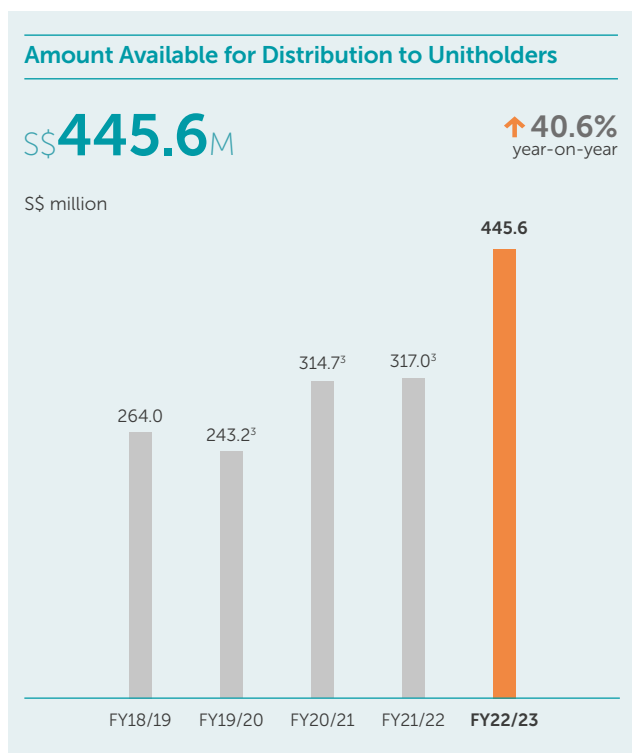
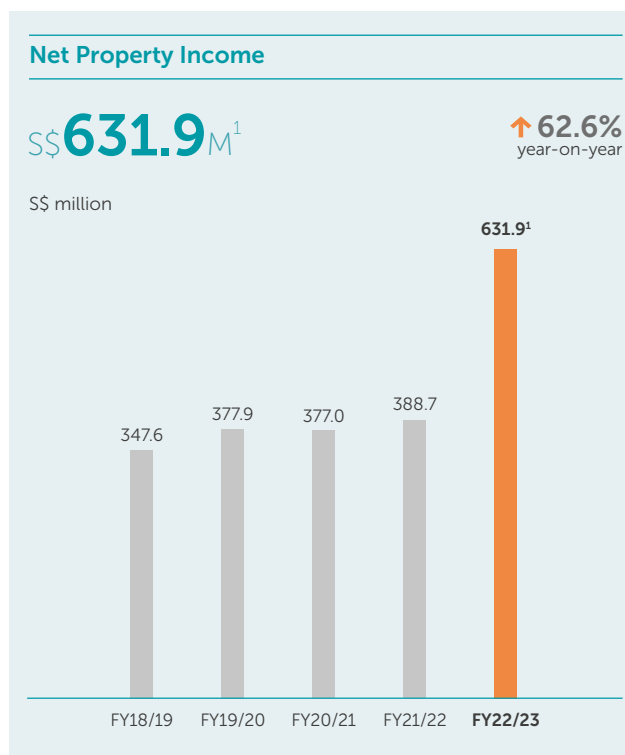
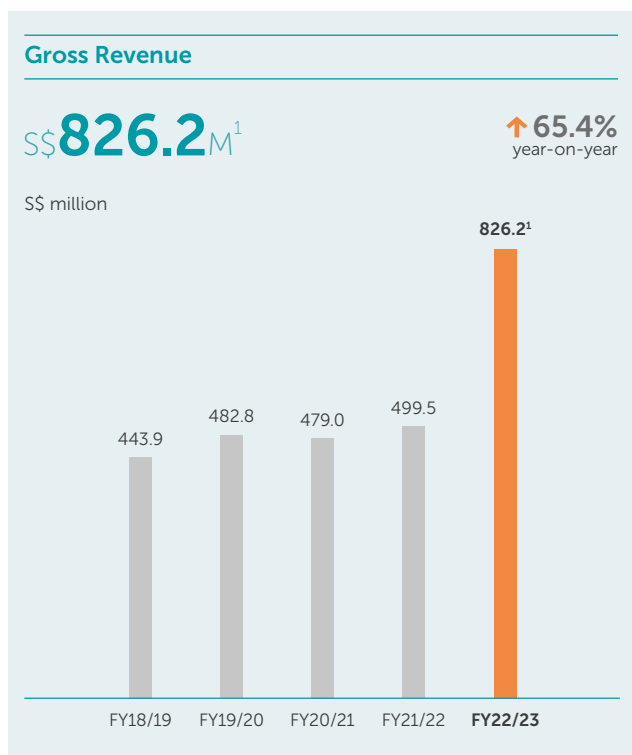


