

Performance Highlights

Full-Year Performance Underpinned by Singapore Stability and Strategic Divestment

- Singapore delivered higher contribution on a comparable basis:¹

1.0% year-on-year ("yoy") growth in gross revenue

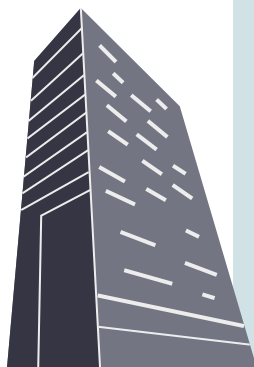
1.1% yoy growth in NPI

- 2.1%** yoy improvement in portfolio property operating costs
- 3.3%** yoy improvement in finance expenses



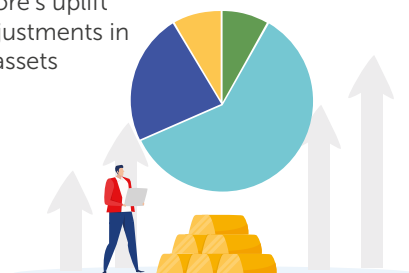
Mapletree Anson's Accretive Divestment Strengthened Financial Position

- Lowered aggregate leverage ratio, improved ICR and expanded debt headroom
- DPU accretive as net divestment proceeds allocated towards debt reduction
- Secured gain over independent valuation and purchase price
- Singapore remains portfolio cornerstone at over 50% post-divestment



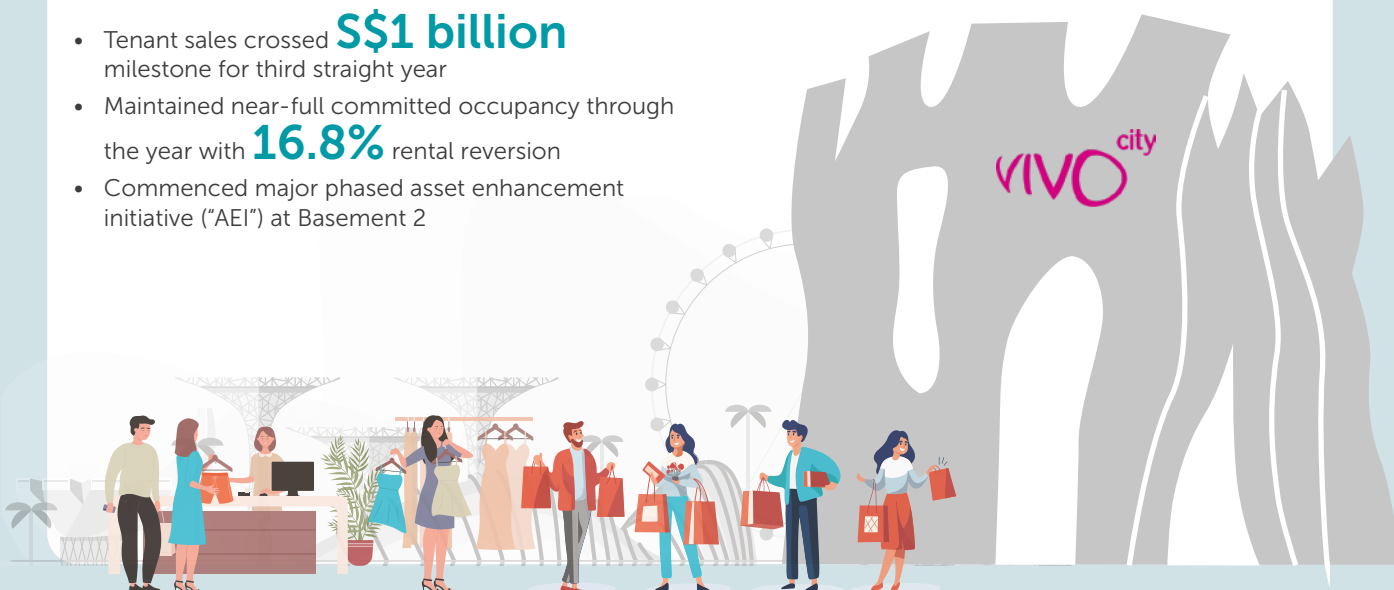
Positive Portfolio Rental Uplift and Stable Valuation

- 3.6%** full-year portfolio rental uplift led by VivoCity
- Stable portfolio valuation as Singapore's uplift offsets adjustments in overseas assets



VivoCity: Continued Excellence through Active Transformation

- Tenant sales crossed **S\$1 billion** milestone for third straight year
- Maintained near-full committed occupancy through the year with **16.8%** rental reversion
- Commenced major phased asset enhancement initiative ("AEI") at Basement 2



¹ On a like-for-like comparison, excluding Mapletree Anson from both gross revenue and NPI for both periods, and the exclusion of the one-off property tax refund for VivoCity (S\$3.0 million) in FY23/24 which only affects the NPI.

Festival Walk: Intensifying Marketing Efforts and Adapting Swiftly to Market Shifts

- Maintained **96.8%** committed occupancy
- Effective marketing collaborations created impactful events and celebrity appearances
- Shopper traffic and tenant sales demonstrated encouraging momentum



Capital Discipline Delivered Meaningful Results



- Use of divestment proceeds to reduce debt insulated MPACT against high interest rates and strengthened balance sheet
- **\$200 million** seven-year fixed rate senior green notes boosted long-term stability
- Further HKD-RMB swapping yielded risk and interest rate benefits and achieved improved cash flow matching

Proactive Stakeholder Engagement

Engaged over
300 fund managers, institutional investors and analysts



Over
250 Unitholders participated in the FY24/25 Annual General Meeting ("AGM")

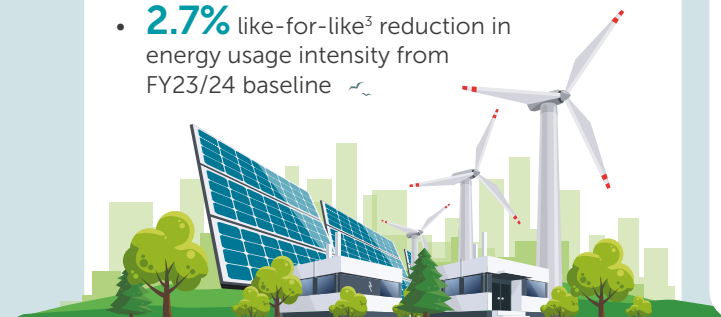


More than
52,000 followers on VivoCity and Festival Walk Instagram accounts

Commitment to Achieve Net Zero by 2050



- Maintained **100%** green-certified portfolio
- Solar panels generated **4,547 MWh** of renewable energy, almost equivalent to powering Bank of America HarbourFront ("BOAHF") and Sandhill Plaza for a year²
- **2.7%** like-for-like³ reduction in energy usage intensity from FY23/24 baseline



Charting Ahead with Resilience

- Strategic focus on preserving occupancy and stable cash flows, while managing costs prudently
- Targeted implementation of value-adding initiatives
- Proactively seeking portfolio optimisation opportunities
- Singapore provides relative point of stability, central to MPACT's long-term objectives



² Relates to landlord's electricity consumption.

³ Excludes Mapletree Anson, which was divested on 31 July 2024, and Makuhari Bay Tower, which was converted into a multi-tenanted building after 30 June 2024.