Operations Review
SINGAPORE


6 Fishery Port Road

	FY23/24	FY24/25
Properties	49	47
Book Value	S$2,465.9m[1]	S$2,591.4m[2]
Occupancy Rate (%)	96.6	95.9
WALE by NLA (years)	6.2	6.2
WALE by Revenue (years)	3.6	3.6
NLA (sqm)	1,716,574	1,699,421

Singapore's economy expanded by 4.4% year-on-year ("y-o-y") in 2024, an improvement from 1.8% in 2023[3]. Against this backdrop, Singapore's logistics sector registered another year of robust performance. The island-wide warehouse net effective rent rose 2.7% in 2024[4], underpinned by demand from third-party logistics providers ("3PLs") and end-users from a wide range of industries. The island-wide warehouse occupancy was stable, ending at 91.5% in December 2024, compared to 91.6% a year ago[5].

Approximately 163,000 square metres ("sqm") of net new supply was completed in 2024, lower than the 204,000 sqm in 2023 and well below the 10-year average of 337,000 sqm. However, 442,000 sqm of new warehouse space is slated to be completed in 2025, which could exert downward pressure on occupancy and rent. Nevertheless, with about two-thirds of the new supply being single-user warehouses intended mostly for owner-occupation, the supply of quality logistics facilities remains limited.

In pursuit of its portfolio rejuvenation strategy, the Manager divested 30 Tuas South Avenue 8 and 119 Neythal Road in FY24/25. Selective divestments of properties with older specifications and little redevelopment potential will enable the Manager to redeploy capital into redevelopment projects offering higher growth potential. The redevelopment project at 5A Joo Koon Circle (formerly known as 51 Benoi Road) has secured strong pre-leasing commitment rate of 46% ahead of its completion in May 2025. At an estimated development cost of S$205 million, the property has been transformed into a modern ramp-up facility with a 2.3 times increase in gross floor area ("GFA") to approximately 82,400 sqm.

Singapore's portfolio occupancy rate was 95.9% as at 31 March 2025, compared to 96.6% a year ago. The decline was largely due to lease expiries at properties with older specifications slated for divestment.

The Manager leveraged on the newly installed 5 MWp of solar systems at 4 Pandan Avenue, 52 Tanjong Penjuru, 521 Bukit Batok Street 23 and 85 Defu Lane 10 in FY24/25 to reduce utilities costs, enhance operational efficiency and advance sustainability in its operations. Additionally, the Manager is constantly reviewing initiatives to further improve its resource and portfolio efficiency.

Looking ahead, Singapore's gross domestic product ("GDP") growth forecast for 2025 has been lowered to 0% to 2% following sweeping tariffs introduced by the US on its trade partners[6]. Rising concerns of a global recession and global trade war could weigh on the demand for warehouse space. Nevertheless, the focus on supply chain resilience and diversification is likely to intensify amidst heightened market uncertainty. With its world-class infrastructure, strategic location and business friendly environment, Singapore remains attractive as a leading logistics and supply chain hub in Asia.

Leases for approximately 219,100 sqm of NLA are due to expire in FY25/26. The Manager will focus on maintaining healthy portfolio occupancy through proactive tenant engagement and flexible leasing solutions. The Manager will also continue to pursue selective divestment opportunities and explore asset enhancement opportunities to rejuvenate the portfolio for optimal performance.

1 Excludes right-of-use assets of S$93.5 million.
2 Excludes right-of-use assets of S$84.5 million.
3 "Economic Survey of Singapore 2024", Ministry of Trade and Industry, February 2025.
4 Independent Market Research Report by Jones Lang LaSalle, May 2025.
5 Quarterly Market Report Industrial Properties, JTC, February 2025.
6 "Singapore's GDP Grew by 3.8 Per Cent in the First Quarter of 2025. MTI Downgrades Singapore's GDP Growth Forecast For 2025 to "0.0 to 2.0 Per Cent"", Ministry of Trade and Industry, April 2025.

