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REPORT OF THE TRUSTEE

For the financial year ended 31 March 2023

DBS Trustee Limited (the "Trustee") is under a duty to take into custody and hold the assets of Mapletree Pan Asia Commercial Trust ("MPACT") and its subsidiaries (the "Group") in trust for the holders of units in MPACT ("Unitholders"). In accordance with the Securities and Futures Act 2001, its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of MPACT Management Ltd. (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the Trust Deed in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed MPACT and the Group during the financial year covered by these financial statements, set out on pages 197 to 279, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee
DBS Trustee Limited

Jane Lim Puay Yuen
Director

Singapore, 18 May 2023

STATEMENT BY THE MANAGER

For the financial year ended 31 March 2023

In the opinion of the directors of MPACT Management Ltd., the accompanying financial statements of Mapletree Pan Asia Commercial Trust ("MPACT") and its subsidiaries (the "Group") as set out on pages 197 to 279, comprising the Statements of Financial Position and Portfolio Statement of MPACT and the Group as at 31 March 2023, the Statements of Profit or Loss, Statements of Comprehensive Income, Distribution Statements and Statements of Movements in Unitholders' Funds of MPACT and the Group, the Consolidated Statement of Cash Flows of the Group and Notes to the Financial Statements for the financial year then ended are drawn up so as to present fairly, in all material respects, the financial position of MPACT and of the Group as at 31 March 2023 and the financial performance, amount distributable and movements of Unitholders' funds of MPACT and the Group and consolidated cash flows of the Group for the financial year then ended in accordance with Singapore Financial Reporting Standards (International) and relevant requirements of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore. At the date of this statement, there are reasonable grounds to believe that MPACT and the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager
MPACT Management Ltd.

Lim Hwee Li Sharon
Director

Singapore, 18 May 2023

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MAPLETREE PAN ASIA COMMERCIAL TRUST

(Formerly known as Mapletree Commercial Trust)
(Constituted under a Trust Deed in the Republic of Singapore)

Report on the Audit of the Financial Statements

OUR OPINION

In our opinion, the accompanying consolidated financial statements of Mapletree Pan Asia Commercial Trust ("MPACT") and its subsidiaries (the "Group") and the Statement of Profit or Loss, Statement of Comprehensive Income, Statement of Financial Position, Distribution Statement, Statement of Movements in Unitholders' Funds and Portfolio Statement of MPACT are properly drawn up in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)s") and applicable requirements of the Code on Collective Investment Schemes relating to financial reporting (the "CIS Code"), so as to present fairly, in all material respects, the consolidated financial position of the Group and the financial position of MPACT as at 31 March 2023 and the consolidated financial performance of the Group and the financial performance of MPACT, the consolidated amount distributable of the Group and the amount distributable of MPACT, the consolidated movements of unitholders' funds of the Group and movements in unitholders' funds of MPACT, the consolidated portfolio holdings of the Group and portfolio holdings of MPACT and the consolidated cash flows of the Group for the financial year ended on that date.

What we have audited

The financial statements of MPACT and the Group comprise:

- the statements of profit or loss of the Group and MPACT for the financial year ended 31 March 2023;
- the statements of comprehensive income of the Group and MPACT for the financial year then ended;
- the statements of financial position of the Group and MPACT as at 31 March 2023;
- the distribution statements of the Group and MPACT for the financial year then ended;
- the consolidated statement of cash flows of the Group for the financial year then ended;
- the statements of movements in unitholders' funds for the Group and MPACT for the financial year then ended;
- the portfolio statement for the Group and MPACT for the financial year then ended; and
- the notes to the financial statements, including a summary of significant accounting policies.

BASIS FOR OPINION

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MAPLETREE PAN ASIA COMMERCIAL TRUST

(Formerly known as Mapletree Commercial Trust)
(Constituted under a Trust Deed in the Republic of Singapore)

OUR AUDIT APPROACH

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there was evidence of bias that represented a risk of material misstatement due to fraud.

KEY AUDIT MATTERS

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements for the financial year ended 31 March 2023. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key Audit Matter	How our audit addressed the Key Audit Matter
Valuation of investment properties Refer to Note 14 – Investment properties As at 31 March 2023, the carrying value of the Group's investment properties of $16.3 billion accounted for 97% of the Group's total assets. The valuation of the investment properties was a key audit matter due to the significant judgement in the key inputs used in the valuation techniques. These key inputs include capitalisation rates, discount rates, term and reversion rates and adjusted price per square metre and are dependent on the nature of each investment property and the prevailing market conditions. The key inputs are disclosed in Note 14 to the accompanying financial statements.	Our audit procedures included the following: • assessed the competence, capabilities and objectivity of the external valuers engaged by the Group; • obtained an understanding of the techniques and inputs used by the external valuers in determining the valuations of individual investment properties; • tested the integrity of information, including underlying lease and financial information provided to the external valuers; • assessed the reasonableness of the capitalisation rates, discount rates, term and reversion rates and adjusted price per square feet by benchmarking these inputs against those of comparable properties and prior year inputs. Where the inputs and estimates were beyond the expected range, we performed procedures to understand the reasons and therefore the validity of these inputs and estimates; and • challenged the projected cash flows used against the current and historical lease rates. We have also assessed the adequacy of the disclosures relating to the assumptions, as we consider them as likely to be significant to users of the financial statements given the estimation uncertainty and sensitivity of the valuations. The external valuers are members of recognised bodies for professional valuers. The valuation techniques used were in line with generally accepted market practices and the key assumptions used were within the range used by valuers of similar investment properties.

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MAPLETREE PAN ASIA COMMERCIAL TRUST

(Formerly known as Mapletree Commercial Trust)
(Constituted under a Trust Deed in the Republic of Singapore)

OTHER INFORMATION

The Manager is responsible for the other information. The other information comprises the information included in the Report of the Trustee and Statement by the Manager (but does not include the financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report, and other sections of MPACT's Annual Report 2022/23 ("Other Sections"), which are expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not and will not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Other Sections, if we conclude that there is a material misstatement therein, we are required to communicate the matter to those charged with governance and take appropriate actions in accordance with SSAs.

RESPONSIBILITIES OF THE MANAGER FOR THE FINANCIAL STATEMENTS

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with SFRS(I)s, applicable requirements of the CIS Code and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Group or to cease the Group's operations, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Group's financial reporting process.

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MAPLETREE PAN ASIA COMMERCIAL TRUST

(Formerly known as Mapletree Commercial Trust)
(Constituted under a Trust Deed in the Republic of Singapore)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.

- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.

- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.

- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.

- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

INDEPENDENT AUDITOR'S REPORT
TO THE UNITHOLDERS OF MAPLETREE PAN ASIA COMMERCIAL TRUST
(Formerly known as Mapletree Commercial Trust)
(Constituted under a Trust Deed in the Republic of Singapore)

AUDITOR'S RESPONSIBILITIES FOR THE AUDIT OF THE FINANCIAL STATEMENTS (continued)

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Rebekah Khan.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants

Singapore, 18 May 2023

STATEMENTS OF PROFIT OR LOSS

For the financial year ended 31 March 2023

		Group		MPACT	
	Note	**2023**	2022	**2023**	2022
		$'000	$'000	**$'000**	$'000
Gross revenue	3	**826,185**	499,475	**448,494**	410,713
Property operating expenses	4	**(194,243)**	(110,794)	**(103,679)**	(93,475)
Net property income		**631,942**	388,681	**344,815**	317,238
Dividend income		**–**	–	**202,159**	57,773
Finance income		**1,603**	284	**392**	4,768
Finance expenses	5	**(163,762)**	(72,575)	**(85,152)**	(64,096)
Manager's management fees					
– Base fees		**(43,416)**	(22,218)	**(34,795)**	(18,304)
– Performance fees		**(5,217)**	(15,547)	**(4,254)**	(12,690)
Trustee's fees		**(1,652)**	(1,039)	**(1,647)**	(1,039)
Other trust expenses	6	**(2,823)**	(1,388)	**(2,842)**	(1,319)
Foreign exchange (loss)/gain		**(3,746)**	8,926	**(3,201)**	8,926
Net change in fair value of financial derivatives		**19,159**	(8,390)	**3,694**	(8,390)
Profit before tax and fair value change in investment properties and share of profit of a joint venture		**432,088**	276,734	**419,169**	282,867
Net change in fair value of investment properties	7	**43,511**	70,290	**21,303**	49,670
Share of profit of a joint venture	18	**9,425**	–	**–**	–
Profit for the financial year before tax		**485,024**	347,024	**440,472**	332,537
Income tax credit/(expense)	8(a)	**1,725**	(5)	**–**	–
Profit for the financial year after tax before distribution		**486,749**	347,019	**440,472**	332,537
Attributable to:					
– Unitholders		**482,596**	347,019	**440,472**	332,537
– Perpetual securities holders		**3,602**	–	**–**	–
– Non-controlling interest		**551**	–	**–**	–
Profit for the financial year after tax		**486,749**	347,019	**440,472**	332,537
Earnings per unit (cents)					
– Basic	9	**10.45**	10.45		
– Diluted	9	**10.45**	10.45		

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF COMPREHENSIVE INCOME

For the financial year ended 31 March 2023

		Group		MPACT	
	Note	**2023**	2022	**2023**	2022
		$'000	$'000	**$'000**	$'000
Profit for the financial year after tax before distribution		**486,749**	347,019	**440,472**	332,537
Other comprehensive income – items that may be reclassified subsequently to profit or loss					
Cash flow hedges					
– Fair value gain, net of tax		**15,943**	29,459	**15,330**	15,839
– Reclassification to profit or loss		**(4,499)**	15,032	**(8,852)**	10,539
Net currency translation differences relating to financial statements of foreign subsidiaries and quasi-equity loans		**(228,226)**	–	**–**	–
Share of currency translation differences relating to a foreign joint venture		**(5,755)**	–	**–**	–
Net currency translation differences on hedge of net investment in foreign operation		**3,684**	–	**–**	–
Net currency translation differences reclassified to profit or loss		**2,174**	–	**–**	–
Other comprehensive income, net of tax		**(216,679)**	44,491	**6,478**	26,378
Total comprehensive income for the financial year		**270,070**	391,510	**446,950**	358,915
Attributable to:					
– Unitholders		**265,948**	391,510	**446,950**	358,915
– Perpetual securities holders		**3,602**	–	**–**	–
– Non-controlling interest		**520**	–	**–**	–
Total comprehensive income		**270,070**	391,510	**446,950**	358,915

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF FINANCIAL POSITION

As at 31 March 2023

	Note	Group 31 March 2023 $'000	Group 31 March 2022 $'000	MPACT 31 March 2023 $'000	MPACT 31 March 2022 $'000
ASSETS					
Current assets					
Cash and bank balances	10	**216,147**	124,170	**54,597**	113,051
Trade and other receivables	11	**13,359**	2,725	**9,420**	3,157
Tax recoverable	8(c)	**5,849**	5,849	**–**	–
Other assets	12	**3,525**	649	**1,122**	475
Inventories		**410**	–	**–**	–
Derivative financial instruments	13	**57,577**	–	**4,443**	–
		296,867	133,393	**69,582**	116,683
Non-current assets					
Investment properties	14	**16,321,443**	8,821,000	**7,327,000**	7,270,000
Plant and equipment	16	**2,195**	162	**55**	116
Investments in subsidiaries	17	**–**	–	**4,969,433**	910,964
Investment in a joint venture	18	**119,943**	–	**–**	–
Other assets	12	**–**	2,227	**–**	2,227
Derivative financial instruments	13	**88,372**	27,741	**38,733**	27,741
		16,531,953	8,851,130	**12,335,221**	8,211,048
Total assets		**16,828,820**	8,984,523	**12,404,803**	8,327,731
LIABILITIES					
Current liabilities					
Trade and other payables	19	**223,496**	102,919	**96,699**	87,046
Borrowings	20	**754,365**	460,547	**114,838**	263,894
Lease liabilities		**66**	–	**–**	–
Loans from a subsidiary	20	**–**	–	**84,974**	196,653
Current income tax liabilities	8(c)	**7,528**	–	**–**	–
Derivative financial instruments	13	**103**	4,570	**2,204**	4,570
		985,558	568,036	**298,715**	552,163
Non-current liabilities					
Other payables	19	**139,076**	53,923	**53,445**	49,915
Borrowings	20	**6,029,193**	2,543,787	**1,826,144**	1,179,815
Lease liabilities		**76**	–	**–**	–
Loans from a subsidiary	20	**–**	–	**793,832**	728,522
Deferred tax liabilities	21	**182,379**	24,974	**–**	–
Derivative financial instruments	13	**10,158**	266	**20,516**	12,887
		6,360,882	2,622,950	**2,693,937**	1,971,139
Total liabilities		**7,346,440**	3,190,986	**2,992,652**	2,523,302
NET ASSETS		**9,482,380**	5,793,537	**9,412,151**	5,804,429
Represented by:					
– Unitholders' funds		**9,220,257**	5,793,537	**9,412,151**	5,804,429
– Perpetual securities holders	22	**249,437**	–	**–**	–
– Non-controlling interest		**12,686**	–	**–**	–
		9,482,380	5,793,537	**9,412,151**	5,804,429
UNITS IN ISSUE ('000)	22	**5,239,332**	3,323,514	**5,239,332**	3,323,514
NET ASSET VALUE PER UNIT ($)		**1.76**	1.74	**1.80**	1.75

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

For the financial year ended 31 March 2023

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Amount available for distribution to Unitholders at beginning of financial year	**207,296**	212,540	**194,725**	198,975
Profit for the financial year after tax before distribution attributable to Unitholders	**482,596**	347,019	**440,472**	332,537
Adjustment for net effect of non-tax chargeable items and other adjustments (Note A)	**(36,998)**	(45,790)	**16,518**	(30,314)
Income available for distribution	**445,598**	301,229	**456,990**	302,223
Capital distribution	**–**	15,753	**–**	15,753
Amount available for distribution for the year	**445,598**	316,982	**456,990**	317,976
Distribution to Unitholders:				
Distribution of 5.14 cents per unit for the period from 1 October 2021 to 31 March 2022	**(170,829)**	–	**(170,829)**	–
Distribution of 3.04 cents per unit for the period from 1 April 2022 to 20 July 2022	**(101,173)**	–	**(101,173)**	–
Distribution of 1.90 cents per unit for the period from 21 July 2022 to 30 September 2022	**(99,435)**	–	**(99,435)**	–
Distribution of 2.42 cents per unit for the period from 1 October 2022 to 31 December 2022	**(126,713)**	–	**(126,713)**	–
Distribution of 5.32 cents per unit for the period from 1 October 2020 to 31 March 2021	**–**	(176,422)	**–**	(176,422)
Distribution of 4.39 cents per unit for the period from 1 April 2021 to 30 September 2021	**–**	(145,804)	**–**	(145,804)
Total Unitholders' distribution (including capital distribution) (Note B)	**(498,149)**[1]	(322,226)	**(498,149)**[1]	(322,226)
Amount available for distribution to Unitholders at end of financial year	**154,745**	207,296	**153,566**	194,725

[1] Total does not sum up due to rounding differences.

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

For the financial year ended 31 March 2023

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Note A:				
Adjustment for net effect of non-tax chargeable items and other adjustments comprise:				
Major non-tax deductible/(chargeable) items:				
– Trustee's fees	**1,652**	1,039	**1,647**	1,039
– Financing fees	**7,354**	3,436	**3,028**	2,620
– Management fees paid/payable in units	**19,521**	15,497	**19,521**	15,497
– Net change in fair value of financial derivatives	**(6,225)**	8,390	**(3,694)**	8,390
– Net change in fair value of investment properties	**(43,648)**	(70,290)	**(21,303)**	(49,670)
– Net unrealised foreign exchange loss/(gain)	**2,708**	(8,926)	**3,201**	(8,926)
– Share of net change in fair value of investment property of a joint venture	**(5,430)**	–	**–**	–
– Deferred tax expense	**4,018**	–	**–**	–
– Income tax credit	**(24,155)**	–	**–**	–
Other non-tax deductible items and other adjustments	**7,207**	5,064	**14,118**	736
	(36,998)	(45,790)	**16,518**	(30,314)
Note B:				
Taxable income distribution	**(392,445)**	(292,692)	**(392,445)**	(292,692)
Capital distribution	**(41,840)**	(18,906)	**(41,840)**	(18,906)
Tax-exempt income distribution	**(63,864)**	(10,628)	**(63,864)**	(10,628)
	(498,149)	(322,226)	**(498,149)**	(322,226)

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 March 2023

	Note	2023 $'000	2022 $'000
Cash flows from operating activities			
Profit for the financial year after tax before distribution		**486,749**	347,019
Adjustments for:			
– Income tax (credit)/expense	8(a)	**(1,725)**	5
– Depreciation	16	**831**	148
– Plant and equipment written off		**11**	–
– Adjustments for rental incentives amortisation		**3,564**	4,595
– Impairment of trade receivables	27(c)	**14**	256
– Net unrealised foreign exchange loss/(gain)		**2,708**	(8,926)
– Net change in fair value of investment properties	7	**(43,511)**	(70,290)
– Net change in fair value of financial derivatives		**(19,159)**	8,390
– Finance income		**(1,603)**	(284)
– Finance expenses	5	**163,762**	72,575
– Manager's management fees paid/payable in units		**19,521**	15,497
– Share of profit of a joint venture	18	**(9,425)**	–
		601,737	368,985
Change in working capital:			
– Trade and other receivables		**6,417**	4,595
– Other assets		**2,866**	(121)
– Inventories		**134**	–
– Trade and other payables		**18,610**	(9,829)
Cash generated from operations		**629,764**	363,630
– Income tax paid	8(c)	**(24,456)**	(5)
Net cash provided by operating activities		**605,308**	363,625
Cash flows from investing activities			
Net cash outflow on acquisition of interest in investment properties	17	**(2,254,149)**	–
Prepayments of transaction costs directly attributable to the Merger – Note A		**–**	(453)
Additions to investment properties		**(43,122)**	(18,682)
Additions to plant and equipment	16	**(459)**	(44)
Proceeds from disposal of plant and equipment		**5**	–
Dividend received from a joint venture		**2,838**	–
Finance income received		**1,538**	339
Net cash used in investing activities		**(2,293,349)**	(18,840)
Cash flows from financing activities			
Proceeds from borrowings		**2,141,485**	137,900
Proceeds from notes		**150,000**	–
Repayment of borrowings		**(1,153,627)**	(86,800)
Redemption of notes		**(661,162)**	(70,000)
Principal payment of lease liabilities		**(45)**	–
Payment of financing fees		**(13,986)**	(147)
Finance expenses paid		**(145,790)**	(71,885)
Payment of distribution to Unitholders		**(498,150)**	(322,226)
Payment of distribution to MNACT ex-Unitholders		**(67,712)**	–
Payment of transaction cost related to issuance of new units		**(638)**	–
Proceeds from preferential offering		**2,040,737**	–
Payment of distributions to perpetual securities holders		**(2,599)**	–
Capital return to non-controlling interest		**(250)**	–
Change in restricted cash		**(21,492)**	–
Net cash provided by/(used in) financing activities		**1,766,771**	(413,158)
Net increase/(decrease) in cash and cash equivalents		**78,730**	(68,373)
Cash and cash equivalents			
Beginning of financial year		**124,170**	192,543
Effects of currency translation		**(7,698)**	–
End of financial year	10	**195,202**	124,170

Note A – As at 31 March 2022, the Group incurred transaction costs directly attributable to the merger of Mapletree Commercial Trust ("MCT") and Mapletree North Asia Commercial Trust ("MNACT") (the "Merger") of $2,227,000 (Note 12).

