

CORPORATE OVERVIEW

Headquartered in Singapore, Mapletree Investments Pte Ltd (Mapletree) is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

Since 2015, Mapletree's footprint has expanded beyond Asia to the highly developed markets of Australia, Europe, the United Kingdom (UK) and the United States (US). The Group also has an extensive and well-diversified range of asset classes, ranging from data centre, industrial, lodging, logistics, mixed-use, multifamily, office, residential and retail assets, located across 13 markets. These diverse income streams have enabled the Group's business to adapt to changing macroeconomic conditions as the world gradually recovers from the Covid-19 pandemic.

As Mapletree continues its growth journey, it seeks to maintain an optimal capital structure to pursue new and sustainable investment opportunities. More than 2,600 employees from an

extensive network of global offices support Mapletree's operations.

In Financial Year 2021/2022, Mapletree strengthened its global portfolio by acquiring and developing logistics, mixed-use, office and student accommodation properties across China, India, Japan, the UK and the US. As at 31 March 2022, Mapletree has S\$78.7 billion of assets under management (AUM). Of these, S\$58.5 billion or about 74% are held under four of the Group's Singapore-listed real estate investment trusts and seven private equity real estate funds.

AUM BY GEOGRAPHY¹

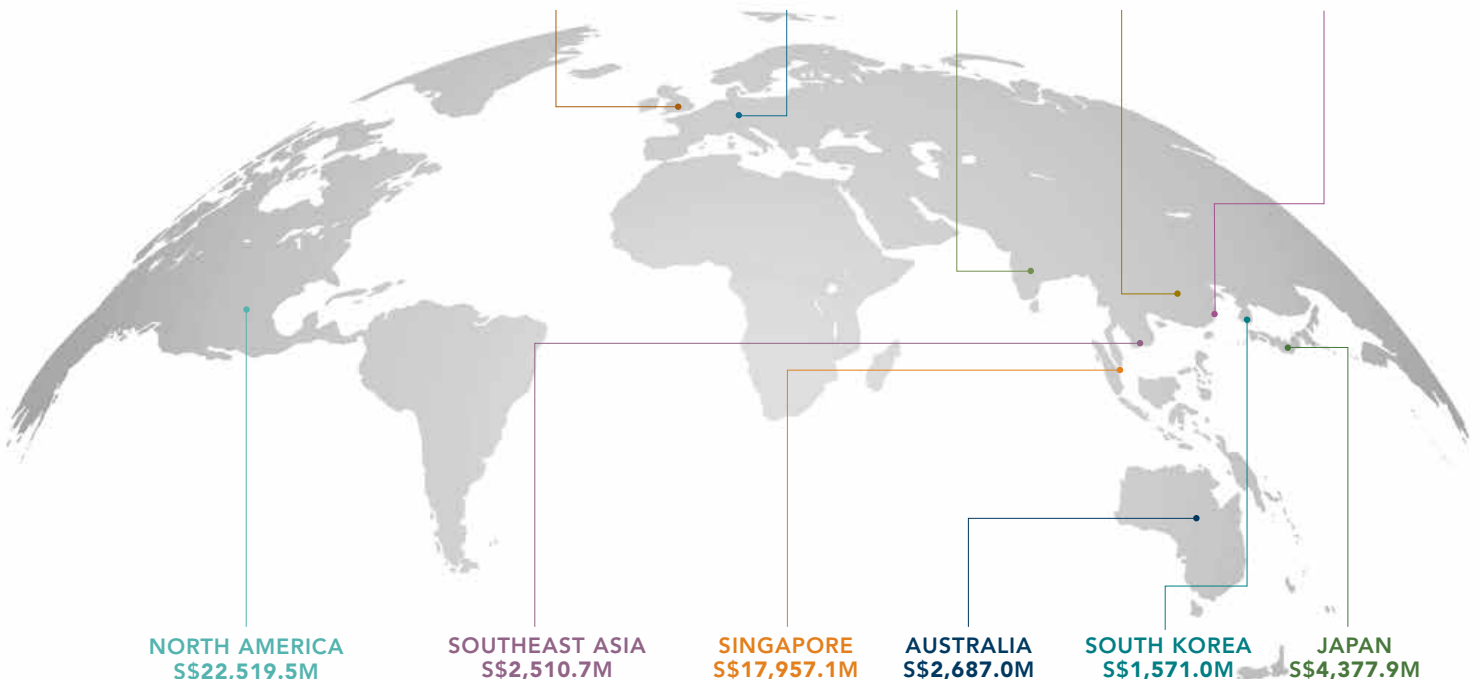
THE UNITED KINGDOM
S\$3,937.0M

EUROPE
S\$3,304.7M

INDIA
S\$1,390.5M

CHINA
S\$10,900.6M

HONG KONG SAR
S\$7,497.3M



NORTH AMERICA
S\$22,519.5M

SOUTHEAST ASIA
S\$2,510.7M

SINGAPORE
S\$17,957.1M

AUSTRALIA
S\$2,687.0M

SOUTH KOREA
S\$1,571.0M

JAPAN
S\$4,377.9M

¹ Geography covers regions in accordance with Mapletree's business and capital management platforms.

OUR BUSINESS SEGMENTS



SOUTH EAST ASIA AND GROUP RETAIL

Developer/investor/manager of commercial properties (and select industrial properties) in Singapore and properties in Southeast Asia



CHINA

Developer/investor/manager of properties in China

Capital Management Platform

Private real estate fund:

- Mapletree China Opportunity Fund II (MCOF II)



AUSTRALIA & NORTH ASIA

Developer/investor/manager of properties in Australia, Hong Kong SAR, Japan and South Korea

Capital Management Platform

Private real estate fund:

- Mapletree Australia Commercial Private Trust (MASCOT)



EUROPE AND USA

Developer/investor/manager of properties in Europe, North America and the UK

Capital Management Platforms

Private real estate funds:

- Mapletree US & EU Logistics Private Trust (MUSEL)
- Mapletree Europe Income Trust (MERIT)
- Mapletree US Income Commercial Trust (MUSIC)
- Mapletree US Logistics Private Trust (MUSLOG)



LOGISTICS DEVELOPMENT

Developer/manager of logistics properties in Australia, China, India, Malaysia and Vietnam



INDIA

Developer/investor/manager of properties in India



GROUP LODGING

Developer/investor/manager of global lodging properties in North America, the UK and Oakwood

Capital Management Platform

Private real estate fund:

- Mapletree Global Student Accommodation Private Trust (MGSA)

SINGAPORE-LISTED REITS



MAPLETREE LOGISTICS TRUST

Manager of logistics properties in Singapore, Australia, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam



MAPLETREE INDUSTRIAL TRUST

Manager of industrial properties and data centres in Singapore and North America



MAPLETREE COMMERCIAL TRUST

Manager of office, business park and retail properties in Singapore



MAPLETREE NORTH ASIA COMMERCIAL TRUST

Manager of commercial properties in China, Hong Kong SAR, Japan and South Korea