Operations Review
AUSTRALIA

15 Botero Place, Truganina, VIC

	FY23/24	FY24/25
Properties	14	14
Book Value	A$1,119.3m (S$990.5m)	A$1,135.0m (S$952.7m)
Occupancy Rate (%)	99.2	100
WALE by NLA (years)	4.7	5.0
WALE by Revenue (years)	5.7	5.6
NLA (sqm)	399,214	399,250

Australian economic activity remained subdued across 2024 as the Reserve Bank of Australia ("RBA") maintained an elevated cash rate of 4.35% through the year to dampen stubbornly high inflation. GDP growth eased to 1.3% in 2024, whilst inflation fell to 2.4% in Q4 2024[1]. Inflation is now within the RBA's target band of 2% to 3%, representing a significant improvement from peak inflation of 7.8% in December 2022. In February 2025, the RBA cut interest rates by 25 bps to 4.1% with further rate cuts anticipated in the future if inflation remains within the RBA's target range.

Whilst inflation moderated, the Australian labour market remained robust with an unemployment rate of 4.0% as at December 2024[1], well below the 10-year pre-COVID average of 5.5%.

Despite the slower economic environment, tenant demand in 2024 remained close to long-term averages, totalling 2.94 million sqm as compared to 10-year average of 2.95 million sqm, although normalising from peak demand levels of 4.32 million sqm in 2021[2].

An estimated 1.86 million sqm of new supply is expected in the next 12 months. This is predominantly concentrated in the eastern seaboard states of New South Wales, Victoria and Queensland. With more speculative supply being delivered, it is expected to alleviate the tight availability of warehouse space where vacancy levels have largely been below 5% for extended periods in recent years.

As at 31 March 2025, MLT's 14 properties in Australia are 100% occupied with a weighted average lease expiry ("WALE") by NLA of 5.0 years. This reflects active lease management efforts where the Manager successfully leased over 114,000 sqm of space and proactively reduced lease expiry risk in FY25/26 and FY26/27.

MLT's Australian portfolio registered a valuation increase of 1.4% on a same-store basis in FY24/25. This was largely driven by strong rental growth, partially offset by slightly higher capitalisation rates.

The outlook for the Australian industrial and logistics sector remains positive, underpinned by strong macroeconomic fundamentals including healthy population and GDP growth, moderating inflation and reduced debt costs. However, in view of increased supply and softer demand conditions, rent growth is expected to normalise from recent levels.

The Manager remains cautiously optimistic as MLT's properties continue to demonstrate a high degree of resilience through market cycles, underpinned by their high specifications and strategic locations on the eastern seaboard. The Manager will continue to leverage its asset and investment management expertise to manage MLT's portfolio and grow its income streams.

1 Australian Bureau of Statistics.
2 Independent Market Research Report by Jones Lang LaSalle, May 2025.

CHINA

Mapletree Wuxi New District Logistics Park

	FY23/24	FY24/25
Properties	43	42
Book Value	RMB13,401m (S$2,481.7m)	RMB13,083m (S$2,410.8m)
Occupancy Rate (%)	93.2	94.0
WALE by NLA (years)	1.6	1.4
WALE by Revenue (years)	1.7	1.4
NLA (sqm)	2,869,806	2,846,931

China reported y-o-y GDP growth of 5.0% in 2024, in line with the official target of around 5% as a stronger-than-expected growth in Q4 2024 lifted overall growth in 2024[1]. At the politburo meeting held in February 2025, the government reiterated its top priorities to expand domestic demand and stabilise the stock and housing markets.

Retail sales grew 5.9% y-o-y in March 2025, the fastest pace since December 2023, as sales benefitted from the government's trade-in programme and policy initiatives[2]. These are part of the government's efforts to boost domestic consumption and stimulate economic growth, with more initiatives expected to be rolled out in 2025. Meanwhile, Deepseek's breakthrough in artificial intelligence has sparked a rally on Chinese equities. In addition, there are some initial signs of property prices bottoming out, especially at the upper tier cities. If sustained, these developments could lift consumer sentiment and spur domestic spending.