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 March 2023

Reconciliation of liabilities arising from financing activities

	Borrowings, lease liabilities and interest payable	
	2023	2022
	$'000	$'000
Beginning of financial year	**3,014,811**	3,042,094
Additions through Merger	**3,421,612**	–
Proceeds from borrowings	**2,141,485**	137,900
Proceeds from notes	**150,000**	–
Repayments of borrowings	**(1,153,627)**	(86,800)
Redemption of notes	**(661,162)**	(70,000)
Principal payment of lease liabilities	**(45)**	–
Finance expenses paid	**(145,790)**	(71,885)
Payments of financing fees	**(13,986)**	(147)
Non-cash changes:		
– Finance expenses	**163,762**	72,575
– Unrealised foreign exchange gain	**(110,627)**	(8,926)
End of financial year	**6,806,433**	3,014,811

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS

For the financial year ended 31 March 2023

		Group		MPACT	
	Note	**2023**	2022	**2023**	2022
		$'000	$'000	**$'000**	$'000
Operations					
Balance at beginning of financial year		**1,792,513**	1,767,720	**1,816,026**	1,805,715
Profit for the financial year		**482,596**	347,019	**440,472**	332,537
Distributions to Unitholders		**(498,149)**	(322,226)	**(498,149)**	(322,226)
Transfer to General Reserve		**(896)**	–	**–**	–
Balance at end of financial year		**1,776,063[1]**	1,792,513	**1,758,348[1]**	1,816,026
Unitholders' Contribution					
Balance at beginning of financial year		**3,974,425**	3,959,140	**3,974,425**	3,959,140
Issue of new units arising from:					
– Manager's management fees paid in units		**21,040**	15,285	**21,040**	15,285
– Preferential offering	22	**2,040,737**	–	**2,040,737**	–
– Settlement of Scheme Consideration	22	**1,597,865**	–	**1,597,865**	–
Issue expenses		**(720)**	–	**(720)**	–
Balance at end of financial year		**7,633,347**	3,974,425	**7,633,347**	3,974,425
General Reserve					
Balance at beginning of financial year		**–**	–	**–**	–
Transfer from Operations		**896**	–	**–**	–
Balance at end of financial year	23	**896**	–	**–**	–
Hedging Reserve					
Balance at beginning of financial year		**26,599**	(17,892)	**13,978**	(12,400)
Fair value gain, net of tax		**15,939**	29,459	**15,330**	15,839
Reclassification to profit or loss, net of tax		**(4,510)**	15,032	**(8,852)**	10,539
Balance at end of financial year	24	**38,028**	26,599	**20,456**	13,978
Foreign Currency Translation Reserve					
Balance at beginning of financial year		**–**	–	**–**	–
Net currency translation differences reclassified to profit or loss		**2,174**	–	**–**	–
Net currency translation differences relating to financial statements of foreign subsidiaries and quasi-equity loans		**(228,180)**	–	**–**	–
Share of currency translation differences relating to a foreign joint venture		**(5,755)**	–	**–**	–
Net currency translation differences on hedges of net investment in foreign operation		**3,684**	–	**–**	–
Balance at end of financial year	25	**(228,077)**	–	**–**	–
Total Unitholders' funds at end of financial year		**9,220,257**	5,793,537	**9,412,151**	5,804,429

[1] Total does not sum up due to rounding differences.

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS

For the financial year ended 31 March 2023

		Group		MPACT	
	Note	**2023**	2022	**2023**	2022
		$'000	$'000	**$'000**	$'000
Perpetual Securities					
Balance at beginning of financial year		**–**	–	**–**	–
Acquisition of subsidiaries	17	**248,434**	–	**–**	–
Profit attributable to perpetual securities holders		**3,602**	–	**–**	–
Coupon paid		**(2,599)**	–	**–**	–
Balance at end of financial year	22	**249,437**	–	**–**	–
Non-Controlling Interest					
Balance at beginning of financial year		**–**	–	**–**	–
Acquisition of subsidiaries	17	**12,416**	–	**–**	–
Profit attributable to non controlling interest		**551**	–	**–**	–
Fair value changes on hedge, net of tax		**4**	–	**–**	–
Reclassification to profit or loss, net of tax		**11**	–	**–**	–
Net translation differences relating to financial statements of foreign subsidiaries		**(46)**	–	**–**	–
Capital return to non controlling interest		**(250)**	–	**–**	–
Balance at end of financial year		**12,686**	–	**–**	–

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENT

As at 31 March 2023

Property name	Acquisition date	Tenure of land	Term of lease[1]	Remaining term of lease	Location
Investment properties held under MPACT					
VivoCity	N.A[2]	Leasehold	99 years	73 years	1 HarbourFront Walk Singapore
Mapletree Business City I ("MBC I")	25 August 2016[3]	Leasehold[3]	99 years	73 years	10, 20, 30 Pasir Panjang Road Singapore
mTower (excludes 17th-21st, 33rd and 39th storeys)	27 April 2011[4]	Leasehold	99 years	73 years	460 Alexandra Road Singapore
Mapletree Anson	4 February 2013[4]	Leasehold	99 years	83 years	60 Anson Road Singapore
Bank of America HarbourFront ("BOAHF")	27 April 2011[4]	Leasehold	99 years	73 years	2 HarbourFront Place Singapore
Sub-Total – MPACT					
Investment property held under Mapletree Business City LLP ("MBC LLP")					
Mapletree Business City II ("MBC II")	1 November 2019[3]	Leasehold[3]	99 years	73 years	Part 20, 40, 50, 60, 70, 80 Pasir Panjang Road Singapore
Sub-Total – MBC LLP					

The accompanying notes form an integral part of these financial statements.

Gross revenue for the financial year ended 31/03/2023 $'000	Gross revenue for the financial year ended 31/03/2022 $'000	Occupancy rate as at 31/03/2023 %	Occupancy rate as at 31/03/2022 %	At valuation as at 31/03/2023 $'000	At valuation as at 31/03/2022 $'000	Percentage of total net assets attributable to Unitholders as at 31/03/2023 %	Percentage of total net assets attributable to Unitholders as at 31/03/2022 %
220,248	183,888	**93.2**	98.6	**3,232,000**	3,182,000	**35.1**	54.9
128,786	127,154	**92.0**	89.9	**2,250,000**	2,249,000	**24.4**	38.8
43,750	45,623	**86.5**	84.7	**753,000**	747,000	**8.2**	12.9
35,087	33,987	**99.0**	95.0	**752,000**	752,000	**8.2**	13.0
20,623	20,061	**99.0**	100.0	**340,000**	340,000	**3.7**	5.9
448,494	410,713			**7,327,000**	7,270,000	**79.6**	125.5
96,736	88,762	**99.2**	99.8	**1,552,000**	1,551,000	**16.8**	26.8
96,736	88,762			**1,552,000**	1,551,000	**16.8**	26.8

PORTFOLIO STATEMENT

As at 31 March 2023

Property name	Acquisition date	Tenure of land	Term of lease[1]	Remaining term of lease	Location
Investment properties held under MNACT and its subsidiaries ("MNACT Group")					
Festival Walk	21 July 2022[5]	Leasehold	54 years	24 years	No. 80 Tat Chee Avenue, Kowloon Tong, Hong Kong SAR
Gateway Plaza	21 July 2022[5]	Leasehold	50 years	30 years	No. 18 Xiaguangli, East 3rd Ring Road North, Chaoyang District, Beijing, China
Sandhill Plaza	21 July 2022[5]	Leasehold	50 years	37 years	Blocks 1 to 5 and 7 to 9, No. 2290 Zuchongzhi Road, Pudong New District, Shanghai, China
IXINAL Monzen-nakacho Building ("MON")[7]	21 July 2022[5]	Freehold	–	–	5-4, Fukuzumi 2-chome, Koto-ku, Tokyo, Japan
Higashi-nihonbashi 1-chome Building ("HNB")[7]	21 July 2022[5]	Freehold	–	–	4-6, Higashi-Nihonbashi 1-chome, Chuo-ku, Tokyo, Japan
TS Ikebukuro Building ("TSI")[7]	21 July 2022[5]	Freehold	–	–	63-4, Higashi-Ikebukuro 2-chome, Toshima-ku, Tokyo, Japan
ABAS Shin-Yokohama Building ("ASY")[7]	21 July 2022[5]	Freehold	–	–	6-1, Shin-Yokohama 2-chome, Yokohama City, Kanagawa, Japan
SII Makuhari Building ("SMB")[7]	21 July 2022[5]	Freehold	–	–	8, Nakase 1-chome, Mihama-ku, Chiba-shi, Chiba, Japan
Fujitsu Makuhari Building ("FJM")[7]	21 July 2022[5]	Freehold	–	–	9-3, Nakase 1-chome, Mihama-ku, Chiba-shi, Chiba, Japan
Omori Prime Building ("OPB")[7]	21 July 2022[5]	Freehold	–	–	21-12, Minami-oi 6-chome, Shinagawa-ku, Tokyo, Japan

The accompanying notes form an integral part of these financial statements.

Gross revenue for the financial year ended 31/03/2023 $'000	Gross revenue for the financial year ended 31/03/2022 $'000	Occupancy rate as at 31/03/2023 %	Occupancy rate as at 31/03/2022 %	At valuation as at 31/03/2023 $'000	At valuation as at 31/03/2022 $'000	Percentage of total net assets attributable to Unitholders as at 31/03/2023 %	Percentage of total net assets attributable to Unitholders as at 31/03/2022 %
146,172[6]	–	99.6	–	4,299,043	–	46.6	–
49,677[6]	–	86.1	–	1,220,634	–	13.2	–
16,990[6]	–	84.5	–	473,691	–	5.1	–
3,344[6]	–	100.0	–	86,663	–	0.9	–
906[6]	–	100.0	–	26,210	–	0.3	–
1,986[6]	–	100.0	–	56,637	–	0.6	–
1,346[6]	–	100.0	–	30,026	–	0.3	–
12,557[6]	–	100.0	–	198,834	–	2.2	–
7,997[6]	–	100.0	–	199,838	–	2.2	–
2,614[6]	–	87.3	–	77,625	–	0.8	–

PORTFOLIO STATEMENT
As at 31 March 2023

Property name	Acquisition date	Tenure of land	Term of lease[1]	Remaining term of lease	Location
Investment properties held under MNACT Group (continued)					
mBAY POINT Makuhari ("MBP")[7]	21 July 2022[5]	Freehold	–	–	6, Nakase 1-chome, Mihama-ku, Chiba-shi, Chiba, Japan
Hewlett-Packard Japan Headquarters Building ("HPB")[7]	21 July 2022[5]	Freehold	–	–	2-1, Ojima 2-chome, Koto-ku, Tokyo, Japan
Sub-Total – MNACT Group					
Gross revenue/Investment properties – Group					
Other assets and liabilities (net) – Group					
Net assets					
Less: Non-controlling interest					
Less: Perpetual securities					
Net assets attributable to Unitholders – Group					

Notes:
1 Refers to the leasehold tenure of the land.
2 VivoCity was owned by MPACT prior to Listing Date.
3 MBC I was acquired from Mapletree Business City Pte. Ltd. ("MBC PL") on 25 August 2016 and MBC II was acquired from Heliconia Realty Pte Ltd ("HRPL") on 1 November 2019. Mapletree Business City ("MBC") comprises MBC I and MBC II. MBC is on a single leasehold land title, with MBC I on strata lease from 25 August 2016 to 29 September 2096.
4 mTower, Mapletree Anson and BOAHF were acquired from HRPL, Mapletree Anson Pte. Ltd. and HarbourFront Place Pte. Ltd. respectively, which are direct and indirect wholly-owned subsidiaries of Mapletree Investments Pte Ltd.
5 The investment properties held under MNACT Group was acquired upon the completion of the Merger on 21 July 2022.
6 The gross revenue from these properties are from 21 July 2022 to 31 March 2023.
7 The nine freehold properties in Japan, MON, HNB, TSI, ASY, SMB, FJM, OPB, MBP and HPB, are collectively known as the Japan Properties.

Investment properties comprise a portfolio of commercial buildings that are leased to related and non-related parties under operating leases.

The carrying amounts of the investment properties as at 31 March 2023 were based on independent valuations conducted by CBRE Pte. Ltd. ("CBRE") for VivoCity, Jones Lang LaSalle Property Consultants Pte Ltd for MBC I and II, mTower, Mapletree Anson and BOAHF, Knight Frank Petty Limited for Festival Walk, Gateway Plaza and Sandhill Plaza, and Colliers International Japan KK for the Japan Properties (2022: the carrying amounts of the investment properties as at 31 March 2022 were based on independent valuations conducted by CBRE Pte. Ltd. for VivoCity and Jones Lang LaSalle Property Consultants Pte Ltd for MBC I and II, mTower, Mapletree Anson and BOAHF). All valuers are assessed to be independent and have appropriate professional qualifications and experience in the locations and category of the properties being valued. As at 31 March 2023, the valuations of the investment properties were based on the income capitalisation method, term and reversion method, discounted cash flow method and direct comparison method where applicable (2022: income capitalisation method and discounted cash flow method).

The accompanying notes form an integral part of these financial statements.

Gross revenue for the financial year ended 31/03/2023	Gross revenue for the financial year ended 31/03/2022	**Occupancy rate as at 31/03/2023**	Occupancy rate as at 31/03/2022	**At valuation as at 31/03/2023**	At valuation as at 31/03/2022	**Percentage of total net assets attributable to Unitholders as at 31/03/2023**	Percentage of total net assets attributable to Unitholders as at 31/03/2022
$'000	$'000	**%**	%	**$'000**	$'000	**%**	%
25,385[6]	–	**92.3**	–	**357,499**	–	**3.9**	–
11,981[6]	–	**100.0**	–	**415,743**	–	**4.5**	–
280,955	–			**7,442,443**	–	**80.6**	–
826,185	499,475			**16,321,443**	8,821,000	**177.0**	152.3
				(6,839,063)	(3,027,463)	**(74.2)**	(52.3)
				9,482,380	5,793,537	**102.8**	100.0
				(12,686)	–	**(0.1)**	–
				(249,437)	–	**(2.7)**	–
				9,220,257	5,793,537	**100.0**	100.0

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL

Mapletree Pan Asia Commercial Trust ("MPACT") (formerly known as Mapletree Commercial Trust ("MCT")) is a Singapore-domiciled Real Estate Investment Trust constituted pursuant to the trust deed dated 25 August 2005 (as amended) (the "Trust Deed") between Mapletree Investments Pte Ltd ("MIPL") and VivoCity Pte. Ltd.. The Trust Deed is governed by the laws of the Republic of Singapore.

Mapletree Commercial Trust Management Ltd. (the "Manager") replaced MIPL as manager of MCT and DBS Trustee Limited (the "Trustee") replaced VivoCity Pte. Ltd. as trustee of MCT respectively on 4 April 2011.

MCT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 27 April 2011 ("Listing Date") and was approved for inclusion under the Central Provident Fund Investment Scheme.

On 31 December 2021, 28 January 2022 and 21 March 2022, the Manager and the manager of MNACT jointly announced the proposed merger of MCT and MNACT to be effected through the acquisition by MCT of all the issued and paid-up units of MNACT by way of a trust scheme of arrangement ("Trust Scheme") in accordance with the Singapore Code on Take-overs and Mergers. On 23 May 2022, unitholders of both MCT and MNACT voted in favour of the Merger and the Trust Scheme (as the case may be) at their respective extraordinary general meeting. The Trust Scheme was sanctioned by the High Court on 7 June 2022 and became effective and binding in accordance with its terms on 21 July 2022. Following the completion of the Merger, on 3 August 2022, MNACT was delisted from SGX-ST and MCT and the Manager was renamed MPACT and MPACT Management Ltd. respectively.

The Manager had expanded the investment mandate of MPACT to take into account the geographic focus of the enlarged portfolio post-merger.

The principal investment activity of MPACT under the expanded investment mandate 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, China, Hong Kong, Japan and South Korea) with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth. The principal activities of its significant subsidiaries are set out in Note 17.

MPACT has entered into several service agreements in relation to the management of MPACT and its property operations. The fee structures of these services are as follows:

(a) Trustee's fees

The Trustee's fee shall not exceed 0.1% per annum of the value of all the assets of the Group ("Deposited Property") (subject to a minimum of $12,000 per month) or such higher percentage as may be fixed by an Extraordinary Resolution of a meeting of Unitholders.

The Trustee's fees are payable monthly in arrears out of the Deposited Property of the Group. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

Based on the current arrangement between the Manager and the Trustee, the Trustee's fees are charged on a scaled basis of up to 0.02% per annum of the value of the Deposited Property (subject to a minimum of $12,000 per month).

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

1. GENERAL (continued)

(b) Manager's Management fees

Pursuant to the Trust Deed, the Manager is entitled to receive the following remuneration:

Before Merger from 1 April 2022 to 20 July 2022

(i) a base fee not exceeding 0.25% per annum of the value of the Group's Deposited Property or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) a performance fee not exceeding 4.0% per annum of the Group's net property income ("NPI") or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

After Merger with effect from 21 July 2022

(i) a base fee comprising 10.0% of the distributable income of the Group (calculated before accounting for the base fee and performance fee) or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) a performance fee comprising 25.0% of the difference in DPU in a financial year with the DPU in the preceding financial year (calculated before accounting for the performance fee, but after accounting for the base fee in each financial year), multiplied by the weighted average number of the Group's units in issue for such financial year or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

In relation to the Japan Properties, the asset management services are provided by Mapletree Investments Japan Kabushiki Kaisha (the "Japan Asset Manager"). In consideration of the asset management services provided, the Japan Asset Manager is entitled to receive a fee amounting to 10.0% per annum of distributable income derived from the Japan Properties (the "Japan Asset Management Fee"). For as long as the Manager and the Japan Asset Manager continues to receive the Japan Asset Management Fee, the Manager will offset the amount equivalent to the Japan Asset Management Fee from the base fees. Accordingly, there will be no double payment for services provided.

The management fees payable to the Manager shall be paid in the form of cash and/or units. The base fees and performance fees paid in cash and/or units are paid quarterly and annually, in arrears respectively.

For the period 1 April 2022 to 30 June 2022, the Manager has elected to receive 50% of its base fees in units and the balance in cash from MPACT and 100% of its base fees in cash from MBC LLP. For the period 1 July 2022 to 31 March 2023, the Manager has elected to receive 40% of its base fees in units and the balance in cash from the Group.

The Manager has elected to receive 40% of its performance fee in units from the Group for the financial year ended 31 March 2023.

The Manager has elected to receive 50% of its management fees in units and the balance in cash from MPACT and 100% of its management fees in cash from MBC LLP for the financial year ended 31 March 2022.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

1. GENERAL (continued)

(c) Acquisition and Divestment fees

The Manager is entitled to receive the following fees:

(i) an acquisition fee not exceeding 1.0% of the acquisition price of the real estate or real estate-related assets acquired directly or indirectly, through one or more special purpose vehicles ("SPVs") of MPACT, pro-rated if applicable to the proportion of MPACT's interest. For the purpose of this acquisition fee, real estate-related assets include all classes and types of securities relating to real estate; and

(ii) a divestment fee not exceeding 0.5% of the sale price of the real estate or real estate-related assets disposed, pro-rated if applicable to the proportion of MPACT's interest. For the purpose of this divestment fee, real estate-related assets include all classes and types of securities relating to real estate.

The acquisition and divestment fees shall be paid in the form of cash and/or units and are payable as soon as practicable after completion of the respective acquisition or disposal.

