

PORTFOLIO HIGHLIGHTS

(For FY19/20)

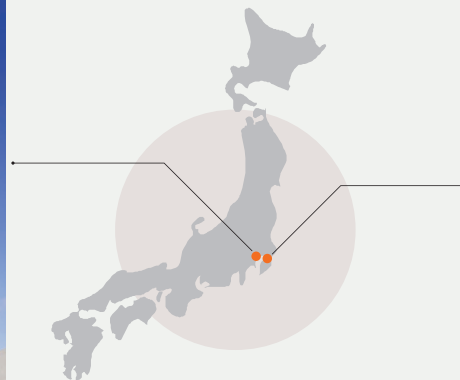
DIVERSIFYING THE PORTFOLIO

Increased Japan's contribution by portfolio valuation from

10.3% to **16.8%**
as of end FY18/19 as of end FY19/20

following the acquisitions of **MBP** and **Omori**.

Omori Prime Building
Shinagawa-ku, Tokyo



mBAY POINT Makuhari
Mihama-ku, Chiba



(As of 31 March 2020)

CHINA



Gateway Plaza

Valuation **s\$1,368m**

Occupancy Rate **91.5%**

WALE² **2.6 years**

Tenants **91**

HONG KONG SAR



Sandhill Plaza

Valuation **s\$484m**

Occupancy Rate **98.0%**

WALE² **2.5 years**

Tenants **53**



Festival Walk

Valuation **s\$5,090m**

Occupancy Rate **99.8%**

WALE² **2.3 years**

Tenants **185**

GREATER TOKYO, JAPAN



Japan Properties

Valuation **s\$1,405m**

Average Occupancy Rate **94.7%**

WALE² **3.8 years**

Tenants **85**

¹ Based on the independent valuations of MBP and Omori as of 1 November 2019 undertaken by Cushman & Wakefield K.K.

² Weighted Average Lease Expiry ("WALE") measures the remaining lease terms of the committed leases weighted by the gross rental income for the month of March 2020.

ENHANCING RESILIENCE

Implemented

**Distribution
Reinvestment
Plan¹ ("DRP")**

from 3Q FY19/20 to strengthen MNACT's balance sheet and resulted in additional liquidity² of approximately

s\$23.1m.

Please refer to:

**Financial Review and
Capital Management**

— pages 16-27

Put in place

**enhanced
protective
measures**

across all properties to safeguard the health and safety of the local communities, shoppers, tenants and employees in response to COVID-19.

Please refer to:

**Property Portfolio
Summary and Review**

— pages 28-45

Rolled out

**support
measures to
the portfolio's
tenants**

amid COVID-19 and social unrests, including rental reliefs of

s\$18.1m

granted to tenants in FY19/20.

ENHANCING THE ASSETS

Upgrading of toilets and common corridors at Gateway Plaza is near completion.

Upgraded toilets, lobby and common areas of one of the low-rise multi-tenanted blocks at Sandhill Plaza.



Please refer to:

**Property Portfolio
Summary and Review**

— pages 28-45

CONTINUING SUSTAINABLE PRACTICES

Entered into a
**sustainability-linked
loan** of approximately

s\$174m

designed to track MNACT's sustainability performance.



**Improved average
electricity intensity
and average water
intensity** by

1.7% and 14.9%

respectively in FY19/20 compared to FY18/19 across various assets.

Please refer to:

Sustainability Report

— pages 98-124



Initiated and carried out

14

**corporate social
responsibility ("CSR")
activities** including venue
sponsorships for charitable
causes during FY19/20.



Please refer to:

Sustainability Report

— pages 98-124

¹ Please refer to MNACT's SGX-ST Announcement dated 4 December 2019 titled "Update on Festival Walk and Impact on MNACT".

² The additional liquidity arises from the take-up of DRP units for 3Q FY19/20. There will be an additional liquidity of S\$12.8 million, arising from the issuance of DRP units on 14 April 2020 for the Advanced Distribution for the period from 1 January 2020 to 27 February 2020. Please refer to MNACT's SGX-ST Announcement dated 13 April 2020 titled "Issue and Listing of New Units under the DRP for the Advanced Distribution". For the period from 28 February 2020 to 31 March 2020, Unitholders can also elect to participate for DRP units and the issuance of these DRP units will be on 24 June 2020. Please refer to MNACT's SGX-ST Announcement dated 29 April 2020 titled "Notice of Record Date and Distribution Payment Date, and Application of Distribution Reinvestment Plan to the Distribution".