China's new warehouse supply remained elevated across the country in 2024. Despite the deferral of some stock which was originally scheduled to be completed in 2024, China's new warehouse supply in 2024 totalled 7.5 million sqm. Coupled with a fall in national warehouse net absorption, overall vacancy remained high at around 21%[3].

Looking ahead, new supply is projected to peak at 8.3 million sqm in 2025 and stabilise at a more moderate level in the medium term. Additionally, cross-border e-commerce is expected to gradually normalize, and coupled with a recovery in domestic demand, net absorption of warehouse space will outpace net new supply, leading to an easing in vacancy rate[3].

China reported a stronger than expected 5.4% GDP growth in Q1 2025, buoyed by strong exports growth[2], which was likely boosted by front-loading of exports orders before the implementation of higher US tariffs. Following President Trump's announcement of Liberation Day tariffs in April 2025, the US-China trade war has intensified, with both nations implementing aggressive tariffs and retaliatory measures. This has created heightened uncertainty on China's exports and economic outlook.

As at 31 March 2025, MLT's China portfolio of 42 properties registered an occupancy rate of 94.0%, higher than the 93.2% a year ago. MLT's occupancy rate remained above the industry's average occupancy level of around 80%. The WALE by NLA stood at 1.4 years, with more than 40% of long-term leases due for renewal in the next year. There are encouraging signs of market recovery with some of MLT's key account tenants willing to sign longer term leases.

The Manager will continue to focus on strengthening its relationships with existing tenants; closely monitoring the domestic and overseas demand for its key account tenants; sourcing a diversified tenant mix; and providing flexible incentives to attract tenants.

To ensure the stability of MLT's portfolio and income stream, the Manager had prioritised occupancy stability above rental growth. While the overall rent reversion registered in FY24/25 was -11.4%, this has improved to -9.4% in 4Q FY24/25, showing a positive trend of recovery. As the market recovers, the Manager will seek to achieve higher revenue and be prepared to trade off occupancy for better rental rates.

1 National Bureau of Statistics of China, 19 January 2025.
2 National Bureau of Statistics of China, 16 April 2025.
3 Independent Market Research Report by Jones Lang LaSalle, May 2025.

Operations Review
HONG KONG SAR

Mapletree Logistics Hub Tsing Yi

	FY23/24	FY24/25
Properties	9	9
Book Value	HKD17,917m (S$3,050.9m)	HKD17,986m (S$3,090.9m)
Occupancy Rate (%)	95.6	97.7
WALE by NLA (years)	2.3	2.3
WALE by Revenue (years)	2.4	2.4
NLA (sqm)	368,361	368,361

The Hong Kong economy posted a slower growth of 2.5% in 2024, compared to 3.2% in the preceding year[1]. Mainland China's slow economic recovery, a prolonged property market downturn and weak local spending continued to weigh on the economy. While total exports of goods reverted to growth of 4.7% in 2024, after falling by 10% in 2023, private consumption expenditure registered a decline of 0.6%. Retail sales fell 7.3% y-o-y in value and 9.0% y-o-y in volume in 2024. This persistent downturn reflects ongoing challenges including structural shifts in consumption patterns compounded by a strong Hong Kong dollar.

Against this backdrop, leasing demand for warehouse space was soft through 2024. While healthy growth from both air freight and cross-border logistics helped sustain demand for warehouse space, this was moderated by weak private consumption. As of end-2024, the prime warehouse vacancy rate reached 7.9%. This was largely due to the supply overhang from Cainiao Smart Gateway, a 4.1 million square feet facility completed in 2023. Excluding this project, the vacancy rate would be 3.5%[2].

