

Property Portfolio Overview

DATA CENTRES

Data Centres are facilities used primarily for the storage and processing of data. MIT's Data Centres are primarily leased to tenants on triple net basis. They are occupied by high-quality and established tenants, including Fortune Global 500 corporations and NYSE-listed and Nasdaq-listed companies. These tenants are committed to long-term leases with built-in rental escalations.

North America, Singapore and Japan

Key Statistics

As at 31 March 2024



Properties

61



Gross Revenue
(for FY23/24)

S\$383.0¹
(Million)



Valuation

S\$4,790.1¹
(Million)



Tenants

50



Net Lettable Area

9,164,600
(Sq ft)



Occupancy
(for FY23/24)

91.3¹
(%)



% of Portfolio
(By Valuation)

54.4¹
(%)

North America



1 2005 East Technology Circle,
Tempe



2 2055 East Technology Circle,
Tempe



3 2601 West Broadway Road,
Tempe



4 400 Holger Way,
San Jose



5 1400 Kifer Road,
Sunnyvale



6 2301 West 120th Street,
Hawthorne



7 3065 Gold Camp Drive,
Rancho Cordova



8 7337 Trade Street,
San Diego

¹ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.



9 11085 Sun Center Drive, Rancho Cordova



10 8534 Concord Center Drive, Englewood



11 11900 East Cornell Avenue, Aurora



12 6 Norden Place, Norwalk



13 180 Peachtree Street NW, Atlanta



14 250 Williams Street NW, Atlanta



15 375 Riverside Parkway, Lithia Springs



16 1001 Windward Concourse, Alpharetta



17 2775 Northwoods Parkway, Norcross



18 11650 Great Oaks Way, Alpharetta



19 1501 Opus Place, Downers Grove



20 2441 Alft Lane, Elgin



21 505 West Merrill Street, Indianapolis



22 115 Second Avenue, Waltham



23 400 Minuteman Road, Andover



24 5225 Exchange Drive, Flint



25 3255 Neil Armstrong Boulevard, Eagan



26 5400 - 5510 Feltl Road, Minnetonka



27 2 Christie Heights Street, Leonia



28 200 Campus Drive, Somerset



29 1400 Cross Beam Drive, Charlotte



30 1805 Center Park Drive, Charlotte



31 5150 McCrimmon Parkway, Morrisville



32 4726 Hills and Dales Road NW, Canton

Property Portfolio Overview

DATA CENTRES



33 8700 Governors Hill Drive,
Cincinnati



34 4121 & 4114 Perimeter
Center Place, Oklahoma City



35 6800 Millcreek Drive,
Mississauga



36 630 Clark Avenue,
King of Prussia



37 2000 Kubach Road,
Philadelphia



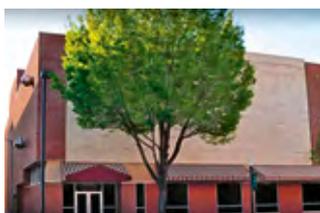
38 10309 Wilson
Boulevard, Blythewood



39 402 Franklin Road,
Brentwood



40 4600 Carothers Parkway,
Franklin



41 700 Austin Avenue,
Waco



42 1221 Coit Road,
Plano



43 3300 Essex Drive,
Richardson



44 5000 South Bowen Road,
Arlington



45 13831 Katy Freeway,
Houston



46 17201 Waterview Parkway,
Dallas



47 1755 & 1757 Old
Meadow Road, McLean



48 1764A Old Meadow Lane,
McLean



49 8011 Villa Park Drive,
Richmond



50 21110 Ridgetop Circle,
Sterling



51 21561-21571 Beaumeade
Circle, Ashburn



52 21744 Sir Timothy Drive,
Ashburn



53 21745 Sir Timothy Drive,
Ashburn



54 44490 Chilum Place,
Ashburn



55 45901-45845 Nokes
Boulevard, Sterling



56 N15W24250 Riverwood Drive,
Pewaukee

Singapore



57 7 Tai Seng Drive



58 19 Tai Seng Drive



59 Mapletree Sunview 1



60 STT Tai Seng 1

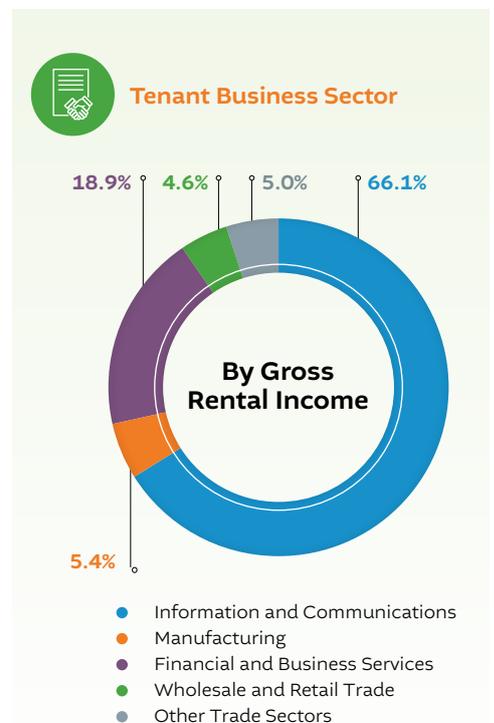
Japan



61 Osaka Data Centre

Top Five Tenants in Data Centres

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2024) ¹
Established Data Centre Operator ²	Mapletree Sunview 1 and Osaka Data Centre	Telecommunications	3.6%
AT&T Inc.	7337 Trade Street, San Diego	Telecommunications	3.1%
Global Social Media Company ²	21744 Sir Timothy Drive, Ashburn and 21745 Sir Timothy Drive, Ashburn	Professional, Scientific and Technical Activities	2.9%
