

CORPORATE OVERVIEW

Mapletree Investments Pte Ltd (Mapletree) is a leading real estate development, investment, capital and property management company headquartered in Singapore. We invest in real estate sectors globally in geographical markets with good growth potential, to provide consistent and high returns to our investors.

Mapletree has been investing actively in income-yielding assets globally. From incorporating our key strengths as a developer, investor, capital and property manager, we have been growing our portfolio of income-producing assets globally. In line with Mapletree's strategy to grow new income streams beyond Asia and diversify its business, we ventured into the developed, transparent and highly liquid markets of Australia, Europe, the United Kingdom (UK) and the United States (US).

During FY18/19, the Group continued to broaden its presence by successfully making acquisitions of office, student accommodation and logistics assets in Australia, China, Europe, India, Japan, the UK and the US.

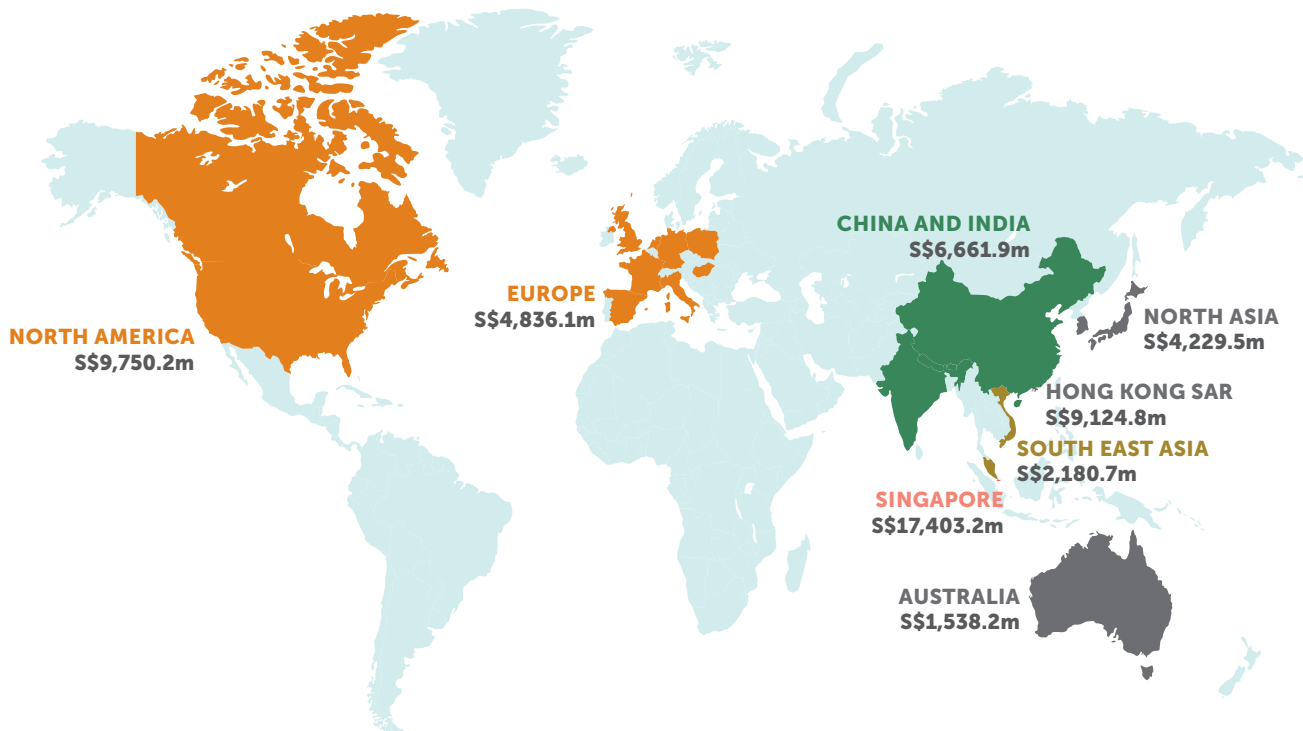
As at 31 March 2019, the Group had S\$55.7 billion of assets under management (AUM). Over S\$37.7

billion, or about 67.7% of the Group's AUM are held under four Singapore-listed real estate investment trusts (REITs) and six private equity real estate funds. Mapletree strives to maintain an optimal capital structure that provides financial flexibility to pursue new investment opportunities.

Mapletree's properties span across 12 markets, namely Singapore, Australia, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. Mapletree owns and manages a diversified portfolio of office, mixed-use, retail, logistics, industrial, residential and lodging assets.

To support its global operations including Oakwood, Mapletree has more than 3,400 employees operating from our extensive network of offices.

AUM BY GEOGRAPHY¹



OUR BUSINESS SEGMENTS



Singapore Investments

Developer/investor/manager of primarily commercial properties (and select industrial and business park properties in Singapore)



Logistics Development

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



China and India

Developer/investor/manager of properties in China and India

Capital Management Platform

Private real estate funds:

- Mapletree India China Fund
- Mapletree China Opportunity Fund II



South East Asia

Developer/investor/manager of properties (excluding Singapore)

Capital Management Platform

Private real estate fund:

- CIMB-Mapletree Real Estate Fund 1



Australia-New Zealand, North Asia and Oakwood

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

Capital Management Platform

Private real estate funds:

- MJLD
- MJOF²



Europe and USA

Developer/investor/manager of properties in Canada, Europe, the UK and the US

Capital Management Platform

Private real estate funds:

- Mapletree Global Student Accommodation Private Trust (MGSA)
- Mapletree US & EU Logistics Private Trust (MUSEL)

SINGAPORE-LISTED REITS



Mapletree Logistics Trust

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



Mapletree Industrial Trust

Manager of industrial properties and data centres in Singapore and the US



Mapletree Commercial Trust

Manager of office, business park and retail properties in Singapore



Mapletree North Asia Commercial Trust³

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

- 1 Geography covers regions in accordance with Mapletree's business segments and REITs.
- 2 This Japan-focused private fund was fully realised in March 2019.
- 3 Formerly known as Mapletree Greater China Commercial Trust (MGCCT). Please refer to MNACT's SGX-ST Announcement dated 25 May 2018 titled "Change of Name of Mapletree Greater China Commercial Trust and the Manager".