Despite the challenging operating environment, MLT's Hong Kong portfolio continued to deliver a stable operating performance in FY24/25. With leases for approximately 127,451 sqm expiring during the year, the Manager successfully renewed or replaced most leases to achieve an occupancy rate of approximately 97.7% as at 31 March 2025, up from 95.6% a year ago.

Consistent with the Manager's efforts in greening its portfolio, Mapletree Logistics Hub Tsing Yi was awarded LEED Gold Certification for Building Operations and Maintenance. The award signifies that the property has achieved a high standard of sustainable operations and maintenance practices, including energy efficiency, water conservation and indoor environmental quality. This follows from the LEED Gold Certification for Core and Shell Development received in 2017.

Looking ahead, Hong Kong's economy is projected to grow moderately in 2025, rising by 2% to 3% in real terms for the year[3]. However, there are significant downside risks as private consumption remains weak and export performance is facing strong headwinds from the ongoing US-China trade war. Nevertheless, new supply of warehouse space remains constrained in 2025 and 2026, providing a buffer against downward pressure on rents amidst elevated vacancy rates.

The Hong Kong government has also unveiled a series of initiatives that will bolster the logistics sector in the mid- to long-term. These policies include promoting Hong Kong's multimodal logistics capabilities to attract more non-local logistics operators; increase logistics land supply to maintain affordable rental levels for logistics tenants; and extending logistics beyond traditional cargo. Through the implementation of these strategic policies, the government aims to enhance the competitiveness of the local logistics industry and reinforce Hong Kong's status as a regional logistics hub, which bodes well for the logistics real estate market.

In FY25/26, leases for approximately 104,262 sqm of NLA are due to expire. The Manager continues to focus on maintaining healthy portfolio occupancy by retaining existing tenants and attracting new tenants with flexible leasing packages. In addition, the Manager will evaluate selective divestment opportunities for capital recycling to optimise portfolio performance.

1 Census and Statistics Department, The Government of the Hong Kong Special Administrative Region, February 2025.
2 Independent Market Research Report, Jones Lang LaSalle, May 2025.
3 Hong Kong Budget 2025-26.

INDIA

Mapletree (Chakan) Logistics Park 1

	FY23/24	FY24/25
Properties	3	3
Book Value	INR6,067m[1] (S$97.6m)	INR6,229m[2] (S$95.6m)
Occupancy Rate (%)	100	100
WALE by NLA (years)	1.7	1.5
WALE by Revenue (years)	1.7	1.7
NLA (sqm)	116,035	116,168

India's economy continued to expand in fiscal year FY24/25[3], albeit at a slower pace. Real GDP is projected to grow at 6.5% y-o-y in FY24/25, compared to 9.2% y-o-y in the previous corresponding period[4]. With this robust performance, India continues to maintain its status as the world's fastest-growing major economy. It is also the fifth largest economy globally, with an estimated GDP of US$3.89 trillion in 2024[5].

Against this backdrop, India's logistics and warehousing sector also witnessed significant growth. The combined stock of Grade A and B warehousing space across the top eight cities increased 16% y-o-y to 438 million square feet ("sqft") by 2024[5]. Grade A facilities account for over 50% of this stock. Meanwhile, annual demand reached an all-time high of 50.6 million sqft in 2024[5]. Almost 80% of demand was generated by Grade A spaces, reflecting occupiers' discernible shift towards premium, high-quality facilities[5]. The warehousing annual vacancy rate marginally increased from 10% in 2023 to 11% in 2024[5].

Looking ahead, the warehousing sector in India is poised for substantial growth, driven by a confluence of factors including supportive government policies, upcoming infrastructure projects, expansion of 3PL and e-commerce sectors, and shifting consumer preferences towards online shopping[5]. Annual demand for warehouse space is projected to reach 78.6 million sqft by 2028, with Grade A facilities accounting for approximately 82% of this demand[5]. On the other hand, warehouse stock is projected to increase beyond 700 million sqft by 2028[5]. As supply aligns with this increasing demand, overall vacancy rates are expected to decline, with Grade A vacancy rates predicted to stabilise at around 4.0% and Grade B rates falling below 15.0% by 2028[5].

