

Strengthening our fundamentals

Overview

YEAR IN REVIEW

Aug 2021



Assigned
“**BBB+**” corporate
credit rating with
stable outlook
by Fitch Ratings.

Oct 2021



Issued
S\$400 million
perpetual securities
at a distribution rate of
3.725% per annum to redeem
an existing S\$250 million
perpetual securities and to
fund committed acquisitions.

Nov 2021

Strengthened MLT’s network connectivity in South Korea with the acquisition of a modern, ramp-up logistics facility located in northern Yeosu, a prime logistics cluster in the Seoul Metropolitan Area.

Agreed Property Value:
KRW135 billion
(S\$155.3 million)



Announced the proposed acquisition of a portfolio of 16 high-quality modern logistics properties in China and Vietnam from the Sponsor¹, deepening MLT’s presence in these large growing consumption markets.

Agreed Property Value:
S\$1,002.2 million

Nov 2021



Acquired a cold storage facility in Melbourne, Victoria, Australia, allowing MLT to capture growth opportunities underpinned by both robust demand and low supply of cold storage facilities.

Agreed Property Value:
AUD42.8 million
(S\$42.3 million)

Dec 2021



Acquired a logistics property located at 9 Changi South Street 2 in Singapore, positioning MLT well to capitalise on the limited supply of logistics properties in the eastern part of the city-state.

Agreed Property Value:
S\$24.5 million

Jan 2022

Conducted a hybrid Extraordinary General Meeting with real-time voting, a first for REITs in Singapore. The enhanced digital tools adopted enabled Unitholders, whether attending in person or via electronic means, to vote live as well as participate in a live Q&A.

Notes:

- ¹ The acquisition of 12 properties in China and three properties in Vietnam were completed in January 2022. The acquisition of the remaining China property (Mapletree (Yuyao) Logistics Park) was completed on 1 April 2022.
- ² The acquisition was completed on 16 December 2021.
- ³ The acquisition is pending completion as of 31 March 2022.
- ⁴ The acquisition was completed on 8 April 2022.

to drive long-term value



Scaled up MLT's presence in Greater Nagoya, Japan, an attractive logistics market strategically located between Greater Tokyo and Greater Osaka, with the proposed acquisition of a modern ramp-up logistics property spanning over 158,000 sqm of gross floor area².

Agreed Property Value:
JPY35,000 million
(S\$420.8 million)



▲ **Completed an equity fund raising exercise** with proceeds raised to partially finance the proposed acquisitions of 13 properties in **China**, three properties in **Vietnam** and one property in **Japan**.

Successfully raised:
S\$692.8 million

Feb 2022

Extended MLT's presence to the regional distribution hub of Malaysia's Port of Tanjung Pelepas with the acquisition of Mapletree Logistics Hub - Tanjung Pelepas.

Agreed Property Value:
MYR404.8 million
(S\$129.9 million)



Announced the proposed acquisition of two prime land parcels³ in Subang Jaya, Selangor, Malaysia, which are adjacent to MLT's existing Subang 3 and 4. The potential amalgamation of these properties creates the opportunity for the development of the first mega modern logistics warehouse in Subang Jaya, an established logistics hub with excellent connectivity to Kuala Lumpur city centre.

Agreed Property Value:
MYR65.6 million
(S\$21.2 million)



▲ **Announced the proposed acquisition of a newly-built, modern logistics facility** located in the established Yongin-Icheon logistics hub serving the Seoul Metropolitan Area in **South Korea**⁴.

Agreed Property Value:
KRW88.5 billion
(S\$98.8 million)