mapletree logistics

press release

For Immediate Release

Mapletree Logistics Trust's 1Q FY20/21 Distributable Income Grows 5.7% Year-on-Year

Highlights:

- *Distribution per Unit for 1Q FY20/21 rose 1.0% year-on-year to 2.045 cents*
- *Continuing, steady growth in operating results underpinned by resilient logistics market*

(S$ '000)	1Q FY20/21 [1]	1Q FY19/20 [1]	Y-o-Y % change
Gross Revenue	132,371	119,811	10.5
Property Expenses	(13,533)	(13,683)	(1.1)
Net Property Income	118,838	106,128	12.0
Amount Distributable To Unitholders	**77,804** [2]	**73,602** [3]	**5.7**
Available DPU (cents)	**2.045**	**2.025**	**1.0**
Total issued units as at end of the period (million)	3,804	3,635	4.7

Footnotes:

1. *1Q FY20/21 started and ended with 145 properties. 1Q FY19/20 started with 141 properties and ended with 137 properties.*
2. *This includes partial distribution of the gains from the divestments of Mapletree Waigaoqiao Logistics Park of S$1,799,000 per quarter (for 12 quarters from 3Q FY19/20), Gyoda Centre, Iwatsuki B Centre, Atsugi Centre, Iruma Centre and Mokurenji Centre (collectively known as "5 divested properties in Japan") of S$990,000 per quarter (for 8 quarters from 1Q FY19/20) and 7 Tai Seng Drive of S$1,924,000 per quarter (for 12 quarters from 1Q FY18/19) respectively.*
3. *This includes partial distribution of written back provision of capital gain tax for 134 Joo Seng Road and 20 Tampines Street 92 of S$513,000 per quarter (for 4 quarters from 1Q FY19/20) and the gains from the divestments of 5 divested properties in Japan of S$990,000 per quarter (for 8 quarters from 1Q FY19/20), 531 Bukit Batok Street 23 of S$379,000 per quarter (for 4 quarters from 3Q FY18/19), 7 Tai Seng Drive of S$1,924,000 per quarter (for 12 quarters from 1Q FY18/19) and 4 Toh Tuck Link of S$322,000 per quarter (for 8 quarters from 2Q FY17/18) respectively.*

Singapore, 20 July 2020 – Mapletree Logistics Trust Management Ltd., as manager (the "Manager") of Mapletree Logistics Trust ("MLT"), is pleased to announce that for the financial quarter ended 30 June 2020 ("1Q FY20/21"), MLT's amount distributable to Unitholders rose 5.7% year-on-year to S$77.8 million while distribution per Unit ("DPU") grew 1.0% to 2.045 cents, on an enlarged unit base.

Gross revenue for 1Q FY20/21 increased 10.5% year-on-year to S$132.4 million underpinned by higher revenue from existing properties as well as contributions from accretive acquisitions completed in FY19/20. Overall revenue growth was partly offset by rental rebates granted to eligible tenants who were impacted by COVID-19 and the absence of contribution from six properties

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divested in FY19/20. Net property income increased by a higher rate of 12.0% to S$118.8 million on the back of a 1.1% decline in property expenses, mainly due to lower utilities cost, maintenance expenses and absence of expenses in relation to the properties divested last year, partly offset by expenses attributable to acquisitions.

Ms Ng Kiat, Chief Executive Officer of the Manager said, "COVID-19 has accelerated several pre-existing structural trends, such as e-commerce growth and supply chain diversification, benefitting the logistics market in Asia Pacific. Underpinned by these trends, the logistics sector has continued to demonstrate resilience. With a quality portfolio and strong regional network, MLT remains well-positioned to navigate the current challenges as well as capture opportunities in the market place."

Portfolio Update

Amidst the current turbulent times, MLT's portfolio has remained relatively resilient. Portfolio occupancy stood at 97.2% as at 30 June 2020 while the weighted average lease expiry of the portfolio (by net lettable area) is unchanged at 4.3 years. During the quarter, leases for approximately 362,126 square metres ("sqm") were successfully renewed or replaced, achieving a positive average rental reversion rate of around 1.9%. This was mainly attributable to China, Hong Kong, Malaysia and Vietnam.

