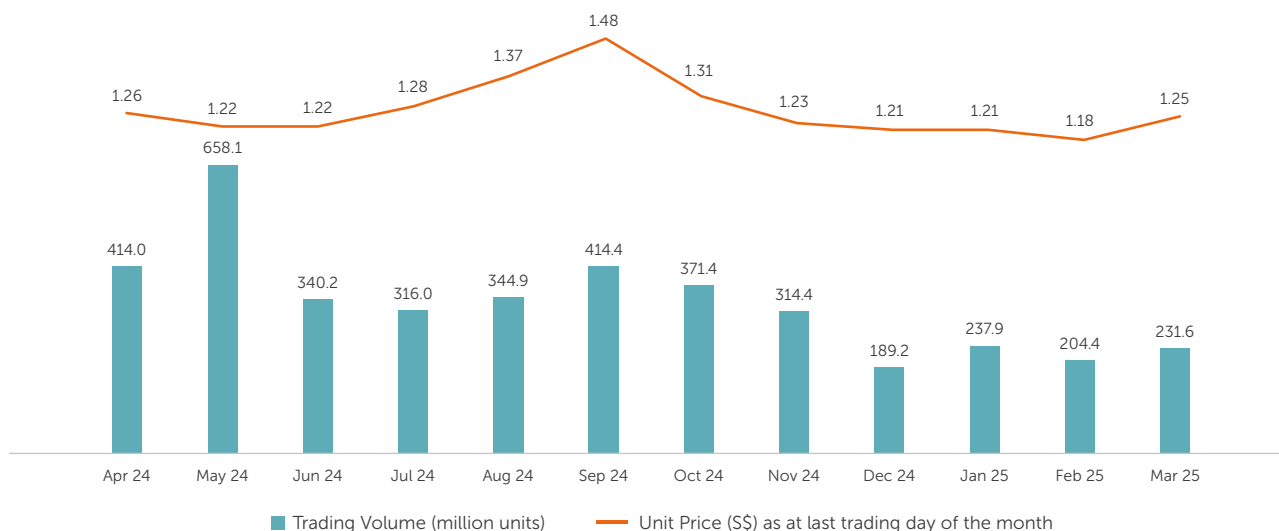


Unit Price Performance

FY24/25 Trading Performance

MPACT's Units traded in the unit price range of S\$1.16 to S\$1.53 in FY24/25, closing the year with a total trading volume of 4.0 billion Units. This translated to an average daily trading volume of approximately 16.1 million Units.



Five-Year Trading Performance

	FY24/25	FY23/24	FY22/23	FY21/22	FY20/21
Closing price on the last trading day prior to the period (S\$)	1.280	1.800	1.890	2.120	1.830
Highest closing price (S\$)	1.530	1.840	1.940	2.190	2.230
Lowest closing price (S\$)	1.160	1.220	1.550	1.790	1.500
Volume weighted average price (S\$)	1.283	1.481	1.779	1.974	1.952
Closing price for the period (S\$)	1.250	1.280	1.800	1.890	2.120
Average trading volume (million units)	16.15	9.51	11.40	11.96	9.87
Total trading volume (million units)	4,036	2,367	2,839	2,978	2,478

Return on Investment

	1-year from 1 April 2024	3-year from 1 April 2022	5-year from 1 April 2020	10-year from 1 April 2015
Total return as at 31 March 2025 (%)	3.9% ¹	-19.8% ¹	-6.8% ¹	33.4% ²
Capital appreciation (%)	-2.3%	-33.9%	-31.7%	-21.9%
Distribution yield (%)	6.3%	14.0%	24.9%	55.3%
Closing price on the last trading day prior to the period/Unit issue price at listing (S\$)	1.280	1.890	1.830	1.600

Total Returns ³ (assuming dividends reinvested) (%)	1-year from 1 April 2024	3-year from 1 April 2022	5-year from 1 April 2020	10-year from 1 April 2015
MPACT Unit Price	4.4	-19.6	-10.6	35.6
FTSE Straits Times Index	30.0	34.7	99.1	72.2
FTSE Straits Times REIT Index	4.1	-9.6	20.1	43.4

¹ Sum of distributions and capital appreciation for the period over the closing unit price on the last trading day prior to the commencement of the period.

² Sum of distributions and capital appreciation for the period over the unit issue price at listing.

³ Total returns for the holding period calculated assuming dividends are reinvested at the closing price as of the ex-dividend or ex-distribution date.

Source: Bloomberg