MLT's existing three assets in India, with a total NLA of 116,168 sqm, are strategically located in Chakan (near Pune), Talegaon (on the Mumbai-Pune expressway) and Farukhnagar, Delhi NCR. Reflecting the Manager's proactive approach to asset and lease management, the assets remained fully occupied with a WALE by NLA of 1.5 years as at 31 March 2025. During the year, the Manager installed a 1.2 MWp rooftop solar system at Mapletree (Chakan) Logistics Park 1 in Pune, a testament to its focus on introducing sustainability features to attract and retain tenants.

In FY25/26, leases for about 74,800 sqm of space are due to expire. The Manager will proactively engage tenants to secure lease renewals or replacements ahead of expiries, with the aim of achieving positive rental reversions and minimal leasing downtime. The Manager will continue to pursue its commitment towards greener spaces to future-proof its portfolio. As part of its investment strategy, the Manager continues to explore opportunities to acquire well-located quality assets to capitalise on the strong demand for logistics space and enhance the resilience of MLT's portfolio.

1 Excludes right-of-use assets of INR96.0 million.
2 Excludes right-of-use assets of INR99.3 million.
3 India's fiscal year covers 1 April to 31 March.
4 Second Advance Estimates of Annual Gross Domestic Product for 2024-25, Ministry of Statistics and Programme Implementation, 28 February 2025.
5 Independent Market Research Report by Jones Lang LaSalle, May 2025.

Operations Review
JAPAN

Hiroshima SS Centre

	FY23/24	FY24/25
Properties	24	22
Book Value	JPY212.8b (S$1,918.9m)	JPY212.6b (S$1,917.0m)
Occupancy Rate (%)	98.2	99.7
WALE by NLA (years)	2.7	3.0
WALE by Revenue (years)	2.7	2.9
NLA (sqm)	742,731	719,464

Japan's economic recovery picked up pace in the second half of 2024, with GDP expanding at an annualised rate of 2.2% in the October-December period[1]. Notably, private consumption is in a recovery phase as household spending benefits from stronger wage growth underpinned by low unemployment rate.

Looking ahead into 2025, with Consumer Price Index ("CPI") rising in the range of 3.0% to 3.5% year-on-year[2], inflation concerns could exert downward pressure on consumer confidence. Meanwhile, corporate investment is expected to remain high mainly due to the new development of semiconductor-related facilities nationwide. However, a further slowdown in China's economy as Japan's largest trading partner and the risk of hefty reciprocal tariffs from the US, which Japan enjoys a significant trade surplus with, could dampen these prospects.

Among the four major logistics markets in Japan – Greater Tokyo, Greater Osaka, Greater Nagoya and Fukuoka metropolitan area, Greater Osaka has the lowest vacancy of 3.8%[3] as at March 2025 due to limited supply and strong demand from consumer goods and e-commerce. Fukuoka also maintained a vacancy rate of around 5.0% throughout the year, despite the highest ever supply seen in Q1 2024. Vacancy rate for Greater Tokyo reached 11% in Q1 2025 – an increase of 1.3% from the previous quarter[3]. The Greater Tokyo market tends to be bifurcated into high vacancy markets like Kanagawa and Ken-O-do areas, and stable markets like the water bay areas and areas inside Route 16. In Greater Nagoya, supply is expected to remain high, keeping vacancy rate high at around 15% for the next 12 months.

As at 31 March 2025, MLT's Japan portfolio is comprised of 22 quality properties. These properties comply with seismic safety standards and have a Probable Maximum Loss value of less than 15%[4], indicative of low exposure to earthquake risks.

Significant progress was achieved on raising the Japan portfolio's green credentials, in line with the Manager's commitment to sustainability. Six new properties were awarded the Comprehensive Assessment System for Built Environment Efficiency ("CASBEE") certification in FY24/25. This brings to a total of 16 properties with CASBEE certifications in the Japan portfolio, representing 88% of portfolio NLA.

