

Our Strategy

The Manager aims to provide unitholders of MPACT ("Unitholders") with a relatively attractive rate of return on their investment through regular and steady distributions, and to achieve long-term stability in Distribution per Unit ("DPU") and NAV per Unit, while maintaining an appropriate capital structure.

We are driven by



Vision

Our vision is to be a leading real estate investment trust recognised as the proxy to key gateway markets of Asia.



Mission

Our mission is to provide quality commercial spaces to businesses and organisations, while delivering value and sustainable returns to our investors. We strive to be a trusted partner to our stakeholders by setting high standards in professionalism and integrity, and acting responsibly to make a positive impact within the communities we serve.

Our competitive advantages are



01 Anchored by high-quality and diversified portfolio



02 Ready footholds in 5 key markets

Assets under management ("AUM") by market (%)¹



56%

25%

● Mapletree Business City ("MBC")

24%

● VivoCity

7%

● 2 Other Singapore Properties

Core assets, VivoCity and MBC, constitute **49%** of portfolio



26%

● Festival Walk, Hong Kong



9%

● 2 China Properties



7%

● 9 Japan Properties



1%

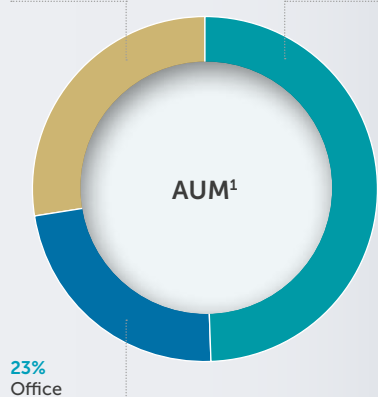
● The Pinnacle Gangnam, South Korea



03 Balanced across sub asset classes

28% Business Parks

50% Retail



04 Seasoned management team with proven track record and capabilities



05 Strong commitment and vast network of the Sponsor



06 Alignment with investors' interest through fee structure pegged to distribution growth



07 Launchpad to capture long-term growth opportunities in Pan Asia

¹ AUM splits are based on the independent valuation of properties as at 31 March 2025, including MPACT's 50% effective interest in The Pinnacle Gangnam.

We are committed to creating value through our “4R” Asset & Capital Management Strategy

