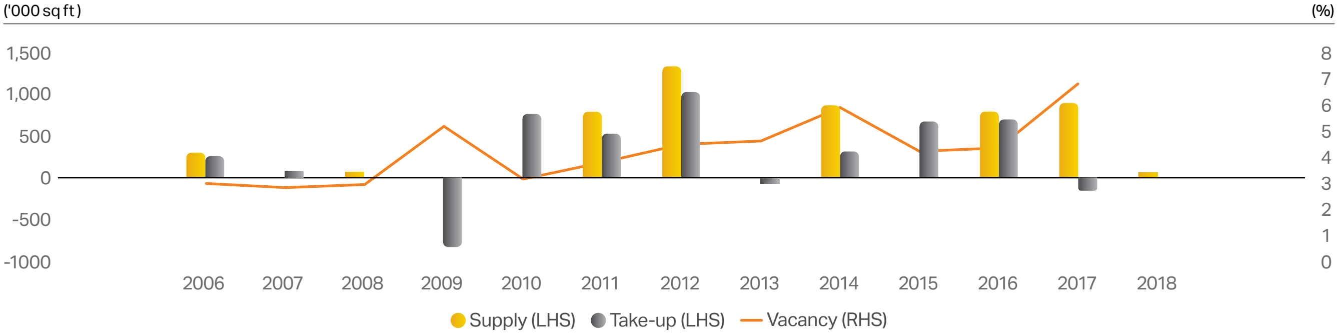
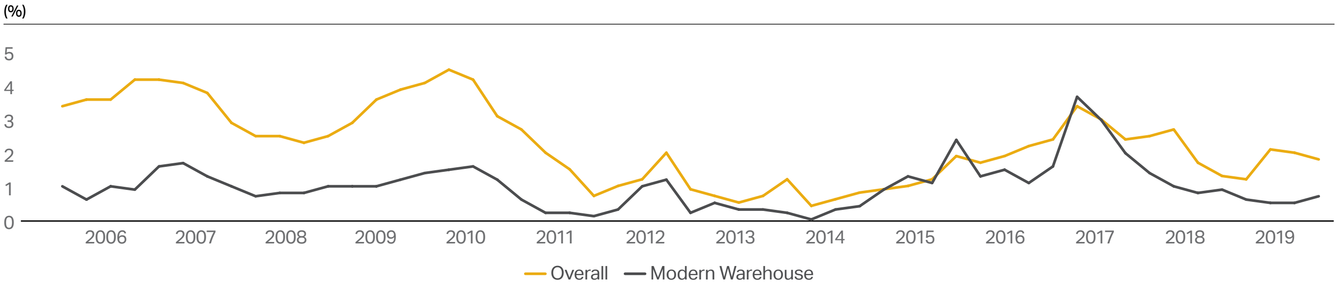


Chart 5

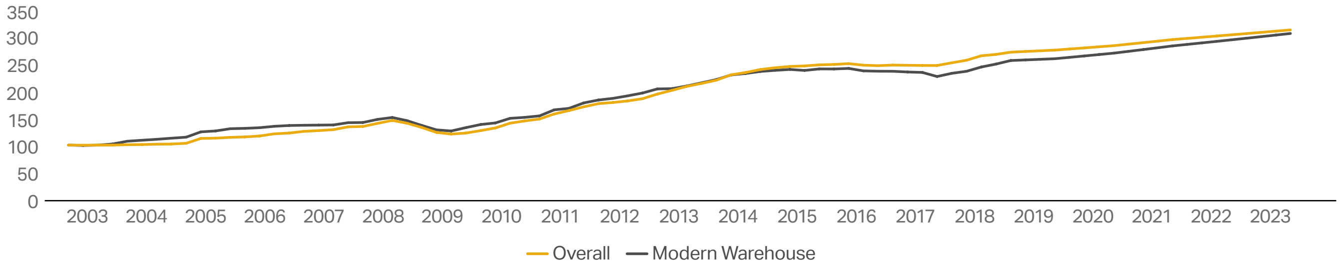
Savills overall and modern warehouse vacancy rates (Q1 2006–Q1 2019)



Source: Savills Research & Consultancy

Chart 6

Savills overall warehouse and modern warehouse rental indices (Q1 2003–Q4 2023F)



Key demand drivers of modern warehouses include value-added transshipment, fast-moving local distribution, the emerging e-commerce distribution (both local and regional) as well as cold storage needs. Most of these demand groups require large floor plates, high ceiling heights and extra floor loadings, which can only be found in modern warehouses in strategic locations either close to the airport, container terminals, the border, or a combination of the above. As these operators are often handling higher value goods in large volumes, they are willing to pay premium rents to acquire warehouses which suit their needs, thereby reaffirming the rental premium of modern warehouses over their general counterparts.

If the current trade dispute between China and the US drags on, the prospects of traditional warehouse users such as 3P and retailers will remain uncertain. They are likely to watch the global trading environment closely and avoid committing to long leases too early. However, even as the trade dispute unfolds, we believe that rents in the warehouse market will resume their upward path given displacement demand.

Continuing to record a 30% premium over overall rents in Q1/2019, modern warehouses have a bright outlook in light of growth in cross-border e-commerce and the structural shift towards air freight and high value-added goods. As operational efficiencies and advanced facilities become more vital in the logistics sector, and supply of modern warehouses remains limited, we expect to see continued growth in modern warehouse rents. See Table 3.

Table 2

Warehouse supply (2019–2023)

Project	District	Developer	Total GFA (sq ft)
Area 49	Tuen Mun	Goodman	850,000
KCTL 478, Junction of Wing Kei Road and Wing Kin Road	Kwai Chung	Billion	113,721*
Area 40	Tuen Mun	Chu Kong Warehouse Properties Co.	91,234
Kwo Lo Wan Site	Airport Island	Cainiao Network	4,100,000

* Only showing the warehouse portion
Source: Savills Research & Consultancy

Table 3

Modern warehouse rental forecast (2019–2023)

	Overall warehouse	Modern warehouse
2019	+3.0%	+4.0%
2020	+3.0%	+4.0%
2021	+4.0%	+5.0%
2022	+3.0%	+4.0%
2023	+3.0%	+4.0%

Source: Savills Research & Consultancy

April 2019

Limitations on the report
This report contains forward-looking statements which state Savills (Hong Kong) Limited's (the Consultant) beliefs, expectations, forecasts or predictions for the future. The Consultant stresses that all such forecasts and statements, other than statements of historical fact, outlined in this report should be regarded as an indicative assessment of possibilities rather than absolute certainties. The process of making forecasts involves assumptions about a considerable number of variables which are very sensitive to changing conditions. Variations of any one may significantly affect outcomes and the Consultant draws your attention to this.

The Consultant therefore can give no assurance that the forecasts outlined in this report will be achieved or that such forecasts and forward-looking statements will prove to have been correct and you are cautioned not to place undue reliance on such statements. The Consultant undertakes no obligation to publicly update or revise any forward-looking statements contained in this report, whether as a result of new information, future events or otherwise, except as required by law, and all forward-looking statements contained in this summary report are qualified by reference to this cautionary statement.

The report is prepared by the Consultant for information only. While reasonable care has been exercised in preparing the report, it is subject to change and these particulars do not constitute, nor constitute part of, an offer or contract. Interested parties should not rely on the statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy. No representation, warranty or covenant, express or implied, is given and no undertaking as to accuracy, reasonableness or completeness of the information contained in this report. In producing this report, the Consultant has relied upon external third-party information and on statistical models to generate the forward-looking statements. It should be noted, and it is expressly stated, that there is no independent verification of any of the external third-party documents or information referred to herein. This report is limited to the matters stated in it and no opinion is implied or may be inferred beyond the matters expressly stated herein.

Independent Market Research
(JAPAN)

by Japan Logistics Field Institute, Inc.

Nationwide market for logistics real estate in Japan

State of the market

Economic conditions in Japan

Japan's economy has been gradually expanding (average annual real growth rate of 1.2%) since December 2012. In fiscal 2018, Japan's real GDP is expected to be approximately JPY 552 trillion, up approximately 0.9% from the previous year. Further (national) growth of approximately 1.3% is expected for fiscal 2019. Although the consumption tax rate will be hiked from 8% to 10% in October 2019, the increase is small and various income support measures will be implemented. The fall in consumption is therefore expected to be smaller than it was following the previous hike in the consumption tax rate (April 2015). The government's medium-term outlook for national real GDP growth is 1% to 2% per year.

In Japan, developers supplied approximately 22,000,000 sq. m. of floor area by the end of 2018, with supply increasing every year since 2014. In particular, since 2016 supply has consistently exceeded the record set in the previous year. Demand has also set a new record every year since 2016, and the logistics real estate market is booming like never before.

Annual supply nationwide in 2018 was approximately 3,700,000 sq. m. and demand was approximately 3,900,000 sq. m., exceeding supply. The vacancy rate at the end of 2018 was approximately 6.1%, down from approximately 8.4% at the end of 2017. **See Chart 1.**

The drop in the vacancy rate has given rise to signs of a shortage of available space, and rent levels in the Greater Tokyo area and Osaka area have been rising.

- **Background behind the expanding demand**
  Active demand for rental facilities is expanding with the growth of 3PL and e-commerce companies, which are the main tenants, accounting for about a 50% share and about a 20% share respectively. Leases by e-commerce companies have continued to rise in number, particularly in 2018.

- **Background behind the rise in supply**
  Supply is increasing as a result of aggressive investment by existing developers and an increase in the number of new market entrants. **See Chart 2.**

- **Record demand follows record supply**
  Between 2016 and 2018, supply continued to hit year-on-year record levels, but demand also far exceeded previous trends, setting a record (approximately 4,000,000 m^2 for the year) in 2018.

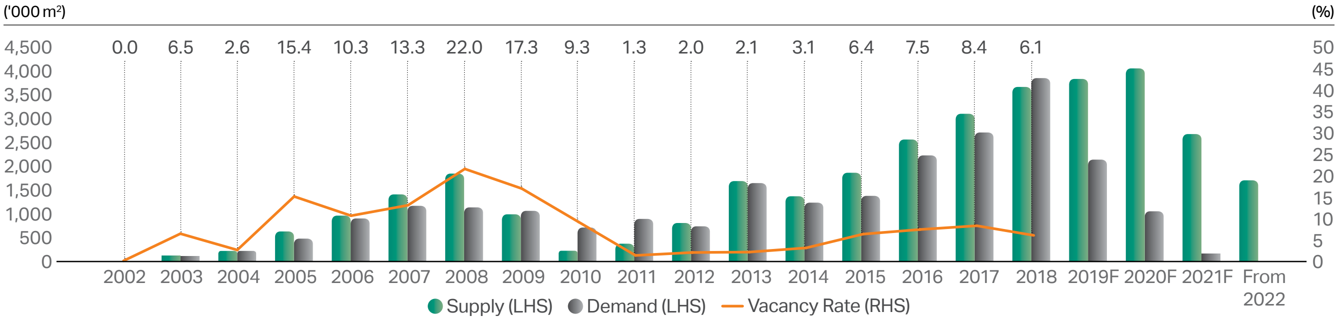
- **Trend in rents**
  2017 saw a slight fall in rent levels in some areas due to the deterioration in the supply-demand balance (rise in the vacancy rate), but the supply-demand balance continued to tighten in 2018 and rents are rising in almost all areas. Assuming a rent level of 100 for 2013, the result was 103.5 in 2017 and 104.8 in 2018. Vacancies in developed properties are almost non-existent, particularly in the Metropolitan Bayside area and Osaka Inland area, and the rental market continues to tighten. **See Chart 3.**

- **Trend in cap rate**
  The cap rate for investors in logistics real estate continued to decline every year from 2011 and has already fallen below the level seen prior to the Global Financial Crisis. It is now 4.6% on an NOI basis, down from 4.7% a year earlier, and in some cases it has fallen below 4% on an NOI basis on actual sales. Income-generating properties continue to be increasingly highly appraised. **See Chart 4.**

- **Growing trend of large-scale warehouses**
  Large-scale logistics facilities development for leasing account for only an estimated 6.5% of the nationwide

Chart 1

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



Note 1: Created from our database of large-scale rental logistics facilities constructed by major developers
Note 2: Supply and demand from 2019 onward are for total developed properties and total tenanted area which are already confirmed as of end of March 2019

volume of warehouse stock. There is a strong need for large-scale rental logistics facilities, which support more efficient operations, and this requirement is gradually expanding year by year. The main tenants of these facilities, 3PL and e-commerce companies, are expected to see further business expansion, so there is still considerable scope for development.

Demand factors

- **Growing demand from e-commerce companies**
  The rental ratio of developed properties by e-commerce companies is approximately 20%. In addition to companies that operate online marketplaces, such as Amazon, ZOZO and Rakuten, and e-commerce companies such as ASKUL, Otsuka Corporation and LOCONDO (specializes in shoes), leasing by e-commerce logistics agencies is also on the rise. With the increase in courier fees, the trend among small and medium-sized e-commerce companies to consign logistics operations to e-commerce logistics agencies in order to reduce costs is gaining momentum.

- **Demand arising from new factors**
  Up to now, demand in Japan has largely been driven by the need for operating space for 3PL providers and e-commerce companies as well as for consolidation of distribution bases for goods owners. There is now new demand associated with the introduction of robots, for which large-scale single-floor facilities are more suitable. As the labor shortage intensifies, robots are expected to take on a greater share of warehouse operations, and demand associated with this shift is likely to increase.

Overview of the logistics real estate market in the main economic zones

Greater Tokyo area

The vacancy rate fell for two years consecutively and was approximately 4.7% at the end of 2018, but the supply-demand balance is now tightening.

Efforts to attract tenants to areas where there is considerable supply, such as the area along the Ken-O Expressway and the Nagareyama vicinity, are proceeding smoothly despite earlier concerns. In the Bayside area, the shortage of available rental space including general warehouses located within the city is becoming more acute. Meanwhile, the volume of cargo handled at Narita Airport has also recovered to 2,200,000 tons per year, which is slightly below its record high, and demand for space for international air cargo around Narita Airport is intensifying. This vigorous demand in the Tokyo Metropolitan area is leading to a lack of rental space.

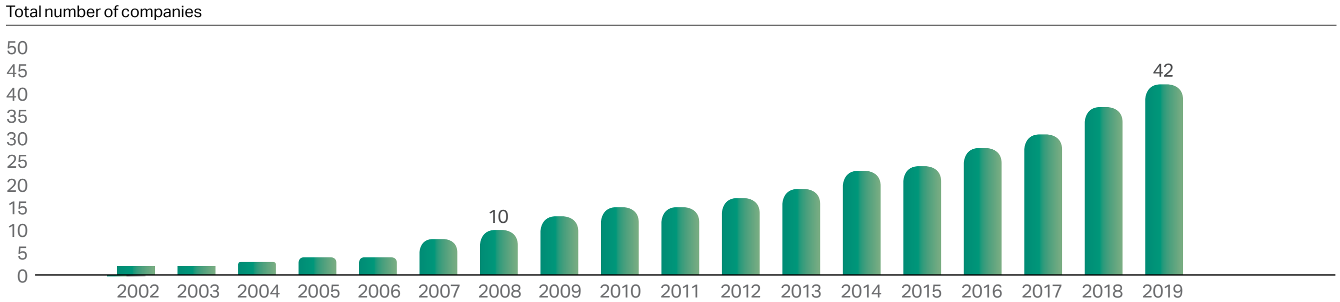
Development volume is expected to set a record in 2019, but demand is already strong, reaching approximately 60% of annual supply. Therefore, with continued vigorous demand in 2019, the supply-demand balance is likely to remain tight. Rent levels are also expected to rise firmly. **See Chart 5.**

Greater Osaka area

Although the vacancy rate jumped as a result of the large supply in 2017, the somewhat limited supply in 2018 coupled with stronger demand driven by economic expansion saw the vacancy rate, while still high, fall to approximately 9.6% at the end of 2018. Developments in the Inland area are steadily

Chart 2

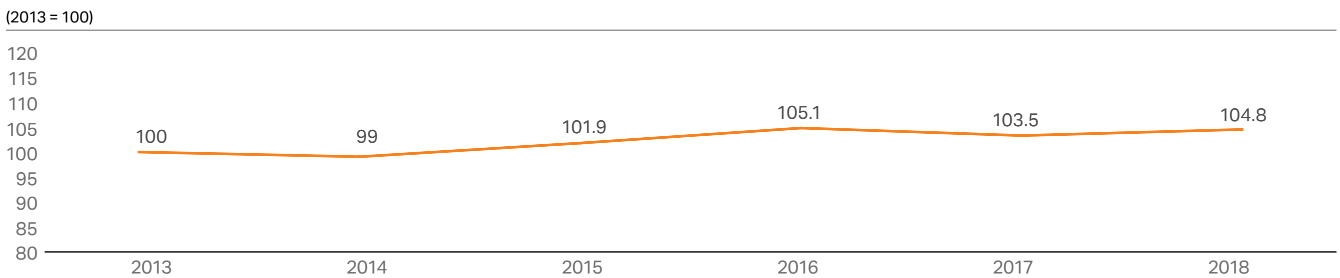
Trend in Number of Developers Entering Logistics Real Estate Market



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

Chart 3

Rent Index



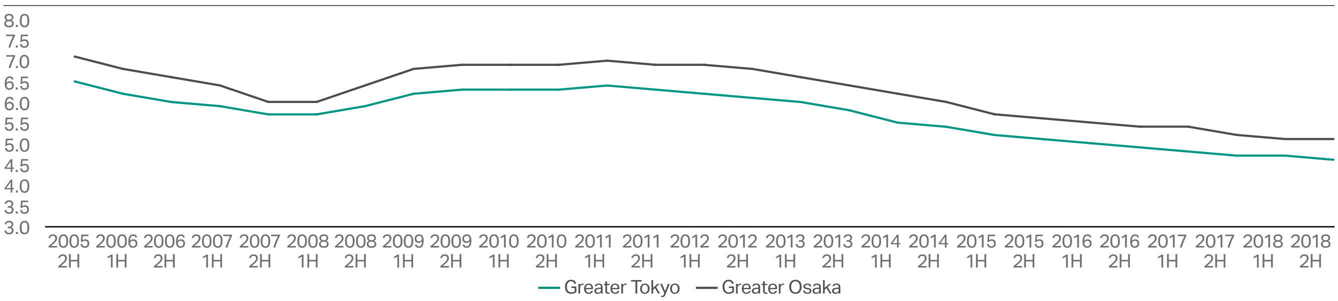
Note: Calculated using the average rent levels in the main Greater Tokyo Inland, Bayside, Greater Osaka Inland and Bayside areas

Independent Market Research
(JAPAN)

by Japan Logistics Field Institute, Inc.

Chart 4

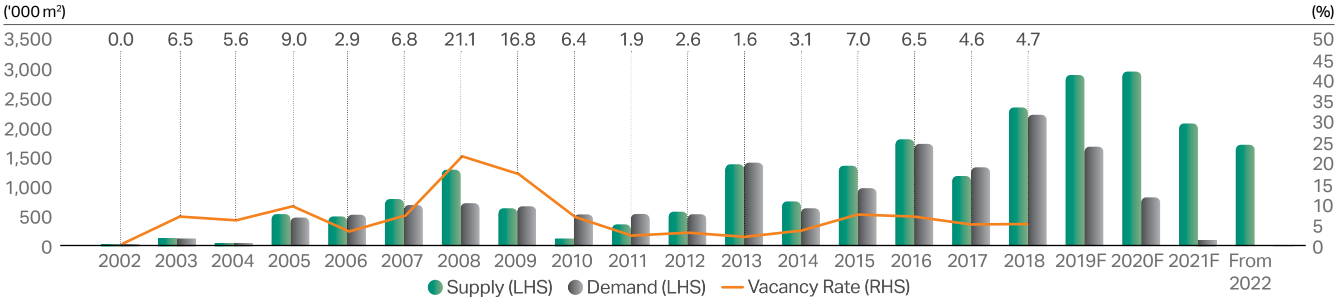
Cap Rate on Logistics Real Estate



Note 1: Average expected value for multi-tenant facilities in both the Greater Tokyo and Osaka areas (Bayside and Inland areas)
Note 2: Based on the Real Estate Investor Survey by the Japan Real Estate Institute

Chart 5

Trend in the Supply-Demand Balance – Greater Tokyo



Note 1: Created from our database of large-scale rental logistics facilities constructed by major developers
Note 2: Supply and demand from 2019 onward are for total developed properties and total tenanted area which are already confirmed as of end of March 2019

attracting tenants and space is running out, underpinning a recovery in demand for developed properties in the Bayside area. In addition, considering the damage suffered by warehouses in the summer typhoons, BCP measures are propelling demand for relocation to safer developed properties.

Supply in 2019 will be even more limited than in 2018, with demand reaching approximately 90% of the 2019 supply, so the vacancy rate is likely to fall considerably. Given the shortage of sizable vacant space, rent levels are projected to be strong, even in the Bayside area. **See Chart 6.**

Nagoya area

The vacancy rate at the end of 2018 was up slightly to approximately 5.8% as several developments in the south were completed. Transportation equipment and other local industries continue to thrive, driving continued vigorous demand.

A large supply volume is scheduled to become available in 2019. Considering these developments are in the suburbs, finding tenants is likely to take slightly longer and the vacancy rate for Nagoya area overall is likely to rise. There is a general sense that vacancies are limited in the center of the city and rents are projected to rise slightly. **See Chart 7.**

Other areas

Sendai Metropolitan area

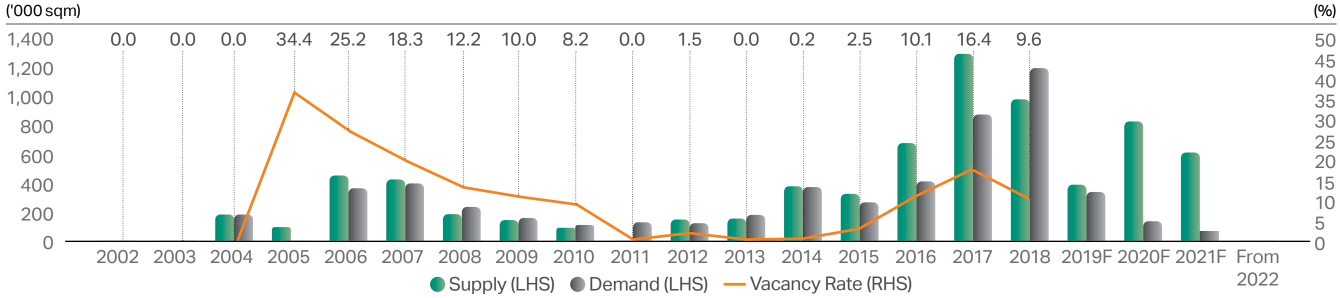
Demand for reconstruction due to the Great East Japan Earthquake is softening, but otherwise demand continues to be at least on par with that anticipated for a metropolitan area. The region is increasingly being seen as ripe for investment, as evidenced by increased development of multi-tenant facilities.

Supply will be moderate from 2019 onward, and the supply-demand balance is expected to be stable and rent levels are likely to normalize towards slightly soft (approach the levels seen prior to the earthquake).

March 2019

Chart 6

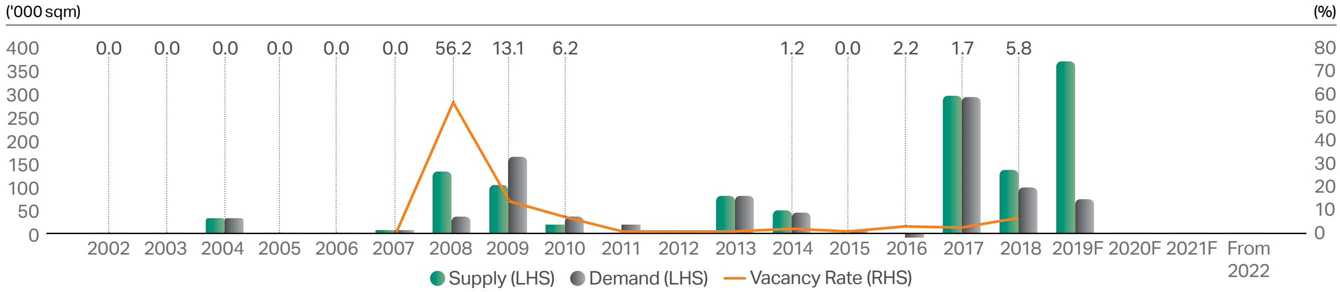
Trend in the Supply-Demand Balance – Greater Osaka



Note 1: Created from our database of large-scale rental logistics facilities constructed by major developers
Note 2: Supply and demand from 2019 onward are for total developed properties and total tenanted area which are already confirmed as of end of March 2019

Chart 7

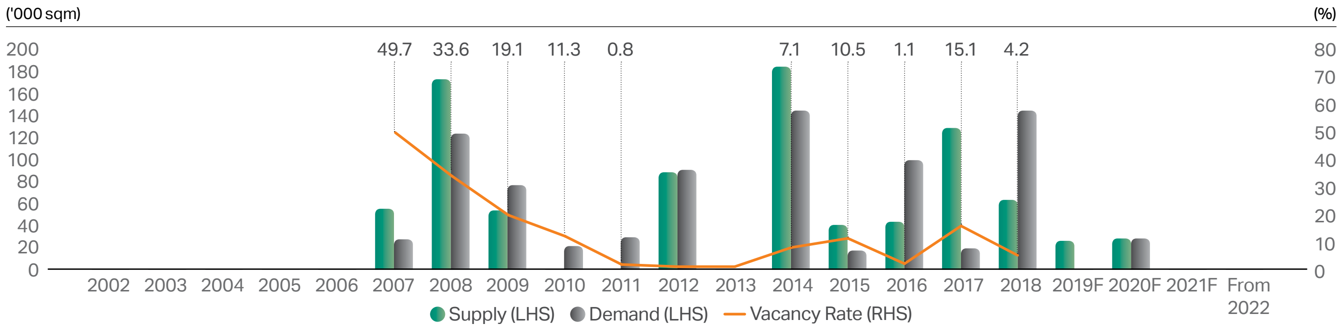
Trend in the Supply-Demand Balance – Nagoya



Note 1: Created from our database of large-scale rental logistics facilities constructed by major developers
Note 2: Supply and demand from 2019 onward are for total developed properties and total tenanted area which are already confirmed as of end of March 2019

Chart 8

Trend in the Supply-Demand Balance – Fukuoka



Note 1: Created from our database of large-scale rental logistics facilities constructed by major developers
Note 2: Supply and demand from 2019 onward are for total developed properties and total tenanted area which are already confirmed as of end of March 2019

Only customers of the Institute may use this report, and users bear the obligation to treat all information contained in this report as confidential and not to disclose it to any unauthorised person or place it in a situation that permits disclosure.

All figures are as indicated at the close of business on the day on which the figures were published or at the time at which they were given. In addition, the said figures are provided only as reference information and only for use by users. Prices and values indicate neither (1) actual conditions when new business is conducted, nor (2) actual conditions when existing business is settled or canceled. Furthermore, the Institute does not warrant the completeness or accuracy of the given figures.

The provided information has been edited from our company's viewpoint based on a rational evaluation of the generally recognised logistics market, economic principles, and the future state of relevant markets. Evaluation using other information sources or different assumptions may give rise to different results. The Institute hereby expressly states that it bears no responsibility for (1) the accuracy of the assumptions used to derive the evaluations, (2) errors or omissions in calculating or distributing the evaluations, or (3) results that rely on or use the evaluations. Please note that assumptions regarding the future state of the markets may need to be made in relation to some information. In such cases, the Institute performs calculations using what the Institute regards as the most rational assumptions regarding the future state of relevant markets based on internal policies and modeling.

Terms of use

The Institute hereby grants users a license to use this market report (referred to below as the Report) only for personal or in-house use for receiving reports and other services provided by the Institute or for doing business with the Institute. This license cannot be transferred. It is a non-exclusive license. Users agree not to loan, transfer, forward, copy, translate or alter the Report for any purpose. Users agree not to disclose to a third party or allow a third party to copy or use the Report or the data defined below. "Data" refers to information contained in the Report, information relating to the Report, and all information that is derived for or from the Report. Users acknowledge that the data sent by the Institute in the Report includes certain confidential information (including information about users). Users acknowledge that the Report and data belong to the Institute and the Institute holds full copyright of the Report and data.

The Report and data are provided as they appear at the time of publication. The Institute makes no assertion or warranty of any sort regarding the Report or the data, including implied warranty of merchantability or suitability for the user's specific purpose and warranty relating to results obtained from using the Report or data. The Institute does not warrant that the information contained in the data is continuous, up to date, accurate or complete. The data may be changed or deleted without notice. This section does not purport to limit or diminish the rights and obligations that the Institute bears towards customers under laws and ordinances. Users exempt the Institute from liability for all loss and responsibility arising from these terms except in cases arising due to willful misconduct or negligence on the part of the Institute.

Independent Market Research
(CHINA)

by CBRE Advisory & Transaction Services – China (Industrial and Logistics)

Macro Economy Overview

Domestic Consumption Growth to Stabilize

Economic headwinds strengthened over the course of 2018 amid deleveraging, supply-side reform and U.S.-China trade conflict. China's economy grew 6.6% in 2018; however, y-o-y growth rates declined gradually. GDP growth weakened to 6.4% in Q4 2018, the lowest rate of growth since Q2 2009. However, economic data published in Q1 2019 indicated growth of import and export and recovery of the manufacturing sector. During the Two Sessions this year, China sets 2019 GDP growth target at 6-6.5%. The lowering of target reflects short-term economic headwinds but also accounts for supportive measures such as looser monetary policy and more aggressive fiscal expenditure.

Domestic consumption growth slowed significantly in 2018 amid lower income expectations and the sharp decline in car consumption following the cancellation of the vehicle purchase tax discount. Compared with the performance last year, the cumulative growth rate of total retail sales decreased from 10.2% to 9.0 %, falling to an eight-year low. However, the individual tax reform instituted in Oct 2018 should boost discretionary income and stabilised consumption growth in 2019. In Q1 2019, China's manufacturing PMI bounced back from 49.2 to 50.3, which shows signs of recovery after six consecutive months of decline.

Fiscal policy will be strengthened this year and the deficit ratio is expected to be closer to 3%. Infrastructure construction will be a key pillar of fiscal policy in 2019. Although growth in infrastructure investment declined in H1 2018, it showed signs of recovery towards the end of the year and is expected to rebound in 2019. In addition to rural revitalization and regional integration initiatives such as those in The Greater Bay Area, the Yangtze River Delta and Beijing-Tianjin-Hebei, investment in new infrastructure, including artificial intelligence and Internet of Things, will also be strengthened. From Apr 1st this year, China has cut its standard VAT rate from 16% to 13% (VAT rate on retail also reduced from 10% to 9%). VAT cuts to the manufacturing, construction and transportation industries will alleviate the financial burden on companies operating in these sectors, leading to stronger demand for industrial and logistics space.

Steady Monetary Growth Expected

Monetary policy in 2019 will be characterised by steady growth, moderate tightness and reasonable and sufficient liquidity. In addition to quantitative tools such as standard reductions, medium-term lending facilities and reverse repurchasing, the People's Bank of China (PBoC) may consider cutting interest rates. Since 2018, the PBoC has cut the required reserve ratio (RRR) by 3.5 percentage points. Recent comments by PBoC governor Yi Gang indicate there remains room, albeit limited, for further RRR cuts this year. The cost of capital has also fallen significantly, with the 10-year bond rate down by 70 bps from 12 months ago. The looser monetary environment is expected to boost property investment by domestic capital and support asset prices.

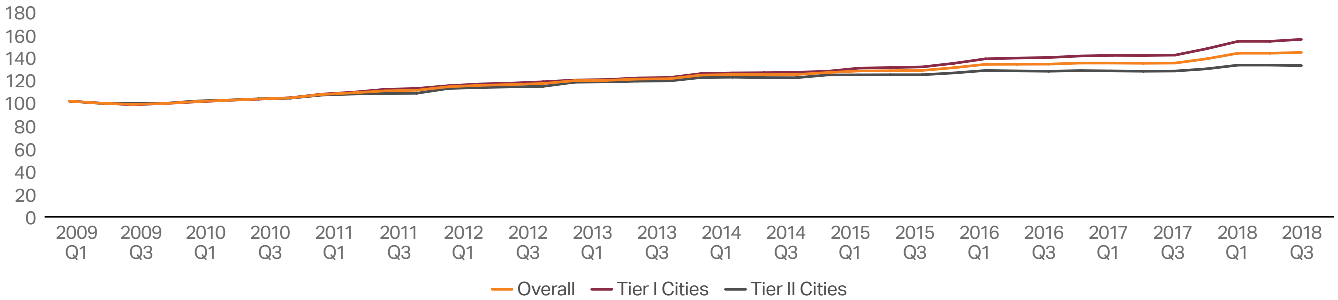
Trade Conflict Weighs On Economy

The trade tensions between the U.S. and China remain murky. Despite signs that both countries moved closer to a trade deal during talks in early April, they still need to hammer out some sticking points as they push for a final summit between President Donald Trump and Chinese President Xi Jinping. The latest threat to increase tariffs by US President Donald Trump on 5th May certainly clouds over any potential final resolution between two countries.

Chart 1

China Warehouse Rental Index (2009–2018)

(Q1 2009 = 100)



Source: CBRE research, Jan 2019

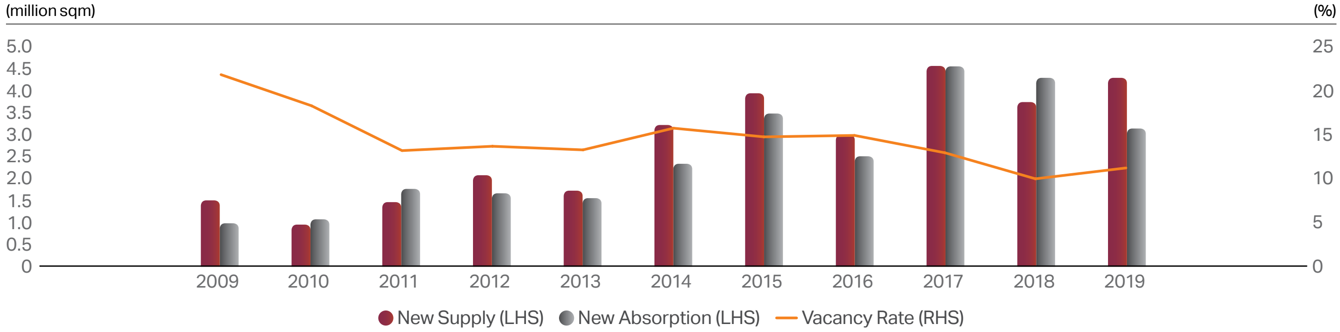
Notes:

1 Include express companies.

2 Total GFA of the top 10 developers' warehouses will amount to more than 43 million in 2019.

Chart 2

China Logistics Supply & Demand (2009–2019F)



Source: CBRE research, Jan 2019

China Logistics Market Outlook

Strong Demand To Drive Up Rents In Tier 1 Cities

China's logistics market saw the rapid development for the past decade. Strong demand driven by 3PL[3] and E-commerce pushed up the rent for prime warehouse in tie 1 cities. New supply of high-standard warehouses in major cities stood at 3.75 million[2] sq. m. in 2018, notably below net absorption, which registered 4.3 million sq. m. for the year. Strong demand and the lack of new supply helped average vacancy decrease from 12.6% in 2017 to 9.0% in 2018, laying a solid foundation for the high-standard warehouse market in 2019. **See Chart 1.**

Demand Drivers Face Headwinds

Although high standard warehouse demand continues to be led by e-commerce, 3PLs and manufacturers, these three sectors will face greater uncertainties in 2019. The decline in consumption growth has slowed expansion by online businesses, which could negatively impact their demand for warehouse space. The growth of total retail sales of consumer goods and online retail sales of physical goods displayed a downward trend in 2018, falling to a three year low of 9% y-o-y and 25% y-o-y, respectively. The E-logistic Index released showed that the overall growth of E-logistics declined in 2018, with sluggish consumption growth likely to ensure this trend continues in 2019. However, from a mid-long-term point of view, China's shift to a consumption-driven economy should keep generating strong demand for modern logistics properties. **See Chart 2.**

The U.S.-China trade war has had a negative effect on coastal cities and the manufacturing industry, and it is likely to weigh on demand from 3PLs and manufacturers in 2019.

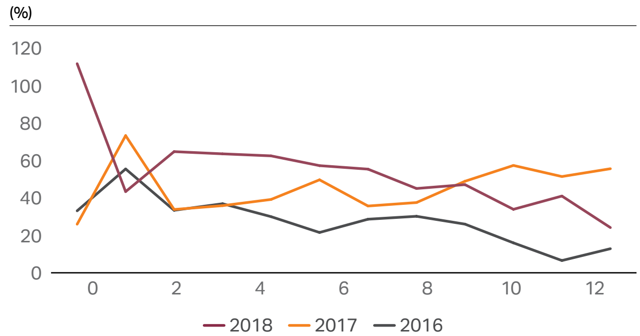
Self-Built Warehouses Ease Leasing Demand

Many e-commerce companies possess considerable property expertise and are increasingly purchasing land to develop their own warehouses and logistics facilities. CBRE estimates show that since 2009, China's six major e-commerce companies purchased large area of land to develop more than 40 million sq. m. of storage space national wide. The impact of this trend on the logistics warehouse leasing market became increasingly evident in 2018, with numerous firms relocating operators in several cities to self-built warehouses. **See Chart 3 & 4.**

Note:
[3] China Federation of Logistics & Purchasing.

Chart 3

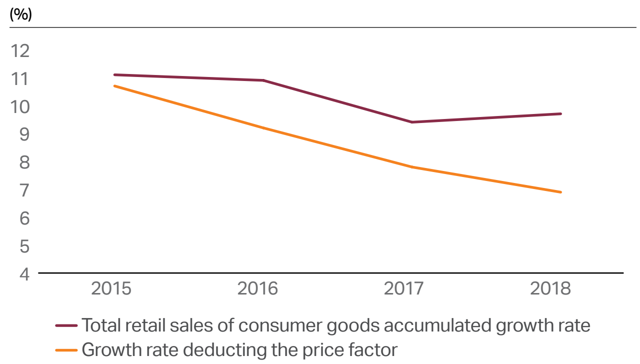
E-logistics Volume Growth (2016–2018)



Source: CFLP[1], National Bureau of Statistics of China, CBRE Research, Jan 2019

Chart 4

Total Retail Sales of Consumer Goods Accumulated Growth Rate* (2015–2018)



Source: CFLP[1], National Bureau of Statistics of China, CBRE Research, Jan 2019

Independent Market Research
(CHINA)

by CBRE Advisory & Transaction Services – China (Industrial and Logistics)

While e-commerce firms will utilise the bulk of this space for self-use, the remainder will be put onto the leasing market, posing a potential threat to traditional logistics property developers. CBRE data show that 3.8 million sq. m. of self-built warehouse space will be completed by the six largest e-commerce companies in 16 major cities between 2019-2020, and will be most pronounced in Chengdu, Hangzhou, Wuhan and Qingdao. **See Chart 5 & 6.**

Brief Overview Of Key Logistics Hub

Rental Growth Set to Weaken in Selected Markets

Uncertain leasing demand and the trend for e-commerce platforms to construct their own warehouses will continue to exert downward pressure on rental growth in selected markets. Cities with weak demand and/or large amounts of supply including Dalian, Qingdao, Chongqing and Wuhan will see rents remain flat or decline.

Tier I cities, and tier II cities in Eastern China, which continue to see a lack of new supply and are more resistant to uncertain demand, are expected to register stable rental growth. **See Chart 7.**

New Supply Expected To Increase

Approximately 4.3 million[4] sq. m. of new high-standard warehouse supply is due for completion in 2019. Most new stock is concentrated in Northern and Midwestern China, with Chongqing, Chengdu and Beijing accounting for 39% of total new supply. Eastern China and South China cities will continue to see a decline in supply. **See Chart 8.**

New Infrastructure To Spur Growth Of Logistics Hubs

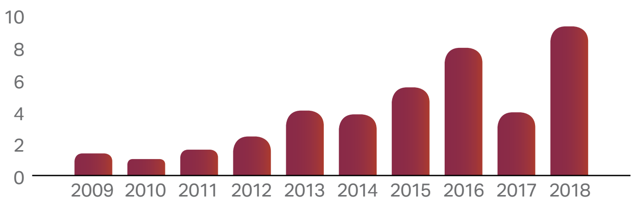
In October 2018, the State Council issued a new guidance to call for the improvement of infrastructure construction and the allocation of major projects to short-term, medium-term and long-term reserve infrastructure. This points to the rapid extension of transportation infrastructure and faster construction.

The completion of infrastructure will accelerate the overall growth and integration of the Jing-Jin-Ji, Yangtze River Delta (YRD), and Greater Bay Area. The secondary growth pole cities in these city clusters will also benefit from spillover and emerge as regional logistics hub cities. In Jing-Jin-Ji cluster,

Chart 5

Warehouse Area of Land Purchased by E-commerce Firms[5]

GFA (million sqm)

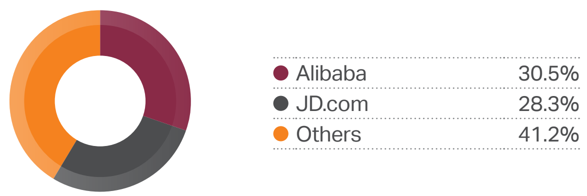


Source: CREIS, Company website, CBRE Research, Jan 2019

Chart 6

Alibaba & JD's Warehouse Area in 2018

(%)

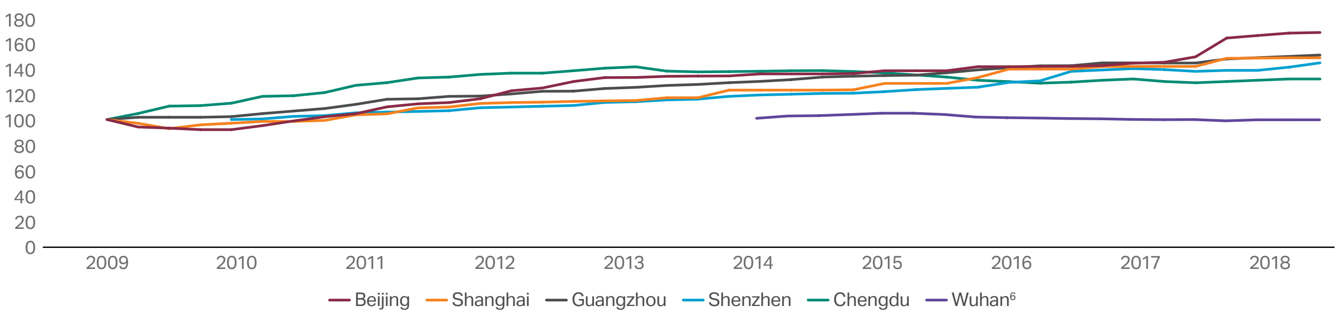


Source: CREIS, Company website, CBRE Research, Jan 2019

Chart 7

Logistics Rental Index of Six Key Hubs (2009–2018)

(Q1 2009 = 100)



Source: CBRE research, Jan 2019

Notes:

4 Refer to 16 major cities in Chart 8.

5 Including Alibaba, JD.com, VIP.com, Suning, SF Express and Gome. The total GFA figure is based on land area and plot ratio of each project.

6 CBRE started tracking Wuhan data from 2014. Data is rebased to Q1 2014.

in addition to Beijing and Tianjin, Shijiazhuang, Baoding and Tangshan all have sizable populations. Although high-standard warehouses and logistics facilities in these cities are at the initial stage of development, demand is expected to grow as Beijing reaches its tipping point. Elsewhere, new infrastructure in the YRD will support the growth of logistics hubs in Nanjing and Nantong, while the completion of the Hong Kong-Zhuhai-Macao Bridge, Humen Second Bridge and Shenzhen-Zhongshan Passage will further enhance cross-strait traffic in the GBA and promote the economic development of relatively underdeveloped areas on the west side of the Pearl River. The spillover of logistics demand from Guangzhou and Shenzhen is expected to result in the formation of new logistics hubs in Cuiheng New Area in Zhongshan; Hongwan Port Area in Zhuhai; and Heshan in Jiangmen.

According to a new plan jointly released in December 2018 by the National Development and Reform Commission and the Ministry of Transport, China is planning to build 30 logistics hubs by 2020 and 150 by 2025. **See Chart 9.**

Summary

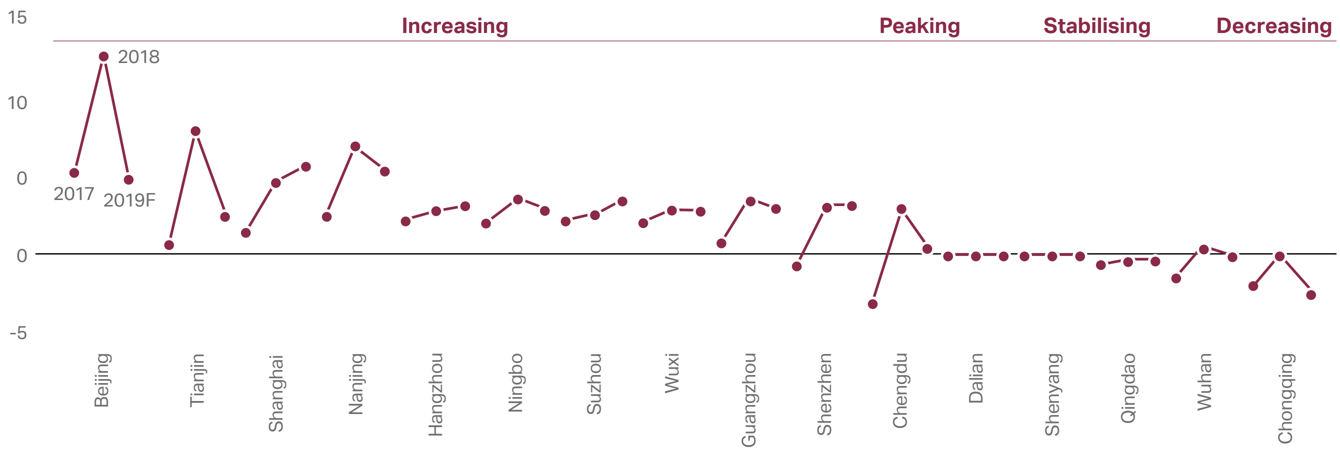
Although high standard warehouse demand continues to be led by e-commerce, 3PLs and manufacturers, these three sectors will face greater uncertainties in 2019.The decline in consumption growth and the impact of self-built warehouses by e-commerce companies could negatively impact the leasing market this year. The U.S.-China trade conflict has had a negative effect on coastal cities and the manufacturing industry, and is likely to weigh on the demand from 3PLs and manufacturers in 2019. Uncertain leasing demand will exert downward pressure on rental growth in selected markets. Cities with weak demand and/or large amounts of supply will see rents remain flat or decline. Tier 1 and tier 2 cities in Eastern China, which continue to see a lack of new supply are more resilient to uncertain demand, and are expected to register stable rental growth. Further compression in cap rates is expected due to robust investment demand in logistics properties.

April 2019

Chart 8

China Warehouse Rental Forecast in 16 Major Cities (2017–2018)

(%)

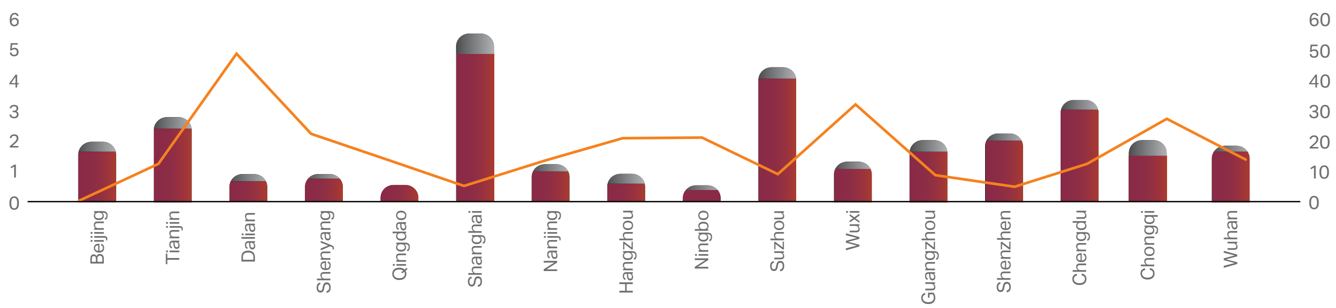


Source: CBRE research, Jan 2019

Chart 9

2018 Warehouse Stock & 2019 Supply in 16 Major Cities

(million sqm) (%)



Source: CBRE research, Jan 2019

Disclaimer

This report was prepared by CBRE Industrial and Logistics Team. Any findings, opinions, suggestions, recommendations, or advises from us are our opinions only and you shall have ultimate decision notwithstanding that such decision is driven from our opinions. We shall in no event be held liable for any economic loss as a result of your decision.

Independent Market Research
(AUSTRALIA)

by Jones Lang LaSalle Incorporated

Macro-Economic Overview and Outlook

Australia has experienced long-term economic growth – recording 27 consecutive years of positive economic activity – making it a popular destination for offshore property investment.

Gross Domestic Product (GDP) in 2018 was 2.3%, slightly below the 10 year annual average of 2.4%. The record breaking growth trend is supported by several positive macro-economic factors: population growth, exports growth, low interest rate and depreciation of the exchange rate, and a stable and transparent financial system which encourages investment and foreign capital inflow.

According to the Reserve Bank of Australia (RBA):

- GDP growth is forecast above 3.0% between 2019 and 2020
- Unemployment rate is forecast to trend downwards from just above 5.0% toward 4.75% by 2020
- Underlying inflation is expected to increase to 2.25% by the end of 2019

Industrial and Logistics Sector Performance and Trends

Output from the transport and storage sectors has grown 1.3% in 2018, and is projected to increase at an annual average rate of 2.5% to 2027 (Source: Deloitte Access Economics). Fueling this trend is Australia's growing eCommerce industry, which currently makes up almost 40% of the online retail market. The share of online retail trade to total retail sales has been increasing over the past 2 years, with online retail trade recording a growth rate of 33% for 2018.

The increased usage of transport and logistics service in Australia (particularly third-party logistics) has led to a substantial demand for industrial floorspace and significant investment in more sophisticated and automated warehousing facilities.

The rising growth rate in non-discretionary retail expenditure (i.e. groceries) will also continue to drive demand for industrial floorspace in the market. On the back of this, there is a greater emphasis on the online grocery sector, which is both consumer and supplier driven. This has created further demand pressures for industrial floorspace within the transport, logistics and retail sector, and particularly for cold storage facilities and purpose built warehousing.

National Market Trend

Supported by low interest rates, infrastructure investment, consumption growth (fuelled by population growth), and an evolving eCommerce sector, the Australian industrial property sector has continued to attract strong interest from both domestic and offshore investors.

In 2018, approximately A$3.2 billion in investment sales occurred nationally (for transaction values of A$10 million and above). Markets in the Eastern Seaboard accounted for approximately 90% of total national industrial sales in 2018.

Continued demand for prime and secondary grade assets have resulted in downward pressure on transaction yields, compressing cap rates. The national average cap rates were recorded at 6.38% for prime assets and 7.61% for secondary assets (as at 4Q 2018). **See Chart 1.**

One of the challenges for investment into the Australian industrial sector is the limited availability of investment grade stock. With fewer portfolio offerings over the past 12 months, investors have turned to acquisitions of secondary grade stock in infill locations, particularly during first half of 2018.

Over 2019 it is anticipated that investors will seek the development route, and strategic joint ventures and capital partnering will become a new trend.

Key Demand Drivers

The large commitments in infrastructure projects continues to boost confidence in the industrial market – particularly for NSW, where almost 50% of all transport infrastructure investment is concentrated.

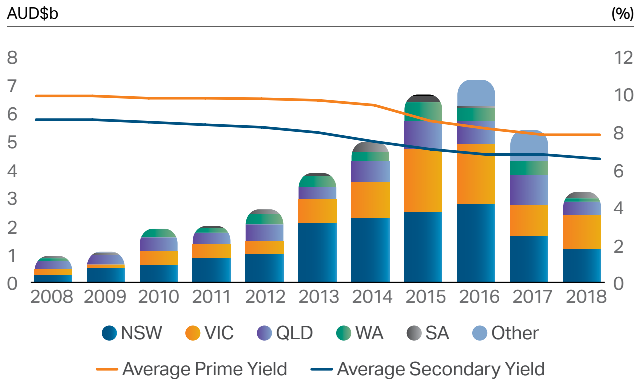
The record levels of transport infrastructure development will help alleviate supply constraints by strengthening the connections to developable land. Land values in certain markets within Sydney, Melbourne, and Brisbane have appreciated, partly because of this investment in infrastructure.

JLL is forecasting an average of 557,200 sqm of industrial space per annum to come online between 2019 and 2022. This is well below the five-year historic annual average of 1.5 million sqm, indicating that quality assets are in short supply.

