

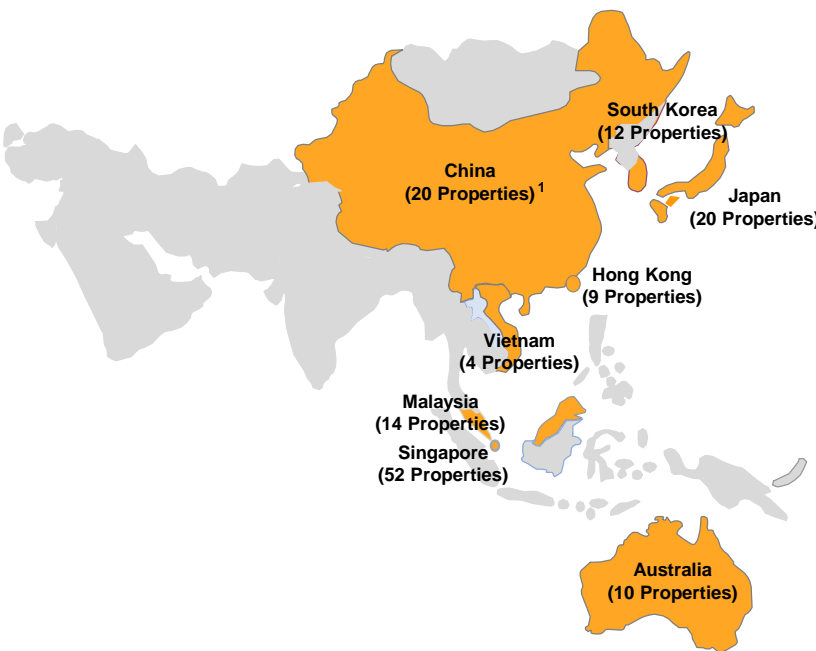


OVERVIEW OF MAPLETREE LOGISTICS TRUST (“MLT”)

- First Asia-Pacific focused logistics real estate investment trust in Singapore.
- MLT invests directly or indirectly, in a diversified portfolio of income-producing logistics real estate and real estate related assets.
- MLT aspires to be the preferred logistics real estate partner to customers who require high quality logistics and distribution spaces in Asia-Pacific.
- MLT is managed by Mapletree Logistics Trust Management Ltd. (the “Manager”), a wholly-owned subsidiary of Mapletree Investments Pte Ltd (the “Sponsor”). The Sponsor is a leading real estate development, investment, capital and property management company headquartered in Singapore.



OUR REGIONAL PRESENCE IN ASIA PACIFIC



\$8.0 Billion
Assets Under Management



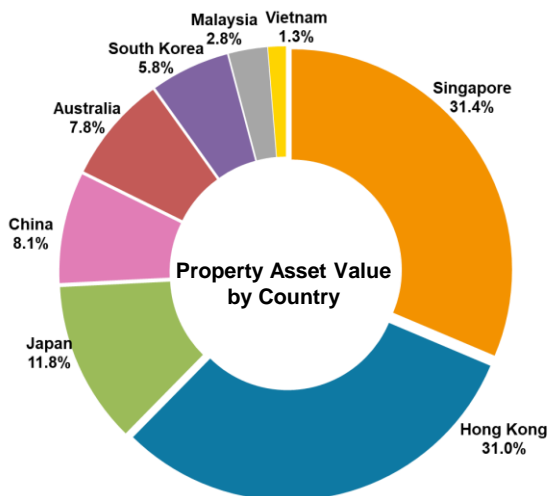
141
Properties in
8 markets

98.0%
Portfolio
Occupancy

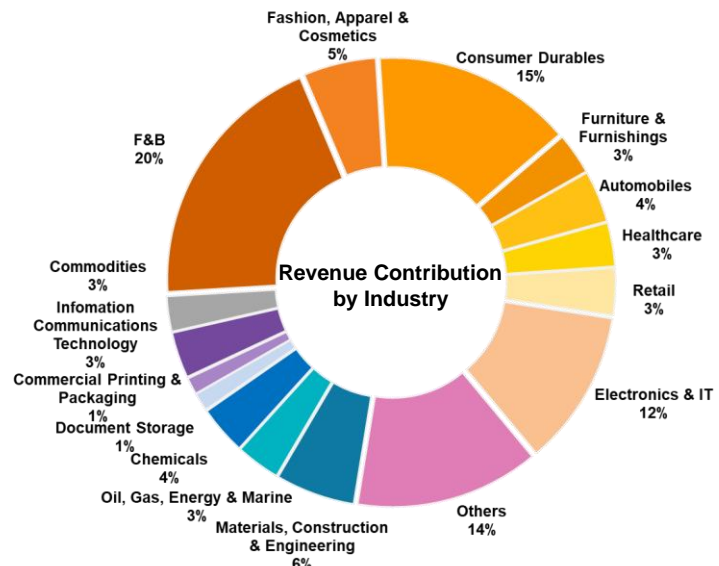
4.6mil sqm
Net Lettable
Area

3.8 years
Portfolio Wale
(by NLA)

DIVERSIFIED GEOGRAPHICAL MIX



DIVERSIFIED TENANT MIX



All information as at 31 March 2019 unless specified otherwise

1) Inclusive of MLT's 50.0% interest in 11 properties in China.