(d) Fees under the Property Management Agreement

(i) Property management fees

The Trustee will pay MPACT Property Management Pte. Ltd. ("MPMPL"), for each fiscal year (as defined in the Property Management Agreement), the following fees:

- 2.0% per annum of Gross Revenue for the relevant property;
- 2.0% per annum of the NPI for the relevant property (calculated before accounting for the property management fee in that financial period); and
- 0.5% per annum of the NPI for the relevant property (calculated before accounting for the property management fee in that financial period for the relevant property) in lieu of leasing commissions otherwise payable to MPMPL and/or third party agents.

The Trustee will pay Mapletree North Asia Property Management Limited ("MNAPML") and Mapletree Management Services Japan Kabushiki Kaisha ("MMSJ"), for each fiscal year (as defined in the respective Property Management Agreement), the following fees:

- 2.0% per annum of Gross Revenue for the relevant property;
- 2.0% per annum of the NPI for the relevant property (calculated before accounting for the property management fee in that financial period); and
- where any service is provided by a third party service provider, MNAPML and MMSJ will be entitled to receive a fee equal to 20% of all fees payable to such third party service provider for supervising and overseeing the services rendered by the third party service provider. Such services shall include, but not limited to, master planning work, retail planning work and environmental impact studies.

The property management fees are payable to MPMPL, MNAPML and MMSJ (collectively, the "Property Managers") monthly in arrears and in the form of cash.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

1. GENERAL (continued)

(d) Fees under the Property Management Agreement (continued)

(ii) Project management fees

The Trustee will pay MPMPL, MNAPML and MMSJ, for each development or redevelopment of a property located in Singapore, Greater China or Japan respectively, a project management fee subject to:

- a limit of up to 3.0% of the total construction costs; and
- an opinion issued by an independent quantity surveyor, to be appointed by the Trustee upon recommendation by the Manager, that the project management fee is within market norms and reasonable range.

The project management fees are payable to the Property Managers in the form of cash.

(iii) Marketing services

The Trustee will pay MNAPML and MMSJ, the following commissions:

- up to 1 month's gross rent inclusive of service charge for securing a tenancy of 3 years or less;
- up to 2 months' gross rent inclusive of service charge for securing a tenancy of more than 3 years;
- up to 0.5 month's gross rent inclusive of service charge for securing a renewal of tenancy of 3 years or less; and
- up to 1 month's gross rent inclusive of service charge for securing a renewal tenancy of more than 3 years.

MNAPML and MMSJ are not entitled to the marketing services commissions if the service is (i) performed by staff of the asset holding company or (ii) performed by third party service providers.

The marketing services commissions are payable to MNAPML and MMSJ in the form of cash.

(iv) Staff costs

MNAPML employs the centre management team and the persons to run the ice rink business of Festival Walk. MNAPML is entitled to the following:

- reimbursement for the cost of employing the centre management team of Festival Walk and the persons to run the ice rink business of Festival Walk; and
- 3% of such employment cost.

The staff costs reimbursements are payable to MNAPML in the form of cash.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements have been prepared in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)"), the applicable requirements of the CIS Code issued by Monetary Authority of Singapore and the provisions of the Trust Deed.

These financial statements, which are expressed in Singapore Dollars ("$" or "SGD") and rounded to the nearest thousand, unless otherwise stated, have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with SFRS(I) requires the Manager to exercise its judgement and make estimates and assumptions in the process of applying the Group's accounting policies. The estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

The area involving a higher degree of judgement, where estimates and assumptions are significant to the financial statements is disclosed in Note 14 – Investment properties.

Notwithstanding the net current liabilities position, based on the Group's existing financial resources, the Manager is of the opinion that the Group will be able to refinance its borrowings and meet its current obligations as and when they fall due. Specifically, the Group has sufficient credit facilities available to refinance the portion of the borrowings due within the next 12 months.

Interpretations and amendments to published standards effective in 2022

The Group has adopted new or amended SFRS(I)s and Interpretations to SFRS(I)s ("INT SFRS(I)") that are mandatory for application from 1 April 2022. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I)s and INT SFRS(I)s.

The adoption of these new or amended SFRS(I)s and INT SFRS(I)s did not result in substantial changes to the Group's accounting policies and had no material effect on the amounts reported for the current or prior financial year.

Interest Rate Benchmark Reform ("IBOR reform") – Phase 2

In the previous financial year, the Group has adopted the amendments to SFRS(I) 9 and SFRS(I) 7 Interest Rate Benchmark Reform – Phase 2 effective 1 April 2021. In accordance with the transition provisions, the amendments shall be applied retrospectively to hedging relationships and financial instruments. Comparative amounts have not been restated, and there was no impact on the prior year opening reserves amounts on adoption.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.1 Basis of preparation (continued)

Interpretations and amendments to published standards effective in 2022 (continued)

Interest Rate Benchmark Reform – Phase 2 (continued)

Hedge relationships

The Phase 2 amendments address issues arising during IBOR reform, including specifying when hedge designations and documentation should be updated, and when amounts accumulated in cash flow hedge reserve should be recognised in profit or loss.

No changes were required to any of the amounts recognised in the current or prior year as a result of these amendments.

For the financial year ended 31 March 2023, the Group and MPACT have adopted the following hedge accounting reliefs provided by the Phase 2 amendments to existing cash flow hedges (notional amount of USD80,000,000 and $nil respectively) that have transited to alternative benchmark rates required by IBOR reform:

- **Hedge designation**: When the 'Phase 1' amendments cease to apply, the Group will amend its hedge designation to reflect changes which are required by IBOR reform. These amendments to the hedge documentation do not require the Group to discontinue its hedge relationships.

- **Amounts accumulated in the cash flow hedge reserve**: When the interest rate benchmark on which the hedged future cash flows were based is changed as required by IBOR reform, the accumulated amount outstanding in the cash flow hedge reserve is deemed to be based on the alternative benchmark rate.

Financial instruments measured at amortised cost

The Phase 2 amendments requires that, for financial instruments measured using amortised cost, changes to the basis for determining the contractual cash flows required by IBOR reform are reflected by adjusting their effective interest rate. No immediate gain or loss is recognised.

These expedients are only applicable to changes that are required by IBOR reform, which is the case if, and only if, the change is necessary as a direct consequence of IBOR reform and the new basis for determining the contractual cash flows is economically equivalent to the previous basis immediately preceding the change.

For the financial year ended 31 March 2023, the Group and MPACT have applied the practical expedients provided under the Phase 2 amendments to total gross borrowing of $387,686,000 and $280,000,000 respectively.

Effect of IBOR reform

The Group's risk exposure that is directly affected by the IBOR reform predominantly comprises its variable rate bank borrowings and related hedging instruments used in cash flow hedges that are linked to the Singapore Swap Offer Rate ("SOR"), which will cease to be effective after 30 June 2023.

The Group has completed its transition to alternative benchmark rates for borrowings and related interest rate swaps and cross currency interest rate swaps contracts maturing after the IBOR cessation date.

The transition to alternative benchmark rates had no effect on the amounts reported for the current and prior financial year.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.2 Revenue recognition

(a) Rental income and service charges from operating leases

The Group classifies the leases of its investment properties as operating leases as the Group retains substantially all risks and rewards incidental to ownership.

Rental income and service charges from operating leases are recognised on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets. Lease incentives granted are recognised as an integral part of the total rental income, over the term of the lease.

Contingent rents, which include gross turnover rental, are recognised as income in profit or loss when earned and the amount can be measured reliably.

Any changes in the scope or the consideration for a lease that was not part of the original terms and conditions of the lease (for example, rent concessions given which were not contemplated as part of the original terms and conditions of the lease) are accounted for as lease modifications.

The Group accounts for a modification to an operating lease as a new lease from the effective date of the modification, recognising the remaining lease payments as income on a either a straight-line basis or another systematic basis over the remaining lease term.

(b) Car parking income

Car parking income from the operation of car parks is recognised over time upon utilisation of car parking facilities by tenants and visitors.

(c) Finance income

Finance income is recognised on a time proportion basis using the effective interest method.

(d) Dividend income

Dividend income is recognised when the right to receive the payment is established, if it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of the dividend can be reliably measured.

2.3 Government grants

Government grants are recognised as a receivable at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions.

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.4 Expenses

(a) *Trustee's fees*

Trustee's fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(a).

(b) *Manager's management fees*

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(b).

(c) *Property operating expenses*

Property operating expenses are recognised on an accrual basis. Included in property operating expenses are property management fees which are based on the applicable formula stipulated in Note 1(d).

2.5 Borrowing costs

Borrowing costs are recognised in profit or loss using the effective interest method, except for those costs that are directly attributable to the construction or development of properties.

The actual borrowing costs on borrowings used to finance the construction or development of properties incurred during the period up to the issuance of the temporary occupation permit less any investment income on temporary investment of these borrowings, are capitalised in the cost of the property under development. Borrowing costs on general borrowings are capitalised by applying a capitalisation rate to construction or development expenditures that are financed by general borrowings.

2.6 Income taxes

Current income tax for the current and prior periods are recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date.

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

A deferred income tax liability is recognised on temporary differences arising on investment in subsidiaries and joint venture, except where the Group is able to control the timing of the reversal of the temporary differences and it is probable that the temporary differences will not reverse in the foreseeable future.

Deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilised.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.6 Income taxes (continued)

Deferred income tax is measured:

(i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the balance sheet date; and

(ii) based on the tax consequence that will follow from the manner in which the Group expects, at the balance sheet date, to recover or settle the carrying amounts of its assets and liabilities, except for investment properties. Investment properties measured at fair value are presumed to be recovered entirely through sale.

Current and deferred income taxes are recognised as income or expenses in profit or loss, except to the extent that the tax arises from a transaction which is recognised directly in equity.

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of MPACT for the income earned and expenditure incurred after its listing on the SGX-ST. Subject to meeting the terms and conditions of the tax rulings which include a distribution of at least 90% of the taxable income of MPACT, the Trustee will not be taxed on the portion of taxable income of MPACT that is distributed to Unitholders. Any portion of the taxable income that is not distributed to Unitholders will be taxed on the Trustee. In the event that there are subsequent adjustments to the taxable income when the actual taxable income of MPACT is finally agreed with the IRAS, such adjustments are taken up as an adjustment to the taxable income for the next distribution following the agreement with the IRAS.

Although MPACT is not taxed on its taxable income distributed, the Trustee and the Manager are required to deduct income tax at the applicable corporate tax rate from the distributions of such taxable income of MPACT (i.e. which has not been taxed in the hands of the Trustee) to certain Unitholders. The Trustee and the Manager will not deduct tax from the distributions made out of MPACT's taxable income to the extent that the beneficial Unitholder is:

- An individual (excluding partnerships);
- A tax resident Singapore-incorporated company;
- A Singapore branch of a company incorporated outside Singapore;
- A body of persons (excluding companies or partnerships) registered or constituted in Singapore (e.g. town council, statutory board, registered charity, registered co-operative society, registered trade union, management corporation, club and trade and industry association);
- An international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act 1948;
- A real estate investment trust exchange-traded fund which has been accorded the tax transparency treatment; or
- An agent bank or Supplementary Retirement Scheme ("SRS") operator which act as the nominee of the individual under the CPF Investment Scheme or the SRS respectively.

The above tax transparency ruling does not apply to gains from sale of real properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trustee. Where the gains are capital gains, the Trustee will not be assessed to tax and may distribute the gains without tax being deducted at source.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Group accounting

(a) Subsidiaries

(i) Consolidation

Subsidiaries are entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are deconsolidated from the date on which control ceases.

In preparing the consolidated financial statements, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated but are considered an impairment indicator of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interest comprise the portion of a subsidiary's net results of operations and its net assets, which is attributable to the interests that are not owned directly or indirectly by the Unitholders of the Trust. They are shown separately in the consolidated statement of profit and loss, statement of comprehensive income, statement of changes in equity, and balance sheet. Total comprehensive income is attributed to the non controlling interest based on their respective interests in a subsidiary, even if this results in the non-controlling interest having a deficit balance.

(ii) Acquisitions

The acquisition method of accounting is used to account for business combinations entered into by the Group.

The consideration transferred for the business acquisition of a subsidiary or business comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

The excess of the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the net identifiable assets acquired is recorded as goodwill.

For acquisitions of subsidiaries which do not qualify as business combinations, the transactions are accounted for in accordance with the respective accounting policies for the assets acquired and the liabilities assumed.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Group accounting (continued)

(a) *Subsidiaries* (continued)

(iii) *Disposals*

When a change in the Group's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to profit or loss or transferred directly to Unitholders' funds if required by SFRS(I).

Any retained interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in profit or loss.

Please refer to Note 2.12 "Investments in subsidiaries" for the accounting policy on investments in subsidiaries in the financial statements of MPACT.

(b) *Transactions with non-controlling interest*

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of MPACT. Any difference between the change in the carrying amounts of the non-controlling interest and the fair value of the consideration paid or received is recognised within equity attributable to the Unitholders of MPACT.

(c) *Joint ventures*

Joint ventures are entities over which the Group has joint control as a result of contractual arrangements, and rights to the net assets of the entities.

Investment in a joint venture is accounted for in the consolidated financial statements using the equity method of accounting less impairment losses, if any.

(i) *Acquisition*

An investment in a joint venture is initially recognised at cost. The cost of an acquisition is measured at the fair value of the assets given, equity instruments issued or liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Goodwill on joint ventures represents the excess of the cost of acquisition of the joint ventures over the Group's share of the fair value of the net identifiable assets of the joint ventures and is included in the carrying amount of the investments.

(ii) *Equity method of accounting*

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise the Group's share of its joint ventures' post-acquisition profits or losses of the investee in profit or loss and its share of movements in other comprehensive income of the investee's other comprehensive income. Dividends received or receivable from the joint ventures are recognised as a reduction of the carrying amount of the investments. When the Group's share of losses in a joint venture equals to or exceeds its interest in the joint venture, the Group does not recognise further losses, unless it has legal or constructive obligations to make, or has made, payments on behalf of the joint venture.

If the joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised. Interest in a joint venture includes any long-term loans for which settlement is never planned nor likely to occur in the foreseeable future.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.7 Group accounting (continued)

(c) *Joint ventures* (continued)

(ii) *Equity method of accounting* (continued)

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of joint ventures are changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(iii) *Disposals*

Investments in joint ventures are derecognised when the Group loses joint control. If the retained interest in the former joint venture is a financial asset, the retained equity interest is measured at fair value. The difference between the carrying amount of the retained interest at the date when joint control is lost, and its fair value and any proceeds on partial disposal, is recognised in profit or loss.

2.8 Cash and cash equivalents

For the purpose of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are subject to an insignificant risk of change in value. For cash subjected to restriction, assessment is made on the economic substances of the restriction and whether they meet the definition of cash and cash equivalent.

2.9 Non-derivative financial assets

(a) *Classification and measurement*

The Group classifies its non-derivative financial assets at amortised cost. The classification depends on the Group's business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset. The Group reclassifies debt instruments when and only when its business model for managing those assets change.

Financial assets at amortised cost

(i) *At initial recognition*

At initial recognition, the Group measures a financial asset at its fair value plus transaction costs that are directly attributable to the acquisition of the financial asset.

(ii) *At subsequent measurement*

Debt instruments include "cash and bank balances", "trade and other receivables" and deposits presented in "other current assets" in the Statements of Financial Position. Debt instruments that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on a debt instrument that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in profit or loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.9 Non-derivative financial assets (continued)

(b) Impairment

The Group assesses on a forward-looking basis the expected credit losses associated with its debt financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by SFRS(I) 9 *Financial Instruments*, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(c) Recognition and derecognition

Regular way purchases and sales of financial assets are recognised on trade date – the date on which the Group commits to purchase or sell the asset.

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

On disposal of a debt instrument, the difference between the carrying amount and the sale proceeds is recognised in profit or loss. Any amount previously recognised in other comprehensive income relating to that asset is reclassified to profit or loss.

2.10 Investment properties

Investment properties for the Group are held for long-term rental yields and/or for capital appreciation.

Investment properties are accounted for as non-current assets and are initially recognised at cost and subsequently carried at fair value. The Trust Deed requires the investment properties to be valued by independent registered valuers at least once a year in accordance with the CIS Code. Changes in fair value are recognised in profit or loss.

Investment properties are subject to renovations or improvements from time to time. The costs of major renovations and improvements are capitalised while the carrying amounts of replaced components are recognised in profit or loss. The costs of maintenance, repairs and minor improvements are recognised in profit or loss when incurred.

On disposal of an investment property, the difference between the net disposal proceeds and the carrying amount is taken to profit or loss.

If an investment property becomes substantially owner-occupied, it is reclassified as property, plant and equipment, and its fair value at the date of reclassification becomes its cost for accounting purposes.

2.11 Plant and equipment

(a) Measurement

Plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses.

The cost of an item of plant and equipment initially recognised includes its purchase price and any costs that are directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.11 Plant and equipment (continued)

(b) Depreciation

Depreciation on plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives as follows:

	Useful lives
Plant and equipment	2 – 10 years

The residual values, estimated useful lives and depreciation method of plant and equipment are reviewed, and adjusted as appropriate, at each balance sheet date. The effects of any revision are recognised in profit or loss for the financial year when the changes arise.

(c) Subsequent expenditure

Subsequent expenditure relating to plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits in excess of the originally assessed standard of performance of the existing asset will flow to the Group and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense in profit or loss when incurred.

(d) Disposal

On disposal of an item of plant and equipment, the difference between the disposal proceeds and its carrying amount is recognised in profit or loss.

2.12 Investments in subsidiaries

Investments in subsidiaries are carried at cost less accumulated impairment losses in MPACT's Statement of Financial Position. On disposal of the investments in subsidiaries, the difference between net disposal proceeds and the carrying amount of the investment is recognised in profit or loss.

2.13 Impairment of non-financial assets

Plant and equipment and investments in subsidiaries and joint venture are reviewed for impairment whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the cash generating unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount.

The difference between the carrying amount and recoverable amount is recognised as an impairment loss in profit or loss.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount or if there is a change in the events that had given rise to the impairment since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset is recognised in profit or loss.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.14 Inventories

Inventories are carried at the lower of cost and net realisable value. Cost represents average unit cost of purchase and net realisable value is the estimated selling price in the ordinary course of business, less applicable variable selling expenses.

2.15 Borrowings

Borrowings are presented as current liabilities unless the Group has an unconditional right to defer settlement for at least 12 months after the balance sheet date, in which case they are presented as non-current liabilities.

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in profit or loss over the period of the borrowings using the effective interest method.

2.16 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of the financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). If not, they are presented as non-current liabilities.

Trade and other payables are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost, using the effective interest method.

2.17 Derivative financial instruments and hedging activities

The Group holds derivative financial instruments to hedge its foreign currency and interest rate risk exposures arising from operational, financing and investment activities. The Group does not hold or issue derivative financial instruments for trading purposes.

A derivative financial instrument is initially recognised at its fair value on the date the contract is entered into and is subsequently carried at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

Fair value changes on derivatives that are not designated or do not qualify for hedge accounting are recognised in profit or loss when the changes arise.

The Group documents at the inception of the transaction the relationship between the hedging instruments and hedged items as well as its risk management objective and strategies for undertaking various hedging transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, on whether the hedging relationship meets the hedge effectiveness requirements under SFRS(I) 9.

