

Properties at a Glance

SUMMARY AND REVIEW

SINGAPORE

VivoCity



Mapletree Business City



mTower



Bank of America HarbourFront



City	Singapore	Singapore	Singapore	Singapore
Address	1 HarbourFront Walk	10 - 80 Pasir Panjang Road	460 Alexandra Road	2 HarbourFront Place
Asset Type	Retail	Business Park, Office, Retail	Office and Retail	Office
Lettable Area (square feet)	1,082,671 ¹	2,888,546	523,948	215,963
Car Park Lots	2,183	2,001	749	94
Title	Leasehold 99 years from 1 October 1997	MBC I: Strata Lease from 25 August 2016 to 29 September 2096 MBC II: Leasehold 99 years from 1 October 1997	Leasehold 99 years from 1 October 1997	Leasehold 99 years from 1 October 1997
Date of Acquisition	N.A. ⁴	MBC I: 25 August 2016 MBC II: 1 November 2019	27 April 2011	27 April 2011
Purchase Price (million)	N.A. ⁴	MBC I: S\$1,780.0 MBC II: S\$1,550.0	S\$477.2	S\$311.0
Valuation as at 31 March 2025 (million)	S\$3,855.0	MBC I: S\$2,350.0 MBC II: S\$1,664.0	S\$794.0	S\$350.0
Valuation per square foot Lettable Area	S\$3,561	MBC I: S\$1,379 MBC II: S\$1,405	S\$1,515	S\$1,621
Capitalisation Rate (%) ⁹	4.40	MBC I (Office): 3.75 MBC I (BP): 4.50 MBC II (Retail): 4.75 MBC II (BP): 4.45	Office: 4.00 Retail: 4.75	3.75
Awards and Green Certifications	BCA Green Mark Platinum	<ul style="list-style-type: none"> • BCA Green Mark Platinum • BCA Universal Design Mark Platinum Award • LEED® Gold • PUB Water Efficient Building 	BCA Green Mark Gold ^{PLUS}	BCA Green Mark Gold ^{PLUS}
Gross Revenue (million)	S\$242.2	S\$229.9	S\$50.2	S\$20.6
NPI (million)	S\$176.6	S\$182.8	S\$37.4	S\$16.0
Committed Occupancy Rate (as at 31 March 2025)	99.3%	91.2%	99.3%	100.0%
WALE by Gross Rental Income (years)	2.2	2.0	2.4	3.6
Number of Leases	379	79	131	3
Number of Tenants	319	71	123	3
Key Tenant(s)	<ul style="list-style-type: none"> • Best Denki • Fairprice • Golden Village • TANGS • Zara 	<ul style="list-style-type: none"> • Google Asia Pacific Pte. Ltd. • Info-Communications Media Development Authority • Samsung Asia Pte. Ltd • SAP Asia Pte. Ltd. • The Hong Kong And Shanghai Banking Corporation Limited 	Office: <ul style="list-style-type: none"> • Fleet Ship Management Pte. Ltd. • Gambling Regulatory Authority • Mapletree Investments Pte. Ltd. Retail: <ul style="list-style-type: none"> • Canton Paradise • Ichiban Sushi • McDonald's • NTUC FairPrice • SBCE 	<ul style="list-style-type: none"> • Merrill Lynch Global Services Pte. Ltd.

¹ Based on an enlarged lettable area resulting from the Basement 2 AEI.

² MPACT has a 50% effective interest in The Pinnacle Gangnam. Lettable area refers to 100% of The Pinnacle Gangnam's lettable area.

³ In December 2023, the Hong Kong government introduced a bill to streamline the process for extending land leases by operation of law, maintaining the 1997 Land Policy that allows general purpose leases to be extended by the government for another 50 years without additional premium. The Extension of Government Leases Ordinance has come into operation since 5 July 2024.

⁴ Not applicable as VivoCity was owned by MPACT prior to Listing Date.

⁵ Based on the independent valuations conducted as at 31 October 2021 for the proposed merger of MCT and MNACT by way of a trust scheme of arrangement, and exchange rates S\$1 = HKD5.7415, S\$1 = RMB4.7553 and S\$1 = KRW881.1349.