YIELD + GROWTH STRATEGY

To provide Unitholders with competitive total returns through regular distributions and growth in asset value

GROWTH Via Acquisitions & Development

- Disciplined acquisitions of quality, well-located assets that add scale and strategic value to the portfolio
- Offer attractive value propositions to customers in support of their regional expansion plans
- Committed Sponsor which has extensive development expertise and regional presence as evidenced by its strong platform of logistics development projects in Asia

YIELD Optimisation on Existing Portfolio

- Tailor leasing strategy to meet local market conditions
- Maintain a well-staggered tenancy profile
- Maintain a balanced mix of single-user assets and multi-tenanted buildings
- Improve operational efficiency of properties
- Optimise returns via asset enhancement and/or redevelopment
- Selective divestments of low-yielding properties with older specifications

PRUDENT Capital Management

- Maintain a strong balance sheet
- Diversify sources of funding
- Optimise cost of debt financing
- Manage exposure to market fluctuations in interest rate and foreign exchange through appropriate hedging strategies

KEY FINANCIAL INDICATORS

As at 31 Mar 2019

Aggregate leverage ^{1,2}	37.7%
Interest Cover Ratio ³	4.9 times
Average Cost of Debt ⁴	2.7%
Average Debt Maturity ⁴	4.1 years
FY18/19 Total Return ⁵	25.2%

All information as at 31 Mar 2019 unless specified otherwise

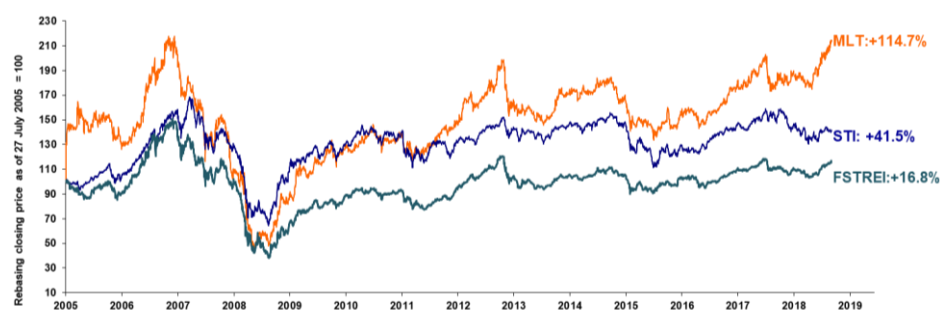
- 1) In accordance with Property Fund Guidelines, the aggregate leverage ratio includes proportionate share of borrowings and deposited property values of the joint ventures acquired in FY18/19.
- 2) Total debt (including perpetual securities) to net asset value ratio and total debt (including perpetual securities) less cash and cash equivalent to net asset value ratio as at 31 Mar 2019 were 73.4% and 73.2% respectively.
- 3) Ratio of EBITDA over interest expense for period up to balance sheet date.
- 4) Average debt duration and weighted average borrowing cost are inclusive of proportionate share of borrowings of joint ventures.
- 5) Sum of distribution yield and capital appreciation for the period 31 March 2018 to 31 March 2019.



PERFORMANCE AT A GLANCE

SHARE PRICE (\$\$) SINCE IPO

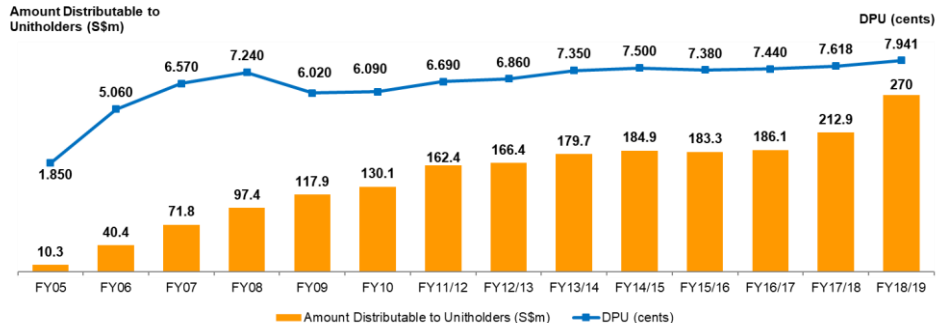
As at 31 Mar 2019



Date Listed	28 July 2005
SGX stock code	M44U
Bloomberg ticker	MLT SP
Reuters code	MAPL SI
Distribution	Quarterly

DISTRIBUTABLE INCOME AND DISTRIBUTION PER UNIT SINCE IPO

Amount Distributable to Unitholders (\$\$m)



*FY05 comprised the period from Listing Date of 28 Jul 2005 to 31 Dec 2005

*FY11/12 comprised a 15-month period ended 31 Mar 2012 due to a change in financial year-end. For the 15-month period, Amount Distributable to Unitholders and DPU were S\$199.9m and 8.240 cents, respectively.



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