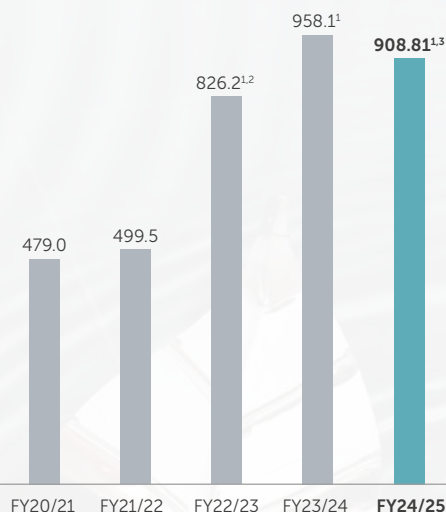


Financial Highlights

Gross Revenue

S\$ **908.8**M¹ ▼ 5.1% year-on-year

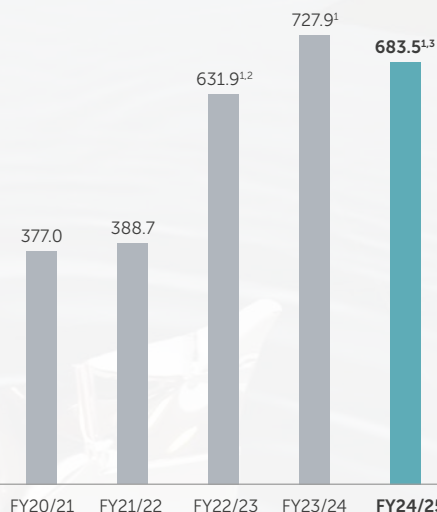
S\$ million



Net Property Income

S\$ **683.5**M¹ ▼ 6.1% year-on-year

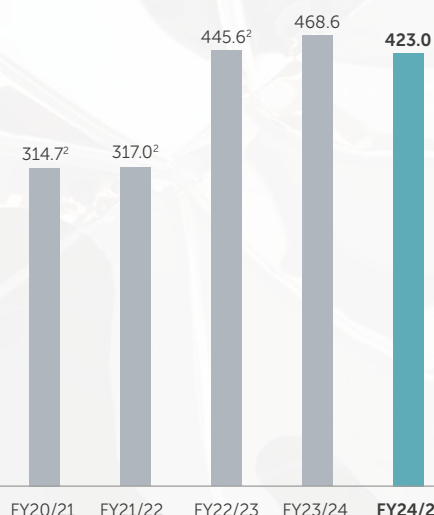
S\$ million



Amount Available for Distribution to Unitholders

S\$ **423.0**M ▼ 9.7% year-on-year

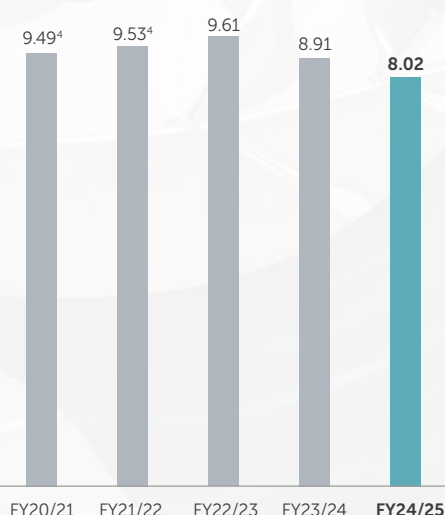
S\$ million



Distribution Per Unit

8.02 cents ▼ 10.0% year-on-year

Singapore cents



¹ Gross revenue and Net Property Income ("NPI") do not include contribution from The Pinnacle Gangnam. MPACT shares profit after tax of The Pinnacle Gangnam based on its 50% effective interest.

² Includes the merged entity's contribution following the merger with MNACT that was completed on 21 July 2022.

³ Reflects Mapletree Anson's contribution from 1 April 2024 to 31 July 2024 only, as Mapletree Anson was divested on 31 July 2024.

⁴ In view of the COVID-19 uncertainty, the Manager made capital allowance claims and retained capital distribution totalling S\$43.7 million in 4Q FY19/20. S\$28.0 million of this retained cash was released as distribution to Unitholders in FY20/21. The remaining S\$15.7 million of retained cash was released as distribution to Unitholders in FY21/22.

Long-Term Total Returns

Capital Appreciation

42.0%

Total Distribution

131.4%

Total Return¹

173.4%

Selected Balance Sheet Details

As at 31 March	2021	2022	2023	2024	2025
Total Assets (S\$ million)	8,950.6	8,984.5	16,828.8	16,662.3	16,141.6
Portfolio Property Value (S\$ million)	8,737.0	8,821.0	16,575.7	16,499.5	15,960.0
Gross Debt Outstanding (S\$ million)	3,032.9	3,014.0	6,940.8 ²	6,803.0 ²	6,139.9²
Unitholders' Funds (S\$ million)	5,709.0	5,793.5	9,220.3	9,209.2	9,364.0
Net Asset Value ("NAV") per Unit (S\$)	1.72	1.74	1.76	1.75	1.78
Market Capitalisation (S\$ million)	7,030.4	6,281.4	9,430.8	6,723.8	6,584.5

Key Financial Indicators

As at 31 March	2021	2022	2023	2024	2025
Proportion of Fixed Rate Debt (%)	70.7	80.3	75.5	77.1	79.9
Aggregate Leverage Ratio (%)	33.9	33.5	40.9	40.5	37.7
Interest Coverage Ratio ("ICR") (times)	4.4	4.8	3.5	2.9	2.8
Average Term to Maturity of Debt (years)	4.2	3.3	3.0	3.0	3.3
Weighted Average All-in Cost of Debt (per annum) (%)	2.48	2.40	2.68	3.35	3.51

Yield Comparisons³

CPF Ordinary Account		2.5%
10-year Singapore Government Bond		2.7%
Straits Times Index		4.5%
FTSE Straits Times REIT Index		5.2%
MPACT Distribution Yield ⁴		6.4%

¹ This is the sum of distributions and capital appreciation for the period since listing on 27 April 2011 to 31 March 2025, and is based on unit issue price at IPO of S\$0.88 and closing unit price of S\$1.25 as at 31 March 2025, as well as total DPU of 115.62 Singapore cents since IPO.

² Includes share attributable to non-controlling interest and MPACT's proportionate share of joint venture's gross debt.

³ As at 31 March 2025. Sources: Bloomberg, Central Provident Fund ("CPF") Board (for the Ordinary Account's yield) and the Monetary Authority of Singapore ("MAS") (for the 10-year Singapore Government Bond Yield).

⁴ Based on closing unit price of S\$1.25 as at 31 March 2025 and DPU of 8.02 Singapore cents for FY24/25.