

Appendix**Financial Highlights for the Six Months Ended 30 September 2023**

Revenue	\$6,725 million	+11.3%
Net property income	\$5,063 million	+10.4%
Loss before transactions with unitholders	(\$3,650 million)	N.A.
Total distributable amount	\$3,333 million	+1.7%
Interim distribution per unit	130.08 cents	+0.4% ⁽¹⁾
Investment properties valuation ⁽²⁾	\$229,094 million	-3.5%
Net asset value per unit ⁽²⁾	\$70.72	-4.4%
Net gearing ratio		18.0%
Credit ratings		A/Stable (S&P) A2/Stable (Moody's) A/Stable (Fitch Ratings)

Hong Kong Portfolio**Retail**

Average monthly unit rent per square foot	\$64.3	+0.8%
Occupancy rate		98.0%
Reversion rate		+8.7%
Tenant retail gross sales growth per square foot		+3.1%
Rent-to-sales ratio		12.4%

Office

Occupancy rate		86.1%
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Mainland China Portfolio

	Retail	Office	Logistics
Occupancy rate	95.8%	91.5%	95.0%
Reversion rate	-5.2%	-7.5%	N.A.

Overseas Portfolio

	Australia Retail	Singapore Retail	Office
Occupancy rate	98.1%	99.3%	95.1%

Note:

- (1) Based on the same unit base after the Rights Issue, fully diluted interim DPU grew by 0.4% year-on-year
(2) These comparisons are based on 31 March 2023 figures