

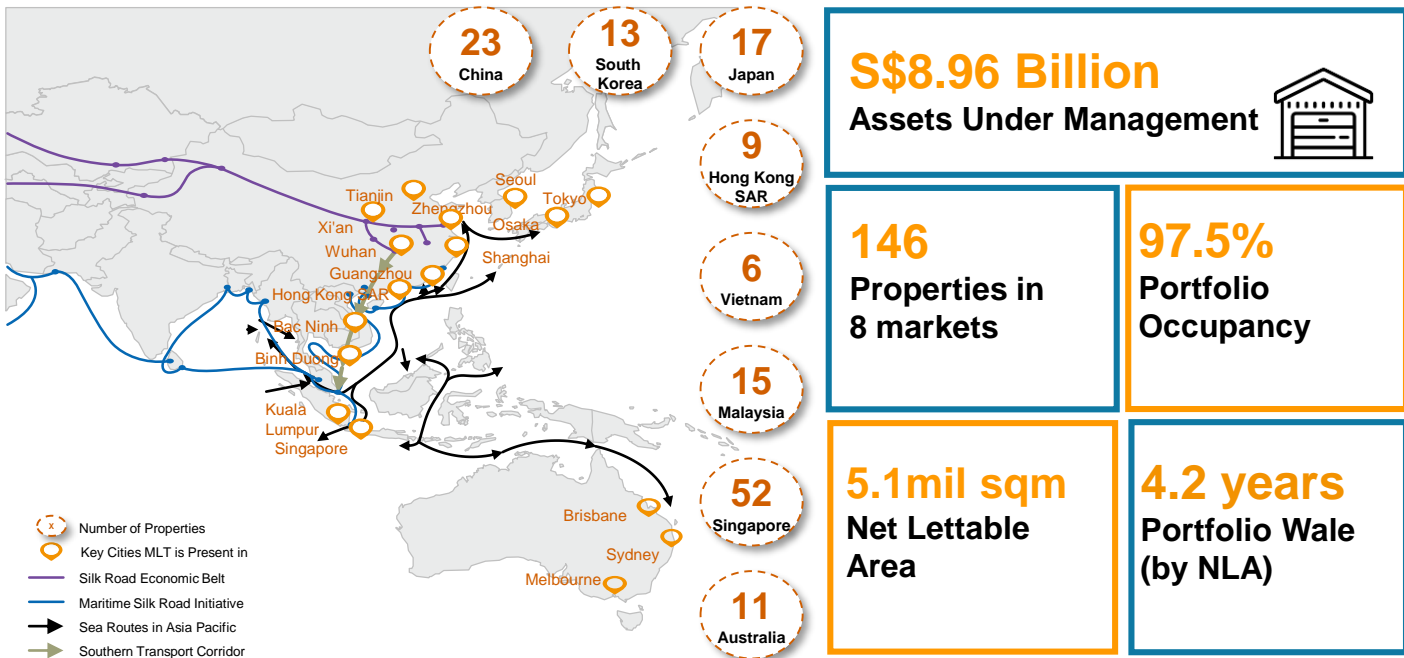


OVERVIEW OF MAPLETREE LOGISTICS TRUST (“MLT”)

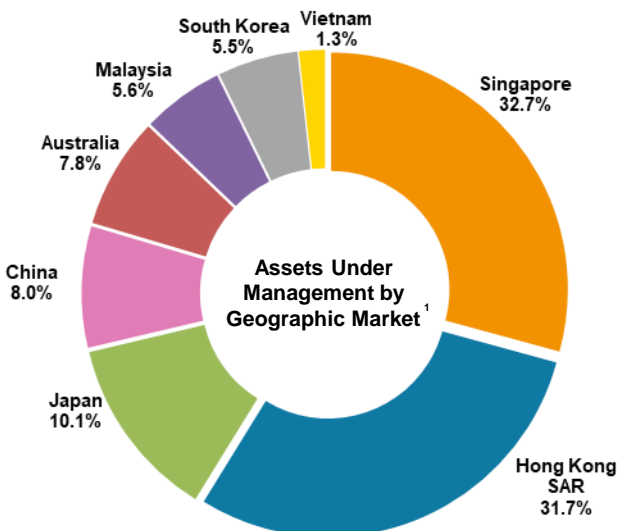
- First Asia-Pacific focused logistics real estate investment trust in Singapore.
- MLT invests directly or indirectly, in a diversified portfolio of income-producing logistics real estate and real estate related assets.
- MLT aspires to be the preferred logistics real estate partner to customers who 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.