Global Colocation Provider ²	115 Second Avenue, Waltham, 1400 Kifer Road, Sunnyvale, 2055 East Technology Circle, Tempe, 21110 Ridgetop Circle, Sterling, 375 Riverside Parkway, Lithia Springs, 45901-45845 Nokes Boulevard, Sterling, 6800 Millcreek, Mississauga and 8534 Concord Center Drive, Englewood	Data Centre Services	2.8%
Evoque Data Center Solutions	21561-21571 Beaumeade Circle, Ashburn, 2301 West 120 th Street, Hawthorne, 375 Riverside Parkway, Lithia Springs and 400 Holger Way, San Jose	Data Centre Services	2.5%



¹ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

² The identities of the tenants cannot be disclosed due to the strict confidentiality obligations under the lease agreements.

Property Portfolio Overview

DATA CENTRES

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ²	Location
North America				
Arizona				
1.	2005 East Technology Circle, Tempe	22/07/2021	58 years	2005 East Technology Circle, Tempe
2.	2055 East Technology Circle, Tempe	14/01/2020	59 years	2055 East Technology Circle, Tempe
3.	2601 West Broadway Road, Tempe	22/07/2021	Freehold	2601 West Broadway Road, Tempe
California				
4.	400 Holger Way, San Jose	22/07/2021	Freehold	400 Holger Way, San Jose
5.	1400 Kifer Road, Sunnyvale	22/07/2021	Freehold	1400 Kifer Road, Sunnyvale
6.	2301 West 120 th Street, Hawthorne	22/07/2021	Freehold	2301 West 120 th Street, Hawthorne
7.	3065 Gold Camp Drive, Rancho Cordova	22/07/2021	Freehold	3065 Gold Camp Drive, Rancho Cordova
8.	7337 Trade Street, San Diego	01/09/2020	Freehold	7337 Trade Street, San Diego
9.	11085 Sun Center Drive, Rancho Cordova	22/07/2021	Freehold	11085 Sun Center Drive, Rancho Cordova
Colorado				
10.	8534 Concord Center Drive, Englewood	14/01/2020	Freehold	8534 Concord Center Drive, Englewood
11.	11900 East Cornell Avenue, Aurora	14/01/2020	Freehold	11900 East Cornell Avenue, Aurora
Connecticut				
12.	6 Norden Place, Norwalk	22/07/2021	Freehold	6 Norden Place, Norwalk
Georgia				
13.	180 Peachtree Street NW, Atlanta	01/09/2020	Freehold ⁴	180 Peachtree Street NW, Atlanta
14.	250 Williams Street NW, Atlanta	22/07/2021	Freehold ⁵	250 Williams Street NW, Atlanta
15.	375 Riverside Parkway, Lithia Springs	14/01/2020	Freehold	375 Riverside Parkway, Lithia Springs
16.	1001 Windward Concourse, Alpharetta	01/09/2020	Freehold	1001 Windward Concourse, Alpharetta
17.	2775 Northwoods Parkway, Norcross	01/09/2020	Freehold	2775 Northwoods Parkway, Norcross
18.	11650 Great Oaks Way, Alpharetta	22/07/2021	Freehold	11650 Great Oaks Way, Alpharetta
Illinois				
19.	1501 Opus Place, Downers Grove	22/07/2021	Freehold	1501 Opus Place, Downers Grove
20.	2441 Alft Lane, Elgin	22/07/2021	Freehold	2441 Alft Lane, Elgin
Indiana				
21.	505 West Merrill Street, Indianapolis	22/07/2021	Freehold	505 West Merrill Street, Indianapolis
Massachusetts				
22.	115 Second Avenue, Waltham	14/01/2020	Freehold	115 Second Avenue, Waltham
23.	400 Minuteman Road, Andover	22/07/2021	Freehold	400 Minuteman Road, Andover
Michigan				
24.	5225 Exchange Drive, Flint	22/07/2021	Freehold	5225 Exchange Drive, Flint
Minnesota				
25.	3255 Neil Armstrong Boulevard, Eagan	22/07/2021	Freehold	3255 Neil Armstrong Boulevard, Eagan
26.	5400 - 5510 Feltl Road, Minnetonka	22/07/2021	Freehold	5400 - 5510 Feltl Road, Minnetonka
New Jersey				
27.	2 Christie Heights Street, Leonia	01/09/2020	Freehold	2 Christie Heights Street, Leonia
28.	200 Campus Drive, Somerset	22/07/2021	Freehold	200 Campus Drive, Somerset
North Carolina				
29.	1400 Cross Beam Drive, Charlotte	22/07/2021	Freehold	1400 Cross Beam Drive, Charlotte
30.	1805 Center Park Drive, Charlotte	01/09/2020	Freehold	1805 Center Park Drive, Charlotte
31.	5150 McCrimmon Parkway, Morrisville	01/09/2020	Freehold	5150 McCrimmon Parkway, Morrisville
Ohio				
32.	4726 Hills and Dales Road NW, Canton	22/07/2021	Freehold	4726 Hills and Dales Road NW, Canton
33.	8700 Governors Hill Drive, Cincinnati	22/07/2021	Freehold	8700 Governors Hill Drive, Cincinnati