Around half of the supply to be delivered over the next three years is located within the Sydney market (47%, or 627,600 sqm), and around 22% equally within the Melbourne and Brisbane markets. **See Chart 2, 3 & 4.**

Chart 1

National Industrial Investment Transaction Volume and Average Cap Rate (2008–2018)



Note: Reflects sales AUD 10 million and greater
Source: JLL Research

Chart 2

National Industrial Development Supply Pipeline

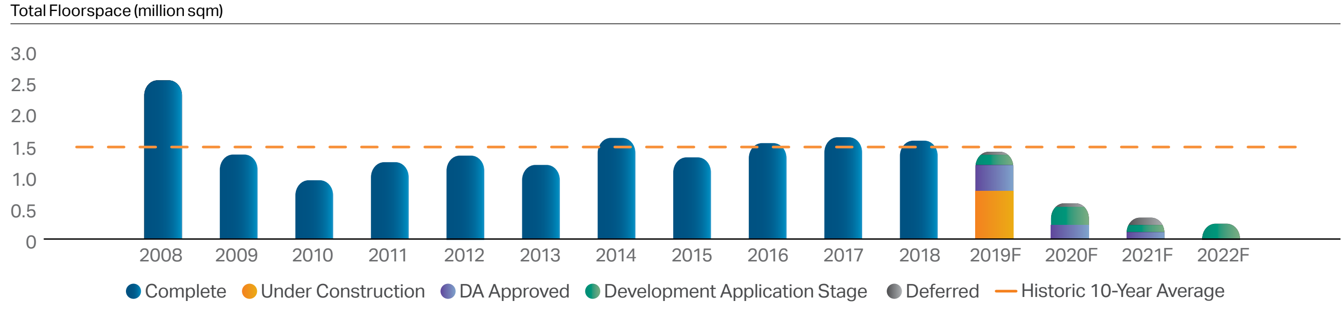


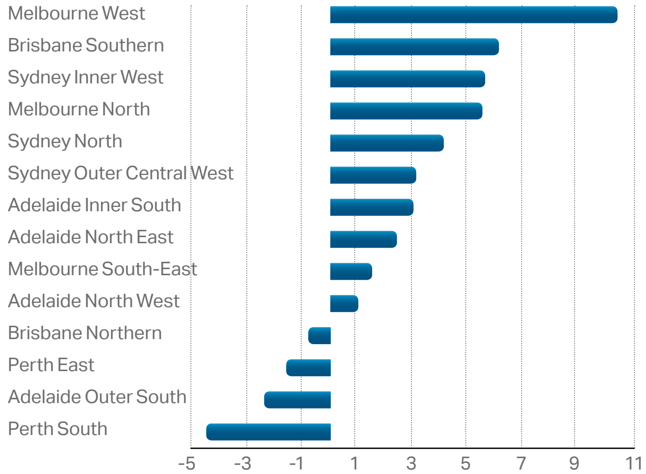
Chart 3

Prime Rents YoY% Change

Source: JLL Research. At 4Q18

Chart 4

Secondary Rents YoY% Change



Source: JLL Research. At 4Q18

The three-year annual average of gross take-up of industrial floorspace for the major Australian markets are as follows:

- Sydney, 997,000 sqm
- Melbourne, 789,400 sqm
- Brisbane, 471,200 sqm

Sydney

Sydney recorded a significant decline in investment activity between 2017 and 2018, from $1.7 billion to $1.2 billion in 2018 (-28%), the lowest figure recorded since 2012. Lower investment volumes is a symptom of reduced stock availability rather than a reduction in investor demand. This, coupled with the continued levels of demand from onshore and offshore buyers has led to prime yields compressing to an average of 5.31%, while the prime / secondary spread has narrowed and average secondary yields are sitting at 6.15%.

A total of 827,590 sqm of industrial floorspace was delivered in 2018, the highest level since 2008. Looking ahead, the total supply expected to be delivered over 2019 totals around 627,600 sqm – above the historic ten-year annual average of 477,160 sqm.

Around 60 per cent of the supply to be delivered in 2019 is currently under construction, and a further 24 per cent of the supply pipeline have secured development approval. **See Chart 5.**

Due to the strong demand and confidence in Sydney's industrial market, over 134,500 sqm of speculative developments are under construction and due to complete by the end of 2019.

Industrial land will continue to attract interest given the significant infrastructure development resulting in land value uplift. A constrained supply of serviced land will limit the amount of development activity post-2019, which will place upward pressure on land values as well as rents (particularly for existing buildings).

Demand reached 847,056 sqm in 2018. Although below the 1 million sqm mark recorded consecutively over the previous three years, it was still well above the 10 year annual average of 751,500 sqm.

The Transport, Postal & Warehousing sector continues to dominate demand in the Sydney industrial market, accounting for 52% of gross take-up over the 2018.

With the recent, and future, entrance of large overseas retailers into Australia, demand from the retail and transport sectors is expected to grow, in turn driving industrial floorspace take-up in Sydney.

The strongest rental growth in prime grade assets over 2018 was recorded for the Outer North West (6.5%), South Sydney

(6.0%), North Sydney (4.5%) and the Outer Central West (3.3%). The Inner West (0.8%) and Outer South West (0.3%) precincts recorded steady growth.

Rent rises with the South Sydney (5.5%) Precinct for secondary grade stock was also strong, due to the high demand and lack of available stock, coupled with depletion of industrial land.

The South Sydney Precinct is expected to continue to record the greatest rental growth – owing to the severe shortage of industrial zoned land, coupled with the Precinct's proximity to the CBD and two of three of Sydney's strategic transport gateways (i.e. Port Botany and Sydney Airport).

Melbourne
Melbourne's total investment sale volumes in 2018 increased by 10% over 2017 to AUD 1.2 billion, despite a continued lack of built industrial investment products.

Investment sales in Melbourne were concentrated within the West and South East precincts.

The solid capital inflow from offshore (32 per cent) and onshore groups has led to further yield compression for both prime (5.89%) and secondary (6.67%) grade assets. Yield compression was stronger for secondary assets, at 75bps (compared to 36bps for prime), as there has been a lack of core products in the market. It is anticipated there is scope for further yield compression in both prime and secondary assets in 2019.

With the fastest growing population in Australia, strong economic growth, record levels of infrastructure investment and a diversified economic base, conditions are supportive for further value uplift and strong tenant demand in 2019. In particular, positive rental growth is expected within the South East and West precincts.

Activity in the North sub-markets over 2019 will be driven by high demand particularly from logistics; specialised manufacturing and food/beverage industries.

Over the last 12 months leasing activity has been steady, with approximately 787,200 sqm of gross take-up recorded – above the 10 year annual average of 627,000 sqm. This was recorded across 64 leases, with an average lease size of 12,300 sqm.

The majority of gross take-up was recorded in the West (42%) and South East (40%). The Transport, Postal & Warehousing sector continues to record the strongest leasing volumes across the Melbourne industrial market, accounting for 36% of gross take-up over 2018. Meanwhile, the Manufacturing and Retail Trade sectors accounted for 23% and 21% respectively.

The annual rental growth in the West Precinct (4.8%), was the strongest growth recorded since 2012. This was driven by high levels of occupier demand, along with the continuous growth of land values across the precinct. Secondary rents also grew by 10.4% in 2018. The notable growth for

Chart 5

Sydney Industrial Supply Pipeline

Total Floorspace ('000 sqm)

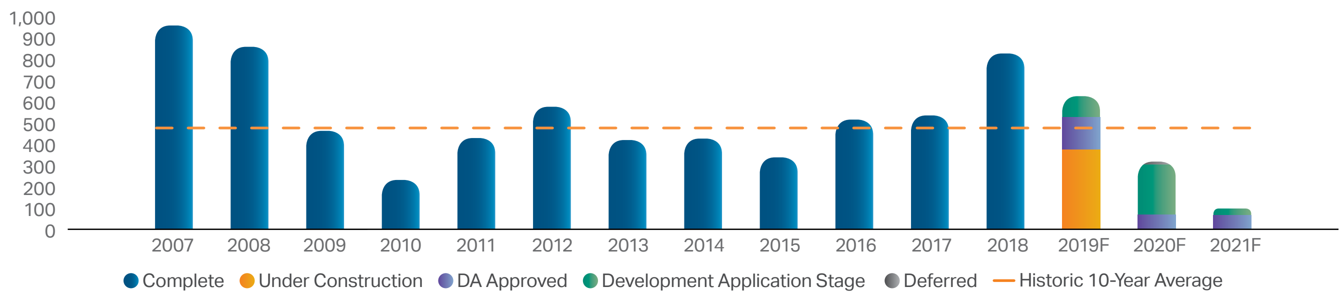


Chart 6

Melbourne Industrial Supply Pipeline

Total Floorspace ('000 sqm)

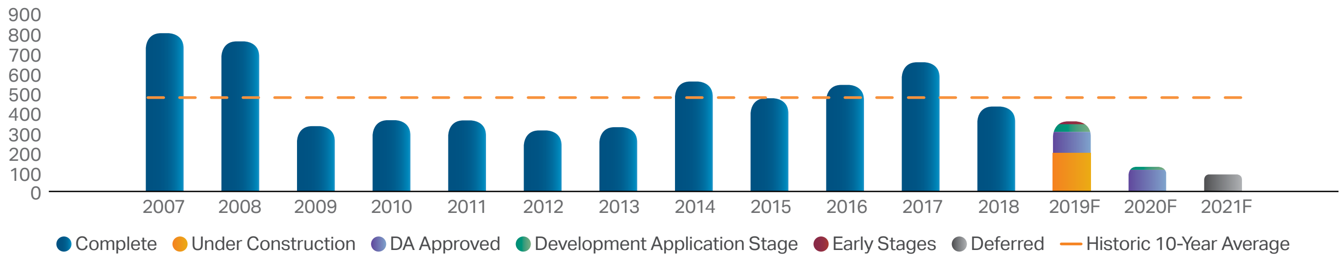
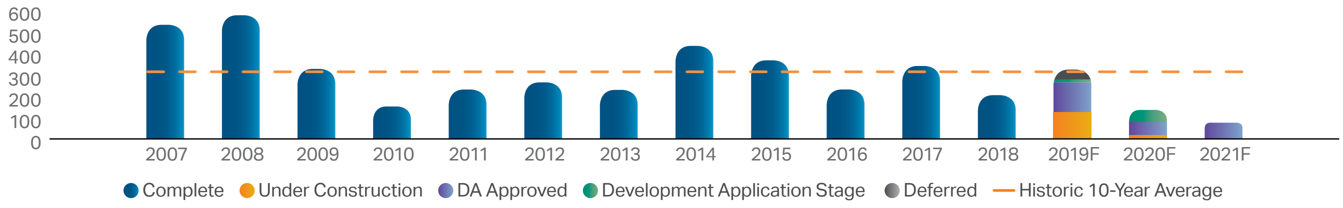


Chart 7

Brisbane Industrial Supply Pipeline

Total Floorspace ('000 sqm)



secondary assets can be attributed to the low availability of prime assets, with occupiers turning to secondary grade options as an alternative.

A total of 430,500 sqm of industrial floorspace was delivered in 2018, the lowest level recorded since 2013, although this was almost on par with the 10-year annual average.

The projected growth in rent values over the next 12 months remains solid in view of continuing strong tenant demand. There is currently 201,500 sqm of developments under construction and due to complete by 3Q19, of which 62% of the floorspace has been pre-committed. There is an additional 198,200 sqm of supply with plans approved, which is due to complete by 3Q20.

The majority of the forward pipeline of supply for the next 12 months is located in the West (49%). The South East and North precincts account for the remaining 26% and 25%, respectively. **See Chart 6.**

Brisbane

Investment sale volumes in Queensland declined by half in CY2018 to AUD 491 million compared to levels recorded in 2017. Similar to the Sydney market, this was due to the limited stock of prime grade assets being offered to the market.

Prime (6.25%) and secondary (7.83%) grade industrial yields across Brisbane have tightened during CY2018. Heightened competition and a limited land supply pipeline to accommodate large scale industrial facilities are expected to place further downward pressure on yields in 2019.

Take-up rates within the Brisbane industrial market have stepped up considerably over the past 12 months. Average quarterly levels were sitting at around 78,500sqm at end of 2017 and early in 2018. However, over the past two quarters (2Q and 3Q), take-up levels have doubled to an average of around 163,000sqm per quarter.

The improved leasing activity is attributable to:
- Tenants seeking to take advantage of competitive effective rents for facility upgrades and expansion
- New market entrants from the transport and logistics sector that already have a presence in the Sydney and Melbourne industrial markets

Over the past 12 months, tenants are increasingly seeking space for expansion and growth, as opposed to relocation for cost savings.

The concentration of take-up (by floorspace) continues to be recorded within the Southern Precinct. As a result, rents within the Southern industrial Precinct recorded the strongest growth over the year of 4.3% for prime grade assets. JLL are forecasting the Southern Precinct to experience continual growth in rents, with the projected average annual growth at 3.1% between 2019 and 2023.

The Trade Coast recorded no rental change, and is forecasted to record minimal movement over 2019 due to soft leasing activity and a highly competitive secondary market. Current incentive levels are relatively high, averaging 15%.

A total of 207,000 sqm of industrial floorspace was delivered in 2018, below the historic ten-year annual average of 315,900 sqm.

Supply levels over 2019 are expected to rise in line with the ten-year annual average – pointing to improved confidence in the leasing market. Around 40 per cent (approximately 141,700 sqm) of floorspace in the supply pipeline for 2019 is currently in the construction stage. **See Chart 7.**

The Southern Precinct will contribute 94% of this new supply and the Trade Coast the balance 6%. The heightened level of supply in the Southern precinct is being driven by land supply, close proximity to major transport infrastructure and pre commitments.

April 2019

Independent Market Research
(SOUTH KOREA)

by CBRE Korea Co., Ltd.

Domestic Growth Expected to Weaken

According to the economic outlook for 2019 published by the Bank of Korea, the Korean economy is projected to grow by 2.6% in both 2019 and 2020. It is expected to continue its steady pace driven by consumption and exports, amid expansionary fiscal policy stance. Over the growth outlook, there is a high level of uncertainty. The upside risks to growth include those of (1) a resolution of uncertainties thanks to a trade deal between the US and China, (2) an improvement in domestic demand conditions led by the government's expansionary fiscal policies, and (3) an increase in corporate investment in consequence of the government's economic stimulus measures. Among the downside risks are (1) a slowdown in the pace of growth in exports due to a deepening of the US-China trade dispute, (2) a weakening of global economic growth in line mainly with slowdowns in some major countries such as the euro area and China, and (3) a contraction in global semiconductor demand.

Demand and Market Evolvement

The demand for modern logistics properties is expected to continue on a sound growth trajectory spurred by strong growth in e-commerce. The logistics market witnessed strong demand for large-sized modern properties that have incorporated Fourth Industrial Revolution-related technologies such as artificial intelligence and Fintech which enable the occupiers to provide faster delivery services nationwide. In line with such trends, the leading Korean E-commerce company Coupang announced that it will further invest in establishing better infrastructure for its logistics centers as it had obtained a USD2 billion investment from Softbank.

On the other hand, the rise of single-person households and the associated consumer demand for chilled cooked or frozen food, as well as the growing popularity of fresh food is driving the demand for cold warehouses. As faster delivery is the critical competitive measure of the market, overnight fresh-food delivery companies have been expanding their network of cold-chain logistics centers from their traditional hubs in Yongin and Icheon to north-eastern parts of Gyeonggi-do. According to CBRE Research, Guri and Namyangju witnessed notable demand for cold-chain logistics centers in the last quarter of 2018. Even as several new logistics centers will be coming on-stream into the market within the next few years, including MQ Logistics Namyangju Center which will be completed in 2019, the market remains in short supply of leasable cold warehouse capacity. Also, as most refrigerated logistics properties are owner-occupied, it is expected that demand for development of modern cold chain logistics center will remain strong in the future.

Stock and Pipeline: Who's coming?

CBRE Research estimates that a new supply of approximately 1.78 million square meters (sqm) of Grade A logistics facilities was added in Seoul Metropolitan Area (SMA) during 2018, bringing the total stock level to approximately 5.86 million sqm.

Looking ahead, approximately 1.67 million sqm of new grade A logistics space is scheduled to be completed in 2019. This represents a slower increase compared to 2018, which is largely due to a limited availability of land area for development. The new supply will be concentrated in Gyeonggi-do, predominately in the southern part-east (Yongin and Icheon) and West (Pyeongtaek). See Chart 1 & 2.

Market's Primary Rents, Vacancy & Incentives

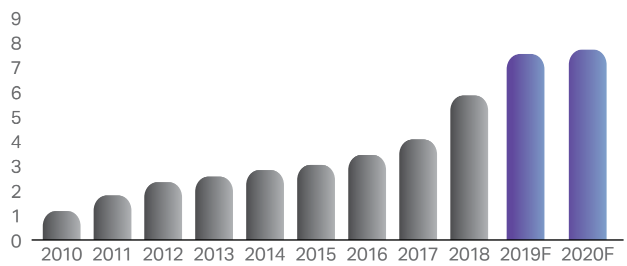
A substantial volume of new supply has been added to the market over the past three years. As a result, the leasing market has turned more competitive as landlords look to offer various forms of tenant incentives to increase occupancy for both new and existing properties. In terms of incentives, rent free is typically provided up to 1 to 2 months per year, while tenant allowance is usually not given. Nevertheless, despite the strong uptick in supply, demand has expanded rapidly to absorb the new supply. CBRE understands the average vacancy rate of Gyeonggi-do continued to decline from the peak of 10.6% in 2016 and stood at a circa 4.05% throughout the second half year of 2018. See Chart 3.

According to CBRE Research, the average face rent of Grade A Logistics assets in SMA recorded circa KRW8,474 per square meters in 2H 2018. This represents an increase of 1.93% compared to the first half year in 2018, and an increase of 3.18% year on year. See Chart 4.

Chart 1

Total Stock of Logistics Centers in SMA

GFA, sqm (million)



Source: Source: CBRE Research, Q4 2018, Grade A Assets in SMA

Chart 2

Imminent New Supplies in Pipeline

City	Name	GFA (sqm)
Ansan	Shiwa MTW	234,000
Yongin	Tangji Logistic Complex	348,752
Goyang	Kendall Square Goyang Park	199,544
Pyeongtaek	BLK-KKR PT Logistic Center	128,246
Gimpo	Gimpo M2 Logistic Complex	67,167
Icheon	Doekpyeong Logistic Center	34,264

Source: CBRE Research, Q4 2018, Grade A Assets to be completed in 2019

While the average face rents from prime logistics centers among Grade A assets are forecast to increase, limited rental growth is expected for the general market. Pressure on rents, especially for non-prime and older facilities, is expected to continue due to tenants' expanding range of options to choose from.

The Return on Investment

Over the last decade, the market has witnessed a gradual compression in the overall capitalisation rates in the logistics property sector. The major factors contributing to the decline in logistics capitalisation rates are i) expanded investment due to record low interest rates; ii) logistics assets offer higher returns compared to other asset class including office; and iii) the steady improvement (reduced risk) in the whole logistics sector. While the capitalisation rate of each asset sales transaction can vary due to factors such as locality and financial structure, overall the spread between logistics gross yields and Seoul office gross yields has tightened over time. **See Chart 5.**

The possibility of higher interest rates could limit the degree of yield compression. According to CBRE Research, gross yield stood at 6.6% in 2017, a 0.3% reduction from 2016, and fell to 6.5% in 2018. The average yield for logistics assets is expected to decrease marginally in the future. CBRE logistics team understands that the average capitalisation rate of prime dry-logistics centers located in Yongin and Icheon range between 6% and 7% throughout 2018.

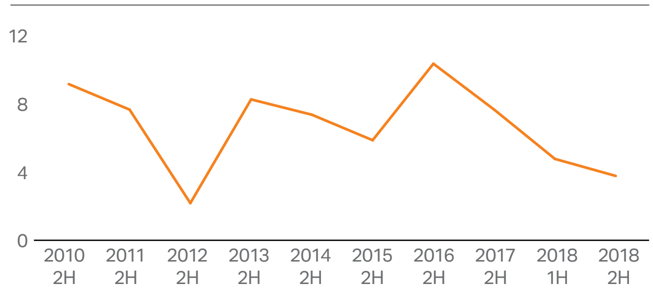
"Apple to Apple": Regional Comparison

Certain cities in Gyeonggi-do have become the logistics hub in SMA thanks to their convenient highway access, proximity to major service areas in the metro region, suitable site conditions that allow large-scale facility development, and cheaper land prices compared to Seoul. The southeastern cities such as Icheon and Yongin are the most concentrated logistics hub in Korea. However, as these two cities have become relatively saturated, new logistics developments are shifting to the cities in the southern part of Gyeonggi-do, such as Hwaseong, Pyeongtaek, and Anseong. **See Chart 6.**

March 2019

Chart 3

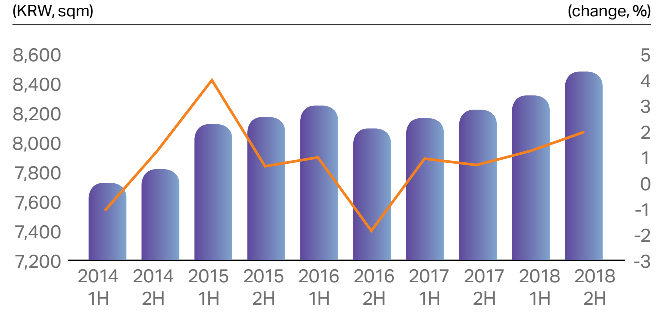
Logistics Market Vacancy Rate Trend



Source: CBRE Research, Q4 2018

Chart 4

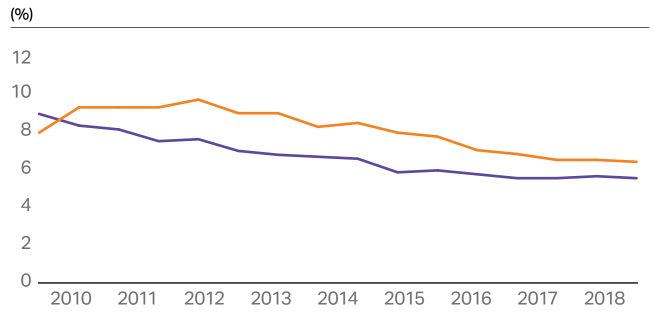
Market Face Rental Trend



Source: CBRE Research, Q4 2018, Grade A Assets in SMA

Chart 5

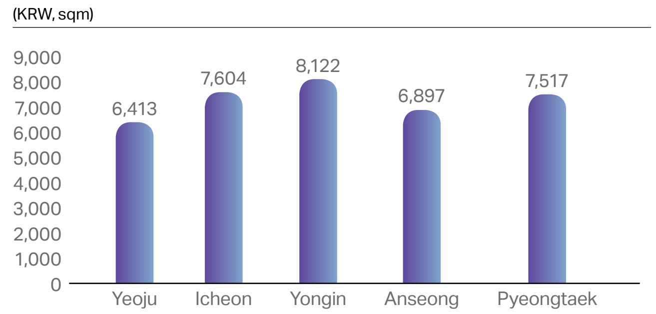
Logistics vs Seoul Grade A Office Yield



Source: CBRE Research, Q4 2018

Chart 6

Average Rental by City



Source: CBRE Research, Q4 2018, Grade A Assets

Independent Market Research
(MALAYSIA)

by Jones Lang Wootton

Macro Economy Overview

Malaysia's Gross Domestic Product (GDP) growth has generally declined since 2014 with the lowest growth being in 2016 following which it increased to 5.9% in 2017. Malaysia's GDP growth is forecast to increase in 2019 to 4.9% from 4.7% in 2018. In 2018, the favourable performance was mainly contributed by the Services and Manufacturing sectors and this trend will continue into 2019.

The Consumer Price Index (CPI) increased in 2017 to record 3.6%. This is the highest rate of inflation recorded since 2014 which registered a rate of 3.2%. The CPI then declined drastically in 2018 to 1.0%. In recent times, the CPI decreased to 0.7% in January 2019. See Chart 1.

The Foreign Direct Investment (FDI) continued its rising trend with a total investment of RM627.6 billion in 2018 from RM467.5 billion in 2014, an increase of 7.6% per annum during the respective period. Generally, the FDI flows were mainly channelled into the services sector, particularly Real Estate, Financial and Insurance/Takaful, and Information and Communication activities. See Chart 2.

Malaysia Logistics Market Outlook

The contribution of Transportation, Storage and Information and Communication services towards the nation's Gross Domestic Product (GDP) has risen from RM24.9 billion in 2000 to approximately RM110.5 billion in 2016, registering an average growth of 9.8% per annum, which indicates that the market is growing.

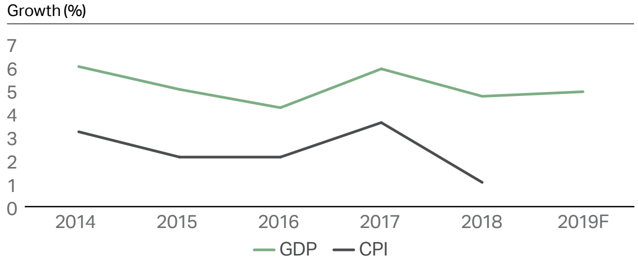
The warehousing market in Malaysia is generally fragmented and these warehouses are generally located closer to the international airports, seaports as well as within major industrial hubs in the country. The major warehousing market in Malaysia would be in the Klang Valley, Johor Bahru and Penang, which generally have a strong presence of industrial / manufacturing activities. The market is mainly driven by the domestic consumption (physical retail sales and e-commerce) as well as the external trade (imports and exports).

The Malaysia e-commerce sector has seen an average annual growth of nearly 12% between 2013 and 2017, increasing from RM55 billion in 2013 to RM86 billion in 2017. The growth of e-commerce sector has resulted in the increasing demand of warehousing space over the past few years. Furthermore, it is noted that many logistics companies have been mushrooming to support the growing e-commerce sector. The growing number of logistics companies is expected to support the warehousing market in Malaysia. See Chart 3.

Retail sales turnover has gradually been on an increasing trend from RM94.8 billion in 2014 to RM104.9 billion in 2018 and registered an average annual growth rate of 3.9% over the years. The retail sales turnover is forecasted to

Chart 1

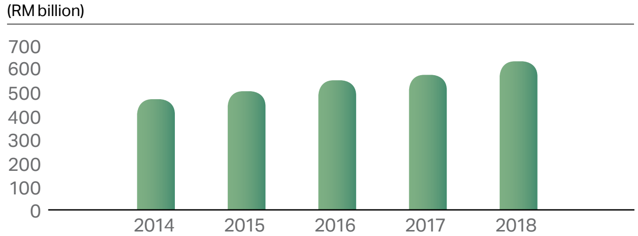
Malaysia GDP & CPI



Source: Department of Statistics, JLW Research

Chart 2

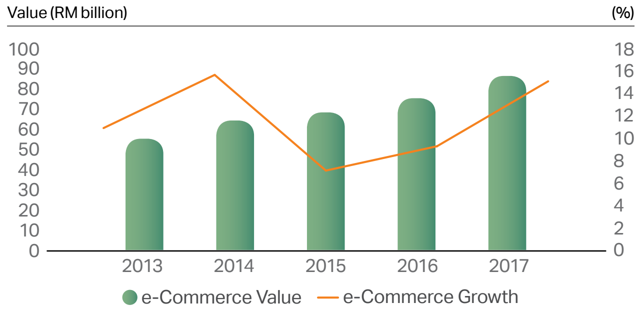
Malaysia Foreign Direct Investment (FDI)



Source: Department of Statistics, MIDA, JLW Research

Chart 3

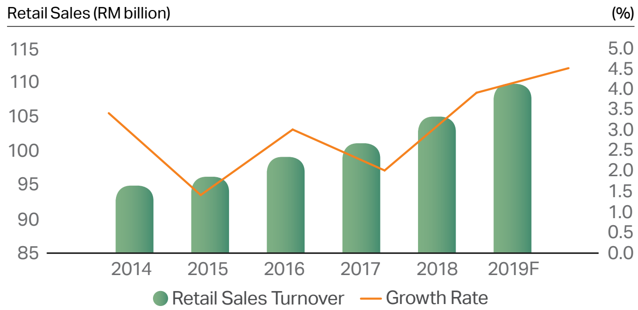
Malaysia E-Commerce – Total Value and Growth



Source: Department of Statistics, JLW Research

Chart 4

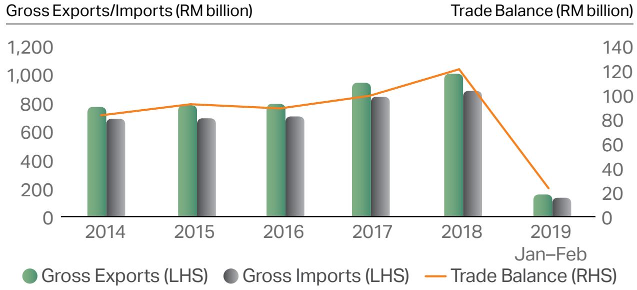
Malaysian Retail Sales



Source: Department of Statistics, JLW Research

Chart 5

Malaysian External Trade



Source: Department of Statistics, JLW Research

increase to RM109.7 billion in 2019, which will result in a higher average annual growth rate of 4.2% for the period of between 2017 and 2019F. The retail sales growth forecast of 4.5% in 2019 could augur well for the logistics market. See Chart 4.

Malaysia's gross exports have increased by 5.5% per annum over the last 5 years, whilst the gross import increased by 5.1% per annum during the same period. The trade balance over the last year has grown by 7.8% per annum from RM82 billion in 2014 to RM120 billion in 2018. China, Singapore, United States and Japan continued to be Malaysia's key trading partners. As at January to February 2019, gross exports has decreased by 0.8% compared with RM153 billion in January to February 2018, whilst the gross import also decreased by 3.8% compared with RM134.48 billion in January to February 2018. The trade balance has increased by 20.9% from RM18.685 billion in January to February 2018 to RM22.576 billion in January to February 2019. Healthy international trade activities are likely to spur the logistics market, which has resulted in the increasing supply of warehousing space in the country notably in the Klang Valley and Johor Bahru over the past few years. See Chart 5.

Brief Overview of Logistics Market in the Klang Valley and Johor Bahru

Existing Supply

The Klang Valley warehousing market has seen strong growth over the last decade as the total warehouse space in the Klang Valley increased by 71% from 21.92 million sq. ft. in 2008 to 37.43 million sq. ft. in 2018. The existing supply increased by 5.5% per annum or an average annual supply of 1.55 million sq. ft. over the last 10 years.

Popular and established areas for warehousing in the Klang Valley include: Shah Alam, Klang (Port Klang, Bukit Raja and Pulau Indah), Petaling Jaya and Subang Jaya which collectively contributed approximately 87% of the total warehouse space in the Klang Valley, due to the areas being the major industrial hubs in the country, its close proximity to established residential, commercial areas and seaports and its good connectivity and accessibility.

Meanwhile, the Johor Bahru warehousing market has also seen a strong growth over the last decade as the total warehouse space in the Johor Bahru increased by 180% from 3.35 million sq. ft. in 2008 to 9.39 million sq. ft. in 2018. The existing supply increased by 10.9% per annum or an average annual supply of 0.60 million sq. ft. over the last 10 years.

The majority (52%) of existing warehouses is located in the Tanjung Pelepas area mainly due to its close proximity to Port of Tanjung Pelepas (PTP). The Senai and Pasir Gudang areas contributed approximately 19% and 17% respectively of the total existing supply as both Senai and Pasir Gudang are major industrial hubs in Johor Bahru, its close proximity to Senai International Airport in Senai and Johor Port in Pasir Gudang and are easily connected by various major highways/expressways.

Future Supply

Based on a sampling basis, there are 8 future warehouse projects identified in the Klang Valley with a collective floor area of 10.10 million sq. ft., approximately 27% of the current existing supply. The majority (62% or 6.30 million sq. ft.) of the identified future supply is currently under construction and is expected to be completed in 2019. The remaining 38% or 3.80 million sq. ft. is at the planning stage.

The majority of the future warehouse space in the Klang Valley is located in Shah Alam (53% or 5.38 million sq. ft.), followed by Klang (15% or 1.55 million sq. ft.), Puncak Alam (15% or 1.50 million sq. ft.), Ulu Kelang (12% or 1.17 million sq. ft.) and Jenjarom (5% or 0.50 million sq. ft.).

JLW has also identified a total of 3 future warehouses with a total floor area of 2.08 million sq. ft. in the Johor Bahru (approximately 22% of the total current existing supply). The majority of the future warehouses is expected to be completed in 2020 (91%) contributed by Tanjung Pelepas (1.45 million sq. ft.) and Senai (0.44 million sq. ft.). The remaining 9% or 0.19 million sq. ft. located in the Tebrau area is expected to be completed in 2019.

The huge incoming supply is likely to put downwards pressure on occupancy and rental rates as once these future warehouses are completed and occupied as the majority of the pre-committed occupiers will be relocating from other existing warehouses. See Chart 6.

Demand/Occupancy Rate

JLW has made an assumption that the warehouses occupied by logistics companies / providers have 100% occupancy rate, unless the occupancy rates are made readily available. The average occupancy rate of the existing warehouses in the Klang Valley was recorded at approximately 98% with vacant space of approximately 0.57 million sq. ft.

Logistics companies continued to drive the warehouse market in the Klang Valley, occupying nearly 73% of the total existing warehouse space, followed by trading companies (occupying 18% of total supply) and manufacturing (occupying 7% of the total supply).

The average occupancy rate of the identified existing warehouses in Johor Bahru was 87% with vacant space of approximately 1.22 million sq. ft. The main source of demand is from the logistics companies (occupying 54%

of the total existing stock), followed by manufacturing companies (occupying 29% of the total stock) and trading companies (occupying 4% of the total stock).

In general, the warehouses in the Klang Valley and Johor Bahru are mainly "built to suit" and not built speculatively, and thus, the majority of the warehouses are pre-committed and well occupied. A few future warehouses in the Klang Valley are owner occupied (owner has purchased the land and is constructing the warehouse to its required specifications) including: IKEA, Century Logistics and Nippon Express, whilst some have secured pre-commitment such as Galaxy Logistics Hub where one warehouse has been pre-committed by Continental Tyre. Similarly in Johor Bahru, the identified future warehouses were already pre-committed by several manufacturers and automotive companies such as Denko Industrial (plastic manufacturing), BMW (automotive) and Volkswagen (automotive).

Market Rentals

In general, the indicative gross rentals of warehouses in the Klang Valley ranged between RM1.00 and RM2.00 per sq. ft. per month, whilst in Johor Bahru, the gross rentals of warehouse space ranged between RM0.80 and RM2.00 per sq. ft. per month. Prominent and key warehousing areas such as Shah Alam and Petaling Jaya are expected to continue to register higher rental rates compared to other locations in the Klang Valley due to better demand from warehouse operators. See Chart 7.

Summary

Over the years, the logistics industry has grown in line with higher consumer spending, active external trade (exports and imports) and rapid growth of e-commerce, which has led to more supply of warehouses in Malaysia especially in the Klang Valley. As land costs continue to escalate especially in prime locations, it is likely that many modern and sophisticated multi storey warehouses incorporating advanced technologies will continue to be built to ensure cost effectiveness, delivery efficiency and better returns.

Demand for warehouse space in the Klang Valley is expected to remain stable. The prime industrial areas such as Shah Alam and Klang will still continue to attract demand from local REITs, manufacturers, logistics companies, retailers and traders due to their strategic and highly accessible locations supported by a growing population catchment. The occupancy rates of warehouses in these areas are generally high due to strong manufacturing and logistics related activities and good infrastructure and connectivity. Healthy occupancy rates will prevail for strategically located smart warehouses to meet the "quick turnaround" requirements in the e-commerce sector.

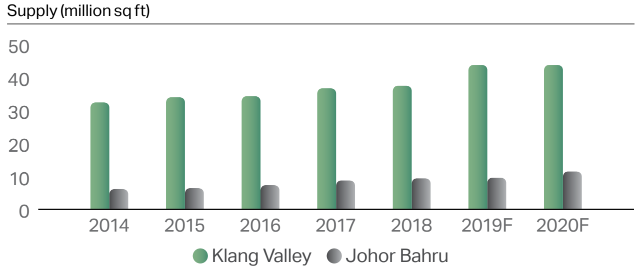
Demand from the e-commerce sub-sector will continue to spill over into the warehousing market as many e-commerce players set up their own distribution centres/storage facilities. The growth in e-commerce activities has also encouraged new logistics players especially within the courier, express, parcel (CEP) and last mile delivery (LMD) segments, many of which are start-ups using the latest modern technology to enter the industry.

Rental rates will continue to remain stable in the short term due to the uncertain economic environment as indicated by the slower Gross Domestic Product (GDP) growth in 2018, weak business sentiment and the intense competition due to large choices available in the market. Prominent areas, however, such as Shah Alam and Petaling Jaya will likely register some form of rental growth due to the high demand of warehousing space in these areas.

March 2019

Chart 6

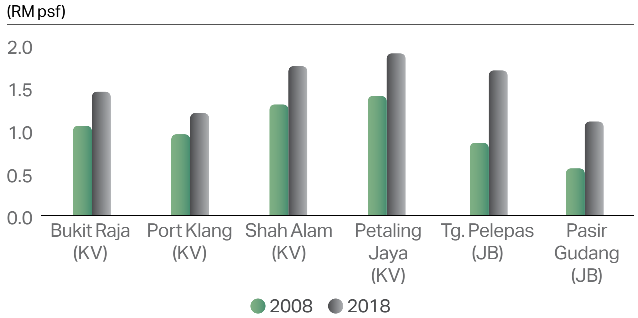
Warehouse Supply in the Klang Valley and Johor Bahru (2014–2020F)



Source: JLW Research

Chart 7

Average Monthly Rentals in Selected Areas in the Klang Valley (KV) & Johor Bahru (JB)



Source: JLW Research

Independent Market Research
(VIETNAM)

by CBRE (Vietnam) Co. Ltd

Vietnam Warehouse Market

The warehouse market in the southern provinces of Vietnam started to develop in early 2001. The establishment of major transportation infrastructure and industrial parks has spurred the development of the warehouse market in the east part of Ho Chi Minh City (HCMC) (District 2 and district 9), Thu Duc District as well as Binh Duong province. These regions have become the key logistics hubs in southern Vietnam.

In the northern regions such as Hai Phong and Bac Ninh, demand for warehouse space grew rapidly in recent years alongside significant new investments from multinational corporations (MNCs), such as Samsung's investments in Thai Nguyen and Bac Ninh. In addition, Hai Phong City has witnessed a substantial buildout of transportation infrastructure including the Hanoi-Hai Phong highway, Cat Bi International Airport and Deep C Port, thus improving the region's connectivity.

This report will describe the respective warehouse markets in Bac Ninh and Binh Duong.

Bac Ninh

Economy

Bac Ninh's economy has been expanding steadily in recent years. In 2018, Bac Ninh recorded a GDP of VND187,228 billion, representing a year-on-year (y-o-y) growth of 11.6%. This was higher than that of Vietnam and Hanoi, which were 7.08% and 7.12% respectively. **See Chart 1.**

A key contributor to Bac Ninh's economic development is the strong flow of foreign direct investment (FDI) in recent years. This is due to its favorable geographical position, abundant labor force and good infrastructure for production (15 industrial parks in the province). Additionally, government policies have created favorable conditions and incentives for FDI. In 2018, Bac Ninh had 178 newly registered projects, contributing to the total of 1,303 licensed projects with registered FDI of US$17.42 billion. **See Chart 2.**

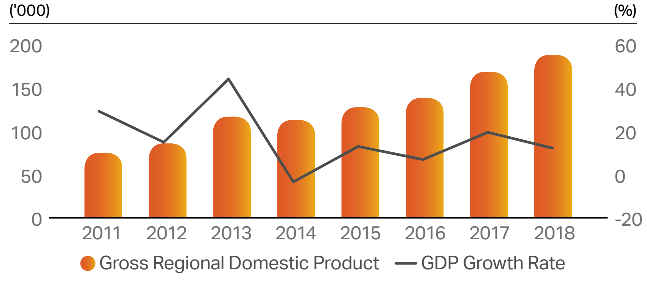
Overview of warehouse market

Demand for warehouses in Bac Ninh has benefitted from strong inflow of FDI and manufacturing growth. More than 90% of the newly registered FDI projects are related to manufacturing, which drives demand for industrial space, particularly land and factories. This in turn has a knock-on positive impact on the demand for logistics and warehouse space.

With its proximity to Hanoi, there is also a strong demand for logistics and warehouse space to support the growth of retail and e-commerce in the capital city. Consequently, the market has seen the growing presence of big third-party logistics service providers (3PLs) such as Logisvalley, DB Schenker, DHL, Linfox Logistics, ALS and Vinafco. A large number of Korean and Japanese 3PLs have also followed the MNCs like Samsung, Canon and Foxconn to set up operations in the province.

Chart 1

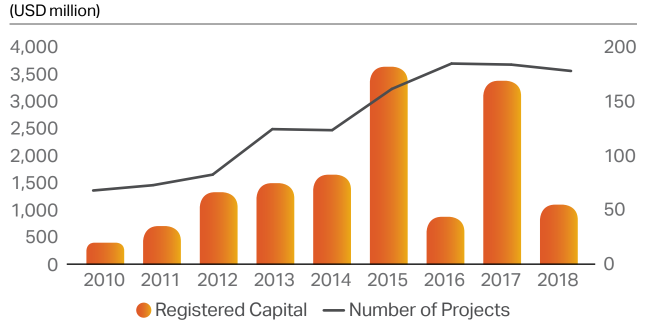
Bac Ninh's GDP (2010–2018)



Source: Bac Ninh Statistic Office

Chart 2

FDI Capital by year



Source: Bac Ninh Statistic Office

In 2015, the supply of warehouse space in Bac Ninh was around 200,000 sm, slightly less than Hai Phong in the same year. However, 2016 witnessed an upsurge of nearly 30% in total supply. The bulk of the new supply came from Mapletree Logistics Center Phase 2, which added 47,000 sm into the market. This trend continued in 2017 where supply grew 31% year-on-year due to the expansion of Bac Ky Logistics ICD Tien Son along with the launch of Swire cold storage in VSIP. In 2018, Logisvalley added 37,000 sm with its first warehouse block in the market. Overall, 35% of total supply is provided by foreign developers and the rest from local players. **See Chart 3.**

The average asking rent of warehouse space in Bac Ninh is currently at US$4.03 per sm per month. This is comparatively higher than Hai Phong due to the presence of some large-scale and higher priced projects such as Mapletree Logistics Center and Logisvalley. Moreover, supply is predominantly provided by reputable developers such as Mapletree, Vinafco, Bac Ky and ALS. These properties are located close to Hanoi and major highways, and built to modern specifications; thus commanding higher rental rates. Some developers with well-leased warehouses are known to have been raising rentals at around 5% yearly.

Independent Market Research
(VIETNAM)

by CBRE (Vietnam) Co. Ltd

The average occupancy rate of warehouses in Bac Ninh is around 93%. As the market has expanded by around 45% in the last two years, some of the newly added space is still vacant. Meanwhile, existing warehouses are enjoying relatively low vacancy rates or completely full.

Outlook

Being among the first runners in FDI, industrial growth and trade, Bac Ninh has the potential to become a leading logistics and warehousing market in northern Vietnam. In addition, rising local consumption and the expansion of retailers and FMCG conglomerates such as Lotte, Coop Mart, P&G and Unilever will provide further impetus for warehouse demand.

Looking ahead, Bac Ninh will continue to invest in infrastructure in industrial parks to create a favorable environment for attracting FDI projects. Priority will be given to hi-tech, high value-added industries such as electronics, information and communication, new materials production, automation equipment and biotechnology.

In response to rising demand, the supply of warehouse space in Bac Ninh is expected to grow, taking into account new projects from current developers and the entrance of new players. For instance, Logisvalley's second warehouse block, which will be completed in Q2 2019, is adding 60,000 sm of space to total supply. Cold storage provider Swire will also be rolling out an expansion plan to increase their capacity to 20,000 pallets. Recently, Bac Ninh local authority has received a development proposal for another inland container depot (ICD) and logistics hub from developer APAC. If approved, this will add more than 400,000 sm of warehouse space for lease.

The Vietnam logistics market is currently dominated by the international 3PLs. It is anticipated that with growing demand and interest for cooperation from international investors, local players would be keen to expand their presence. The market has witnessed the rise of some local 3PLs such as Gemadept and Vinafco. In addition, the northern provinces, particularly industrial hubs such as Bac Ninh, are seeing expansionary projects from international providers who are currently operating in the south. An example is Swire Cold Storage's expansion project.

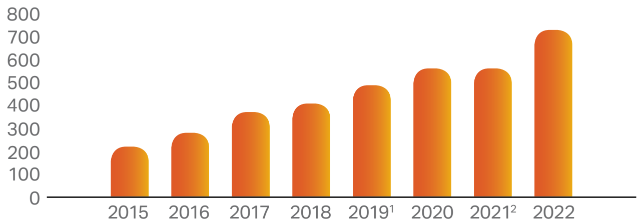
Despite the healthy pipeline of new supply coming on-stream in the next 12 to 24 months, leasing demand is seen to be equally strong. Phase one of Logisvalley which opened in 2018 is completely full while phase 2 (opening in 2019) is about 30 to 40% pre-committed. Later phases of the Mapletree project (opening in 2019, 2020 and 2022) are around 30% pre-committed. On average, these quality warehouses will take about one year to be fully occupied. **See Chart 4.**

Vacancy rates are expected to remain at low levels while rental rates are expected to increase steadily. With the presence of quality logistics name such as Mapletree and Logisvalley, along with increasing demand for warehouse space, the asking price for modern warehouses is expected to rise.

Chart 3

Total supply by year

Total Supply ('000 sm)



Note 1: BW is launching a 38,000 sm industrial site in Q2 2019. Warehouse area is not available yet

Note 2: VSIP 2 is expected to launch in 2021, but its total warehouse supply is not available yet

Chart 4

Future Supply	NLA (sm)	Expected launch
KTG Yen Phong	8,985	2019
BW	N/A	2019
Mapletree phase 3	47,322	Q2 2019
Logisvalley	60,000	Q2 2019
Mapletree phase 4	73,000	2020
VSIP 2	N/A	2021
Mapletree phase 5	83,457	2022
Swire Cold Storage	23,000	2018 – 2027
APAC	420,000	N/A

Binh Duong

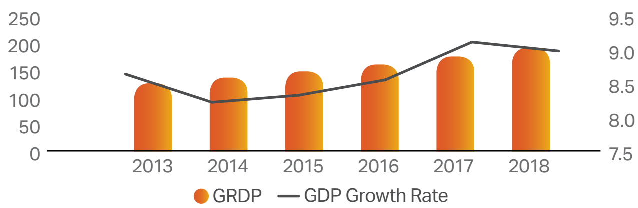
Economy

Binh Duong's GDP has been growing steadily at 8% – 9% per annum. In 2018, the province recorded a GRDP of approximately VND 193,241 billion, representing a 9.01% year-on-year growth rate. The industrial sector, accounting for 63.87% of the GRDP in 2018, remains the region's key growth driver. **See Chart 5.**

Chart 5

Binh Duong's GDP (2013–2018)

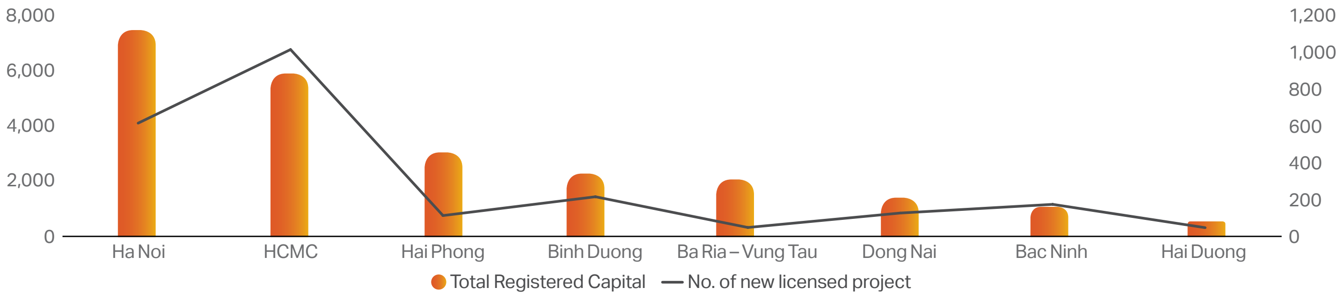
('000 VND billion) (%)



Source: Bac Ninh Statistic Office

Chart 6

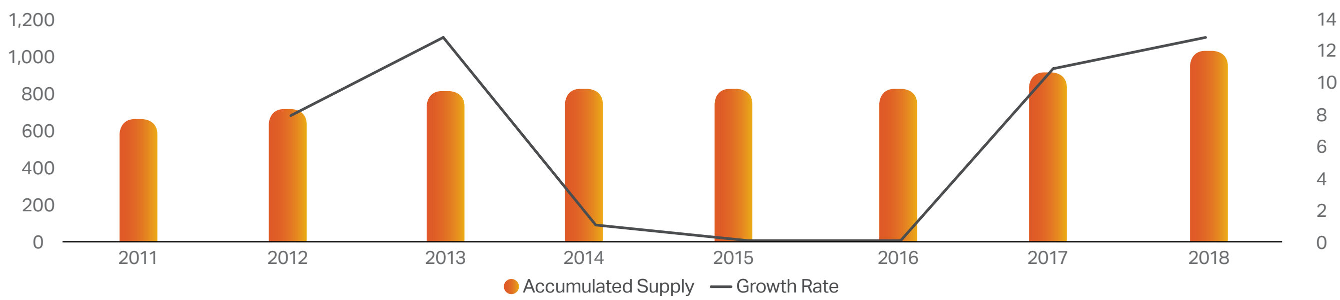
FDI by Province, 2018



Source: Bac Ninh Statistic Office

Chart 7

Warehouse Supply



Source: CBRE Vietnam

Binh Duong, one of the key manufacturing provinces in the south of Vietnam, attracts strong FDI flows due to its good infrastructure and favorable government policies. In 2018, Binh Duong had 215 newly registered projects, contributing to the total of 842 licensed projects with registered FDI of US$2.3 billion, and was the fourth most FDI capital attractive province in Vietnam. **See Chart 6.**

Overview of warehouse market

Binh Duong continues to be a hotspot for warehouse development with a total supply of 1,034,221 sm, and accounting for 46% of the total existing supply in the South. This is due to the province's established infrastructure and its close proximity to HCMC. Binh Duong, one of the key manufacturing province in the South, is also home to the largest southern industrial zones.

With its proximity to HCMC, there is also a strong demand for logistics and warehouse space to support the growth of retail and e-commerce in the largest city in Vietnam.

Between 2011 and 2018, warehouse supply increased by 7% p.a. on average. Most of the warehouses are located in the Di An and Thuan Am areas. These areas are located close to HCMC, including the international airport and seaport. **See Chart 7.**

Demand for warehouses in Binh Duong is driven by rising local consumption in HCMC, the rise of e-commerce and the expansion of foreign and local retailers such as Co.op Mart, Big C, Lotte. There is also strong demand from 3PLs as well as export-orientated businesses.

Despite large supply addition over the last three years, average occupancy rate of warehouses in Bing Duong has maintained at 94% for the past three years. The healthy occupancy reflects the strong FDI inflows as well as demand for quality logistics facilities. Established developers, good quality, competitive prices, convenient transportation location and developed infrastructure are the main reasons that these two areas become key.

The average rent in Binh Duong in 2018 was US$3.26 per sm per month, representing an increase of 8% y-o-y. Nearly 80% of the warehouse rents ranged from US$2 to US$4 per sm per month. **See Chart 8.**

Outlook

Future supply is expected to grow with the expansion of existing warehouses and new projects from developers. Notable future supply include Mapletree Binh Duong Logistics Park which will add 142,000sm of space in 2019-2021, Kerry logistics which will add 30,000sm of space and TBS Binh Duong which will add 100,000sm of space in the next two years. **See Chart 9.**

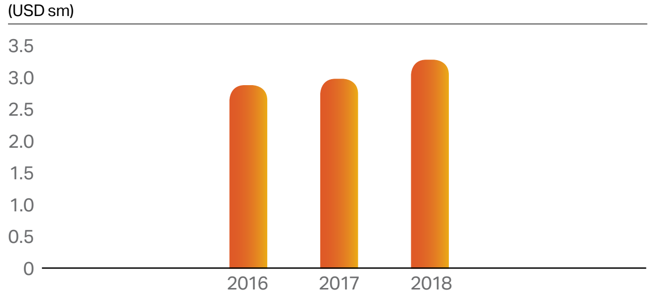
Rising local consumption for Fast-Moving Consumer Goods (FMCG) & consumers and rising export / import volume coming in and out of Vietnam continue to be key demand drivers for warehouse space. Retailers and FMCG conglomerates such as Lotte, Coop Mart, P&G and Unilever are all in a phase of expansion. In addition, the growth of the e-commerce market and express delivery business continues to drive demand for warehouse space. Local 3PL providers are also poised for expansion on the back of growing demand and investor interest from international investors.

The market is expected to perform positively in the next three years with low vacancy and high rental rates. New supply in prime locations have already secured pre-commitment of up to 50%. Nevertheless, rent growth rate is expected to moderate in 2019 and 2020 due to the addition of new supply.

March 2019

Chart 8

Binh Duong average rent by year



Source: CBRE Vietnam

Chart 9

Future	NLA (sm)	Expected launch
Mapletree Binh Duong Logistics Park 3	60,000	2019
Mapletree Binh Duong Logistics Park 4	82,000	2020 – 2021
Kerry Logistic	30,000	2018 – 2021
TBS Binh Duong	100,000	2019 – 2020
	272,000	

Source: CBRE Vietnam

Investor Relations

The Manager's Chief Executive Officer, Ms Ng Kiat, providing an update on MLT's performance to Unitholders during the Annual General Meeting

The Manager is committed to engaging and developing long-term relationships with the various key stakeholders through equitable, timely and transparent communications. The investor relations team works closely with senior management to facilitate high standards of disclosure and effective stakeholder engagement.

Timely and Transparent Disclosures

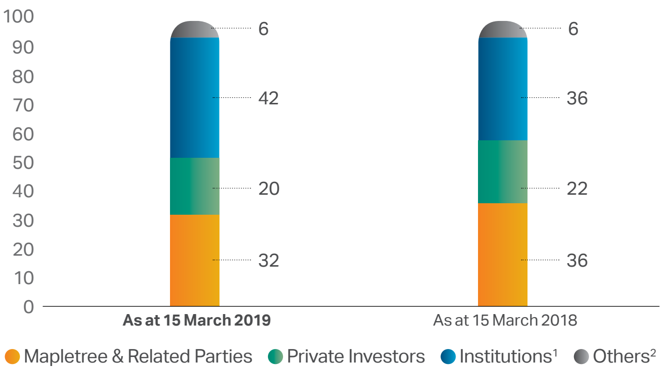
All announcements and press releases on MLT's latest corporate developments are issued promptly through the Singapore Exchange Securities Trading Limited and posted on MLT's website (www.mapletreelogisticstrust.com). These disclosures are also disseminated via email to the local and international media, the investment community, and MLT's email alert subscribers to ensure that all key stakeholders have timely and equal access to the latest updates. MLT's corporate website is updated regularly to ensure that salient information on MLT, such as annual reports, investor presentations and portfolio information, are readily available to the general public. Investors and the general public may also send questions to the Manager through a dedicated email address as well as sign up for email alerts on MLT's announcements.