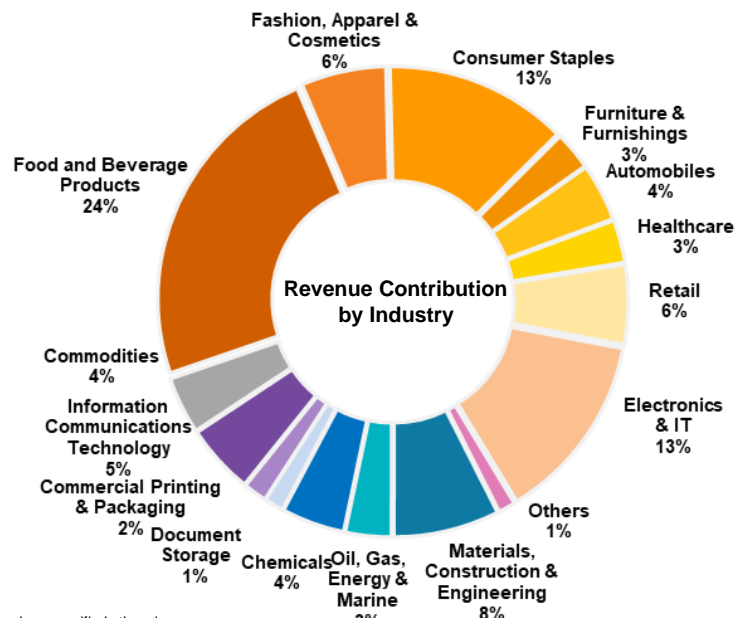
OUR REGIONAL PRESENCE IN ASIA PACIFIC



DIVERSIFIED GEOGRAPHICAL MIX



DIVERSIFIED TENANT MIX



Notes:
 All information is as at 30 September 2020 and inclusive of MLT's 50.0% interest in 15 properties in China unless specified otherwise.
 1. Includes the right-of-use assets with the adoption of SFRS(I)16.

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 Pacific

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 30 Sep 2020

Aggregate leverage ^{1,2}	39.5%
Interest Cover Ratio ³	4.9 times
Weighted Average Annualised Interest Rate ⁴	2.2%
Average Debt Maturity ⁴	3.8 years

All information as at 30 Sep 2020 unless specified otherwise.

1) Total debt is inclusive of proportionate share of borrowings of joint ventures.

2) As per Property Funds Guidelines, the aggregate leverage includes proportionate share of borrowings and deposited property values of joint ventures as well as lease liabilities that are entered into in the ordinary course of MLT's business on or after 1 April 2019 in accordance to the Monetary Authority of Singapore guidance.

3) The interest cover ratio includes proportionate share of joint ventures and is based on a trailing 12 months financial results, in accordance with the guidelines provided by the Monetary Authority of Singapore with effect from 16 April 2020. The comparative is computed on the same basis.

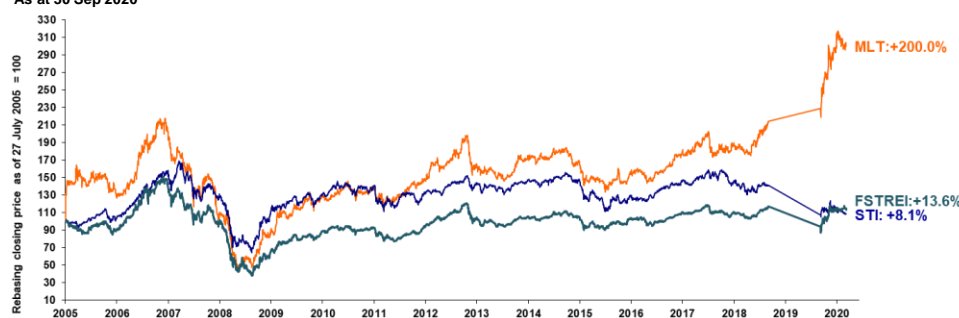
4) Weighted average annualised interest rate and average debt duration are inclusive of proportionate share of borrowings of joint ventures.



PERFORMANCE AT A GLANCE

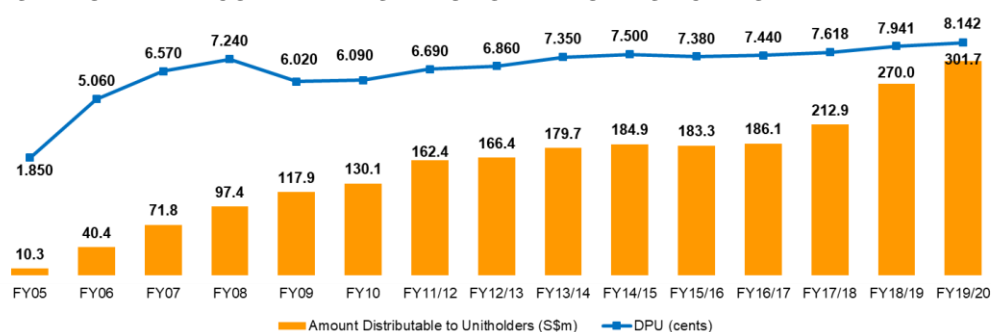
SHARE PRICE (\$\$) SINCE IPO

As at 30 Sep 2020



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



*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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