OPERATIONS REVIEW

Successful Merger with MNACT

Post-merger, the geographical scope of MPACT's investment mandate was expanded to include the key gateway markets of Asia including but not limited to Singapore, Hong Kong, China, Japan and South Korea. The portfolio also grew to 18 properties across these five Asian markets.

Core Assets Anchor MPACT's Stability

Full-year NPI contribution from the Singapore properties were S$33.0 million higher yoy to S$$421.7 million. The increase in NPI not only covered the higher utility costs but also more than offset the higher cost of Singapore dollar borrowings.

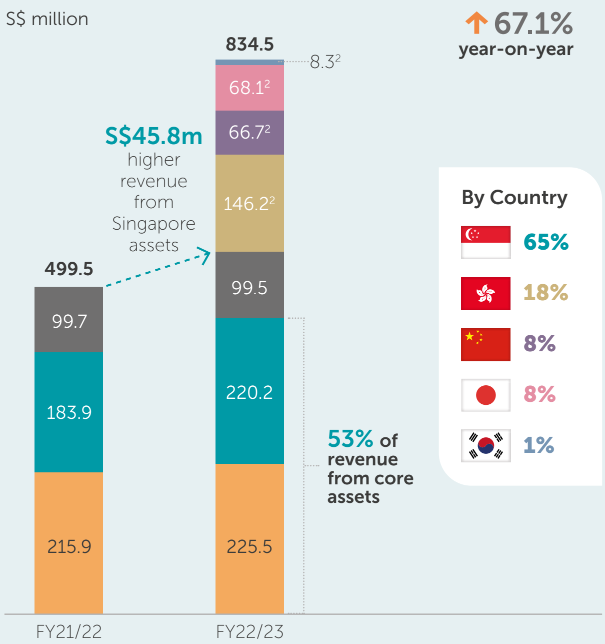
Specifically, our core assets, VivoCity and MBC, continued to provide a steady income stream. Together, they generated a combined S$445.8 million in gross revenue and S$345.9 million in NPI in FY22/23, up 11.5% and 11.3%, respectively, from the previous year. These represent approximately 53% and 54% of the total contribution to gross revenue and NPI, respectively, anchoring MPACT's overall stability.

Our overseas assets (including MPACT's 50% effective interest in The Pinnacle Gangnam) started contributing from 21 July 2022 and delivered a total of S$289.3 million and S$216.4 million for gross revenue and NPI, respectively, in FY22/23.

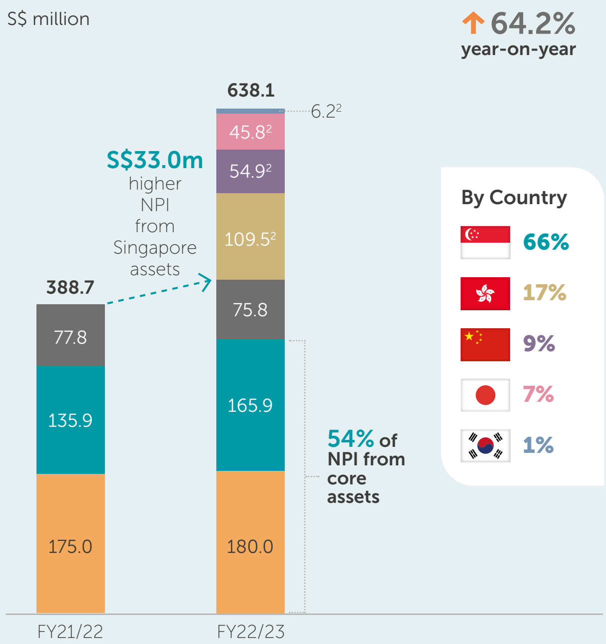
Festival Walk, our retail mall in Hong Kong, as well as our two China properties, together registered S$212.8 million and S$164.4 million of contribution to gross revenue and NPI, respectively.

Our nine properties in Japan contributed S$68.1 million and S$45.8 million to gross revenue and NPI, respectively. Based on MPACT's 50% effective interest, our office building in South Korea, The Pinnacle Gangnam, added S$8.3 million and S$6.2 million to the contribution to gross revenue and NPI, respectively.