Active Stakeholder Outreach

The Manager continues to actively reach out to both institutional and retail investors through multiple platforms. During the year, the Manager met over 170 institutional investors in Singapore and globally through one-on-one meetings, investor conferences, non-deal roadshows and conference calls. Upon request, local and overseas property site visits are arranged for investors to gain a better appreciation of MLT's business and its logistics facilities. The Manager also participated in the REITs Symposium held in May 2018, which was attended by over 1,200 retail investors.

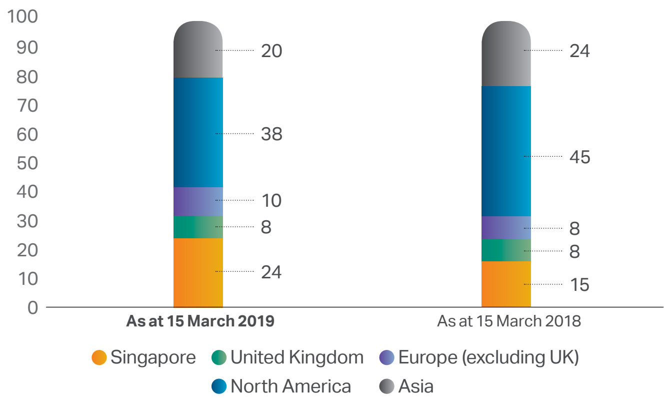
Unitholders' Profile by Type

(%)



Institutional Holders by Region

(%)



Notes:

1 Institutions include private banks.

2 Others include corporates, brokers, non-profit organisations, custodians and nominees.

Investor Relations

The Annual General Meeting ("AGM") provides a useful platform for Unitholders to interact with the Board and senior management, and be updated on MLT's financial performance, business operations and strategic directions. At MLT's 9th AGM held in July 2018, which was attended by close to 280 Unitholders, all resolutions were polled electronically and approved by Unitholders. An independent scrutineer was appointed to validate the vote tabulation procedures.

The Manager conducts post-results analyst briefings every quarter following the release of MLT's financial results. MLT's half-year and full-year results briefings are webcast 'live' allowing Management to address online queries from the investment community. Recordings of the audio webcasts are accessible on MLT's website.


Q&A session during MLT's 9th Annual General Meeting

Research Analyst Coverage

MLT attracts active research coverage from sell-side analysts and is currently covered by 15 local and foreign research houses. Over 85 reports on MLT were published during the year.

- Bank of America Merrill Lynch
- BNP Paribas
- CIMB Research
- Citigroup Research
- CLSA
- Credit Suisse
- Daiwa Capital Markets
- DBS Bank
- Deutsche Bank
- HSBC Global Research
- J.P. Morgan Securities
- Maybank Kim Eng Research
- OCBC Investment Research
- UBS Securities
- UOB Kay Hian Research

Financial Calendar

Event/Activity	FY18/19	FY19/20 (tentative)
1Q results announcement	23 July 2018	July 2019
1Q distribution to Unitholders		September 2019
• Advanced Distribution (1 April 2018 to 4 June 2018)	31 August 2018	
• Balance of 1Q Distribution (5 June 2018 to 30 June 2018)	3 September 2018	
2Q results announcement	22 October 2018	October 2019
2Q distribution to Unitholders		December 2019
• Advanced Distribution (1 July 2018 to 27 September 2018)	1 November 2018	
3Q results announcement	21 January 2019	January 2020
3Q distribution to Unitholders		March 2020
• 3Q Distribution (28 September 2018 to 31 December 2018)	7 March 2019	
4Q results announcement	26 April 2019	April 2020
4Q distribution to Unitholders	13 June 2019	June 2020

Unitholders Enquiries

For enquiries on MLT, please contact:

The Manager
Ms Lum Yuen May
Investor Relations
T: (65) 6377 6111
F: (65) 6273 2007
E: lum.yuenmay@mapletree.com.sg
E: Ask-MapletreeLog@mapletree.com.sg
W: www.mapletreelogisticstrust.com

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

Unit Registrar
Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623
T: (65) 6536 5355
F: (65) 6438 8710
E: srs.teamd@boardroomlimited.com

Unitholder Depository

For depository-related matters, please contact:

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

Corporate Governance

The Manager of Mapletree Logistics Trust ("MLT" or the "Trust") is responsible for the strategic direction and management of the assets and liabilities of MLT as well as its subsidiaries (collectively, the "Group"). As a REIT manager, the Manager is licensed by the Monetary Authority of Singapore (the "MAS") and holds a Capital Markets Services Licence for REIT management ("CMS Licence").

The Manager discharges its responsibility for the benefit of MLT and its unitholders ("Unitholders"), in accordance with the applicable laws and regulations as well as the trust deed constituting MLT (as amended) (the "Trust Deed"). To this end, the Manager sets the strategic direction of the Group and gives recommendations to HSBC Institutional Trust Services (Singapore) Limited, in its capacity as trustee of MLT (the "Trustee"), on the acquisition, divestment and enhancement of assets of the Group.

The Manager's roles and responsibilities include:

- carrying on the Group's business to generate returns in a sustainable manner and conducting all transactions on normal commercial terms and on an arm's length basis;

- preparing annual budget proposal with forecast on gross revenue, property expenditure, capital expenditure and providing explanations on major variances against prior year's actual results and written commentaries on key issues and any other relevant assumptions. The purposes of such proposals and analyses are to chart the Group's business for the year ahead and to explain the performance of MLT's properties compared to the prior year; and

- ensuring compliance with applicable laws and regulations, including the Securities and Futures Act (Chapter 289 of Singapore), the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST"), the Code on Collective Investment Schemes ("CIS Code") issued by the MAS (including Appendix 6 of the CIS Code, the "Property Funds Appendix"), the Singapore Code on Takeovers and Mergers, the Trust Deed, written directions, notices, codes and other guidelines that the MAS may issue from time to time and any tax rulings.

The Manager is committed to complying with the substance and spirit of the Code of Corporate Governance 2012 (the "Code"). The following describes the main corporate governance policies and practices of the Manager with reference to the Code and, where there are deviations from the principles and guidelines of the Code, explanations for such deviations.

(A) Board Matters

The Board's Conduct of Affairs

Principle 1: Effective Board

Our Policy and Practices

The Manager adopts the principle that an effective Board of Directors (the "Board") for the Manager is one which is constituted with the right core competencies and diversity of experience, so that the collective wisdom of the Board can give guidance and provide insights as well as strategic thinking to the management team of the Manager ("Management").

The key roles of the Board are to:

- guide the corporate strategy and direction of the Manager;

- ensure that the senior management of the Manager discharges business leadership and demonstrates the highest quality of management with integrity and enterprise; and

- oversee the proper conduct of the Manager.

Corporate Governance

In discharging their roles and responsibilities, all Directors of the Board are expected to act and have acted in the best interests of MLT.

The positions of Chairman and Chief Executive Officer ("CEO") are held by two separate persons in order to maintain effective oversight. The Board has also established the Audit and Risk Committee (the "AC") and the Nominating and Remuneration Committee (the "NRC"), each of which operates under delegated authority from the Board, to assist the Board in discharging its oversight function.

The Board comprises eleven directors (the "Directors"), of whom ten are Non-Executive Directors and six are Independent Non-Executive Directors.

The following sets out the composition of the Board as at 31 March 2019:

Mr Lee Chong Kwee
Non-Executive Chairman and Director

Mr Lim Joo Boon
Independent Non-Executive Director and Chairman of the AC

Mr Wee Siew Kim
Independent Non-Executive Director and Member of the AC

Mr Tan Wah Yeow
Independent Non-Executive Director and Member of the AC

Mr Loh Shai Weng
Independent Non-Executive Director and Member of the AC

Mrs Penny Goh
Lead Independent Non-Executive Director and Chairperson of the NRC

Mr Tarun Kataria
Independent Non-Executive Director and Member of the NRC

Mr Hiew Yoon Khong
Non-Executive Director and Member of the NRC

Mr Chua Tiow Chye
Non-Executive Director

Mr Wong Mun Hoong
Non-Executive Director

Ms Ng Kiat
Executive Director and CEO

The Board comprises business leaders and distinguished professionals with banking, legal, real estate, strategic planning, management and accounting experience.

The diverse professional backgrounds of the Directors enable Management to benefit from their external, varied and objective perspectives on issues brought before the Board for discussion and deliberation. Each Director is appointed on the strength of his or her calibre, experience, stature, and potential to give proper guidance to Management on the business of the Group. In addition, the Board considers additional factors such as the age, gender and educational background of its members. The profiles of the Directors are set out in pages 22 to 25 of this Annual Report. The Board is of the view that the present principal directorships included in their individual profiles are sufficient to inform Unitholders of their principal commitments. The Board meets regularly, at least once every quarter, to review the business performance and outlook of the Group and deliberate on business strategy, including any significant acquisitions, disposals, fund-raisings and development projects undertaken by the Group. When exigencies prevent a Director from attending a Board or Board committee meeting in person, such Director can participate by audio or video conference.

The Directors' attendance for the meetings of the Board, the AC, the NRC and the general meetings of MLT held in FY18/19 is as follows:

		Board	AC	NRC	AGM[4]	EGM[5]
Number of meetings held in FY18/19		6	5	1	1	1
Board Members	**Membership**					
Mr Lee Chong Kwee (Appointed on 1 July 2016) (Last reappointment on 9 September 2016)	Non-Executive Chairman and Director	6	N.A.[1]	N.A.[1]	1	1
Mr Tan Ngiap Joo (stepped down on 15 June 2018)	Independent Non-Executive Director and Chairman of the AC	1	1	N.A.[1]	N.A.[1]	1
Mr Lim Joo Boon (Appointed on 20 February 2017) (Last reappointment on 11 September 2017)	Independent Non-Executive Director and Chairman of the AC	6	5	N.A.[1]	1	0
Mr Pok Soy Yoong (stepped down on 31 August 2018)	Independent Non-Executive Director and Member of the AC	3	2	N.A.[1]	1	1
Mr Wee Siew Kim (Appointed on 1 April 2013) (Last reappointment on 24 September 2018)	Independent Non-Executive Director and Member of the AC	5	5	N.A.[1]	1	1
Mr Tan Wah Yeow (Appointed on 1 November 2017) (Last reappointment on 24 September 2018)	Independent Non-Executive Director and Member of the AC	6	5	N.A.[1]	1	1
Mr Loh Shai Weng (Appointed on 1 July 2018) (Last reappointment on 24 September 2018)	Independent Non-Executive Director and Member of the AC	4	3	N.A.[1]	1	N.A.[1]
Mrs Penny Goh (Appointed on 31 March 2011) (Last reappointment on 11 September 2017)	Lead Independent Non-Executive Director and Chairperson of the NRC	5[3]	N.A.[1]	1	1	1
Mr Tarun Kataria (Appointed on 1 September 2013) (Last reappointment on 24 September 2018)	Independent Non-Executive Director and Member of the NRC	5	N.A.[1]	1	1	1
Mr Hiew Yoon Khong (Appointed on 16 May 2005) (Last reappointment on 11 September 2017)	Non-Executive Director and Member of the NRC	5	N.A.[1]	1	1	1
Mr Chua Tiow Chye (Appointed on 19 January 2005) (Last reappointment on 11 September 2017)	Non-Executive Director	6	N.A.[1]	N.A.[1]	1	1
Mr Wong Mun Hoong (Appointed on 15 July 2006) (Last reappointment on 24 September 2018)	Non-Executive Director	5	5[2]	N.A.[1]	1	1
Ms Ng Kiat (Appointed on 2 October 2012) (Last reappointment on 24 September 2018)	Executive Director and CEO	6	5[2]	1[2]	1	1

Notes:
1 N.A. means not applicable.
2 Attendance was by invitation.
3 Mrs Penny Goh recused herself from one of the meetings held in 2018.
4 Held on 16 July 2018.
5 Held on 24 May 2018.

The Board has also approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities to be undertaken by the Group. Approval sub-limits are also provided at various management levels to facilitate operational efficiency as well as provide a system of checks and balances.

Corporate Governance

The Board's approval is required for material transactions undertaken by the Group, including the following:

- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and *ad hoc* development budget above Board-prescribed limits;
- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

Each Director is given a formal letter of appointment setting out his or her duties and obligations under the relevant laws and regulations governing the Manager and the Group. The Manager also has in place an orientation programme to brief new Directors on the Group's business, strategic directions, risk management policies, the regulatory environment in which the Group operates and the governance practices of the Group and the Manager, including in areas such as accounting, legal and industry-specific knowledge as appropriate. The Board is updated on any material change to relevant laws, regulations and accounting standards by way of briefings by professionals or by updates issued by Management.

Board Composition and Guidance
Principle 2: Strong and independent element on the Board

Our Policy and Practices
The Board reviews from time to time the size and composition of the Board to ensure that the size of the Board is appropriate in facilitating effective decision making.

The Manager adopts the principle that a board composition with a strong and independent element will allow the Directors to engage in robust deliberations with Management and provide external, diverse and objective insights on issues brought before the Board for discussion and deliberation. In particular, the non-executive Directors will also conduct periodic review of the investment mandate as well as the strategic focus of MLT with Management. Further, such a board composition, and the separation of the roles of the Chairman and the CEO, provides oversight to ensure that Management discharges its roles and responsibilities effectively and with integrity.

The Board assesses the independence of each Director in accordance with the requirements of the Code and Regulations 13D to 13H[6] of the Securities and Futures (Licensing and Conduct of Business) Regulations ("SFLCB Regulations"). A Director is considered to be independent if he or she has no relationship with the Manager, its related corporations and its shareholders who hold 10% or more of the voting shares of the Manager, or Unitholders who hold 10% or more of the Units in issue, or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of his or her independent business judgement; and is independent from the management and any business relationship with the Manager and MLT, every substantial shareholder of the Manager and every substantial unitholder of MLT, is not a substantial shareholder of the Manager or a substantial unitholder of MLT and has not served on the Board for a continuous period of nine years or longer.

For FY18/19, each of the Independent Directors had carried out an assessment on whether there were any relationships or circumstances which may impact his or her independent status. Accordingly, each of the Independent Directors had either made a negative declaration or disclosed such relationships or circumstances as applicable. The declarations or disclosures made by each Independent Director had been reviewed by the NRC.

Note:
6 The SFLCB Regulations were amended by the Securities and Futures (Licensing and Conduct of Business)(Amendment No.2) Regulations 2018 which came into operation on 8 October 2018. One of the amendments to the SFLCB Regulations was the insertion of Regulations 13D to 13H which relate to board composition and director's independence.

The Board of the Manager, after considering the relevant requirements under the SFLCB Regulations, specifically Regulation 13E(b)(i) of the SFLCB Regulations, and the Code, wishes to set out its views in respect of each of the Directors as follows:

Name of Director	(i) had been independent from the management of the Manager and MLT during FY18/19	(ii) had been independent from any business relationship with the Manager and MLT during FY18/19	(iii) had been independent from every substantial shareholder of the Manager and every substantial unitholder of MLT during FY18/19	(iv) had not been a substantial shareholder of the Manager or a substantial unitholder of MLT during FY18/19	(v) has not served as a director of the Manager for a continuous period of 9 years or longer as at the last day of FY18/19
Mr Lee Chong Kwee[7, 15]	√			√	√
Mr Lim Joo Boon	√	√	√	√	√
Mr Wee Siew Kim[8, 15]	√	√		√	√
Mr Tan Wah Yeow[9, 15]	√	√		√	√
Mr Loh Shai Weng	√	√	√	√	√
Mrs Penny Goh[10, 15]	√			√	√
Mr Tarun Kataria	√	√	√	√	√
Mr Hiew Yoon Khong[11, 15]		√		√	
Mr Wong Mun Hoong[12, 15]		√		√	
Mr Chua Tiow Chye[13, 15]		√		√	
Ms Ng Kiat[14, 15]		√		√	√

Notes:

7 Mr Lee Chong Kwee is currently a Director, Chairman of the Audit and Risk Committee and the Transaction Review Committee of Mapletree Investments Pte Ltd ("**Sponsor**") and a Corporate Advisor to Temasek Holdings (Private) Limited ("**Temasek**"). Temasek is a related corporation of the Manager as it wholly-owns the Sponsor which in turn wholly-owns the Manager and is a substantial unitholder of MLT. Pursuant to the SFLCB Regulations, during FY18/19, Mr Lee is deemed not to be (a) independent from any business relationship with the Manager and MLT; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT, by virtue of his directorship on the Sponsor and appointment at Temasek. The Board is satisfied that, as at 31 March 2019, Mr Lee was able to act in the best interests of all Unitholders of MLT as a whole.

8 Mr Wee Siew Kim is currently an Independent Director of SIA Engineering Company Limited which is a related corporation of the Manager as it is a subsidiary of Temasek. Pursuant to the SFLCB Regulations, during FY18/19, Mr Wee is deemed not to be independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorship on SIA Engineering Company Limited. Notwithstanding this, the Board takes the view that his Independent Director status is not affected as (a) Mr Wee serves on SIA Engineering Company Limited in his personal capacity as an Independent Director and not as a representative or nominee of Temasek; and (b) he is not in any employment relationship with Temasek and is not under any obligation to act in accordance with the directions, instructions or wishes of Temasek. The Board is satisfied that, as at 31 March 2019, Mr Wee was able to act in the best interests of all Unitholders of MLT as a whole.

9 Mr Tan Wah Yeow is currently an Independent Director of Sembcorp Marine Ltd which is an associated corporation of Temasek. Pursuant to the SFLCB Regulations, during FY18/19, Mr Tan is deemed not to be independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorship on Sembcorp Marine Ltd. Notwithstanding this, the Board takes the view that his Independent Director status is not affected as (a) Mr Tan serves on Sembcorp Marine Ltd in his personal capacity as an Independent Director, and not as a representative or nominee of Temasek; and (b) he is not in any employment relationship with Temasek and is not under any obligation to act in accordance with the directions, instructions or wishes of Temasek. The Board is satisfied that, as at 31 March 2019, Mr Tan was able to act in the best interests of all Unitholders of MLT as a whole.

10 Mrs Penny Goh is currently the Co-Chairman and Senior Partner of Allen & Gledhill LLP ("**A&G**"). MLT paid fees in excess of S$200,000 to A&G for legal services in FY18/19. Under Guideline 2.3(d) of the Code, a director may be considered as not independent if he is, among others, a partner of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant.

Pursuant to the SFLCB Regulations, during FY18/19, Mrs Goh is deemed to have a business relationship with the Manager and MLT, by virtue of the payments made by MLT to A&G, where Mrs Goh is the Co-Chairman and Senior Partner.

Mrs Penny Goh is also the Chairman and Independent Director of Keppel REIT Management Limited (the manager of Keppel REIT), which is an associated corporation of Temasek. Pursuant to the SFLCB Regulations, during FY18/19, Mrs Goh is deemed not to be independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of her directorship on Keppel REIT Management Limited.

Notwithstanding the above, the Board takes the view that her Independent Director status is not affected as (a) Mrs Goh has declared that she does not hold a substantial partnership interest in A&G and the legal fees which A&G receives from MLT and Mapletree Group are insubstantial in relation to A&G's overall revenue, (b) Mrs Goh does not personally represent MLT in relation to A&G's legal work for MLT, (c) Mrs Goh is not involved in the selection and appointment of legal counsels for MLT and the fees were agreed on an arm's length basis and on normal commercial terms, (d) Mrs Goh serves on Keppel REIT Management Limited in her personal capacity as Chairman and Independent Director, and not as a representative or nominee of Temasek and (e) she is not in any employment relationship with the Mapletree Group or Temasek and is not under any obligation to act in accordance with the directions, instructions or wishes of the Mapletree Group or Temasek. The Board is satisfied that, as at 31 March 2019, Mrs Goh was able to act in the best interests of all Unitholders of MLT as a whole.

11 Mr Hiew Yoon Khong is currently the Executive Director and Group Chief Executive Officer of the Sponsor. He is also a Non-Executive Director of Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust), Mapletree Commercial Trust Management Ltd. (the manager

of Mapletree Commercial Trust), and Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust), all of which are related corporations of the Manager. Pursuant to the SFLCB Regulations, during FY18/19, Mr Hiew is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of his employment with the Sponsor; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorships on related corporations of the Sponsor. The Board is satisfied that, as at 31 March 2019, Mr Hiew was able to act in the best interests of all Unitholders of MLT as a whole.

[12] Mr Wong Mun Hoong is currently the Group Chief Financial Officer of the Sponsor. He is also a Non-Executive Director of Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust), Mapletree Industrial Trust Management Ltd. (the manager of Mapletree Industrial Trust) and Singapore Cruise Centre Pte Ltd, all of which are related corporations of the Manager. Pursuant to the SFLCB Regulations, during FY18/19, Mr Wong is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of his employment with the Sponsor; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorships on related corporations of the Sponsor. The Board is satisfied that, as at 31 March 2019, Mr Wong was able to act in the best interests of all Unitholders of MLT as a whole.

[13] Mr Chua Tiow Chye is currently the Deputy Group Chief Executive Officer of the Sponsor. Mr Chua is also a Non-Executive Director of Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust), a related corporation of the Manager. Pursuant to the SFLCB Regulations, during FY18/19, Mr Chua is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of his employment with the Sponsor; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of his directorships on related corporations of the Sponsor. The Board is satisfied that, as at 31 March 2019, Mr Chua was able to act in the best interests of all Unitholders of MLT as a whole.

[14] Ms Ng Kiat is currently the Executive Director and Chief Executive Officer of the Manager. Pursuant to the SFLCB Regulations, during FY18/19, Ms Ng is deemed not to be (a) independent from management relationship with the Manager and MLT by virtue of her employment with the Manager; and (b) independent from every substantial shareholder of the Manager and every substantial unitholder of MLT by virtue of her employment with the Manager, which is a related corporation of the Sponsor. The Board is satisfied that, as at 31 March 2019, Ms Ng was able to act in the best interests of all Unitholders of MLT as a whole.

[15] For the purposes of Regulation 13E(b)(ii) of the SFLCB Regulations, as at 31 March 2019, each of the abovementioned Directors was able to act in the best interests of all Unitholders of MLT as a whole.

Based on a review of the relationships between the Directors and the Group in accordance with the requirements of the Code and the SFLCB Regulations, the Board considers the following Directors to be independent:

- Mr Lim Joo Boon;
- Mr Wee Siew Kim;
- Mr Tan Wah Yeow;
- Mr Loh Shai Weng;
- Mrs Penny Goh; and
- Mr Tarun Kataria.

In view of the above, at least half of the Board comprises Independent Directors.

The Manager has a policy that its Directors should recuse themselves from discussions and abstain from voting on resolutions regarding a transaction or proposed transaction in which the Director has an interest or is conflicted. The Directors have complied with this policy and recused himself or herself from discussions and abstained from voting on resolutions regarding any proposed transaction which might potentially give rise to a conflict of interest.

Chairman and CEO
Principle 3: Clear division of responsibilities

Our Policy and Practices

The Manager adopts the principle of clear separation of the roles and responsibilities between the Chairman of the Board and the CEO of the Manager. The Chairman guides the Board in constructive debates on the Group's strategic direction, management of its assets and governance matters. The Chairman is a Non-Executive Director.

The Chairman and the CEO are not related to each other. The CEO is responsible for the running of the Manager's business operations. She has full executive responsibilities over the business and operational decisions of the Group. The CEO is also responsible for ensuring the Group's compliance with the applicable laws and regulations in its day-to-day operations.

As the Chairman is not an Independent Director, in accordance with Guideline 3.3 of the Code, Mrs Penny Goh has been appointed as Lead Independent Non-Executive Director of the Manager. The principal responsibilities of the Lead Independent Non-Executive Director are to act as chairman of the Board when matters concerning the Chairman are to be considered, and to be available to the Board and Unitholders for communication of Unitholders' concern when other channels of communication through the Chairman or the CEO are inappropriate, as well as for leading all deliberations on feedback regarding performance of the CEO and any interested party transactions.

Board Membership
Principle 4: Formal and transparent process for appointments

Our Policy and Practices

The Manager adopts the principle that Board renewal is an ongoing process to ensure good governance and to remain relevant to the changing needs of the Manager and the Group's business.

The Board established the Nominating and Remuneration Committee ("NRC") in January 2016 and it comprises three Directors, being Mrs Penny Goh, Mr Tarun Kataria and Mr Hiew Yoon Khong, all non-executive and the majority of whom (including the Chairperson) are independent. Mrs Penny Goh is the Chairperson of the NRC and also the Lead Independent Non-Executive Director of the Manager.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating committee, which include assisting the Board in matters relating to:

- the appointment and re-appointment of Board and committee members;
- the appointment and succession plan for the Executive Director and CEO, and the framework for the appointment and succession plan for the senior management executives of the Manager;
- training and professional development programmes for the Board;
- the process for evaluating Board performance; and
- the determination, on an annual basis and as and when circumstances require, of the independent status of a Director, bearing in mind the relevant guidelines of the Code and the SFLCB Regulations, as well as any other applicable regulations and guidelines and salient factors.

The composition of the Board is determined based on the following principles:

- the Chairman of the Board should be a non-executive director of the Manager;
- the Board should comprise directors with a broad range of commercial experience including expertise in funds management, law, finance, audit, accounting and real estate; and
- at least one-third of the Board should comprise independent directors if the Chairman is an independent director and at least half of the Board should comprise independent directors if the Chairman is not an independent director.

As at least half of the Board comprises Independent Directors, the Manager will not be voluntarily subjecting any appointment or reappointment of directors to voting by Unitholders. The Board intends to continue to keep to the principle that at least half of the Board shall comprise independent directors.

The Manager does not, as a matter of policy, limit the maximum number of listed company board representations its Board members may hold as long as each of the Board members is able to commit his or her time and attention to the affairs of the Group, including attending Board and Board committee meetings and contributing constructively to the management of the Manager and the Group. The Manager believes that each Director is best placed to decide whether he or she has sufficient capacity to discharge his or her duties and responsibilities as Director in the best interests of the Manager and Unitholders. Taking into account the meeting attendance records of the Directors in FY18/19, as well as the contribution and performance of each individual Director at such meetings, the Board is satisfied that all the Directors have been able to carry out their duties as Director notwithstanding their principal commitments.

In keeping with the principle that a Director must be able to commit his or her time and attention to the affairs of the Group, the Board will generally not approve the appointment of alternate directors. There were no alternate directors appointed in FY18/19.

The NRC reviews and makes recommendations of nominations and/or re-nominations of Directors on the Board and Board committees to the Board for approvals. As a principle of good corporate governance, all Board members are required to submit themselves for re-nomination and re-election at regular intervals during the annual general meeting of the Manager.

Board Performance
Principle 5: Formal assessment of the effectiveness of the Board

Our Policy and Practices

The Manager adopts the principle that the Board's performance is ultimately reflected in the performance of the Manager and the Group.

To assess the performance of the Board and the Board committees, the Manager conducts confidential board effectiveness surveys once every two to three years. Board effectiveness surveys are carried out once every two to three years so as to provide more time for Directors to observe, review and assess the effectiveness and performance of the Board and the Board committees. The last survey of the Board, the AC and the NRC was undertaken in May 2019, with the findings to be evaluated by the Board in July 2019. To this end, the NRC will assist the Board in (amongst other things) the assessment of the effectiveness of the Board, by reviewing the performance evaluation process and making recommendations to the Board.

Access to Information
Principle 6: Complete, adequate and timely access to information

Our Policy and Practices

The Manager adopts the principle that the Board shall be provided with timely and complete information prior to Board meetings, as well as when the need arises.

Management is required to provide adequate and timely information to the Board, which includes matters requiring the Board's decision, as well as ongoing reports relating to the operational and financial performance of the Group. Management is also required to furnish any additional information requested by the Board in a timely manner in order for the Board to make informed decisions.

The Directors have separate and independent access to Management and the Company Secretary.

The appointment and removal of the Company Secretary is subject to the approval of the Board.

The Company Secretary attends to the administration of corporate secretarial matters and advises the Board on governance matters. The Company Secretary also attends all Board and Board committee meetings and provides assistance to the Chairman in ensuring adherence to Board procedures.

The Board takes independent professional advice as and when necessary, at the Manager's expense, to enable it and/or the Independent Directors to discharge their responsibilities effectively. The AC meets the external and internal auditors separately at least once a year, without the presence of Management.

(B) Remuneration Matters

Procedures for Developing Remuneration Policies
Principle 7: Formal and transparent procedure for fixing the remuneration of Directors

Level and Mix of Remuneration
Principle 8: Appropriate level of remuneration

Disclosure on Remuneration
Principle 9: Clear disclosure of remuneration matters

Our Policy and Practices

The Manager adopts the principle that remuneration matters should be sufficiently structured and benchmarked with good market practices to attract qualified talent to grow and manage its business.

The Manager adopts the principle that remuneration for the Board and senior management should be viewed in totality. The remuneration structure supports the continuous development of the management bench strength to ensure robust talent management and succession planning.

Pursuant to the *Guidelines to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management (Guideline No: SFA04-G07)*, the Manager has disclosed in this report information on its NRC as set out below.

Additional information on remuneration matters are disclosed in accordance with the Alternative Investment Fund Managers Directive (the "AIFMD") in compliance with the requirements of the AIFMD.

Nominating and Remuneration Committee

The Manager has established the NRC which consists of a minimum of three members and is constituted in a way that enables it to exercise its judgment and demonstrate its ability to make decisions which are consistent with the current and future financial status of the business.

The current members are: Mrs Penny Goh, Lead Independent Non-Executive Director and Chairperson of the NRC, Mr Tarun Kataria, Independent Non-Executive Director and Mr Hiew Yoon Khong, Non-Executive Director. The NRC met once during FY18/19 and was guided by an independent remuneration consultant Willis Towers Watson, who has no relationship with the Manager, the controlling shareholders of the Manager or its related entities and the Board of Directors that would interfere with its ability to provide independent advice to the NRC.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating and remuneration committee, which include, but are not limited to, assisting the Board in matters relating to:

- reviewing and recommending to the Board all nominations for the appointment and re-appointment of Directors and of members to the various Board committees;
- reviewing and recommending to the Board the succession plan for the Executive Director and CEO of the Manager;
- the remuneration framework for the Directors, the Executive Director and CEO, and senior management of the Manager, including all option plans, stock plans and the like, as well as the performance hurdles of such plans;

- the specific remuneration package for the Executive Director and CEO of the Manager; and

- the termination payment, gratuities, severance payment and other similar payments to the Executive Director and CEO of the Manager.

Decision-making Process for Determining the Remuneration Policy

The NRC is responsible for the annual review of the Manager's remuneration policy, its implementation and ensuring compliance with relevant legislation and regulation. The NRC made remuneration decisions for employees annually in May following the end of the performance year. This timing allows full-year financial results to be considered along with the other non-financial goals and objectives. The NRC developed the Manager's remuneration policy with a number of principles in mind. The overarching policy is to promote sustainable long-term success of MLT. The remuneration policy should:

- **Align with Unitholders:** A proportion of variable remuneration is deferred and delivered in the form of deferred awards over MLT phantom units, thereby aligning the interests of employees and Unitholders;

- **Align with performance:** Total variable compensation is managed taking into consideration financial performance and achievement of non-financial goals;

- **Encourage retention:** Deferred variable compensation does not give rise to any immediate entitlement. Awards normally require the participant to be employed continuously by the Manager until at least the third anniversary of the grant in order to vest in full; and

- **Be competitive:** Employees receive competitive compensation and benefits packages, which are reviewed annually and benchmarked by independent remuneration consultant to the external market.

In determining specific individual compensation amounts, a number of factors are considered including non-financial goals and objectives, financial performance of MLT and the individual performance and contributions to MLT during the financial year. Particularly for senior management and key management employee, a portion of their variable compensation is deferred and subjected to downside risks to prevent excessive risk taking.

Directors' fees are paid entirely in cash.

The key objectives and features of the Manager's policy on the remuneration of its Directors are as follows:

- the level of directors' fees should be appropriate (but not excessive) to attract and motivate the Directors to provide good stewardship of the Manager and the Group;

- directors' fees are reviewed annually and subject to the approval of the Manager's shareholder;

- to ensure that each Director's fees are commensurate with his or her responsibilities and time spent, each Director is paid a basic retainer and Directors who perform additional role through the Board committees are paid additional fees for such services;

- Non-Executive Directors who are employees of the Sponsor do not receive any director's fees in their capacity as Directors, and the CEO also does not receive any director's fees in her capacity as a Director; and

- no Director is involved in deciding his or her own remuneration.

The key objectives and features of the Manager's policy on the remuneration of its executives are as follows:

- the level and structure of executive remuneration should be competitive (but not excessive) to attract, motivate and retain a pool of talented executives for the present and future growth of the Manager; and

- executive remuneration should be performance-related with a view to promoting the long-term success and sustainability of the Manager.

The CEO is not present during the discussions relating to her own compensation and terms and conditions of service, and the review of her performance. However, the Board, with the assistance of the NRC, reviews the CEO's performance and the NRC Chairperson, or her designate, will share with the CEO their views of her performance. In accordance with the directions and guidelines from the MAS on the remuneration of key executive officers of REIT managers, the Board, with the assistance of the NRC, reviews the CEO's specific remuneration package to ensure its compliance with the substance and spirit of such directions and guidelines from the MAS.

The remuneration of the Board and the employees of the Manager is paid by the Manager, and not paid by MLT. The Manager has set out in the table below information on the fees paid to the Directors for FY18/19:

Board Members	Membership	Fees Paid for FY18/19
Mr Lee Chong Kwee	Non-Executive Chairman and Director	S$116,500.00
Mr Tan Ngiap Joo (stepped down on 15 June 2018)	Independent Non-Executive Director and Chairman of the AC	S$19,791.66[18]
Mr Lim Joo Boon (appointed as Chairman of AC on 16 June 2018)	Independent Non-Executive Director and Chairman of the AC	S$93,895.84[18]
Mr Pok Soy Yoong (stepped down on 31 August 2018)	Independent Non-Executive Director and Member of the AC	S$35,875.00[18]
Mr Wee Siew Kim	Independent Non-Executive Director and Member of the AC	S$82,500.00
Mr Tan Wah Yeow	Independent Non-Executive Director and Member of the AC	S$84,000.00
Mr Loh Shai Weng (appointed as Member of AC on 1 September 2018)	Independent Non-Executive Director and Member of the AC	S$82,292.00[18]
Mrs Penny Goh	Lead Independent Non-Executive Director and Chairperson of the NRC	S$85,000.00
Mr Tarun Kataria	Independent Non-Executive Director and Member of the NRC	S$73,000.00
Mr Hiew Yoon Khong	Non-Executive Director and Member of the NRC	Nil[16]
Mr Chua Tiow Chye	Non-Executive Director	Nil[16]
Mr Wong Mun Hoong	Non-Executive Director	Nil[16]
Ms Ng Kiat	Executive Director and CEO	Nil[17]

Notes:

[16] Non-Executive Directors who are employees of the Sponsor do not receive any director's fees in their capacity as Directors.

[17] The CEO does not receive any director's fees in her capacity as a Director.

[18] Pro-rated fees paid for FY18/19.

Link Between Pay and Performance

Employee remuneration at the Manager comprises fixed pay, variable incentive, allowances and benefits. Fixed pay comprises a salary and an annual wage supplement. All employees receive a salary that reflects their responsibilities and the level of experience and expertise needed to undertake their roles. Allowances and benefits include statutory provident contributions and benefits-in-kind to enable employees to undertake their roles by ensuring their well-being.

Variable incentive is a material component of total remuneration and comprises Performance Target Bonus ("PTB"), Variable Bonus ("VB") and Long-term Incentive ("LTI") award. The PTB amount is determined based on the achievement of non-financial Key Performance Indicators ("KPIs") which are critical to improving the organisational effectiveness and operating efficiency of the Manager, e.g. results of Control Self-Assessment, implementation of Employee Engagement Survey 2017 action plans, participation in Corporate Social Responsibility ("CSR") events, investors and tenants engagement. The VB amount is assessed based on the achievement of financial KPIs such as Net Property Income ("NPI"), Distribution per Unit ("DPU") and Weighted Average Lease Expiry ("WALE") which measure the financial metrics essential to the Unitholders. KPIs and their weightages may change from year to year. The LTI award is a form of unit-linked incentive plan and represents conditional rights to receive a cash sum based on the achievement of MLT's Total Shareholder Return ("TSR") targets and value of a notional investment in MLT.

To this end, the NRC has reviewed the performance of the Manager for FY18/19 and is satisfied that all KPIs have been achieved.

For senior management, a significant proportion of their variable incentive is deferred under the Manager's VB banking mechanism and vesting schedule of LTI award. Deferral of these two components is a key mechanism to building sustainable business performance. Under the VB banking mechanism, only a portion of a VB award declared in the financial year will be paid out while the rest of the VB award will be deferred and paid out in the subsequent years. The deferred VB award will be subjected to downside risks depending on future performance. This ensures alignment between remuneration and sustaining business performance in the longer-term. For the LTI award, it is subject to three to five years vesting schedule. The settlement value of the LTI award is linked to the value of MLT's units at the time of vesting.

Employees of the Manager are eligible to be considered for variable pay each year. Variable pay for all employees takes into account MLT, the Manager and the individual's performance against agreed financial and non-financial objectives similar to that of the senior management. However, in execution, the PTB and VB are combined to form consolidated variable pay for the employees.

Over the last 5 financial years, the Manager has achieved outstanding results for MLT by delivering strong returns to Unitholders, as measured by the performance of unit price, DPU growth and NPI growth. In recognition of this, a one-time discretionary bonus was declared to the employees of the Manager, which was over and above the regular variable pay. Similar to the existing variable pay scheme, the one-time discretionary bonus declared would be subject to the banking mechanism and contains a deferred element.

The Manager will continue to be guided by the objective of delivering long term sustainable returns to Unitholders. The remuneration of the senior management team will continue to be aligned with the goal of value creation for Unitholders. The performance will be measured over the next 5-year period, with an interim review at the end of the third year.

All fixed pay, variable incentives and allowances, including the one-time discretionary bonus are payable wholly in cash. All payments are entirely paid by the Manager and not as an additional expense imposed on MLT.

To assess the individual performance, a 5-point rating scale is used by the supervisors to provide an overall assessment of an employee's performance, and employees are required to perform a self-evaluation. The overall final rating is reconciled during each employee's performance appraisal.

The remuneration for the CEO in bands of S$250,000, and a breakdown of the remuneration of the CEO and the top 5 key management personnel of the Manager in percentage terms, are provided in the remuneration table below.

Total Remuneration Bands of CEO and Key Management Personnel for FY18/19

	Salary, Allowances and Statutory Contributions	**Bonus**[19]	**Long-term Incentives**[20]	**Benefits**	**Total**
Above S$2,250,000 to S$2,500,000					
Ng Kiat	18%	51%	31%	N.M.[22]	100%
Other Key Management Personnel					
Ivan Lim Ming Rean	28%	46%	26%	N.M.[22]	100%
Fion Ng Seok Hoon	45%	42%	13%	N.M.[22]	100%
Jean Kam	38%	45%	17%	N.M.[22]	100%
Keiichi Komamura[21]	80%	19%	0%	1%	100%
David Won	38%	45%	17%	N.M.[22]	100%

Notes:

19 The amounts disclosed are bonuses declared during the financial year including a one-time discretionary bonus awarded to the Manager for achieving outstanding performance for MLT over the last five years. Similar to the existing variable pay scheme, the one-time discretionary bonus declared is subject to the banking mechanism and contains a deferred element.

20 The amounts disclosed include the grant of the LTI award. The LTI award is a form of unit-linked incentive plan and represents conditional rights to receive a cash sum based on the achievement of MLT's TSR targets and fulfillment of vesting period of up to five years.

21 Keiichi Komamura joined the Japan management team from 26 November 2018 and has responsibility for the management of the Logistics assets in Japan which is material to the performance of MLT.

22 Not meaningful.

The total remuneration for the CEO and the key management personnel in FY18/19 was S$4.74 million.

The Manager is cognisant of the requirements in the Code and the "Notice to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management" to disclose: (a) the remuneration of its CEO and each individual Director on a named basis; (b) the remuneration of at least its top five key management personnel (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000; and (iii) in aggregate the total remuneration paid to its top five key management personnel (who are not Directors or the CEO), and in the event of non-disclosure, the Manager is required to provide reasons for such non-disclosure. The Board had assessed and decided not to disclose (i) the remuneration of the CEO in exact quantum; (ii) the remuneration of at least its top five key management personnel (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000; and (iii) the aggregate remuneration paid to its top five key management personnel (who are not Directors or the CEO) as the Manager is of the view that remuneration details are commercially sensitive due to the confidential nature of remuneration matters and with keen competition for management staff in the REIT industry, such disclosure may result in talent retention issues.

Since the remuneration of the CEO and key management personnel of the Manager are not separately billed but paid by the Manager, the Manager is also of the view that the interest of the Unitholders would not be prejudiced as the indicative range of the CEO's remuneration, as well as the total remuneration for the CEO and key management personnel of the Manager, have been provided. Further, there are sufficient information provided on the Manager's remuneration framework to enable the Unitholders to understand the link between the performance of MLT and the remuneration paid to the CEO and key management personnel of the Manager.

There were no employees of the Manager who were immediate family members of a Director or the CEO of the Manager and whose remuneration exceeded S$50,000 during FY18/19.

Quantitative Remuneration Disclosure Under AIFMD

The Manager is required under the AIFMD to make quantitative disclosures of remuneration. Disclosures are provided in relation to (a) the employees of the Manager; (b) employees who are senior management; and (c) employees who have the ability to materially affect the risk profile of MLT.

All individuals included in the aggregated figures disclosed are rewarded in line with the Manager's remuneration policies.

The aggregate amount of remuneration awarded by the Manager to its staff in respect of the Manager's financial year ended 31 March 2019 was S$12.9 million. This figure comprised fixed pay of S$5.85 million, variable pay of S$6.72 million and allowances/benefits-in-kind of S$0.36 million. There were a total of 58 beneficiaries of the remuneration described above.

In respect of the Manager's financial year ended 31 March 2019, the aggregate amount of remuneration awarded by the Manager to its senior management (who are also members of staff whose actions have a material impact on the risk profile of MLT) was S$7.19 million, comprising 12 individuals identified having considered, among others, their roles and decision making powers.

(C) Accountability and Audit

Accountability

Principle 10: Balanced and understandable assessment of the company's performance, position and prospects

Our Policy and Practices

The Board is responsible for providing a balanced and understandable assessment of MLT's performance, position and prospects, including interim and other price sensitive public reports, and reports to regulators, if required.

The Manager adopts the principle that to build confidence among stakeholders, there is a need to deliver sustainable value.

The Manager complies with statutory and regulatory requirements and adopts best practices in the Group's business processes. The Manager also updates the Board on the Group's performance and its business and market outlook on a regular basis, so as to enable the Board to make a balanced and informed assessment of the Group's performance, financial position and prospects.

Risk Management and Internal Controls

Principle 11: Sound system of risk management and internal controls

Our Policy and Practices

The Manager adopts the principle that a sound system of internal controls and risk management is necessary for the Group's business.

The Manager, working with the Sponsor, has established internal control and risk management systems that address key operational, financial, compliance and information technology risks relevant to the Group's business and operating environment. These systems provide reasonable but not absolute assurance on the achievement of their intended internal control and risk management objectives.

The key elements of the Group's internal control and risk management systems are as follows:

Operating Structure

The Manager has a well-defined operating structure with clear lines of responsibility and delegated authority, as well as reporting mechanisms to senior management and the Board. This structure includes certain functions, such as Human Resource, Information Systems & Technology, Internal Audit, Legal and Risk Management, which are outsourced to the Sponsor. The Manager also conducts an annual review of such outsourced functions to ensure required performance standards are met.

Policies, Procedures and Practices

Controls are detailed in formal procedures and manuals. For example, the Board has approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities. Approval sub-limits are also provided at various management levels to facilitate operational efficiency, as well as provide a system of checks and balances.

The Board's approval is required for material transactions, including the following:

- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and *ad hoc* development budget above Board-prescribed limits;
- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

The Group's procedures and practices are regularly reviewed and revised where necessary to enhance controls and efficiency. The Group has implemented a Control Self-Assessment programme to reinforce risk awareness and compliance with internal controls within the Group, by fostering accountability, control and risk ownership.

The Internal Audit function, which is outsourced to the Sponsor, reviews the Group's compliance with the control procedures and policies established within the internal control and risk management systems. The Internal Audit function is also involved in the validation of the results from the Control Self-Assessment programme.

Whistle-blowing Policy

To reinforce a culture of good business ethics and governance, the Manager has a Whistle-blowing Policy to encourage the reporting, in good faith, of any suspected improper conduct, including possible financial irregularities, while protecting the whistle-blowers from reprisals. Any reporting concerning the Group or the Manager is notified to the AC Chairman of the Sponsor as well as the AC Chairman of the Manager for investigation and to the AC of the Manager on the findings.

For queries or to make a report, please write to reporting@mapletree.com.sg.

Risk Management

Risk management is an integral part of the Manager's business strategy. In order to safeguard and create value for Unitholders, the Manager proactively manages risks and embeds the risk management process into the Manager's planning and decision-making process.

The risk management function which is outsourced to the Sponsor's Risk Management Department oversees the Enterprise Risk Management ("ERM") framework. The Risk Management Department reports key risk exposures, portfolio risk profile and activities in respect of significant risk matters to the AC and the Board independently on a quarterly basis.

The risk management system established by the Manager, which encompasses the ERM framework and the risk management process, is dynamic and evolves with the business. The Manager has identified key risks, assessed their likelihood and impact on MLT's business, and established corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The Risk Management Department works closely with the Manager to review and enhance the risk management system, with the guidance and direction of the AC and the Board.

The Manager's policies and procedures relating to risk management can be found on pages 119 to 121 of this Annual Report.

Information Technology Controls

As part of the Group's risk management process, information technology controls and cybersecurity measures have been put in place and are periodically reviewed to ensure that information technology risks and cybersecurity threats are identified and mitigated. In addition, as part of the Manager's business continuity plan, information technology disaster recovery planning and tests are conducted to ensure that critical information technology systems remain functional in a crisis situation.

An annual review of the information technology controls was conducted by the Sponsor's Internal Audit Department as part of the FY18/19 annual Control Self-Assessment programme. The audit findings were submitted to the AC and the Board for review and appropriate remedial actions were implemented as at 31 March 2019.

In addition, for FY18/19, independent third parties were engaged to perform a Cybersecurity Maturity Assessment which covered a review of the Group's IT policies and Standard Operating Procedures and a Vulnerability Assessment and Penetration Test to ensure that the appropriate information technology controls and cybersecurity measures were in place.

Financial Reporting

The Board is updated on a quarterly basis on the Group's financial performance. The Manager reports on significant variances in financial performance, in comparison with budgets and financial performance of corresponding periods in the preceding year and provides an updated full year forecast. In addition, the Board is provided with quarterly updates on key operational activities of the Group.

A management representation letter is provided by the Manager to the AC and Board quarterly in connection with the preparation of the Group's financial statements. The representation letter is supported by declarations made individually by the various Heads of Department. Compliance checklists on announcement of financial statements, which are required for submission to the SGX-ST, are reviewed and confirmed by the Chief Financial Officer ("CFO") of the Manager.

The Group's financial results are reported to Unitholders quarterly in accordance with the requirements of the SGX-ST, and since FY18/19, are prepared in accordance with the Singapore Financial Reporting Standards (International). These results announcements provide analyses of significant variances in financial performance and commentary on the industry's competitive conditions in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next twelve months.

Detailed disclosure and analysis of the full-year financial performance of the Group can be found on pages 30 to 35 and pages 144 to 236 of this Annual Report.

Financial Management

As a matter of financial and operational discipline, Management reviews the performance of the MLT portfolio properties on a monthly basis.

The key financial risks which the Group is exposed to include interest rate risk, liquidity risk, currency risk and credit risk. Where appropriate, the Manager procures hedging transactions to be entered into so as to protect the Group against interest and/or currency rate fluctuations. In addition, the Manager proactively manages liquidity risk by ensuring that sufficient working capital lines and loan facilities are maintained for the Group. The Manager's capital management strategy can be found on pages 36 to 37 of this Annual Report. The Manager also has in place credit control procedures for managing tenant credit risk and monitoring of arrears collection.

Internal Audit

The internal audit function, which is outsourced to the Sponsor's Internal Audit Department, prepares a risk-based audit plan annually to review the adequacy and effectiveness of the Group's system of internal controls and this audit plan is approved by the AC before execution. The Sponsor's Internal Audit Department is also involved during the year in conducting ad hoc audits and reviews that may be requested by the AC or Management on specific areas of concern, including validating the responses under the Manager's Control Self-Assessment programme. In doing so, the Sponsor's Internal Audit Department is able to obtain assurance that business objectives for the internal control processes under review are being achieved and key control mechanisms are in place.

Upon completion of each review, a formal report detailing the audit findings and the appropriate recommendations is issued to the AC. The Sponsor's Internal Audit Department monitors and reports on the timely implementation of the action plans to Management and the AC on a quarterly basis.

The external auditors also provide an independent perspective on certain aspects of the internal financial controls system arising from their work and report their findings to the AC on an annual basis. The external auditors are also updated on the findings of the Manager's Control Self-Assessment programme.

Interested Person Transactions

All interested person transactions are undertaken on normal commercial terms and the AC regularly reviews all interested person transactions to ensure compliance with the internal control system, as well as with relevant provisions of the Listing Manual and the Property Funds Appendix. In addition, the Trustee has the right to review such transactions to ascertain that the Property Funds Appendix has been complied with.

The following procedures are also undertaken:

- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding S$100,000 in value but below 3.0% of the value of the Group's net tangible assets will be subject to review by the AC at regular intervals;
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 3.0% but below 5.0% of the value of the Group's net tangible assets will be subject to the review and prior approval of the AC. Such approval shall only be given if the transactions are on normal commercial terms and are consistent with similar types of transactions made by the Trustee with third parties which are unrelated to the Manager; and
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 5.0% of the value of the Group's net tangible assets will be reviewed and approved prior to such transactions being entered into, on the basis described in the preceding paragraph, by the AC which may, as it deems fit, request advice on the transaction from independent sources or advisers, including the obtaining of valuations from independent professional valuers. Further, under the Listing Manual and the Property Funds Appendix, such transactions would have to be approved by the Unitholders at a meeting of the Unitholders.

The interested person transactions undertaken by the Group in FY18/19 are set out on page 239 of this Annual Report. For the purpose of the disclosures, the full contract sum is taken as the value of the transaction where the interested person transaction has a fixed term and contract value, while the annual amount incurred and/or accrued is taken as the value of the transaction where an interested person transaction has an indefinite term or where the contract sum is not specified.

Dealing in MLT Units

The Manager adopts the best practices on dealings in securities set out in the Listing Manual. All Directors are required to disclose their interests in MLT and are also provided with disclosures of interests by other Directors, as well as reminders on trading restrictions.

On trading in MLT units, the Directors and employees of the Manager are reminded not to deal in MLT units on short term considerations and are prohibited from dealing in MLT units:

- in the period commencing one month before the public announcement of the Group's annual results;
- in the period commencing two weeks before the public announcement of the Group's quarterly and semi-annual results; and
- at any time whilst in possession of price-sensitive information.

Each Director is required to notify the Manager of his or her acquisition of MLT units or of changes in the number of MLT units which he or she holds or in which he or she has an interest, within two business days of such acquisition or change of interest. In addition, employees of the Manager and the Sponsor are to give pre-trading notifications before any dealing in MLT units.

Role of the Board and AC

The Board recognises the importance of maintaining a sound internal controls and risk management system to safeguard the assets of the Group and Unitholders' interests, through a framework that enables risks to be assessed and managed.

The AC provides oversight of the financial reporting, accounting policies and the adequacy and effectiveness of the Group's internal control and risk management systems, as well as its compliance processes.

The Board and the AC also take into account the results from the Control Self Assessment programme, which requires various departments to review and report on compliance with key control processes. As part of the CSA programme, the Internal Audit function performs a validation of Management's self-assessment responses on a sampling basis, after which the validated self-assessment results are reported to the AC and the Board.

It should be recognised that all internal control and risk management systems contain inherent limitations and, accordingly, the internal control and risk management systems can only provide reasonable but not absolute assurance.

The Board has received written assurance from the CEO and the CFO that: (a) the Group's financial records have been properly maintained and the Group's financial statements give a true and fair view of the Group's operations and finances; and (b) the Group's internal control and risk management systems are effective.

Opinion on Internal Controls

Based on the internal control and risk management systems established and maintained by the Manager and the Sponsor, work performed by the Sponsor's Internal Audit and Risk Management Departments, as well as by the external auditors, reviews performed by Management and the above-mentioned assurance from the CEO and the CFO, the Board, with the concurrence of the AC, is of the opinion that the Group's internal control and risk management systems, addressing key financial, operational, compliance, information technology and risk management objectives and which the Group considers relevant and material to its operations, were adequate and effective to meet the needs of the Group in its business as at 31 March 2019.

Audit and Risk Committee

Principle 12: The Board should establish an AC with written terms of reference which clearly set out its authority and duties.

Our Policy and Practices

The Board is supported by the AC which provides additional oversight of financial, risks and audit matters, so as to maximise the effectiveness of the Board and foster active participation and contribution.

The Manager adopts the principle that the AC shall have at least three members, all of whom must be non-executive and the majority of whom, including the AC chairman, must be independent.

The AC consists of four members, all of whom are independent and are appropriately qualified to discharge their responsibilities. They are:

- Mr Lim Joo Boon, Chairman;
- Mr Wee Siew Kim, Member;
- Mr Tan Wah Yeow, Member; and
- Mr Loh Shai Weng, Member.

None of the AC members are a partner or director of the incumbent external auditors, PricewaterhouseCoopers International Limited ("PwC"), within the previous 12 months, nor does any of the AC members have any financial interest in PwC.

