

For Immediate Release

Year-on-year growth in gross revenue, NPI and DPU for 4Q FY23/24 despite forex and interest rate headwinds

- Led by strong Singapore performance and stable Festival Walk contribution
- Overall rise in NPI more than offset increased finance costs for the quarter
- Positive full-year rental reversion and year-on-year improvement in committed occupancy reflect operational resilience
- Steady portfolio valuation buoyed by Singapore's uplift with overseas valuations impacted by stronger SGD
- VivoCity's full-year tenant sales set a new record at nearly S\$1.1 billion
- Festival Walk's resilience supported by strong committed occupancy and continued advancement towards rental stabilisation
- Issued S\$200 million 10-year fixed rate senior green notes to boost long-term stability

Summary of MPACT's Results

	4Q FY23/24	4Q FY22/23	Variance (%)
Gross revenue (S\$'000) ¹	239,222	233,271	2.6
Property operating expenses (S\$'000) ¹	(56,087)	(55,893)	(0.3)
- <i>Utility expenses</i>	(8,455)	(9,377)	9.8
Net property income (S\$'000) ¹	183,135	177,378	3.2
Net finance costs (S\$'000) ¹	(56,434)	(50,920)	(10.8)
Amount available for distribution to Unitholders (S\$'000)	120,522	117,590	2.5
Distribution per Unit (Singapore cents)	2.29	2.25	1.8

¹ Gross revenue, property operating expenses, NPI and net finance costs do not include contribution from The Pinnacle Gangnam. MPACT will share profit after tax of The Pinnacle Gangnam based on its 50% effective interest.

	FY23/24	FY22/23	Variance (%)
Gross revenue (S\$'000) ²	958,088	826,185	16.0
Property operating expenses (S\$'000) ²	(230,159)	(194,243)	(18.5)
- <i>Utility expenses</i>	(38,237)	(25,233)	(51.5)
Net property income (S\$'000) ²	727,929	631,942	15.2
Net finance costs (S\$'000) ²	(225,482)	(162,159)	(39.0)
Amount available for distribution to Unitholders (S\$'000)	468,569	445,598	5.2
Distribution per Unit (Singapore cents)	8.91	9.61	(7.3)

Singapore, 24 April 2024 – MPACT Management Ltd., as manager of Mapletree Pan Asia Commercial Trust (“MPACT” and as manager of MPACT, the “Manager”), announced year-on-year (“yoy”) growth in gross revenue, net property income (“NPI”) and Distribution per Unit (“DPU”) for 4Q FY23/24, effectively navigating through broad market headwinds including forex challenges and higher interest rates. Gross revenue and NPI climbed 2.6% and 3.2% yoy to S\$239.2 million and S\$183.1 million, respectively, underpinned by the solid performance of the Singapore assets and stable contribution from Festival Walk. Despite a stronger Singapore dollar (“SGD”) weighing on overseas income, the overall growth in NPI more than covered higher finance costs for the quarter. Consequently, DPU rose 1.8% yoy to 2.29 Singapore cents.

For FY23/24, gross revenue and NPI rose by 16.0% and 15.2% yoy to S\$958.1 million and S\$727.9 million, respectively. This growth was driven by the full-year contribution from the overseas assets acquired through the merger although the gains were tempered by a stronger SGD against all foreign currencies, as well as the consistently robust performance of the Singapore portfolio which more than covered the rise in utility costs for the year. Full-year DPU amounted to 8.91 Singapore cents, moderated by higher interest rates.

² Gross revenue, property operating expenses, NPI and net finance costs do not include contribution from The Pinnacle Gangnam. MPACT will share profit after tax of The Pinnacle Gangnam based on its 50% effective interest.

