

Value Creation

Leveraging our strengths to deliver resilient performance and secure a sustainable future

Our Strengths

Extensive Regional Network

MLT's extensive and growing network of 187 modern logistics facilities across nine geographic markets in Asia Pacific enables us to offer a variety of regional leasing solutions to support customers' business and expansion needs in multiple locations.

In-depth Customer and Market Knowledge

MLT's principle to stay close to our customers and "be the first to know", coupled with strong on-the-ground local expertise, has been advantageous in helping us to respond swiftly to evolving market conditions, meet tenants' requirements and support their regional expansion plans.

Diversified and Resilient Portfolio

MLT's diversification by geographies and customers helps reduce the impact of market volatility while allowing us to capture growth at different phases of the economic cycle. Our well-diversified portfolio underpins MLT's consistent performance and income resilience.

Financial Strength

MLT's balance sheet strength and proactive capital management provide us with the financial flexibility to navigate economic challenges and seize growth opportunities.

Commitment to Environmental Stewardship

MLT's environmental stewardship delivers business value to our various stakeholders and strives to minimise our impact on the environment. We are committed to providing high quality logistics and distribution spaces that will benefit the environment, our tenants and MLT.

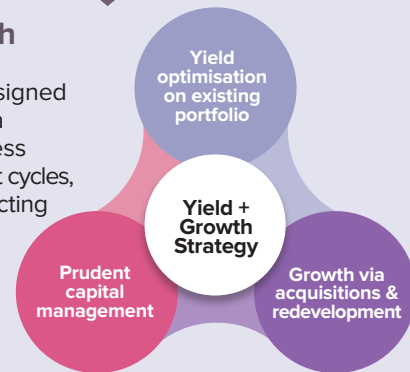
Diverse, Dedicated and Experienced Team

Led by a dedicated and experienced Board, MLT's diverse and talented professional team drives focused execution and is vital to our business success.

What We Do

Yield + Growth Strategy

Our strategy is designed to ensure we are a sustainable business through the market cycles, creating and protecting value over the long term.



Yield Optimisation on Existing Portfolio

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

Growth via Acquisitions & Redevelopment

- 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 Pacific

Prudent Capital Management

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

Our Key Stakeholders

Tenants

We focus on fostering strong long-term relationships with existing and potential tenants to actively understand and meet their evolving business needs.

Read more on pages 47 of Annual Report, 16 to 18 of Sustainability Report

Investors and Unitholders

We aim to provide Unitholders with competitive total returns through regular distributions and growth in asset value.

Read more on pages 102 to 103 of Annual Report

Employees

We strive to be an employer of choice through fair hiring, competitive compensation, professional development and employee engagement.

Read more on pages 39 to 44 of Sustainability Report

Opportunities and Challenges

Opportunities



Asian Consumer Powerhouse



Supply Chain Resilience



E-commerce Growth



Focus on Green Buildings

Challenges



Macroeconomic Uncertainty



Depreciating Regional Currencies



High Interest Rates



China's Fragile Recovery

Read more on pages 42 to 43

Value Created

Resilient Performance

9.003 cents

stable DPU

96.0%

portfolio occupancy

63 cities

in nine geographic markets

42%

of revenue from multi-location tenants

38.9%

aggregate leverage

BBB+

Fitch Rating with a Stable Outlook

Sustainable Future

59.8 MWp

total solar generating capacity¹

3.0 million sqm

of green certified space

>1,600 trees

planted across MLT's assets in FY23/24

36%

female representation on the Board

\$964 million

green and sustainability linked loans, or 18% of total borrowings

74%

employee engagement score

Government and Regulators

Ensuring high levels of corporate governance and transparency across our business operations is of utmost importance to us.

Read more on pages 79 to 98 of Annual Report

¹ Comprising self-funded and third-party funded projects.

Business Partners

We seek to create value for our business partners and as a responsible landlord, this includes safeguarding the health and safety of third-party service providers.

Read more on pages 46 to 48 of Sustainability Report

Local Communities

As a responsible corporate citizen, we are committed to delivering positive social impact and driving social sustainability as we seek to touch lives in a meaningful way.

Read more on pages 49 to 51 of Sustainability Report