In line with its portfolio rejuvenation strategy, the Manager divested two small-scale warehouses located in Greater Nagoya, namely Toki Centre and Aichi Miyoshi Centre in FY24/25. With an average age of 17 years, the properties were divested at a combined selling price of JPY4,250 million, which represents a premium of 8.4% above valuation.

Portfolio occupancy was maintained at near full level of 99.7% as at 31 March 2025. Looking ahead, leases with an aggregate NLA of approximately 148,500 sqm are due to expire in FY25/26. Of this, the Manager has completed the execution of lease renewal for around 41,200 sqm and confirmed the tenants' renewal intention for another 83,300 sqm. The Manager will continue to proactively engage tenants to secure renewals or replacements ahead of lease expiries.

1 Japan Cabinet Office, 11 March 2025.
2 "Statement on Monetary Policy", Bank of Japan, 19 March 2025.
3 Japan Logistics Market View Q1 2025, CBRE.
4 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.

MALAYSIA

Mapletree Logistics Hub – Tanjung Pelepas

	FY23/24	FY24/25
Properties	14	10
Book Value	MYR2,038.4m (S$579.1m)	MYR2,333.0m (S$702.3m)
Occupancy Rate (%)	98.6	97.1
WALE by NLA (years)	2.0	1.7
WALE by Revenue (years)	1.9	1.7
NLA (sqm)	611,159	597,873

Malaysia's economy grew at 5.1% in 2024 (2023: 3.6%) driven by stronger domestic demand and a rebound in exports[1]. CPI inflation remained low at 1.8% in 2024 despite hike in Sales and Services Tax but is expected to rise in 2025, in view of upcoming changes to fuel subsidy policy and electricity tariff[2]. Policy rate is expected to be maintained at 3.0% amid uncertain global economic conditions[2].

Following the implementation of US reciprocal tariffs in April 2025, the Malaysian government is developing strategies to minimise its impact on the economy, focusing on maintaining trade access, diversifying markets, and strengthening domestic resilience. The government is reviewing its 2025 growth forecast of 4.5% to 5.5% but remains confident in Malaysia's resilient macroeconomic fundamentals.

Greater Kuala Lumpur's warehousing sector recorded new supply of 373,000 sqm in 2024 and approximately 658,500 sqm, concentrated in Port Klang, Bukit Raja and Shah Alam, is scheduled for completion in 2025[2]. With the warehouse stock of 3.1 million sqm in Greater Kuala Lumpur, average logistics space per capita is estimated at 0.33 sqm[2]. This presents headroom for quality grade logistics development as more prime warehouses will be needed to meet expectations of modern logistics operators and retailers[2].

Demand for Grade A warehouses in prime locations is expected to remain healthy, particularly in the established locations of Shah Alam and Subang, where MLT has a strong presence. 3PLs and e-commerce companies are the primary demand drivers, with additional warehouse requirements coming from retail businesses, particularly for regional distribution centres and wholesale storage facilities[2].

MLT's Malaysia portfolio continued to deliver a stable set of performance in FY24/25. The Manager proactively renewed or replaced leases with an aggregate NLA of 145,863 sqm ahead of their expiries, achieving an average positive rental reversion of about 3.0%. As at 31 March 2025, the portfolio of 10 assets recorded a healthy occupancy rate of 97.1%.

In FY24/25, the Manager completed the acquisition of Mapletree Logistics Hub – Jubli Shah Alam at an agreed property value of MYR558.8 million to capture demand from the growing consumption hub of Kuala Lumpur. With a GreenRE – Silver certification, the newly acquired asset is one of the latest additions to MLT's stable of green certified properties, as part of its push towards building a greener portfolio.