In June 2020, MLT announced the proposed acquisition of a freehold Grade-A warehouse in Brisbane, Australia for A$21.3 million (S$20.2 million). The acquisition is line with MLT's portfolio rejuvenation strategy to add quality, well-located properties to improve portfolio quality and growth potential. The newly completed property is leased to Decina Bathroomware, Australia's largest specialist bath, spa bath and shower manufacturer, for the next 10 years with annual rent escalations. Scheduled for completion by 3Q FY20/21, the acquisition will provide MLT with a stable and growing income stream.

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Capital Management Update

MLT's aggregate leverage stood at 39.6%[1] as at 30 June 2020, with slightly lower weighted average borrowing cost of 2.3%[2] per annum for 1Q FY20/21. Total debt outstanding increased by S$62 million from the previous quarter to S$3,612 million[3], mainly due to additional loans drawn for working capital purpose.

During the quarter, MLT refinanced S$127 million equivalent of HKD and AUD loans with existing available committed facilities. Consequently, total debt due in FY20/21 has been reduced to approximately S$139 million or just 4% of total debt.

In line with the Manager's prudent hedging strategy, about 80% of MLT's total debt has been hedged into fixed rates while approximately 78% of income stream for the next 12 months has been hedged.

Outlook

Following the progressive easing of restrictions and as economies reopen, all of MLT's tenants have resumed operations except for a small number of tenants representing 1.3% of MLT's revenue base which are mainly from Singapore.

Overall leasing demand for warehouse space has stayed relatively resilient. MLT's diversified geographic presence and tenant trade sector mix continues to provide resilience to MLT's pan-Asia portfolio. COVID-19 is also seen to accelerate several structural trends, such as e-commerce and supply chain diversification to Southeast Asia, that will benefit the warehouse market. Nevertheless, the Manager remains watchful of the evolving environment. A prolonged COVID-19 situation and economic downturn may adversely affect demand for warehouse space.

The Manager will continue to be vigilant on maintaining a strong balance sheet and prudent cash flow management. As at 30 June 2020, MLT has a gearing ratio of 39.6% and a well staggered debt

[1] In accordance with Property Funds Guidelines, the aggregate leverage ratio includes proportionate share of borrowings of joint ventures and deposited property values.
[2] Average debt duration and weighted average borrowing cost for 1Q FY20/21 are inclusive of proportionate share of borrowings of joint ventures.
[3] Includes proportionate share of borrowings of joint ventures.

maturity profile with an average debt duration of 4.0 years. Based on the available committed credit facilities on hand, MLT has more than sufficient liquidity to meet its maturing debt obligations in the coming twelve months.

Distribution to Unitholders

MLT will pay a distribution of 2.045 cents per unit on **11 September 2020** for the period from 1 April 2020 to 30 June 2020. The record date is **28 July 2020**.

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About Mapletree Logistics Trust (MLT)

MLT, the first Asia-focused logistics REIT in Singapore, was listed on the SGX-ST main board on 28 July 2005. MLT's principal strategy is to invest in a diversified portfolio of income-producing logistics real estate and real estate-related assets. As at 30 June 2020, it has a portfolio of 145 properties, comprising 52 properties in Singapore, 9 in Hong Kong SAR, 17 in Japan, 10 in Australia, 13 in South Korea, 23 in China (50% interest in 15 properties), 15 in Malaysia and 6 in Vietnam. The total value of assets under management is S$8.9 billion. MLT is managed by Mapletree Logistics Trust Management Ltd., a wholly-owned subsidiary of Mapletree Investments Pte Ltd. For more information, please visit www.mapletreelogisticstrust.com.

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conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events. The information in this Announcement must not be published outside the Republic of Singapore and in particular, but without limitation, must not be published in any United States edition of any publication.

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