The AC has written terms of reference setting out its scope and authority, which include:

- examination of interested person transactions;
- review and approval of the scope of internal audit activities;
- review of audit findings of internal and external auditors as well as management responses to them and the implementation of remedial actions to address such findings;
- evaluation of the nature and extent of non-audit services performed by external auditors. In this regard, for FY18/19, S$786,000 was paid/payable to the network of member firms of PwC, of which S$692,000 was for audit services for the Group and S$94,000 was for non-audit services relating to tax compliance and advisory services for the Group. The AC has undertaken a review of all non-audit services provided by PwC and is of the opinion that such non-audit services would not affect the independence of PwC as the external auditors;
- review of the quality and reliability of information prepared for inclusion in financial reports;
- authority to investigate any matters within its terms of reference, full access to and co-operation by Management and full discretion to invite any Director or executive officer to attend its meetings, and reasonable resources to enable it to discharge its functions properly;
- recommendation to the board on the appointment and re-appointment of external auditors; and
- approval of the remuneration and terms of engagement of external auditors.

In addition, the AC also:

- meets with the external and internal auditors, without the presence of Management, at least once a year to review and discuss the financial reporting process, system of internal controls (including financial, operational, compliance and information technology controls), and significant concerns, audit comments and recommendations;
- reviews and, if required, investigates the matters reported via the whistle-blowing mechanism, by which employees may, in confidence, raise concerns about suspected improprieties including financial irregularities. The objective of the whistle-blowing mechanism is to ensure that arrangements are in place for independent investigations of any reported matters and reviews of such investigations, to ensure appropriate follow-up actions are taken; and
- discuss during the AC meetings any changes to accounting standards and issues which have a direct impact on the financial statements.

In the review of the financial statements, the AC has discussed with the Management the accounting principles that were applied and their judgment of items that might affect the integrity of the financial statements. The following significant matter impacting the financial statements was discussed with the Management and the external auditor and reviewed by the AC:

Key Audit Matter	How this issue was addressed by AC
Valuation of investment properties	The AC reviewed the valuation methodologies, assumptions and outcomes and discussed the detail analysis of asset valuation by country with Management. The AC considered the findings of the external auditor, including their assessment of the appropriateness of the valuation methodologies and key assumptions applied in the valuation of the investment properties. The AC was satisfied with the appropriateness of the valuation methodologies and assumptions applied across all investment properties as disclosed in the financial statements.

A total of five AC meetings were held in FY18/19.

The Manager, on behalf of the Group, confirms that the Group has complied with Rules 712 and 715 of the Listing Manual in relation to the Group's auditing firm.

Internal Audit
Principle 13: Independent internal audit function

Our Policy and Practices

The Manager adopts the principle that a robust system of internal audits is required to safeguard Unitholders' interests, the Group's assets, and to manage risks. Apart from the AC, other Board committees may be set up from time to time to address specific issues or risks.

The internal audit function of the Group is outsourced to the Sponsor's Internal Audit Department and the Head of Internal Audit reports directly to the Chairman of the AC of both the Manager and the Sponsor.

The AC is consulted and provides feedback to the AC of the Sponsor in the hiring, removal, and evaluation of the Head of Internal Audit. The Sponsor's Internal Audit Department and the Head of Internal Audit have unfettered access to all of the Group's documents, records, properties and personnel, including access to the AC.

The role of the Sponsor's Internal Audit Department is to conduct internal audit work in consultation with, but independently of, Management. Its annual audit plan is submitted to the AC for approval and audit findings are submitted to the AC on a periodic basis. The AC also meets with the Head of Internal Audit at least once a year without the presence of Management.

The Sponsor's Internal Audit Department is a member of the Singapore branch of the Institute of Internal Auditors Inc. (the "IIA"), which has its headquarters in the USA. The Sponsor's Internal Audit Department subscribes to, and is in conformance with, the International Standards for the Professional Practice of Internal Auditing developed by the IIA (the "IIA Standards") and has incorporated these standards into its audit practices.

The IIA Standards cover requirements on:

- independence and objectivity;
- proficiency and due professional care;
- managing the internal audit activity;
- engagement planning;
- performing engagement;
- communicating results; and
- monitoring progress.

The Sponsor's Internal Audit Department employees involved in information technology audits are Certified Information System Auditors and members of the Information System Audit and Control Association (the "ISACA") in the USA. The ISACA Information System Auditing Standards provide guidance on the standards and procedures to apply in information technology audits.

To ensure that the internal audits are performed by competent professionals, the Sponsor's Internal Audit Department recruits and employs qualified employees. In order that their technical knowledge remains current and relevant, the Sponsor's Internal Audit Department identifies and provides training and development opportunities to the employees.

In compliance with the IIA Standards, an external quality assessment review ("QAR") of the Sponsor's Internal Audit Department is conducted at least once every five years by a qualified, independent reviewer. In December 2018, an external QAR of Sponsor's Internal Audit Department was completed (following the previous QAR completed in 2013). The external QAR reviewer had concluded that the Sponsor's Internal Audit Department was in conformance with the IIA Standards.

For FY18/19, the AC is of the opinion that the internal audit function is independent, effective and adequately resourced.

(D) Unitholder Rights And Responsibilities

Unitholder Rights
Principle 14: Fair and equitable treatment of all Unitholders

Communication with Unitholders
Principle 15: Regular, effective and fair communication with Unitholders

Conduct of Unitholder Meetings
Principle 16: Greater Unitholder participation at annual general meetings

Our Policy and Practices

The Manager adopts the principle that all Unitholders should be treated fairly and equitably and their ownership rights arising from their unitholdings should be recognised.

To this end, the Manager issues via SGXNET announcements and press releases on the Group's latest corporate developments on an immediate basis where required by the Listing Manual. Where immediate disclosure is not practicable, the relevant announcement will be made as soon as possible to ensure that all stakeholders and the public have equal access to the information.

The public can access the electronic copy of the Annual Report which is published via SGXNET as well as MLT's website. All Unitholders will receive a booklet containing key highlights of MLT, instructions on accessing the Annual Report online with the option of receiving a printed version of the Annual Report, a notice of annual general meeting and a proxy form with instructions on the appointment of proxies. The notice of annual general meeting for each annual general meeting is also published via SGXNET and advertised in the press. An annual general meeting is held once a year to provide a platform for Unitholders to interact with the Board and Management, in particular the Chairman of the Board, the Chairman of the AC, the CEO and the CFO. The external auditors are also present to address Unitholders' queries about the audit and the financial statements of the Group. A record of the Directors' attendance at the annual general meeting can be found in the records of their attendance of meetings set out at page 103 of this Annual Report.

Similarly, where a general meeting is convened, all Unitholders are entitled to receive a circular enclosing a proxy form with instructions on the appointment of proxies. Prior to voting at an annual general meeting or any other general meeting, the voting procedures will be made known to the Unitholders to facilitate them in exercising their votes.

To safeguard Unitholders' interests and rights, a separate resolution is proposed for each substantially separate issue at an annual general meeting. Each resolution proposed at an annual general meeting and any other general meeting will be voted on by way of electronic polling. An independent scrutineer is also appointed to validate the vote tabulation and procedures. The Manager will announce the results of the votes cast for and against each resolution and the respective percentages and prepare minutes of such meetings.

The Manager has an Investor Relations Department which works with the Legal and Corporate Secretariat Department of the Sponsor to ensure the Group's compliance with the legal and regulatory requirements applicable to listed REITs, as well as to incorporate best practices in its investor relations programme. To keep the Board abreast of market perception and concerns, the Investor Relations Department provides regular updates on analyst consensus estimates and views.

Minutes of the general meetings recording the substantive and relevant comments made and questions raised by Unitholders are available to Unitholders for their inspection upon request. Minutes of the annual general meeting are also available on MLT's website at www.mapletreelogisticstrust.com.

The Manager regularly communicates major developments in the Group's businesses and operations to Unitholders, analysts and the media through the issuance of announcements and press releases. In addition, all announcements and press releases are first made on SGXNET and subsequently on MLT's website.

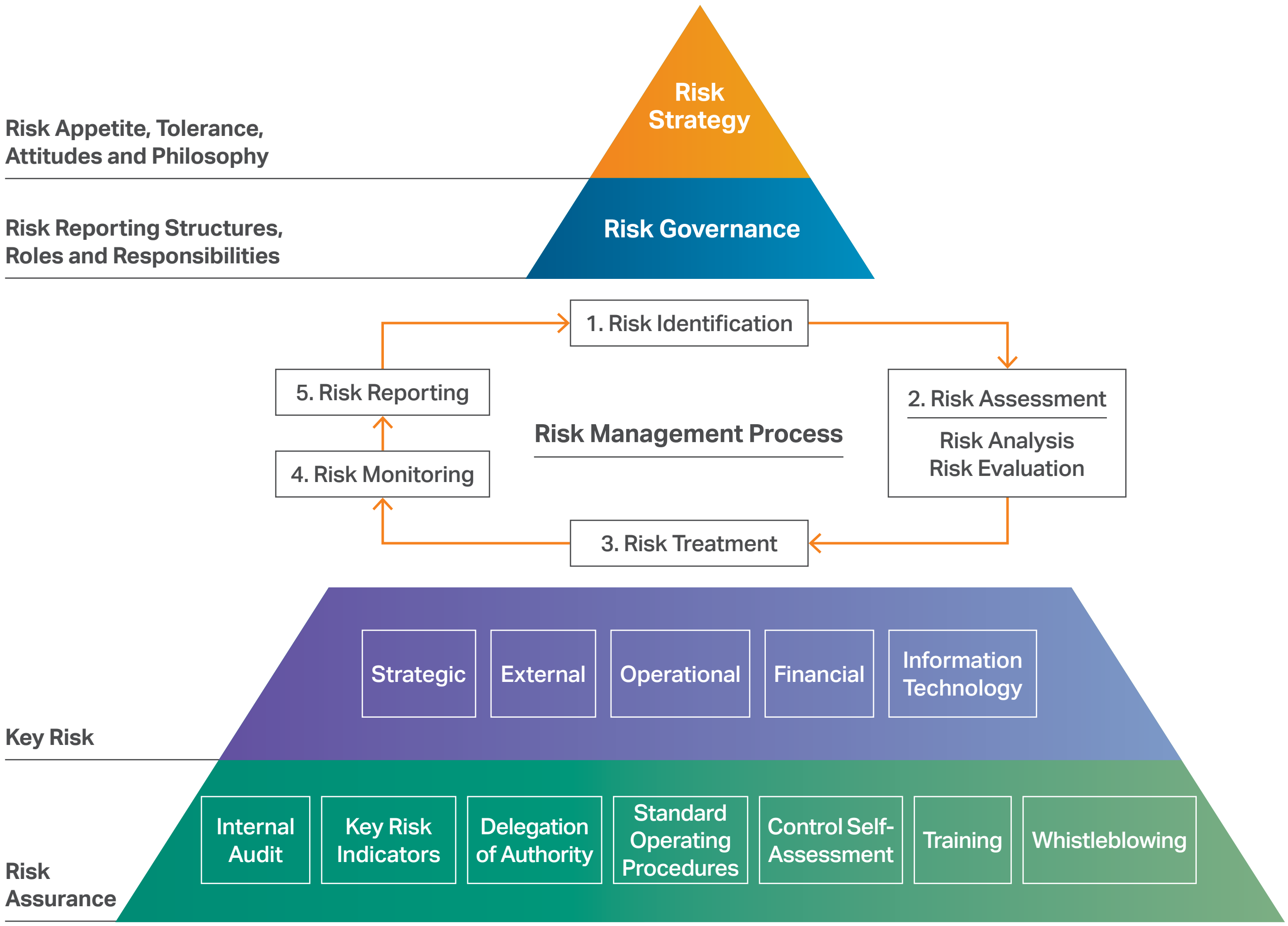
Investors can subscribe to email alerts of all announcements and press releases issued by MLT through its website. "Live" webcast of analyst briefings are conducted, where practicable.

The Manager also communicates with MLT's investors on a regular basis through group/individual meetings with investors, investor conferences and non-deal roadshows. The Manager's CEO and CFO are present at briefings and communication sessions to answer questions from investors.

MLT's distribution policy is to distribute at least 90% of its taxable income, comprising substantially its income from the letting of its properties and related property service income after deduction of allowable expenses, and such distributions are typically paid on a quarterly basis. For FY18/19, MLT made a total of five distributions to Unitholders, including advanced distributions in view of the equity fund raising exercises which were undertaken during the financial year.

Risk Management

Risk Management continues to be an integral part of the Manager's business strategy in order to deliver competitive total returns. To safeguard and create value for Unitholders, the Manager proactively manages risks and embeds the risk management process as part of the planning and decision making process.



Strong Oversight and Governance

The Board is responsible for determining the overall risk strategy and risk governance, and ensuring that the Manager implements sound risk management and internal control practices. The Board also approves the risk appetite and tolerance statements, which set out the nature and extent of risks to take to achieve the Manager's business objectives. The Board which is supported by the Audit and Risk Committee ("AC"), comprises directors whose collective diverse experience and knowledge serve to give guidance and provide strategic insights to the Manager. The AC has direct access to the Sponsor's Risk Management ("RM") department, which it engages with quarterly as part of its review of MLT's portfolio risks.

At the Manager, the risk management culture involves both top-down oversight and bottom-up engagement from all employees. This ensures a risk approach that is aligned with its business objectives and strategies for MLT, and is integrated with operational processes for effectiveness and accountability.

The Manager's ERM framework is adapted from the International Organisation for Standardisation (ISO) 31000 International Risk Management Standards. It is dynamic and evolves with the business, thus providing the Manager with a holistic and consistent process for the identification, assessment, monitoring and reporting of risks. The Sponsor's RM department works closely with the Manager to continually review and enhance the risk management system, under the guidance and direction of the AC and the Board. A control self-assessment ("CSA") framework further reinforces risk awareness by fostering accountability, control and risk ownership and provides additional assurance to the Manager and the Board, that operational risks are being effectively and adequately managed and controlled.

Risk Management

Robust Measurement and Analysis

The Manager's risk measurement framework is based on Value-at-Risk ("VaR"), a methodology which measures the volatilities of market and property risk drivers such as rental rates, occupancy rates, capital values, interest rates and foreign exchange rates. It takes into consideration changes in market environment and asset cash flows. To complement the VaR methodology, other risks such as refinancing, tenant-related and development risks are also assessed, monitored and measured as part of the framework where feasible.

With the VaR methodology, risks are measured consistently across the portfolio, enabling the Manager to quantify the benefits that arise from diversification across the portfolio and to assess risk by country and risk type. The Manager recognises the limitations of any statistically-based system that relies on historical data. Therefore, MLT's portfolio is subject to stress testing and scenario analyses to ensure that the business remains resilient in the event of unexpected market shocks.

Risk Identification And Assessment

The Manager identifies key risks, assesses their likelihood and impact on the business, and establishes corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The key risks identified include but are not limited to:

Strategic Risks

Market risk

MLT's portfolio is subject to real estate market risks such as rental rate and occupancy volatilities and country specific factors including competition, supply, demand and local regulations. Such risks are quantified, aggregated and monitored for existing assets and prospective acquisitions. Significant risk profile changes or emerging trends are reported for assessment and/or action.

Investment risk

The risks arising from investment activities are managed through a rigorous and disciplined investment approach, particularly in the area of asset evaluation and pricing. All acquisitions are aligned with MLT's investment strategy to enhance returns to Unitholders and improve future income and capital growth. Sensitivity analysis is performed for each acquisition on all key project variables to test the robustness of the assumptions used. For significant acquisitions, independent risk assessments are conducted by the Sponsor's RM department and included in the investment proposal submitted to the Board for approval. All investment proposals are subject to rigorous scrutiny by the Board (or delegated to the Management Committee), in accordance with the Board's approved delegation of authority.

Upon receiving the Board's or Management Committee's approval, the investment proposals are then submitted to the Trustee, who is the final approving authority for all investment decisions.

The Trustee also monitors the compliance of the Manager's executed investment transactions with the Listing Manual of the Singapore Exchange Securities Trading Limited, MAS's Property Funds Appendix and the provisions in the Trust Deed.

Project development risk

New development projects usually take a few years to complete, depending on the project size and complexity. To mitigate the risk of development delays, cost overruns and lower than expected quality, the Manager has put in place stringent pre-qualifications of consultants and contractors, and continually reviews the project progress.

External Risks

Economic and political risks

To manage country risks such as economic uncertainties or political turbulence in countries where it operates, the Manager conducts rigorous country and real estate market research, and monitors economic, geopolitical and political developments closely.

Operational Risks

Comprehensive operating, reporting and monitoring guidelines enable the Manager to manage day-to-day activities and mitigate operational risks. To ensure relevance, the Manager regularly reviews its Standard Operating Procedures ("SOPs") and benchmarks them against industry practices where appropriate. Compliance with SOPs is assessed under the CSA framework and reinforced through training of employees and regular reviews by the Sponsor's Internal Audit department.

Human resource risk

Loss of key management personnel and identified talents can cause disruptions to the Manager's business operations and hinder the achievement of its business objectives. The Manager has put in place succession planning, talent management, competitive compensation and benefits plans to reward and retain performing personnel.

Property damage & business disruption risks

In the event of unforeseen catastrophic events, the Manager has in place a Business Continuity Plan ("BCP") and crisis communication plan that should enable it to resume operations with minimal disruption and loss. MLT's properties are insured in accordance with industry norms in their respective jurisdictions and benchmarked against those in Singapore.

Credit risk

Credit risks are mitigated from the outset by conducting tenant credit assessment as part of the investment due diligence process prior to an acquisition. For new and sizeable leases, credit assessments of prospective tenants are undertaken prior to signing of lease agreements. On an ongoing basis, tenants' credit worthiness is closely monitored by the Manager's asset management team and arrears are managed by the Manager's Credit Control Committee which meets regularly to review debtor balances. To further mitigate risks, security deposits in the form of cash or banker's guarantees are collected from prospective tenants prior to the commencement of leases, where applicable.

Financial Risks

Financial market risks and capital adequacy are closely monitored and actively managed by the Manager, and reported to the Board on a quarterly basis.

At the portfolio level, the risk impact of currency and interest rate volatilities on value is quantified, monitored and reported quarterly using the VaR methodology. Refinancing risk is also quantified, taking into account the concentration of loan maturity profile and credit spread volatility.

Interest rate risk

MLT hedges its portfolio exposure to interest rate volatility arising from its floating rate borrowings by way of interest rate derivatives and fixed rate debts.

Foreign currency risk

Where feasible, after taking into account cost, tax and other relevant considerations, the Manager will borrow in the same currency as the underlying assets to provide some natural hedge. To mitigate foreign exchange risks and to provide investors with a degree of income stability, a large proportion of rental income receivable from overseas assets is hedged using forward contracts and secured in Singapore Dollar terms.

Liquidity risk

The Manager actively monitors MLT's cash flow position and funding requirements to ensure significant liquid reserves to fund operations and meet short-term obligations (see Capital Management section on pages 36 to 37).

The Manager also maintains sufficient financial flexibility and adequate debt headroom for MLT to fund future acquisitions. In addition, the Manager monitors and mitigates bank concentration risks by having a well-diversified funding base. The limit on aggregate leverage ratio is observed and monitored to ensure compliance with MAS's Property Funds Appendix.

Compliance Risks

Regulatory risk

The Manager is committed to complying with the applicable laws and regulations of the various jurisdictions in which it operates. Non-compliance may result in litigation, penalties, fines or revocation of business licenses. The Manager identifies applicable laws and regulatory obligations and embeds compliance to these laws and regulations in day-to-day business processes.

Fraud risk

A comprehensive corporate governance framework has been established to maintain responsible and transparent business practices. The framework contains specific guidelines on anti-corruption practices – such as the prohibition of bribery, acceptance or offer of gifts and entertainment.

The Manager has also put in place a whistleblowing policy to allow employees and stakeholders to raise any serious concerns about any danger, risk, malpractice or wrongdoing in the workplace while protecting them from reprisals.

Compliance with the policies and procedures is required at all times, which include policies on ethics and code of conduct, safe work practices and professional conduct. If an employee is found guilty of fraud, dishonesty or criminal conduct in relation to his/her employment, the Manager reserves the rights to take appropriate disciplinary action, including termination of employment.

Information Technology ("IT") Risk

Concerns over the threat poses by cybersecurity attacks have risen as such attacks become increasingly more prevalent and sophisticated. The Manager has in place comprehensive policies and procedures governing information availability, control and governance, and data security. An IT disaster recovery plan is in place and tested annually to ensure business recovery objectives are met. All employees are required to do a mandatory online training on IT security awareness to ensure that they are aware of potential cybersecurity threats. There is also constant monitoring of Internet gateways to detect potential security event. In addition, network vulnerability assessment and penetration testing are also conducted regularly to check for potential security gaps.

Rigorous Monitoring And Control

The Manager has developed internal key risk indicators that serve as an early-warning system to highlight risks that have escalated beyond agreed tolerance levels. The Manager has also established required actions to be taken when risk thresholds are breached.

Every quarter, the Sponsor's RM department presents a comprehensive report to the Board and the AC, highlighting key risk exposures, portfolio risk profile, results of stress testing scenarios and status of key risk indicators. The Board and the AC are also kept abreast of any material changes to MLT's risk profile and activities.

Sustainability Report

A sustainable and responsible approach to doing business is integral to our long-term success

Board Statement

The Board of Directors (the "Board") is pleased to publish the third Sustainability Report for Mapletree Logistics Trust ("MLT"). This report captures our overarching approach towards environmental, social and governance ("ESG") risks and opportunities, as well as our sustainability performance for the period from 1 April 2018 to 31 March 2019 ("FY18/19").

The Board considers sustainability issues as part of MLT's strategy formulation. We believe that a responsible approach to business is integral to our long-term success. To this end, we remain committed to upholding responsible and sustainable practices across our operations with the aim of empowering individuals and enriching communities, while having a positive impact on the environment.

This year, as we progress in our sustainability journey, we are actively building on our reporting efforts and have enlarged our sustainability commitments to support the United Nations' adoption of the 2030 Agenda for Sustainable Development. We have mapped our business goals to the respective Sustainable Development Goals ("SDGs"), and are committed to contribute to the achievement of these goals.

Our approach towards sustainability is aligned with that of our Sponsor, Mapletree Investments Pte Ltd ("Sponsor" or the "Mapletree Group"). The Board works closely with the Sponsor's Sustainability Steering Committee ("SSC") and management, to oversee the direction of sustainability for MLT and the management of sustainability-related performance. The Board has endorsed the material ESG factors in this report.

With the aim of enhancing our reporting disclosures, in this year's report we have expanded the geographical scope for energy reporting beyond Singapore to include Hong Kong and Vietnam. Another new addition in this report is a discussion on our approach towards water management.

During the year, we implemented several key sustainability initiatives, including:
- 12 LED lighting retrofit projects and five air-conditioning system upgrades in properties across several countries;
- our first rooftop solar installation in Singapore which increased MLT's solar energy generating capacity by 22% to 7,509kWp;
- five corporate social responsibility initiatives in Hong Kong, Japan, Australia, Malaysia and Vietnam with a staff participation rate of 64%[2]; and
- two tenant engagement events aimed at encouraging active and healthy living among our tenants and employees.

SUSTAINABILITY HIGHLIGHTS

ENVIRONMENT

As a leading provider of logistics space in Asia Pacific, we are committed to reducing our environmental impact by pursuing initiatives that focus on sustainable design, energy efficiency and renewable energy.

3%
year-on-year reduction in building energy intensity in Singapore[1]

5
properties upgraded air-conditioning systems in Singapore

12
properties retrofitted with LED lightings in Singapore, Hong Kong, Japan, China, Australia, Korea and Malaysia

22%
increase in solar energy generating capacity to 7,509kWp

Read more on The Environment in the sustainability report on page 126

As MLT grows, we will continue to build on our strong foundation to enhance our sustainability strategy, approach and performance. We look forward to working in partnership with our stakeholders to build a sustainable future.

About This Report

This Sustainability Report comprises information on MLT's sustainability practices and performance for FY18/19, with a focus on the ESG issues that are material to MLT's business operations and of importance to stakeholders.

Notes:

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

2 Based on the Manager's staff participation rates in Hong Kong, Japan, Australia, Malaysia and Vietnam.

PEOPLE

Our employees are the key to our success. We are fully committed to creating an open and engaging workplace for our people.

0
workplace fatalities and injuries

100%
implementation of initiatives developed in response to 2017 Employee Engagement Survey results

89%
employee participation rate in Group wellness programme – Wellness@ Mapletree

Read more on Our People in the sustainability report on page 129

COMMUNITY

As a responsible corporate citizen, we strive to be a good neighbour and endeavour to strengthen the communities where we work and live.

64%
employee participation rate in 5 CSR projects[2]

Organised
2
tenant engagement activities in Singapore and Vietnam

Read more on The Community in the sustainability report on page 131

GOVERNANCE

We are committed to upholding the highest standards of corporate governance and transparency in our business operations.

0
material breaches of relevant local laws and regulations

Read more on Governance in the sustainability report on page 134

Data disclosed in this report relates to MLT's operations across its eight geographic markets unless otherwise stated and is limited to operations within our direct control, with the prior year's performance included for comparison where applicable.

We have adopted a phased approach to our reporting and will seek to provide additional disclosures as our sustainability reporting matures over time. The energy consumption data disclosed in this report relates to selected multi-tenanted buildings in Singapore, Hong Kong and Vietnam held by MLT, while the water consumption data pertains to certain such buildings in Singapore[3]. All data is reported in good faith and to the best of our knowledge. The Manager intends to expand the geographical scope for energy and water reporting in the coming year.

This report should be read together with the financial, performance and governance information detailed in the Annual Report for a more comprehensive picture of our business and performance.

We have prepared this report in accordance with the GRI Standards (2016): Core option. This is the first year we have aligned our sustainability initiatives and targets with the United Nations ("UN") Sustainable Development Goals ("SDGs"). The Report also meets the requirements of the SGX-ST Listing Rules (711A and 711B) – Sustainability Reporting Guide.

The Manager welcomes feedback or questions, which can be sent to **Ask-MapletreeLog@mapletree.com.sg.**

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

Sustainability Report

Sustainability Approach

MLT's sustainability approach is closely aligned with that of our Sponsor. With a steadfast focus on creating long-term value for our stakeholders, we seek to embed sustainability across our business strategy, daily operations and activities.

Amidst a dynamic business environment and evolving stakeholders' needs, we strive to stay relevant by keeping abreast of the latest market developments while identifying our key sustainability risks and opportunities.

In our quest to drive sustainable economic growth, we uphold our responsibility to both people and planet – minimising our environmental footprint, safeguarding the health and safety of our employees and tenants, giving back to the local communities and maintaining good corporate governance. Our commitment to sustainability is underpinned by a robust framework of policies and practices anchored on our ESG responsibilities and regular engagement with our stakeholders. As part of our continual efforts to enhance our performance, we regularly evaluate the effectiveness of existing policies and measures to address any gaps.

Sustainability Governance

We recognise the importance of a strong governance structure to ensure sustainability is consistently and continuously incorporated across our business decisions and activities at all levels.

MLT's sustainability strategy and activities come under the purview of the Sponsor's SSC. The SSC is co-led by the Deputy Group Chief Executive Officer and the Group Chief Corporate Officer and includes the four Chief Executive Officers ("CEOs") of the REIT managers and other members of the Sponsor's senior management team. Ms Ng Kiat, the Manager's Executive Director and CEO, represented the Manager in this committee in FY18/19.

The SSC continually refines the sustainability strategy, manages overall sustainability performance, sets targets as well as regularly reviews and evaluates management policies and practices. Supporting the SSC, the Sustainability Working Committee ("SWC"), which comprises senior management representatives across business units and functions including representation from the Manager of MLT, helps to implement, execute and monitor the sustainability policies and practices across the Mapletree Group.

The Manager has a team of ESG champions who helms the sustainability efforts in MLT's operations. They are responsible for developing annual work plans and targets based on the ESG priorities set for the year. The Manager's Board of Directors is updated periodically on key issues including material factors, performance, targets and key initiatives for improvement.

Materiality and the United Nations Sustainable Development Goals

The Manager has a regular review, assessment and feedback process in relation to its material ESG factors. A formal group-wide materiality assessment exercise was conducted in FY16/17. Through a three-step process, key representatives from the Manager identified, prioritised and validated a list of material factors that are most relevant to our business and of significant interest to key stakeholders. In performing the assessment, factors such as global and local emerging sustainability trends, industry best practices, and business risks that are identified within MLT's Enterprise Risk Management were considered.

Recognising that material sustainability issues will change in accordance with global trends, business environment and stakeholders' expectations, the Manager reviews them annually to assess their continued relevance. In FY18/19, our material ESG factors remained unchanged from those identified in FY17/18. In valuing water as a scarce resource and the need to conserve it, this year's report includes a new disclosure on our water consumption management.

A highlight of this year's sustainability journey is our support for the UN's adoption of the 2030 Agenda for Sustainable Development. During the year, we reviewed the SDGs against our material factors to identify those with the strongest links to our business goals and which we could contribute towards.

The following table outlines MLT's material factors mapped to the SDGs that are relevant to our business, as well as our commitments to achieve them.

Sustainability Categories	Material Factors	MLT's Commitments	Relevant Sustainable Development Goals ("SDGs")
Economic	• Economic Performance[4]	• Achieve sustainable economic growth in order to provide stable and growing distributions to Unitholders	8
Environment	• Energy	• Continually seek innovative ways to enhance energy efficiency, and to use renewable energy where possible • Endeavour to achieve BCA Green Mark certification for future developments in Singapore and seek re-certification where possible • Reduce the energy intensity of our properties by improving their energy performance and efficiency • Expand our solar energy generation capacity over time • Participate in events such as "Lights Off" for Earth Hour and Earth Day to raise public awareness	7, 9, 13
Social	• Health and Safety	• Maintain a safe environment for our employees, tenants, third-party service providers/contractors and visitors to our premises	3
	• Employment and Talent	• Commit to fair employment practices by ensuring our hiring process remains stringent while offering equal opportunity to all potential candidates • Maintain a safe environment for our employees • Provide a positive work environment for employees with equal opportunities, fair compensation and benefits, and continuous development opportunities	5, 8, 10
	• Local Community	• Contribute to the communities in which we operate, with special focus on the four key pillars of education, the arts, healthcare and the environment • Support initiatives and projects that have a positive impact on local communities	3, 17
Governance	• Anti-corruption	• Maintain zero incidences of non-compliance with anti-corruption laws and socioeconomic regulations	17
	• Compliance with Laws and Regulations	• Work and collaborate with relevant regulators to achieve regulatory compliance	17

Note:
4 Please refer to Financial Review, Pages 30 to 35 and Financial Section, Pages 138 to 236 for details on Economic Performance.

Stakeholder Engagement

At MLT, we seek to build lasting and mutually beneficial relationships with our stakeholders. We regularly engage with and seek feedback from them to determine their concerns and needs. The information gathered guides the formulation of relevant sustainability priorities to propel long-term performance.

We have identified five key stakeholder groups that have a significant impact on, or are meaningfully affected by, our sustainability performance. In driving stakeholder engagement, we tap on diverse communication platforms and address key topics of interest for the various stakeholder groups, as outlined in the table below.

Key Stakeholders	Engagement Methods	Frequency	Key Topics of Interest
Tenants (existing and potential)	Regular one-on-one meetings to exchange ideas and updates on important initiatives and matters	Throughout the year	• Safety, security and management of premises • Responsiveness to tenant requests and feedback • Competitive rental rates and locations
	Established channels of communication for tenant and property-related issues, such as hotlines and assigning a dedicated asset manager to each property	Throughout the year	
	Social activities such as sports events	Throughout the year	
Investors and Unitholders	Timely and transparent updates of financial results and announcements, business developments, press releases and other relevant disclosures via SGXNet and the MLT website	Throughout the year	• Long-term sustainable distribution and total returns • Transparent reporting • Sound corporate governance practices • Business strategy and outlook
	Roadshows and investor conferences	Throughout the year	
	One-on-one meetings and site visits	Throughout the year	
	Webcasts of results briefings	Biannually	
	Annual General Meeting	Annually	
Employees	Induction programme for new employees	Quarterly	• Equitable remuneration • Fair and competitive employment practices and policies • Safe and healthy work environment • Employee development and well-being
	Training and development programmes	Throughout the year	
	Career development performance appraisals	Annually	
	Recreational and wellness activities	Throughout the year	
	Regular e-mails, meetings and town hall sessions	Throughout the year	
Government and Regulators	Meetings and dialogue sessions	Throughout the year	• Compliance with and updates on changing laws and regulations
	Membership in industry associations such as REIT Association of Singapore	Throughout the year	
Business Partners (e.g. Third-Party Service Providers)	Regular operations meeting with service providers and property managers	Monthly	• Regular and punctual payments upon enlistment of service
	Established channels of communication for property-related issues	Throughout the year	

● Throughout the year ● Biannually ● Annually ● Quarterly ● Monthly

ENVIRONMENT

As a leading provider of logistics real estate in Asia Pacific, we own and manage 141 properties comprising 4.6 million sqm of logistics space. This presents MLT with opportunities to create sustainable buildings while meeting our customers' needs and legislative requirements.

Our commitment to environmental stewardship is reflected in our vision to be the preferred real estate partner to customers requiring high quality logistics and distribution spaces. Apart from reducing environmental impacts, buildings of high sustainability standards are more cost-efficient to operate and desirable to tenants. The continual improvement of our properties' environmental performance benefits the environment, our tenants and MLT.

Energy

Eco-efficiency initiatives in FY18/19

Initiative: Installation of energy-efficient light-emitting diode ("LED") lightings at 12 properties in Singapore, Hong Kong, Japan, China, Australia, Korea and Malaysia

Impact: Estimated total energy savings of 1,400 MWh/year

Initiative: Upgrading of air-conditioning systems at 5 properties in Singapore to R410A models, which are more environmentally friendly

Impact: Estimated total energy savings of 1,600 MWh/year

Initiative: Rooftop Solar Installation at 30 Boon Lay Way, Singapore

Impact: Increased MLT's solar generating capacity to 7,509 kWp/year

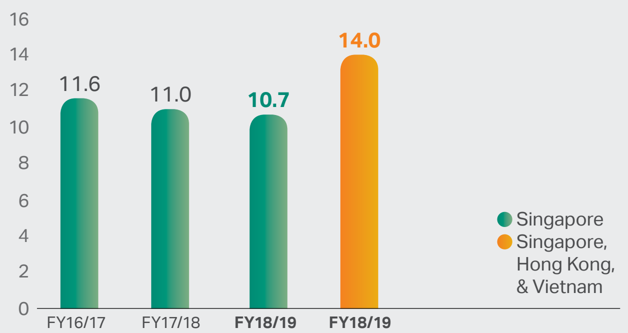
Across our properties, lighting and air-conditioning are the main areas of energy consumption, while all greenhouse gas ("GHG") emissions are Scope 2 emissions, which result from the generation of acquired electricity. In an effort to reduce carbon emissions, the Manager continually strives to improve the energy performance and efficiency of each building through diverse environmentally friendly practices and initiatives. At the same time, the Property Manager tracks and reviews monthly electricity consumption data to detect unusual patterns and implement remedial measures where appropriate.

The total energy consumption for the stabilised 22[5] properties in Singapore was 10.7 million kWh[6], marking a decrease of 3.0% against the total of 11.0 million kWh in FY17/18. Correspondingly, the average building electricity intensity declined by 3.0% from 16.9 kWh/m² in FY17/18 to 16.3 kWh/m² in FY18/19, meeting our FY17/18 target. Total GHG[7] emissions from electricity and average building GHG emissions intensity also reduced by 3% from FY17/18.

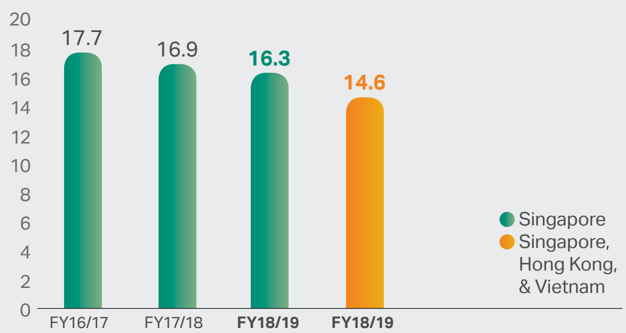
In line with our phased approach to reporting, we have expanded the reporting scope for energy consumption. From FY18/19, our reports will include data from Hong Kong and Vietnam in addition to Singapore. With the inclusion of energy consumption data for the common areas of five multi-tenanted properties in Hong Kong and Vietnam[8], the total energy consumption and average building electricity intensity for FY18/19 stood at 14.0 million kWh and 14.6kWh/m², respectively. The GHG emissions[9] from electricity was 6,263 tonnes of carbon dioxide equivalent ("tCO_2e") and the average building GHG emissions intensity was 0.0065 tCO_2e/m^2.

Going forward, the Manager and Property Manager will continue to progressively implement eco-efficiency initiatives across MLT's platform of assets. These include LED retrofit projects and the upgrading of air-conditioning systems.

Building Energy Consumption
(million kWh)



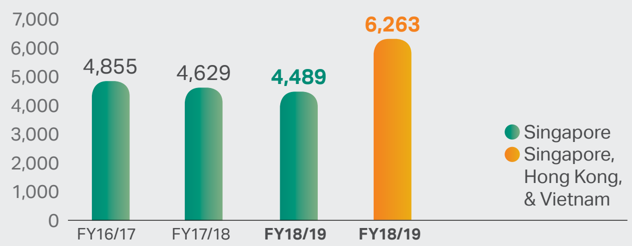
Average Building Energy Intensity
(kWh/m²)



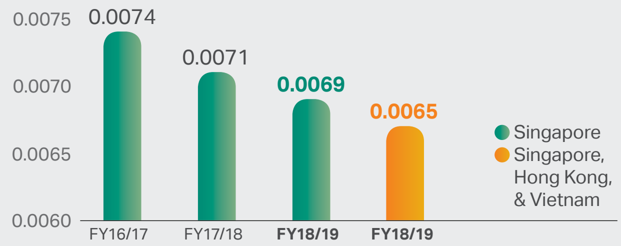
Notes:

5 Data reported excludes 7 Tai Seng Drive which was divested in FY18/19.
6 The electricity consumption figures reported exclude the usage of power and lighting by tenants within the leased premises.
7 The building GHG emissions in Singapore are calculated based on Electricity Grid Factor for 2017 as indicated in Singapore Energy Statistics (2017).
8 These comprise two multi-tenanted buildings in Hong Kong and three multi-tenanted buildings in Vietnam where the Manager has operational control.
9 The building GHG emissions in Hong Kong are calculated based on the carbon emissions intensity of electricity sold by CLP Power Hong Kong and that in Vietnam is based on the electricity grid emission factor for 2015 as indicated in IGES List of Grid Emission Factors Version 10.4.

Building GHG Emissions
(tonnes of CO_2e)



Average Building GHG Emissions Intensity
(tonnes of CO_2e/m^2)



GROWING OUR SOLAR FOOTPRINT

Rooftop Solar Installation at 30 Boon Lay Way
In March 2019, we completed MLT's first rooftop solar project in Singapore. The installation atop 30 Boon Lay Way, with a capacity of 1,357 kilowatts peak (kWp), is expected to generate up to 1,780 mWh of renewable energy annually for the building and its tenants. Any surplus power will be channelled to the local grid. It will also reduce carbon dioxide emissions by approximately 635 tonnes per year – the equivalent of taking 84 cars off the road or planting 32,913 trees.

MLT's Total Solar Installation
When combined, MLT's rooftop solar installations – comprising eight facilities in Japan and the latest addition in Singapore – generate a total capacity of 7,509 kWp, which represents an increase of 22%, against our FY17/18 target of 20%.


Solar panel installation at 30 Boon Lay Way, Singapore

Moving forward, the Manager will continue to explore opportunities for installing rooftop solar systems at assets in Singapore and other geographical markets.

MLT's solar generating capacity of
7,509 kWp

Generates up to
9,852 mWh/year
of clean energy

Equivalent to the reduction of
3,513 tonnes
of CO_2 annually

FY18/19 CO_2 emissions avoided approximately
3,513 tonnes/year

=

468 cars
taken off the road for one year

182,130 trees
cleansing the air for one year

8,135 barrels
of oil consumption

Conversion factors are according to Solar Energy Research Institute of Singapore, SERIS, and based on the Singapore's Grid Emission Factor.

FY19/20 Targets

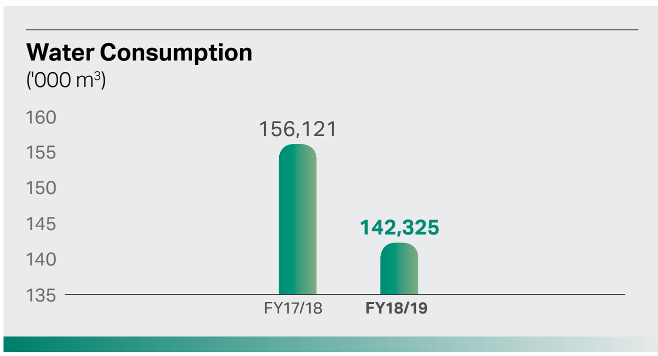
1. Reduce average building energy intensity by 2.5% – 3% in in Singapore, Hong Kong and Vietnam from FY18/19 baseline
2. Increase solar energy generating capacity by 15%-20% from FY18/19 baseline

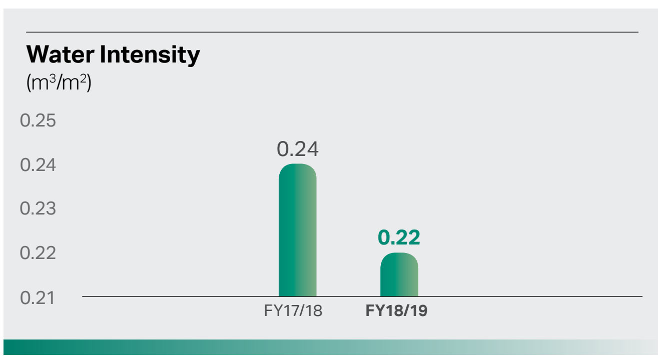
Water

At MLT, we recognise water as a scarce resource and the importance of doing our part to conserve it. With this conviction, we adopt responsible water management practices aimed at minimising consumption and wastage. While delivering benefits for the environment, our efforts also result in cost savings and business gains.

Where possible, MLT's water conservation initiatives include efficient cooling towers with proper water treatment and the use of water-efficient fittings such as low-flush water systems and water efficient taps. The Property Manager tracks and monitors water consumption on a regular basis to identify and rectify leakage issues while ensuring that all building systems maintenance are carried out effectively to maintain equipment efficiency.

In FY18/19, the water consumption of the 22 properties in Singapore totalled 142,325 cubic metres ("m^3") as compared to 156,121 m^3 in FY17/18. The water intensity[10] for FY18/19 stood at 0.22 m^3/sqm versus 0.24 m^3/sqm in FY17/18. The year-on-year reductions in both water consumption and water intensity stem from a cooling tower upgrade at one of our Singapore properties which resulted in more efficient water consumption. Moving forward, we will continue to build on our efforts in water conservation and progressively expand our reporting scope to include markets outside Singapore.





Note:
[10] Computed by dividing total water consumption over gross floor area.

SOCIAL

We understand our responsibilities to our people and the communities that host our businesses. As we conduct our business activities, we seek to provide a safe environment for our stakeholders, shape a positive and collaborative workplace for our employees and secure long-term, sustainable relationships with the surrounding communities.

Health and Safety

Safeguarding the health and safety of our employees, tenants, third-party service providers ("TPSPs") and visitors within our properties remains a key priority for MLT. As we strive to achieve the highest safety standards in our industry, we ensure our buildings comply with local safety laws and regulations in the geographic markets that we operate in.

Internally, the Manager and the Property Manager build a strong safety culture and work environment through the implementation of a comprehensive set of safety policies and practices. We actively engage, educate and encourage our employees and stakeholders to adhere to our safety standards and requirements. These include standard operating procedures that ensure emergency response readiness as well as protocols for incident reporting to allow for timely investigation and the execution of preventive and corrective actions.

On the ground at our properties, the Manager actively mitigates health and safety risks through preventive measures such as directional signage, regular maintenance of lifts and fire alarm systems, business continuity measures, fire and safety drills as well as health and safety training. In ensuring both employees and tenants have ready access to our policies and guidelines, we outline our health and safety policies in the Employee Handbook and detail the safety rules and guidelines for tenants in the Fit-Out Manual and Tenant Handbook.

Contractors and TPSPs are assessed for their adherence to good health and safety practices and compliance with applicable health and safety regulations prior to engaging them. During the contract period, the Manager holds regular meetings with them to discuss and monitor their performance.

As a testament to our commitment to health and safety excellence, we maintained a strong safety record in FY18/19, with zero workplace fatalities and no major accidents involving employees and TPSPs reported to the Manager. In addition, there were no incidents of non-compliance with health and safety regulations within the reporting period.

FY19/20 Targets

1. **Zero incidents resulting in employee permanent disability or workplace fatality**
2. **Zero material incidents of non-compliance with health and safety laws and regulations**

Employment and Talent Retention

We value our employees and recognise their contributions as the key drivers of our success. The Manager is committed to building an inclusive, diverse, collaborative and rewarding environment for all. Beyond providing equal opportunities based on merit, we promote a workplace free from discrimination through various Human Resource ("HR") policies and initiatives which are in line with that of the Sponsor. These policies and initiatives are documented in the Employee Handbook. They include our hiring policy, equal opportunity policy and learning and development policy.

A Diverse Workforce

Identifying and recruiting diverse, high-quality talent at all levels remain a critical component of our hiring process. The Sponsor has implemented several initiatives, such as the Mapletree Associate Programme, Mapletree Executive Programme, Mapletree Internship Programme and Work Placement Programme. Apart from this, the Manager upholds a stringent and comprehensive hiring process that is in line with the Sponsor's HR policies, aimed at ensuring equal opportunity for all potential candidates. In FY18/19, the Manager's new hire rate was 1%, while employee turnover rate was 1%. As at 31 March 2019, our total headcount[11] stood at 141. Our employee profile below bears testament to our sustained commitment to maintaining a diverse workforce in terms of age and gender.

Talent Development

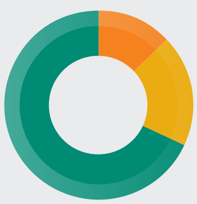
We remain focused on our talent development initiatives to foster an effective workforce. Employee development is supported by the Sponsor's learning and development programmes, which are aimed at equipping employees with the competencies and skill sets to excel in their job roles.

These programmes include:

- onboarding programmes for new hires, including the Mapletree Immersion Programme, Understanding Delegation of Authority, SAP Systems Training and in-conversation sessions with senior management;
- leadership programmes for management, such as Mapletree Leadership Programmes and Mapletree Performance Management workshops;
- in-house training, including market updates and customer service; and
- functional and technical training by external course providers for relevant employees.

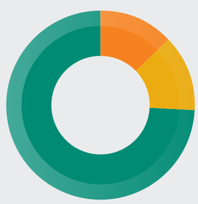
Having a remuneration and reward system that is market competitive and performance-based allows us to attract, motivate and retain employees. To this end, the Sponsor adopts a fair performance-driven approach to inspire and reward our employees. The e-Performance Appraisal (ePA) system aligns evaluation practices across different countries, effectively tracks key performance indicators and measures employees' personal development.

Age Diversity
(As at 31 March 2018)



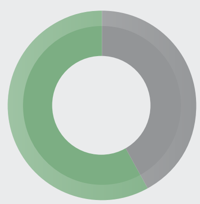
Above 50	13%
Below 30	19%
30-50	68%

Age Diversity
(As at 31 March 2019)



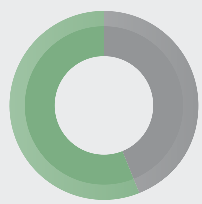
Above 50	13%
Below 30	13%
30-50	74%

Gender Diversity
(As at 31 March 2018)



Male	42%
Female	58%

Gender Diversity
(As at 31 March 2019)



Male	44%
Female	56%

Note:
11 Total headcount includes headcount of all MLT's operating markets, except China.

Employee Engagement

We believe that creating a workplace where employees feel engaged is paramount for retaining and attracting talent. The Employee Engagement Survey ("EES") conducted in FY17/18 gathered feedback from 95% of the employees and provided valuable insight into key issues affecting them. Following up on the survey results, the Manager identified four key areas for improvement: agility for growth, operating efficiency, communication, and performance and rewards. In an effort to add value to our employees, during the year the Manager implemented all 17 action items that were initiated in response to the EES findings.

Wellness Initiatives

We work hard to provide our employees with a safe, healthy and positive workplace that enhances their health, social wellness and sense of belonging. During the year, the Sponsor launched Mapletree's health and wellness programme – Wellness@Mapletree – across all our markets. Under this initiative, 89% of the Manager and Property Manager's employees took part in the activities organised, such as mass circuit training, mass walks and health workshops. In addition, employees can participate in virtual challenges and access health tips and articles provided by external health consultants via the accompanying mobile application. To date, more than 600 Mapletree staff in Singapore have downloaded and accessed the application.

To encourage work-life balance among our employees, the Sponsor's Recreation Club regularly organises social events. In FY18/19, these included Durian Fest 2018 and Mapletree Family Movie Event 2018 – Marvel's Ant-Man and the Wasp.

MLTM's Singapore employees participating in Mapletree's mass walk

The Sponsor continues to recognise the outstanding academic achievements of its Singapore-based employees' children through the Mapletree Education Award ("EduAward"). During the year in review, a total of 93 awards amounting to S$21,500 were given out.

FY19/20 Targets

1. Continue to implement fair employment practices and ensure our hiring process remains stringent and offers equal opportunity to all potential candidates
2. Maintain a diverse and relevant learning and professional development programme

Local Communities

As a socially responsible corporate citizen, we endeavour to engage and contribute positively to the communities we operate in. Underpinning our efforts is the Mapletree Shaping & Sharing Programme, a group-wide framework that seeks to achieve greater social impact through a focused corporate social responsibility ("CSR") approach.

MAPLETREE'S CSR FRAMEWORK

Mapletree's CSR framework is guided by two broad objectives and focuses on empowering individuals through supporting educational and healthcare initiatives, enriching communities with the arts and functional design, and building environmentally sustainable real estate developments.

The framework is anchored on four key CSR pillars – education, the arts, environment and healthcare – which shape the proposed community involvement initiatives and commitments. The Group's selection of CSR initiatives is based on definable social outcomes, long-term engagement and staff volunteerism opportunities.

A dedicated five-member CSR Board Committee provides strategic oversight of the Group's CSR efforts. The Committee comprises Mapletree's Chairman and senior management, as well as board members from Mapletree's REITs. Representatives from the REITs are rotated every two years.

The Sponsor aligns business performance with its CSR efforts by setting aside S$1 million annually to fund CSR commitments and programmes for every S$500 million of profit after tax and minority interests, or part thereof.

CSR Activities

Aimed at encouraging employees to volunteer and give back to the community, the Sponsor has in place a Staff CSR Programme that provides seed funding of S$5,000 for each approved CSR initiative proposed and executed by our employees. The selection criteria include the proposal's measurable impact, staff commitment and wider participation.

In FY18/19, staff volunteers from the Manager's teams in Australia, Hong Kong, Japan, Malaysia and Vietnam took part in a CSR event held in their respective markets or a total of five CSR events. This compares against the target of two CSR events for FY18/19. These events registered a staff participation rate of 64%.

Mapletree Australia team assisting in food preparation for the disadvantaged communities

Australia

Caring for the disadvantaged

The Mapletree Australia team, including a staff volunteer from MLTM Australia, participated in Cooking for a Cause by Oz Harvest to prepare and package fresh food for disadvantaged communities. Collectively, the Mapletree team donated A$2,450, which is equivalent to delivering 4,900 meals to people in need[12].

Hong Kong

Cultivating bonds with the elderly

Staff volunteers from the MLTM Hong Kong team visited the Caritas Harold H.W. Lee Care & Attention Home, a residential care home for the elderly. The team organised a Chinese New Year Party and distributed new year goodie bags – which included food items and daily necessities – to 276 elderly residents.

Japan

Inspiring young children

The Mapletree Japan team, including staff volunteers from MLTM, hosted a visit of Mapletree's Japan logistics assets for 13 foster care children from Shisei Gakuen Children's Home, to broaden their horizons and motivate them to pursue their hopes and aspirations for the future.

Malaysia

Bringing joy to the mentally challenged

Staff volunteers from MLTM Malaysia organised a Chinese New Year visit to the Malaysian Association for The Welfare of Mentally Challenged Children and sponsored lunch and groceries for 40 residents who were between the ages of 7 and 55.

Vietnam

Motivating young patients

The Mapletree Vietnam (Hanoi) team, including staff volunteers from MLTM Vietnam organised a visit to the Hanoi Rehabilitation Hospital's Pediatrics Department. The team distributed gifts to 80 children, many of whom were less privileged and from small provinces.

FY19/20 Targets

1. **Employees to organise or participate in two CSR events aligned with the Mapletree Group's CSR objectives**

Note:
[12] Source: Oz Harvest.

Engaging Tenants

MLT adopts an integrated engagement approach to foster tenant relations effectively. Apart from conducting regular meetings to address tenants' needs and expectations in relation to their operations, we also seek to engage them on other platforms to promote a vibrant and long-term partnership.

During the year, the Manager's Singapore team and Mapletree's tenant, Decathlon, came together for an action-packed and fun-filled afternoon of sports games. Over in Vietnam, the Mapletree team hosted weekly football matches with tenants from November 2018 to January 2019. These initiatives, which are also in line with the Group-wide drive to foster a wellness culture, seek to encourage active and healthy living among our tenants and employees, while also cultivating tenant relations.

Environmental and Community Impact Assessment

The Manager has put in place robust systems to gather feedback from stakeholders with regard to our sustainability approach and those who have been affected by our business activities. Tenants can contact on-site representatives of the Property Manager and members of the public are welcome to provide feedback via the corporate email on our website.

From time to time, the Manager undertakes selective redevelopment projects as part of our active asset management programme. As a responsible asset manager, we strive to minimise and mitigate the potential negative impacts of our redevelopment projects on the surrounding environment and the local community.

The Manager ensures compliance with the applicable regulatory requirements by obtaining the necessary approvals from the respective regulatory bodies. Prior to the commencement of any construction activity, a detailed project impact analysis, covering areas such as the surrounding environment, traffic and energy consumption, will be conducted. In addition, we keep the local community informed through flyers containing information on the project and the construction schedule.