In line with its portfolio rejuvenation strategy, the Manager also completed the divestments of Padi Warehouse, Flexhub, Celestica Hub, Zentraline and Linfox for an aggregate sale value of MYR308.7 million, representing an average premium to valuation of 11%. Capital released from the divestments will provide MLT with greater financial flexibility to pursue investment opportunities in high-specification, modern logistics facilities with higher growth potential.

The Manager will continue to focus on its proactive lease management strategy. Leases with an aggregate NLA of approximately 104,394 sqm are set to expire in FY25/26. The Manager is optimistic of renewing or securing replacement tenants for these expiring leases and maintain a stable occupancy.

1 Monetary Policy Statement, Central Bank of Malaysia, 6 March 2025.
2 Independent Market Research Report by Jones Lang LaSalle, May 2025.

Operations Review
SOUTH KOREA

Mapletree Logistics Centre - Majang 3

	FY23/24	FY24/25
Properties	21	21
Book Value	KRW1,168.2b (S$1,181.5m)	KRW1,137.5b (S$1,044.0m)
Occupancy Rate (%)	95.7	96.6
WALE by NLA (years)	1.6	1.7
WALE by Revenue (years)	1.7	1.7
NLA (sqm)	724,162	724,162

South Korea's economy grew by 2.0% y-o-y in 2024, reversing a three-year streak of declining growth rates since 2021[1]. The recovery was driven mainly by a 43.9% surge in semiconductor exports, while other IT-related items including wireless communication devices, displays and computers, recorded simultaneous y-o-y gains for the first time since 2021. However, final GDP growth slightly underperformed the Bank of Korea's 2.2% forecast, as domestic demand weakened with private consumption rising only 1.3% amid deteriorating consumer confidence.

The Bank of Korea eased its policy stance to support growth, cutting the benchmark rate from 3.25% in October 2024 to 2.75% by February 2025[2]. Future rate decisions remain data-dependent given ongoing inflation risks and rising global uncertainty, including volatility in the KRW and concerns over the U.S. administration's trade policy shifts and tariff implications on South Korean exports.

South Korea's e-commerce sector continued to grow in 2024, though at a more measured pace. Total online shopping transactions rose 5.4%, a significant moderation from the explosive growth during the COVID-19 years (15.3% in 2021). With e-commerce accounting for 22% of total retail sales, underpinned by near-universal smartphone usage and advanced digital infrastructure, the sector continues to be a significant contributor to logistics demand[3].

2024 was a challenging year for the domestic logistics market. Grade A warehouse vacancy in the Seoul Metropolitan Area reached a record high of 18.0% at the end of 2024[4], driven by a second consecutive year of significant new supply – 3.8 million sqm in 2024, following 4.8 million sqm in 2023. While leasing demand from 3PL operators remained healthy, demand from e-commerce operators moderated. Looking ahead, the market is projected to gradually improve in the later part of 2025 as projected new supply falls sharply to just one-third of 2024 levels[4]. Nevertheless, the prospects for driving rental rate growth seems to be limited as aggressive competition among landlords for tenants looks set to continue for existing properties.

Despite broader market weakness, MLT's South Korea portfolio delivered stable operational performance in FY24/25. As of 31 March 2025, the portfolio comprised 21 properties with a total NLA of 724,162 sqm. During the year, the Manager successfully renewed or replaced leases covering approximately 237,498 sqm, translating to a higher portfolio occupancy of 96.6%, as compared to 95.7% last year.

Looking ahead, with leases covering approximately 253,650 sqm of NLA due for expiry in FY25/26, the Manager will continue to proactively engage new and existing tenants ahead of lease expiries, with a view to maintain stable occupancy and minimise leasing downtime. The Manager remains focused on seeking appropriate asset enhancement initiatives and acquisition opportunities of modern, well-located logistics properties to strengthen the resilience of MLT's portfolio.

