

PERFORMANCE HIGHLIGHTS

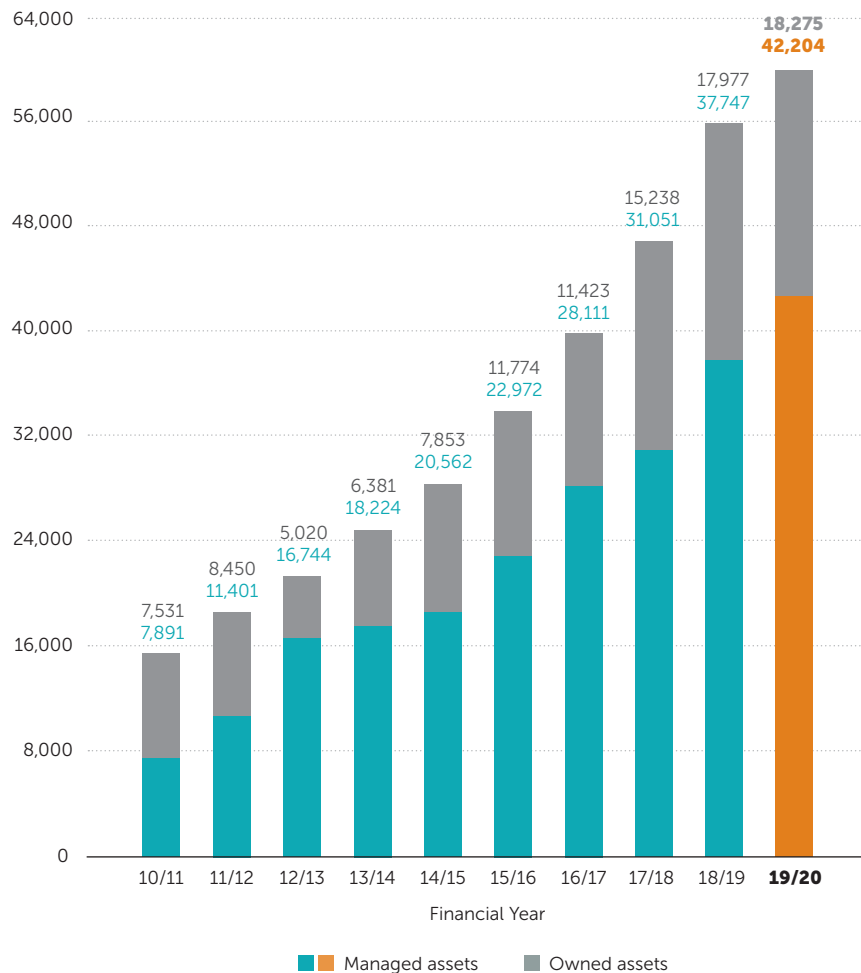
The financial year ended 31 March 2020 (FY19/20) saw Mapletree embarking on its third Five-Year Plan for its next stage of progress. Despite a challenging landscape, the Group successfully secured a strong foothold in real estate sectors across key global markets.

Overall, Mapletree's revenue for FY19/20 rose to S\$3,877 million¹, with profit after tax and minority interests (PATMI)² registering a total of S\$1,778.5 million. Mapletree's assets under management (AUM) grew to S\$60.5 billion in FY19/20, with about 70% being third-party AUM. Mapletree also delivered a five-year average return on equity (ROE)³ of 12.9% and return on invested equity (ROIE)⁴ of 13.8% in FY19/20.