Industry Memberships

We are committed to contributing to the development of the logistics real estate market as well as the REIT industry in Singapore. The Manager holds membership in several industry organisations including Supply Chain Asia, REIT Association of Singapore ("REITAS") and the American Chamber of Commerce. In FY18/19, our management participated in the REITs Symposium 2018, which saw an attendance of over 1,200 retail investors. Management also presented at the REITAS "Fund raising for REITs" course for practitioners in the REIT industry.

Mapletree's tenant Decathlon joined MLTM's Singapore team for a fun-filled afternoon of sports games

GOVERNANCE

Regulatory Compliance

The Manager is committed to upholding the highest standards of corporate governance and transparency in our business operations. We have in place a comprehensive corporate governance framework that is aligned with the Mapletree Group's policies. These policies include specific guidance on anti-corruption practices and compliance with local laws and regulations.

Our employees are required to adhere to an ethics and code of conduct policy and maintain high levels of integrity. The Manager reserves the right to terminate an employee's services if he/she is found guilty of fraud, dishonesty or criminal conduct in relation to his/her employment.

For more information on our corporate governance framework and policies, please refer to pages 101 to 118 of the annual report.

With diverse operating geographies, the Manager is committed to complying with laws and regulations wherever it has operations. Procedures are in place to monitor and manage the risk of non-compliance with laws and regulations, including the anti-money laundering policy.

Additionally, the Manager works with the Property Manager to monitor closely changes in relevant laws and regulations. Employees are kept up-to-date on developments or changes to the applicable laws and regulations through training and communication.

The Group has a whistleblowing policy in place that aims to provide employees and external parties a channel to raise concerns about illegal, unethical or otherwise inappropriate behaviour observed in our workplace. We have established strict confidentiality standards to ensure whistle-blowers are protected from reprisals or victimisation.

Where there are cases of threatened or pending litigation, they are reported promptly to the CEO of the business unit, the Head of Group Corporate Services and the Group General Counsel for timely resolution.

Anti-corruption

The Group has a zero-tolerance policy towards bribery and corruption. We have established procedures for the prevention, detection and mitigation of bribery and corruption. Our employees are required to adhere to the Group's policies relating to anti-corruption and the prohibition of bribery, acceptance or offer of lavish gifts or entertainment.

Responsible Marketing and Communication

All marketing materials concerning our properties are vetted by the Manager to ensure accuracy, consistency and compliance with policies such as the Singapore Code of Advertising Practice. We also extend this responsibility to our tenants by requiring them to abide by the relevant laws and regulations governing marketing communications and advertisement placements within the properties.

The Manager is committed to provide timely and transparent communication to our unitholders through multiple channels. The Manager ensures relevant announcements are published via SGXNet promptly and information uploaded on the corporate website is up-to-date. The Manger regularly engages its investors through various channels such as annual general meeting and biannual results webcast. In addition, the Manager reviews investor relations materials to ensure accuracy, consistency and compliance with our policies.

Data Protection

The Manager strictly complies with the Personal Data Protection Act as well as the information security policies and procedures set out by the Sponsor. MLT's privacy statement is available to the public via its website. Stakeholders are encouraged to raise any privacy related matter or concerns to the Data Protection Officer via a dedicated e-mail address which is available on the website.

In FY18/19, there were no material breaches of relevant local laws and regulations, including marketing communications and anti-corruption laws.

FY19/20 Targets

1. Maintain zero incidences of non-compliance with anti-corruption laws and regulations
2. No material incidences of non-compliance with relevant laws and regulations

GRI CONTENT INDEX

GRI Standards (2016)		Notes/Page Number(s)
General Disclosures		
Organisational Profile		
102-1	Name of the organisation	Mapletree Logistics Trust
102-2	Activities, brands, products, and services	Annual Report, Corporate Profile, Page 1
102-3	Location of headquarters	Annual Report, Corporate Directory, Inside Back Cover
102-4	Location of operations	Annual Report, At a Glance, Pages 2 to 3
102-5	Ownership and legal form	Annual Report, Corporate Profile, Page 1 Annual Report, Trust Structure, Page 20
102-6	Markets served	Annual Report, Portfolio Analysis & Review, Pages 40 to 44
102-7	Scale of the organisation	Annual Report, Corporate Profile, Page 1 Employment and Talent Retention, Pages 130 to 131 Annual Report, Notes to the Financial Statement, Pages 182 to 236 Annual Report, Statements of Profit or Loss, Page 144 Annual Report, Statements of Financial Position, Pages 146 to147
102-8	Information on employees and other workers	Employment and Talent Retention, Pages 130 to 131 Data was compiled from the Human Resource database, and excluded full-time and part-time employees whose contracts are for less than one year. As the number of remaining part-time employees is not significant to the operations as a whole, employee data had not been broken down by employment type and was instead presented in totality. The data represents employees across all of MLT's operating markets. A significant portion of its property management functions were outsourced to third party service providers. MLT did not have any significant variation in employment numbers.
102-9	Supply chain	Supply chain activities are minimal and not significant to MLT's operations.
102-10	Significant changes to organisation and its supply chain	None in FY18/19.
102-11	Precautionary principle or approach	MLT does not specifically address the principles of the precautionary approach.
102-12	External initiatives	Not applicable. MLT does not subscribe to or endorse any external initiatives.
102-13	Membership of associations	Industry Memberships, Page 133
Strategy		
102-14	Statement from senior decision-maker	Annual Report, Message from the Chairman and CEO, Pages 10 to 13 Board Statement, Page 122
Ethics and Integrity		
102-16	Values, principles, standards, and norms of behaviour	Sustainability Approach, Page 124 Annual Report, Our Vision, Our Mission, Inside Front Cover
Governance		
102-18	Governance structure	Sustainability Governance, Page 124
Stakeholder Engagement		
102-40	List of stakeholder groups	Stakeholder Engagement, Page 126
102-41	Collective bargaining agreements	Not applicable. No collective bargaining agreements are in place.
102-42	Identifying and selecting stakeholders	Stakeholder Engagement, Page 126
102-43	Approach to stakeholder engagement	Stakeholder Engagement, Page 126
102-44	Key topics and concerns raised	Stakeholder Engagement, Page 126

GRI Standards (2016)		Notes/Page Number(s)
General Disclosures		
Reporting Practice		
102-45	Entities included in the consolidated financial statements	Annual Report, Corporate Structure, Pages 18 to 19 Annual Report, Significant Accounting Policies, Pages 184 to 198
102-46	Defining report content and topic Boundaries	About This Report, Pages 122 to 123 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125
102-47	List of material topics	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125
102-48	Restatements of information	For data comparison purpose, the energy data for FY16/17 and FY17/18 have been restated to exclude 7 Tai Seng Drive, which was divested in FY18/19.
102-49	Changes in reporting	The annual energy consumption data disclosed in the Sustainability Report relates to 22 properties in Singapore, as compared to 23 properties in the prior years' Sustainability Report, and includes data of two properties in Hong Kong and three properties in Vietnam.
102-50	Reporting period	1 April 2018 – 31 March 2019
102-51	Date of most recent report	The Annual Report/Sustainability Report 2017/2018 was published in June 2018.
102-52	Reporting cycle	Annual
102-53	Contact point for questions regarding the report	About This Report, Page 123
102-54	Claims of reporting in accordance with GRI Standards	About This Report, Page 123
102-55	GRI content index	GRI Content Index, Pages 135 to 136
102-56	External assurance	MLT has not sought external assurance on this Report.
Material Topics		
Economic Performance		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Annual Report, Financial Report, Pages 137 to 239
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Annual Report, Financial Report, Pages 137 to 239
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Annual Report, Financial Report, Pages 137 to 239
201-1	Direct economic value generated and distributed	Annual Report, Financial Report, Pages 137 to 239
Anti-corruption		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
205-3	Confirmed incidents of corruption and actions taken	Governance, Page 134
Energy		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Energy, Pages 127 to 128
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Energy, Pages 127 to 128

Sustainability Report

GRI Standards (2016)		Notes/Page Number(s)
Material Topics		
Energy		
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Energy, Pages 127 to 128
302-1	Energy consumption within the organisation	Energy, Pages 127 to 128
302-3	Energy intensity	Energy, Pages 127 to 128
Environmental Compliance		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
307-1	Non-compliance with environmental laws and regulations	Governance, Page 134
Employment		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Employment and Talent Retention, Pages 130 to 131
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Employment and Talent Retention, Pages 130 to 131
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Employment and Talent Retention, Pages 130 to 131
401-1	New employee hires and employee turnover	Employment and Talent Retention, Pages 130 to 131
Occupational Health & Safety		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Health and Safety, Page 129
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Health and Safety, Page 129
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Health and Safety, Page 129
403-2	Type of injury and rates of injury, occupational diseases, lost days, and absenteeism, and total number of work-related fatalities, by region and by gender	Health and Safety, Page 129 Health and safety performance data by region and gender and information on types of injury, occupational disease rate and absentee rate were not applicable to the organisation as they were not deemed significant.
Training and Education		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Employment and Talent Retention, Pages 130 to 131
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Employment and Talent Retention, Pages 130 to 131
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Employment and Talent Retention, Pages 130 to 131

GRI Standards (2016)		Notes/Page Number(s)
Material Topics		
Training and Education		
404-2	Programmes for upgrading employee skills and transition assistance programmes	Employment and Talent Retention, Pages 130 to 131
Local Communities		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Local Community, Pages 131 to 133
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Local Community, Pages 131 to 133
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Local Community, Pages 131 to 133
413-1	Operations with local community engagement, impact assessments, and development programs	Local Community, Pages 131 to 133
Customer Health and Safety		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Health and Safety, Page 129
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Health and Safety, Page 129
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Health and Safety, Page 129
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Health and Safety, Page 129
Marketing and Labelling		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
417-3	Incidents of non-compliance concerning marketing communications	Governance, Page 134
Socioeconomic Compliance		
103-1	Explanation of the material topic and its Boundary	Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-2	The management approach and its components	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
103-3	Evaluation of the management approach	Sustainability Governance, Page 124 Materiality and the United Nations Sustainable Development Goals, Pages 124 to 125 Governance, Page 134
419-1	Non-compliance with laws and regulations in the social and economic area	Governance, Page 134

Financial Report
Table of Contents
For the financial year ended 31 March 2019

FINANCIAL

OTHER INFORMATION

Report of the Trustee

For the financial year ended 31 March 2019

HSBC Institutional Trust Services (Singapore) Limited (the "Trustee") is under a duty to take into custody and hold the assets of Mapletree Logistics Trust (the "Trust") and its subsidiaries (the "Group") in trust for the holders ("Unitholders") of units in the Trust (the "Units"). In accordance with the Securities and Futures Act, Chapter 289, of Singapore, its subsidiary legislation and the Code on Collective Investment Schemes ("CIS"), the Trustee shall monitor the activities of Mapletree Logistics Trust Management Ltd. (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the Trust Deed dated 5 July 2004 (as amended by the Supplemental Deed of Appointment and Retirement of Manager dated 14 June 2005, the Supplemental Deed of Appointment and Retirement of Trustee dated 24 June 2005, the First Amending and Restating Deed dated 24 June 2005, the Third Supplemental Deed dated 21 December 2005, the Fourth Supplemental Deed dated 20 April 2006, the Fifth Supplemental Deed dated 20 October 2006, the Sixth Supplemental Deed dated 30 November 2006, the Second Amending and Restating Deed dated 18 April 2007, the Seventh Supplemental Deed dated 24 June 2010, the Third Amending and Restating Deed dated 6 January 2011, the Eighth Supplemental Deed dated 18 May 2012, the Fourth Amending and Restating Deed dated 26 April 2016 and Ninth Supplemental Deed dated 25 May 2018) (the "Trust Deed") between the Manager and the Trustee in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Trust during the period covered by these financial statements, set out on pages 144 to 236 in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee,
HSBC Institutional Trust Services (Singapore) Limited

Authorised Signatory

Singapore
26 April 2019

Statement by the Manager

For the financial year ended 31 March 2019

In the opinion of the directors of Mapletree Logistics Trust Management Ltd., the accompanying consolidated financial statements of Mapletree Logistics Trust ("MLT") and its subsidiaries (the "Group") as set out on pages 144 to 236 comprising the Statements of Financial Position and Portfolio Statements of MLT and the Group as at 31 March 2019, the Statements of Profit or Loss, Statements of Comprehensive Income, Distribution Statements and Statements of Movements in Unitholders' Funds of MLT and the Group, the Consolidated Statement of Cash Flows of the Group and Notes to the Financial Statements for the financial year ended 31 March 2019 are drawn up so as to present fairly, in all material respects, the consolidated financial position of the Group and financial position of MLT as at 31 March 2019 and the financial performance, amount distributable and movements in Unitholders' funds of the Group and of MLT and the consolidated cash flows of the Group for the financial year ended 31 March 2019 in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)"), and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting (the "CIS Code"). At the date of this statement, there are reasonable grounds to believe that MLT and the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager,
Mapletree Logistics Trust Management Ltd.

Ng Kiat
Director

Singapore
26 April 2019

Independent Auditor's Report to the Unitholders of Mapletree Logistics Trust

(Constituted under a Trust Deed in The Republic of Singapore)

Report on the Audit of the Financial Statements

Our Opinion

In our opinion, the accompanying consolidated financial statements of Mapletree Logistics Trust ("MLT") and its subsidiaries (the "Group") and the Statement of Profit or Loss, Statement of Comprehensive Income, Statement of Financial Position, Distribution Statement, Statement of Movements in Unitholders' Funds and Portfolio Statement of MLT are properly drawn up in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)"), and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting (the "CIS Code"), so as to present fairly, in all material respects, the consolidated financial position of the Group and the financial position of MLT as at 31 March 2019 and the consolidated financial performance of the Group and the financial performance of MLT, the consolidated amount distributable of the Group and the amount distributable of MLT, the consolidated movements of unitholders' funds of the Group and movements in unitholders' funds of MLT, the consolidated portfolio holdings of the Group and portfolio holdings of MLT and the consolidated cash flows of the Group for the financial year ended on that date.

What we have audited

The financial statements of MLT and the Group comprise:

- the Statements of Profit or Loss of the Group and MLT for the financial year ended 31 March 2019;
- the Statements of Comprehensive Income of the Group and MLT for the financial year ended 31 March 2019;
- the Statements of Financial Position of the Group and MLT as at 31 March 2019;
- the Distribution Statements of the Group and MLT for the financial year then ended;
- the Consolidated Statement of Cash Flows of the Group for the financial year then ended;
- the Statements of Movements in Unitholders' Funds for the Group and MLT for the financial year then ended;
- the Portfolio Statements for the Group and MLT for the financial year then ended; and
- the Notes to the Financial Statements, including a summary of significant accounting policies.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority ("ACRA") Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

Independent Auditor's Report to the Unitholders of Mapletree Logistics Trust

(Constituted under a Trust Deed in The Republic of Singapore)

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements for the financial year ended 31 March 2019. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the Key Audit Matter
Valuation of investment properties	
Refer to Note 14 (Investment Properties) to the financial statements. As at 31 March 2019, the carrying value of the Group's investment properties of $7.7 billion accounted for 95.2% of the Group's total assets. The valuation of the investment properties was a key audit matter due to the significant judgement in the key inputs used in the valuation techniques. These key inputs include, capitalisation rates and discount rates and are dependent on the nature of each investment property and the prevailing market conditions. The key inputs are disclosed in Note 14 to the accompanying financial statements.	Our audit procedures included the following: • assessed the competence, capabilities and objectivity of the external valuers engaged by the Group; • obtained an understanding of the techniques used by the external valuers in determining the valuations of individual investment properties; • discussed the critical assumptions made by the external valuers for the key inputs used in the valuation techniques; • tested the integrity of information, including underlying lease and financial information provided to the external valuers; and • assessed the reasonableness of the capitalisation rates and discount rates by benchmarking these against those of comparable properties and prior year inputs. We have also assessed the adequacy of the disclosures relating to the assumptions, as we consider them as likely to be significant to users of the financial statements given the estimation uncertainty and sensitivity of the valuations. We found the external valuer to be a member of recognised bodies for professional valuers. We also found that the valuation techniques used were appropriate in the context of the Group's investment properties and the critical assumptions used for the key inputs were within the range of market data.

Independent Auditor’s Report to the Unitholders of Mapletree Logistics Trust

(Constituted under a Trust Deed in The Republic of Singapore)

Other Information

The Manager is responsible for the other information. The other information comprises the information included in the Report of the Trustee, and Statement by the Manager, but does not include the financial statements and our auditor’s report thereon, which we obtained prior to the date of this auditor’s report, and other sections of MLT’s Annual Report 2019 (“Other Sections”), which is expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor’s report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Other Sections, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Manager and take appropriate actions in accordance with SSAs.

Responsibilities of the Manager for the Financial Statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with SFRS(I) and applicable requirements of the CIS Code, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group’s ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Group or to cease the Group’s operations, or has no realistic alternative but to do so.

The Manager’s responsibilities include overseeing the Group’s financial reporting process.

Auditor’s Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor’s report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group’s internal control.

Independent Auditor's Report to the Unitholders of Mapletree Logistics Trust

(Constituted under a Trust Deed in The Republic of Singapore)

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.

- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation. Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Choo Eng Beng.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants
Singapore,
26 April 2019

Statements of Profit or Loss

For the financial year ended 31 March 2019

	Note	Group 2019 S$'000	Group 2018 S$'000	MLT 2019 S$'000	MLT 2018 S$'000
Gross revenue	3	**454,263**	395,178	**164,259**	142,094
Property expenses	4	**(64,797)**	(61,342)	**(38,394)**	(36,929)
Net property income		**389,466**	333,836	**125,865**	105,165
Interest income	3	**8,670**	795	**25,680**	22,963
Dividend income	3	**–**	–	**121,611**	136,495
Manager's management fees	5	**(49,804)**	(41,670)	**(26,608)**	(19,485)
Trustee's fees		**(1,018)**	(835)	**(1,018)**	(835)
Other trust (expenses)/income	6	**(15,014)**	9,822	**6,303**	(7,468)
Borrowing costs	7	**(72,544)**	(54,082)	**(38,405)**	(27,533)
Net investment income		**259,756**	247,866	**213,428**	209,302
Net change in fair value of financial derivatives	8	**4,117**	(7,774)	**3,705**	436
Amortisation of fair value of financial guarantees		**–**	–	**1,092**	2,426
Net income		**263,873**	240,092	**218,225**	212,164
Net movement in the value of investment properties	14	**202,981**	240,293	**6,797**	(17,104)
Gain on divestment of investment properties		**34,028**	40,960	**34,028**	285
Realisation of reserve upon liquidation of subsidiaries		**5**	–	*****	–
Share of results of joint ventures	16	**(1,546)**	–	**–**	–
Profit before income tax		**499,341**	521,345	**259,050**	195,345
Income tax	9	**(42,811)**	(49,123)	**(3,873)**	(1,164)
Profit for the year		**456,530**	472,222	**255,177**	194,181
Profit attributable to:					
Unitholders of MLT		**438,987**	449,152	**238,157**	171,587
Perpetual securities holders		**17,020**	22,594	**17,020**	22,594
Non-controlling interests		**523**	476	**–**	–
		456,530	472,222	**255,177**	194,181
Earnings per unit (cents)	10				
– Basic		**12.97**	16.14		
– Diluted		**12.97**	16.14		

Note:
* Less than S$1,000

The accompanying notes form an integral part of these financial statements.

Statements of Comprehensive Income

For the financial year ended 31 March 2019

	Note	Group		MLT	
		2019 S$'000	2018 S$'000	2019 S$'000	2018 S$'000
Profit for the year		**456,530**	472,222	**255,177**	194,181
Other comprehensive income:					
Items that may be reclassified subsequently to profit or loss:					
Cash flow hedges					
– Fair value (losses)/gains		**(11,020)**	86	**–**	–
– Reclassification to profit or loss		**(3,346)**	1,113	**–**	–
Net currency translation differences relating to financial statements of foreign subsidiaries		**4,744**	(88,785)	**–**	–
Share of currency translation differences of equity-accounted joint ventures		**(1,052)**	–	**–**	–
Net currency translation differences on quasi equity loans		**(10,453)**	(14,986)	**–**	–
Net currency translation differences on borrowings designated as net investment hedge of foreign operations		**20,594**	7,653	**–**	–
Realisation of reserve upon liquidation of subsidiaries		**(5)**	–	**–**	–
Other comprehensive income for the year		**(538)**	(94,919)	**–**	–
Total comprehensive income for the year		**455,992**	377,303	**255,177**	194,181
Total comprehensive income attributable to:					
Unitholders of MLT		**438,446**	354,166	**238,157**	171,587
Perpetual securities holders		**17,020**	22,594	**17,020**	22,594
Non-controlling interests		**526**	543	**–**	–
		455,992	377,303	**255,177**	194,181

The accompanying notes form an integral part of these financial statements.

Statements of Financial Position - Group

As at 31 March 2019

	Note	31 March 2019 S$'000	31 March 2018 S$'000	1 April 2017 S$'000
ASSETS				
Current assets				
Cash and cash equivalents	11	**104,299**	101,217	92,558
Trade and other receivables	12	**45,639**	34,230	21,787
Other current assets	13	**15,914**	10,957	9,283
Derivative financial instruments	21	**4,863**	2,548	5,723
		170,715	148,952	129,351
Non-current assets				
Investment properties	14	**7,693,712**	6,515,221	5,540,081
Investments in joint ventures	16	**25,794**	–	–
Loans to joint ventures	18	**174,773**	–	–
Derivative financial instruments	21	**13,342**	14,154	17,273
		7,907,621	6,529,375	5,557,354
Total assets		**8,078,336**	6,678,327	5,686,705
LIABILITIES				
Current liabilities				
Trade and other payables	19	**208,171**	178,595	170,175
Borrowings	20	**31,609**	53,182	224,340
Current income tax liabilities		**11,138**	7,352	6,538
Derivative financial instruments	21	**884**	4,139	1,279
		251,802	243,268	402,332
Non-current liabilities				
Trade and other payables	19	**2,341**	2,500	2,500
Borrowings	20	**2,962,063**	2,458,626	1,959,761
Derivative financial instruments	21	**24,704**	15,701	16,411
Deferred taxation	22	**170,238**	146,451	116,024
		3,159,346	2,623,278	2,094,696
Total liabilities		**3,411,148**	2,866,546	2,497,028
Net assets		**4,667,188**	3,811,781	3,189,677
Represented by:				
Unitholders' funds		**4,231,731**	3,376,147	2,588,107
Perpetual securities holders	23	**429,931**	429,931	595,737
Non-controlling interest		**5,526**	5,703	5,833
		4,667,188	3,811,781	3,189,677
Units in issue ('000)	23	**3,622,335**	3,058,168	2,500,477
Net asset value per unit (S$)		**1.17**	1.10	1.04

The accompanying notes form an integral part of these financial statements.

Statements of Financial Position - MLT

As at 31 March 2019

	Note	31 March 2019 S$'000	31 March 2018 S$'000	1 April 2017 S$'000
ASSETS				
Current assets				
Cash and cash equivalents	11	**15,910**	9,253	6,068
Trade and other receivables	12	**90,129**	72,257	70,494
Other current assets	13	**5,840**	2,941	2,137
Derivative financial instruments	21	**3,302**	2,474	3,779
		115,181	86,925	82,478
Non-current assets				
Investment properties	14	**2,504,100**	1,743,600	1,715,800
Investments in subsidiaries	15	**948,943**	902,932	417,876
Investments in joint ventures	16	**28,392**	-	-
Loans to subsidiaries	17	**1,207,984**	1,070,478	1,158,242
Loans to joint ventures	18	**174,773**	-	-
Derivative financial instruments	21	**3,665**	2,472	1,571
		4,867,857	3,719,482	3,293,489
Total assets		**4,983,038**	3,806,407	3,375,967
LIABILITIES				
Current liabilities				
Trade and other payables	19	**126,260**	89,333	117,864
Financial guarantee contracts		**913**	2,005	4,431
Current income tax liabilities		**7,469**	4,018	2,838
Derivative financial instruments	21	**429**	648	1,084
		135,071	96,004	126,217
Non-current liabilities				
Trade and other payables	19	**2,341**	2,500	2,500
Borrowings	20	**1,457,931**	974,038	952,635
Derivative financial instruments	21	**175**	1,640	2,045
		1,460,447	978,178	957,180
Total liabilities		**1,595,518**	1,074,182	1,083,397
Net assets		**3,387,520**	2,732,225	2,292,570
Represented by:				
Unitholders' funds		**2,957,589**	2,302,294	1,696,833
Perpetual securities holders	23	**429,931**	429,931	595,737
		3,387,520	2,732,225	2,292,570
Units in issue ('000)	23	**3,622,335**	3,058,168	2,500,477
Net asset value per unit (S$)		**0.82**	0.75	0.68

The accompanying notes form an integral part of these financial statements.

Distribution Statements

For the financial year ended 31 March 2019

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Profit for the year attributable to Unitholders	**438,987**	449,152	**238,157**	171,587
Adjustment for net effect of non-tax (chargeable)/ deductible items and other adjustments (Note A)	**(168,959)**	(236,205)	**31,871**	41,360
Amount available for distribution	**270,028**	212,947	**270,028**	212,947
Amount available for distribution to Unitholders at beginning of the year	**59,907**	47,173	**59,907**	47,173
	329,935	260,120	**329,935**	260,120
Distribution to Unitholders:				
Distribution of 1.937 cents per unit for the period from 1 January 2018 to 31 March 2018	**(59,237)**	–	**(59,237)**	–
Distribution of 1.398 cents per unit for the period from 1 April 2018 to 04 June 2018	**(42,775)**	–	**(42,775)**	–
Distribution of 0.559 cents per unit for the period from 5 June 2018 to 30 June 2018	**(18,131)**	–	**(18,131)**	–
Distribution of 1.893 cents per unit for the period from 1 July 2018 to 27 September 2018	**(61,592)**	–	**(61,592)**	–
Distribution of 2.067 cents per unit for the period from 28 September 2018 to 31 December 2018	**(74,205)**	–	**(74,205)**	–
Distribution of 1.860 cents per unit for the period from 1 January 2017 to 31 March 2017	**–**	(46,509)	**–**	(46,509)
Distribution of 1.887 cents per unit for the period from 1 April 2017 to 30 June 2017	**–**	(47,193)	**–**	(47,193)
Distribution of 1.706 cents per unit for the period from 1 July 2017 to 21 September 2017	**–**	(42,682)	**–**	(42,682)
Distribution of 2.088 cents per unit for the period from 22 September 2017 to 31 December 2017	**–**	(63,829)	**–**	(63,829)
Total Unitholders' distribution (including capital return) (Note B)	**(255,940)**	(200,213)	**(255,940)**	(200,213)
Amount available for distribution to Unitholders at end of the year	**73,995**	59,907	**73,995**	59,907

The accompanying notes form an integral part of these financial statements.

Distribution Statements

For the financial year ended 31 March 2019

	Group 2019 S$'000	Group 2018 S$'000	MLT 2019 S$'000	MLT 2018 S$'000
Note A:				
Adjustment for net effect of non-tax (chargeable)/deductible items and other adjustments comprise:				
Major non-tax (chargeable)/deductible items:				
– Manager's management fees paid and payable in units	**16,526**	6,175	**16,526**	6,175
– Trustee's fees	**1,018**	835	**1,018**	835
– Net change in fair value of financial derivatives	**(4,117)**	7,774	**(3,705)**	(436)
– Financing fees	**1,846**	1,185	**1,846**	1,185
– Net movement in the value of investment properties net of deferred tax impact	**(183,927)**	(217,408)	**(6,797)**	17,104
– Gain on divestment on investment properties	**(34,028)**	(40,960)	**(34,028)**	(285)
– Exchange differences on capital items/ unrealised exchange differences	**15,546**	(5,803)	**(3,138)**	7,296
– Amortisation of fair value of financial guarantees	**–**	–	**(1,092)**	(2,426)
Net overseas income distributed back to MLT in the form of capital returns	**–**	–	**46,438**	6,009
Other gains	**9,742**	4,854	**9,742**	4,854
Share of results of joint ventures	**1,546**	–	**–**	–
Other non-tax deductible items and other adjustments	**6,889**	7,143	**5,061**	1,049
	(168,959)	(236,205)	**31,871**	41,360
Note B:				
Total Unitholders' distribution:				
– From operations	**231,952**	177,133	**231,952**	177,133
– From Unitholders' contribution	**16,082**	18,025	**16,082**	18,025
– From other gains	**7,906**	5,055	**7,906**	5,055
	255,940	200,213	**255,940**	200,213

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Cash Flows

For the financial year ended 31 March 2019

	Note	2019 S$'000	2018 S$'000
Operating activities			
Profit for the year		**456,530**	472,222
Adjustments for:			
– Income tax	9	**42,811**	49,123
– Interest income	3	**(8,670)**	(795)
– Interest expense	7	**69,650**	52,006
– Amortisation		**2,091**	1,617
– Manager's management fees paid/payable in units		**13,160**	7,900
– Gain on divestment of investment properties		**(34,028)**	(40,960)
– Net movement in the value of investment properties	14	**(202,981)**	(240,293)
– Unrealised translation losses/(gains)		**12,824**	(8,620)
– Net change in fair value of financial derivatives		**(4,117)**	7,774
– Realisation of reserve upon liquidation of subsidiaries		**(5)**	–
– Share of results of joint ventures		**1,546**	–
Operating income before working capital changes		**348,811**	299,974
Changes in working capital:			
– Trade and other receivables		**(10,750)**	3,062
– Trade and other payables		**28,627**	(13,276)
Cash generated from operations		**366,688**	289,760
Tax paid		**(12,586)**	(23,260)
Cash flows from operating activities		**354,102**	266,500
Investing activities			
Interest received		**1,574**	788
Net cash outflow on purchase of and additions to investment properties including payment of deferred considerations		**(938,857)**	(198,410)
Purchase of investment properties through purchase of subsidiaries, net of cash acquired		**(110,746)**	(499,869)
Acquisition of joint ventures		**(28,391)**	–
Loans to joint ventures		**(181,194)**	–
Proceeds from divestment of investment properties		**90,030**	186,072
Increase in restricted cash		**(985)**	–
Cash flows used in investing activities		**(1,168,569)**	(511,419)
Financing activities			
Proceeds from issuance of new units		**594,999**	640,000
Payments of transaction costs related to the issue of units		**(10,630)**	(7,200)
Proceeds from issue of perpetual securities, net of transaction costs		**–**	178,179
Redemption of perpetual securities		**–**	(350,000)
Proceeds from borrowings		**1,166,854**	1,133,791
Repayment of borrowings		**(665,372)**	(1,065,227)
Distribution to Unitholders (net of distribution in units)		**(180,391)**	(200,213)
Distribution to perpetual securities holders		**(17,020)**	(23,192)
Distribution to non-controlling interests		**(703)**	(673)
Interest paid		**(69,859)**	(50,365)
Cash flows from financing activities		**817,878**	255,100
Net increase in cash and cash equivalents		**3,411**	10,181
Cash and cash equivalents at beginning of the year		**101,217**	92,558
Effect of exchange rate changes on balances held in foreign currencies		**(1,314)**	(1,522)
Cash and cash equivalents at end of the year	11	**103,314**	101,217

The accompanying notes form an integral part of these financial statements.

Consolidated Statement of Cash Flows

For the financial year ended 31 March 2019

Reconciliation of liabilities arising from financing activities:

	1 April 2018 S$'000	Net drawdown/ (payments) S$'000	Non-cash changes Acquisition S$'000	Non-cash changes Interest Expense S$'000	Non-cash changes Foreign exchange movement S$'000	**31 March 2019 S$'000**
Borrowings	**2,511,808**	**501,482**	**–**	**–**	**(19,618)**	**2,993,672**
Interest payable	**10,201**	**(69,859)**	**–**	**69,650**	**189**	**10,181**

	1 April 2017 S$'000	Net drawdown/ (payments) S$'000	Non-cash changes Acquisition S$'000	Non-cash changes Interest Expense S$'000	Non-cash changes Foreign exchange movement S$'000	31 March 2018 S$'000
Borrowings	2,184,101	68,564	310,185	–	(51,042)	2,511,808
Interest payable	8,942	(50,365)	282	51,724	(382)	10,201

The accompanying notes form an integral part of these financial statements.

Statements of Movements in Unitholders' Funds

For the financial year ended 31 March 2019

	Note	Group		MLT	
		2019	2018	**2019**	2018
		S$'000	S$'000	**S$'000**	S$'000
OPERATIONS					
Beginning of the financial year		**1,113,925**	853,574	**(25,954)**	(8,740)
Transfer from perpetual securities		**–**	(6,613)	**–**	(6,613)
Profit attributable to Unitholders of MLT		**438,987**	449,152	**238,157**	171,587
Distributions		**(239,858)**	(182,188)	**(239,858)**	(182,188)
End of the financial year		**1,313,054**	1,113,925	**(27,655)**	(25,954)
UNITHOLDERS' CONTRIBUTION					
Beginning of the financial year		**2,328,248**	1,705,573	**2,328,248**	1,705,573
Creation of new units arising from:					
– Distribution Reinvestment Plan		**75,741**	–	**75,741**	–
– Settlement of acquisition fees		**1,023**	4,158	**1,023**	4,158
– Settlement of disposal fees		**340**	–	**340**	–
– Settlement of management fees		**11,797**	3,742	**11,797**	3,742
– Private placement		**594,999**	353,535	**594,999**	353,535
– Preferential offering		**–**	286,465	**–**	286,465
Issue expenses	24	**(10,822)**	(7,200)	**(10,822)**	(7,200)
Distributions		**(16,082)**	(18,025)	**(16,082)**	(18,025)
End of the financial year		**2,985,244**	2,328,248	**2,985,244**	2,328,248
HEDGING RESERVES					
Beginning of the financial year		**2,821**	1,622	**–**	–
Fair value (losses)/gains		**(11,020)**	86	**–**	–
Reclassification to profit or loss		**(3,346)**	1,113	**–**	–
End of the financial year		**(11,545)**	2,821	**–**	–
FOREIGN CURRENCY TRANSLATION RESERVE					
Beginning of the financial year		**(68,847)**	27,338	**–**	–
Net currency translation differences relating to financial statements of foreign subsidiaries		**4,741**	(88,852)	**–**	–
Share of currency translation differences of equity-accounted joint ventures		**(1,052)**	–	**–**	–
Net currency translation differences on quasi equity loans		**(10,453)**	(14,986)	**–**	–
Net currency translation differences on borrowings designated as net investment hedge of foreign operations		**20,594**	7,653	**–**	–
Realisation of reserve upon liquidation of subsidiaries		**(5)**	–	**–**	–
End of the financial year		**(55,022)**	(68,847)	**–**	–
Total Unitholders' funds at end of the financial year		**4,231,731**	3,376,147	**2,957,589**	2,302,294

The accompanying notes form an integral part of these financial statements.

Statements of Movements in Unitholders' Funds

For the financial year ended 31 March 2019

	Note	Group 2019 S$'000	Group 2018 S$'000	MLT 2019 S$'000	MLT 2018 S$'000
Total Unitholders' funds at end of the financial year (continued)		**4,231,731**	3,376,147	**2,957,589**	2,302,294
PERPETUAL SECURITIES					
Beginning of the financial year		**429,931**	595,737	**429,931**	595,737
Issue of perpetual securities	23	**–**	180,000	**–**	180,000
Issue expenses	24	**–**	(1,821)	**–**	(1,821)
Redemption of perpetual securities		**–**	(350,000)	**–**	(350,000)
Transfer to revenue reserves		**–**	6,613	**–**	6,613
Profit attributable to perpetual securities holders		**17,020**	22,594	**17,020**	22,594
Distributions		**(17,020)**	(23,192)	**(17,020)**	(23,192)
End of the financial year	23	**429,931**	429,931	**429,931**	429,931
NON-CONTROLLING INTERESTS					
Beginning of the financial year		**5,703**	5,833	**–**	–
Profit attributable to non-controlling interests		**523**	476	**–**	–
Distribution to non-controlling interests (including capital returns)		**(703)**	(673)	**–**	–
Currency translation movement		**3**	67	**–**	–
End of the financial year		**5,526**	5,703	**–**	–
Total		**4,667,188**	3,811,781	**3,387,520**	2,732,225

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Singapore					
TIC Tech Centre	28/07/2004	30+30 years	37 years	25 Pandan Crescent	**4,767**
19 Senoko Loop	06/12/2004	30+30 years	35 years	19 Senoko Loop	**1,813**
Expeditors	03/01/2005	30 years	15 years	61 Alps Avenue	**2,945**
Allied Telesis	03/01/2005	30+30 years	45 years	11 Tai Seng Link	**2,039**
Mapletree Benoi Logistics Hub	17/05/2005	30 years	21 years	21 Benoi Sector	**12,999**
37 Penjuru Lane	17/05/2005	30 years	7 years	37 Penjuru Lane	**1,337**
6 Changi South Lane	07/06/2005	30+30 years	36 years	6 Changi South Lane	**2,509**
70 Alps Avenue	16/06/2005	30 years	14 years	70 Alps Avenue	**4,344**
60 Alps Avenue	16/06/2005	29/30 years[i]	13 years	60 Alps Avenue	**1,906**
Ban Teck Han	20/06/2005	30+30 years	37 years	21 Serangoon North Avenue 5	**1,226**
Mapletree Logistics Hub, Toh Guan	22/06/2005	30+30 years	32 years	5B Toh Guan Road East	**8,199**
50 Airport Boulevard	28/07/2005	60 years	21 years	50 Airport Boulevard	**1,755**
Prima	28/07/2005	99 years	78 years	201 Keppel Road	**2,284**
Pulau Sebarok	28/07/2005	73 years	52 years	Pulau Sebarok	**7,893**
Kenyon	28/11/2005	30+23 years	34 years	8 Loyang Crescent	**2,035**
Toppan	01/12/2005	28+30 years/ 30+30 years[j]	31 years	97 Ubi Avenue 4	**1,757**
39 Changi South Avenue 2	01/12/2005	30+30 years	36 years	39 Changi South Avenue 2	**844**
2 Serangoon North Avenue 5	07/02/2006	30+30 years	37 years	2 Serangoon North Avenue 5	**4,303**
10 Changi South Street 3	10/02/2006	30+30 years	36 years	10 Changi South Street 3	**1,540**
85 Defu Lane 10	07/07/2006	30+30 years	31 years	85 Defu Lane 10	**1,410**
31 Penjuru Lane	18/07/2006	30+13 years	13 years	31 Penjuru Lane	**1,156**
8 Changi South Lane	18/08/2006	30+30 years	38 years	8 Changi South Lane	**1,440**
138 Joo Seng Road	07/09/2006	30+30 years	32 years	138 Joo Seng Road	**1,687**
4 Tuas Avenue 5	13/09/2006	30+30 years	30 years	4 Tuas Avenue 5	**866**
Jurong Logistics Hub	20/10/2006	30+30 years	42 years	31 Jurong Port Road	**20,523**
Kingsmen Creatives	01/02/2007	30+30 years	40 years	3 Changi South Lane	**2,125**
1 Genting Lane	08/02/2007	60 years	29 years	1 Genting Lane	**601**
521 Bukit Batok Street 23	28/02/2007	30+30 years	36 years	521 Bukit Batok Street 23	**2,137**

Note:
* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases.

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	Occupancy rates FY18/19 %	Occupancy rates FY17/18 %	Latest valuation date	At valuation at 31/03/2019 S$'000	At valuation at 31/03/2018 S$'000	Percentage of total net assets attributable to Unitholders at 31/03/2019 %	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
4,663	**78**	75	31/03/2019[(a)]	**55,000**	54,200	**1.3**	1.6
2,145	**83**	75	31/03/2019[(a)]	**18,500**	18,100	**0.5**	0.5
2,809	**100**	100	31/03/2019[(a)]	**18,300**	18,500	**0.4**	0.5
2,046	**100**	100	31/03/2019[(a)]	**23,000**	21,300	**0.5**	0.6
13,609	**100**	100	31/03/2019[(a)]	**138,000**	139,700	**3.3**	4.1
1,310	**83**	77	31/03/2019[(a)]	**7,000**	7,400	**0.2**	0.2
2,409	**100**	100	31/03/2019[(a)]	**22,600**	22,500	**0.5**	0.7
4,393	**99**	99	31/03/2019[(a)]	**27,600**	28,000	**0.7**	0.8
1,824	**100**	100	31/03/2019[(a)]	**15,100**	15,800	**0.4**	0.5
1,434	**100**	100	31/03/2019[(a)]	**25,000**	24,300	**0.6**	0.7
9,265	**100**	100	31/03/2019[(a)]	**136,500**	133,000	**3.2**	3.9
1,729	**100**	100	31/03/2019[(a)]	**20,400**	20,700	**0.5**	0.6
2,187	**100**	100	31/03/2019[(a)]	**44,000**	44,000	**1.0**	1.3
7,922	**100**	100	31/03/2019[(a)]	**119,600**	117,200	**2.8**	3.5
1,959	**100**	100	31/03/2019[(a)]	**23,600**	22,200	**0.6**	0.7
1,731	**100**	100	31/03/2019[(a)]	**18,000**	17,700	**0.4**	0.5
1,176	**85**	100	31/03/2019[(a)]	**10,800**	10,800	**0.3**	0.3
4,169	**100**	89	31/03/2019[(a)]	**54,100**	53,200	**1.3**	1.6
1,719	**100**	100	31/03/2019[(a)]	**18,100**	17,800	**0.4**	0.5
1,711	**92**	100	31/03/2019[(a)]	**14,300**	13,800	**0.3**	0.4
1,224	**76**	71	31/03/2019[(a)]	**11,800**	12,000	**0.3**	0.4
1,386	**100**	100	31/03/2019[(a)]	**16,000**	15,100	**0.4**	0.4
2,023	**100**	100	31/03/2019[(a)]	**16,900**	16,500	**0.4**	0.5
569	**63**	72	31/03/2019[(a)]	**12,500**	12,200	**0.3**	0.4
22,124	**98**	98	31/03/2019[(a)]	**268,700**	262,100	**6.3**	7.8
2,008	**100**	100	31/03/2019[(a)]	**17,500**	17,700	**0.4**	0.5
1,071	**100**	100	31/03/2019[(a)]	**13,000**	12,800	**0.3**	0.4
1,776	**94**	69	31/03/2019[(a)]	**22,000**	21,200	**0.5**	0.6

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Singapore (continued)					
6 Marsiling Lane	09/03/2007	60 years	19 years	6 Marsiling Lane	**2,171**
Union Steel (Pioneer)	30/11/2007	30+30 years	34 years	31/33 Pioneer Road North	**713**
119 Neythal Road	30/11/2007	60 years	21 years	119 Neythal Road	**1,054**
30 Tuas South Avenue 8	30/11/2007	30+30 years	40 years	30 Tuas South Avenue 8	**728**
Union Steel (Tuas View)	30/11/2007	60 years	37 years	8 Tuas View Square	**546**
Pioneer Districentre	14/12/2007	12+12 years	17 years	10 Tuas Avenue 13	**997**
Mapletree Pioneer Logistics Hub	24/04/2008	30+30 years	34 years	76 Pioneer Road	**8,256**
3A Jalan Terusan	02/05/2008	30+12 years	18 years	3A Jalan Terusan	**1,593**
30 Boon Lay Way	30/06/2008	30+15 years	16 years	30 Boon Lay Way	**3,044**
Menlo (Benoi)	30/06/2008	20 years	11 years	22A Benoi Road	**647**
SH Cogent (Penjuru Close)	15/12/2009	29 years	16 years	7 Penjuru Close	**2,107**
15 Changi South Street 2	11/03/2010	25+30 years	35 years	15 Changi South Street 2	**2,645**
Natural Cool Lifestyle Hub	18/08/2010	30+30 years	48 years	29 Tai Seng Avenue	**5,156**
73 Tuas South Avenue 1	25/10/2010	30+30 years	38 years	73 Tuas South Avenue 1	**102**
51 Benoi Road	26/11/2010	30+30 years	36 years	51 Benoi Road	**3,388**
44 & 46 Changi South Street 1 (formerly known as JEP Centre)	20/12/2010	30/30 years[k]	18 years	44/46 Changi South Street 1	**966**
36 Loyang Drive	24/12/2010	30+28 years	32 years	36 Loyang Drive	**1,608**
Jian Huang Building	31/03/2011	30 years	18 years	15A Tuas Avenue 18	**2,155**
190A Pandan Loop	18/11/2014	30+30 years	36 years	190A Pandan Loop	**2,994**
4 Pandan Avenue	28/09/2018	30 years	26 years	4 Pandan Avenue	**4,286**
52 Tanjong Penjuru	28/09/2018	30+10 years	30 years	52 Tanjong Penjuru	**5,901**
6 Fishery Port Road	28/09/2018	30+24 years	46 years	6 Fishery Port Road	**7,740**
5A Toh Guan Road East	28/09/2018	30+21 years	23 years	5A Toh Guan Road East	**4,144**
38 Tanjong Penjuru	28/09/2018	30+14 years	31 years	38 Tanjong Penjuru	**2,542**
4 Toh Tuck Link[l]	01/09/2006	30+30 years	38 years	4 Toh Tuck Link	**–**
7 Tai Seng Drive[m]	03/10/2006	30+30 years	34 years	7 Tai Seng Drive	**304**
531 Bukit Batok Street 23[n]	13/06/2005	30+30 years	37 years	531 Bukit Batok Street 23	**32**

Note:

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases.

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
2,088	**100**	100	31/03/2019[a]	**20,900**	21,300	**0.5**	0.6
698	**100**	100	31/03/2019[a]	**7,800**	7,600	**0.2**	0.2
901	**81**	59	31/03/2019[a]	**12,800**	12,600	**0.3**	0.4
746	**100**	100	31/03/2019[a]	**8,200**	7,800	**0.2**	0.2
535	**100**	100	31/03/2019[a]	**7,700**	7,400	**0.2**	0.2
1,078	**100**	100	31/03/2019[a]	**12,800**	13,500	**0.3**	0.4
870	**100**	79	31/03/2019[a]	**121,700**	121,000	**2.9**	3.6
1,462	**100**	100	31/03/2019[a]	**19,000**	21,100	**0.5**	0.6
3,995	**77**	100	31/03/2019[a]	**23,000**	25,200	**0.5**	0.8
655	**100**	100	31/03/2019[a]	**5,400**	5,800	**0.1**	0.2
2,304	**100**	100	31/03/2019[a]	**42,500**	45,100	**1.0**	1.3
2,861	**92**	91	31/03/2019[a]	**30,500**	29,500	**0.7**	1.0
5,058	**100**	100	31/03/2019[a]	**60,300**	59,200	**1.4**	1.9
946	**33**	33	31/03/2019[a]	**16,500**	17,000	**0.4**	0.5
3,789	**85**	85	31/03/2019[a]	**42,400**	42,400	**1.0**	1.3
1,203	**100**	–	31/03/2019[a]	**14,000**	14,900	**0.3**	0.4
1,638	**100**	100	31/03/2019[a]	**14,900**	14,400	**0.4**	0.4
2,345	**100**	100	31/03/2019[a]	**20,000**	20,900	**0.5**	0.6
2,908	**100**	100	31/03/2019[a]	**31,900**	31,500	**0.8**	0.9
–	**100**	–	31/03/2019[a]	**130,000**	–	**3.1**	–
–	**100**	–	31/03/2019[a]	**196,000**	–	**4.6**	–
–	**100**	–	31/03/2019[a]	**271,800**	–	**6.4**	–
–	**100**	–	31/03/2019[a]	**120,100**	–	**2.8**	–
–	**100**	–	31/03/2019[a]	**86,000**	–	**2.0**	–
360	**–**	–	–	**–**	–	**–**	–
3,146	**–**	95	–	**–**	33,200	**–**	1.0
117	**–**	42	–	**–**	22,400	**–**	0.7

Portfolio Statements
As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Hong Kong					
Tsuen Wan No.1	26/01/2006	149 years	29 years	Nos. 43-57 Wang Wo Tsai Street, Tsuen Wan, New Territories	**3,448**
Shatin No. 2	26/01/2006	60 years	29 years	Nos. 21-23 Yuen Shun Circuit, Shatin, New Territories	**5,965**
Shatin No. 3	26/01/2006 & 29/01/2018	58 years	29 years	No. 22 On Sum Street, Shatin, New Territories	**12,071**
Shatin No. 4	20/04/2006	55 years	29 years	No. 28 On Muk Street, Shatin, New Territories	**14,193**
Bossini Logistics Centre	06/06/2006	60 years	29 years	Nos. 4-8 Yip Wo Street, Fanling, New Territories	**2,565**
1 Wang Wo Tsai Street	11/09/2006	54 years	29 years	No. 1 Wang Wo Tsai Street, Tsuen Wan, New Territories	**6,596**
Grandtech Centre	05/06/2007	56 years	29 years	No. 8 On Ping Street, Shatin, New Territories	**15,127**
Shatin No. 5	14/08/2007	149 years	29 years	No. 6 Wong Chuk Yeung Street, Shatin, New Territories	**1,567**
Mapletree Logistics Hub Tsing Yi	12/10/2017	50 years	45 years	No. 30 Tsing Yi Road, Tsing Yi, New Territories	**50,563**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At Valuation at 31/03/2019 S$'000**	At Valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
3,438	**100**	100	31/03/2019[b]	**91,563**	82,413	**2.2**	2.4
5,888	**100**	100	31/03/2019[b]	**161,532**	150,866	**3.8**	4.5
6,599	**100**	69	31/03/2019[b]	**289,459**	270,605	**6.8**	8.0
14,519	**96**	100	31/03/2019[b]	**380,505**	349,499	**9.0**	10.4
2,409	**100**	100	31/03/2019[b]	**69,622**	59,876	**1.6**	1.8
6,646	**100**	100	31/03/2019[b]	**131,038**	119,919	**3.1**	3.5
14,978	**95**	100	31/03/2019[b]	**354,503**	324,606	**8.5**	9.6
1,529	**100**	100	31/03/2019[b]	**44,054**	38,852	**1.0**	1.2
19,089	**100**	100	31/03/2019[b]	**952,339**	836,745	**22.5**	24.8

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Japan					
Gyoda Centre	02/02/2007	Freehold	–	5-9-4, Nagano, Gyoda-shi, Saitama	**1,022**
Ayase Centre	27/04/2007	Freehold	–	2-112-1, Yoshioka Higashi, Ayase-shi, Kanagawa	**1,028**
Kyoto Centre	27/04/2007	Freehold	–	1 Shouryuji Tobio, Nagaokakyo-shi, Kyoto	**5,607**
Atsugi Centre	27/04/2007	Freehold	–	6943-1, Aza Otsukashita, Nakatsu, Aikawa-machi, Aiko-gun, Kanagawa	**2,805**
Funabashi Centre	27/04/2007	Freehold	–	488-33, Suzumi-cho Funabashi-shi, Chiba	**3,418**
Kashiwa Centre	30/09/2008	Freehold	–	1046-1, Aza Nishishimonodai, Takata, Kashiwa-shi, Chiba	**5,044**
Shonan Centre	26/02/2010	Freehold	–	1027-29, Aza Miyagohara, Washinoya, Kashiwa-shi, Chiba	**4,488**
Sendai Centre	03/06/2010	Freehold	–	2-1-6 Minato, Miyagino-ku Sendai-shi Miyagi	**1,355**
Iwatsuki Centre [o]	21/09/2010	Freehold	–	783-2 Aza Yonban, Oaza Magome, Iwatsuki-ku Saitama-shi, Saitama	**1,993**
Iruma Centre	21/09/2010	Freehold	–	803-1 Aza Nishihara, Oaza Kami-Fujisawa, Iruma-shi, Saitama	**3,083**
Noda Centre	21/09/2010	Freehold	–	2106-1 Aza Kanoyama, Kinosaki Noda-shi, Chiba	**5,568**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements
As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
1,024	**100**	100	31/03/2019[c]	**15,484**	14,208	**0.4**	0.4
1,030	**100**	100	31/03/2019[c]	**16,069**	15,937	**0.4**	0.5
5,620	**100**	100	31/03/2019[c]	**91,421**	92,165	**2.2**	2.7
2,839	**100**	100	31/03/2019[c]	**45,844**	45,416	**1.1**	1.3
3,436	**100**	100	31/03/2019[c]	**54,122**	52,593	**1.3**	1.6
5,061	**100**	100	31/03/2019[c]	**89,424**	88,842	**2.1**	2.6
4,496	**100**	100	31/03/2019[c]	**75,912**	76,932	**1.8**	2.3
1,354	**100**	100	31/03/2019[c]	**20,451**	20,756	**0.5**	0.6
2,407	**100**	100	31/03/2019[c]	**21,948**	23,350	**0.5**	0.7
3,347	**100**	100	31/03/2019[c]	**42,740**	44,847	**1.0**	1.3
5,570	**100**	100	31/03/2019[c]	**80,854**	83,431	**1.9**	2.5

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Japan (continued)					
Toki Centre	29/10/2010	Freehold	–	1-1-1, Tokigaoka, Toki-shi, Gifu	**1,360**
Hiroshima Centre	25/03/2011	Freehold	–	3-3, Tomonishi, Asaminami-ku, Hiroshima-shi, Hiroshima	**7,119**
Eniwa Centre	23/03/2012	Freehold	–	345-17, Toiso, Eniwa-shi, Hokkaido	**1,512**
Sano Centre	23/03/2012	Freehold	–	570-16, Nishiuracho, Sano-shi, Tochigi	**925**
Moriya Centre	23/03/2012	Freehold	–	2-27-1, Midori, Moriya-shi, Ibaraki	**5,232**
Mokurenji Centre	23/03/2012	Freehold	–	53-5, Aza Kakefuchi, Oaza Mokurenji, Iruma-shi, Saitama	**3,211**
Mizuhomachi Centre	23/03/2012	Freehold	–	182, Oaza Fujiyama Kuriharashinden, Mizuho-machi, Nishitama-gun, Tokyo	**3,145**
Aichi Miyoshi Centre	23/03/2012	Freehold	–	5-2-5, Neura-machi, Miyoshi-shi, Aichi	**1,038**
Kyotanabe Centre	23/03/2012	Freehold	–	2-101, Kannabidai, Kyotanabe-shi, Kyoto	**1,880**
Zama Centre [(p)]	27/04/2007	Freehold	–	2-5020-1, Hironodai, Zama-shi, Kanagawa	**–**
Shiroishi Centre [(q)]	06/12/2007	Freehold	–	1-227-102, Ryutsu Centre, Shiroishi-ku, Sapporo-shi, Hokkaido	**–**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
1,363	**100**	100	31/03/2019[c]	**19,721**	19,767	**0.4**	0.6
7,141	**100**	100	31/03/2019[c]	**104,690**	105,125	**2.5**	3.1
1,504	**100**	100	31/03/2019[c]	**18,625**	18,903	**0.4**	0.6
927	**100**	100	31/03/2019[c]	**13,877**	13,961	**0.3**	0.4
5,243	**100**	100	31/03/2019[c]	**81,804**	85,741	**1.9**	2.5
3,218	**100**	100	31/03/2019[c]	**54,305**	54,237	**1.3**	1.6
3,128	**100**	100	31/03/2019[c]	**52,357**	52,902	**1.2**	1.6
1,041	**100**	100	31/03/2019[c]	**15,338**	15,320	**0.4**	0.5
1,853	**100**	100	31/03/2019[c]	**30,555**	29,157	**0.7**	0.9
2,343	**–**	–	–	**–**	–	**–**	–
268	**–**	–	–	**–**	–	**–**	–