The fair values of various derivative financial instruments used for hedging purposes are disclosed in Note 27(f). The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than 12 months and as a current asset or liability if the remaining expected life of the hedged item is less than 12 months.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.17 Derivative financial instruments and hedging activities (continued)

(a) Cash flow hedge – Interest rate swaps

The Group has entered into interest rate swaps that are cash flow hedges to manage the Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates.

The fair value changes on the effective portion of interest rate swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and reclassified to profit or loss when the hedged interest expense on the borrowings is recognised in profit or loss. The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in profit or loss.

(b) Cash flow hedge – Cross currency interest rate swaps

The Group has entered into cross currency interest rate swaps that are cash flow hedges and are used to reduce the Group's exposure to interest rate risk and currency risk on its borrowings and interest.

The fair value changes on the effective portion of cross currency interest rate swaps designated as cash flow hedges are recognised in other comprehensive income and transferred to profit or loss when the hedged interest expense on the borrowings and/or the exchange differences arising from the translation of the borrowings is recognised in profit or loss. The fair value changes on the ineffective portion of cross currency interest rate swaps are recognised immediately in profit or loss.

(c) Net investment hedge

The Group has entered into cross currency interest rate swaps that qualify as net investment hedges of foreign operations. These hedging instruments are accounted for similarly to cash flow hedges. The fair value changes on the effective portion of cross currency interest rate swaps designated for hedging are recognised in other comprehensive income and accumulated in the foreign currency translation reserve and reclassified to profit or loss as part of the gain or loss on disposal of the foreign operation. The fair value changes on the ineffective portion of cross currency interest rate swaps are recognised immediately in profit or loss.

(d) Derivatives that are not designated or do not qualify for hedge accounting

Fair value changes on cross currency interest rate swaps and forward currency contracts which do not qualify for hedge accounting are recognised in the profit or loss when the changes arise. The carrying amounts of such derivatives are presented as current assets or liabilities if they are expected to be realised within 12 months after the balance sheet date.

2.18 Fair value estimation of financial assets and liabilities

The fair values of current financial assets and liabilities carried at amortised cost approximate their carrying amounts.

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques based on market conditions existing at each balance sheet date.

The fair values of currency forwards are determined using banks' quoted forward rates and foreign exchange spot rates at the balance sheet date. The fair value of interest rate swaps and cross currency interest rate swaps are calculated as the present value of the estimated future cash flows.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.19 Leases

When the Group is the lessee

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. Reassessment is only required when the terms and conditions of the contract are changed.

Right-of-use assets

Right-of-use assets are measured at cost which comprises the initial measurement of lease liabilities adjusted for any lease payments made at or before the commencement date and lease incentive received. Any initial direct costs that would not have been incurred if the lease had not been obtained are added to the carrying amount of the right-of-use assets.

Right-of-use assets which meet the definition of an investment property are presented within "Investment properties" and accounted for in accordance with Note 2.10. Right-of-use assets which meet the definition of plant and equipment are presented within "Plant and equipment" and are subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use assets or the end of the lease term.

Lease liabilities

Lease liability is initially measured at the present value of the lease payments discounted using the implicit rate in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group shall use its incremental borrowing rate.

Lease liability is subsequently measured at amortised cost using the effective interest method.

Short-term and low-value leases

The Group has elected to not recognise right-of-use assets and lease liabilities for short-term leases that have lease terms of 12 months or less and leases of low value leases, except for sublease arrangements. Lease payments relating to these leases are expensed to profit or loss on a straight-line basis over the lease term.

2.20 Currency translation

(a) *Functional and presentation currency*

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The consolidated financial statements are presented in SGD, which is the functional currency of MPACT.

(b) *Transactions and balances*

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Currency translation differences resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the balance sheet date are recognised in profit or loss, except for currency translation differences on the net investment in foreign operations, borrowings in foreign currencies and other currency instruments qualifying as net investment hedges for foreign operations, which are recognised in other comprehensive income and included in the foreign currency translation reserve within the Statements of Movements in Unitholders' Funds of the Group.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.20 Currency translation (continued)

(c) Translation of Group entities' financial statements

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) Assets and liabilities are translated at the closing rates at the balance sheet date;

(ii) Income and expenses are translated at average exchange rates (unless the average is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and

(iii) All resulting exchange differences are recognised in other comprehensive income and taken to the foreign currency translation reserve within the Statements of Movements in Unitholders' Funds of the Group.

(d) Consolidation adjustments

On consolidation, currency translation differences arising from the net investment in foreign operations, borrowings in foreign currencies, and other currency instruments designated as hedges of such investments, are recognised in other comprehensive income and taken to the foreign currency translation reserve.

When a foreign operation is sold or any loan forming part of the net investment in foreign operation is repaid, such currency translation differences recorded in the foreign currency translation reserve are recognised in profit and loss as part of the gain or loss on sale.

2.21 Financial guarantees

The Trustee has issued financial guarantees in relation to certain borrowings of MPACT's subsidiaries. These guarantees are financial guarantees as they require MPACT to reimburse the banks if the subsidiaries fail to make principal or interest payments when due in accordance with the terms of their borrowings. Intra-Group transactions are eliminated on consolidation.

Financial guarantee contracts are initially measured at fair value and subsequently measured at the higher of:

(a) amount initially recognised less the cumulative amount of income recognised in accordance with the principles of SFRS(I) 15; and

(b) the amount of expected loss allowance computed in accordance with SFRS(I) 9.

2.22 Units in MPACT and perpetual securities

Proceeds from the issuance of units in MPACT and perpetual securities are recognised as equity when there is no contractual obligation to deliver cash or other financial assets to another person or entity or exchange financial assets or liabilities with another person or entities that are potentially unfavourable to the issuer.

Issue expenses relate to expenses incurred in issuance of units in MPACT and perpetual securities. The expenses relating to issuance of units in MPACT and perpetual securities are deducted directly from the net assets attributable to the Unitholders and carrying amount of the perpetual securities respectively. Upon redemption of perpetual securities, the incidental costs directly attributable to its issuance are reclassified to Unitholders' funds within equity.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

2. SIGNIFICANT ACCOUNTING POLICIES (continued)

2.23 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Manager who is responsible for allocating resources and assessing performance of the operating segments.

2.24 Distribution policy

MPACT's distribution policy is to distribute at least 90.0% of its adjusted taxable income, comprising substantially its income from the letting of its properties and related property services income, interest income from the placement of periodic cash surpluses in bank deposits and after deducting allowable expenses and allowances, and of its tax-exempt income (if any). The actual level of distribution will be determined at the Manager's discretion, having regard to MPACT's funding requirements, other capital management considerations and the overall stability of distributions. Distributions, when made, will be in SGD.

From 1 April 2020 to 30 September 2022, the distributions were paid out on a half-yearly basis and with effect from 1 October 2022, the distribution is on a quarterly basis.

3. GROSS REVENUE

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Gross rental income (a)	**756,099**	465,749	**422,907**	381,962
Car parking income	**20,235**	9,750	**10,416**	7,753
Other operating income	**49,851**	23,976	**15,171**	20,998
	826,185	499,475	**448,494**	410,713
Government grant income	**–**	48	**–**	48
Less: Government grant expense	**–**	(48)	**–**	(48)
	826,185	499,475	**448,494**	410,713

Gross revenue is generated by the Group's and MPACT's investment properties.

(a) Gross rental income

The turnover rental for the financial year ended 31 March 2023 were $15,388,000 and $12,478,000 (2022: $8,738,000 and $8,718,000) for the Group and MPACT respectively.

Rental rebates (on top of government support) of $1,959,000 and $1,825,000 (2022: $23,399,000 and $22,731,000) were provided to eligible tenants by the Group and MPACT respectively.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

4. PROPERTY OPERATING EXPENSES

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Operation and maintenance	**33,827**	22,386	**18,300**	18,443
Utilities	**25,233**	7,392	**13,411**	6,532
Property tax	**58,613**	44,610	**36,338**	36,948
Other taxes	**3,667**	–	**–**	–
Property and lease management fees	**32,533**	20,212	**18,041**	16,559
Staff costs (a)	**24,457**	12,115	**12,667**	11,241
Marketing and professional expenses	**9,142**	2,540	**3,672**	2,508
Depreciation (Note 16)	**831**	148	**93**	119
Other operating expenses	**5,940**	1,391	**1,157**	1,125
	194,243	110,794	**103,679**	93,475

All of the Group's and MPACT's investment properties generate rental income and the above expenses are direct operating expenses arising from its investment properties.

(a) Staff costs

Except for Festival Walk, the Group and MPACT do not have any employee on its payroll because its daily operations and administrative functions are provided by the Manager and the Property Managers. Staff costs relate to employees of Festival Walk and reimbursements paid/payable to the Property Managers in respect of agreed employee expenditure incurred by the Property Managers for providing the services as provided for in the respective property management agreement.

5. FINANCE EXPENSES

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Interest expense				
– Bank loans	**153,540**	26,954	**62,589**	19,291
– Medium term notes	**31,622**	25,970	**–**	–
– Loans from a subsidiary	**–**	–	**25,452**	25,970
– Non-hedging derivative instruments	**2,893**	1,143	**2,893**	5,636
	188,055	54,067	**90,934**	50,897
Derivative hedging instruments				
– Cash flow hedges, reclassified from hedging reserve (Note 24)	**(35,357)**	15,032	**(8,852)**	10,539
Financing fees	**11,064**	3,476	**3,070**	2,660
	163,762	72,575	**85,152**	64,096

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

6. OTHER TRUST EXPENSES

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Audit fees paid/payable to				
– auditors of MPACT	**139**	115	**116**	111
– other auditors[1]	**241**	–	**–**	–
Consultancy and professional fees	**751**	357	**686**	314
Valuation fees	**169**	225	**105**	193
Other trust expenses	**1,523**	691	**1,935**	701
	2,823	1,388	**2,842**	1,319

[1] Auditors of the Group comprise member firms of PricewaterhouseCoopers International Limited.

Included in consultancy and professional fees of the Group and MPACT was an amount of $60,000 (2022: $nil) paid/payable to the auditor of MPACT for non-audit services rendered in relation to the establishment of $5,000,000,000 Euro Medium Term Securities Programme and review of service charge rate for mTower.

Included in other trust expenses of MPACT was an amount of $12,000 (2022: $12,000) paid/payable to MPACT Treasury Company Pte. Ltd. ("MPACT TCo") in undertaking the treasury functions in relation to the Group's Medium Term Notes Programmes ("MTN Programmes").

7. NET CHANGE IN FAIR VALUE OF INVESTMENT PROPERTIES

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Change in fair value of investment properties	**(102,432)**	65,696	**20,305**	49,986
Excess of fair value of investment properties acquired over fair value of consideration transferred (Note 17)	**142,175**	–	**–**	–
Net change in fair value of investment properties (Note 14)	**39,743**	65,696	**20,305**	49,986
Effects of recognising rental incentives on a straight-line basis over the lease terms	**3,768**	4,594	**998**	(316)
Net change in fair value of investment properties recognised in the profit or loss	**43,511**	70,290	**21,303**	49,670

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

8. INCOME TAXES

(a) Income tax (credit)/expense

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Tax expense/(credit) attributable to current financial year's profit is made up of:				
Current income tax				
– Current financial year	**9,575**	4	**–**	–
– (Over)/under provision in prior years	**(24,043)**	1	**–**	–
Withholding tax	**6,514**	–	**–**	–
Deferred tax (Note 21)	**6,229**	–	**–**	–
	(1,725)	5	**–**	–

(b) Tax reconciliation

The tax on the results for the financial year differs from the theoretical amount that would arise using the Singapore standard rate of income tax as follows:

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Profit before tax	**485,024**	347,024	**440,472**	332,537
Less: share of profit of a joint venture	**(9,425)**	–	**–**	–
	475,599	347,024	**440,472**	332,537
Tax calculated at a tax rate of 17% (2022: 17%)	**80,852**	58,994	**74,880**	56,531
Effects of:				
– Expenses not deductible for tax purposes	**31,242**	5,038	**9,127**	4,870
– Income not subject to tax due to tax transparency ruling (Note 2.6)	**(53,892)**	(48,710)	**(44,306)**	(39,845)
– Income not subject to tax	**(35,503)**	(15,318)	**(39,701)**	(21,556)
– Different tax rates in other countries	**(373)**	–	**–**	–
– (Over)/under provision in prior years	**(24,043)**	1	**–**	–
– Others	**(8)**	–	**–**	–
	(1,725)	5	**–**	–

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

8. INCOME TAXES (continued)

(c) Movement in the net current income tax recoverable/(liabilities)

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Beginning of financial year	**5,849**	5,849	**–**	–
Additions through Merger (Note 17)	**(41,691)**	–	**–**	–
Income tax paid	**24,456**	5	**–**	–
Income tax expense	**(16,089)**	(4)	**–**	–
Over/(under) provision in prior years	**24,043**	(1)	**–**	–
Translation difference on consolidation	**1,753**	–	**–**	–
End of financial year	**(1,679)**	5,849	**–**	–

The amounts of current income tax recoverable/(liabilities) presented gross in the balance sheet are as follows:

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Current assets				
Tax recoverable	**5,849**	5,849	**–**	–
Current liabilities				
Current income tax liabilities	**7,528**	–	**–**	–

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

8. INCOME TAXES (continued)

(d) Tax credit relating to each component of other comprehensive income

	Group					
	2023			2022		
	Before Tax $'000	**Tax credit $'000**	**After tax $'000**	Before Tax $'000	Tax credit $'000	After tax $'000
Cash flow hedges						
– Fair value gain	**15,046**	**897**	**15,943**	29,459	–	29,459
– Reclassification to profit or loss	**(7,866)**	**3,367**	**(4,499)**	15,032	–	15,032
Net currency translation differences relating to financial statements of foreign subsidiaries and quasi-equity loans	**(228,226)**	**–**	**(228,226)**	–	–	–
Share of currency translation differences relating to a foreign joint venture	**(5,755)**	**–**	**(5,755)**	–	–	–
Net currency translation differences on hedge of net investment in foreign operation	**3,684**	**–**	**3,684**	–	–	–
Net currency translation differences reclassified to profit or loss	**2,174**	**–**	**2,174**	–	–	–
Other comprehensive income	**(220,943)**	**4,264**	**(216,679)**	44,491	–	44,491

9. EARNINGS PER UNIT

	Group	
	2023	2022
Profit attributable to Unitholders of MPACT ($'000)	**482,596**	347,019
Weighted average number of units outstanding during the financial year ('000)	**4,615,981**	3,321,054
Basic and diluted earnings per unit (Singapore cents)	**10.45**	10.45

Diluted earnings per unit is the same as the basic earnings per unit as there are no dilutive instruments in issue during the financial year.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

10. CASH AND CASH BALANCES

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Cash at bank and on hand	**118,694**	36,170	**13,597**	25,051
Short-term bank deposits	**97,453**	88,000	**41,000**	88,000
	216,147	124,170	**54,597**	113,051

For purpose of presenting the consolidated statement of cash flows, cash and cash equivalents comprise the following:

	Group	
	31 March	
	2023	2022
	$'000	$'000
Cash and bank balances	**216,147**	124,170
Less: Restricted cash[1]	**(20,945)**	–
Cash and cash equivalents per consolidated statement of cash flows	**195,202**	124,170

1 Restricted cash relates to the amount of cash reserves for the Japan Properties which is required to be maintained based on the agreements with the banks. Restricted cash is reserved for use in capital expenditure, interest expense and certain property related expenses to ensure these liabilities can be met when incurred.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

11. TRADE AND OTHER RECEIVABLES

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Trade receivables:				
– related parties	**22**	19	**9**	5
– non-related parties	**1,630**	668	**582**	532
Trade receivables – net	**1,652**	687	**591**	537
Non-trade receivables due from subsidiaries	**–**	–	**–**	10
Interest receivable:				
– subsidiary	**–**	–	**–**	793
– non-related parties	**952**	32	**14**	32
Dividend receivables:				
– subsidiary	**–**	–	**6,753**	–
– joint venture	**2,735**	–	**–**	–
Other receivables	**5,322**	128	**263**	132
Accrued revenue	**2,698**	1,878	**1,799**	1,653
	13,359	2,725	**9,420**	3,157

The non-trade and other receivables balances are unsecured, interest free and repayable on demand.

12. OTHER ASSETS

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Current				
Deposits	**182**	128	**71**	71
Prepayments	**3,343**	521	**1,051**	404
	3,525	649	**1,122**	475
Non-current				
Prepayments	**–**	2,227[1]	**–**	2,227[1]

[1] Relates to directly attributable transaction costs, namely legal and professional fees incurred in relation to the Merger (Note 17), of which $175,000 was paid/payable to the auditor of MPACT for the services rendered as independent accountant.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

13. DERIVATIVE FINANCIAL INSTRUMENTS

	Maturity	Contract notional amount $'000	Fair value assets $'000	Fair value liabilities $'000
Group				
31 March 2023				
Hedge accounting – cash-flow hedges:				
Interest rate swaps	April 2023 – February 2027	**3,698,489**	**62,878**	**(9,605)**
Cross currency interest rate swaps	May 2023 – August 2026	**434,886**	**50,467**	**–**
Hedge accounting – net investment hedges:				
Cross currency interest rate swaps	June 2026	**250,000**	**27,141**	**–**
Non-hedge accounting:				
Cross currency interest rate swap	February 2025	**50,000**	**–**	**(553)**
Currency forwards	April 2023 – March 2024	**140,908**	**5,463**	**(103)**
Total		**4,574,283**	**145,949**	**(10,261)**
Represented by:				
Current portion			**57,577**	**(103)**
Non-current portion			**88,372**	**(10,158)**
			145,949	**(10,261)**
Derivative financial instruments as a percentage of net assets				**1.43%**
31 March 2022				
Hedge accounting – cash-flow hedges:				
Interest rate swaps	April 2022 – February 2027	1,590,000	27,741	(1,142)
Non-hedge accounting:				
Cross currency interest rate swap	March 2023	100,000	–	(3,694)
Total		1,690,000	27,741	(4,836)
Represented by:				
Current portion			–	(4,570)
Non-current portion			27,741	(266)
			27,741	(4,836)
Derivative financial instruments as a percentage of net assets				0.40%

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

13. DERIVATIVE FINANCIAL INSTRUMENTS (continued)

	Maturity	Contract notional amount $'000	Fair value assets $'000	Fair value liabilities $'000
MPACT				
31 March 2023				
Hedge accounting – cash-flow hedges:				
Interest rate swaps	April 2023 – February 2027	**1,259,000**	**24,956**	**(4,500)**
Non-hedge accounting:				
Interest rate swaps[1]	December 2023 – April 2026	**620,000**	**18,220**	**(18,220)**
Total		**1,879,000**	**43,176**	**(22,720)**
Represented by:				
Current portion			**4,443**	**(2,204)**
Non-current portion			**38,733**	**(20,516)**
			43,176	**(22,720)**
Derivative financial instruments as a percentage of net assets				**0.22%**
31 March 2022				
Hedge accounting – cash-flow hedges:				
Interest rate swaps	April 2022 – February 2027	1,020,000	15,120	(1,142)
Non-hedge accounting:				
Cross currency interest rate swap	March 2023	100,000	–	(3,694)
Interest rate swaps[1]	December 2023 – December 2025	570,000	12,621	(12,621)
Total		1,690,000	27,741	(17,457)
Represented by:				
Current portion			–	(4,570)
Non-current portion			27,741	(12,887)
			27,741	(17,457)
Derivative financial instruments as a percentage of net assets				0.18%

[1] Relates to the back-to-back interest rate swaps entered into to hedge against a subsidiary's borrowings. As at 31 March 2023, the notional amounts of these interest rate swaps were $620,000,000 (2022: $570,000,000), while the fair value of the derivative financial assets arising from the interest rate swaps with the banks are $18,220,000 (2022: $12,621,000). For the financial year ended 31 March 2023, MPACT recorded related finance expense of $7,066,000 (2022: finance income of $4,492,000).