Ms Sharon Lim, Chief Executive Officer of the Manager said, “MPACT has maintained its course amidst a tough operating landscape. The uplift across gross revenue, NPI and DPU for 4Q FY23/24 underscores our operational resilience and adaptability. Despite the bumpy road ahead, we draw confidence from several key indicators of stability: a yearly increase in our portfolio committed occupancy to 96.1% and a positive rental reversion of 2.9%. VivoCity, our flagship asset, has showcased all-rounded excellence, achieving a new record in full-year tenant sales and leading our portfolio with an outstanding 14.0% rental uplift.”

“We are set to navigate the future with agility. Beyond our ongoing commitment to active asset management, we are poised to seize strategic opportunities to refine our capital structure, emphasising a dynamic approach to portfolio management. Additionally, we will continue to pursue initiatives aimed at safeguarding and enhancing long-term unitholder value. Our Singapore assets have consistently delivered. With this market’s inherent stability, it will remain a significant component of our AUM and NPI, reinforcing MPACT’s foundational strength.”

OPERATIONAL PERFORMANCE

For 4Q FY23/24, portfolio NPI increased by 3.2% yoy to S\$183.1 million, with a healthy 76.6% NPI margin. This growth was mainly driven by the strong performance of the Singapore properties and stable contribution from Festival Walk. However, contributions from the overseas assets were diluted by adverse forex movements. On a full-year basis, portfolio NPI climbed 15.2% yoy to S\$727.9 million, led by full-year merger gains and continued robustness of the Singapore properties.

During FY23/24, MPACT renewed and re-let approximately 2.6 million square feet of lettable area, marking a portfolio rental reversion of 2.9% and improving from 0.7% recorded in the previous financial year. The Singapore portfolio stood out with notable rental uplifts from 6.7% at Mapletree Business City to 14.0% at VivoCity.

As at 31 March 2024, the portfolio committed occupancy remained high at 96.1%. Notwithstanding some quarterly transitions, there was a yearly improvement in committed occupancy, up from 95.4% as of 31 March 2023, largely stemming from success in backfilling mTower. The portfolio tenant retention rate was 72.5%. The weighted average lease expiry (“WALE”) was 2.1 years for the retail segment and 2.7 years for the office/business park segment, resulting in an overall portfolio WALE of 2.4 years.

CAPITAL MANAGEMENT

Throughout FY23/24, the Manager executed targeted swaps of HKD loans into CNH, significantly reducing the HKD component of MPACT's debt from 30% to 23%, while raising the CNH component from 0.3% to 7%. This realignment seeks to synchronise MPACT's debt composition with the AUM profile more closely, yielding both risk and interest rate advantages.

To further diversify funding sources, S\$200.0 million of 10-year fixed rate senior green notes were issued in March 2024. This issuance is under the auspices of the Euro Medium Term Securities Programme established in September 2022 and is aligned with MPACT's Green Finance Framework. Modest in size, this move is aimed primarily at boosting MPACT's long-term stability through the issuance's extended maturity.

By the close of FY23/24, MPACT's debt maturity profile remained well-staggered with no single financing year facing more than 21% of debt refinancing. The average term to maturity of debt was 3.0 years. With approximately S\$1.5 billion of cash and undrawn committed facilities available, MPACT has ample financial liquidity to meet working capital needs and financial obligations.

As at 31 March 2024, approximately 77.1% of the total gross debt of S\$6,803.0 million was fixed through fixed rate debt or interest rate swaps. Additionally, approximately 93% of MPACT's distributable income (based on rolling four quarters) was derived from or hedged into Singapore dollar. These measures help to mitigate the effects of volatilities in interest and foreign exchange rates.

MPACT's portfolio property valuation was S\$16.5 billion³ as at 31 March 2024, reflecting year-on-year stability. This was buoyed by Singapore's uplift, particularly VivoCity which has continued to perform well. The valuation decline in the overseas properties was largely attributed to a stronger SGD against all foreign currencies. Notably, the operational valuation impact of the overseas assets accounted for a minor portion of the total variance. This was mainly due to revised market expectations for China and specific adjustments for SII Makuhari Building⁴. Consequently, net asset value per Unit was at S\$1.75.