HONG KONG

Festival Walk



Hong Kong
No.80 Tat Chee Avenue,
Kowloon Tong

Retail and Office

802,842

830

Leasehold up to
30 June 2047³

21 July 2022

HKD25,565.0
(\$4,452.7)⁵

HKD23,779.0
(\$4,086.4)⁷

HKD29,619
(\$5,090)

4.30

- BEAM Plus Existing Buildings V2.0 Comprehensive Scheme (Final Platinum Rating)¹⁰
- Zero-Carbon-Ready Building Certification Scheme (Extra Low)

HKD1,163.0
(\$199.8)

HKD866.4
(\$148.8)

96.8%

2.1

269

205

- Arup
- Festival Grand Cinema
- TaSté

CHINA

Gateway Plaza



Beijing
No.18 Xiaguangli,
East 3rd Ring Road North,
Chaoyang District

Office

1,145,896

692

Leasehold up to
25 February 2053

21 July 2022

RMB6,353.0
(\$1,336.0)⁵

RMB5,780.0
(\$1,065.1)⁷

RMB5,044
(\$929)

4.50

- LEED® v4.1 Building O&M: Existing Buildings Platinum¹¹

RMB338.0
(\$62.7)

RMB269.8
(\$50.1)

86.1%

2.5

79

68

- Bank of China
- BMW
- NCB

Sandhill Plaza



Shanghai
Blocks 1 to 5 and 7 to 9,
No.2290
Zuchongzhi Road,
Pudong New District

Business Park

683,115

460

Leasehold up to
3 February 2060

21 July 2022

RMB2,427.0
(\$510.4)⁵

RMB2,172.0
(\$400.2)⁷

RMB3,180
(\$586)

4.75

- EDGE ADVANCED Certificate
- LEED® v4.1 Building O&M: Existing Buildings Platinum¹¹

RMB109.9
(\$20.4)

RMB97.3
(\$18.0)

86.2%

1.7

64

51

- ADI
- Hanwuji
- Spreadtrum

SOUTH KOREA

The Pinnacle
Gangnam

Seoul
343, Hakdong-ro,
Gangnam-gu

Office

478,461²

181

Freehold

21 July 2022

KRW244,750.0
(\$277.8)^{5,6}

KRW252,000.0
(\$231.3)^{6,7}

KRW1,053,378
(\$967)⁸

4.30

- LEED® v4.0 Building O&M: Existing Buildings Gold¹¹

KRW11,765.3
(\$11.3)

KRW8,783.7
(\$8.5)

99.9%

3.2

32

29

- FADU Inc.
- Huvis Corp
- KT Cloud

⁶ Based on MPACT's 50% effective interest in The Pinnacle Gangnam.

⁷ Based on 31 March 2025 exchange rates S\$1 = HKD5.8190, S\$1 = RMB5.4268 and S\$1 = KRW1,089.5620.

⁸ Based on 100% of The Pinnacle Gangnam's valuation and lettable area.

⁹ All capitalisation rates are reported on a net basis except for Festival Walk, which is reported on a gross basis.

¹⁰ For Festival Walk, BEAM Plus Existing Buildings V2.0 Comprehensive Scheme (Final Platinum Rating) is the highest rating for green buildings in Hong Kong under the BEAM Plus scheme.

¹¹ O&M: Operations and Maintenance

Properties at a Glance

SUMMARY AND REVIEW

JAPAN

Hewlett-Packard Japan Headquarters Building



IXINAL Monzen-nakacho Building



Omori Prime Building



TS Ikebukuro Building



City	Tokyo	Tokyo	Tokyo	Tokyo
Address	2-1, Ojima 2-chome Koto-ku	5-4, Fukuzumi 2-chome, Koto-ku	21-12, Minami-oi 6-chome, Shinagawa-ku	63-4, Higashi-Ikebukuro 2-chome, Toshima-ku
Asset Type	Office	Office	Office	Office
Lettable Area (square feet)	457,426	73,754	73,168	43,074
Car Park Lots	88	28	37	15
Title	Freehold	Freehold	Freehold	Freehold
Date of Acquisition	21 July 2022	21 July 2022	21 July 2022	21 July 2022
Purchase Price (million) ³	JPY40,700.0 (\$\$493.7)	JPY8,630.0 (\$\$104.7)	JPY7,660.0 (\$\$92.9)	JPY5,590.0 (\$\$67.8)
Valuation as at 31 March 2025 (million) ⁴	JPY41,200.0 (\$\$371.5)	JPY8,760.0 (\$\$79.0)	JPY 7,700.0 (\$\$69.4)	JPY 5,690.0 (\$\$51.3)
Valuation per square foot Lettable Area	JPY90,069 (\$\$812)	JPY118,774 (\$\$1,071)	JPY 105,237 (\$\$949)	JPY 132,100 (\$\$1,191)
Capitalisation Rate (%) ⁶	3.40	4.00	3.80	3.90
Awards and Green Certifications ⁷	CASBEE ("S" (Excellent) Rating)	CASBEE ("A" (Very Good) Rating)	CASBEE ("S" (Excellent) Rating)	CASBEE ("A" (Very Good) Rating)
Gross Revenue (million)	JPY1,727.7 (\$\$15.2)	JPY465.1 (\$\$4.1)	JPY374.1 (\$\$3.3)	JPY276.3 (\$\$2.4)
NPI (million)	JPY1,426.9 (\$\$12.5)	JPY353.9 (\$\$3.1)	JPY233.7 (\$\$2.1)	JPY220.8 (\$\$1.9)
Committed Occupancy Rate (as at 31 March 2025)	100.0%	84.6%	99.6%	100.0%
WALE by Gross Rental Income (years)	4.8	2.3	1.5	0.9
Number of Leases	1	8	17	1
Number of Tenants	1	7	15	1
Key Tenant(s)	<ul style="list-style-type: none"> Hewlett-Packard Japan, Ltd 	<ul style="list-style-type: none"> DSV DTS Sanan Japan Technology 	<ul style="list-style-type: none"> Brillnics Co., Ltd Eighting Co., Ltd. Mapletree Investments Japan K.K. 	<ul style="list-style-type: none"> Persol