As at 31 March 2023, the notional amount of cash-flow hedges of the Group and MPACT that are directly impacted by IBOR reform amounted to $nil (2022: $1,590,000,000) and $nil (2022: $1,020,000,000) respectively.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

13. DERIVATIVE FINANCIAL INSTRUMENTS (continued)

Hedging instruments used in the Group's hedging strategy were as follows:

		Carrying Amount			Changes in fair value used for calculating hedge ineffectiveness				
	Contract notional amount $'000	Assets $'000	Liabilities $'000	Financial statement line item	Hedging instruments $'000	Hedged item $'000	Hedge ineffectiveness recognised in profit or loss $'000	Weighted average hedged rate	Maturity date
Group									
31 March 2023									
Cash flow hedges									
Interest rate risk									
– Interest rate swaps to hedge floating rate borrowings	**3,698,489**	**62,878**	**(9,605)**	**Derivative financial instruments**	**24,303**	**(24,303)**	**–**	**1.63%**	**April 2023 – February 2027**
Interest rate risk/foreign exchange risk									
– Cross currency interest rate swaps to hedge foreign currency interest and principal payments and floating rate borrowings	**434,886**	**50,467**	**–**	**Derivative financial instruments**	**(9,257)**	**9,257**	**–**	*****	**May 2023 – August 2026**
Net investment hedge									
Foreign exchange risk									
– Cross currency interest rate swaps to hedge net investments in foreign operations	**250,000**	**27,141**	**–**	**Derivative financial instruments**	**3,684**	**(3,684)**	**–**	**2.52% SGD1: JPY82.98**	**June 2026**
31 March 2022									
Cash flow hedges									
Interest rate risk									
– Interest rate swaps to hedge floating rate borrowings	1,590,000	27,741	(1,142)	Derivative financial instruments	29,459	(29,459)	–	1.26%	April 2022 – February 2027
MPACT									
31 March 2023									
Cash flow hedges									
Interest rate risk									
– Interest rate swaps to hedge floating rate borrowings	**1,259,000**	**24,956**	**(4,500)**	**Derivative financial instruments**	**15,330**	**(15,330)**	**–**	**2.00%**	**April 2023 – February 2027**
31 March 2022									
Cash flow hedges									
Interest rate risk									
– Interest rate swaps to hedge floating rate borrowings	1,020,000	15,120	(1,142)	Derivative financial instruments	15,839	(15,839)	–	1.33%	April 2022 – February 2027

* At 31 March 2023, the Group's weighted average hedge rates for cross currency interest rate swaps to hedge foreign currency interest and principal payments and floating rate borrowings was 0.87% (USD1: HKD7.79, SGD1: JPY81.67 and HKD1: JPY17.45).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

14. INVESTMENT PROPERTIES

(a) Investment properties

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Beginning of financial year	**8,821,000**	8,737,000	**7,270,000**	7,202,000
Additions	**52,741**	18,304	**36,695**	18,014
Additions through Merger (Note 17)	**7,747,580**	–	**–**	–
Change in fair value of investment properties (Note 7)	**39,743**	65,696	**20,305**	49,986
Translation difference on consolidation	**(339,621)**	–	**–**	–
End of financial year	**16,321,443**	8,821,000	**7,327,000**	7,270,000

Investment properties are stated at fair value based on valuations performed by independent professional valuers. In determining the fair value, the valuers have used valuation methods which involved certain estimates.

Details of the investment properties are shown in the portfolio statement.

Investment properties are leased to both related and non-related parties under operating leases (Note 15(b)).

The Tokutei Mokuteki Kaisha ("TMK") bonds and certain bank loans are secured on the Group's portfolio of Japan investment properties with carrying amounts on the balance sheet of $1,449,075,000 (2022: $nil) (Note 20).

(b) Fair value hierarchy

The table below presents the investment properties at fair value and classified by level of fair value measurement hierarchy:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 inputs for the asset or liability that are not based on observable market data (unobservable inputs).

The fair value of the investment properties within the Group's and MPACT's portfolio are classified within Level 3 of the fair value measurement hierarchy.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

14. INVESTMENT PROPERTIES (continued)

(c) Reconciliation of movement in Level 3 fair value measurements

The reconciliation between the balances at the beginning and end of the financial year is disclosed within the investment properties movement table presented in Note 14(a).

(d) Valuation techniques and significant unobservable inputs

Level 3 fair values of the Group's and MPACT's properties have been derived using the income capitalisation method, term and reversion method, discounted cash flow method and direct comparison method where applicable.

The fair values are generally derived using the following methods:

- Income capitalisation – Properties are valued by capitalising the net property income at an appropriate rate of return to arrive at the market value. The net income of the properties is the estimated current rate and potential future income from existing vacancies after deducting all necessary outgoings and expenses. The adopted yield reflects the nature, location, tenure, tenancy profile of the properties, together with the prevailing property market condition.

- Term and reversion – Properties are valued by capitalising the amount of net income receivable from existing tenancies, after deducting any specific costs which must be borne by the recipient. Both the term and reversion are capitalised by the market capitalisation rates, which reflect the rate of investment, alienation restrictions, effect of inflation and prospect of rental growth, if any.

- Discounted cash flow – Properties are valued by discounting the future net cash flow over a period to arrive at a present value.

- Direct comparison method – Properties are valued using transacted prices for comparable properties in the vicinity and other locations with adjustments made for differences in size, number of storeys, tenure, age, location, siting and building specifications.

The Manager is of the view that the valuation methods and estimates adopted and considered by the professional valuers are reflective of the current market conditions.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

14. INVESTMENT PROPERTIES (continued)

(d) Valuation techniques and significant unobservable inputs (continued)

The following table presents the valuation techniques and key inputs that were used to determine the fair value of the investment properties categorised under Level 3 of the fair value hierarchy:

Geographical regions	Valuation techniques	Key unobservable inputs	Range of unobservable inputs
Singapore	Income capitalisation	Capitalisation rate	**3.35% – 4.85%** (2022: 3.35% – 4.85%)
	Discounted cash flow	Discount rate	**6.50% – 7.25%** (2022: 6.50% – 7.25%)
Hong Kong	Term and reversion	Term and reversion rate	**4.15%**
	Discounted cash flow	Discount rate	**7.80%**
China	Term and reversion	Term and reversion rate	**5.00% – 5.50%**
	Discounted cash flow	Discount rate	**7.50% – 9.25%**
	Direct comparison	Adjusted price per square feet	**RMB37,991 – RMB61,499**
Japan	Discounted cash flow	Discount rate	**3.20% – 4.20%**

Relationship of key unobservable inputs to fair value

- The higher the capitalisation rate, the lower the fair value.
- The higher the term and reversion rate, the lower the fair value.
- The higher the discount rate, the lower the fair value.
- The higher the adjusted price per square feet, the higher the fair value.

There were no significant inter-relationships between unobservable inputs.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

15. LEASES

(a) The Group and MPACT as a lessee

Leasehold land

The right-of-use of leasehold land is secured during acquisition of investment properties and is recognised within investment properties (Note 14).

There are no externally imposed covenants on these lease arrangements.

(b) The Group and MPACT as a lessor

The Group has leased out their owned investment properties for monthly lease payments. To manage credit risk, the Group may obtain bank guarantees, insurance bond or deposits for the term of the lease. These leases are classified as operating leases because the risk and rewards incidental to ownership of the assets are not substantially transferred. As part of its asset and lease management strategy, the Manager proactively engages tenants for negotiations well ahead of lease expiries to mitigate leasing risk and achieve a well-staggered lease expiry profile. The Group also actively manages its property portfolio and reviews its tenant mix in order to achieve portfolio diversification and stability.

Rental income from investment properties is disclosed in Note 3.

Undiscounted lease payments from the operating leases to be received after the balance sheet date are as below:

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Less than one year	**797,509**	477,006	**400,985**	387,245
One to two years	**579,260**	383,900	**314,235**	301,132
Later than two to three years	**409,261**	264,933	**217,181**	204,909
Later than three to four years	**226,004**	180,619	**99,547**	128,065
Later than four to five years	**130,581**	77,655	**61,387**	42,880
Later than five years	**189,408**	108,993	**124,390**	105,151
Total undiscounted lease payments	**2,332,023**	1,493,106	**1,217,725**	1,169,382

Some of the operating leases are subject to revision of lease rentals at periodic intervals. For the purpose of the above disclosure, the prevailing lease rentals are used.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

16. PLANT AND EQUIPMENT

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Cost				
Beginning of financial year	**666**	622	**562**	550
Additions through Merger	**9,456**	–	**–**	–
Additions	**459**	44	**36**	12
Written off	**(74)**	–	**(42)**	–
Translation difference on consolidation	**(383)**	–	**–**	–
End of financial year	**10,124**	666	**556**	562
Accumulated depreciation				
Beginning of financial year	**504**	356	**446**	327
Additions through Merger	**6,952**	–	**–**	–
Depreciation charge (Note 4)	**831**	148	**93**	119
Written off	**(58)**	–	**(38)**	–
Translation difference on consolidation	**(300)**	–	**–**	–
End of financial year	**7,929**	504	**501**	446
Net book value				
End of financial year	**2,195**	162	**55**	116

17. INVESTMENTS IN SUBSIDIARIES AND ACQUISITION OF NET ASSETS ARISING FROM THE MERGER

	MPACT	
	31 March	
	2023	2022
	$'000	$'000
Equity investments at cost		
Beginning of financial year	**910,964**	910,964
Additions through Merger	**4,058,469**	–
End of financial year	**4,969,433**	910,964

On 21 July 2022, MPACT completed the Merger for a total consideration of $4,052,404,000 and was settled as follows on 29 July 2022: (i) $2,454,538,000 in cash; and (ii) allotment and issuance of 885,734,587 consideration units. MPACT incurred total transaction costs of $7,540,000, of which $6,065,000 were capitalised under investments in subsidiaries. The Manager has waived its acquisition fee entitlement in respect of the Merger.

The Merger was accounted for as an asset acquisition on completion of the transaction. The related transaction costs and the differences between the scheme consideration and the acquired net assets (collectively "discount over net assets acquired") were initially capitalised/allocated to the investment properties and investment in joint venture, which were subsequently re-measured at fair value.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

17. INVESTMENTS IN SUBSIDIARIES AND ACQUISITION OF NET ASSETS ARISING FROM THE MERGER (continued)

The scrip component of the scheme consideration was based on $2.0039 per consideration unit, being the scheme issue price. In determining the fair value of the scheme consideration, the 1-day Volume-Weighted Average Price ("VWAP") of $1.804 per consideration unit was used. The movement in unit price resulted in a discount over net assets acquired of $146,993,000, of which $142,175,000 and $4,818,000 were attributable to the investment properties acquired and investment in joint venture respectively.

The following table summarises the recognised amounts of assets and liabilities assumed as at the date of acquisition after the allocation of the discount over the net assets acquired.

	Group 2023 $'000
Assets acquired	
Cash and bank balances	206,862
Trade and other receivables	15,093
Other assets	5,742
Inventories	544
Derivative financial instruments	125,095
Investment properties	7,747,580
Plant and equipment	2,504
Investment in a joint venture	121,846
	8,225,266
Liabilities assumed	
Trade and other payables	(286,878)
Borrowings	(3,411,825)
Lease liabilities	(194)
Current income tax liabilities	(41,691)
Deferred tax liabilities	(162,842)
Derivative financial instruments	(2,518)
	(3,905,948)
Total identifiable net assets	4,319,318
Less: Non-controlling interest	(12,416)
Less: Perpetual securities	(248,434)
Identifiable net assets acquired	4,058,469[1]
Consideration transferred	
Cash paid	2,454,538
Fair value of consideration units issued	1,597,865
Total consideration	4,052,404[1]
Effect of the Merger on cash flows	
Cash and bank balances acquired	206,862
Less: Cash paid	(2,454,538)
Less: Acquisition costs incurred and paid	(6,473)
	(2,254,149)

[1] Total does not sum up due to rounding differences.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

17. INVESTMENTS IN SUBSIDIARIES AND ACQUISITION OF NET ASSETS ARISING FROM THE MERGER (continued)

The Group has the following significant subsidiaries as at 31 March 2023 and 2022:

Name of company	Principal activities	Country of business/ incorporation	Effective interest held by Group		Effective interest held by MPACT	
			31 March		31 March	
			2023	2022	**2023**	2022
			%	%	**%**	%
Mapletree Business City LLP[a]	Property development and investment	Singapore/ Singapore	**100**	100	**99.9**	99.9
MNACT[b]	Investment holding	Singapore/ Singapore	**100**	–	**100**	–
Festival Walk (2011) Limited[c]	Property investment	Hong Kong/ Hong Kong	**100**	–	**–**	–
HK Gateway Plaza Company Limited[d]	Property investment	China/ Hong Kong	**100**	–	**–**	–
Shanghai Zhan Xiang Real Estate Company Limited[d]	Property investment	China/China	**100**	–	**–**	–
Tsubaki Tokutei Mokuteki Kaisha[e]	Property investment	Japan/Japan	**98.47**	–	**–**	–
Godo Kaisha Makuhari Blue[e]	Property investment	Japan/Japan	**98.47**	–	**–**	–

[a] There is no statutory requirement for the financial statements of Mapletree Business City LLP to be audited.
[b] Audited by PricewaterhouseCoopers LLP, Singapore
[c] Audited by PricewaterhouseCoopers, Hong Kong
[d] Audited by PricewaterhouseCoopers Zhong Tian LLP, China
[e] Audited by PricewaterhouseCoopers Aarata LLC, Japan

As at 31 March 2023, the Group had only two subsidiaries with non-controlling interest of 1.53%. The non-controlling interest is not material to the Group. Accordingly, no summarised financial information of subsidiaries with non-controlling interest is presented.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

18. INVESTMENT IN A JOINT VENTURE

	Group 31 March 2023 $'000	Group 31 March 2022 $'000
Beginning of financial year	–	–
Additions through Merger (Note 17)	121,846	–
Share of net profit after tax	4,607[1]	–
Excess of fair value of investment property acquired over fair value of consideration transferred (Note 17)	4,818	–
Share of profit	9,425	–
Share of other comprehensive income	(5,755)	–
Dividends received/receivable	(5,573)	–
End of financial year	119,943	–

1 Includes the Group's share of net change in fair value of investment property of $612,000 (2022: $nil).

The Group's investment in a joint venture owns a freehold high-performing office building with retail amenities, The Pinnacle Gangnam ("TPG"), located in Gangnam Business District, Seoul.

The Group's interest in the joint venture is as follows:

Name of joint venture	Principal activities	Country of business/ incorporation	Proportion of shares held by Group 2023 %	Proportion of shares held by Group 2022 %
IGIS Qualified Investment Type Private Placement Real Estate Investment Trust No. 6*	Property investment	South Korea/ South Korea	50.0	–

* Audited by Hanil Accounting Corporation

There is no joint venture as at 31 March 2023 and 2022 which is individually material to the Group. Thus, summarised financial information of the joint venture is not presented.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

19. TRADE AND OTHER PAYABLES

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Current				
Trade payables				
– non-related parties	**5,159**	1,816	**2,775**	1,654
– related parties	**9,447**	–	**33**	–
Non-trade payables due to subsidiaries	**–**	–	**–**	77
Accrued capital expenditure	**11,395**	3,113	**11,013**	3,057
Accrued operating expenses	**70,793**	42,116	**35,725**	36,877
Interest payable				
– subsidiary	**–**	–	**6,603**	5,029
– non-related parties	**22,733**	10,477	**6,414**	4,235
Tenancy related deposits	**57,859**	19,463	**18,790**	16,399
Other deposits	**1,807**	401	**312**	313
Rental received in advance	**25,748**	9,795	**4,656**	4,865
Net Goods and Services Tax payable	**7,836**	6,425	**5,748**	5,438
Other payables	**10,719**	9,313	**4,630**	9,102
	223,496	102,919	**96,699**	87,046
Non-current				
Tenancy related deposits	**139,076**	53,923	**53,445**	49,915
	362,572	156,842	**150,144**	136,961

The amounts due to related parties and subsidiaries are unsecured, interest free and repayable on demand.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

20. BORROWINGS AND LOANS FROM A SUBSIDIARY

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Borrowings				
Current				
Bank loans (unsecured)	**602,561**	264,000	**115,000**	264,000
Medium term notes (unsecured)	**152,762**	196,788	**–**	–
Transaction costs to be amortised	**(958)**	(241)	**(162)**	(106)
	754,365	460,547	**114,838**	263,894
Non-current				
Bank loans (secured)	**722,188**	–	**–**	–
Bank loans (unsecured)	**4,447,758**	1,820,000	**1,835,000**	1,182,000
Medium term notes (unsecured)	**814,299**	730,000	**–**	–
TMK bonds (secured)	**64,169**	–	**–**	–
Transaction costs to be amortised	**(19,221)**	(6,213)	**(8,856)**	(2,185)
	6,029,193	2,543,787	**1,826,144**	1,179,815
Loans from a subsidiary				
Current				
Loans from a subsidiary	**–**	–	**85,000**	196,788
Transaction costs to be amortised	**–**	–	**(26)**	(135)
	–	–	**84,974**	196,653
Non-current				
Loans from a subsidiary	**–**	–	**795,000**	730,000
Transaction costs to be amortised	**–**	–	**(1,168)**	(1,478)
	–	–	**793,832**	728,522
	6,783,558	3,004,334	**2,819,788**	2,368,884

The above bank loans and borrowings are unsecured except for the TMK bonds and certain bank loans amounting to $786,357,000 (2022: $nil) which are secured over the Japan Properties. In accordance with the various facility agreements, VivoCity, MBC I, MBC II, Mapletree Anson, Festival Walk and Gateway Plaza (2022: VivoCity, MBC I, MBC II and Mapletree Anson) are subject to a negative pledge.

As at 31 March 2023, the Trustee has provided guarantees amounting to $638,000,000 (2022: $638,000,000) to the bank in respect to bank loans outstanding in its subsidiary.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

20. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(a) Maturity of borrowings

Group

The non-current bank loans mature between 2024 and 2028 (2022: 2023 and 2027). The non-current medium term notes will mature between 2024 and 2030 (2022: 2023 and 2029). The non-current TMK bonds mature between 2024 and 2025.

MPACT

The non-current bank loans mature between 2024 and 2028 (2022: 2023 and 2027). The non-current loans from a subsidiary will mature between 2024 and 2030 (2022: 2023 and 2029).

(b) Medium term notes

In August 2012, the Group established a $1,000,000,000 MTN Programme ("2012 MTN Programme") via its subsidiary, MPACT TCo. The Programme limit has been increased to $3,000,000,000 with effect from 29 June 2018.

In May 2013, MNACT established a USD1,500,000,000 Euro Medium Term Securities Programme ("2013 EMTN Programme") via its subsidiaries, Mapletree North Asia Commercial Trust Treasury Company (S) Pte. Ltd. ("MPACT Spore-TCo") and Mapletree North Asia Commercial Treasury Company (HKSAR) Limited ("MPACT HK-TCo").

In September 2022, the Group established a $5,000,000,000 Euro Medium Term Securities Programme ("2022 EMTN Programme") via its subsidiaries, MPACT TCo, MPACT Spore-TCo and MPACT HK-TCo.

