

Interested Person Transactions

For the financial year ended 31 March 2025

The transactions entered into with interested persons during the financial year, which fall under the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST") and the Property Funds Appendix of the Code on Collective Investment Schemes (excluding transactions of less than S\$100,000 each) are as follows:

Name of interested person	Nature of relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S\$100,000 and transactions conducted under unitholders' mandate pursuant to Rule 920)	Aggregate value of all interested person transactions conducted under unitholders' mandate pursuant to Rule 920 (excluding transactions less than S\$100,000)
		S\$'000	S\$'000
Temasek Holdings (Private) Limited and its related companies	Subsidiaries and Associates of MPACT's controlling unitholder		
– Manager's management fees		42,698	–
– Property and lease management fees		32,542	–
– Staff costs		26,296	–
– Lease related income		12,534	–
– Operating related expenses		9,290	–
– Manager's divestment fee		3,875	–
– Project management fees		1,204	–
DBS Group Holdings Ltd and its related companies	Trustee of MPACT		
– Trustee's fees		1,761	–
– Lease related income		295	–
Singapore Power Limited and its related companies	Associates of MPACT's controlling unitholder		
– Operating related expenses		2,257	–
– Lease related income		117	–
Singapore Technologies Engineering Ltd and its related companies	Associates of MPACT's controlling unitholder		
– Lease related income		1,632	–
Sembcorp Industries Ltd and its related companies	Associates of MPACT's controlling unitholder		
– Operating related expenses		586	–
Singapore Telecommunications Limited and its related companies	Associates of MPACT's controlling unitholder		
– Lease related income		168	–

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For the purpose of the disclosure, the full contract sum was used where an interested person transaction had a fixed term and contract value, while the annual amount incurred and/ or accrued was used where an interested person transaction had an indefinite term or where the contract sum was not specified.

Save as disclosed above, there were no interested person transactions (excluding transactions of less than S\$100,000 each) nor material contracts entered into by MPACT and its subsidiaries that involved the interests of the CEO or Director of the Manager, or any controlling unitholder of MPACT, either still subsisting at the end of the financial year under review or entered into since the end of the previous financial year.

As set out in MPACT's Prospectus dated 18 April 2011, fees and charges payable by MPACT to the Property Manager under the Property Management Agreement are not subject to Rule 905 and 906 of the SGX-ST's Listing Manual. The Property Management Agreement was renewed with effect from 27 April 2021 and accordingly, the renewed Property Management Agreement constitutes an interested person transaction under Chapter 9 of the SGX-ST's Listing Manual.

As set out in MNACT's Prospectus dated 27 February 2013, fees and charges payable by Festival Walk (2011) Limited, HK Gateway Plaza Company Limited and Shanghai Zhan Xiang Real Estate Company Limited to the Property Manager under the Property Management Agreement are not subject to Rule 905 and 906 of the Listing Manual. The Property Management Agreement was renewed with effect from 7 March 2023 and accordingly, the renewed Property Management Agreement constitutes an interested person transaction under Chapter 9 of the SGX-ST's Listing Manual.

MPACT Group has not obtained a general mandate from Unitholders pursuant to Rule 920 for any interested person transaction for the financial year under review.

Please also see Significant Related Party Transactions in Note 29 to the financial statements.

MANAGER'S MANAGEMENT FEES PAID AND PAYABLE IN UNITS

A summary of Units issued and issuable for payment of the Manager's management fees during or in respect of the financial year are as follows:

For Period	Issue Date	Units Issued	Issue Price* (S\$)
Manager's Base Management Fee			
1 April 2024 to 30 June 2024	13 August 2024	3,852,492	1.2233
1 July 2024 to 30 September 2024	7 November 2024	2,988,067	1.4811
1 October 2024 to 31 December 2024	7 February 2025	3,693,420	1.2057
1 January 2025 to 31 March 2025	9 May 2025	3,526,678	1.2503

* Based on the volume weighted average traded price for a Unit for all trades on the SGX-ST in the ordinary course of trading on the SGX-ST for the last ten business days of the relevant period in which the management fees accrued.