

Public Country by Country Report (on income tax information)

in compliance with chapter 10a of Directive 2013/34/EU - ('country-by-country reporting')

Introduction

This public Country-by-Country ("CbC") Report has been prepared to meet the requirements of Directive 2013/34/EU as amended by Directive (EU) 2021/2101, which mandates that multinational enterprises with consolidated revenues exceeding €750 million disclose key financial and tax-related information for each EU Member State and specified non-cooperative jurisdictions.

In compliance with the EU Directive, Spain has transposed this Directive through Law 28/2022, of 21 December 2022, effective for fiscal years starting on or after 22 June 2024, and into Additional Provision 11 of the Auditing of Accounts Act (Law 22/2015).

This publication includes Spain-only data initially to meet the accelerated 6-month reporting timetable in Spain, which is earlier than the timeline applicable in other EU Member States. It is anticipated that this publication will be superseded by the publication of a full Mapletree Group EU CbC Report on income tax information.

Section 1 - General information

Name of ultimate parent of group / of standalone company	MAPLETREE INVESTMENTS PTE LTD
Country of registered office of ultimate parent undertaking	Singapore
Date of start of financial year	2025-04-01
Date of end of financial year	2026-03-31
Reporting currency	SGD
Application of option to report in accordance with taxation reporting instructions	Yes
Language of report	English - en

Section 2 - Overview of information on a country-by-country basis

Name of Member State or tax jurisdiction	Country code of Member State or tax jurisdiction	Revenues	Profit (loss) before tax	Income tax paid (on cash basis)	Income tax accrued – current year	Accumulated earnings	Number of employees
Spain	ES	50,019,432	35,110,513	558,248	736,357	14,487,959	0

Section 3 - List of subsidiaries and activities

Name of Member State or tax jurisdiction	Country code of Member State or tax jurisdiction	Disclosure of names of subsidiary undertakings consolidated in financial statements of ultimate parent undertaking	Brief description per country of nature of activities in Member State or tax jurisdiction
Spain	ES	THUNDER (SPAIN) PROPCO I, S.L.U.	Other

Name of Member State or tax jurisdiction	Country code of Member State or tax jurisdiction	Disclosure of names of subsidiary undertakings consolidated in financial statements of ultimate parent undertaking	Brief description per country of nature of activities in Member State or tax jurisdiction
Spain	ES	THUNDER (SPAIN) PROPCO II, S.L.U.	Other
Spain	ES	THUNDER (SPAIN) PROPCO V, S.L.U.	Other
Spain	ES	THUNDER PROPERTIES SPAIN VI, S.L.U.	Other
Spain	ES	THUNDER PROPERTIES SPAIN VII, S.L.U.	Other
Spain	ES	ALEXANDRALOG (SP FLORA 1) ASSETS S.L.	Holding shares or other equity instruments
Spain	ES	ALEXANDRALOG (SP FLORA 2) ASSETS S.L.	Holding shares or other equity instruments
Spain	ES	ALEXANDRALOG (SP FLORA 3) ASSETS S.L.	Holding shares or other equity instruments
Spain	ES	ALEXANDRALOG (SP FLORA 4) ASSETS S.L.	Holding shares or other equity instruments

Section 4 - Omitted information

Information omitted (if any) for this financial year		
Information omitted	Information omitted, other tax jurisdictions	Explanation of reason for omission of information
The data set out above is published on behalf of Mapletree Group's Spanish entities to meet the Public Country by Country Reporting requirements as required in Spain by the Eleventh Additional Provision ("11th AP") of Law 22/2015. Publication of the Spain-only data is provided initially due to the accelerated 6-month reporting timetable in Spain.		The information to prepare a full EU Public CbC report was not yet available at the time of publishing this report as the preparation and finalisation process for the full Mapletree Group EY Public CbC Report is aligned with the standard 12-month reporting timetable set out in the Directive (EU) 2021/2101. The Mapletree Group will publish its full EU Public CbC report, which will include the relevant information as prescribed under the EU Directive by 31 March 2027 (i.e., 12 months after the close of the fiscal year).
Disclosure of information omitted for previous financial years		
Nil		

Section 5 - Explanations for material discrepancies between income tax paid and accrued

Explanation of any material discrepancies between income tax paid and accrued
Nil

Supporting Notes

1. Financial Data Sources – the financial data herein is SFRS based primarily from the systems used to prepare the Company’s consolidated financial statements and Annual Report. Notable differences from the Company’s consolidated financial statements are driven by the following:
 - a. Data Aggregation – data is aggregated in CbCR Table 1 in accordance with the general rules set out by the Action 13 Report (OECD, 2015) – i.e., intercompany transactions are not eliminated.
2. Basis of Presentation – SFRS presentation may differ significantly from other bases of presentation (e.g., local GAAP).
3. Income tax paid (on cash basis) - the income tax paid is not necessarily directly related to the profit before tax reported in a jurisdiction and takes into account payments (and repayments) of tax with respect to profits earned in earlier periods, as well as advance payment made in the current year and withholding tax incurred on payments to a jurisdiction.
4. Income Tax Accrued – the Income Tax Accrued column reflects only current year operations.
5. Revenues: Inclusive of both Related Party Revenue and Unrelated Party Revenue.
6. Approximately 73% of the profits in Spain or SGD 25,688,751 relates to unrealised revaluation gains. No tax is paid on these gains until the properties are divested. Taxes on revaluation gains or losses are captured under deferred tax which is excluded from Tax Accrued (Current Year).
7. Our Spanish entities adopt historical cost accounting (and depreciation available for tax deduction) for investment properties.