

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 Net Asset Value ("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 (%)

 **55%**

23%
MBC

20%
VivoCity

12%
3 Other
Singapore
Properties

 **26%**

Festival Walk,
Hong Kong

 **10%**

2
China
Properties

 **8%**

9
Japan
Properties

 **2%**

The Pinnacle
Gangnam,
South Korea

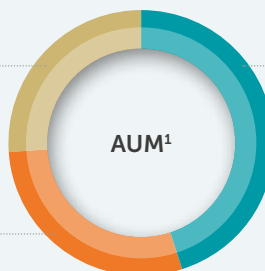
Core assets, VivoCity and Mapletree Business City ("MBC"), constitute **43%** of portfolio



03 Balanced across sub asset classes

26%
Business Parks

28%
Office



46%
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 is based on the valuation of the MPACT portfolio, including MPACT's 50% effective interest in The Pinnacle Gangnam.

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