FINANCIAL HIGHLIGHTS



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

² Includes clean-up distribution of 3.04 Singapore cents for the period from 1 April 2022 to 20 July 2022 that was paid on 25 August 2022.

³ In view of the COVID-19 uncertainty, the Manager made capital allowance claims and retained capital distribution totalling S\$43.7 million in 4Q FY19/20. S\$28.0 million of this retained cash was released as distribution to Unitholders in FY20/21. The remaining S\$15.7 million of retained cash was released as distribution to Unitholders in FY21/22.

⁴ On a like-for-like basis, FY22/23 DPU was 6.1% higher than FY21/22 DPU (excluding the release of retained cash) of 9.06 Singapore cents.

Delivering Long-Term Sustainable Returns Since IPO

Capital Appreciation

104.5%

Total Distribution

112.1%

Total Return¹

216.7%²

Selected Balance Sheet Details

As at 31 March	2019	2020	2021	2022	2023
Total Assets (S\$ million)	7,100.8	9,007.1	8,950.6	8,984.5	16,828.8
Portfolio Property Value (S\$ million)	7,039.0	8,920.0	8,737.0	8,821.0	16,575.7
Total Gross Debt Outstanding (S\$ million)	2,349.0	3,003.2	3,032.9	3,014.0	6,940.8³
Unitholders' Funds (S\$ million)	4,616.0	5,786.9	5,709.0	5,793.5	9,220.3
NAV per Unit (S\$)	1.60	1.75	1.72	1.74	1.76
Market Capitalisation (S\$ million)	5,461.5	6,052.7	7,030.4	6,281.4	9,430.8

Key Financial Indicators

As at 31 March	2019	2020	2021	2022	2023
% of Fixed Rate Debt	85.0	78.9	70.7	80.3	75.5
Aggregate Leverage Ratio (%)	33.1	33.3	33.9	33.5	40.9
Adjusted Interest Coverage Ratio (times)	4.5	4.3	4.4	4.8	3.5
Average Term to Maturity of Debt (years)	3.6	4.2	4.2	3.3	3.0
Weighted Average All-in Cost of Debt (per annum) (%)	2.97	2.94	2.48	2.40	2.68

Yield Comparisons⁴

MPACT Distribution Yield ⁵	5.3%
FTSE Straits Times REIT Index	6.0%
Straits Times Index	4.3%
10-year Singapore Government Bond	2.9%
CPF Ordinary Account	2.5%

¹ This is the sum of distributions and capital appreciation for the period since listing on 27 April 2011 to 31 March 2023, and is based on unit issue price at IPO of S\$0.88 and closing unit price of S\$1.80 as at 31 March 2023, as well as total DPU of 98.69 Singapore cents paid out since IPO.

² Total does not add up due to rounding differences.

³ Includes share attributable to non-controlling interest and MPACT's proportionate share of joint venture's gross debt.

⁴ As at 31 March 2023. Sources: Bloomberg, Central Provident Fund ("CPF") Board (for the Ordinary Account's yield) and the Monetary Authority of Singapore (for the 10-year Singapore Government Bond Yield).

⁵ Based on closing unit price of S\$1.80 as at 31 March 2023 and DPU of 9.61 Singapore cents for FY22/23.