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Australia					
Coles Chilled Distribution Centre, NSW	28/08/2015	Freehold	–	3 Roberts Road, Eastern Creek, NSW 2766	**15,166**
114 Kurrajong Avenue, Mount Druitt, NSW	31/08/2016	Freehold	–	114 Kurrajong Road & 9 Coventry Place, Mount Druitt, NSW 2770	**1,890**
53 Britton Street, Smithfield, NSW	31/08/2016	Freehold	–	53 Britton Street, Smithfield, NSW 2164	**2,262**
405-407 Victoria Street, Wetherill Park, NSW	31/08/2016	Freehold	–	405-407 Victoria Street, Wetherill Park, NSW 2164	**1,373**
3 Distillers Place, Huntingwood, NSW	31/08/2016	Freehold	–	3 Distillers Place, Huntingwood, NSW 2148	**1,196**
99-103 William Angliss Drive, Laverton North, VIC	15/12/2016	Freehold	–	99-103 William Angliss Drive, Laverton North, VIC 3026	**2,358**
213 Robinsons Road, Ravenhall, VIC	15/12/2016	Freehold	–	213 Robinsons Road, Ravenhall, VIC 3023	**2,220**
365 Fitzgerald Road, Derrimut, VIC	15/12/2016	Freehold	–	365 Fitzgerald Road, Derrimut, VIC 3030	**1,439**
28 Bilston Drive, Barnawartha North, VIC	15/12/2016	300 years	288 years	28 Bilston Drive, Barnawartha North, VIC 3691	**6,815**
Coles Brisbane Distribution Centre, QLD	28/11/2018	Freehold	–	44 Stradbroke Street, Heathwood, QLD 4100	**2,180**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuationat 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
16,031	**100**	100	31/03/2019[d]	**285,824**	301,502	**6.8**	8.9
1,931	**100**	100	31/03/2019[d]	**28,055**	28,092	**0.7**	0.8
2,393	**100**	100	31/03/2019[d]	**31,556**	31,900	**0.7**	1.0
1,348	**100**	100	31/03/2019[d]	**22,780**	20,529	**0.5**	0.6
1,264	**100**	100	31/03/2019[d]	**18,223**	18,008	**0.4**	0.5
2,492	**100**	100	31/03/2019[d]	**32,419**	32,929	**0.8**	1.0
2,346	**100**	100	31/03/2019[d]	**26,856**	28,813	**0.6**	0.9
1,500	**100**	100	31/03/2019[d]	**18,487**	19,809	**0.4**	0.6
7,203	**100**	100	31/03/2019[d]	**58,747**	70,179	**1.4**	2.1
–	**100**	–	31/03/2019[d]	**100,710**	–	**2.4**	–

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
South Korea					
Mapletree Logistics Centre – Yeoju	22/02/2008	Freehold	–	348-18 Yanghwa-ro, Neungseo-myeon, Yeoju-si, Gyeonggi-do	**693**
Mapletree Logistics Centre – Baekam 1	14/09/2010 & 31/01/2011	Freehold	–	54, Jugyang-daero 912beon-gil, Baegam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do	**2,771**
Mapletree Logistics Centre – Iljuk	06/05/2011	Freehold	–	95-31 Gomongnam-gil, Iljuk-myeon, Anseong-si, Gyeonggi-do	**1,640**
Mapletree Logistics Hub – Pyeongtaek	17/06/2011	Freehold	–	135 Poseunggongdan-ro 117beon-gil, Poseung-eup, Pyeongtaek-si, Gyeonggi-do	**4,970**
Mapletree Logistics Centre – Anseong Cold	13/04/2012	Freehold	–	139-1, Jukhwa-ro, Iljuk-meyon, Anseong-si, Gyeonggi-do	**2,303**
Mapletree Logistics Centre – Yongin Cold	13/04/2012	Freehold	–	260 Hantaek-ro 88beon-gil, Baegam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do	**2,380**
Mapletree Logistics Centre – Namanseong	26/09/2012	Freehold	–	72 gusu-gil, Miyang-myeon, Anseong-si, Gyeonggi-do	**2,640**
Mapletree Logistics Centre – Seoicheon	04/07/2013	Freehold	–	383, Seoicheon-ro, Majang-myeon, Icheon-si, Gyeonggi-do	**2,995**
Mapletree Logistics Centre – Baekam 2	17/07/2014	Freehold	–	46, Jugyang-daero 904beon-gil, Baegam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do	**3,046**
Mapletree Logistics Centre – Majang 1	10/12/2014	Freehold	–	113-49 Premium Outlet-ro, Majang-myeon, Icheon-si, Gyeonggi-do	**2,333**
Mapletree Logistics Centre – Hobeob 1	11/06/2015	Freehold	–	626 Iseopdaechun-ro, Hobeob-myeon, Icheon-si, Gyeonggi-do	**1,952**
Mapletree Logistics Centre – Wonsam 1	29/11/2018	Freehold	–	1566 Jukyang-daero, Wonsam-myeon, Choein-gu, Yongin-si, Gyeonggi-do	**1,123**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
453	**100**	52	31/03/2019[e]	**10,313**	10,680	**0.2**	0.3
3,235	**98**	100	31/03/2019[e]	**45,000**	45,924	**1.0**	1.4
1,989	**100**	100	31/03/2019[e]	**30,703**	31,875	**0.7**	0.9
2,654	**98**	89	31/03/2019[e]	**91,114**	93,162	**2.2**	2.8
2,768	**100**	100	31/03/2019[e]	**28,591**	29,288	**0.7**	0.9
2,861	**100**	100	31/03/2019[e]	**28,010**	29,000	**0.7**	0.9
2,632	**100**	100	31/03/2019[e]	**30,598**	31,834	**0.7**	0.9
3,348	**100**	100	31/03/2019[e]	**47,095**	47,485	**1.1**	1.4
2,967	**100**	100	31/03/2019[e]	**39,126**	37,503	**0.9**	1.1
2,324	**100**	100	31/03/2019[e]	**32,355**	32,163	**0.8**	0.9
1,938	**100**	100	31/03/2019[e]	**28,217**	25,591	**0.7**	0.8
–	**100**	–	30/10/2018[e]	**49,080**	–	**1.2**	–

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
China					
Mapletree Ouluo Logistics Park (formerly known as Ouluo Logistics Centre) (r)	14/04/2006	50 years	33 years	No. 785 & 909 Yuan Hang Road, Pudong New District, Shanghai	**3,103**
Mapletree Xi'an Logistics Park (formerly known as Mapletree Xi'an Distribution Centre)	24/05/2007	50 years	36 years	No. 20 Mingguang Road, Economic and Technological Development Zone, Weiyang District, Xi'an, Shaanxi Province	**795**
Mapletree American Industrial Park (formerly known as Mapletree AIP)	11/12/2007	46 years	34 years	48 Hongmian Road, Xinhua Town, Huadu, Guangzhou	**5,438**
Mapletree Northwest Logistics Park (Phase 1) (formerly known as Northwest Logistics Park (Phase 1))	19/08/2008	50 years	36 years	No.428 Jinda Road & No.359 Yinxing Road, Taopu Town, Putuo District, Shanghai	**2,751**
Mapletree Northwest Logistics Park (Phase 2) (formerly known as Northwest Logistics Park (Phase 2))	19/08/2008	50 years	37 years	No. 402 Jinda Road, Taopu Town, Putuo District, Shanghai	**864**
Mapletree Waigaoqiao Logistics Park (formerly known as ISH WaiGaoQiao)	23/10/2008	50 years	25 years	No. 80 Fute North Road, WaiGaoQiao FTZ, Pudong New District, Shanghai	**2,571**
Mapletree (Wuxi) Logistics Park	11/01/2013	50 years	37 years	No. 8 Hua You Fourth Road, Wuxi New District, Wuxi, Jiang Su Province	**2,344**
Mapletree (Zhengzhou) Logistics Park	08/10/2014	50 years	43 years	No.221, Xida Road, Zhengzhou National Economic & Technical Development Zone, Zhengzhou, Henan Province	**4,966**
Mapletree Yangshan Bonded Logistics Park	08/10/2014	50 years	37 years	No.579 & 639 Huigang Road, Yangshan Bonded Port Area, Pudong New District, Shanghai	**3,667**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
1,314	**100**	100	31/03/2019[f]	**66,245**	47,435	**1.6**	1.4
2,217	**89**	83	31/03/2019[f]	**12,732**	12,899	**0.3**	0.4
5,468	**95**	91	31/03/2019[f]	**62,243**	63,039	**1.5**	1.9
2,728	**100**	96	31/03/2019[f]	**36,962**	37,241	**0.8**	1.1
816	**95**	96	31/03/2019[f]	**12,792**	12,899	**0.3**	0.4
2,744	**75**	100	31/03/2019[f]	**39,792**	40,154	**0.9**	1.2
2,285	**100**	100	31/03/2019[f]	**28,454**	28,711	**0.7**	0.8
4,835	**100**	100	31/03/2019[f]	**50,745**	51,388	**1.2**	1.5
3,586	**100**	100	31/03/2019[f]	**47,249**	47,852	**1.1**	1.4

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Malaysia					
Pancuran	31/05/2006	99 years	77 years	Lot 1, Persiaran Budiman, Section 23, 40300 Shah Alam, Selangor Darul Ehsan	**1,600**
Zentraline	06/10/2006	99 years	76 years	Lot 6, Persiaran Budiman, Section 23, 40300 Shah Alam, Selangor Darul Ehsan	**866**
Subang 1	02/11/2006	99 years	77 years	Lot 36545, Jalan TS 6/5 Taman Perindustrian Subang, 47510 Subang Jaya, Selangor Darul Ehsan	**613**
Subang 2	02/11/2006	99 years	70 years	Lot 832, Jalan Subang 6, Taman Perindustrian Subang, 47500 Subang Jaya, Selangor Darul Ehsan	**476**
Chee Wah	11/05/2007	Freehold	–	No. 16, Jalan PPU 3, Taman Perindustrian Puchong Utama, 47100 Puchong, Selangor Darul Ehsan	**471**
Subang 3	10/09/2007	99 years	71 years	Lot 2607, Jalan Subang 6, Taman Perindustrian Subang, 47510 Subang Jaya, Selangor Darul Ehsan	**556**
Subang 4	10/09/2007	99 years	87 years	Lot 298, Jalan Subang 6, Taman Perindustrian Subang, 47510 Subang Jaya, Selangor Darul Ehsan	**264**
Linfox	14/12/2007	Freehold	–	No. 3 Jalan Biola 33/1, Section 33, off Jalan Bukit Kemuning, 40400 Shah Alam, Selangor Darul Ehsan	**1,315**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
1,413	**100**	100	31/03/2019[g]	**22,578**	21,564	**0.5**	0.6
815	**100**	100	31/03/2019[g]	**11,123**	10,782	**0.3**	0.3
611	**100**	100	31/03/2019[g]	**9,297**	9,097	**0.2**	0.3
465	**100**	100	31/03/2019[g]	**6,973**	6,739	**0.2**	0.2
460	**100**	100	31/03/2019[g]	**6,475**	6,402	**0.2**	0.2
529	**100**	100	31/03/2019[g]	**7,305**	7,076	**0.2**	0.2
251	**100**	100	31/03/2019[g]	**3,652**	3,369	**0.1**	0.1
1,265	**100**	100	31/03/2019[g]	**17,100**	16,847	**0.4**	0.5

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Malaysia (continued)					
Century	15/02/2008	Freehold	–	Lot No. 1829,1830 and 3399, Jalan Kem, off Jalan Teluk Gong, Kawasan Perindustrian Pandamaran, 42000 Pelabuhan Klang, Selangor Darul Ehsan	**1,506**
G-Force	17/10/2008	Freehold	–	Lor 2-30, 2-32, 2-34, Jalan SU 6A, Persiaran Tengku Ampuan, Lion Industrial Park, Section 26, 40400 Shah Alam, Selangor Darul Ehsan	**837**
Celestica Hub	18/05/2012	Freehold	–	Lot Nos. 205 & 211, Jalan Seelong, 81400 Senai, Johor Darul Takzim	**963**
Padi Warehouse	29/05/2012	60 years	24 years	PLO 271, Jalan Gangsa, Pasir Gudang Industrial Estate, 81700 Pasir Gudang, Johor Darul Takzim	**797**
Flexhub	30/06/2014	60 years	47 years	No. 11, Jalan Persiaran Teknologi, Taman Teknologi Johor, 81400 Senai, Johor Darul Takzim	**2,908**
Mapletree Shah Alam Logistics Park	14/09/2016	99 years	79 years	No. 14, Persiaran Perusahaan, Section 23, 40300 Shah Alam, Selangor Darul Ehsan	**4,130**
Senai – UPS [s]	11/12/2007	Freehold	–	Nos. 161 & 162 Jalan Murni 12, Taman Perindustrian Murni, 81400 Senai, Johor Darul Takzim	**–**

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
1,408	**100**	100	31/03/2019[g]	**16,103**	15,836	**0.4**	0.5
814	**100**	100	31/03/2019[g]	**14,608**	14,488	**0.3**	0.4
927	**100**	100	31/03/2019[g]	**12,783**	12,804	**0.3**	0.4
674	**100**	100	31/03/2019[g]	**7,305**	8,761	**0.2**	0.3
2,843	**100**	100	31/03/2019[g]	**31,709**	32,009	**0.7**	0.9
4,562	**100**	100	31/03/2019[g]	**58,105**	56,943	**1.4**	1.7
148	**–**	–	–	**–**	–	**–**	–

Portfolio Statements

As at 31 March 2019

Group

Description of property	Date of legal completion	Term of lease	Remaining term of lease	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Vietnam					
Mapletree Logistics Centre	01/06/2010	42 years	31 years	No. 1, VSIP Road No. 10, VSIP 1, Binh Hoa Ward, Thuan An Commune, Binh Duong Province	**1,485**
Mapletree Logistics Park Bac Ninh Phase 1	15/07/2015	48 years	38 years	No. 1, Street No. 6, VSIP Bac Ninh, Phu Chan Commune, Tu Son Town, Bac Ninh Province	**2,617**
Mapletree Logistics Park Phase 2	23/09/2016	48 years	37 years	18 L1-2 Street 3 (VSIP II), Vietnam Singapore Industrial Park II, Binh Duong Industry – Service – Urban Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province	**2,724**
Unilever VSIP Distribution Centre	30/01/2019	36 years	35 years	No. 41 VSIP, Doc Lap Boulevard, Vietnam - Singapore Industrial Park, Binh Hoa Ward, Thuan An Commune, Binh Duong Province	**704**
Gross Revenue / Investment properties (Note 3 and 14)					**454,263**
Other assets and liabilities (net)					
Net assets of Group					
Perpetual securities					
Non-controlling interest					
Net assets attributable to Unitholders					

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
1,522	**100**	100	31/03/2019[h]	**12,493**	11,001	**0.3**	0.3
2,701	**100**	100	31/03/2019[h]	**23,877**	21,634	**0.6**	0.7
2,698	**100**	100	31/03/2019[h]	**23,212**	21,414	**0.5**	0.6
–	**100**	–	31/03/2019[h]	**43,685**	–	**1.0**	–
395,178				**7,693,712**	6,515,221	**181.8**	193.2
				(3,026,524)	(2,703,440)	**(71.5)**	(80.3)
				4,667,188	3,811,781	**110.3**	112.9
				(429,931)	(429,931)	**(10.2)**	(12.7)
				(5,526)	(5,703)	**(0.1)**	(0.2)
				4,231,731	3,376,147	**100.0**	100.0

Portfolio Statements

As at 31 March 2019

MLT

Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Singapore					
TIC Tech Centre	28/07/2004	30+30 years	37 years	25 Pandan Crescent	**4,767**
19 Senoko Loop	06/12/2004	30+30 years	35 years	19 Senoko Loop	**1,813**
Expeditors	03/01/2005	30 years	15 years	61 Alps Avenue	**2,945**
Allied Telesis	03/01/2005	30+30 years	45 years	11 Tai Seng Link	**2,039**
Mapletree Benoi Logistics Hub	17/05/2005	30 years	21 years	21 Benoi Sector	**12,999**
37 Penjuru Lane	17/05/2005	30 years	7 years	37 Penjuru Lane	**1,337**
6 Changi South Lane	07/06/2005	30+30 years	36 years	6 Changi South Lane	**2,509**
70 Alps Avenue	16/06/2005	30 years	14 years	70 Alps Avenue	**4,344**
60 Alps Avenue	16/06/2005	29/30 years[i]	13 years	60 Alps Avenue	**1,906**
Ban Teck Han	20/06/2005	30+30 years	37 years	21 Serangoon North Avenue 5	**1,226**
Mapletree Logistics Hub, Toh Guan	22/06/2005	30+30 years	32 years	5B Toh Guan Road East	**8,199**
50 Airport Boulevard	28/07/2005	60 years	21 years	50 Airport Boulevard	**1,755**
Prima	28/07/2005	99 years	78 years	201 Keppel Road	**2,284**
Pulau Sebarok	28/07/2005	73 years	52 years	Pulau Sebarok	**7,893**
Kenyon	28/11/2005	30+23 years	34 years	8 Loyang Crescent	**2,035**
Toppan	01/12/2005	28+30 years/ 30+30 years[j]	31 years	97 Ubi Avenue 4	**1,757**
39 Changi South Avenue 2	01/12/2005	30+30 years	36 years	39 Changi South Avenue 2	**844**
2 Serangoon North Avenue 5	07/02/2006	30+30 years	37 years	2 Serangoon North Avenue 5	**4,303**
10 Changi South Street 3	10/02/2006	30+30 years	36 years	10 Changi South Street 3	**1,540**
85 Defu Lane 10	07/07/2006	30+30 years	31 years	85 Defu Lane 10	**1,410**
31 Penjuru Lane	18/07/2006	30+13 years	13 years	31 Penjuru Lane	**1,156**
8 Changi South Lane	18/08/2006	30+30 years	38 years	8 Changi South Lane	**1,440**
138 Joo Seng Road	07/09/2006	30+30 years	32 years	138 Joo Seng Road	**1,687**
4 Tuas Avenue 5	13/09/2006	30+30 years	30 years	4 Tuas Avenue 5	**866**
Jurong Logistics Hub	20/10/2006	30+30 years	42 years	31 Jurong Port Road	**20,523**
Kingsmen Creatives	01/02/2007	30+30 years	40 years	3 Changi South Lane	**2,125**
1 Genting Lane	08/02/2007	60 years	29 years	1 Genting Lane	**601**
521 Bukit Batok Street 23	28/02/2007	30+30 years	36 years	521 Bukit Batok Street 23	**2,137**

Note:

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases.

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
4,663	**78**	75	31/03/2019[a]	**55,000**	54,200	**1.9**	2.4
2,145	**83**	75	31/03/2019[a]	**18,500**	18,100	**0.6**	0.8
2,809	**100**	100	31/03/2019[a]	**18,300**	18,500	**0.6**	0.8
2,046	**100**	100	31/03/2019[a]	**23,000**	21,300	**0.8**	0.9
13,609	**100**	100	31/03/2019[a]	**138,000**	139,700	**4.7**	6.1
1,310	**83**	77	31/03/2019[a]	**7,000**	7,400	**0.2**	0.3
2,409	**100**	100	31/03/2019[a]	**22,600**	22,500	**0.8**	1.0
4,393	**99**	99	31/03/2019[a]	**27,600**	28,000	**0.9**	1.2
1,824	**100**	100	31/03/2019[a]	**15,100**	15,800	**0.5**	0.7
1,434	**100**	100	31/03/2019[a]	**25,000**	24,300	**0.8**	1.1
9,265	**100**	100	31/03/2019[a]	**136,500**	133,000	**4.6**	5.8
1,729	**100**	100	31/03/2019[a]	**20,400**	20,700	**0.7**	0.9
2,187	**100**	100	31/03/2019[a]	**44,000**	44,000	**1.5**	1.9
7,922	**100**	100	31/03/2019[a]	**119,600**	117,200	**4.1**	5.1
1,959	**100**	100	31/03/2019[a]	**23,600**	22,200	**0.8**	1.0
1,731	**100**	100	31/03/2019[a]	**18,000**	17,700	**0.6**	0.8
1,176	**85**	100	31/03/2019[a]	**10,800**	10,800	**0.4**	0.5
4,169	**100**	89	31/03/2019[a]	**54,100**	53,200	**1.8**	2.3
1,719	**100**	100	31/03/2019[a]	**18,100**	17,800	**0.6**	0.8
1,711	**92**	100	31/03/2019[a]	**14,300**	13,800	**0.5**	0.6
1,224	**76**	71	31/03/2019[a]	**11,800**	12,000	**0.4**	0.5
1,386	**100**	100	31/03/2019[a]	**16,000**	15,100	**0.5**	0.7
2,023	**100**	100	31/03/2019[a]	**16,900**	16,500	**0.6**	0.7
569	**63**	72	31/03/2019[a]	**12,500**	12,200	**0.4**	0.5
22,124	**98**	98	31/03/2019[a]	**268,700**	262,100	**9.1**	11.4
2,008	**100**	100	31/03/2019[a]	**17,500**	17,700	**0.6**	0.8
1,071	**100**	100	31/03/2019[a]	**13,000**	12,800	**0.4**	0.6
1,776	**94**	69	31/03/2019[a]	**22,000**	21,200	**0.7**	0.9

Portfolio Statements

As at 31 March 2019

MLT

Description of property	Date of legal completion	Term of lease*	Remaining term of lease*	Location	Gross revenue for year ended 31/03/2019 S$'000
Logistics Properties					
Singapore (continued)					
6 Marsiling Lane	09/03/2007	60 years	19 years	6 Marsiling Lane	**2,171**
Union Steel (Pioneer)	30/11/2007	30+30 years	34 years	31/33 Pioneer Road North	**713**
119 Neythal Road	30/11/2007	60 years	21 years	119 Neythal Road	**1,054**
30 Tuas South Avenue 8	30/11/2007	30+30 years	40 years	30 Tuas South Avenue 8	**728**
Union Steel (Tuas View)	30/11/2007	60 years	37 years	8 Tuas View Square	**546**
Pioneer Districentre	14/12/2007	12+12 years	17 years	10 Tuas Avenue 13	**997**
Mapletree Pioneer Logistics Hub	24/04/2008	30+30 years	34 years	76 Pioneer Road	**8,256**
3A Jalan Terusan	02/05/2008	30+12 years	18 years	3A Jalan Terusan	**1,593**
30 Boon Lay Way	30/06/2008	30+15 years	16 years	30 Boon Lay Way	**3,044**
Menlo (Benoi)	30/06/2008	20 years	11 years	22A Benoi Road	**647**
SH Cogent (Penjuru Close)	15/12/2009	29 years	16 years	7 Penjuru Close	**2,107**
15 Changi South Street 2	11/03/2010	25+30 years	35 years	15 Changi South Street 2	**2,645**
Natural Cool Lifestyle Hub	18/08/2010	30+30 years	48 years	29 Tai Seng Avenue	**5,156**
73 Tuas South Avenue 1	25/10/2010	30+30 years	38 years	73 Tuas South Avenue 1	**102**
51 Benoi Road	26/11/2010	30+30 years	36 years	51 Benoi Road	**3,388**
44 & 46 Changi South Street 1 (formerly known as JEP Centre)	20/12/2010	30/30 years[k]	18 years	44/46 Changi South Street 1	**966**
36 Loyang Drive	24/12/2010	30+28 years	32 years	36 Loyang Drive	**1,608**
Jian Huang Building	31/03/2011	30 years	18 years	15A Tuas Avenue 18	**2,155**
190A Pandan Loop	18/11/2014	30+30 years	36 years	190A Pandan Loop	**2,994**
4 Pandan Avenue	28/09/2018	30 years	26 years	4 Pandan Avenue	**4,286**
52 Tanjong Penjuru	28/09/2018	30+10 years	30 years	52 Tanjong Penjuru	**5,901**
6 Fishery Port Road	28/09/2018	30+24 years	46 years	6 Fishery Port Road	**7,740**
5A Toh Guan Road East	28/09/2018	30+21 years	23 years	5A Toh Guan Road East	**4,144**
38 Tanjong Penjuru	28/09/2018	30+14 years	31 years	38 Tanjong Penjuru	**2,542**
4 Toh Tuck Link[l]	01/09/2006	30+30 years	38 years	4 Toh Tuck Link	**–**
7 Tai Seng Drive[m]	03/10/2006	30+30 years	34 years	7 Tai Seng Drive	**304**
531 Bukit Batok Street 23[n]	13/06/2005	30+30 years	37 years	531 Bukit Batok Street 23	**32**
Gross Revenue / Investment properties (Note 3 and 14)					**164,259**
Other assets and liabilities (net)					
Net assets of MLT					
Perpetual securities					
Net assets attributable to Unitholders					

Note:

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew land leases.

The accompanying notes form an integral part of these financial statements.

Portfolio Statements

As at 31 March 2019

Gross revenue for year ended 31/03/2018 S$'000	**Occupancy rates FY18/19 %**	Occupancy rates FY17/18 %	Latest valuation date	**At valuation at 31/03/2019 S$'000**	At valuation at 31/03/2018 S$'000	**Percentage of total net assets attributable to Unitholders at 31/03/2019 %**	Percentage of total net assets attributable to Unitholders at 31/03/2018 %
2,088	**100**	100	31/03/2019[a]	**20,900**	21,300	**0.7**	0.9
698	**100**	100	31/03/2019[a]	**7,800**	7,600	**0.3**	0.3
901	**81**	59	31/03/2019[a]	**12,800**	12,600	**0.4**	0.5
746	**100**	100	31/03/2019[a]	**8,200**	7,800	**0.3**	0.3
535	**100**	100	31/03/2019[a]	**7,700**	7,400	**0.3**	0.3
1,078	**100**	100	31/03/2019[a]	**12,800**	13,500	**0.4**	0.6
870	**100**	79	31/03/2019[a]	**121,700**	121,000	**4.2**	5.3
1,462	**100**	100	31/03/2019[a]	**19,000**	21,100	**0.6**	0.9
3,995	**77**	100	31/03/2019[a]	**23,000**	25,200	**0.8**	1.1
655	**100**	100	31/03/2019[a]	**5,400**	5,800	**0.2**	0.3
2,304	**100**	100	31/03/2019[a]	**42,500**	45,100	**1.4**	2.0
2,861	**92**	91	31/03/2019[a]	**30,500**	29,500	**1.0**	1.3
5,058	**100**	100	31/03/2019[a]	**60,300**	59,200	**2.0**	2.5
946	**33**	33	31/03/2019[a]	**16,500**	17,000	**0.6**	0.7
3,789	**85**	85	31/03/2019[a]	**42,400**	42,400	**1.4**	1.8
1,203	**100**	–	31/03/2019[a]	**14,000**	14,900	**0.5**	0.6
1,638	**100**	100	31/03/2019[a]	**14,900**	14,400	**0.5**	0.6
2,345	**100**	100	31/03/2019[a]	**20,000**	20,900	**0.7**	0.9
2,908	**100**	100	31/03/2019[a]	**31,900**	31,500	**1.1**	1.4
–	**100**	–	31/03/2019[a]	**130,000**	–	**4.4**	–
–	**100**	–	31/03/2019[a]	**196,000**	–	**6.6**	–
–	**100**	–	31/03/2019[a]	**271,800**	–	**9.2**	–
–	**100**	–	31/03/2019[a]	**120,100**	–	**4.1**	–
–	**100**	–	31/03/2019[a]	**86,000**	–	**2.9**	–
360	**–**	–	–	**–**	–	**–**	–
3,146	**–**	95	–	**–**	33,200	**–**	1.4
117	**–**	42	–	**–**	22,400	**–**	1.0
142,094				**2,504,100**	1,743,600	**84.7**	75.8
				883,420	988,625	**29.8**	42.9
				3,387,520	2,732,225	**114.5**	118.7
				(429,931)	(429,931)	**(14.5)**	(18.7)
				2,957,589	2,302,294	**100.0**	100.0

Portfolio Statements

As at 31 March 2019

Investment properties comprise a portfolio of logistics properties that are leased to external customers. Generally, the leases for the multi-tenanted buildings contain an initial non-cancellable period of 1 to 3 years and leases for single tenanted buildings contain an initial non-cancellable period of up to 30 years. Subsequent renewals are negotiated with the lessees.

(a) The carrying amounts of the Singapore investment properties were based on independent full valuations as at 31 March 2019 undertaken by Colliers International Consultancy & Valuation (Singapore) Pte Ltd, an independent valuer. Colliers International Consultancy & Valuation (Singapore) Pte Ltd has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

(b) The carrying amounts of the Hong Kong investment properties were based on independent full valuations as at 31 March 2019 undertaken by Cushman & Wakefield Limited, an independent valuer. Cushman & Wakefield Limited has appropriate professional qualifications and recent experience in the locations and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

(c) The carrying amounts of the Japan investment properties were based on independent full valuations as at 31 March 2019 undertaken by independent valuer:
i. Cushman & Wakefield K.K., or
ii. Colliers International Japan KK
Cushman & Wakefield K.K. and Colliers International Japan KK have appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the discounted cash flow method.

(d) The carrying amounts of the Australia investment properties except for Coles Brisbane Distribution Centre, QLD were based on an independent full valuation as at 31 March 2019 undertaken by independent valuer:
i. Cushman & Wakefield (Valuations) Pty Ltd, or
ii. Savills Valuations Pty Ltd.
Cushman & Wakefield (Valuations) Pty Ltd and Savills Valuations Pty Ltd. have appropriate professional qualifications and recent experience in the location and category of the property being valued. The full valuation of the investment properties were based on the income capitalisation method and discounted cash flow method.

Coles Brisbane Distribution Centre, QLD was acquired in November 2018 and its carrying amount was based on independent full valuation obtained for the acquisition as at 3 October 2018 and desktop valuation as at 31 March 2019 undertaken by Savills Valuations Pty Ltd., an independent valuer. Savills Valuations Pty Ltd. has appropriate professional qualifications and recent experience in the location and category of the property being valued. Both full and desktop valuations of the investment property were based on income capitalisation method and discounted cash flow method.

(e) The carrying amounts of the South Korea investment properties except for Mapletree Logistics Centre – Wonsam 1 were based on independent full valuations as at 31 March 2019 undertaken by Colliers International (Hong Kong) Limited, an independent valuer. Colliers International (Hong Kong) Limited has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method, discounted cash flow method and direct comparison method.

Mapletree Logistics Centre – Wonsam 1 was acquired in November 2018 and its carrying amount was based on an independent full valuation obtained for the acquisition as at 30 October 2018 undertaken by CBRE Korea Co., Limited, an independent valuer. CBRE Korea Co., Limited has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuation of the investment property was based on the income capitalisation method, discounted cash flow method and direct comparison method.

(f) The carrying amounts of the China investment properties were based on independent full valuations as at 31 March 2019 undertaken by Jones Lang LaSalle Property Consultants Pte Ltd, an independent valuer. Jones Lang LaSalle Property Consultants Pte Ltd has appropriate professional qualifications and recent experience in the locations and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method, discounted cash flow method and residual value method.

(g) The carrying amounts of the Malaysia investment properties were based on independent full valuations as at 31 March 2019 undertaken by Jones Lang LaSalle Property Consultants Pte Ltd, an independent valuer. Jones Lang LaSalle Property Consultants Pte Ltd has appropriate professional qualifications and recent experience in the location and category of the properties being valued. The full valuations of the investment properties were based on the income capitalisation method and discounted cash flow method.

(h) The carrying amounts of the Vietnam investment properties were based on an independent full valuation as at 31 March 2019 undertaken by Cushman & Wakefield (Vietnam) Co., Ltd., an independent valuer. Cushman & Wakefield (Vietnam) Co., Ltd. has appropriate professional qualifications and recent experience in the location and category of the property being valued. The full valuation of the investment properties were based on the income capitalisation method and direct comparison method.

(i) Comprises 2 land leases of 29 and 30 years both ending in September 2031.

(j) Comprises 2 land leases of 28+30 and 30+30 years ending in August and November 2049 respectively.

(k) Comprises 2 land leases of 30 years ending in October 2036 and February 2037 respectively.

(l) The property was divested on 14 September 2017.

(m) The property was divested on 27 June 2018.

(n) The property was divested on 18 October 2018.

(o) This property comprises one building with 100% occupancy and a piece of land. The land has been 100% occupied by IDOM Inc. (former Gulliver International Co., Ltd), who is a major Japanese second car dealer.

(p) The property was divested on 31 July 2017.

(q) The property was divested on 31 July 2017.

(r) This property is currently undergoing redevelopment for phase 2 as of 31 March 2019.

(s) The property was divested on 11 January 2018.

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. General

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

MLT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited on 28 July 2005.

The principal activity of MLT and its subsidiaries (the "Group") is to invest in a diverse portfolio of logistics properties with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth.

MLT has entered into several service agreements in relation to the management of MLT and its property operations. The fee structures for these services are as follows:

(a) Trustee's fees

The Trustee's fees shall not exceed 0.1% per annum of the value of all the assets of MLT ("Deposited Property") (subject to a minimum of S$10,000 per month) or such higher percentage as may be fixed by an Extraordinary Resolution of a meeting of Unitholders. The Trustee's fees are payable out of the Deposited Property of MLT monthly in arrears. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

Based on the current arrangement between the Manager and the Trustee, the Trustee's fees are charged on a scaled basis of up to 0.03% per annum of the value of the Deposited Property (subject to a minimum of S$10,000 per month).

(b) Manager's management fees

The Manager or its subsidiaries are entitled to receive the following remuneration:

(i) A base fee of 0.5% per annum of the value of the Deposited Property or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) A performance fee of 3.6% per annum of the net property income of MLT or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The management fees payable to the Manager or its subsidiaries will be paid in the form of cash or/and Units. Where the base fees are paid in cash, the amounts are paid monthly in arrears. Where the base fees are paid in the form of Units, the amounts are paid quarterly in arrears.

The performance fees are paid annually in arrears, whether in the form of cash or/and Units.

(c) Acquisition fee and disposal fee

The Manager or its subsidiaries are entitled to receive the following fees:

(i) An acquisition fee not exceeding 1.0% of the acquisition price of any Authorised Investments (as defined in the Trust Deed), acquired directly or indirectly by MLT or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) A disposal fee not exceeding 0.5% of the sale price of any Authorised Investments, sold or divested directly or indirectly by MLT or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

1. General (continued)

(c) Acquisition fee and disposal fee (continued)

The acquisition fee and disposal fee will be paid in the form of cash or/and Units and are payable as soon as practicable after completion of the acquisition and disposal respectively.

(d) Development management fee

The Manager or its subsidiaries are entitled to receive a development management fee not exceeding 3.0% of the total project costs incurred in a development project undertaken on behalf of MLT, or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The development management fee is payable in cash, in equal monthly instalments over the construction period of each development project based on the Manager's best estimate of the total project costs and construction period and, if necessary, a final payment of the balance amount when the total project costs are finalised.

(e) Fees under the Property Management Agreement

(i) Property management services

The Trustee will pay Mapletree Property Management Pte. Ltd. (the "Property Manager"), for each Fiscal Year (as defined in the Property Management Agreement), a fee of up to 2.0% per annum of the gross revenue of each property.

(ii) Lease management services

Under the Property Management Agreement, the Trustee will pay the Property Manager, for each Fiscal Year, a fee of up to 1.0% per annum of the gross revenue of each property.

(iii) Marketing services

Under the Property Management Agreement, the Trustee will pay the Property Manager, the following commissions:

- 1 month's gross rent inclusive of service charge for securing a tenancy of 3 years or less;
- 2 months' gross rent inclusive of service charge for securing a tenancy of more than 3 years;
- If a third party agent secures a tenancy, the Property Manager will be responsible for all commission payable to such third party agent, and the Property Manager will be entitled to a commission of:
  - 1.2 months' gross rent inclusive of service charge for securing a tenancy of 3 years or less; and
  - 2.4 months' gross rent inclusive of service charge for securing a tenancy of more than 3 years;
- 0.5 month's gross rent inclusive of service charge for securing a renewal of tenancy of 3 years or less; and
- 1 month's gross rent inclusive of service charge for securing a renewal of tenancy of more than 3 years.

Where the Property Manager's fees are paid in cash, the amounts are paid monthly in arrears. Where the Property Manager's fees are paid in the form of Units, the amounts are paid quarterly in arrears.

2. Significant Accounting Policies

2.1 Basis of preparation

The Accounting Standards Council (Singapore) has introduced a new financial reporting framework, Singapore Financial Reporting Standards (International) ("SFRS(I)"), that is identical to the International Financial Reporting Standards issued by the International Accounting Standards Board, for the financial year beginning on or after 1 January 2018.

On 21 May 2018, the Monetary Authority of Singapore ("MAS") has granted the Group a waiver from compliance with the requirement under Paragraph 4.3 of Appendix 6 to the Code on Collective Investment Schemes ("CIS") to prepare its financial statements in accordance with the Singapore Financial Reporting Standards ("FRS"). The Group has adopted SFRS(I) for the financial year beginning 1 April 2018.

These financial statements have been prepared in accordance with SFRS(I), and the applicable requirements of the CIS issued by the MAS and the provisions of the Trust Deed.

These financial statements, which are expressed in Singapore Dollars and rounded to the nearest thousand, have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with SFRS(I) requires management to exercise its judgement in the process of applying the Group's accounting policies. It also requires the use of certain critical accounting estimates and assumptions. Information about an area involving a higher degree of judgment, where assumptions and estimates are significant to the financial statements, is disclosed in Note 14 – Investment properties. Those assumptions and estimates were used by the independent valuers in arriving at their valuations.

2.2 Adoption of SFRS(I)

The Group has adopted SFRS(I) on 1 April 2018. These financial statements for the year ended 31 March 2019 are the first set of financial statements the Group prepared in accordance with SFRS(I). The Group's previously issued financial statements for periods up to and including the financial year ended 31 March 2018 were prepared in accordance with FRS.

In adopting SFRS(I) on 1 April 2018, the Group is required to apply all of the specific transition requirements in SFRS(I) 1 *First-time Adoption of SFRS(I)*.

Under SFRS(I) 1, these financial statements are required to be prepared using accounting policies that comply with SFRS(I) effective as at 31 March 2019. The same accounting policies are applied throughout all periods presented in these financial statements, subject to the mandatory exceptions and optional exemptions under SFRS(I) 1.

The Group's opening balance sheet has been prepared as at 1 April 2017, which is the Group's date of transition to SFRS(I) ("date of transition").

(a) Optional exemptions applied

SFRS(I) 1 allows the exemption from application of certain requirements under SFRS(I) on a retrospective basis. The Group has applied the following exemptions in preparing this first set of financial statements in accordance with SFRS(I):

(i) Short-term exemption on adoption of SFRS(I) 9 *Financial Instruments*

The Group has elected to apply the short-term exemption to adopt SFRS(I) 9 on 1 April 2018. Accordingly, the requirements of FRS 39 *Financial Instruments: Recognition and Measurement* are applied to financial instruments up to the financial year ended 31 March 2018. The Group is also exempted from complying with SFRS(I) 7 *Financial Instruments: Disclosure* to the extent that the disclosures required by SFRS(I) 7 relate to the items within scope of SFRS(I) 9.

2. Significant Accounting Policies (continued)

2.2 Adoption of SFRS(I) (continued)

(a) Optional exemptions applied (continued)

(i) Short-term exemption on adoption of SFRS(I) 9 *Financial Instruments* (continued)

As a result, the requirements under FRS are applied in place of the requirements under SFRS(I) 7 and SFRS(I) 9 to comparative information about items within scope of SFRS(I) 9.

(b) Reconciliations

There were no material adjustments to the Group's Statements of Profit or Loss, Statements of Financial Position and Consolidated Statement of Cash Flows arising from the transition from FRS to SFRS(I) which requires reconciliations to be performed.

(c) New or amended Standards and Interpretations effective in 2018

On 1 April 2018, the Group adopted the following new or amended SFRS(I) that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I).

- **SFRS(I) 9, *Financial Instruments***
- **SFRS(I) 15, *Revenue from Contracts with Customers***
- ***Amendment to IAS 40, Investment Property***

The adoption of these new or amended SFRS(I) did not result in substantial changes to the accounting policies of the Group and MLT and had no material effect on the amounts reported for the current or prior financial years except for the following:

- **SFRS(I) 9, *Financial Instruments***

  SFRS(I) 9 replaces the provisions of FRS 39 that relates to the recognition, classification and measurement of financial assets and financial liabilities, derecognition of financial instruments, impairment of financial assets and hedge accounting.

  The accounting policies for financial instruments under SFRS(I) 9 is as disclosed in Note 2.10.

2. Significant Accounting Policies (continued)

2.2 Adoption of SFRS(I) (continued)

(c) New or amended Standards and Interpretations effective in 2018 (continued)

(i) Classification and measurement of financial assets

On the date of initial application, 1 April 2018, the measurement category of the financial instruments of the Group were as follows:

	Original (FRS 39)	New (SFRS(I) 9)
Cash and cash equivalents	Loans and receivables	Amortised cost
Trade and other receivables	Loans and receivables	Amortised cost
Deposits	Amortised cost	Amortised cost
Loans to subsidiaries and joint ventures	Amortised cost	Amortised cost
Trade and other payables	Amortised cost	Amortised cost
Financial guarantee contracts	Fair value through profit or loss ("FVPL")	FVPL
Derivative financial instruments	FVPL	FVPL
Derivative financial instruments	Fair value through other comprehensive income ("FVOCI")	FVOCI
Borrowings	Amortised cost	Amortised cost

(ii) Impairment of financial assets

The Group has the following types of financial assets that are subject to SFRS(I) 9's new expected credit loss model:
- trade receivables; and
- debt investments carried at FVOCI.

From 1 April 2018, the Group has to assess on a forward-looking basis the expected credit losses associated with its debt instruments carried at amortised cost and FVOCI. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

The Group was required to revise its impairment methodology under SFRS(I) 9 for each of these classes of assets. There is no material differences on adoption of the new standard.

(iii) Hedge accounting

The Group adopted the new general hedge accounting model under SFRS(I) 9. This requires an economic relationship between the hedged item and hedging instrument and for the 'hedged ratio' to be the same as the one management uses for risk management purposes.

Prior to 1 April 2018, the Group was not able to apply hedge accounting for certain derivative financial instruments under FRS 39 and had accounted for them at FVPL.

New hedge accounting requirements are applied prospectively. All existing hedges that are designated in effective hedging relationships as at 31 March 2018 continue to qualify for hedge accounting under SFRS(I) 9.

2. Significant Accounting Policies (continued)

2.3 Revenue recognition

(a) Rental income and service charge from operating leases

Rental income and service charge from operating leases (net of any incentives given to the lessees) on investment properties are recognised on a straight-line basis over the lease term.

(b) Other operating income

Other operating income includes car park income, sale of electricity generated from solar panel and other property related income.

Car park income from the operation of car park facilities within the properties is recognised over time as and when the services are rendered.

Sale of electricity generated from solar panel is recognised based on volume of energy delivered to the customer in the period contracted under the power purchase agreement.

(c) Interest income

Interest income is recognised on a time proportion basis using the effective interest method.

(d) Dividend income

Dividend income is recognised when the right to receive payment is established.

2.4 Expenses

(a) Property expenses

Property expenses are recognised on an accrual basis. Included in property expenses are Property Manager's fees which are based on the applicable formula stipulated in Note 1(e).

(b) Manager's management fees

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(b).

(c) Borrowing costs

Interest expense and similar charges are recognised in the period in which they are incurred using the effective interest method.

2. Significant Accounting Policies (continued)

2.5 Income tax

Taxation on the return for the year comprises current and deferred income tax. Income tax is recognised in profit or loss.

Current income tax is the expected tax payable on the taxable income for the year, using tax rates enacted or substantially enacted at the reporting date.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements. However, if the deferred income tax arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of transaction affects neither accounting nor taxable profit or loss, it is not accounted for. Deferred income tax is determined using tax rates (and laws) that have been enacted or substantially enacted by the reporting date and are expected to apply when the related deferred income tax asset is realised or deferred income tax liability is settled.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

Deferred income tax is provided on temporary differences arising on investment in subsidiaries except where the timing of the reversal of the temporary differences can be controlled and it is probable that temporary differences will not reverse in the foreseeable future.

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of MLT for the income earned and expenditure incurred after its listing on the SGX-ST. Subject to meeting the terms and conditions of the tax rulings which includes a distribution of at least 90% of the taxable income of MLT, the Trustee will not be taxed on the portion of taxable income of MLT that is distributed to Unitholders. Any portion of the taxable income that is not distributed to Unitholders will be taxed on the Trustee. In the event that there are subsequent adjustments to the taxable income when the actual taxable income of MLT is finally agreed with the IRAS, such adjustments are taken up as an adjustment to the taxable income for the next distribution following the agreement with the IRAS.

Although MLT is not taxed on its taxable income distributed, the Trustee and the Manager are required to deduct income tax at the applicable corporate tax rate from the distributions of such taxable income of MLT (i.e. which has not been taxed in the hands of the Trustee) to certain Unitholders. The Trustee and the Manager will not deduct tax from the distributions made out of MLT's taxable income to the extent that the beneficial Unitholder is:

- An individual (excluding partnership);
- A tax resident Singapore-incorporated company;
- A body of persons (excluding companies or partnership) registered or constituted in Singapore (e.g. town council, statutory board, registered charity, registered co-operative society, registered trade union, management corporation, club and trade and industry association);
- A Singapore branch of a company incorporated outside Singapore;
- An international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act (Cap. 145); or
- A real estate investment trust exchange-traded fund which has been accorded the tax transparency treatment.

The above tax transparency ruling does not apply to gains from sale of real properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trustee. Where the gains are capital gains, the Trustee will not be assessed to tax and may distribute the gains without tax being deducted at source.

2. Significant Accounting Policies (continued)

2.6 Group accounting

(a) Subsidiaries

(i) Consolidation

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date on that control ceases.

In preparing the consolidated financial statements, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated but are considered an impairment indicator of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests comprise the portion of a subsidiary's net results of operations and its net assets, which is attributable to the interests that are not owned directly or indirectly by the Unitholders of MLT. They are shown separately in the Statements of Profit or Loss, Statements of Comprehensive Income, Statements of Financial Position and Statements of Movements in Unitholders' Funds.

(ii) Acquisition of businesses

The acquisition method of accounting is used to account for business combinations by the Group.

The consideration transferred for the acquisition of a subsidiary comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the net identifiable assets acquired is recorded as goodwill.

2. Significant Accounting Policies (continued)

2.6 Group accounting (continued)

(a) Subsidiaries (continued)

(iii) Disposals of subsidiaries or businesses

When a change in MLT's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised.

Any retained interest in the entity is re-measured at fair value. The difference between the carrying amount of the retained investment at the date when control is lost and its fair value is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries and joint ventures (Note 2.8)", for the accounting policy on investments in subsidiaries in the separate financial statements of MLT.

(b) Transactions with non-controlling interests

Changes in MLT's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of the Group. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised in a separate reserve within equity attributable to the Unitholders of MLT.

(c) Joint ventures

Joint ventures are entities over which the Group has joint control as a result of contractual arrangements, and rights to the net assets of the entities.

Investments in joint ventures are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses, if any.

(i) Acquisitions

Investments in joint ventures are initially recognised at cost. The cost of an acquisition is measured at the fair value of the assets given, equity instruments issued or liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisitions. Goodwill on joint ventures represents the excess of the cost of acquisition of the joint venture over the Group's share of the fair value of the identifiable net assets of the joint venture and is included in the carrying amount of the investments.

(ii) Equity method of accounting

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of its joint ventures' post-acquisition profits or losses of the investee in profit or loss and its share of movements in other comprehensive income of the investee's other comprehensive income. Dividends received or receivable from the joint ventures are recognised as a reduction of the carrying amount of the investments. When the Group's share of losses in a joint venture equals to or exceeds its interest in the joint venture, the Group does not recognise further losses, unless it has legal or constructive obligations to make, or has made, payments on behalf of the joint venture. If the joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised. Interest in a joint venture includes any long-term loans for which settlement is never planned nor likely to occur in the foreseeable future.

2. Significant Accounting Policies (continued)

2.6 Group accounting (continued)

(c) Joint ventures (continued)

(ii) Equity method of accounting (continued)

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of joint ventures are changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(iii) Disposal

Investments in joint ventures are derecognised when the Group loses significant influence or joint control. If the retained equity interest in the former joint venture is a financial asset, the retained equity interest is measured at fair value. The difference between the carrying amount of the retained interest at the date when significant influence or joint control is lost, and its fair value and any proceeds on partial disposal, is recognised in profit or loss.

Please refer to the paragraph "Investments in subsidiaries and joint ventures (Note 2.8)" for the accounting policy on investments in joint ventures in the separate financial statements of MLT.

2.7 Investment properties

Investment properties are properties held either to earn rental income or capital appreciation or both. Investment properties are accounted for as non-current assets and are stated at initial cost on acquisition including transaction costs, and at fair value thereafter. Fair values are determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers at least once a year, in accordance with the CIS issued by the MAS.

Any increase or decrease in the fair values is recognised in profit or loss.

When an investment property is disposed of, the resulting gain or loss recognised in profit or loss is the difference between net disposal proceeds and the carrying amount of the investment property.

For taxation purposes, MLT may claim capital allowances on assets that qualify as plant and machinery under the Income Tax Act.

Investment properties under redevelopment

Investment properties under redevelopment are measured at fair values if the fair values are considered to be reliably determinable. Investment properties under development for which the fair value cannot be determined reliably, but for which the Group expects that the fair value of the properties will be reliably determinable when development is completed, are measured at cost less impairment until the fair value becomes reliably determinable or redevelopment is completed – whichever is earlier.

2. Significant Accounting Policies (continued)

2.8 Investments in subsidiaries and joint ventures

Investments in subsidiaries and joint ventures are stated at cost less accumulated impairment losses (Note 2.13) in MLT's Statement of Financial Position. On disposal of such investments, the difference between net disposal proceeds and the carrying amounts of the investments are recognised in profit or loss.

2.9 Property, plant and equipment

(a) Measurement

All property, plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses.

The cost of an item of property, plant and equipment includes its purchase price and any costs that are directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by Management.

(b) Depreciation

Depreciation on property, plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives. The estimated useful lives are as follows:

Plant and equipment	5 years

The residual values and useful lives of property, plant and equipment are reviewed, and adjusted as appropriate, at each reporting date. The effects of any revision of the residual values and useful lives are recognised in profit or loss when the changes arise.

(c) Subsequent expenditure

Subsequent expenditure relating to property, plant and equipment that has already been recognised is added to the carrying amount of the asset when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing asset, will flow to the Group and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense during the financial year in which it is incurred.

(d) Disposal

On disposal of an item of property, plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss.

2. Significant Accounting Policies (continued)

2.10 Financial assets

The accounting for financial assets before 1 April 2018 are as follows:

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market. They are presented as current assets, except those maturing later than 12 months after the reporting date, which are presented as non-current assets. Loans and receivables include "cash and bank balances" and "trade and other receivables" (except for certain non-current receivables from subsidiaries and joint ventures which have been accounted for in accordance with Note 2.8). These financial assets are initially recognised at fair value plus transaction costs and subsequently carried at amortised cost using the effective interest method, less accumulated impairment losses.

The Group assesses at each reporting date whether there is objective evidence that these financial assets are impaired and recognises an allowance for impairment when such evidence exists.

Significant financial difficulties of the debtor, probability that the debtor will enter bankruptcy and default or significant delay in payments are objective evidence that these financial assets are impaired.

The carrying amount of these assets is reduced through the use of an impairment allowance account which is calculated as the difference between the carrying amount and the present value of estimated future cash flows, discounted at the original effective interest rate. When the asset becomes uncollectible, it is written off against the allowance account. Subsequent recoveries of amounts previously written off are recognised against the same line item in profit or loss.

The impairment allowance is reduced through profit or loss in a subsequent period when the amount of impairment loss decreases and the related decrease can be objectively measured. The carrying amount of the asset previously impaired is increased to the extent that the new carrying amount does not exceed the amortised cost had no impairment been recognised in prior periods.

The accounting for financial assets after 1 April 2018 are as follows:

The Group measures its financial assets within the amortised cost category.

The Group's financial assets at amortised costs mainly comprise of cash and cash equivalents, and trade and other receivables are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

The Group assesses on a forward looking basis the expected credit losses associated with its debt financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 26 details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by the SFRS(I) 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

2. Significant Accounting Policies (continued)

2.11 Financial guarantees

MLT has issued corporate guarantees to banks for bank borrowings of its subsidiaries. These guarantees are financial guarantee contracts as they require MLT to reimburse the banks if the subsidiaries fail to make principal or interest payments when due in accordance with the terms of their borrowings.

Financial guarantee contracts are initially recognised at their fair values and subsequently measured at the higher of:

(a) amount initially recognised less cumulative amortisation recognised in accordance with principles of SFRS(I) 15; and

(b) the amount of expected loss computed using the impairment methodology under SFRS(I) 9.

