

Key Highlights

Against a challenging macroeconomic backdrop, MLT reported stable operating and financial performance in FY23/24. Our diversified portfolio proved resilient while a strong focus on prudent capital management helped mitigate the impact of higher borrowing costs and weaker regional currencies on MLT's distributions.

Accelerating our portfolio rejuvenation efforts, we announced and/or completed over S\$1.1 billion in acquisitions of modern logistics assets to augment MLT's portfolio. In tandem, we executed over S\$200 million in divestments, which released capital for recycling into investment opportunities offering higher growth potential.

Reaffirming our commitment to a sustainable future, we achieved significant milestones in advancing our green agenda to foster resilience and secure the long-term viability of our business.



Resilient & Diversified Portfolio

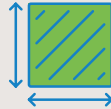
Stable & Consistent Returns

Prudent Capital Management

Advancing MLT's Green Agenda



Assets Under Management
S\$13.2 billion



Gross Floor Area
8.2 million sqm



Portfolio Occupancy
96.0%



Weighted Average Lease Expiry (by NLA)
3.0 years



Amount Distributable to Unitholders
S\$447.1 million



Distribution per Unit
9.003 cents



Net Asset Value per Unit
S\$1.38



Total Return Since Listing
315%¹



Aggregate Leverage
38.9%
as at 31 March 2024



Average Debt Maturity
3.8 years
as at 31 March 2024



Debt Hedged into Fixed Rates
84%



Income Hedged for Next Financial Year
78%



59.8 MWp²
of total installed solar capacity, the largest among S-REITs reported to-date



39%
of portfolio (by GFA) is green certified



2% reduction
in portfolio energy intensity from FY22/23 baseline³



Issued maiden **S\$75 million** green bond under the Green Finance Framework⁴

1 Sum of actual distributions and capital appreciation in MLT's unit price for the period between MLT's initial public offering ("IPO") on 28 July 2005 and 31 March 2024, expressed as a percentage of the IPO issue price of S\$0.68.

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

3 Based on the 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.

4 Prepared in accordance with the Green Loan Principles 2023 by the Loan Market Association, Asia Pacific Loan Market Association and Loan Syndications and Trading Association, and the Green Bond Principles 2021 by the International Capital Market Association.