Under the 2012 MTN Programme, 2013 EMTN Programme and 2022 EMTN Programme, the issuers may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes ("Notes") and senior or subordinated perpetual securities ("Perpetual Securities and, together with the Notes, the "Securities") in series or tranches in SGD or any other currency.

Each series of Securities may be issued in various amounts and tenors, and may bear fixed, floating, variable or hybrid rates of interest or may not bear interest.

The Securities shall constitute at all times direct, unconditional, unsecured and unsubordinated obligations of the issuers ranking pari passu, without any preference or priority among themselves, and pari passu with all other present and future unsecured obligations of the issuers. All sums payable in respect of the Securities issued by the issuers will be unconditionally and irrevocably guaranteed by the Trustee.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

20. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(b) Medium term notes (continued)

Total notes outstanding as at 31 March 2023 under the 2012 MTN Programme, 2013 EMTN Programme and 2022 EMTN Programme was $967,061,000 (2022: $926,788,000), consisting of:

Maturity date	Interest rate per annum	Interest payment in arrears	31 March 2023 '000	31 March 2022 '000
2012 MTN Programme				
(i) 3 February 2023[1]	3.25%	Semi-annually	**–**	$100,000
(ii) 24 August 2026	3.11%	Semi-annually	**$175,000**	$175,000
(iii) 15 November 2023	2.795%	Semi-annually	**$85,000**	$85,000
(iv) 27 August 2027	3.045%	Semi-annually	**$100,000**	$100,000
(v) 23 September 2024	3.28%	Semi-annually	**$120,000**	$120,000
(vi) 22 November 2029	3.05%	Semi-annually	**$250,000**	$250,000
(vii) 16 March 2023[2]	3 month JPY TONA + 0.30835%	Quarterly	**–**	JPY8,700,000
2013 EMTN Programme				
(viii) 20 April 2023	3.25%	Semi-annually	**HKD69,000**	–
(ix) 20 September 2023	3.00%	Semi-annually	**HKD326,000**	–
(x) 11 March 2027	3.65%	Semi-annually	**HKD112,500**	–
2022 EMTN Programme				
(xi) 29 March 2030	4.25%	Semi-annually	**$150,000**	–

1 The $100,000,000 notes maturing on 3 February 2023 were fully redeemed on the maturity date.

2 A cross currency interest rate swap was entered into to hedge the JPY8,700,000,000 Floating Rate Notes into notional principal amount of $100,000,000 at a floating rate SGD basis payable semi-annually in arrears. The cross currency interest rate swap is an economic hedge and no hedge accounting is adopted. The JPY8,700,000,000 notes maturing on 16 March 2023 were fully redeemed on the maturity date.

(c) TMK Bonds

The TMK bonds of JPY6,390,000,000 as at 31 March 2023 bear floating interest rate of 3 Month JPY Tibor plus spread (0.32% and 0.36%) per annum and mature between 2024 and 2025.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

20. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(d) Loans from a subsidiary

MPACT TCo has on-lent the proceeds from the issuance of the notes to MPACT, which has in turn used the proceeds to re-finance its floating rate borrowings.

The loans are unsecured and repayable in full, consisting of:

Maturity date	Interest rate per annum	Interest payment in arrears	31 March 2023 '000	31 March 2022 '000
2012 MTN Programme				
(i) 3 February 2023[1]	3.25%	Semi-annually	–	$100,000
(ii) 24 August 2026	3.11%	Semi-annually	**$175,000**	$175,000
(iii) 15 November 2023	2.795%	Semi-annually	**$85,000**	$85,000
(iv) 27 August 2027	3.045%	Semi-annually	**$100,000**	$100,000
(v) 23 September 2024	3.28%	Semi-annually	**$120,000**	$120,000
(vi) 22 November 2029	3.05%	Semi-annually	**$250,000**	$250,000
(vii) 16 March 2023[2]	3 month JPY TONA + 0.30835%	Quarterly	–	JPY8,700,000
2022 EMTN Programme				
(viii) 29 March 2030	4.25%	Semi-annually	**$150,000**	–

1 The $100,000,000 notes maturing on 3 February 2023 were fully redeemed on the maturity date.

2 A cross currency interest rate swap was entered into to hedge the JPY8,700,000,000 Floating Rate Notes into notional principal amount of $100,000,000 at a floating rate SGD basis payable semi-annually in arrears. The cross currency interest rate swap is an economic hedge and no hedge accounting is adopted. The JPY8,700,000,000 notes maturing on 16 March 2023 were fully redeemed on the maturity date.

(e) Effective interest rates

The weighted average all-in cost of borrowings, including amortised cost charged on the outstanding loans as at 31 March 2023 and 2022 were as follows:

	Group 31 March 2023	Group 31 March 2022	MPACT 31 March 2023	MPACT 31 March 2022
Bank loans (secured)	**0.96%**	–	**–**	–
Bank loans (unsecured)	**3.73%**	2.29%	**3.78%**	2.37%
Medium term notes (unsecured)	**3.30%**	3.01%	**–**	–
TMK bonds (secured)	**0.72%**	–	**–**	–
Loans from a subsidiary	**–**	–	**3.30%**	3.01%

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

20. BORROWINGS AND LOANS FROM A SUBSIDIARY (continued)

(f) Carrying amount and fair value

The carrying amounts of the current and non-current borrowings and TMK bonds, which are at variable market rates, approximate their fair values at balance sheet date.

The carrying amounts of the fixed rate current borrowings approximate their fair values at balance sheet date. The carrying amount and fair value of the fixed rate non-current borrowings are as follows:

	Carrying amount		Fair value	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Group				
Medium term notes (non-current)	**813,131**	728,522	**781,329**	722,597
MPACT				
Loans from a subsidiary (non-current)	**793,832**	728,522	**763,078**	722,597

The fair value above is determined from the cash flow analysis, discounted at market borrowing rates of an equivalent instrument at the balance sheet date at which the Manager expects to be available to the Group and MPACT as follows:

	31 March	
	2023	2022
Group		
Medium term notes (non-current)	**4.19% – 5.26%**	2.53% – 3.46%
MPACT		
Loans from a subsidiary (non-current)	**4.19% – 4.32%**	2.53% – 3.46%

The fair values are within Level 2 of the fair value hierarchy.

(g) Undrawn committed borrowing facilities

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Expiring beyond one year	**1,380,229**	375,000	**752,000**	375,000

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

21. DEFERRED TAX LIABILITIES

	Group	
	31 March	
	2023	2022
	$'000	$'000
Beginning of financial year	**24,974**	24,974
Additions through Merger (Note 17)	**162,842**	–
Tax charge to profit or loss (Note 8(a))	**6,229**	–
Tax credit to other comprehensive income (Note 8(d))	**(4,264)**	–
Translation difference on consolidation	**(7,402)**	–
End of financial year	**182,379**	24,974

The movement in deferred income tax liabilities is as follows:

	Accelerated tax depreciation	**Change in fair value of investment properties**	**Change in fair value of derivative financial instruments**	**Unremitted earnings**	**Total**
	$'000	**$'000**	**$'000**	**$'000**	**$'000**
Group					
2023					
Beginning of the financial year	**24,974**	**–**	**–**	**–**	**24,974**
Additions through Merger	**96,133**	**55,184**	**7,363**	**4,162**	**162,842**
Tax charge to profit or loss	**7,309**	**(6,672)**	**–**	**5,592**	**6,229**
Tax charge to other comprehensive income	**–**	**–**	**(4,264)**	**–**	**(4,264)**
Translation difference on consolidation	**(3,834)**	**(3,344)**	**–**	**(224)**	**(7,402)**
End of the financial year	**124,582**	**45,168**	**3,099**	**9,530**	**182,379**
2022					
Beginning and end of the financial year	24,974	–	–	–	24,974

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

22. UNITS IN ISSUE AND PERPETUAL SECURITIES

(a) Units in issue

		Group and MPACT	
	Note	**2023**	2022
		'000	'000
Units at beginning of financial year		**3,323,514**	3,316,204
Units issued as settlement of Manager's management fees	(i)	**11,702**	7,310
Units issued pursuant to preferential offering	(ii)	**1,018,383**	–
Units issued pursuant to settlement of Scheme Consideration	(iii)	**885,735**	–
Units at end of financial year	(iv)	**5,239,332**	3,323,514

(i) During the financial year, 11,701,705 new units (2022: 7,309,536 new units) were issued at the issue price range of $1.6526 to $1.8989 (2022: $1.9833 to $2.1473) per unit, in respect of the payment of management fees to the Manager in units. The issue prices were determined based on the VWAP for all trades done on SGX-ST in the ordinary course of trading for the last 10 business days of the relevant period on which the fees were accrued. These issuances represent non-cash transactions.

(ii) On 28 July 2022, 1,018,382,531 new units were issued at an issue price of $2.0039 per unit pursuant to the preferential offering.

(iii) On 29 July 2022, 885,734,587 new units were issued at an issue price of $2.0039 per unit, being the scheme issue price, pursuant to settlement of scheme consideration in relation to the Merger. In determining the fair value of the scheme consideration, the 1-day VWAP of $1.804 per consideration unit was used.

(iv) Total does not sum up due to rounding differences.

Each unit in MPACT represents an undivided interest in MPACT. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of MPACT by receiving a share of all net cash proceeds derived from the realisation of the assets of MPACT less any liabilities, in accordance with their proportionate interests in MPACT. However, a Unitholder does not have the right to require that any assets (or part thereof) of MPACT be transferred to him; and
- Attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or Unitholders representing not less than 10.0% of the total units issued) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of MPACT in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in MPACT. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of MPACT exceed its assets.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

22. UNITS IN ISSUE AND PERPETUAL SECURITIES (continued)

(b) Perpetual securities

Perpetual securities are issued by MNACT on 8 June 2021 to partially finance the purchase of a property in Japan.

Key terms of the perpetual securities are as follows:

- These perpetual securities have no fixed redemption date;
- Redemption is at the discretion of MNACT ("issuer redemption option") with the first issuer redemption option being exercisable on 8 June 2026 and thereafter semi-annually on 8 June and 8 December.
- The perpetual securities shall confer a right to the holders to receive a distribution at a rate of 3.50%* per annum with the first distribution reset on 8 June 2026 and subsequent resets every five years thereafter;
- The distribution will be payable semi-annually at the discretion of MNACT and will be non-cumulative;
- MNACT shall not declare or pay any distributions to the Unitholders, or make redemption, unless MNACT declares or pays any distributions to the holders of the perpetual securities.

In the event of winding-up of MNACT:

- These perpetual securities rank pari passu with the holders of preferred units (if any) and rank ahead of the Unitholders of MNACT, but junior to the claims of all other present and future creditors of MNACT.

These perpetual securities are classified as equity instruments and recorded in equity in the Statements of Movements in Unitholders' Funds. The carrying amount of $249,437,000 (2022: $nil) in the Statements of Financial Position represents the perpetual securities issued net of issue costs plus profit attributable to perpetual securities holders from the last distribution date to the balance sheet date.

* MNACT has entered into cross currency interest rate swaps whereby it will pay fixed JPY amounts and receive fixed SGD amounts to fund the distributions to the perpetual securities holders in SGD.

23. GENERAL RESERVE

Shanghai Zhan Xiang Real Estate Company Limited, an entity incorporated in China, is required to transfer 10% of its profits after taxation, as determined under the accounting principles and relevant financial regulations of China, to the general reserve until the reserve balance reaches 50% of registered capital. The transfer to this reserve must be made before distribution of dividends to its shareholders. This general reserve can be used to make good previous years' losses, if any, and may be converted to registered capital in proportion to the existing interests of the shareholders, provided that the balance after such conversion is not less than 25% of the registered capital.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

24. HEDGING RESERVE

	Group					
	2023			2022		
	Interest rate/ foreign exchange risk	Interest rate risk	Total	Interest rate/ foreign exchange risk	Interest rate risk	Total
	$'000	$'000	$'000	$'000	$'000	$'000
Beginning of financial year	–	26,599	26,599	–	(17,892)	(17,892)
Fair value (loss)/gain	(9,257)	24,303	15,046	–	29,459	29,459
Tax credit (Note 8(d))	2,943	1,321	4,264	–	–	–
Reclassification to profit or loss						
– Finance expenses (Note 5)	(15,889)	(19,468)	(35,357)	–	15,032	15,032
– Foreign exchange	27,491	–	27,491	–	–	–
Less: non-controlling interest	–	(15)	(15)	–	–	–
End of financial year	5,288	32,740	38,028	–	26,599	26,599

	MPACT	
	Interest rate risk	
	2023	2022
	$'000	$'000
Beginning of financial year	13,978	(12,400)
Fair value gain	15,330	15,839
Reclassification to profit or loss		
– Finance expenses (Note 5)	(8,852)	10,539
End of financial year	20,456	13,978

Hedging reserve is non-distributable.

25. FOREIGN CURRENCY TRANSLATION RESERVE

	Group	
	2023	2022
	$'000	$'000
Beginning of financial year	–	–
Translation differences relating to:		
– foreign subsidiaries and quasi equity loans	(228,226)	–
– a foreign joint venture	(5,755)	–
– hedges of net investment in foreign operation	3,684	–
Reclassification to profit or loss	2,174	–
Less: non-controlling interest	46	–
End of financial year	(228,077)	–

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

25. FOREIGN CURRENCY TRANSLATION RESERVE (continued)

The foreign currency translation reserve comprises foreign exchange differences arising from the translation of the financial statements of foreign entities and the translation of foreign currency loans used to hedge or form part of the Group's net investments in foreign entities. The Group's foreign currency translation reserve arises from HKD, RMB, JPY and KRW.

As at 31 March 2023, $3,684,000 (2022: $nil) of the foreign currency translation reserve relates to continuing hedges. None of the foreign currency translation reserve relates to hedging relationships for which hedge accounting is no longer applied.

26. COMMITMENTS

Capital commitments

Capital expenditures contracted for by the Group and MPACT at the balance sheet date but not recognised in the financial statements amounted to $23,016,000 (2022: $34,197,000) and $15,833,000 (2022: $33,913,000) respectively.

27. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks, including the effects of changes in interest rates and foreign exchange rates. The Group uses financial instruments such as currency forwards, cross currency interest rate swaps, interest rate swaps and foreign currency borrowings to hedge certain financial risk exposures.

Risk management is carried out under policies approved by the Manager. The Manager provides written principles for overall risk management as well as policies covering specific areas, such as interest rate risk, currency risk, credit risk and liquidity risk. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

(a) Market risk – cash flow and fair value interest rate risks

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. As the Group has no significant interest bearing assets, the Group's income and operating cash flows are substantially independent of changes in market interest rates. The Group monitors the interest rates on borrowings closely to ensure that the borrowings are maintained at favourable rates.

The Group's exposure to cash flow interest rate risks arises mainly from variable rate bank borrowings, medium term notes and TMK bonds. The Group is exposed mainly to SORA, SOR, SOFR, HIBOR, LPR, JPY TONA and JPY TIBOR (2022: SORA, SOR and JPY TONA). The Group manages these cash flow interest rate risks using floating-to-fixed interest rate swaps. The interest rate swaps and cross currency interest rate swaps have reference rates that are indexed to SORA, SOR, SOFR, HIBOR, JPY TONA or JPY TIBOR (2022: SORA, SOR or JPY TONA), which are governed by contracts based on the International Swaps and Derivatives Association (ISDA)'s Master Agreement.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(a) Market risk – cash flow and fair value interest rate risks (continued)

Hedging relationships for which 'Phase 2' amendments apply

The Group has judged that IBOR uncertainty is no longer present with respect to its cash flow hedges of IBOR-linked borrowings which have been transitioned to the new alternative benchmark rates, once both the hedging instruments and the hedged items have been amended to the alternative benchmark rates with fixed adjustment spreads.

In the current year, the Group has applied the following hedge accounting reliefs provided by the Phase 2 amendments for its hedging relationships that have already transited to the new alternative benchmark rates:

- Hedge designation: When the Phase 1 amendments cease to apply, the Group has amended its hedge designation to reflect the following changes which are required by IBOR reform:

  (i) designating SORA and SOFR as hedged risks;

  (ii) the contractual benchmark rates of the hedged borrowings has been amended from SOR to SORA and USD LIBOR to SOFR plus an adjustment spread; and

  (iii) the variable rate of the hedging interest rate swaps and cross currency interest rate swaps has been amended from SOR to SORA and USD LIBOR to SOFR, with an adjustment spread added to the fixed rate.

  These amendments to the hedge documentation do not require the Group to discontinue its hedge relationships.

- Amounts accumulated in the cash flow hedge reserve: When the Group amended its hedge designation for changes to its SOR referenced and USD LIBOR referenced floating rate borrowings that is required by IBOR reform, the accumulated amount outstanding in the cash flow hedge reserve was deemed to be based on SORA and SOFR.

The exposure of the borrowings of the Group to interest rate changes and the contractual repricing dates at the balance sheet dates after excluding borrowings for which hedge accounting is applied are as follows:

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
6 months or less:				
Revolving credit facilities	**270,179**	45,000	**–**	27,000
Term loans	**1,433,121**	449,000	**691,000**	399,000
Medium term notes	**–**	100,000	**–**	–
Loans from a subsidiary	**–**	–	**–**	100,000
	1,703,300	594,000	**691,000**	526,000

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(a) Market risk – cash flow and fair value interest rate risks (continued)

During the financial year, the Group has hedged its exposure to changes in interest rates on its variable rate borrowings by entering into the following contracts:

(i) Interest rate swaps, with notional contract amounts of $1,909,000,000 (2022: $1,590,000,000) whereby it receives variable rates equal to the Singapore swap offer rate or SORA on the notional amounts and pays fixed interest rates ranging from 0.36% to 4.09% (2022: 0.26% to 1.99%) per annum.

(ii) Interest rate swaps, with notional contract amounts of HKD6,665,000,000 (2022: nil) whereby it receives variable rates equal to the Hong Kong swap offer rate or HIBOR on the notional amounts and pays fixed interest rates ranging from 0.32% to 4.42% (2022: nil) per annum.

(iii) Interest rate swaps, with notional contract amounts of JPY64,340,000,000 (2022: nil) whereby it receives variable rates equal to the Hong Kong swap offer rate or HIBOR on the notional amounts and pays fixed interest rates ranging from 0.10% to 0.34% (2022: nil) per annum.

(iv) Cross currency interest rate swap, with a notional contract amount of JPY8,158,343,000 (2022: $nil) whereby it receives a variable rate of HKD HIBOR + 1.50% (2022: Nil) per annum on the notional amount.

(v) Cross currency interest rate swap, with a notional contract amount of HKD623,200,000 (2022: $nil) whereby it receives a variable rate of USD SOFR + 1.36% (2022: nil) per annum on the notional amount and pays a fixed rate of 2.49% (2022: nil) per annum.

(vi) Cross currency interest rate swap, with a notional contract amount of JPY3,713,470,000 (2022: $nil) whereby it receives a variable rate of SOR + 0.65% (2022: Nil) per annum on the notional amount and pays a fixed rate of 0.42% (2022: Nil) per annum.

(vii) Cross currency interest rate swap, with a notional contract amount of JPY16,460,000,000 (2022: $nil) whereby it receives a fixed rate of 2.99% (2022: Nil) per annum on the notional amount and pays a fixed rate of 0.59% (2022: Nil) per annum.

Hedge effectiveness

Hedge effectiveness is determined at the inception of the hedging relationship, and through periodic prospective effective assessments to ensure that an economic relationship exists between the hedged item and hedging instrument.