Prior to 1 April 2018, financial guarantees were subsequently measured at the higher of (a) and the expected amounts payable to the banks in the event it is probable that MLT will reimburse the banks.

2.12 Cash and cash equivalents

Cash and cash equivalents include cash balances and deposits with financial institutions.

2.13 Impairment of non-financial assets

Property, plant and equipment
Investments in subsidiaries
Investments in joint ventures

Property, plant and equipment, investments in subsidiaries and joint ventures are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the Cash Generating Unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount or if there is a change in the events that had given rise to the impairment since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset is recognised in profit or loss.

2. Significant Accounting Policies (continued)

2.14 Borrowings

Borrowings are initially recognised at fair value, net of transaction costs incurred. Borrowings are subsequently stated at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

Borrowing costs that are directly attributable to the investment properties under redevelopment are capitalised in investment properties.

2.15 Trade payables

Trade payables are initially measured at fair value, and subsequently at amortised cost, using the effective interest method.

2.16 Derivative financial instruments and hedging activities

The Group uses derivative financial instruments such as 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, the Group does not hold or issue derivative financial instruments for trading purposes.

Derivative financial instruments are recognised initially at fair value. Subsequent to initial recognition, derivative financial instruments are re-measured at their fair value.

The method of recognising the resulting gain or loss depends on whether the financial derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

Fair value changes on derivatives that are not designated or do not qualify for hedge accounting are recognised in profit or loss when the changes arise.

The Group adopts hedge accounting on selected hedge transactions whereby at the inception of the transactions, the Group documents the relationship between the hedging instruments and hedged items, as well as its risk management objective and strategies for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives designated as hedging instruments are highly effective in offsetting changes in fair value or cash flows of the hedged items.

The following hedges in-placed as at 31 March 2018 qualified respectively as cash flow and net investment hedges under SFRS(I) 9. The Group's management strategies and hedge documentation are aligned with the requirements of SFRS(I) 9 and are thus treated as continuing hedges.

Cash flow hedge

When the Group has a derivative instrument that qualifies as a cash flow hedge, the fair value changes on the effective portion of interest rate swap designated as cash flow hedges are accumulated in the hedging reserve and reclassified to profit or loss as part of the gain or loss when the hedged interest expense on the borrowing is recognised in profit or loss. The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in profit or loss.

2. Significant Accounting Policies (continued)

2.16 Derivative financial instruments and hedging activities (continued)

Net investment hedge

When the Group has a derivative instrument that qualifies as a net investment hedge in foreign operation, this hedging instrument is accounted for similarly to cash flow hedge. The currency translation differences on the hedging instrument relating to the effective portion of the hedge are accumulated in the foreign currency translation reserve and reclassified to profit or loss as part of the gain or loss on disposal of the foreign operation. The currency translation differences relating to the ineffective portion of the hedge are recognised immediately in profit or loss.

The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than 12 months and as a current asset or liability if the remaining expected life of the hedged item is less than 12 months.

2.17 Fair value estimation of financial assets and liabilities

The carrying amounts of current financial assets and liabilities carried at amortised cost approximate their fair values.

The fair values of forward currency contracts and interest rate swaps are based on valuations provided by the Group's bankers. The fair values of forward currency contracts are determined using actively quoted forward currency rates at the reporting date. The fair values of interest rate swaps are calculated as the present value of the estimated future cash flows, discounted at actively quoted interest rates.

The fair values of financial guarantee contracts are determined based on the market price range of banker's guarantees with similar terms.

2.18 Operating leases

(a) When an entity within the Group is the lessee:

Leases of assets in which a significant portion of the risks and rewards of ownership are retained by the lessor are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessor) are recognised in profit or loss on a straight-line basis over the period of the lease.

When an operating lease is terminated before the lease period has expired, any payment required to be made to the lessor by way of penalty is recognised as an expense in the period in which termination takes place.

(b) When an entity within the Group is the lessor:

Assets leased out under operating leases are included in investment properties and are stated at revalued amounts and not depreciated. Rental income (net of any incentives given to lessees) is recognised on a straight-line basis over the lease term.

2.19 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of a past event where it is probable that such obligation will result in an outflow of economic benefits that can be reliably estimated.

2. Significant Accounting Policies (continued)

2.20 Currency translation

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The consolidated financial statements are presented in Singapore Dollars, which is MLT's functional currency.

(b) Transactions and balances

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Currency translation gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in profit or loss, except for currency translation differences on the net investment in foreign operations, borrowings in foreign currencies and other currency instruments qualifying as net investment hedges for foreign operations, which are included in the currency translation reserve within the Statements of Movements in Unitholders' Funds of the Group.

(c) Translation of Group entities' financial statements

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) Assets and liabilities are translated at the closing rates at the date of the Statements of Financial Position;

(ii) Income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and

(iii) All resulting exchange differences are taken to the currency translation reserve within the Statements of Movements in Unitholders' Funds.

(d) Consolidation adjustments

On consolidation, currency translation differences arising from the net investment in foreign operations, borrowings in foreign currencies, and other currency instruments designated as hedges of such investments, are taken to the currency translation reserve. When a foreign operation is sold, such currency translation differences recorded in the currency translation reserve are recognised in profit or loss as part of the gain or loss on sale.

2. Significant Accounting Policies (continued)

2.21 Units and perpetual securities

Proceeds from the issuance of units and perpetual securities in MLT are recognised as equity.

Issue expenses relate to expenses incurred in issuance of units and perpetual securities in MLT. The expenses relating to issuance of units and perpetual securities are deducted directly from the net assets attributable to the Unitholders and perpetual securities balance respectively.

2.22 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to Management who is responsible for allocating resources and assessing performance of the operating segments.

2.23 Distribution policy

MLT's distribution policy is to distribute at least 90% of its taxable income, comprising substantially its income from the letting of its properties and related property services income after deduction of allowable expenses and allowances, and of its tax-exempt income (if any). Distributions, when paid, will be in Singapore Dollars.

2.24 Government grants

Grants from the government are recognised as a receivables at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions.

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income.

Government grants relating to assets are deducted against the carrying amount of the assets.

3. Gross Revenue, Interest Income and Dividend Income

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Rental income	**406,625**	350,160	**136,379**	114,987
Service charges	**39,644**	34,784	**26,423**	24,979
Other operating income	**7,994**	10,234	**1,457**	2,128
Gross revenue	**454,263**	395,178	**164,259**	142,094
Interest income:				
– From bank	**463**	580	**59**	5
– From subsidiaries	**–**	–	**17,519**	22,882
– From joint ventures	**8,061**	–	**8,061**	–
– Late charges	**146**	215	**41**	76
	8,670	795	**25,680**	22,963
Dividend income	**–**	–	**121,611**	136,495

The other operating income mainly includes car park income and sale of electricity generated from solar panel which are recognised over time when the goods and services are provided.

4. Property Expenses

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Operation and maintenance	**15,393**	13,739	**8,358**	8,352
Land rental	**13,061**	12,690	**11,724**	11,625
Property and other taxes	**18,016**	18,270	**10,666**	9,612
Utilities	**919**	607	**166**	396
Property and lease management fees	**12,103**	10,983	**5,858**	5,432
Marketing expenses	**2,095**	2,076	**1,170**	1,152
Others	**3,210**	2,977	**452**	360
	64,797	61,342	**38,394**	36,929

5. Manager's Management Fees

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Base fee	35,822	29,709	18,675	13,595
Performance fee	13,982	11,961	7,933	5,890
	49,804	41,670	26,608	19,485

6. Other Trust (Expenses)/Income

Included in other trust (expenses)/income are:

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Net foreign exchange (losses)/gains	**(12,028)**	14,045	**5,610**	(6,120)
Professional valuation fees	**(510)**	(434)	**(134)**	(138)
Other trust (expenses)/income	**(2,476)**	(3,789)	**827**	(1,210)
	(15,014)	9,822	**6,303**	(7,468)

Total fees to auditors included in other trust expense are as follows:

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Auditors' remuneration paid/payable to:				
– Auditors of MLT	**(209)**	(187)	**(166)**	(147)
– Other auditors*	**(483)**	(468)	**–**	–
	(692)	(655)	**(166)**	(147)
Non-audit fee paid/payable to: ^				
– Other auditors*	**(14)**	(14)	**–**	–
	(706)	(669)	**(166)**	(147)

^ In addition to the amount disclosed above, there are fees for non-audit services paid/payable to auditors of MLT of S$80,000 (2018: S$175,000) which has been capitalised as part of issuance costs.

* Includes the network of member firms of PricewaterhouseCoopers International Limited (PwCIL).

7. Borrowing Costs

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Interest expense:				
– Bank and other borrowings	**69,650**	52,006	**–**	–
– Subsidiary	**–**	–	**36,559**	26,348
Financing fees	**2,894**	2,076	**1,846**	1,185
	72,544	54,082	**38,405**	27,533

8. Net Change in Fair Value of Financial Derivatives

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Fair value gains/(losses)				
– Derivative financial instruments measured at FVPL	**2,698**	(7,774)	**3,705**	436
Ineffectiveness on cash flow hedges	**1,419**	–	**–**	–
	4,117	(7,774)	**3,705**	436

9. Income Tax

	Group		MLT	
	2019 S$'000	2018 S$'000	**2019 S$'000**	2018 S$'000
Withholding tax	**5,930**	15,994	**842**	682
Current income tax				
– Current year	**11,756**	6,762	**5,090**	482
– Prior years	**(1,184)**	–	**(2,059)**	–
Deferred income tax (Note 22)	**26,309**	26,367	**–**	–
	42,811	49,123	**3,873**	1,164

The income tax expense on the results for the financial year differs from the amount that would arise using the Singapore standard rate of income tax due to the following:

	Group		MLT	
	2019 S$'000	2018 S$'000	**2019 S$'000**	2018 S$'000
Profit before income tax	**499,341**	521,345	**259,050**	195,345
Share of results of joint ventures	**1,546**	–	**–**	–
Profit before share of results of joint ventures	**500,887**	521,345	**259,050**	195,345
Tax calculated at a tax rate of 17% (2018: 17%)	**85,151**	88,629	**44,039**	33,209
Effects of:				
– Expenses not deductible for tax purposes	**16,073**	15,940	**7,725**	9,574
– Income not subject to tax	**(53,608)**	(53,461)	**(13,290)**	(4,344)
– Exemption for foreign dividend income under Singapore income tax	**–**	–	**(20,674)**	(23,204)
– Different tax rates in other countries	**8,247**	12,086	**–**	–
– Over provision of tax in prior years	**(1,184)**	–	**(2,059)**	–
– Tax transparency ruling (Note 2.5)	**(11,868)**	(14,071)	**(11,868)**	(14,071)
Tax charge	**42,811**	49,123	**3,873**	1,164

10. Earnings Per Unit

The calculation of basic earnings per unit is based on:

Group	2019	2018
Profit attributable to Unitholders of MLT (S$'000)	**438,987**	449,152
Weighted average number of units outstanding during the year ('000)	**3,385,216**	2,783,109
Basic and diluted earnings per unit (cents)	**12.97**	16.14

Diluted earnings per unit is the same as the basic earnings per unit as there are no dilutive instruments in issue during the financial year.

11. Cash and Cash Equivalents

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	S$'000	S$'000	S$'000	**S$'000**	S$'000	S$'000
Cash at bank and on hand	**87,279**	84,663	76,876	**11,810**	8,718	6,068
Short-term bank deposits	**17,020**	16,554	15,682	**4,100**	535	–
Cash and cash equivalents in the Statements of Financial Position	**104,299**	101,217	92,558	**15,910**	9,253	6,068
Restricted cash	**(985)**	–	–	**(985)**	–	–
Cash and cash equivalents in the Consolidated Cash Flows	**103,314**	101,217	92,558	**14,925**	9,253	6,068

Short-term bank deposits at the reporting date in 2019 have a weighted average maturity of 2.2 months (31 March 2018: 2.8 months; 1 April 2017: 2.5 months) from the end of the financial year. The effective interest rate at reporting date is 2.70% (31 March 2018: 2.51%; 1 April 2017: 2.59%) per annum.

Included in the cash at bank and on hand is cash held in an escrow account amount to S$985,000 which relates to rent-free reimbursement.

12. Trade and Other Receivables

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	S$'000	S$'000	S$'000	**S$'000**	S$'000	S$'000
Trade receivables	**4,191**	6,000	5,425	**592**	1,603	1,441
Amounts due from:						
– subsidiaries (non-trade)	**–**	–	–	**36,798**	32,460	38,462
– joint ventures (non-trade)	**7,118**	–	–	**7,118**	–	–
Dividend receivables	**–**	–	–	**44,976**	37,640	29,775
Other receivables	**34,330**	28,230	16,362	**645**	554	816
	45,639	34,230	21,787	**90,129**	72,257	70,494

The amounts due from subsidiaries and joint ventures are unsecured, interest-free and repayable on demand.

13. Other Current Assets

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	S$'000	S$'000	S$'000	**S$'000**	S$'000	S$'000
Deposits	**1,257**	1,237	1,193	**1**	2	2
Prepayments	**14,657**	9,720	8,090	**5,839**	2,939	2,135
	15,914	10,957	9,283	**5,840**	2,941	2,137

14. Investment Properties

(a) Investment properties

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Beginning of the year	**6,515,221**	5,540,081	**1,743,600**	1,715,800
Acquisition of and additions to investment properties	**1,045,694**	992,697	**809,380**	58,904
Divestment of investment properties	**(55,677)**	(145,113)	**(55,677)**	(14,000)
Net movement in the value of investment properties recognised in the Statements of Profit or Loss	**202,981**	240,293	**6,797**	(17,104)
Currency translation difference	**(14,507)**	(112,737)	**–**	–
End of the year	**7,693,712**	6,515,221	**2,504,100**	1,743,600

Included in investment properties is S$66,245,000 (2018: S$47,435,000), of investment property under redevelopment.

Investment properties are stated at fair value based on valuations performed by independent professional valuers. The fair values are generally derived using the following methods:

- Income capitalisation - Properties are valued by capitalising net rental income after property tax at a rate which reflects the present and potential income growth and over the unexpired lease term.
- Discounted cash flow - Properties are valued by discounting the future net income stream over a period to arrive at a present value.
- Direct comparison - Properties are valued using transacted prices for comparable properties in the vicinity and elsewhere with adjustments made for differences in location, tenure, size, shape, design, age and condition of the buildings, availability of car park facilities, dates of transactions and the prevailing market conditions.
- Residual value - Investment properties under redevelopment or development are valued, as a starting point using the income capitalisation method and discounted cash flow method to derive the fair value of the property as if the redevelopment was already completed at reporting date. Deductions from that fair value, such as estimated construction cost and other costs to completion and estimated profit margin required to hold and develop property to completion are made to reflect the current condition of the property under redevelopment and development.

The Manager is of the view that the valuation methods and estimates are reflective of current market conditions.

Details of the properties are shown in the Portfolio Statements.

(b) Net movement in the fair value of investment properties

Net movement in the fair value of investment properties comprises fair value gain/ (loss) of investment properties recognised in the Statements of Profit or Loss.

(c) Fair value hierarchy

The following level presents the investment properties at fair value and classified by level of fair value measurement hierarchy:

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

All properties within MLT's and the Group's portfolio are classified within Level 3 of the fair value hierarchy.

14. Investment Properties (continued)

(d) Reconciliation of Level 3 fair value measurements

The reconciliation between the balances at the beginning and end of the financial year is disclosed within the investment properties movement table presented in Note 14(a).

(e) Valuation techniques and key unobservable inputs

The following table presents the valuation techniques and key inputs that were used to determine the fair value of the investment properties classified under Level 3 of the fair value hierarchy:

Description	Valuation techniques	Key unobservable inputs
Singapore	Income capitalisation	Capitalisation rate 2019: 5.25% – 7.00% (31 March 2018: 5.75% – 7.25%; 1 April 2017: 6.00% – 7.25%)
	Discounted cash flow	Discount rate 2019: 7.75% (31 March 2018: 7.75% – 8.50%; 1 April 2017: 7.75% – 8.50%)
	Direct comparison	Adjusted price per square meter 2019: Not applicable (31 March 2018: SGD590 – SGD1,725; 1 April 2017: SGD590 – SGD1,725)
Hong Kong	Income capitalisation	Capitalisation rate 2019: 3.75% – 4.60% (31 March 2018: 3.65% – 4.60%; 1 April 2017: 4.25% – 4.50%)
	Discounted cash flow	Discount rate 2019: 6.75% – 7.60% (31 March 2018: 6.15% – 7.00%; 1 April 2017: 6.75% –7.00%)
Japan	Income capitalisation	Capitalisation rate 2019: Not applicable (31 March 2018: 4.90% – 6.20%; 1 April 2017: 5.10% – 6.70%)
	Discounted cash flow	Discount rate 2019: 4.50% – 10.00% (31 March 2018: 4.60% – 10.00%; 1 April 2017: 4.70% – 10.00%)
Australia	Income capitalisation	Capitalisation rate 2019: 5.25% – 8.25% (31 March 2018: 5.25% – 8.25%; 1 April 2017: 5.25% – 7.25%)
	Discounted cash flow	Discount rate 2019: 6.50% – 9.00% (31 March 2018: 7.00% – 8.00%; 1 April 2017: 7.25% – 8.25%)
South Korea	Income capitalisation	Capitalisation rate 2019: 5.75% – 7.00% (31 March 2018: 6.25% – 7.50%; 1 April 2017: 6.25% – 7.50%)
	Direct comparison	Adjusted price per square meter 2019: KRW772,939 – KRW1,454,270 (31 March 2018: KRW776,681 – KRW1,399,180; 1 April 2017: KRW728,346 – KRW1,395,478)
	Discounted cash flow	Discount rate 2019: 7.50% – 8.25% (31 March 2018: 8.00% – 8.50%; 1 April 2017: 8.00% – 8.50%)

14. Investment Properties (continued)

(e) Valuation techniques and key unobservable inputs (continued)

Description	Valuation techniques	Key unobservable inputs
China	Income capitalisation	Capitalisation rate 2019: 5.25% – 6.50% (31 March 2018: 5.35% – 6.65%; 1 April 2017: 5.50% – 6.75%)
	Discounted cash flow	Discount rate 2019: 9.00% – 10.50% (31 March 2018: 8.85% – 10.15%; 1 April 2017: 9.00% – 10.25%)
	Direct comparison	Adjusted price per square meter 2019: Not applicable (31 March 2018: CNY3,205; 1 April 2017: Not applicable)
	Residual value	Gross development value The same capitalisation rate and discount rate as disclosed for this property segment have been applied in determining the gross development value.
Malaysia	Income capitalisation	Capitalisation rate 2019: 6.50% – 8.00% (31 March 2018: 6.25% – 8.00%; 1 April 2017: 6.25% – 8.00%)
	Discounted cash flow	Discount rate 2019: 9.00% – 9.50% (31 March 2018: Not applicable; 1 April 2017: Not applicable)
Vietnam	Income capitalisation	Capitalisation rate 2019: 9.50% – 10.00% (31 March 2018: 10.50% – 11.25%; 1 April 2017: 11.00% – 11.50%)
	Direct comparison	Adjusted price per square meter 2019: VND6,000,000 – VND11,175,000 (31 March 2018: VND5,673,000 – VND8,050,000; 1 April 2017: VND5,560,000 – VND7,450,000)
	Discounted cash flow	Discount rate 2019: Not applicable (31 March 2018: 13.75%; 1 April 2017: 14.00%)

Relationship of key unobservable inputs to fair value

- The higher the capitalisation rate, the lower the fair value.
- The higher the adjusted price per square meter, the higher the fair value.
- The higher the discount rate, the lower the fair value.
- The higher the gross development value, the higher the fair value.

15. Investments in Subsidiaries

MLT	31 March 2019 S$'000	31 March 2018 S$'000	1 April 2017 S$'000
Equity investments at cost	**986,479**	940,468	455,412
Accumulated impairment	**(37,536)**	(37,536)	(37,536)
	948,943	902,932	417,876

Details of significant subsidiaries are included in Note 33.

16. Investments in Joint Ventures

MLT	2019 S$'000
Equity investments in joint ventures, at costs	**28,392**

On 6 June 2018, the Group acquired 50% interest in each of 11 Hong Kong entities, each of which indirectly owns a logistics property in the People's Republic of China.

The Group did not receive any dividends from the joint ventures.

No individual joint ventures are considered to be material to the Group. The following represents the aggregate amount of the Group's share of the net loss and total comprehensive loss of joint ventures and their carrying amounts.

Group	2019 S$'000
Loss for the year and total comprehensive loss	**(1,546)**
Carrying amount	**25,794**

There are no contingent liabilities relating to the Group's interest in the joint ventures.

Details of joint ventures are included in Note 33.

17. Loans to Subsidiaries

Loans to subsidiaries are denominated in the following currencies:

MLT	31 March 2019 S$'000	31 March 2018 S$'000	1 April 2017 S$'000
Singapore Dollar	**347,254**	307,069	311,477
Hong Kong Dollar	**186,795**	181,854	197,780
Japanese Yen	**53,697**	73,083	127,889
United States Dollar	**219,282**	172,824	193,260
Renminbi	**75,371**	62,924	56,799
Malaysian Ringgit	**125,854**	127,715	120,722
Australian Dollar	**199,731**	145,009	150,315
	1,207,984	1,070,478	1,158,242

The loans to subsidiaries are unsecured and have no fixed repayment terms. The loans denominated in Singapore Dollar, Hong Kong Dollar and Malaysian Ringgit are interest-free. The weighted average interest rates of the loans at reporting date are 3.87% (31 March 2018: 4.65%; 1 April 2017: 4.98%) per annum.

The loans denominated in Singapore Dollar, Hong Kong Dollar and Malaysian Ringgit are considered to be part of MLT net investment in these subsidiaries and are accordingly accounted for in accordance with Note 2.8 of the financial statements.

18. Loans to Joint Ventures

	Group 2019 S$'000	MLT 2019 S$'000
Loans to joint ventures	**174,773**	**174,773**

In 2019, the Group and MLT has extended interest bearing loans to its joint ventures.

The loans to joint ventures are unsecured and have no fixed repayment terms. The weighted average interest rates of the loans at reporting date are 5.61% per annum.

The loans to joint ventures are denominated in Renminbi.

19. Trade and Other Payables

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	S$'000	S$'000	S$'000	**S$'000**	S$'000	S$'000
Current						
Trade payables	**4,307**	1,009	1,247	**294**	217	133
Other payables	**4,534**	13,794	7,616	**3,621**	1,634	3,358
Accruals	**45,101**	40,347	45,198	**23,201**	17,063	26,846
Accrued retention sums	**3,045**	4,886	7,541	**2,877**	4,823	5,567
Amounts due to subsidiaries (non-trade)	**–**	–	–	**35,577**	36,019	51,916
Amounts due to related parties (trade)	**14,615**	8,890	11,196	**3,884**	2,502	3,443
Deposits and advance rental	**125,296**	99,468	88,435	**55,714**	27,075	26,601
Interest payable	**10,181**	10,201	8,942	**–**	–	–
Deferred revenue	**1,092**	–	–	**1,092**	–	–
	208,171	178,595	170,175	**126,260**	89,333	117,864
Non-current						
Deferred revenue	**2,341**	2,500	2,500	**2,341**	2,500	2,500
Total trade and other payables	**210,512**	181,095	172,675	**128,601**	91,833	120,364

The non-trade amounts due to subsidiaries are unsecured, interest-free and repayable on demand.

Accruals include accrued operating, capital and development expenditures.

20. Borrowings

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	S$'000	S$'000	S$'000	**S$'000**	S$'000	S$'000
Current						
Term loans	**–**	–	187,756	**–**	–	–
Revolving credit facilities	**31,609**	53,182	36,584	**–**	–	–
	31,609	53,182	224,340	**–**	–	–
Non-current						
Term loans	**1,458,927**	1,223,872	948,669	**–**	–	–
Revolving credit facilities	**1,232,725**	964,774	732,434	**–**	–	–
Notes payable	**270,411**	269,980	278,658	**–**	–	–
Loans from a subsidiary	**–**	–	–	**1,457,931**	974,038	952,635
	2,962,063	2,458,626	1,959,761	**1,457,931**	974,038	952,635
Total borrowings	**2,993,672**	2,511,808	2,184,101	**1,457,931**	974,038	952,635

The borrowings of the Group and MLT are unsecured.

(a) Maturity of borrowings

As at 31 March 2019, the current borrowings have a weighted average maturity of approximately 6 months (31 March 2018: 1 month; 1 April 2017: 10 months) from the end of the financial year.

The non-current term loans, revolving credit facilities and notes payable mature between 2020 and 2026 (31 March 2018: 2019 and 2026; 1 April 2017: 2018 to 2024). The loans from a subsidiary have no fixed repayment terms and are not expected to be repaid within the next 12 months.

(b) Interest rates

The weighted average effective interest rates of borrowings at the reporting date were as follows:

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	%	%	%	**%**	%	%
Term loans (current)	**–**	–	1.44	**–**	–	–
Term loans (non-current)	**1.66**	1.32	1.35	**–**	–	–
Revolving credit facilities (current)	**4.69**	1.72	1.93	**–**	–	–
Revolving credit facilities (non-current)	**2.95**	2.63	2.44	**–**	–	–
Notes payable (non-current)	**2.51**	2.33	2.20	**–**	–	–
Loans from a subsidiary	**–**	–	–	**3.08**	2.95	2.87

20. Borrowings (continued)

(c) Interest rate risks

The exposure of the borrowings of the Group and MLT to interest rate changes and the contractual repricing dates at the reporting dates (before taking into account the derivatives to swap the floating rates to fixed rates) are as follows:

Group	Variable rates less than 6 months S$'000	Fixed rates less than 1 year S$'000	Fixed rates 1 to 5 years S$'000	Fixed rates more than 5 years S$'000	Total S$'000
31 March 2019					
Borrowings	**2,832,285**	**–**	**161,387**	**–**	**2,993,672**
31 March 2018					
Borrowings	2,350,160	–	161,648	–	2,511,808
1 April 2017					
Borrowings	2,017,921	–	166,180	–	2,184,101

MLT	Variable rates less than 6 months S$'000	Fixed rates less than 1 year S$'000	Fixed rates 1 to 5 years S$'000	Fixed rates more than 5 years S$'000	Total S$'000
31 March 2019					
Borrowings	**1,348,372**	**–**	**109,559**	**–**	**1,457,931**
31 March 2018					
Borrowings	862,847	–	111,191	–	974,038
1 April 2017					
Borrowings	841,331	–	111,304	–	952,635

20. Borrowings (continued)

(d) Carrying amounts and fair values

The carrying amounts of current borrowings approximate their fair values. The carrying amounts of non-current borrowings, which are at variable market rates, also approximate their fair values.

The carrying amounts and fair values of fixed rate non-current notes payable and loans from a subsidiary were as follows:

	Carrying amounts			Fair values		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	S$'000	S$'000	S$'000	**S$'000**	S$'000	S$'000
Group						
Notes payable (non-current)	**161,387**	161,648	166,180	**169,055**	170,123	174,328
MLT						
Loans from a subsidiary	**109,559**	111,191	111,304	**116,721**	119,163	118,120

21. Derivative Financial Instruments

	Group		MLT	
	Contract notional amount	Fair value Assets/ (Liabilities)	Contract notional amount	Fair value Assets/ (Liabilities)
	S$'000	S$'000	S$'000	S$'000
31 March 2019				
Derivatives held for hedging:				
Cash flow hedges				
– Interest rate swaps	1,746,650	(17,396)	–	–
– Cross currency swaps	261,989	6,225	–	–
Derivatives not held for hedging:				
– Interest rate swaps	261,431	(1,353)	–	–
– Cross currency swaps	92,000	(1,222)	–	–
– Currency forwards	276,495	6,363	276,495	6,363
		(7,383)		6,363
Represented by:				
Current position		3,979		2,873
Non-current position		(11,362)		3,490
		(7,383)		6,363

21. Derivative Financial Instruments (continued)

	Group		MLT	
	Contract notional amount S$'000	Fair value Assets/ (Liabilities) S$'000	Contract notional amount S$'000	Fair value Assets/ (Liabilities) S$'000
31 March 2018				
Derivatives held for hedging:				
Cash flow hedges				
– Interest rate swaps	245,557	2,913	–	–
– Cross currency swaps	55,596	6,538	–	–
Derivatives not held for hedging:				
– Interest rate swaps	1,256,194	(6,527)	–	–
– Cross currency swaps	216,076	(8,720)	–	–
– Currency forwards	177,301	2,658	177,301	2,658
		(3,138)		2,658
Represented by:				
Current position		(1,591)		1,826
Non–current position		(1,547)		832
		(3,138)		2,658
1 April 2017				
Derivatives held for hedging:				
Cash flow hedges				
– Interest rate swaps	–	–	–	–
– Cross currency swaps	55,652	9,470	–	–
Derivatives not held for hedging:				
– Interest rate swaps	1,501,751	(6,122)	–	–
– Cross currency swaps	205,143	(263)	–	–
– Currency forwards	137,416	2,221	137,416	2,221
		5,306		2,221
Represented by:				
Current position		4,444		2,695
Non–current position		862		(474)
		5,306		2,221

21. Derivative Financial Instruments (continued)

Hedging instruments used in Group's hedging strategy in 2019

Group	Contractual notional amount S$'000	Carrying Amount: Assets/ (Liabilities) S$'000	Carrying Amount: Financial statement line item	Changes in fair value used for calculating hedge ineffectiveness: Hedging instruments S$'000	Changes in fair value used for calculating hedge ineffectiveness: Hedged item S$'000	Hedge ineffectiveness recognised in P&L[1] S$'000	Hedged rate	Maturity
Cash flow hedge								
Interest rate risk								
– Interest rate swap to hedge floating rate borrowings	1,746,650	(17,396)	Derivative financial instruments	(13,596)	13,222	(374)	0.19% – 3.89%	2019 – 2026
Foreign currency risk/ Interest rate risk								
– Cross currency swap to hedge floating rate borrowings denominated in foreign currency	261,989	6,225	Derivative financial instruments	3,995	(2,202)	1,793	1.54% – 4.65%	2019 – 2025
Net investment hedge								
– Borrowings to hedge net investments in foreign operations	–	(520,777)	Borrowings	20,594	(20,594)	–	–	–

Note:

[1] All hedge ineffectiveness and costs of hedging are recognised in Statements of Profit or Loss within "net change in fair value of financial derivatives" (Note 8).

22. Deferred Taxation

Group	2019 S$'000	2018 S$'000
Beginning of the year	**146,451**	116,024
Tax charged to Statements of Profit or Loss (Note 9)	**26,309**	26,367
Acquisition of subsidiaries	**–**	5,033
Currency translation difference	**(2,522)**	(973)
End of the year	**170,238**	146,451

The movement in deferred income tax liabilities prior to offsetting of balances within the same tax jurisdiction is as follows:

Group	Accelerated tax depreciation S$'000	Change in fair value of investment properties S$'000	Total S$'000
2019			
Beginning of the year	**86,403**	**60,048**	**146,451**
Tax charge to Statements of Profit or Loss	**18,504**	**7,805**	**26,309**
Currency translation difference	**(724)**	**(1,798)**	**(2,522)**
End of the year	**104,183**	**66,055**	**170,238**
2018			
Beginning of the year	68,036	47,988	116,024
Tax charge to Statements of Profit or Loss	14,379	11,988	26,367
Acquisition of subsidiaries	5,033	-	5,033
Currency translation difference	(1,045)	72	(973)
End of the year	86,403	60,048	146,451

23. Units in issue and perpetual securities

(a) Units in issue

MLT	2019 '000	2018 '000	2017 '000
Beginning of the year	**3,058,168**	2,500,477	2,490,122
Creation of new units arising from			
– Distribution Reinvestment Plan	**59,832**	–	9,236
– Settlement of acquisition fees	**855**	3,539	685
– Settlement of disposal fees	**279**	–	–
– Settlement of management fees	**9,492**	3,084	434
– Private placement	**493,709**	300,881	–
– Preferential offering	**–**	250,187	–
End of the year	**3,622,335**	3,058,168	2,500,477

(i) MLT had implemented a Distribution Reinvestment Plan in 2013 whereby the Unitholders have the option to receive their distribution in units instead of cash or a combination of units and cash.

In 2019, 59,831,784 new units (31 March 2018: nil; 1 April 2017: 9,236,318) at an issue price range of S$1.2061 to S$1.3170 (31 March 2018: nil; 1 April 2017: S$1.0066 to S$1.0320) per unit were issued during the financial year, pursuant to the Distribution Reinvestment Plan.

(ii) 854,944 new units (31 March 2018: 3,538,926; 1 April 2017: 684,630) at an issue price of S$1.1970 (31 March 2018: S$1.1750; 1 April 2017: S$1.0726 to S$1.0754) per unit were issued during the financial year, in respect of the payment of Manager's acquisition fees for the acquisition of 50% interest in 11 property holding companies (31 March 2018: Mapletree Logistics Hub Tsing Yi; 1 April 2017: Mapletree Shah Alam Logistics Park and Mapletree Logistics Park Phase 2).

(iii) 278,574 new units (31 March 2018: nil; 1 April 2017: nil) at an issue price of S$1.2205 (31 March 2018: nil; 1 April 2017: nil) per unit were issued during the financial year, in respect of the payment of Manager's disposal fees for the divestment of 7 Tai Seng Drive (31 March 2018: nil; 1 April 2017: nil).

(iv) 9,492,552 new units (31 March 2018: 3,084,114; 1 April 2017: 434,621) at an issue price range of S$1.2110 to S$1.2909 (31 March 2018: S$1.0844 to S$1.3210; 1 April 2017: S$1.0041) per unit were issued during the financial year, in respect of the payment of management fees to the Manager and the Property Manager in units.

(v) 493,709,000 new units (31 March 2018: 300,881,000; 1 April 2017: nil) at an issue price range of S$1.1970 to S$1.2100 (31 March 2018: S$1.1750; 1 April 2017: nil) per unit were issued during the financial year, in respect of a private placement exercise.

23. Units in issue and perpetual securities (continued)

(a) Units in issue (continued)

(vi) In 2018, 250,187,292 units at an issue price of S$1.1450 per unit were issued during the financial year, in respect of a preferential offering exercise.

Each unit in MLT represents an undivided interest in MLT. The rights and interests of Unitholders are contained in the Trust Deed and included the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of MLT by receiving a share of all net cash proceeds derived from the realisation of the assets of MLT less any liabilities, in accordance with their proportionate interests in MLT. However, a Unitholder does not have the right to require that any assets (or part thereof) of MLT be transferred to him; and
- Attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or one-tenth in the number of Unitholders, whichever is lesser) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of MLT in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in MLT. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of MLT exceed its assets.

(b) Perpetual securities

In September 2017, MLT issued S$180 million in aggregate principal amount of 3.65% perpetual securities.

In September 2017, MLT fully redeemed S$350 million in aggregate principal amount of 5.375% perpetual securities issued in March 2012.

The following represents the terms of the perpetual securities:

- These perpetual securities have no fixed redemption date;
- Redemption is at the discretion of MLT. The distribution will be payable semi-annually at the discretion of MLT and will be non-cumulative.

In terms of distribution payments or in the event of winding-up of MLT:

- These perpetual securities rank pari passu with the holders of preferred units (if any) and rank ahead of the Unitholders of MLT, but junior to the claims of all other present and future creditors of MLT.
- MLT shall not declare distribution or pay any distributions to the Unitholders, or make redemption, unless MLT declare or pay any distributions to the holders of the perpetual securities.

23. Units in issue and perpetual securities (continued)

(b) Perpetual securities (continued)

These perpetual securities are classified as equity instruments and recorded in equity in the Statements of Movements in Unitholders' Funds. The S$429,931,000 (31 March 2018: S$429,931,000; 1 April 2017: S$595,737,000) presented on the Statements of Financial Position represents the S$430,000,000 (31 March 2018: S$430,000,000; 1 April 2017: S$600,000,000) perpetual securities net of issue costs and includes profit attributable to perpetual securities holders from last distribution date.

24. Issue expenses

Issue expenses comprise professional, advisory, underwriting, printing and other costs related to issuance of units and perpetual securities of MLT.

25. Commitments

(a) Capital commitments

Development expenditures contracted for at the reporting date but not recognised in the financial statements amounted to S$13,782,400 (31 March 2018: S$32,694,000; 1 April 2017: S$53,650,764).

(b) Operating lease commitments

(i) For the Singapore properties, the Group is required to pay Jurong Town Corporation or the Housing and Development Board for annual land rent in respect of certain of its investment properties. The annual land rent is based on market rent in the relevant year of the current lease term and the lease provides that any increase in annual land rent from year to year shall not exceed 5.5% of the annual land rent for the immediate preceding year. The leases are non-cancellable with remaining lease terms of up to 78 years as at 31 March 2019, with options to renew up to a further 30 years for some of the leases. The land rent paid/payable based on prevailing rental rates for the current financial year approximates S$11,590,200 (31 March 2018: S$11,501,800; 1 April 2017: S$11,673,500).

For certain China properties, the Group is required to pay the Chinese authorities an annual land rent with respect to the properties. The land rent is based on RMB2 to RMB14 per square metre of land area per year in the subject premise. The leases are non-cancellable with remaining lease term of approximately 26 to 43 years as at 31 March 2019. The land rent paid/payable for the current financial year approximates RMB3,458,000 (S$699,000) (31 March 2018: RMB3,458,000 (S$719,000); 1 April 2017: RMB3,519,000 (S$723,000)).

For the Malaysia properties, the Group is required to pay the Petaling District Land Office, Klang District Land Office and Kulai Jaya Land Office ("Land Offices") annual land rent in respect of its investment properties. The annual land rent is based on the classification of land and vary according to the category of land use of the land alienated. The annual land rent is based on prevailing rate according to the Land Offices, land usage, and layer of the land located, and any increase in the annual land rent will be at the Land Offices' discretion. The land leases are non-cancellable except in the event of land acquisition under Land Acquisition Act 1960 (Act 486) & Rules and have remaining lease terms of between 24 to 87 years as at 31 March 2019. The land rent paid/payable for the current financial year approximates MYR617,000 (S$205,000) (31 March 2018: MYR619,000 (S$209,000); 1 April 2017: MYR615,000 (S$196,000)).

25. Commitments (continued)

(b) Operating lease commitments (continued)

(ii) The Group leases out its investment properties. The future minimum lease payments receivable under non-cancellable operating leases contracted for at the reporting date but not recognised as receivables, are as follows:

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
	S$'000	S$'000	S$'000	**S$'000**	S$'000	S$'000
Not later than 1 year	**446,480**	363,666	349,664	**180,036**	123,614	134,858
Later than 1 year but not later than 5 years	**954,827**	683,080	685,695	**424,037**	201,338	212,398
Later than 5 years	**686,759**	420,193	513,423	**296,382**	81,116	107,549
	2,088,066	1,466,939	1,548,782	**900,455**	406,068	454,805

Some of the operating leases are subject to revision of lease rentals at periodic intervals. For the purpose of the above disclosure, the prevailing lease rentals are used.

26. Financial Risk Management

Financial risk factors

The Group's activities expose it to market risk (including currency risk and interest rate risk), credit risk and liquidity risk in the normal course of its business. The Group's overall risk management strategy seeks to minimise adverse effects from the unpredictability of financial markets on the Group's financial performance. The Group uses financial instruments such as currency forwards, cross currency swaps, interest rate swaps and foreign currency borrowings to hedge certain financial risk exposures.

The Board of Directors ("BOD") of the Manager is responsible for setting the objectives and underlying principles of financial risk management for the Group. This is supported by comprehensive internal processes and procedures which are formalised in the Manager's organisational and reporting structure, operating manuals and delegation of authority guidelines.

(a) Market risk

(i) Currency risk

The Manager's investment strategy includes investing in the Asia-Pacific region. In order to manage the currency risk involved in investing in assets outside Singapore, the Manager adopts currency risk management strategies that may include:

- The use of foreign currency denominated borrowings to match the currency of the asset investment as a natural currency hedge;

- The use of cross currency swaps to swap a portion of debt in another currency into the currency of the asset investment to reduce the underlying currency exposure; and

26. Financial Risk Management (continued)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

- Entering into currency forward contracts to hedge the foreign currency income received from the offshore assets, back into Singapore Dollars.

The currency forwards are denominated in the same currency as the highly probable foreign currency income, therefore the hedge ratio is 1:1.

The Group determines the existence of an economic relationship between the hedging instrument and hedged item based on the currency, amount and timing of their respective cash flows. The Group assess whether the derivative designated in each hedging relationship is expected to be and has been effective in offsetting changes in cash flows of the hedged item using the hypothetical derivative method.

In these hedge relationships, main sources of ineffectiveness are:

- Changes in the designated component value of the hedging instrument exceeds on an absolute basis the change in value of the hedged item attributable to the hedged risk;
- Changes in the credit risk of the derivative counterparty or the Group; and
- Changes in the timing of the hedged transactions.

The Group's main currency exposure based on the information provided to key management is as follows:

Group	SGD S$'000	HKD S$'000	MYR S$'000	JPY S$'000	USD S$'000	RMB S$'000	AUD S$'000	Others S$'000	Total S$'000
31 March 2019									
Financial assets									
Cash and cash equivalents	11,226	16,585	5,806	21,566	2,339	25,053	6,079	15,645	104,299
Trade and other receivables [1]	946	6,622	566	807	–	184,254	1,209	961	195,365
Financial liabilities									
Trade and other payables [2]	(84,059)	(34,027)	(8,391)	(27,141)	(735)	(20,238)	(5,261)	(16,824)	(196,676)
Borrowings	(720,105)	(665,264)	(64,812)	(873,727)	(223,433)	–	(446,331)	–	(2,993,672)
Net financial assets/ (liabilities)	(791,992)	(676,084)	(66,831)	(878,495)	(221,829)	189,069	(444,304)	(218)	(2,890,684)
Less:									
Net financial liabilities denominated in the respective entities' functional currencies	791,588	692,934	71,656	822,677	–	80,023	456,635	12,044	2,927,557
Cross currency swaps*	–	–	–	54,779	126,106	(47,289)	–	–	133,596
Net currency exposure	(404)	16,850	4,825	(1,039)	(95,723)	221,803	12,331	11,826	170,469

26. Financial Risk Management (continued)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

Group	SGD S$'000	HKD S$'000	MYR S$'000	JPY S$'000	USD S$'000	RMB S$'000	AUD S$'000	Others S$'000	Total S$'000
31 March 2018									
Financial assets									
Cash and cash equivalents	7,054	21,147	6,465	23,250	1,419	22,156	5,246	14,480	101,217
Trade and other receivables [1]	2,029	7,150	926	854	–	2,516	24	2,511	16,010
Financial liabilities									
Trade and other payables [2]	(52,758)	(42,093)	(8,452)	(27,064)	(630)	(14,606)	(3,723)	(15,895)	(165,221)
Borrowings	(388,381)	(647,666)	(65,771)	(883,040)	(153,784)	(3,599)	(369,567)	–	(2,511,808)
Net financial assets/ (liabilities)	(432,056)	(661,462)	(66,832)	(886,000)	(152,995)	6,467	(368,020)	1,096	(2,559,802)
Less:									
Net financial liabilities denominated in the respective entities' functional currencies	431,467	678,242	70,202	806,925	–	62,312	376,731	7,420	2,433,299
Cross currency swaps*	–	–	–	55,596	104,196	(48,684)	–	–	111,108
Net currency exposure	(589)	16,780	3,370	(23,479)	(48,799)	20,095	8,711	8,516	(15,395)
1 April 2017									
Financial assets									
Cash and cash equivalents	4,359	3,612	9,831	27,548	956	25,933	4,952	15,367	92,558
Trade and other receivables [1]	1,846	8,820	856	662	277	3,042	1,156	1,622	18,281
Financial liabilities									
Trade and other payables [2]	(64,111)	(21,014)	(9,341)	(28,940)	(895)	(13,141)	(3,592)	(17,001)	(158,035)
Borrowings	(291,981)	(234,321)	(70,765)	(1,040,597)	(147,109)	(16,237)	(383,091)	–	(2,184,101)
Net financial assets/ (liabilities)	(349,887)	(242,903)	(69,419)	(1,041,327)	(146,771)	(403)	(380,575)	(12)	(2,231,297)
Less:									
Net financial liabilities denominated in the respective entities' functional currencies	349,942	251,765	74,159	975,204	–	47,177	344,799	10,844	2,053,890
Cross currency swaps*	–	–	–	55,652	93,262	(48,094)	–	–	100,820
Net currency exposure	55	8,862	4,740	(10,471)	(53,509)	(1,320)	(35,776)	10,832	(76,587)

Notes:

* The Group entered into cross currency swaps to swap JPY denominated borrowings into RMB amounting to S$54.8 million (31 March 2018: S$55.6 million; 1 April 2017: S$55.7 million), USD denominated borrowings into RMB amounting to S$107.9 million (31 March 2018: S$86.8 million; 1 April 2017: S$74.5 million) and USD denominated borrowings into KRW amounting to S$18.2 million (31 March 2018: S$17.4 million; 1 April 2017: S$18.7 million).

1 Excludes accrued revenue and Goods and Services Tax receivables.

2 Excludes advanced rental, deferred revenue and Goods and Services Tax payables.

26. Financial Risk Management (continued)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

MLT's main foreign currency exposure based on the information provided by key management is as follows:

MLT	HKD S$'000	MYR S$'000	JPY S$'000	USD S$'000	RMB S$'000	AUD S$'000	Others S$'000
31 March 2019							
Financial assets							
Cash and cash equivalents	13	–	1,382	231	2,652	585	–
Trade and other receivables	17,038	4,825	2,347	13,902	17,093	12,665	11,826
Loans to subsidiaries	186,795	125,854	53,697	219,282	75,371	199,731	–
Loans to joint ventures	–	–	–	–	174,773	–	–
Financial liabilities							
Trade and other payables [1]	(23,224)	–	(1,150)	(7,836)	(948)	(919)	–
Borrowings	–	–	(100,632)	(179,211)	–	(290,804)	–
Net currency exposure	180,622	130,679	(44,356)	46,368	268,941	(78,742)	11,826
31 March 2018							
Financial assets							
Cash and cash equivalents	3	–	410	793	529	552	–
Trade and other receivables	16,822	3,119	3,211	12,776	9,754	8,720	8,516
Loans to subsidiaries	181,854	127,715	73,083	172,824	62,924	145,009	–
Loans to joint ventures	–	–	–	–	–	–	–
Financial liabilities							
Trade and other payables [1]	(23,955)	–	(1,183)	(7,760)	(985)	(668)	–
Borrowings	–	–	(100,917)	(110,792)	(3,599)	(203,171)	–
Net currency exposure	174,724	130,834	(25,396)	67,841	68,623	(49,558)	8,516
1 April 2017							
Financial assets							
Cash and cash equivalents	–	–	505	262	746	259	–
Trade and other receivables	8,872	4,748	5,210	17,809	6,995	7,874	10,830
Loans to subsidiaries	197,780	120,722	127,889	193,260	56,799	150,315	–
Loans to joint ventures	–	–	–	–	–	–	–
Financial liabilities							
Trade and other payables [1]	(30,765)	(8)	(5,186)	(13,833)	(1,702)	(733)	–
Borrowings	–	–	(194,575)	(100,783)	(16,237)	(193,381)	–
Net currency exposure	175,887	125,462	(66,157)	96,715	46,601	(35,666)	10,830

Note:

1 Excludes advance rental, deferred revenue and Goods and Services Tax payables.

26. Financial Risk Management (continued)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

The Group's main foreign currency exposure is in HKD, MYR, JPY, USD, RMB and AUD (31 March 2018 and 1 April 2017: HKD, MYR, JPY, USD, RMB and AUD). If the HKD, MYR, JPY, USD, RMB and AUD change against the SGD by 5% (31 March 2018 and 1 April 2017: 5%), with all other variables including tax being held constant, the effects arising from the net financial asset/liability position will be as follows:

	Increase/(Decrease)		
	31 March		1 April
	2019	2018	2017
	Profit for the year	Profit for the year	Profit for the year
Group	**S$'000**	S$'000	S$'000
HKD against SGD			
– strengthened	**887**	883	466
– weakened	**(802)**	(799)	(422)
MYR against SGD			
– strengthened	**254**	177	249
– weakened	**(230)**	(161)	(226)
JPY against SGD			
– strengthened	**(55)**	(1,236)	(551)
– weakened	**49**	1,118	499
USD against SGD			
– strengthened	**(5,038)**	(2,568)	(2,816)
– weakened	**4,558**	2,324	2,548
RMB against SGD			
– strengthened	**11,674**	1,058	(69)
– weakened	**(10,562)**	(957)	63
AUD against SGD			
– strengthened	**649**	458	(1,883)
– weakened	**(587)**	(415)	1,704

26. Financial Risk Management (continued)

Financial risk factors (continued)

(a) Market risk (continued)

(i) Currency risk (continued)

MLT's main foreign currency exposure is in HKD, MYR, JPY, USD, RMB and AUD (31 March 2018 and 1 April 2017: HKD, MYR, JPY, USD, RMB and AUD). If the HKD, MYR, JPY, USD, RMB and AUD change against the SGD by 5% (31 March 2018 and 1 April 2017: 5%), with all other variables including tax being held constant, the effects arising from the net financial asset/liability will be as follows:

	Increase/(Decrease)		
	31 March		1 April
	2019	2018	2017
	Profit for the year	Profit for the year	Profit for the year
MLT	S$'000	S$'000	S$'000
HKD against SGD			
– strengthened	**9,506**	9,196	9,257
– weakened	**(8,601)**	(8,320)	(8,376)
MYR against SGD			
– strengthened	**6,878**	6,886	6,603
– weakened	**(6,223)**	(6,230)	(5,974)
JPY against SGD			
– strengthened	**(2,335)**	(1,337)	(3,482)
– weakened	**2,112**	1,209	3,150
USD against SGD			
– strengthened	**2,440**	3,571	5,090
– weakened	**(2,208)**	(3,231)	(4,605)
RMB against SGD			
– strengthened	**14,155**	3,612	2,453
– weakened	**(12,807)**	(3,268)	(2,219)
AUD against SGD			
– strengthened	**(4,144)**	(2,608)	(1,877)
– weakened	**3,750**	2,360	1,698

(ii) Cash flow and fair value interest rate risk

The Group's exposure to changes in interest rates relates primarily to interest-earning financial assets and interest-bearing financial liabilities. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. The Group has no significant interest-bearing assets.

The Group's policy is to maintain at least 50% of its borrowings in fixed-rate instruments. The Group's exposure to cash flow interest rate risks arises mainly from variable-rate borrowings. MLT's exposure to cash flow interest rate risks arises mainly from borrowings and loans to subsidiaries at variable rates. The Manager manages these cash flow interest rate risks using floating-to-fixed interest rate swaps.

The Group enters into interest rate swaps with the same critical terms as the hedged item, such as reference rate, reset dates, payment dates, maturities and notional amount. The Group does not hedge 100% of its loans, therefore the hedged item is identified as a proportion of the outstanding amount of the borrowings. As all critical terms matched during the year, the economic relationship was 100% effective.

26. Financial Risk Management (continued)

Financial risk factors (continued)

(a) Market risk (continued)

(ii) Cash flow and fair value interest rate risk (continued)

Hedge effectiveness

Hedge effectiveness is determined at the inception of the hedging relationship, and through periodic prospective effective assessments to ensure that an economic relationship exists between the hedged item and hedging instrument.

The Group enters into hedge relationships where the critical terms of the hedging instrument match exactly with the terms of the hedged item, and so a qualitative assessment of effectiveness is performed. If changes in circumstances affect the terms of the hedged item such that the critical terms no longer match exactly with the critical terms of the hedging instrument, the Group uses the hypothetical derivative method to assess effectiveness.

Hedge ineffectiveness have occurred due to changes in the critical terms of either the interest rate swaps or the borrowings.

The Group's borrowings at variable rates on which interest rate swaps have not been entered into, are denominated mainly in SGD and JPY (31 March 2018: HKD and SGD; 1 April 2017: JPY).

If SGD and JPY (31 March 2018: HKD and SGD; 1 April 2017: JPY) interest rates increase/decrease by 0.5% per annum (31 March 2018 and 1 April 2017: 0.5% per annum), the other comprehensive income will be lower/higher by S$1,406,000 (31 March 2018: S$2,032,000; 1 April 2017: S$1,325,000).

(b) Credit risk

Credit risk is the potential financial loss resulting from the failure of a customer or counterparty to settle its financial and contractual obligations to the Group, as and when they fall due.

The Manager has established credit limits for customers and monitors their balances on an ongoing basis. Credit evaluations are performed by the Manager before lease agreements are entered into with customers. The risk is also mitigated due to customers placing security deposits or furnishing bankers guarantees for lease rentals. Cash and short-term bank deposits are placed with financial institutions which are regulated.

At the reporting date, there was no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset in the Statements of Financial Position, except as follows:

	31 March		1 April
	2019	2018	2017
MLT	**S$'000**	S$'000	S$'000
Corporate guarantees provided to banks on subsidiaries' loans	**1,535,741**	1,537,770	1,231,466

The Group's major classes of financial assets are cash and cash equivalents and trade and other receivables.

MLT's major class of financial assets are cash and cash equivalents, amounts due from subsidiaries and loans to subsidiaries.

26. Financial Risk Management (continued)

Financial risk factors (continued)

(b) Credit risk (continued)

(i) Trade receivables

In measuring the expected credit losses, trade debtors are grouped based on shared credit risk characteristics and days past due. In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusts to reflect current and forward-looking macroeconomic factors affecting the ability of the debtor to settle the receivables.

Trade receivables are impaired (net of security deposits and bank guarantees) when it is deemed probable that the Group is unable to collect all amounts due in accordance with the contractual terms of agreement. Where receivables are written off, the Group continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognised in profit or loss.

Financial assets that are neither past due nor impaired

Bank deposits that are neither past due nor impaired are mainly deposits with banks which are regulated and with high credit-ratings assigned by international credit-rating agencies. Trade and other receivables that are neither past due nor impaired are substantially from companies with a good collection track record with the Group.