³ Includes MPACT's 50% effective interest in The Pinnacle Gangnam.

⁴ SII Makuhari Building is undergoing conversion into a multi-tenanted building for leasing when Seiko Instruments Inc.'s lease expires on 30 June 2024.

As at 31 March 2024, the aggregate leverage ratio was 40.5% and the average term to maturity was 3.0 years. The weighted average all-in cost of debt was 3.35% per annum and the adjusted interest coverage ratio was approximately 2.9 times on a 12-month trailing basis.

DISTRIBUTION TO UNITHOLDERS

DPU for 4Q FY23/24 is 2.29 Singapore cents. Unitholders can expect to receive the distribution on Thursday, 6 June 2024. The Transfer Books and Register of Unitholders of MPACT will be closed at 5.00 p.m. on Friday, 3 May 2024.

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About Mapletree Pan Asia Commercial Trust

Mapletree Pan Asia Commercial Trust ("MPACT") is a real estate investment trust ("REIT") positioned to be the proxy to key gateway markets of Asia. Listed on the Singapore Exchange Securities Limited on 27 April 2011, it made its public market debut as Mapletree Commercial Trust and was subsequently renamed MPACT on 3 August 2022 following the merger with Mapletree North Asia Commercial Trust. Its principal investment objective is to invest on a long-term basis, directly or indirectly, in a diversified portfolio of income-producing real estate used primarily for office and/or retail purposes, as well as real estate-related assets, in the key gateway markets of Asia (including but not limited to Singapore, Hong Kong, China, Japan and South Korea).

MPACT's portfolio comprises 18 commercial properties across five key gateway markets of Asia – five in Singapore, one in Hong Kong, two in China, nine in Japan and one in South Korea. They have a total lettable area of 11.2 million square feet independently valued at S\$16.5 billion (as at 31 March 2024). For more information, please visit www.mapletrerepact.com.

About the Manager – MPACT Management Ltd.

MPACT is managed by MPACT Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd. The Manager's main responsibility is to manage MPACT's assets and liabilities for the benefit of Unitholders. The Manager is also responsible for setting the strategic direction of MPACT on the acquisition, divestment and/or enhancement of assets of MPACT in accordance with its stated investment strategy. The Manager's key objectives are to provide Unitholders of MPACT with an attractive rate of return on their investment through regular and relatively stable distributions and to achieve long-term growth in DPU and net asset value per Unit, with an appropriate capital structure for MPACT.

About the Sponsor – Mapletree Investments Pte Ltd

Headquartered in Singapore, Mapletree Investments Pte Ltd ("MIPL") is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, MIPL has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes. MIPL manages three Singapore-listed real estate investment trusts ("REITs") and eight private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom ("UK") and the United States ("US"). As at 31 March 2023, Mapletree owns and manages S\$77.4 billion of office, retail, logistics, industrial, data centre, residential and student accommodation properties.

MIPL's assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, MIPL has established an extensive network of offices in these countries.

For more information, please visit www.mapletree.com.sg.

IMPORTANT NOTICE

This release is for information only and does not constitute an offer or solicitation of an offer to sell or invitation to subscribe for or acquire any units in Mapletree Pan Asia Commercial Trust ("MPACT", and the units in MPACT, the "Units").

The past performance of MPACT and MPACT Management Ltd., in its capacity as manager of MPACT (the "Manager"), is not indicative of the future performance of MPACT and the Manager. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited ("SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This release may also contain forward-looking statements involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these risks, uncertainties and assumptions include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

Nothing in this release should be construed as financial, investment, business, legal or tax advice and you should consult your own independent professional advisors. Neither the Manager nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this presentation or its contents or otherwise arising in connection with this presentation. This release shall be read in conjunction with MPACT's financial results for the Fourth Quarter and Financial Year ended 31 March 2024 in the SGXNET announcement dated 24 April 2024.

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