¹ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

² Refers to the tenure of underlying land.

³ Excludes stamp duties and other acquisition related costs.

⁴ Except for the parking deck (150 Carnegie Way). As at 31 March 2024, the parking deck has a remaining land lease tenure of about 31.7 years, with an option to renew for an additional 40 years.

⁵ Except for 7,849 sq ft of the 156,845 sq ft land area. As at 31 March 2024, the 7,849 sq ft of land has a remaining land lease tenure of about 43.8 years.

NLA (sq ft)	Ownership Interest %	Purchase Price ³ US\$'000	Valuation as at 31/03/2023 US\$'000	Valuation as at 31/03/2024 US\$'000	Gross Revenue for FY23/24 ¹ S\$'000	Average Occupancy Rate for FY23/24 %
58,560	100%	20,500	21,000	22,860	2,097	100.0
76,350	50%	46,190	56,500	54,000	1,407	100.0
44,244	100%	22,000	22,300	21,900	1,860	100.0
76,410	100%	51,100	58,300	53,500	6,208	100.0
76,573	100%	55,000	58,600	48,700	4,373	100.0
288,000	100%	110,400	111,000	118,100	10,685	100.0
63,791	100%	32,000	39,300	28,900	7,093	63.3
499,402	100%	169,200	188,000	153,550	17,398	100.0
69,048	100%	45,000	26,400	28,200	2,293	100.0
85,660	50%	48,130	61,000	57,900	2,781	100.0
285,013	50%	97,420	117,300	122,000	7,215	100.0
167,691	100%	71,000	69,700	75,200	5,749	100.0
370,498	100%	138,000	239,400	265,000	29,734	100.0
997,248	100%	285,000	302,000	218,400	39,648	67.0
250,191	50%	92,480	110,700	107,000	4,984	100.0
184,553	100%	52,000	73,700	71,600	7,725	100.0
32,740	100%	7,200	8,200	9,700	900	100.0
77,322	100%	27,000	26,200	23,500	2,729	100.0
115,352	100%	51,000	51,600	53,100	3,891	100.0
65,745	100%	18,000	17,900	20,400	1,509	100.0
43,724	100%	11,000	11,200	11,800	1,009	100.0
66,730	50%	54,070	65,300	64,100	3,888	100.0
153,000	100%	51,000	51,300	53,100	11,538	100.0
32,500	100%	11,000	12,000	12,500	1,122	100.0
87,402	100%	9,000	9,570	12,600	1,252	100.0
135,240	100%	26,000	24,600	26,000	3,191	91.9
67,000	100%	10,500	13,200	11,800	1,131	58.3
36,118	100%	16,000	16,300	16,900	1,302	100.0
52,924	100%	25,900	26,800	26,000	2,005	100.0
60,850	100%	26,000	35,800	36,800	3,871	100.0
143,770	100%	24,000	29,000	32,500	3,482	89.4
29,960	100%	13,000	13,800	15,600	1,411	100.0
69,826	100%	13,000	14,400	16,400	1,100	100.0