Contribution to Gross Revenue[1]



Contribution to NPI[1]



MBC, SG | VivoCity, SG | Other SG properties | Festival Walk, HK | China properties | Japan properties | The Pinnacle Gangnam, KR

[1] The contributions to gross revenue and NPI include MPACT's 50% effective share of gross revenue and NPI from The Pinnacle Gangnam.
[2] These properties were acquired as a result of the merger that was completed on 21 July 2022. Consequently, contributions to gross revenue and NPI were for the period from 21 July 2022 to 31 March 2023.

Maintained Healthy Committed Occupancy Levels

As a result of our proactive asset and lease management efforts, MPACT's portfolio closed the year with a high committed occupancy rate of 95.4%.

Committed Occupancy

	31 March 2019	31 March 2020	31 March 2021	31 March 2022	31 March 2023[1]
Portfolio	98.5%	98.7%	97.1%	97.0%	95.4%

Successful Renewal of Leases with Major Tenants

In FY22/23, 377 leases of over 2.4 million square feet of lettable area were renewed or re-let[2]. They comprise 199 retail leases totalling 369,426 square feet of lettable area and 178 office/business park leases totalling 2,093,879 square feet of lettable area.

These include those with major tenants such as Arup, Bank of America, BMW and Google[3], reinforcing the portfolio's ongoing resilience.

Aside from Greater China, all markets registered positive rental uplifts, resulting in a portfolio rental uplift of 0.7% against preceding average effective fixed rents of the expiring leases.

MPACT's retail leases recorded 55.1% retention rate, while the office and business park leases recorded 72.4% retention rate, resulting in an overall portfolio retention rate of 69.8% for FY22/23.

	Number of Leases Committed	Retention Rate by Lettable Area (%)	Rental Reversion[4] (%)
MBC, Singapore	22	62.9	8.0
VivoCity, Singapore	102	62.7	7.7
Other Singapore properties	34	83.2	1.6
Festival Walk, Hong Kong	65	43.6	-12.7
China properties	46	74.5	-3.7
Japan properties	39	70.4	1.9
The Pinnacle Gangnam, South Korea	5	72.4	14.2
Portfolio	**313**	**69.8**	**0.7**

Note: Information in the above table are on a committed basis for all leases with expiry dates in FY22/23 only.

1 Includes properties acquired as a result of the merger with MNACT that was completed on 21 July 2022.
2 On a committed basis for all leases with expiry dates in FY22/23 as well as leases with expiry dates after FY22/23 that were renewed or re-let in advance. It excludes short-term leases that are less than or equal to 12 months.
3 A significant portion of Google's leases have been renewed over the last two financial years, leaving approximately one-fifth of its space up for expiry in FY24/25.
4 Rental reversion is calculated based on the change in the average effective fixed rental rates of the new leases compared to the average effective fixed rents of the expiring leases. It takes into account rents periods and step-up rents over the lease terms (if any). It excludes rental rates for short-term leases that are less than or equal to 12 months where rental rates are not reflective of prevailing market rents that are on normal lease tenure basis.

OPERATIONS REVIEW

Well-Staggered Lease Expiry Profile

MPACT continues to proactively manage its leases to ensure that its lease expiry profile remains well-spread. As at 31 March 2023, MPACT has a portfolio weighted average lease expiry ("WALE") on a committed basis of 2.6 years by gross rental income ("GRI"). With a typical lease term of three years, the WALE for MPACT's retail component was 2.0 years. Meanwhile, the WALE for the office and business park component was at a manageable 3.0 years. Based on the date of commencement of leases, MPACT's portfolio WALE was 2.3 years as at 31 March 2023.

As at the end of FY22/23, MPACT's portfolio has 1,150 committed leases, of which 21.1% by GRI would be expiring in FY23/24.

The leases entered into in FY22/23 contributed 23.8% of GRI as at 31 March 2023 and have a WALE of 3.8 years.

Diversified and Quality Tenant Profile

MPACT's top ten tenants (excluding an undisclosed tenant) accounted for 22.7% of the portfolio GRI.