The Group enters into hedge relationships where the critical terms of the hedging instrument match exactly with the terms of the hedged item, and so a qualitative assessment of effectiveness is performed. If changes in circumstances affect the terms of the hedged item such that the critical terms no longer match exactly with the critical terms of the hedging instrument, the Group uses the hypothetical derivative method to assess effectiveness.

Hedging relationships that are impacted by interest rate benchmark reform may experience ineffectiveness because of a timing mismatch between the hedged item and the hedging instrument regarding interest rate benchmark reform transition. For the financial years ended 31 March 2023 and 2022, there are no such mismatch and hence no material hedge ineffectiveness recognised.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(a) Market risk – cash flow and fair value interest rate risks (continued)

Sensitivity analysis

The Group's borrowings at variable rates on which effective hedges have not been entered into are denominated mainly in SGD, HKD, RMB and JPY (2022: SGD and JPY). If the SGD/HKD/RMB/JPY (2022: SGD/JPY) interest rates increase/(decrease) by 50 basis points ("b.p.") (2022: 50 b.p.) with all other variables including tax rate being held constant, the profit after tax and hedging reserve attributable to Unitholders will (decrease)/increase by the amounts as follows, as a result of higher/lower interest expenses and higher/lower fair value of interest rate swaps and cross currency interest rate swaps respectively.

	Increase/(Decrease)			
	Profit after tax		Hedging Reserve	
	Increase by 50 b.p. $'000	Decrease by 50 b.p. $'000	Increase by 50 b.p. $'000	Decrease by 50 b.p. $'000
Group				
31 March 2023				
Interest bearing borrowings	**(13,696)**	**13,696**	**–**	**–**
Interest rate swaps	**–**	**–**	**32,657**	**(29,653)**
Cross currency interest rate swaps	**(10)**	**10**	**–**	**–**
31 March 2022				
Interest bearing borrowings	(2,970)	2,970	–	–
Interest rate swaps	–	–	16,961	(16,983)
Cross currency interest rate swap	(434)	481	–	–
MPACT				
31 March 2023				
Interest bearing borrowings	**(3,455)**	**3,455**	**–**	**–**
Interest rate swaps	**–**	**–**	**11,250**	**(11,267)**
31 March 2022				
Interest bearing borrowings	(2,630)	2,630	–	–
Interest rate swaps	–	–	9,852	(9,867)
Cross currency interest rate swap	(434)	481	–	–

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(b) Market risk – currency risk

The Manager's investment strategy includes investing in the key gateway markets of Asia. In order to manage the currency risk involved in investing in assets outside Singapore, the Manager adopts strategies that may include:

- the use of foreign currency denominated borrowings to match the currency of the investment asset as a natural currency hedge;
- the use of cross currency interest rate swaps to swap a portion of borrowings and interest in another currency into the currency of the investment asset to reduce the underlying currency exposure on the borrowings and interest; and
- entering into currency forward contracts to hedge the foreign currency income receivables from the offshore assets back into SGD.

The Group's currency exposure to financial assets and financial liabilities is as follows:

	SGD $'000	HKD $'000	RMB $'000	JPY $'000	USD $'000	KRW $'000	Total $'000
Group							
31 March 2023							
Financial assets							
Cash and bank balances	68,585	8,831	74,328	64,298	105	–	216,147
Trade and other receivables	3,089	947	196	6,392	–	2,735	13,359
Other current assets[1]	131	51	–	–	–	–	182
Derivative financial instruments	76,702	22,706	–	46,541	–	–	145,949
	148,507	32,535	74,524	117,231	105	2,735	375,637
Financial liabilities							
Trade and other payables[2]	(164,922)	(79,629)	(31,338)	(52,909)	(190)	–	(328,988)
Lease liabilities	–	(142)	–	–	–	–	(142)
Derivative financial instruments	(5,155)	(4,355)	–	(751)	–	–	(10,261)
Borrowings	(3,852,169)	(2,017,464)	(22,073)	(784,387)	(107,465)	–	(6,783,558)
	(4,022,246)	(2,101,590)	(53,411)	(838,047)	(107,655)	–	(7,122,949)
Net financial (liabilities)/ assets	(3,873,739)	(2,069,055)	21,113	(720,816)	(107,550)	2,735	(6,747,312)
Less: Net financial liabilities/(assets) denominated in the respective entities' functional currencies	3,577,537	1,989,048	(20,917)	749,666	–	–	
Currency forwards	–	(49,083)	(55,941)	(31,384)	–	(4,500)	
Cross currency interest rate swaps[3]	297,000	80,200	–	–	107,686	–	
Net currency exposure	798	(48,890)[4]	(55,745)[4]	(2,534)[4]	136	(1,765)[4]	

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(b) Market risk – currency risk (continued)

	SGD $'000	JPY $'000	Total $'000
Group			
31 March 2022			
Financial assets			
Cash and bank balances	124,170	–	124,170
Trade and other receivables	2,725	–	2,725
Other current assets[1]	128	–	128
Derivative financial instruments	27,741	–	27,741
	154,764	–	154,764
Financial liabilities			
Trade and other payables[2]	(140,622)	–	(140,622)
Derivative financial instruments	(4,836)	–	(4,836)
Borrowings	(2,907,640)	(96,694)	(3,004,334)
	(3,053,098)	(96,694)	(3,149,792)
Net financial liabilities	(2,898,334)	(96,694)	(2,995,028)
Less: Net financial liabilities denominated in the respective entities' functional currencies	2,898,334	–	
Cross currency interest rate swaps[5]	–	96,788	
Net currency exposure	–	94	

1 Excludes prepayment.
2 Excludes rental received in advance and net Goods and Service Tax payable.
3 At 31 March 2023, the Group had cross currency interest rate swaps to swap borrowings of HKD467,500,000, USD80,000,000 and $247,000,000 to JPY8,158,343,000, HKD 623,200,000 and JPY20,173,470,000 respectively.
4 Net currency exposure of $48,890,000, $55,745,000, $2,534,000 and $1,765,000 for HKD, RMB and JPY (subsidiaries) and KRW (joint venture) respectively mainly relates to currency forward contracts entered into to hedge future foreign currency income receivable in FY2023/2024 back into SGD.
5 At 31 March 2022, the Group had cross currency interest rate swaps to swap medium term notes of JPY8,700,000,000 to $100,000,000.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(b) Market risk – currency risk (continued)

MPACT's currency exposure to financial assets and financial liabilities is as follows:

	SGD $'000	JPY $'000	Total $'000
MPACT			
31 March 2023			
Financial assets			
Cash and bank balances	**54,597**	**–**	**54,597**
Trade and other receivables	**9,420**	**–**	**9,420**
Other current assets[1]	**71**	**–**	**71**
Derivative financial instruments	**43,176**	**–**	**43,176**
	107,264	**–**	**107,264**
Financial liabilities			
Trade and other payables[2]	**(139,740)**	**–**	**(139,740)**
Derivative financial instruments	**(22,720)**	**–**	**(22,720)**
Borrowings	**(2,819,788)**	**–**	**(2,819,788)**
	(2,982,248)	**–**	**(2,982,248)**
Net financial liabilities	**(2,874,984)**	**–**	
Less: Net financial liabilities denominated in MPACT's functional currency	**2,874,984**	**–**	
Net currency exposure	**–**	**–**	
31 March 2022			
Financial assets			
Cash and bank balances	113,051	–	113,051
Trade and other receivables	3,157	–	3,157
Other current assets[1]	71	–	71
Derivative financial instruments	27,741	–	27,741
	144,020	–	144,020
Financial liabilities			
Trade and other payables[2]	(126,658)	–	(126,658)
Derivative financial instruments	(17,457)	–	(17,457)
Borrowings	(2,272,190)	(96,694)	(2,368,884)
	(2,416,305)	(96,694)	(2,512,999)
Net financial liabilities	(2,272,285)	(96,694)	(2,368,979)
Less: Net financial liabilities denominated in MPACT's functional currency	2,272,285	–	
Cross currency interest rate swaps[3]	–	96,788	
Net currency exposure	–	94	

1 Excludes prepayment.
2 Excludes rental received in advance and net Goods and Service Tax payable.
3 At 31 March 2022, the Company had cross currency interest rate swaps to swap loans from a subsidiary of JPY8,700,000,000 to $100,000,000.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(b) Market risk – currency risk (continued)

The Group's main foreign currency exposure to financial assets and financial liabilities is in HKD, RMB, JPY and KRW (2022: JPY). If the HKD, RMB and KRW change against the SGD by 3.5% (2022: nil) and JPY change against the SGD by 7% (2022: 5%) with all other variables including tax being held constant, the effects on profit after tax for the year arising from the net financial asset/liability position will be as follows:

	Group Increase/(decrease)	
	2023	2022
	$'000	$'000
HKD against SGD		
– strengthened	**(1,711)**	–
– weakened	**1,711**	–
RMB against SGD		
– strengthened	**(1,951)**	–
– weakened	**1,951**	–
JPY against SGD		
– strengthened	**(177)**	5
– weakened	**177**	(5)
KRW against SGD		
– strengthened	**(62)**	–
– weakened	**62**	–

MPACT has insignificant foreign currency exposure as at 31 March 2023 and 2022.

(c) Credit risk

Credit risk refers to the risk that tenants or counterparties of the Group will default on its contractual obligations resulting in a financial loss to the Group. The major classes of financial assets of the Group and MPACT are cash and bank balances and trade receivables. Cash and bank deposits are placed with financial institutions which are regulated. For trade receivables, the Group's credit risk policy is to deal only with customers of appropriate credit history and obtaining sufficient security where appropriate to mitigate credit risk. For other financial assets, the Group adopts the policy of dealing with high credit quality counterparties.

As at 31 March 2023 and 2022, there was no significant concentration of credit risk. The maximum exposure to credit risk is represented by the carrying value of each financial asset on the Statements of Financial Position, except for the guarantees provided by the Trustee in relation to certain borrowings of MPACT's subsidiaries (Note 20) amounting $1,518,000,000 (2022: $1,568,000,000).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk (continued)

The Group provides for lifetime expected credit losses for all trade receivables, using a provision matrix. The provision rates are determined based on the Group's historical observed default rates analysed in accordance to days past due. The expected credit losses also incorporate forward looking information such as forecast of macro-economic conditions. In computing the expected credit loss rate, the Group has considered the volatility of the forward-looking macroeconomic factors affecting the ability of the debtors to settle the receivables. The loss allowance for trade receivables as at 31 March 2023 and 2022 was assessed as not material.

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. The Group considers a financial asset as impaired (net of security deposits and bankers' guarantee) when the counterparty fails to make payments in accordance with the contractual terms of agreement. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due. When recoveries are made, these are recognised in profit or loss.

The ageing of trade receivables at the balance sheet date was:

	Gross carrying amount $'000	Loss allowance $'000
Group		
31 March 2023		
Past due 3 months or less	**1,381**	**–**
Past due over 3 months	**30**	**–**
	1,411	**–**
31 March 2022		
Past due 3 months or less	641	–
Past due over 3 months	126	(80)
	767	(80)
MPACT		
31 March 2023		
Past due 3 months or less	**592**	**–**
Past due over 3 months	**–**	**–**
	592	**–**
31 March 2022		
Past due 3 months or less	511	–
Past due over 3 months	106	(80)
	617	(80)

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(c) Credit risk (continued)

The movement in allowance for expected credit losses of trade receivables computed based on lifetime expected credit losses are as follows:

	Group		MPACT	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Expected credit loss allowance				
Beginning of financial year	**80**	80	**80**	80
Allowance made	**14**	256	**3**	256
Allowance utilised	**(94)**	(256)	**(83)**	(256)
End of financial year	**–**	80	**–**	80

Cash and bank balances

The Group and MPACT held cash and bank balances of $216,147,000 and $54,597,000 respectively (2022: $124,170,000 and $113,051,000). The Group and MPACT considers that its cash and bank balances have low credit risk based on the external credit ratings of the counterparties. The cash balances are measured on 12-month expected credit losses and subject to immaterial credit loss.

Financial guarantee contracts

The Trustee has issued financial guarantees in relation to certain borrowings of MPACT's subsidiaries. These guarantees are subject to the impairment requirements of SFRS(I) 9. MPACT has assessed that its subsidiaries have strong financial capacity to meet the contractual cash flow obligations in the near future and hence, does not expect significant credit losses arising from these guarantees.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(d) Liquidity risk

The Group and MPACT adopt prudent liquidity risk management by maintaining sufficient cash to fund their working capital and financial obligations.

The following table analyses non-derivative financial liabilities of the Group and MPACT into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date (including extension periods where applicable). The amounts disclosed in the table are the contractual undiscounted cash flows of non-derivative financial liabilities, including interest payments. Balances due within 12 months approximate their carrying amounts as the impact of discounting is not significant.

	Less than 1 year $'000	Between 1 and 5 years $'000	More than 5 years $'000
Group			
As at 31 March 2023			
Trade and other payables	**167,179**	**135,765**	**3,311**
Lease liabilities	**66**	**76**	**–**
Borrowings and interest payable	**1,018,060**	**5,507,895**	**1,142,252**
	1,185,305	**5,643,736**	**1,145,563**
As at 31 March 2022			
Trade and other payables	76,222	51,031	2,892
Borrowings and interest payable	515,500	2,328,204	381,425
	591,722	2,379,235	384,317
MPACT			
As at 31 March 2023			
Trade and other payables	**73,278**	**51,913**	**1,532**
Borrowings and interest payable	**205,294**	**1,367,054**	**714,270**
Loans from a subsidiary	**113,872**	**477,243**	**427,982**
	392,444	**1,896,210**	**1,143,784**
As at 31 March 2022			
Trade and other payables	67,479	47,044	2,871
Borrowings and interest payable	284,273	1,215,805	7,027
Loans from a subsidiary	222,751	450,058	374,398
	574,503	1,712,907	384,296

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(d) Liquidity risk (continued)

The table below analyses the Group's and MPACT's derivative financial instruments for which contractual maturities are essential for an understanding of the timing of the cash flows into relevant maturity groupings based on the remaining period from the balance sheet date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows.

	Less than 1 year $'000	Between 1 and 5 years $'000	More than 5 years $'000
Group			
As at 31 March 2023			
Net-settled interest rate swaps			
– Net cash outflows	**4,197**	**6,551**	**–**
Gross-settled cross currency interest rate swap			
– Cash inflows	**(1,771)**	**(1,589)**	**–**
– Cash outflows	**498**	**447**	**–**
Gross-settled currency forwards			
– Cash inflows	**(5,839)**	**–**	**–**
– Cash outflows	**5,942**	**–**	**–**
	3,027	**5,409**	**–**
MPACT			
As at 31 March 2023			
Net-settled interest rate swaps			
– Net cash outflows	**771**	**1,968**	**–**
	771	**1,968**	**–**
Group and MPACT			
As at 31 March 2022			
Net-settled interest rate swaps			
– Net cash outflows	12,215	18,045	–
Gross-settled cross currency interest rate swap			
– Cash inflows	(97,063)	–	–
– Cash outflows	101,849	–	–
	17,001	18,045	–

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(e) Capital risk

The Manager's objective when managing capital is to optimise the Group's capital structure within the borrowing limits set out in the CIS Code to fund acquisitions and asset enhancement works at the Group's properties. To maintain or achieve an optimal capital structure, the Manager may issue new units or source additional borrowings from both financial institutions and capital markets.

The Group is subject to the aggregate leverage limit as defined in the Appendix 6 of the CIS Code ("Property Funds Appendix"). The Property Funds Appendix stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund on or after 1 January 2022 should not exceed 45% of its Deposited Property. The Aggregate Leverage may exceed 45% of the fund's deposited property (up to a maximum of 50%) only if the property fund has a minimum adjusted interest coverage ratio of 2.5 times after taking into account the interest payment obligations arising from the new borrowing. As at the balance sheet date, the Group's corporate family rating is Baa1 (2022: rating under review) by Moody's Investors Service.

The Group has complied with the Aggregate Leverage requirements for the financial years ended 31 March 2023 and 2022.

	Group	
	31 March	
	2023	2022
	$'000	$'000
Total gross borrowings[1]	**6,928,724**	3,014,000
Total deposited property[1]	**16,954,665**	8,984,523
Aggregate leverage ratio	**40.9%**	33.5%
Interest coverage ratio[2] ("ICR")	**3.5 times**	4.8 times
Adjusted ICR[3]	**3.5 times**	4.8 times
Percentage of the Group's total borrowings (Note 20) to the Group's net asset value	**71.5%**	51.9%

1 Excludes share attributable to non-controlling interest and includes the Group's proportionate share of joint venture's gross borrowings and deposited property value.
2 Computed by dividing the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation) ("EBITDA"), by the trailing 12 months interest expense and borrowing-related fees.
3 Computed by dividing the trailing 12 months EBITDA, by the trailing 12 months interest expense and borrowing-related fees and distribution of hybrid securities. There are no hybrid securities issued by the Group as at 31 March 2022.

There were no changes in the Group's approach to capital management during the financial year.

The Group is in compliance with the borrowing limit requirement imposed by the CIS Code and all externally imposed capital requirements for the financial years ended 31 March 2023 and 2022.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(f) Fair value measurements

The following table presents assets and liabilities measured at fair value and classified by level of the following fair value measurement hierarchy:

- Level 1 quoted prices (unadjusted) in active markets for identical assets or liabilities;
- Level 2 inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 inputs for the asset or liability that are not based on observable market data (unobservable inputs).

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Level 2				
Assets				
Derivative financial instruments				
– Interest rate swaps	**62,878**	27,741	**43,176**	27,741
– Cross currency interest rate swaps	**77,608**	–	**–**	–
– Currency forwards	**5,463**	–	**–**	–
	145,949	27,741	**43,176**	27,741
Liabilities				
Derivative financial instruments				
– Interest rate swaps	**(9,605)**	(1,142)	**(22,720)**	(13,763)
– Cross currency interest rate swaps	**(553)**	(3,694)	**–**	(3,694)
– Currency forwards	**(103)**	–	**–**	–
	(10,261)	(4,836)	**(22,720)**	(17,457)

The fair value of the derivative financial instruments not traded in an active market is determined by using valuation techniques based on market conditions existing at each balance sheet date. The fair values of currency forwards are determined using banks' quoted forward rates and foreign exchange spot rates at the balance sheet date. The fair value of interest rate swaps are calculated as the present value of the estimated future cash flows. The fair value of the cross currency interest rate swap is determined using quoted currency rates as at the balance sheet date.

The carrying values of trade and other receivables, other current assets and trade and other payables (including non-current tenancy related deposits) approximate their fair values. The fair value of financial liabilities is estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments. The fair value of borrowings approximates their carrying amounts as the interest rates of such loans are adjusted for changes in relevant market interest rate except for the fixed rate medium term notes as disclosed in Note 20(f) to the financial statements.

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

27. FINANCIAL RISK MANAGEMENT (continued)

(g) Financial instruments by category

The carrying amount of the different categories of financial instruments is as disclosed on the face of the Statements of Financial Position and in Note 13 to the financial statements, except for the following:

	Group		MPACT	
	31 March		31 March	
	2023	2022	**2023**	2022
	$'000	$'000	**$'000**	$'000
Financial assets at amortised cost	**229,688**	127,023	**64,088**	116,279
Financial liabilities at amortised cost	**7,112,688**	3,144,956	**2,959,528**	2,495,542

28. INTERMEDIATE AND ULTIMATE HOLDING COMPANIES

For financial reporting purposes in accordance with SFRS(I) 10 *Consolidated Financial Statements*, MPACT is regarded as a subsidiary of Mapletree Investments Pte Ltd.

