

UNIT PRICE PERFORMANCE

The market performance in FY23/24 was impacted by various challenges, including rising interest rates, geopolitical tensions, and an uncertain global economic outlook.

For the period from 1 April 2023 to 31 March 2024, the FTSE Straits Times Index and the FTSE Straits Times REIT Index declined by 1.1% and 10.2%, respectively. MPACT's unit price was disproportionately

affected by interest rate hikes and the market's risk aversion to certain geographies, closing at S\$1.28 on 31 March 2024. Factoring in the total DPU of 8.91 Singapore cents paid out for FY23/24, MPACT posted negative total return of 23.9% to Unitholders during the financial year.

Since its listing at S\$0.88, MPACT's unit price has gained 45.5%,

outperforming benchmark indices such as the FTSE Straits Times Index and the FTSE Straits Times REIT Index, which increased by 1.3% and decreased by 0.7%, respectively, over the same period. Taking into account the total DPU of 107.60 Singapore cents paid since IPO, MPACT has provided a total return of 167.7% to Unitholders. This showcases MPACT's resilience through market cycles and its commitment to long-term growth.

Unit Price and Trading Volume

	FY23/24	FY22/23
Closing price on the last trading day prior to the period (S\$)	1.800	1.890
Highest closing price (S\$)	1.840	1.940
Lowest closing price (S\$)	1.220	1.550
Volume weighted average price (S\$)	1.481	1.779
Closing price for the period (S\$)	1.280	1.800
Average trading volume (million units)	9.51	11.40
Total trading volume (million units)	2,367	2,839

Return on Investment

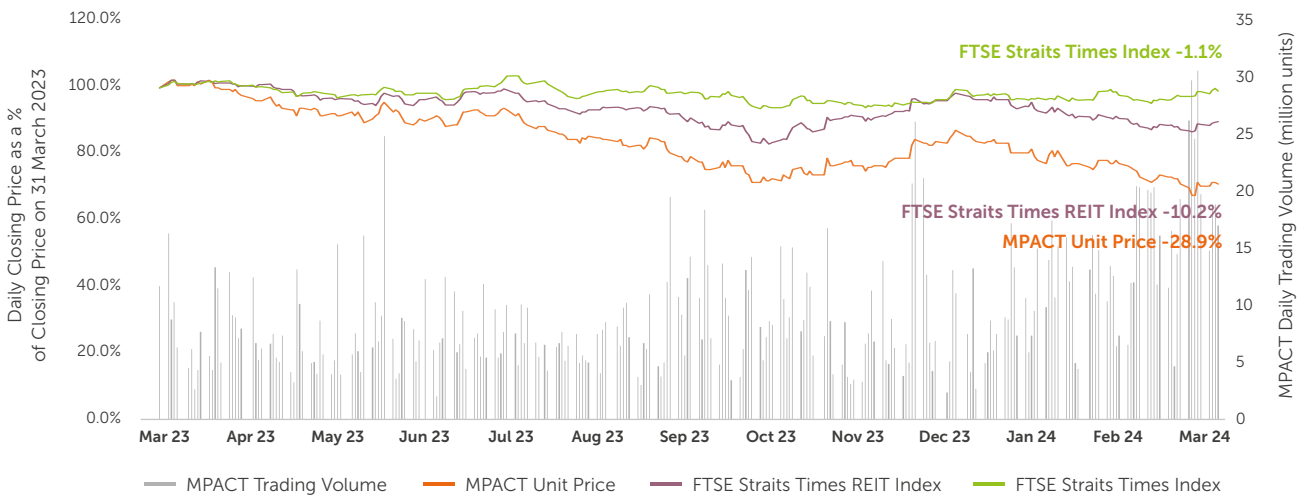
	1-year from 1 April 2023	3-year from 1 April 2021	5-year from 1 April 2019	Since Listing on 27 April 2011
Total return as at 31 March 2024 (%)	-23.9% ¹	-26.4% ¹	-8.2% ¹	167.7% ²
Capital appreciation (%)	-28.9%	-39.6%	-32.3%	45.5%
Distribution yield (%)	5.0%	13.2%	24.1%	122.3%
Closing price on the last trading day prior to the period/Unit issue price at listing (S\$)	1.800	2.120	1.890	0.880

¹ Sum of distributions and capital appreciation for the period over the closing unit price on the last trading day prior to the commencement of the period.

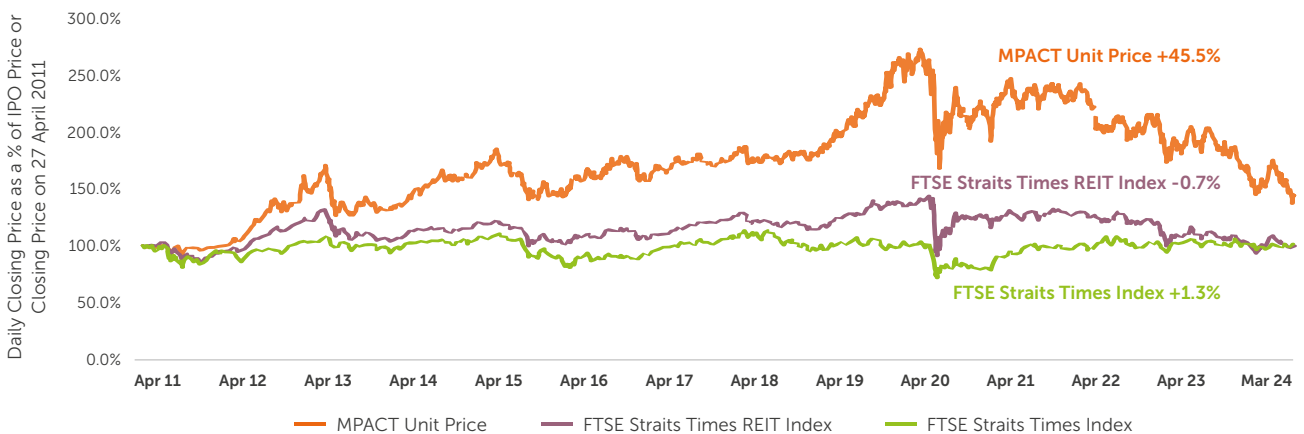
² Sum of distributions and capital appreciation for the period over the unit issue price at listing.

Source: Bloomberg

Trading Volume of MPACT and Comparative Trading in FY23/24



Comparative Trading Performance Since Listing



Note: Break in the chart for MPACT was due to a trading halt on 23 May 2022.

MPACT is a Constituent of These Key Indices¹

Bloomberg Asia REIT Index	FTSE ST All World Share Index	iEdge S-REIT Leaders Index
Bloomberg World Financial Index	FTSE ASEAN All-Share Index	Morningstar Developed Markets REIT Index
Bloomberg World REIT Index	GPR General (World) Index	Morningstar Global Markets REIT Index
Dow Jones Global Select REIT Index	GPR General Asia Index	S&P Developed REIT Index
FTSE ASEAN All-Share Index	GPR General Singapore Index	S&P Global BMI
FTSE Developed Asia Pacific All Cap Index	iEdge SG ESG Leaders Index	S&P Global REIT USD Index
FTSE EPRA Nareit Asia REITs Index	iEdge SG ESG Transparency Index	S&P World Index
FTSE EPRA Nareit Global Real Estate Index	iEdge Singapore Low Carbon Index	Straits Times Index
FTSE EPRA Nareit Global REITs Index	iEdge S-REIT Index	

¹ The list of key indices is as at 31 March 2024 and is not exhaustive.
Source: Bloomberg