TOTAL ASSETS UNDER MANAGEMENT (AUM) (FY19/20)

\$\$60.5 BILLION

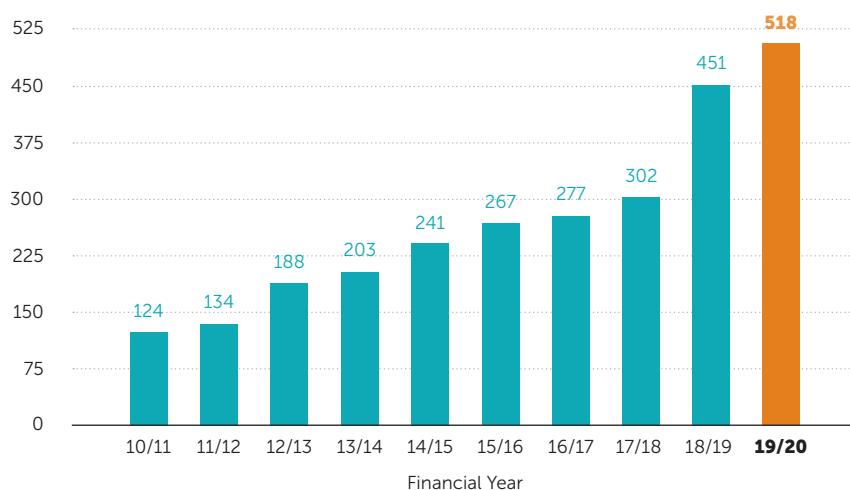
AUM (S\$ million)



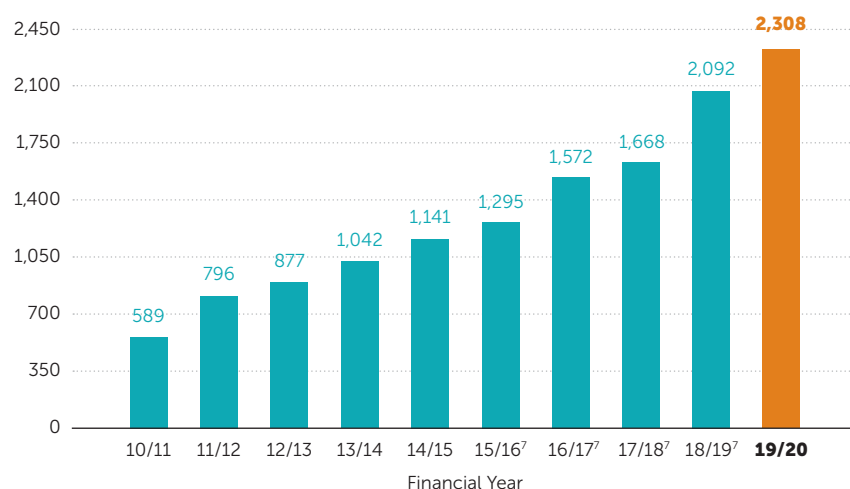
PATMI²
(FY19/20)

\$1,778.5
MILLION

FEE INCOME⁵
(S\$ million)



EBIT + SOA⁶
(S\$ million)



FY19/20 – ROE³

11.2%

Average Five-Year ROE³
(From FY15/16 - FY19/20)

12.9%

FY19/20 – ROIE⁴

21.6%

Average Five-Year ROIE⁴
(From FY15/16 - FY19/20)

13.8%

- Revenue is adjusted to exclude incentive fee income and residential revenue. They are not deemed to be the core business activities for the Group.
- PATMI denotes net profit after tax and non-controlling interests attributable to Perpetual Securities Holders and Equity Holder of the Company.
- ROE denotes return on equity and is computed based on PATMI attributable to Equity Holder of the Company over shareholder's funds.
- ROIE is computed based on adjusted* PATMI over the Group's equity held at original invested cost (OIC).
- Includes REIT management fees.
- Earnings before interest and tax (EBIT) plus share of operating profit or loss of associated companies and joint ventures (SOA), excluding residential profits, incentive fee from private funds' divestment, revaluation gains or losses, divestment gains or losses, foreign exchange and derivatives gains or losses.
- EBIT + SOA in prior years are restated as incentive fee and residential profits are excluded from EBIT + SOA. They are not deemed to be the core business activities for the Group.

* Adjusted to exclude non-cash and non-operating items such as unrealised revaluation gains or losses mark-to-market fair value adjustments, gains and losses on foreign exchange, negative goodwill and dilution gains and losses and include OIC gains from any gains or losses on disposal and corporate restructuring surplus or deficit.