Consequentially, the intermediate and ultimate holding companies are Mapletree Investments Pte Ltd and Temasek Holdings (Private) Limited respectively. The intermediate and ultimate holding companies are incorporated in Singapore.

29. SIGNIFICANT RELATED PARTY TRANSACTIONS

For the purpose of these financial statements, parties are considered to be related to the Group when the Group has the ability, directly or indirectly to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common significant influence. Related parties may be individuals and entities. The Manager and the Property Manager are indirect wholly-owned subsidiaries of the intermediate holding company.

During the financial year, in addition to those disclosed elsewhere in the financial statements, the following significant related party transactions took place at terms agreed between the parties:

	Group	
	2023	2022
	$'000	$'000
Manager's management fees paid/payable to the Manager	**45,625**	37,765
Japan asset management fee paid/payable to Mapletree Investments Japan Kabushiki Kaisha	**3,008**	–
Acquisition of MNACT Group through Trust Scheme from related entities	**1,460,034**	–
Project management fees paid/payable to the Manager	**861**	119
Property management fees paid/payable to the Property Managers	**32,126**	20,212
Staff costs paid/payable to the Manager and Property Managers	**21,384**	12,115
Rental and other related income received/receivable from related parties	**33,229**	13,896
Finance income received/receivable from a related company of the Manager	**562**	–
Professional fees, other products and service fees paid/ payable to related parties	**6,514**	2,847
Interest expenses, financing fees and fees related to the issue of units paid/payable to a related party	**48,485**	15,523

NOTES TO THE FINANCIAL STATEMENTS
For the financial year ended 31 March 2023

30. FINANCIAL RATIOS

	Group	
	2023	2022
	%	%
Ratio of expenses to weighted average net assets[1]		
– including performance component of asset management fees	**0.61**	0.71
– excluding performance component of asset management fees	**0.55**	0.44
Ratio of total operating expenses to net asset value[2]	**2.61**	2.61
Portfolio Turnover Ratio[3]	**–**	–

1 The ratios are computed in accordance with the guidelines of Investment Management Association of Singapore dated 25 May 2005. The expenses used in the computation relate to expenses of the Group, excluding property expenses, borrowing costs, net foreign exchange differences and income tax expense.

2 The ratio is computed based on the total operating expenses expressed as a percentage of net asset value as at the end of the financial year. The operating expenses include property operating expenses, manager's management fees, trustee's fee and other trust expenses amounting to $247,351,000 for the financial year ended 31 March 2023 (2022: $150,986,000).

3 The ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value in accordance with the formulae stated in the CIS Code. There were no sales of investment properties for the financial years ended 31 March 2023 and 2022.

31. SEGMENT REPORTING

For the purpose of making resource allocation decisions and the assessment of segment performance, the Manager reviews internal/management reports of its investment properties.

The Manager monitors and assesses the performance of the individual property within the Group's portfolio. This forms the basis of identifying the operating segments of the Group.

The change in reportable segments during the financial year was due to the expansion of the investment mandate from Singapore to key gateway markets in Asia after the completion of the Merger.

Segment revenue comprises mainly of income generated from its tenants. Segment net property income represents the income earned by each segment after allocating property operating expenses. This is the measure reported to the management for the purpose of assessment of segment performance. In addition, the management monitors the non-financial assets as well as financial assets attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly management fees, trust expenses, finance income and finance expenses.

Information regarding the Group's reportable segments is presented in the following tables.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

31. SEGMENT REPORTING (continued)

The segment information for the reportable segments for the financial year ended 31 March 2023 is as follows:

Geographical Market	Singapore			Hong Kong	China	Japan	Korea	
Property	VivoCity	MBC	Other Singapore Properties[1]	Festival Walk[2]	China Properties[2,3]	Japan Properties[2]	TPG[2]	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Gross revenue	220,248	225,522	99,460	146,172	66,667	68,116	–	826,185
Property operating expenses	(54,335)	(45,503)	(23,675)	(36,714)	(11,732)	(22,284)	–	(194,243)
Segment net property income	165,913	180,019	75,785	109,458	54,935	45,832	–	631,942
Finance income								1,603
Finance expenses								(163,762)
Manager's management fees								(48,633)
Trustee's fees								(1,652)
Other trust expenses								(2,823)
Foreign exchange gain								(3,746)
Net change in fair value of financial derivative								19,159
Profit before tax and fair value change in investment properties and share of profit of a joint venture								432,088
Net change in fair value of investment properties	21,735	2,820	(523)	(12,746)	11,685	20,540	–	43,511
Share of profit of a joint venture	–	–	–	–	–	–	9,425	9,425
Profit for the financial year before tax								485,024
Income tax credit								1,725
Profit for the financial year after tax before distribution								486,749

Major tenant

There was no tenant (2022: one) that contributed more than 10% of the gross revenue of the Group.

1 Include mTower, Mapletree Anson and BOAHF.
2 The contributions from these properties are from 21 July 2022 to 31 March 2023.
3 Include Sandhill Plaza and Gateway Plaza.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

31. SEGMENT REPORTING (continued)

The segment information for the reportable segments for the financial year ended 31 March 2023 is as follows:

Geographical Market	Singapore			Hong Kong	China	Japan	Korea	
Property	VivoCity	MBC	Other Singapore Properties	Festival Walk	China Properties	Japan Properties	TPG	Total
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Segment assets								
– Investment properties	3,232,000	3,802,000	1,845,000	4,299,043	1,694,325	1,449,075	–	16,321,443
– Plant and equipment	34	21	19	2,115	6	–	–	2,195
– Investment in a joint venture	–	–	–	–	–	–	119,943	119,943
– Trade and other receivables	2,385	509	173	947	196	6,392	2,735	13,337
– Inventories	–	–	–	392	18	–	–	410
	3,234,419	3,820,530	1,845,192	4,302,497	1,694,545	1,455,467	122,678	16,457,328
Unallocated assets[1]								371,492
Total assets								16,828,820
Segment liabilities	58,386	22,219	20,082	85,739	33,522	63,863	1,670	285,481
Unallocated liabilities[2]								7,060,959
Total liabilities								7,346,440
Other segmental information								
Additions to:								
– Investment properties[3]	28,325	2,083	6,730	3,788	(139)	11,954	–	52,741
– Plant and equipment	20	–	16	423	–	–	–	459

1 Unallocated assets include cash and bank balances, other receivables, tax recoverable, other assets and derivative financial instruments.
2 Unallocated liabilities include trade and other payables, borrowings, current income tax liabilities, deferred tax liabilities and derivative financial instruments.
3 Additions to investment properties include capitalised expenditure and amortisation of capitalised expenditure during the financial year.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

31. SEGMENT REPORTING (continued)

The segment information for the reportable segments for the financial year ended 31 March 2022 is as follows:

Geographical Market	**Singapore**						
Property	**VivoCity**	**MBC**	**mTower**	**Mapletree Anson**	**BOAHF**	**Other Singapore Properties**	**Total**
	$'000	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**	**$'000**
Gross revenue	183,888	215,916	45,623	33,987	20,061	99,671	499,475
Property operating expenses	(48,030)	(40,869)	(11,888)	(6,794)	(3,213)	(21,895)	(110,794)
Segment net property income	135,858	175,047	33,735	27,193	16,848	77,776	388,681
Finance income							284
Finance expenses							(72,575)
Manager's management fees							(37,765)
Trustee's fees							(1,039)
Other trust expenses							(1,388)
Foreign exchange gain							8,926
Net change in fair value of financial derivative							(8,390)
Profit before tax and fair value change in investment properties							276,734
Net change in fair value of investment properties	20,541	42,793	2,530	3,736	690	6,956	70,290
Profit for the financial year before tax							347,024
Income tax expense							(5)
Profit for the financial year after tax before distribution							347,019

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

31. SEGMENT REPORTING (continued)

The segment information for the reportable segments for the financial year ended 31 March 2022 is as follows:

Geographical Market	Singapore						
Property	**VivoCity $'000**	**MBC $'000**	**mTower $'000**	**Mapletree Anson $'000**	**BOAHF $'000**	**Other Singapore Properties $'000**	**Total $'000**
Segment assets							
– Investment properties	3,182,000	3,800,000	747,000	752,000	340,000	1,839,000	8,821,000
– Plant and equipment	69	73	14	4	2	20	162
– Trade and other receivables	1,843	499	79	85	42	206	2,548
	3,183,912	3,800,572	747,093	752,089	340,044	1,839,226	8,823,710
Unallocated assets[1]							160,813
Total assets							8,984,523
Segment liabilities	46,665	22,163	10,234	7,041	648	17,923	86,751
Unallocated liabilities[2]							3,104,235
Total liabilities							3,190,986
Other segmental information							
Additions to:							
– Investment properties	13,317	838	2,466	1,278	405	4,149	18,304
– Plant and equipment	8	32	4	–	–	4	44

[1] Unallocated assets include cash and bank balances, other receivables, tax recoverable, other assets and derivative financial instruments.
[2] Unallocated liabilities include trade and other payables, borrowings, deferred tax liabilities and derivative financial instruments.

32. EVENTS OCCURRING AFTER BALANCE SHEET DATE

Subsequent to the balance sheet date, the Manager announced a distribution of 2.25 cents per unit for the period 1 January 2023 to 31 March 2023.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 March 2023

33. NEW OR REVISED ACCOUNTING STANDARDS AND INTERPRETATION

Below are the mandatory amendments to existing standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 April 2023 and which the Group has not early adopted.

Amendments to SFRS(I) 1-1 *Presentation of Financial Statements*: Classification of Liabilities as Current or Non-current (effective for annual periods beginning on or after 1 January 2024)

The narrow-scope amendments to SFRS(I) 1-1 *Presentation of Financial Statements* clarify that liabilities are classified as either current or non-current, depending on the rights that exist at the end of the reporting period. Classification is unaffected by the expectations of the entity or events after the balance sheet date (e.g. the receipt of a waiver or a breach of covenant). The amendments also clarify what SFRS(I) 1-1 means when it refers to the 'settlement' of a liability.

The amendments could affect the classification of liabilities, particularly for entities that previously considered management's intentions to determine classification and for some liabilities that can be converted into equity.

The Group does not expect any significant impact arising from applying these amendments.

Amendments to SFRS(I) 1-1 *Presentation of Financial Statements*: Non-current Liabilities with Covenants (effective for annual periods beginning on or after 1 January 2024)

The amendments clarify that covenants of loan arrangements which an entity must comply with only after the balance sheet date would not affect classification of a liability as current or non-current at the balance sheet date. However, those covenants that an entity is required to comply with on or before the balance sheet date would affect the classification as current or non-current, even if the covenant is only assessed after the entity's balance sheet date.

The amendments also introduce additional disclosure requirements to enable users to understand the risk that the liability could be repayable within twelve months of the reporting period, when an entity classifies a liability arising from a loan arrangement as non-current and that liability is subject to the covenants which an entity is required to comply with within twelve months of the balance sheet date.

The Group does not expect any significant impact arising from applying these amendments.

34. AUTHORISATION OF FINANCIAL STATEMENTS

The financial statements were authorised for issue by the Manager and the Trustee on 18 May 2023.

INTERESTED PERSON TRANSACTIONS

For the financial year ended 31 March 2023

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$100,000 and transactions conducted under unitholders' mandate pursuant to Rule 920) S$'000	Aggregate value of all interested person transactions conducted under unitholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000) S$'000
Mapletree Investments Pte Ltd and its related companies	**Mapletree Investments Pte Ltd:** Controlling shareholder of the Manager and controlling unitholder, and its subsidiaries or associates		
– Settlement of scheme consideration in relation to the Merger		1,460,034	–
– Waiver of acquisition fee		78,898	–
– Manager's management fees		45,113	–
– Property and lease management fees		22,909	–
– Staff costs		14,622	–
– Project management fees		836	
– Lease related income		701	–
– Operating related expenses		418	–
DBS Group Holdings Ltd and its related companies	**DBS Trustee Limited:** Trustee of MPACT, its holding company and subsidiaries or associates		
– Merger related expenses		3,480	–
– Trustee's fees		1,652	–
– Lease related income		313	–

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 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), during the financial year under review.

Save as disclosed above, there were no 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.

INTERESTED PERSON TRANSACTIONS

For the financial year ended 31 March 2023

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 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 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 Listing Manual.

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

Please also see Significant Related Party Transactions on Note 29 in 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 2022 to 30 June 2022	12 August 2022	1,268,877	1.8202
1 July 2022 to 30 September 2022	11 November 2022	2,627,813	1.7942
1 October 2022 to 31 December 2022	13 February 2023	3,271,110	1.6526
1 January 2023 to 31 March 2023	26 May 2023	2,832,336	1.7667
Manager's Performance Fee			
1 April 2022 to 31 March 2023	26 May 2023	1,181,264	1.7667

* 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.

STATISTICS OF UNITHOLDINGS

As at 7 June 2023

ISSUED AND FULLY PAID UNITS

5,243,346,008 units (voting rights: one vote per unit)
Market Capitalisation: S$8,756,387,833.36 (based on closing price of S$1.670 per unit on 7 June 2023)

DISTRIBUTION OF UNITHOLDINGS

Size of Unitholdings	No. of Unitholders	%	No. of Units	%
1 – 99	445	1.51	19,520	0.00
100 – 1,000	4,220	14.33	3,225,775	0.06
1,001 – 10,000	17,307	58.79	80,547,575	1.54
10,001 – 1,000,000	7,431	25.24	287,912,074	5.49
1,000,001 and above	39	0.13	4,871,641,064	92.91
Total	**29,442**	**100.00**	**5,243,346,008**	**100.00**

LOCATION OF UNITHOLDERS

Country	No. of Unitholders	%	No. of Units	%
Singapore	28,835	97.94	5,173,828,576	98.67
Malaysia	395	1.34	6,205,831	0.12
Others	212	0.72	63,311,601	1.21
Total	**29,442**	**100.00**	**5,243,346,008**	**100.00**

TWENTY LARGEST UNITHOLDERS

No.	Name	No. of Units	%
1.	Sienna Pte. Ltd.	1,055,831,233	20.14
2.	Citibank Nominees Singapore Pte Ltd	610,539,795	11.64
3.	Kent Assets Pte. Ltd.	464,449,105	8.86
4.	HarbourFront Place Pte. Ltd.	442,846,329	8.45
5.	HarbourFront Eight Pte Ltd	352,238,977	6.72
6.	Raffles Nominees (Pte.) Limited	324,470,433	6.19
7.	HSBC (Singapore) Nominees Pte Ltd	319,047,079	6.08
8.	DBS Nominees (Private) Limited	271,398,064	5.18
9.	DBSN Services Pte. Ltd.	234,726,283	4.48
10.	Suffolk Assets Pte. Ltd.	164,129,263	3.13
11.	The HarbourFront Pte Ltd	137,699,999	2.63
12.	Mapletree North Asia Commercial Trust Management Ltd.	121,127,133	2.31
13.	MPACT Management Ltd.	119,681,507	2.28
14.	Mapletree North Asia Property Management Limited	59,625,815	1.14
15.	BPSS Nominees Singapore (Pte.) Ltd.	53,082,797	1.01
16.	United Overseas Bank Nominees (Private) Limited	18,987,977	0.36
17.	DB Nominees (Singapore) Pte Ltd	14,780,262	0.28
18.	Morgan Stanley Asia (Singapore) Securities Pte Ltd	12,079,108	0.23
19.	Phillip Securities Pte Ltd	11,879,849	0.23
20.	iFAST Financial Pte. Ltd.	10,761,470	0.21
	Total	**4,799,382,478**	**91.55**

STATISTICS OF UNITHOLDINGS

As at 7 June 2023

SUBSTANTIAL UNITHOLDINGS AS AT 7 JUNE 2023

No.	Name of Company	No. of Units		% of Total Issued Capital
		Direct Interest	Deemed Interest	
1.	Temasek Holdings (Private) Limited[1]	–	2,946,267,510	56.19
2.	Fullerton Management Pte Ltd[1]	–	2,917,629,361	55.64
3.	Mapletree Investments Pte Ltd[2]	–	2,917,629,361	55.64
4.	Sienna Pte. Ltd.	1,055,831,233	–	20.14
5.	The HarbourFront Pte Ltd[3]	137,699,999	795,085,306	17.80
6.	Kent Assets Pte. Ltd.	464,449,105	–	8.86
7.	HarbourFront Place Pte. Ltd.	442,846,329	–	8.45
8.	HarbourFront Eight Pte Ltd	352,238,977	–	6.72

Notes:

1 Each of Temasek Holdings (Private) Limited ("**Temasek**") and Fullerton Management Pte Ltd ("**Fullerton**") is deemed to be interested in the 1,055,831,233 units held by Sienna Pte. Ltd. ("**Sienna**"), 137,699,999 units held by The HarbourFront Pte Ltd ("**THFPL**"), 442,846,329 units held by HarbourFront Place Pte. Ltd. ("**HFPlace**"), 352,238,977 units held by HarbourFront Eight Pte Ltd ("**HF8**"), 464,449,105 units held by Kent Assets Pte. Ltd. ("**Kent Assets**"), 164,129,263 units held by Suffolk Assets Pte. Ltd. ("**Suffolk Assets**"), 121,127,133 units held by Mapletree North Asia Commercial Trust Management Ltd. ("**MNACTM**"), 59,625,815 units held by Mapletree North Asia Property Management Limited ("**MNAPML**") and 119,681,507 units held by MPACT Management Ltd. ("**MPACTM**"). In addition, Temasek is deemed to be interested in the 28,638,149 units in which its other subsidiaries and associated companies have direct or deemed interests. Sienna, THFPL, HFPlace, HF8, Kent Assets, Suffolk Assets, MNACTM, MNAPML and MPACTM are wholly-owned subsidiaries of Mapletree Investments Pte Ltd ("**MIPL**"). MIPL is a wholly-owned subsidiary of Fullerton which is in turn a wholly-owned subsidiary of Temasek. Each of MIPL and such other subsidiaries and associated companies referred to above is an independently-managed Temasek portfolio company. Neither Temasek nor Fullerton are involved in their business or operating decisions, including those regarding their unitholdings.

2 MIPL is deemed to be interested in the 1,055,831,233 units held by Sienna, 137,699,999 units held by THFPL, 442,846,329 units held by HFPlace, 352,238,977 units held by HF8, 464,449,105 units held by Kent Assets, 164,129,263 units held by Suffolk Assets, 121,127,133 units held by MNACTM, 59,625,815 units held by MNAPML and 119,681,507 units held by MPACTM.

3 THFPL as holding company of HFPlace and HF8, is deemed to be interested in the 442,846,329 units held by HFPlace and 352,238,977 units held by HF8.

UNITHOLDINGS OF THE DIRECTORS OF THE MANAGER AS AT 21 APRIL 2023

No.	Name	No. of Units	
		Direct Interest	Deemed Interest
1.	Samuel Tsien	–	–
2.	Tan Su Shan	–	–
3.	Premod Thomas	–	–
4.	Lilian Chiang	–	64,000
5.	Kan Shik Lum	–	–
6.	Chua Kim Chiu	–	–
7.	Lawrence Wong	100,000	–
8.	Wu Long Peng	–	–
9.	Pascal Lambert	–	–
10.	Mak Keat Meng	–	–
11.	Alvin Tay	–	–
12.	Chua Tiow Chye	–	3,585,596
13.	Wendy Koh	–	1,128,699
14.	Sharon Lim	–	20,200

FREE FLOAT

Based on the information made available to the Manager as at 7 June 2023, approximately 43.72% of the units in MPACT were held in the hands of the public. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

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