Financial assets that are past due and/or impaired

The age analysis of trade receivables past due but not impaired is as follows:

	31 March		1 April
	2019	2018	2017
Group	**S$'000**	S$'000	S$'000
Past due 0 to 3 months	**887**	2,244	1,070
Past due 3 to 6 months	**37**	30	117
Past due over 6 months	**6**	86	158
	930	2,360	1,345

	31 March		1 April
	2019	2018	2017
MLT	**S$'000**	S$'000	S$'000
Past due 0 to 3 months	**215**	844	616
Past due 3 to 6 months	**–**	9	71
Past due over 6 months	**1**	64	64
	216	917	751

As at 31 March 2019, the Group and MLT had no financial assets which it had determined to be impaired and there are no credit loss allowance provided for.

As at 31 March 2018 and 1 April 2017, there were no credit loss allowance for financial assets.

26. Financial Risk Management (continued)

Financial risk factors (continued)

(b) Credit risk (continued)

(ii) Financial guarantee contracts

MLT has issued financial guarantees to banks for borrowings of its subsidiaries. These guarantees are subject to the impairment requirements of SFRS(I) 9. MLT has assess that its subsidiaries have strong financial capacity to meet the contractual cash flow obligations in the near future and hence, does not expect significant credit losses arising from these guarantees.

(c) Liquidity risk

The Manager monitors and maintains a level of cash and cash equivalents deemed adequate to finance the Group's and MLT's operations. In addition, the Manager also monitors and observes the CIS by the MAS concerning the leverage limits as well as bank covenants imposed by the banks on the various borrowings.

The table below analyses the maturity profile of the Group's and MLT's financial liabilities (including derivative financial liabilities) based on contractual undiscounted cash flows.

Group	Less than 1 year S$'000	Between 1 and 2 years S$'000	Between 2 and 5 years S$'000	Over 5 years S$'000
31 March 2019				
Net-settled interest rate and cross currency swaps	**7,773**	**7,019**	**8,586**	**1,397**
Gross-settled currency forwards				
– Receipts	**21,146**	**5,110**	**2,180**	**17,036**
– Payments	**(21,642)**	**(5,274)**	**(2,069)**	**(14,608)**
Trade and other payables [1]	**(196,676)**	**–**	**–**	**–**
Borrowings	**(99,808)**	**(394,090)**	**(1,625,649)**	**(1,129,853)**
	(289,207)	**(387,235)**	**(1,616,952)**	**(1,126,028)**
31 March 2018				
Net-settled interest rate and cross currency swaps	6,708	5,854	9,204	1,774
Gross-settled currency forwards				
– Receipts	17,207	5,863	16,310	28,636
– Payments	(17,722)	(6,666)	(15,443)	(25,203)
Trade and other payables [1]	(165,221)	–	–	–
Borrowings	(101,139)	(228,217)	(1,298,884)	(1,058,744)
	(260,167)	(223,166)	(1,288,813)	(1,053,537)
1 April 2017				
Net-settled interest rate and cross currency swaps	7,148	5,968	8,526	313
Gross-settled currency forwards				
– Receipts	27,532	16,355	15,927	7,334
– Payments	(28,473)	(16,142)	(15,326)	(6,555)
Trade and other payables [1]	(158,035)	–	–	–
Borrowings	(267,948)	(330,379)	(1,055,271)	(677,814)
	(419,776)	(324,198)	(1,046,144)	(676,722)

26. Financial Risk Management (continued)

Financial risk factors (continued)

(c) Liquidity risk (continued)

MLT	Less than 1 year S$'000	Between 1 and 2 years S$'000	Between 2 and 5 years S$'000	Over 5 years S$'000
31 March 2019				
Gross-settled currency forwards				
– Receipts	**21,146**	**5,110**	**2,180**	**17,036**
– Payments	**(21,642)**	**(5,274)**	**(2,069)**	**(14,608)**
Trade and other payables[1]	**(118,260)**	**–**	**–**	**–**
Borrowings - loans from subsidiary	**(39,010)**	**(37,551)**	**(74,402)**	**(1,463,572)**
	(157,766)	**(37,715)**	**(74,291)**	**(1,461,144)**
31 March 2018				
Gross-settled currency forwards				
– Receipts	17,207	5,863	16,310	28,636
– Payments	(17,722)	(6,666)	(15,443)	(25,203)
Trade and other payables[1]	(87,424)	–	–	–
Borrowings - loans from subsidiary	(22,187)	(21,581)	(30,963)	(974,738)
	(110,126)	(22,384)	(30,096)	(971,305)
1 April 2017				
Gross-settled currency forwards				
– Receipts	27,532	16,355	15,927	7,334
– Payments	(28,473)	(16,142)	(15,326)	(6,555)
Trade and other payables[1]	(115,375)	–	–	–
Borrowings - loans from subsidiary	(19,617)	(19,617)	(58,852)	(952,634)
	(135,933)	(19,404)	(58,251)	(951,855)

Note:
[1] Excludes advance rental, deferred revenue and Goods and Services Tax payables.

26. Financial Risk Management (continued)

Financial risk factors (continued)

(d) Capital risk

The Manager's objective when managing capital is to optimise the Group's capital structure within the borrowing limits set out in the CIS by the MAS to fund future acquisitions and asset enhancement works. To maintain or achieve an optimal capital structure, the Manager may issue new units or source additional funding from both financial institutions and capital markets.

The Manager monitors capital based on aggregate leverage limit. Under the CIS, all Singapore-listed real estate investment trusts ("S-REITs") are given the aggregate leverage limit of 45% of its deposited property (2018: 45% of its deposited property) regardless whether a S-REIT has obtained a credit rating from a major credit rating agency.

In accordance with Property Funds Appendix, the aggregate leverage ratio is calculated as total borrowings plus deferred payments divided by total assets of the Group, including the Group's proportionate share of its joint venture's borrowings and deposited property values.

The Group has an aggregate leverage ratio of 37.7% (31 March 2018: 37.7%; 1 April 2017: 38.5%) at the statement of financial position date.

The Group and MLT are in compliance with the borrowing limit requirement imposed by the CIS and all externally imposed capital requirements for the financial year ended 31 March 2019, 31 March 2018 and 1 April 2017.

(e) Categories of financial assets and financial liabilities

The carrying amount of the different categories of financial instrument is as disclosed on the face of the Statements of Financial Position and in Note 21 to the financial statements, except for the following:

	Group S$'000	MLT S$'000
31 March 2019		
Financial assets, at FVPL	**18,205**	**6,967**
Financial liabilities, at FVPL	**25,588**	**1,517**
Financial assets, at amortised cost[1]	**301,263**	**1,488,505**
Financial liabilities, at amortised cost[2]	**3,190,347**	**1,576,191**
31 March 2018		
Financial assets, at FVPL	16,702	4,946
Financial liabilities, at FVPL	19,840	4,293
Loans and receivables[1]	118,464	1,151,862
Financial liabilities, at amortised cost[2]	2,677,029	1,061,462
1 April 2017		
Financial assets, at FVPL	22,996	5,350
Financial liabilities, at FVPL	17,690	7,560
Loans and receivables[1]	112,032	1,234,396
Financial liabilities, at amortised cost[2]	2,342,136	1,068,010

Notes:

[1] Excludes prepayment, accrued revenue and Good and Services Taxes receivables.

[2] Excludes advance rental, deferred revenue and Good and Services Taxes payables.

26. Financial Risk Management (continued)

Financial risk factors (continued)

(f) Fair value measurements

The following table presents financial derivatives at fair value at reporting dates and classified by level of the fair value measurement hierarchy:

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

	Group			MLT		
	31 March		1 April	31 March		1 April
	2019	2018	2017	**2019**	2018	2017
Level 2	**S$'000**	S$'000	S$'000	**S$'000**	S$'000	S$'000
Assets						
Derivative financial instruments	**18,205**	16,702	22,996	**6,967**	4,946	5,350
Liabilities						
Derivative financial instruments	**(25,588)**	(19,840)	(17,690)	**(604)**	(2,288)	(3,129)

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 are calculated as the present value of the estimated future cash flows, discounted at actively quoted interest rates.

The carrying value of trade and other receivables, other current assets 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 contractual cash flows at the current market interest rate that is available to the Group and MLT for similar financial instruments. The fair value of borrowings approximates their carrying amounts as the interest rate of such loans are adjusted for changes in relevant market interest rate except for non-current fixed rate borrowings which are disclosed in Note 20(d) which are classified within Level 2 of the fair value hierarchy.

27. Intermediate and Ultimate Holding Company

With the adoption of SFRS(I) 10 *Consolidated Financial Statements* (which came into effect for annual periods beginning on or after 1 January 2014), for financial reporting purposes, the Trust is regarded as a subsidiary of Mapletree Investments Pte Ltd.

Consequentially, the intermediate and ultimate holding company are Mapletree Investments Pte Ltd and Temasek Holdings (Private) Limited respectively. The intermediate and ultimate holding company are incorporated in Singapore.

28. Significant Related Party Transactions

For the purposes of these financial statements, parties are considered to be related to the Group when the Group has the ability, directly or indirectly, to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common significant influence. Related parties may be individuals or other entities. The Manager (Mapletree Logistics Trust Management Ltd.) and the Property Manager (Mapletree Property Management Pte. Ltd.) are fellow subsidiaries of Mapletree Investments Pte Ltd.

During the financial year, other than those disclosed elsewhere in the financial statements, the following significant related party transactions took place at terms agreed between the parties as follows:

	Group		MLT	
	2019	2018	**2019**	2018
	S$'000	S$'000	**S$'000**	S$'000
Management fees paid/payable to the Manager and related parties*	**51,966**	42,860	**26,608**	20,331
Property management fees paid/payable to related parties	**8,942**	7,508	**5,315**	4,528
Acquisition fees paid/payable to the Manager in relation to the acquisition of properties	**6,606**	5,195	**6,606**	5,195
Rental and other related income received/receivable from related parties	**8,565**	8,878	**8,565**	8,878
Operation and maintenance expenses paid/payable to related parties	**1,300**	1,091	**1,300**	1,091
Dividend payment to a related party	**316**	317	**–**	–
Return of capital for preferred equity to a related party	**386**	352	**–**	–
Acquisition of properties via the purchase of shares in subsidiaries from a related party	**–**	831,886	**–**	831,886
Acquisition of 50% interest in property holding companies from a related party	**20,732**	–	**20,732**	–
Divestment of property to a related party	**68,000**	–	**68,000**	–
Interest income received/receivable from joint venture	**8,061**	–	**8,061**	–
Rent free reimbursement income received/receivable from joint venture	**560**	–	**560**	–
Interest income received from related corporation	**15**	6	**7**	4
Purchase of service from related corporation	**571**	316	**565**	310
Interest expense paid to related corporation	**11,500**	4,639	**–**	–

* Includes amount capitalised into investment properties under development.

29. Segment Information

The Group has determined the operating segments based on the reports reviewed by Management that are used to make strategic decisions. Management comprises the Chief Executive Officer and the Chief Financial Officer.

Management considers the business from a geographic segment perspective. Geographically, Management manages and monitors the business by the eight countries: Singapore, Japan, Hong Kong, South Korea, the People's Republic of China, Australia, Malaysia and Vietnam. All geographical locations are in the business of investing in logistics properties, which is the only business segment of the Group.

Management assesses the performance of the geographic segments based on a measure of Net Property Income ("NPI"). Interest income and finance expenses are not allocated to segments, as the treasury activities are centrally managed by the Group.

Notes to the Financial Statements

For the financial year ended 31 March 2019

29. Segment Information (continued)

The segment information provided to Management for the reportable segments for the year ended 31 March 2019 is as follows:

	Singapore S$'000	Hong Kong S$'000	Japan S$'000	Australia S$'000	Korea S$'000	China S$'000	Malaysia S$'000	Vietnam S$'000	Total S$'000
Gross revenue	164,259	112,095	60,833	36,899	28,846	26,499	17,302	7,530	454,263
Net property income	127,624	105,530	53,042	35,230	25,018	21,142	15,281	6,599	389,466
Interest and other income									8,670
Unallocated costs *									(65,836)
Borrowing costs									(72,544)
Net investment income									259,756
Net change in fair value of financial derivatives									4,117
Net income									263,873
Net movement in the value of investment properties	6,797	175,717	4,155	(2,114)	6,474	4,275	2,511	5,166	202,981
Gain on divestment of investment properties	34,028	–	–	–	–	–	–	–	34,028
Realisation of reserve upon liquidation of subsidiaries	–	2	–	–	–	(15)	18	–	5
Share of results of joint ventures	–	–	–	–	–	(1,546)	–	–	(1,546)
Profit before income tax									499,341
Income tax									(42,811)
Profit for the year									456,530
Other segment items									
Capital expenditure									
– Investment properties	809,380	5,002	1,817	111,445	50,194	21,118	3,142	43,596	1,045,694
Segment assets									
– Investment properties	2,504,100	2,474,615	945,541	623,657	460,202	357,214	225,116	103,267	7,693,712
– Investment in joint ventures	–	–	–	–	–	25,794	–	–	25,794
– Others	592	18	–	465	302	2,023	202	589	4,191
									7,723,697
Unallocated assets**									354,639
Consolidated total assets									8,078,336
Segment liabilities	56,008	25,201	20,208	1,095	9,921	10,396	3,784	2,990	129,603
Unallocated liabilities***									3,281,545
Consolidated total liabilities									3,411,148

29. Segment Information (continued)

The segment information provided to Management for the reportable segments for the year ended 31 March 2018 is as follows:

	Singapore S$'000	Hong Kong S$'000	Japan S$'000	Australia S$'000	Korea S$'000	China S$'000	Malaysia S$'000	Vietnam S$'000	Total S$'000
Gross revenue	142,094	75,095	64,213	36,508	27,169	25,993	17,185	6,921	395,178
Net property income	106,427	70,210	56,099	34,986	23,688	21,098	15,068	6,260	333,836
Interest and other income									795
Unallocated costs *									(32,683)
Borrowing costs									(54,082)
Net investment income									247,866
Net change in fair value of financial derivatives									(7,774)
Net income									240,092
Net movement in the value of investment properties	(17,104)	221,823	14,557	6,128	9,908	2,113	868	2,000	240,293
Gain on divestment of investment properties	285	–	37,766	–	–	–	2,909	–	40,960
Realisation of reserve upon liquidation of subsidiaries	–	–	–	–	–	–	–	–	–
Share of results of joint ventures	–	–	–	–	–	–	–	–	–
Profit before income tax									521,345
Income tax									(49,123)
Profit for the year									472,222
Other segment items									
Capital expenditure									
– Investment properties	58,904	910,041	1,759	1,706	1,786	17,414	788	299	992,697
Segment assets									
– Investment properties	1,743,600	2,233,381	953,590	551,761	414,505	341,618	222,717	54,049	6,515,221
– Investment in joint ventures	–	–	–	–	–	–	–	–	–
– Others	1,603	112	–	–	1,703	2,261	220	101	6,000
									6,521,221
Unallocated assets**									157,106
Consolidated total assets									6,678,327
Segment liabilities	27,292	25,331	23,463	1,082	10,594	7,468	3,679	1,568	100,477
Unallocated liabilities ***									2,766,069
Consolidated total liabilities									2,866,546

Notes:

* Unallocated costs include Manager's management fees, Trustee's fees and other trust expenses.

** Unallocated assets include cash and cash equivalents, other receivables, other current assets and derivative financial instruments.

*** Unallocated liabilities include borrowings of S$2,993.7 million (2018: S$2,511.8 million), details of which are included in Note 20.

The revenue from external parties reported to Management is measured in a manner consistent with that of the Statements of Profit or Loss. The Group provides a single product/service - logistics business.

30. Financial Ratios

	2019 %	2018 %
Ratio of expenses to weighted average net assets[1]		
– Including performance component of asset management fees	**1.26**	1.36
– Excluding performance component of asset management fees	**0.93**	1.01
Portfolio turnover rate[2]	**1.31**	4.24

Notes:

[1] The annualised ratios are computed in accordance with the guidelines of Investment Management Association of Singapore dated 25 May 2005.

The expenses used in the computation relate to expenses of the Group, excluding property expenses, borrowing costs, net foreign exchange differences and income tax expense.

[2] The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Trust expressed as a percentage of daily average net asset value in accordance with the formulae stated in the CIS.

31. Events Occurring After Statement of Financial Position Date

(a) On 10 April 2019, MLT entered into sale and purchase agreements with Godo Kaisha T&C in relation to the divestment of five properties in Japan for a total consideration of JPY17,520 million. The fair value of the properties amounted to JPY14,427 million. The divestment is completed on 10 April 2019.

(b) The Manager announced a distribution of 2.024 cents (2018: 1.937 cents) per unit for the period from 1 January 2019 to 31 March 2019.

32. New or Revised Recommended Accounting Practice, Accounting Standards and FRS Interpretations

Below are the mandatory standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 April 2019 or later periods and which the Group had not early adopted:

- SFRS(I) 16 *Leases* (effective for annual periods beginning on or after 1 January 2019)

SFRS(I) 16 will result in almost all leases being recognised on the balance sheet, as the distinction between operating and finance leases is removed. Under the new standard, an asset (the right to use the leased item) and a financial liability to pay rentals are recognised. The only exceptions are short-term and low-value leases. The accounting for lessors will not change significantly.

The Group will apply the standard from its mandatory adoption date of 1 April 2019. The Group intends to apply the simplified transition approach and will not restate comparative amounts for the year prior to first adoption. Right-of-use assets for property leases will be measured on transition as if the new rules had always been applied. All other right-of-use assets will be measured at the amount of the lease liability on adoption (adjusted for any prepaid or accrued lease expenses).

As at 1 April 2019, the Group expects to recognise right-of-use assets and lease liabilities of approximately S$76,140,000 and net current assets will be S$5,600,000 lower due to the presentation of a portion of the liability as a current liability. The Group does not expect any significant impact to the profit for the financial year ended 31 March 2020 as a result of adopting the new rules. Operating cash flows will increase and financing cash flows will decrease by approximately S$13,400,000 as repayment of the principal portion and interest payment of the lease liabilities will be classified as cash flows from financing activities.

The Group does not expect any significant impact on the financial statements for its activities as a lessor upon adoption of SFRS(I) 16. However, some additional disclosures will be required from next year.

33. Listing of Significant Companies in the Group

Name of companies	Principal activities	Country of incorporation/ business	Equity holding 2019 %	Equity holding 2018 %
(a) Subsidiaries				
MapletreeLog Treasury Company Pte. Ltd. [(a)]	Captive treasury	Singapore/Singapore	**100**	100
MapletreeLog Treasury Company (HKSAR) Ltd. [(a)]	Captive treasury	Cayman Islands/Hong Kong	**100**	100
Mapletree Topaz Ltd. [(g)]	Investment holding	Cayman Islands/Hong Kong	**100**	100
Mapletree Opal Ltd. [(b)]	Investment holding	Cayman Islands/Hong Kong	**100**	100
MapletreeLog PF (HKSAR) Ltd. [(b)]	Investment holding	Cayman Islands/Hong Kong	**100**	100
MapletreeLog GTC (HKSAR) Ltd. [(b)]	Investment holding	Cayman Islands/Hong Kong	**100**	100
Greatdeal Finance Limited [(b)]	Investment holding	BVI/Hong Kong	**100**	100
Genright Investment Limited [(b)]	Investment holding	Hong Kong/Hong Kong	**100**	100
Mapletree Titanium Ltd. [(g)]	Investment holding	Cayman Islands/Hong Kong	**100**	100
Mapletree TY (HKSAR) Limited [(b)]	Investment holding	Hong Kong/Hong Kong	**100**	100
MapletreeLog Ouluo (Shanghai) Ltd. [(g)]	Investment holding	Cayman Islands/PRC	**100**	100
Mapletree Ouluo Logistics (Shanghai) Co., Ltd [(c)]	Investment holding	PRC/PRC	**100**	100
MapletreeLog AIP (Guangzhou) Ltd. [(g)]	Investment holding	Cayman Islands/PRC	**100**	100
MapletreeLog Seastar (Xian) Ltd. [(g)]	Investment holding	Cayman Islands/PRC	**100**	100
Mapletree WND (Wuxi) (HKSAR) Limited [(b)]	Investment holding	Hong Kong/PRC	**100**	100
Mapletree Logistics Development (Wuxi) Co., Ltd. [(c)]	Investment holding	PRC/PRC	**100**	100
MapletreeLog Northwest (Shanghai) Ltd. [(g)]	Investment Holding	Cayman Islands/PRC	**100**	100
MapletreeLog Integrated (Shanghai) (Cayman) Ltd. [(g)]	Investment Holding	Cayman Islands/PRC	**100**	100
MapletreeLog AIP (Guangzhou) (HKSAR) Limited [(b)]	Investment holding	Hong Kong/PRC	**100**	100
MapletreeLog Northwest (Shanghai) (HKSAR) Limited [(b)]	Investment holding	Hong Kong/PRC	**100**	100
MapletreeLog Integrated (Shanghai) (HKSAR) Limited [(b)]	Investment holding	Hong Kong/PRC	**100**	100
MapletreeLog Seastar (Xian) (HKSAR) Limited [(b)]	Investment holding	Hong Kong/PRC	**100**	100
Guangzhou Mapletree Eastern American Log Limited [(c)]	Investment holding	PRC/PRC	**100**	100
Mapletree Logistics Warehouse (Xian) Co., Ltd. [(c)]	Investment holding	PRC/PRC	**100**	100
MapletreeLog Jinda Warehouse (Shanghai) Co., Ltd. [(c)]	Investment holding	PRC/PRC	**100**	100
MapletreeLog Integrated (Shanghai) Co., Ltd. [(c)]	Investment holding	PRC/PRC	**100**	100
Mapletree Emerald (HKSAR) Limited [(b)]	Investment holding	Hong Kong/PRC	**100**	100
Mapletree Emerald (ZILP) Limited [(c)]	Investment holding	PRC/PRC	**100**	100
Mapletree Lingang Ltd. [(g)]	Investment holding	Cayman Islands/PRC	**100**	100
Mapletree Lingang Logistics Warehouse (Shanghai) Co., Ltd. [(c)]	Investment holding	PRC/PRC	**100**	100
MapletreeLog Malaysia Holdings Pte. Ltd. [(a)]	Investment holding	Singapore/Malaysia	**100**	100
MapletreeLog (M) Holdings Sdn. Bhd. [(d)]	Investment holding	Malaysia/Malaysia	**100**	100
Semangkuk Berhad [(d)(h)]	Investment holding	Malaysia/Malaysia	**N.A.**	N.A.
MapletreeLog Gyoda (Japan) (HKSAR) Limited [(b)]	Investment holding	Hong Kong/Japan	**100**	100
GK Business Samara Logistics 1 [(g)(h)]	Investment holding	Japan/Japan	**N.A.**	N.A.
GK Business Asagao [(g)(h)]	Investment holding	Japan/Japan	**N.A.**	N.A.
GK Business Hinoki [(g)(h)]	Investment holding	Japan/Japan	**N.A.**	N.A.
MapletreeLog Oakline (Korea) Pte. Ltd. [(a)]	Investment holding	Singapore/ South Korea	**100**	100

Notes to the Financial Statements

For the financial year ended 31 March 2019

33. Listing of Significant Companies in the Group (continued)

Name of companies	Principal activities	Country of incorporation/ business	Equity holding 2019 %	Equity holding 2018 %
(a) Subsidiaries (continued)				
MapletreeLog MQ (Korea) Pte. Ltd. [a]	Investment holding	Singapore/ South Korea	**100**	100
Kingston (Korea) Pte. Ltd. [a]	Investment holding	Singapore/ South Korea	**100**	100
Pyeongtaek (Korea) Pte. Ltd. [a]	Investment holding	Singapore/South Korea	**100**	100
Iljuk (Korea) Pte. Ltd. [a]	Investment holding	Singapore/South Korea	**100**	100
Dooil (Korea) Pte. Ltd. [a]	Investment holding	Singapore/South Korea	**100**	100
Jungbu Jeil (Korea) Pte. Ltd. [a]	Investment holding	Singapore/South Korea	**100**	100
Miyang (Korea) Pte. Ltd. [a]	Investment holding	Singapore/South Korea	**100**	100
Seoicheon (Korea) Pte. Ltd. [a]	Investment holding	Singapore/South Korea	**100**	100
Baekam (Korea) Pte. Ltd. [a]	Investment holding	Singapore/South Korea	**100**	100
Majang 1 (Korea) Pte. Ltd. [a]	Investment holding	Singapore/ South Korea	**100**	100
Hobeob 1 (Korea) Pte. Ltd. [a]	Investment holding	Singapore/ South Korea	**100**	100
Wonsam 1 (Korea) Pte. Ltd. [a]	Investment holding	Singapore/ South Korea	**100**	–
MapletreeLog First Korea (Yujoo) Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
MapletreeLog Korea (Yongin) Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
MapletreeLog Kingston Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
MapletreeLog Pyeongtaek Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
MapletreeLog Iljuk Korea Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
MapletreeLog Dooil Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
MapletreeLog Jungbu Jeil Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
MapletreeLog Miyang Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
Seoicheon Logistics Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
Baekam Logistics Korea Co., Ltd. [e]	Investment holding	South Korea/ South Korea	**100**	100
Majang 1 Logistics Korea Co., Ltd. [e]	Investment holding	South Korea/South Korea	**100**	100
Hobeob 1 Logistics Korea Co., Ltd. [e]	Investment holding	South Korea/South Korea	**100**	100
Wonsam 1 Logistics Korea Co., Ltd. [e]	Investment holding	South Korea/South Korea	**100**	–
MapletreeLog VSIP 1 Warehouse Pte. Ltd. [a]	Investment holding	Singapore/Vietnam	**100**	100
Mapletree VSIP 1 Warehouse (Cayman) Co. Ltd. [g]	Investment holding	Cayman Islands/Vietnam	**100**	100
Mapletree VSIP Bac Ninh Phase 1 (Cayman) Co. Ltd. [g]	Investment holding	Cayman Islands/Vietnam	**100**	100
Mapletree VSIP 2 Phase 2 (Cayman) Co. Ltd. [g]	Investment holding	Cayman Islands/Vietnam	**100**	100
Mapletree First Warehouse (Vietnam) Co., Ltd. [f]	Investment holding	Vietnam/Vietnam	**100**	100
Mapletree Logistics Park Bac Ninh Phase 1 (Vietnam) Co., Ltd. [f]	Investment holding	Vietnam/Vietnam	**100**	100
Mapletree Logistics Park Phase 2 (Vietnam) Co., Ltd. [f]	Investment holding	Vietnam/Vietnam	**100**	100
MapletreeLog Frontier Pte. Ltd. [a]	Investment holding	Singapore/Australia	**100**	100
MapletreeLog Frontier Trust [a]	Investment holding	Australia/Australia	**100**	100
WS Asset Trust [a]	Investment holding	Australia/Australia	**100**	100
NSW Assets Trust [a]	Investment holding	Australia/Australia	**100**	100
VIC Assets Trust [a]	Investment holding	Australia/Australia	**100**	100
QLD Assets Trust [a]	Investment holding	Australia/Australia	**100**	–
Alset Forest Lake Trust [a]	Investment holding	Australia/Australia	**100**	–

33. Listing of Significant Companies in the Group (continued)

Name of companies	Principal activities	Country of incorporation/ business	Equity holding 2019 %	Equity holding 2018 %
(b) Joint Ventures				
Changsha Development (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Changshu IDZ (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Hangzhou Development (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Jiaxing Development (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Jurong Development (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Nanchang ETDZ Development (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Nantong Development (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
TWDA (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Mapletree Xi'an Falcon II (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Wuxi EMZ (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
Yangluo EDZ (HKSAR) Limited (c)	Investment holding	Hong Kong/PRC	**50**	–
(c) Subsidiaries held by Joint Ventures				
Fengshun Logistics Development (Changsha) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Changshu Fengjia Warehouse Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fengzhou Warehouse (Hangzhou) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Jiaxing Fengyue Warehouse Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fengzhen Logistics (Zhenjiang) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fengqi Warehouse (Nanchang) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fengrui Logistics (Nantong) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fengquan Warehouse (Tianjin) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fenghang Logistics Development (Xi'an) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fengshuo Warehouse Development (Wuxi) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–
Fengying Logistics (Wuhan) Co., Ltd. (c)	Investment holding	PRC/PRC	**50**	–

Notes:
(a) Audited by PricewaterhouseCoopers LLP, Singapore (i)
(b) Audited by PricewaterhouseCoopers Limited, Hong Kong (i)
(c) Audited by PricewaterhouseCoopers Zhong Tian CPAs Limited Company, PRC (i)
(d) Audited by PricewaterhouseCoopers, Malaysia (i)
(e) Audited by Samil PricewaterhouseCoopers, Korea (i)
(f) Audited by PricewaterhouseCoopers (Vietnam) Limited, Vietnam (i)
(g) Not required to be audited under the laws of the country of incorporation.
(h) The structured entity has been consolidated in the financial statements in accordance with SFRS(I) 10 – *Consolidated Financial Statements* as the Group is able to demonstrate control on its investment in the structured entities.
(i) Part of the network of member firms of PricewaterhouseCoopers International Limited (PwCIL).

34. Authorisation of the Financial Statements

The financial statements were authorised for issue by the Manager and the Trustee on 26 April 2019.

Statistics of Unitholdings

As at 31 May 2019

Distribution of Unitholdings

Size of Unitholdings	No. of Unitholders	%	No. of Units	%
1 – 99	334	2.07	14,438	0.00
100 – 1,000	1,100	6.82	775,407	0.02
1,001 – 10,000	8,425	52.24	43,267,231	1.19
10,001 – 1,000,000	6,219	38.56	285,089,615	7.87
1,000,001 and above	49	0.31	3,295,838,099	90.92
Total	**16,127**	**100.00**	**3,624,984,790**	**100.00**

Location of Unitholders

Country	No. of Unitholders	%	No. of Units	%
Singapore	15,525	96.27	3,608,172,545	99.54
Malaysia	393	2.44	8,837,201	0.24
Others	209	1.29	7,975,044	0.22
Total	**16,127**	**100.00**	**3,624,984,790**	**100.00**

Twenty Largest Unitholders

No.	Name	No. of Units	%
1	Citibank Nominees Singapore Pte Ltd	678,052,347	18.70
2	DBS Nominees (Private) Limited	637,461,826	17.59
3	Mulberry Pte. Ltd.	400,605,230	11.05
4	Meranti Investments Pte. Ltd.	363,004,703	10.01
5	DBSN Services Pte. Ltd.	244,949,153	6.76
6	HSBC (Singapore) Nominees Pte Ltd	242,371,674	6.69
7	Mapletree Logistics Properties Pte. Ltd.	176,579,586	4.87
8	Mangrove Pte. Ltd.	176,577,431	4.87
9	Raffles Nominees (Pte.) Limited	153,624,081	4.24
10	BPSS Nominees Singapore (Pte.) Ltd.	44,736,710	1.23
11	Mapletree Logistics Trust Management Ltd.	24,879,722	0.69
12	United Overseas Bank Nominees (Private) Limited	17,461,975	0.48
13	DB Nominees (Singapore) Pte Ltd	15,129,519	0.42
14	DBS Vickers Securities (Singapore) Pte Ltd	12,203,075	0.34
15	NTUC Fairprice Co-Operative Ltd.	12,146,692	0.34
16	ABN AMRO Clearing Bank N.V.	9,249,604	0.26
17	BNP Paribas Nominees Singapore Pte Ltd	8,209,270	0.23
18	UOB Kay Hian Private Limited	8,074,369	0.22
19	Maybank Kim Eng Securities Pte. Ltd.	7,453,672	0.21
20	OCBC Nominees Singapore Private Limited	6,449,828	0.18
Total		**3,239,220,467**	**89.38**

Statistics of Unitholdings

As at 31 May 2019

Substantial Unitholders as at 31 May 2019

No.	Name of Company	No. of Units Direct Interest	No. of Units Deemed Interest	% of Total Issued Capital
1	Temasek Holdings (Private) Limited[1]	–	1,179,248,118	32.53
2	Fullerton Management Pte Ltd[1]	–	1,144,371,105	31.56
3	Mapletree Investments Pte Ltd[1]	–	1,144,371,105	31.56
4	Mulberry Pte. Ltd.	400,605,230	–	11.05
5	Meranti Investments Pte. Ltd.	363,004,703	–	10.01
6	Mapletree Logistics Properties Pte. Ltd.	176,579,586	–	4.87
7	Mangrove Pte. Ltd.	176,577,431	–	4.87

Note:

1 Each of Temasek Holdings (Private) Limited ("Temasek") and Fullerton Management Pte Ltd ("Fullerton") is deemed to be interested in the 176,579,586 Units held by Mapletree Logistics Properties Pte. Ltd. ("MLP"), 176,577,431 Units held by Mangrove Pte. Ltd. ("Mangrove"), 363,004,703 Units held by Meranti Investments Pte. Ltd. ("Meranti"), 400,605,230 Units held by Mulberry Pte. Ltd. ("Mulberry"), 24,879,722 Units held by Mapletree Logistics Trust Management Ltd. (the "Manager") and 2,724,433 Units held by Mapletree Property Management Pte. Ltd. ("MPM"). In addition, Temasek is deemed to be interested in 34,877,013 Units in which its other subsidiaries and associated companies have direct or deemed interest. MLP, Mangrove, Meranti and Mulberry are wholly-owned subsidiaries of Mapletree Investments Pte Ltd ("MIPL"). The Manager and MPM are wholly-owned subsidiaries of Mapletree Capital Management Pte. Ltd. and Mapletree Property Services Pte. Ltd. respectively, which are wholly-owned subsidiaries of MIPL. MIPL is a wholly-owned subsidiary of Fullerton which is in turn a wholly-owned subsidiary of Temasek. Each of MIPL and the associated company referred to above is an independently-managed Temasek portfolio company. Temasek and Fullerton are not involved in their business or operating decisions, including those regarding their unitholdings.

Unitholdings of the Directors of the Manager as at 21 April 2019

No.	Name	No. of Units Direct Interest	No. of Units Deemed Interest
1	Lee Chong Kwee	61,547	–
2	Lim Joo Boon	100,000	–
3	Wee Siew Kim	–	–
4	Tan Wah Yeow	–	–
5	Loh Shai Weng	–	–
6	Penny Goh	–	203,137
7	Tarun Kataria	–	330,000
8	Hiew Yoon Khong	1,551,148	4,509,372
9	Chua Tiow Chye	801,998	1,748,670
10	Wong Mun Hoong	–	–
11	Ng Kiat	–	137,500

Free Float

Based on the information made available to the Manager as at 31 May 2019, approximately 67.21% of the units in MLT were held in the hands of the public. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

Issued and Fully Paid Units

3,624,984,790 units (voting rights: one vote per unit)
Market Capitalisation: S$5,292,477,793.40 (based on closing price of S$1.46 per unit on 31 May 2019)

Interested Person Transactions

The transactions entered into with interested persons during the financial year under the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST") and the Property Funds Appendix of the Code on Collective Investment Schemes, are as follows:

Name of Interested Person	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000) S$'000
Mapletree Investments Pte Ltd and its subsidiaries or associates	
– Management fees	51,965 [1 2 3]
– Property management fees	8,942 [3]
– Acquisition fees related to acquisition of properties	6,606
– Disposal fees related to divestment of a property	340
– Acquisition of 50% interest in each of 11 property holding companies ("Joint Ventures")	20,732
– Sale proceed of a property	68,000
– Unitholder's loan to Joint Ventures	181,194
– Unitholder's loan interest to Joint Ventures	8,061
– Reimbursements	2,495
Sembcorp Industries Limited	
– Lease rental income	281
Singapore Technologies Engineering Ltd	
– Lease rental income	11,851
Singapore Storage & Warehouse Pte Ltd	
– Lease rental income	626
– Termination of lease	514
Vopak Terminals Singapore Pte Ltd	
– Lease rental income	86,518
Starhub Ltd	
– Enhancement of telecommunication infrastructure for Singapore properties	1,170
HSBC Institutional Trust Services (Singapore) Limited	
– Trustee fees	1,028

Notes:

1 Included amount capitalised into investment property under development.

2 Included fees in relation to services rendered by service providers appointed or directed to be appointed by the Manager under the Trust Deed.

3 Included MLT Joint Ventures' share of fees in relation to services rendered by service providers appointed by the Manager.

For the purpose of the disclosure, the full contract sum was used where an interested person transaction had a fixed term and contract value, while the annual amount incurred and accrued was used where an interested person transaction had an indefinite term or where the contract sum was not specified.

Saved as disclosed above, there were no additional interested person transactions entered during the financial year under review.

Please also see Significant Related Party Transactions in Note 28 to the financial statements.

Notice of Annual General Meeting

NOTICE IS HEREBY GIVEN that the 10th Annual General Meeting of the holders of units of Mapletree Logistics Trust ("**MLT**", and the holders of units of MLT, "**Unitholders**") will be held on 15 July 2019 (Monday) at 2.30 p.m. at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 to transact the following businesses:

(A) AS ORDINARY BUSINESS

1. To receive and adopt the Report of HSBC Institutional Trust Services (Singapore) Limited, as trustee of MLT (the "**Trustee**"), the Statement by Mapletree Logistics Trust Management Ltd., as manager of MLT (the "**Manager**"), and the Audited Financial Statements of MLT for the financial year ended 31 March 2019 and the Auditor's Report thereon. **(Ordinary Resolution 1)**

2. To re-appoint PricewaterhouseCoopers LLP as the Auditor of MLT to hold office until the conclusion of the next Annual General Meeting of MLT, and to authorise the Manager to fix their remuneration. **(Ordinary Resolution 2)**

(B) AS SPECIAL BUSINESS

To consider and, if thought fit, to pass the following resolution as an Ordinary Resolution, with or without any modifications:

3. That approval be and is hereby given to the Manager, to

(a) (i) issue units in MLT ("**Units**") whether by way of rights, bonus or otherwise; and/or

(ii) make or grant offers, agreements or options (collectively, "**Instruments**") that might or would require Units to be issued, including but not limited to the creation and issue of (as well as adjustments to) securities, warrants, debentures or other instruments convertible into Units,

at any time and upon such terms and conditions and for such purposes and to such persons as the Manager may in its absolute discretion deem fit; and

(b) issue Units in pursuance of any Instruments made or granted by the Manager while this Resolution was in force (notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time such Units are issued),

provided that:

(1) the aggregate number of Units to be issued pursuant to this Resolution (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed fifty per cent. (50%) of the total number of issued Units (as calculated in accordance with sub-paragraph (2) below), of which the aggregate number of Units to be issued other than on a pro rata basis to Unitholders (including Units to be issued in pursuance of Instruments made or granted pursuant to this Resolution) shall not exceed twenty per cent. (20%) of the total number of issued Units (as calculated in accordance with sub-paragraph (2) below);

(2) subject to such manner of calculation as may be prescribed by Singapore Exchange Securities Trading Limited (the "**SGX-ST**") for the purpose of determining the aggregate number of Units that may be issued under sub-paragraph (1) above, the total number of issued Units shall be based on the total number of issued Units at the time this Resolution is passed, after adjusting for:

(a) any new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time this Resolution is passed; and

(b) any subsequent bonus issue, consolidation or subdivision of Units;

(3) in exercising the authority conferred by this Resolution, the Manager shall comply with the provisions of the Listing Manual of the SGX-ST for the time being in force (unless such compliance has been waived by the SGX-ST) and the trust deed constituting MLT (as amended) (the "**Trust Deed**") for the time being in force (unless otherwise exempted or waived by the Monetary Authority of Singapore);

(4) (unless revoked or varied by Unitholders in a general meeting) the authority conferred by this Resolution shall continue in force until (i) the conclusion of the next Annual General Meeting of MLT or (ii) the date by which the next Annual General Meeting of MLT is required by applicable regulations to be held, whichever is earlier;

Notice of Annual General Meeting

(5) where the terms of the issue of the Instruments provide for adjustment to the number of Instruments or Units into which the Instruments may be converted in the event of rights, bonus or other capitalisation issues or any other events, the Manager is authorised to issue additional Instruments or Units pursuant to such adjustment notwithstanding that the authority conferred by this Resolution may have ceased to be in force at the time the Instruments or Units are issued; and

(6) the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interest of MLT to give effect to the authority conferred by this Resolution.

(Please see Explanatory Note) **(Ordinary Resolution 3)**

BY ORDER OF THE BOARD
Mapletree Logistics Trust Management Ltd.
(Company Registration No. 200500947N)
As Manager of Mapletree Logistics Trust

Wan Kwong Weng
Joint Company Secretary

Singapore
28 June 2019

Notes:

1. A Unitholder who is not a Relevant Intermediary (as defined herein) entitled to attend and vote at the Annual General Meeting is entitled to appoint one or two proxies to attend and vote in his/her stead. A proxy need not be a Unitholder. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.

2. A Unitholder who is a Relevant Intermediary entitled to attend and vote at the Annual General Meeting is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, the appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form (defined below).

   "**Relevant Intermediary**" means:

   (a) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;

   (b) a person holding a capital market services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore, and who holds Units in that capacity; or

   (c) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.

3. The instrument appointing a proxy or proxies (the "**Proxy Form**") must be deposited at the office of MLT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 not later than 2.30 p.m. on 12 July 2019 being 72 hours before the time fixed for the Annual General Meeting.

Notice of Annual General Meeting

Personal data privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the Annual General Meeting and/or any adjournment thereof, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents) for the purpose of the processing, administration and analysis by the Manager and the Trustee (or their agents) of proxies and representatives appointed for the Annual General Meeting (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the Annual General Meeting (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager and the Trustee (or their agents), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and the Trustee (or their agents) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager and the Trustee in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.

Explanatory Note:

Ordinary Resolution 3

The Ordinary Resolution 3 above, if passed, will empower the Manager from the date of this Annual General Meeting until (i) the conclusion of the next Annual General Meeting of MLT, (ii) the date by which the next Annual General Meeting of MLT is required by the applicable regulations to be held, or (iii) the date on which such authority is revoked or varied by the Unitholders in a general meeting, whichever is the earliest (the "**Mandated Period**"), to issue Units, to make or grant Instruments and to issue Units pursuant to such Instruments, up to a number not exceeding fifty per cent. (50%) of the total number of issued Units of which up to twenty per cent. (20%) of the total number of issued Units may be issued other than on a pro rata basis to Unitholders.

The Ordinary Resolution 3 above, if passed, will also empower the Manager to issue Units during the Mandated Period, as either full or partial payment of fees which the Manager is entitled to receive for its own account pursuant to the Trust Deed.

For determining the aggregate number of Units that may be issued, the percentage of issued Units will be calculated based on the total number of issued Units at the time the Ordinary Resolution 3 above is passed, after adjusting for new Units arising from the conversion or exercise of any Instruments which are outstanding or subsisting at the time the Ordinary Resolution 3 is passed and any subsequent bonus issue, consolidation or subdivision of Units.

Ordinary Resolution 3 is in line with Rule 806 of the Listing Manual of the SGX-ST.

Fund raising by issuance of new Units may be required in instances of property acquisitions or debt repayments. In any event, if the approval of Unitholders is required under the Listing Manual of the SGX-ST and the Trust Deed or any applicable laws and regulations, in such instances, the Manager will then obtain the approval of Unitholders accordingly.

MAPLETREE LOGISTICS TRUST
(Constituted in the Republic of Singapore
pursuant to a Trust Deed dated 5 July 2004 (as amended))

Proxy Form

10th Annual General Meeting

IMPORTANT

1. A Relevant Intermediary may appoint more than one proxy to attend and vote at the Annual General Meeting (please see Note 2 for the definition of "Relevant Intermediary").
2. For CPF/SRS investors who have used their CPF monies to buy Units of Mapletree Logistics Trust, this Report is forwarded to them at the request of their CPF Agent Banks/SRS Operators and is sent solely FOR INFORMATION only.
3. This Proxy Form is not valid for use by CPF/SRS investors and shall be ineffective for all intents and purposes if used or is purported to be used by them.
4. **PLEASE READ THE NOTES TO PROXY FORM.**

Personal data privacy
By submitting an instrument appointing a proxy(ies) and/or representative(s), a Unitholder of Mapletree Logistics Trust accepts and agrees to the personal data privacy terms set out in the Notice of Annual General Meeting dated 28 June 2019.

I/We ____

______________________________ (Name(s) and NRIC/Passport/Company Registration Number(s))

of ____ (Address)

being a Unitholder/Unitholders of Mapletree Logistics Trust ("**MLT**"), hereby appoint:

Name	NRIC/Passport Number	Proportion of Unitholdings	
		No. of Units	%
Address			

and/or (delete as appropriate)

Name	NRIC/Passport Number	Proportion of Unitholdings	
		No. of Units	%
Address			

or, both of whom failing, the Chairman of the 10th Annual General Meeting as my/our proxy/proxies to attend and to vote for me/us on my/our behalf and if necessary, to demand a poll, at the 10th Annual General Meeting of MLT to be held on 15 July 2019 (Monday) at 2.30 p.m. at 20 Pasir Panjang Road, Mapletree Business City, Town Hall – Auditorium, Singapore 117439 and at any adjournment thereof. I/We direct my/our proxy/proxies to vote for or against the resolutions to be proposed at the 10th Annual General Meeting as indicated hereunder. If no specific direction as to voting is given, the proxy/proxies will vote or abstain from voting at his/her/their discretion, as he/she/they may on any other matter arising at the 10th Annual General Meeting.

No.	Ordinary Resolutions	For *	Against *
	ORDINARY BUSINESS		
1.	To receive and adopt the Trustee's Report, the Manager's Statement, the Audited Financial Statements of MLT for the financial year ended 31 March 2019 and the Auditor's Report thereon.		
2.	To re-appoint PricewaterhouseCoopers LLP as the Auditor of MLT and to authorise the Manager to fix the Auditor's remuneration.		
	SPECIAL BUSINESS		
3.	To authorise the Manager to issue Units and to make or grant instruments convertible into Units.		

* If you wish to exercise all your votes "For" or "Against", please tick (✓) within the box provided. Alternatively, please indicate the number of votes as appropriate.

Dated this ______________ day of ______________ 2019

Total number of Units held

____

Signature(s) of Unitholder(s) or
Common Seal of Corporate Unitholder

IMPORTANT: PLEASE READ THE NOTES TO PROXY FORM BELOW

Notes to Proxy Form

1. A unitholder of MLT ("**Unitholder**") who is not a Relevant Intermediary (as defined herein) entitled to attend and vote at the Annual General Meeting is entitled to appoint one or two proxies to attend and vote in his/her stead. A proxy need not be a Unitholder. Where a Unitholder appoints more than one proxy, the appointments shall be invalid unless he/she specifies the proportion of his/her holding (expressed as a percentage of the whole) to be represented by each proxy.
2. A Unitholder who is a Relevant Intermediary entitled to attend and vote at the Annual General Meeting is entitled to appoint more than one proxy to attend and vote instead of the Unitholder, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder appoints more than one proxy, it should annex to the Proxy Form (defined below) the proxy, or the list of proxies, setting out, in respect of each proxy, the name, address, NRIC/Passport Number and proportion of unitholding (number of units and percentage) in relation to which the proxy has been appointed. For the avoidance of doubt, a CPF Agent Bank/SRS Operator who intends to appoint CPF/SRS investors as its proxies shall comply with this Note. The appointments shall be invalid unless the Unitholder specifies the number of Units in relation to which each proxy has been appointed in the Proxy Form (defined below).
   "**Relevant Intermediary**" means:
   (a) a banking corporation licensed under the Banking Act, Chapter 19 of Singapore, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity;

1st fold here

   (b) a person holding a capital market services licence to provide custodial services for securities under the Securities and Futures Act, Chapter 289 of Singapore, and who holds Units in that capacity; or
   (c) the Central Provident Fund Board ("**CPF Board**") established by the Central Provident Fund Act, Chapter 36 of Singapore, in respect of Units purchased under the subsidiary legislation made under that Act providing for the making of investments from the contributions and interest standing to the credit of members of the Central Provident Fund, if the CPF Board holds those Units in the capacity of an intermediary pursuant to or in accordance with that subsidiary legislation.
3. A Unitholder should insert the total number of Units held in the Proxy Form (defined below). If the Unitholder has Units entered against his/her name in the Depository Register maintained by The Central Depository (Pte) Limited ("**CDP**"), he/she should insert that number of Units. If the Unitholder has Units registered in his/her name in the Register of Unitholders of MLT, he/she should insert that number of Units. If the Unitholder has Units entered against his/her name in the said Depository Register and registered in his/her name in the Register of Unitholders, he/she should insert the aggregate number of Units. If no number is inserted, the proxy form will be deemed to relate to all the Units held by the Unitholder.
4. The instrument appointing a proxy or proxies (the "**Proxy Form**") must be deposited at the office of MLT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 not later than 2.30 p.m. on 12 July 2019, being 72 hours before the time set for the Annual General Meeting.
5. Completion and return of the Proxy Form shall not preclude a Unitholder from attending and voting at the Annual General Meeting. Any appointment of a proxy or proxies shall be deemed to be revoked if a Unitholder attends the Annual General Meeting in person, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the Proxy Form, to the Annual General Meeting.
6. The Proxy Form must be executed under the hand of the appointor or of his/her attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be executed either under its common seal or under the hand of its attorney or a duly authorised officer.
7. Where the Proxy Form is signed on behalf of the appointor by an attorney or a duly authorised officer, the power of attorney or other authority (if any) under which it is signed, or a duly certified copy of such power of attorney must (failing previous registration with the Manager) be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid.
8. The Manager shall be entitled to reject any Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on and/or attached to the Proxy Form (including any related attachment). In addition, in the case of Unitholders whose Units are entered against their names in the Depository Register, the Manager may reject any Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his/her name in the Depository Register as at 72 hours before the time appointed for holding the Annual General Meeting, as certified by CDP to the Manager.
9. All Unitholders will be bound by the outcome of the Annual General Meeting regardless of whether they have attended or voted at the Annual General Meeting.
10. On a poll, every Unitholder who is present in person or by proxy shall have one vote for every Unit of which he/she is the Unitholder. There shall be no division of votes between a Unitholder who is present in person and voting at the Annual General Meeting and his/her proxy(ies). A person entitled to more than one vote need not use all his/her votes or cast them the same way.

2nd fold here

3rd fold and glue all sides firmly. Stapling and spot sealing is not allowed.

mapletree
logistics

Postage will be paid by addressee. For posting in Singapore only.

BUSINESS REPLY SERVICE
PERMIT NO. 08987

The Company Secretary
Mapletree Logistics Trust Management Ltd.
(as Manager of Mapletree Logistics Trust)
c/o Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623

3rd fold and glue all sides firmly. Stapling and spot sealing is not allowed.

3rd fold and glue all sides firmly. Stapling and spot sealing is not allowed.

Corporate Directory

The Manager

Mapletree Logistics Trust Management Ltd.
Company registration number: 200500947N

The Manager's Registered Office

10 Pasir Panjang Road
#13-01 Mapletree Business City
Singapore 117438
T: (65) 6377 6111
F: (65) 6273 2281
Investor Relations Fax: (65) 6273 2007
E: Ask-MapletreeLog@mapletree.com.sg
W: www.mapletreelogisticstrust.com

Board of Directors

Mr Lee Chong Kwee
Non-Executive Chairman & Director

Mr Lim Joo Boon
Independent Non-Executive Director

Mr Wee Siew Kim
Independent Non-Executive Director

Mr Tan Wah Yeow
Independent Non-Executive Director

Mr Loh Shai Weng
Independent Non-Executive Director

Mrs Penny Goh
Lead Independent Non-Executive Director

Mr Tarun Kataria
Independent Non-Executive Director

Mr Hiew Yoon Khong
Non-Executive Director

Mr Chua Tiow Chye
Non-Executive Director

Mr Wong Mun Hoong
Non-Executive Director

Ms Ng Kiat
Executive Director &
Chief Executive Officer

Audit and Risk Committee

Mr Lim Joo Boon
(Chairman)

Mr Wee Siew Kim

Mr Tan Wah Yeow

Mr Loh Shai Weng

Nominating and Remuneration Committee

Mrs Penny Goh
(Chairperson)

Mr Tarun Kataria

Mr Hiew Yoon Khong

Management Team

Ms Ng Kiat
Chief Executive Officer

Mr Ivan Lim Ming Rean
Chief Financial Officer

Ms Jean Kam
Head, Asset Management
General Manager, Singapore

Ms Fion Ng Seok Hoon
Head, Investment

Ms Sandra Chia Sien Inn
Director, Finance

Ms Khoo Geng Foong
Vice President, Treasury

Ms Lum Yuen May
Vice President, Investor Relations

Mr Marc Lucas
General Manager, Australia

Mr Ang Jit Siong
General Manager, China

Mr David Won
General Manager, Hong Kong

Mr Keiichi Komamura
General Manager, Japan

Mr Shankar A/L Arasaratnam
General Manager, Malaysia

Mr Jacob Chung
General Manager, South Korea

Mr Bui Anh Tuan
General Manager, Vietnam

Corporate Services

Mr Wan Kwong Weng
Joint Company Secretary

Ms See Hui Hui
Joint Company Secretary

Property Management

Mr Tan Wee Seng
Head, Group Development Management of the Sponsor

Mr Foo Say Chiang
Head, Group Property Management of the Sponsor

Unit Registrar

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place
#32-01 Singapore Land Tower
Singapore 048623
T: (65) 6536 5355
F: (65) 6438 8710
E: srs.teamd@boardroomlimited.com

Trustee

HSBC Institutional Trust Services (Singapore) Limited
Registered Address:
21 Collyer Quay
#13-02 HSBC Building
Singapore 049320

Correspondence Address:
21 Collyer Quay
#03-01 HSBC Building
Singapore 049320
T: (65) 6658 6667
F: (65) 6534 5526

Auditor

PricewaterhouseCoopers LLP
7 Straits View, Marina One
East Tower, Level 12
Singapore 018936
T: (65) 6236 3388
F: (65) 6236 3300

Partner-in-charge: Mr Choo Eng Beng
(Appointed from the financial period ended 31 March 2015)

Mapletree Logistics Trust Management Ltd.
(As Manager of Mapletree Logistics Trust)
Co. Reg. No.: 200500947N

10 Pasir Panjang Road
#13-01 Mapletree Business City
Singapore 117438

Tel: +65 6377 6111
Fax: +65 6273 2281
Investor Relations Fax: +65 6273 2007
Email: Ask-MapletreeLog@mapletree.com.sg

www.mapletreelogisticstrust.com

FSC
www.fsc.org
MIX
Paper from responsible sources
FSC™ C004791

This report is printed on paper certified according to the FSC™ standard.
For more information please visit fsc.org