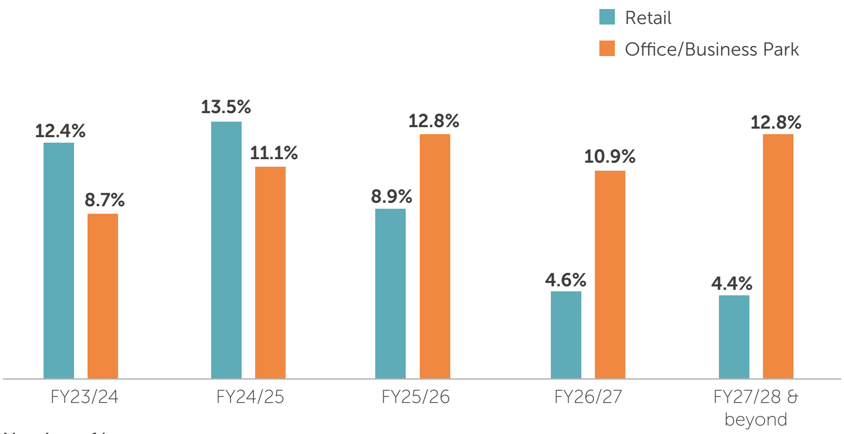
As at 31 March 2023, MPACT has a well-diversified base of 933 tenants across a wide variety of trade sectors. No single trade segment accounted for more than 14.8% of MPACT's GRI.

WALE by GRI (by years)

Portfolio	Retail	Office/Business Park
2.6	2.0	3.0

Lease Expiry Profile as a % of Monthly GRI

(as at 31 March 2023)[1]



Number of Leases

340	345	299	97	69

Breakdown of Tenants in MPACT's Portfolio

(as at 31 March 2023)

	Number of Tenants
MBC	63
VivoCity	313
Other Singapore properties	127
Festival Walk	198
China properties	124
Japan properties	100
The Pinnacle Gangnam	31
Total	**933[2]**

[1] Total does not add up to 100% due to rounding differences.
[2] Total does not add up due to common tenants across properties.

Top Ten Tenants by GRI

(as at 31 March 2023)

	Tenant	Property(ies)	% of GRI
1	Google Asia Pacific Pte. Ltd.	MBC	5.9%
2	BMW	Gateway Plaza	3.6%
3	Seiko Instruments Inc.	SII Makuhari Building	2.0%
4	The Hongkong and Shanghai Banking Corporation Limited	MBC and Festival Walk	2.0%
5	TaSTe	Festival Walk	2.0%
6	Hewlett-Packard Japan, Ltd.	Hewlett-Packard Japan Headquarters Building	1.9%
7	NTT Urban Development	mBAY POINT Makuhari	1.9%
8	Merrill Lynch Global Services Pte. Ltd.	BOAHF	1.7%
9	Undisclosed tenant	–	–
10	Arup	Festival Walk	1.6%
	Total		**22.7%**[1,2]

Trade Mix by GRI

(as at 31 March 2023)

	Trade Mix	% of GRI
1	IT Services & Consultancy	14.8%
2	F&B	12.7%
3	Banking & Financial Services	8.4%
4	Fashion	7.5%
5	Machinery / Equipment/ Manufacturing	6.1%
6	Real Estate / Construction	5.0%
7	Department Store / Supermarket / Hypermarket	4.7%
8	Government Related	4.3%
9	Beauty & Health	3.9%
10	Professional & Business Services	3.7%
11	Automobile	3.7%
12	Luxury Jewellery, Watches & Fashion Accessories	3.4%
13	Shipping Transport	2.6%
14	Electronics (Office / Business Park)	2.4%
15	Consumer Electronics	2.3%
16	Sports	2.1%
17	Lifestyle	2.1%
18	Pharmaceutical	2.1%
19	Others[3]	8.5%
	Total	**100.0%**[4]

[1] Excluding the undisclosed tenant.
[2] Total does not add up due to rounding differences.
[3] Others include Consumer Goods & Services, Leisure & Entertainment, Convenience & Retail Services, Trading, Optical, Education & Enrichment, Energy, Medical and Others.
[4] Total does not add up to 100% due to rounding differences.