1 "Gross National Income: Fourth Quarter and Annual 2024 (Preliminary)", Bank of Korea, 5 March 2025.
2 "Monetary Policy Decision", Bank of Korea, 25 February 2025.
3 "Asia Pacific Quarterly Logistics Real Estate Market Report, March 2025" by Jones Lang LaSalle.
4 Independent Market Research Report by Jones Lang LaSalle, May 2025.

VIETNAM

Mapletree Logistics Park Bac Ninh Phase 5

	FY23/24	FY24/25
Properties	10	12
Book Value	VND6,011.8b (S$324.0m)	VND7,493.2b (S$392.6m[1])
Occupancy Rate (%)	100	97.8
WALE by NLA (years)	2.2	2.0
WALE by Revenue (years)	2.3	2.0
NLA (sqm)	562,603	684,371

Vietnam's economy expanded by 7.09% in 2024[2], exceeding the government's target of 6.5%. The robust growth was largely underpinned by a strong resurgence in export-oriented manufacturing such as electronics, textiles and machinery. While the government has set an ambitious growth target of at least 8.0% for 2025[3], significant external headwinds including potential steep tariff hikes from the US administration and China's uncertain economic recovery may test this outlook. Still, Vietnam's integration into the global manufacturing and supply chain network is expected to sustain long-term demand for logistics space in the country.

Vietnam's warehouse supply is projected to grow from 7.0 million sqm in 2024 to 9.7 million sqm by the end of 2027, marking a 1.4-fold increase[4]. If the anticipated 2.6 million sqm of NLA is successfully delivered on schedule, it could temper rental escalation, especially in the face of mounting resistance to further hikes from cost-conscious occupiers.

MLT's Vietnam portfolio demonstrated resilient performance in FY24/25. The Manager renewed and replaced approximately 174,100 sqm of leases, achieving a healthy average rental reversion of +3.9%. Portfolio occupancy stood at 97.8% as of 31 March 2025, supported by strong take-up from 3PLs, manufacturers and e-commerce businesses.

During the year, the Manager completed two accretive acquisitions from the Sponsor, Mapletree Logistics Park Phase 3 and Hung Yen Logistics Park I. The former is located in Binh Duong, one of southern Vietnam's established industrial zones, benefiting from its proximity to Ho Chi Minh City and Tan Son Nhat International Airport. The latter marks MLT's first entry into Hung Yen, a rising logistics hub in northern Vietnam. The asset is strategically located within an hour's drive from Hanoi and Hai Phong Seaport, Vietnam's second largest and among the world's top 100 container ports. These additions expanded MLT's Vietnam portfolio to 12 properties, enhancing network depth and tenant reach in both northern and southern Vietnam.

Vietnam's logistics market remains highly attractive to institutional investors, backed by growing demand from 3PLs, domestic retailers, e-commerce giants (e.g. Shopee, Lazada, Tiki), and manufacturers (e.g. Vinfast, Samsung, Foxconn). The expected entry of global fast-fashion e-commerce players such as Temu and Shein is likely to accelerate demand for cross-border trade and last-mile infrastructure. Investor interest is strong, driving yield compression in established hubs like Bac Ninh, Hung Yen, Binh Duong and Dong Nai. Meanwhile, developers are turning to emerging locations such as Bac Giang, Vinh Phuc and Hai Duong in the north, and Long An and Can Tho in the south, where land availability and improving connectivity offer long-term upside.

In FY25/26, leases with approximately 284,805 sqm of NLA are due to expire. The Manager will proactively engage tenants and prospects doing business in sustainably growing sectors to secure lease renewals or replacements with positive rental reversions. In line with MLT's portfolio rejuvenation strategy, the Manager continues to evaluate opportunities to acquire modern, well-located facilities that position MLT to capture the long-term growth potential of the Vietnam logistics market.

1 Excludes right-of-use assets of VND164.6 billion.
2 General Statistics Office of Vietnam.
3 "Vietnam to raise 2025 GDP growth target to at least 8% despite U.S. tariff risks", Reuters, 11 February 2025.
4 Independent Market Research Report by Jones Lang LaSalle, May 2025.