¹ The building's lettable area will be reduced to 329,023 square feet upon the expiry of Fujitsu Limited's lease on 31 March 2026.

² The reduction in lettable area from 761,483 square feet to 403,425 square feet was due to conversion to a multi-tenant building following the departure of Seiko Instruments Inc. as key tenant after its lease expiry on 30 June 2024.

³ Based on the independent valuations conducted as at 31 October 2021 for the proposed merger of MCT and MNACT by way of a trust scheme of arrangement, and exchange rate of S\$1 = JPY82.4375.

⁴ Based on 31 March 2025 exchange rate of S\$1 = JPY110.8881.

⁵ The lettable area is based on a gross floor area of 657,549 square feet, as the property is currently master-leased to a single tenant. For valuation purposes, the lettable area of 329,023 square feet on a multi-tenanted basis has been adopted.

⁶ All capitalisation rates are reported on a net basis except for Festival Walk, which is reported on a gross basis.

⁷ For the Japan portfolio, CASBEE ("S" (Excellent) Rating) is the highest rating while ("A"(Very Good) Rating) is the second highest rating for green buildings under the CASBEE scheme.

**Higashi-nihonbashi
1-chome Building**

mBAY POINT Makuhari

**Fujitsu Makuhari
Building**

Makuhari Bay Tower

**ABAS Shin-Yokohama
Building**


Tokyo	Chiba	Chiba	Chiba	Yokohama
4-6, Higashi-Nihonbashi 1-chome, Chuo-ku	6, Nakase 1-chome, Mihama-ku, Chiba-shi	9-3, Nakase 1-chome, Mihama-ku, Chiba-shi	8, Nakase 1-chome, Mihama-ku, Chiba-shi	6-1, Shin-Yokohama 2-chome, Kohoku-ku, Yokohama City
Office	Office	Office	Office	Office
27,996	923,204	657,549 ¹	403,425 ²	34,122
8	680	251	298	24
Freehold	Freehold	Freehold	Freehold	Freehold
21 July 2022	21 July 2022	21 July 2022	21 July 2022	21 July 2022
JPY2,600.0 (S\$31.5)	JPY35,500.0 (S\$430.6)	JPY19,500.0 (S\$236.5)	JPY20,500.0 (S\$248.7)	JPY2,990.0 (S\$36.3)
JPY2,640.0 (S\$23.8)	JPY33,200.0 (S\$299.4)	JPY11,500.0 (S\$103.7)	JPY15,200.0 (S\$137.1)	JPY3,180.0 (S\$28.7)
JPY94,300 (S\$850)	JPY35,962 (S\$324)	JPY34,952 (S\$315) ³	JPY37,677 (S\$340)	JPY93,196 (S\$840)
3.80	4.20	4.20	4.20	4.10
CASBEE ("A" (Very Good) Rating)	CASBEE ("S" (Excellent) Rating)	CASBEE ("S" (Excellent) Rating)	CASBEE ("S" (Excellent) Rating)	CASBEE ("A" (Very Good) Rating)
JPY138.7 (S\$1.2)	JPY2,934.5 (S\$25.7)	JPY1,153.2 (S\$10.1)	JPY829.1 (S\$7.3)	JPY187.5 (S\$1.6)
JPY103.5 (S\$0.9)	JPY1,329.8 (S\$11.7)	JPY951.1 (S\$8.3)	JPY291.9 (S\$2.6)	JPY130.8 (S\$1.1)
100.0%	74.6%	100.0%	26.5%	100.0%
1.0	1.4	1.0	4.3	2.1
7	83	1	5	14
7	70	1	5	14
<ul style="list-style-type: none"> • Advance • NTK International • Tender Loving Care Services (nursery) 	<ul style="list-style-type: none"> • NTT-ME • NTT Comware • NTT East 	<ul style="list-style-type: none"> • Fujitsu Limited 	<ul style="list-style-type: none"> • Seiko Instruments Inc. • Seiko Solutions 	<ul style="list-style-type: none"> • AIRI • Lawson • Rentas