Property Portfolio Overview

DATA CENTRES

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ²	Location
Oklahoma				
34.	4121 & 4114 Perimeter Center Place, Oklahoma City	22/07/2021	Freehold	4121 & 4114 Perimeter Center Place, Oklahoma City
Ontario				
35.	6800 Millcreek Drive, Mississauga	14/01/2020	Freehold	6800 Millcreek Drive, Mississauga
Pennsylvania				
36.	630 Clark Avenue, King of Prussia	22/07/2021	Freehold	630 Clark Avenue, King of Prussia
37.	2000 Kubach Road, Philadelphia	01/09/2020	Freehold	2000 Kubach Road, Philadelphia
South Carolina				
38.	10309 Wilson Boulevard, Blythewood	22/07/2021	Freehold	10309 Wilson Boulevard, Blythewood
Tennessee				
39.	402 Franklin Road, Brentwood	01/09/2020	Freehold	402 Franklin Road, Brentwood
40.	4600 Carothers Parkway, Franklin	22/07/2021	Freehold	4600 Carothers Parkway, Franklin
Texas				
41.	700 Austin Avenue, Waco	22/07/2021	Freehold	700 Austin Avenue, Waco
42.	1221 Coit Road, Plano	01/09/2020	Freehold	1221 Coit Road, Plano
43.	3300 Essex Drive, Richardson	01/09/2020	Freehold	3300 Essex Drive, Richardson
44.	5000 South Bowen Road, Arlington	01/09/2020	Freehold	5000 South Bowen Road, Arlington
45.	13831 Katy Freeway, Houston	22/07/2021	Freehold	13831 Katy Freeway, Houston
46.	17201 Waterview Parkway, Dallas	14/01/2020	Freehold	17201 Waterview Parkway, Dallas
Virginia				
47.	1755 & 1757 Old Meadow Road, McLean	22/07/2021	Freehold	1755 & 1757 Old Meadow Road, McLean
48.	1764A Old Meadow Lane, McLean	22/07/2021	Freehold	1764A Old Meadow Lane, McLean
49.	8011 Villa Park Drive, Richmond	12/03/2021	Freehold	8011 Villa Park Drive, Richmond
50.	21110 Ridgetop Circle, Sterling	14/01/2020	Freehold	21110 Ridgetop Circle, Sterling
51.	21561-21571 Beaumeade Circle, Ashburn	14/01/2020	Freehold	21561-21571 Beaumeade Circle, Ashburn
52.	21744 Sir Timothy Drive, Ashburn ⁴	01/11/2019	Freehold	21744 Sir Timothy Drive, Ashburn
53.	21745 Sir Timothy Drive, Ashburn ⁴	01/11/2019	Freehold	21745 Sir Timothy Drive, Ashburn
54.	44490 Chilum Place, Ashburn ⁴	01/11/2019	Freehold	44490 Chilum Place, Ashburn
55.	45901-45845 Nokes Boulevard, Sterling	14/01/2020	Freehold	45901-45845 Nokes Boulevard, Sterling
Wisconsin				
56.	N15W24250 Riverwood Drive, Pewaukee	01/09/2020	Freehold	N15W24250 Riverwood Drive, Pewaukee
Subtotal Data Centres - North America				

No.	Description of Property	Acquisition Date	Term of Lease ²	Remaining Term of Lease ^{2,6}	Location
Asia					
57.	7 Tai Seng Drive	27/06/2018	30+30 years	28 years	7 Tai Seng Drive Singapore
58.	19 Tai Seng Drive	21/10/2010	30+30 years	26 years	19 Tai Seng Drive Singapore
59.	Mapletree Sunview 1	13/07/2018 ⁷	30 years	22 years	12 Sunview Drive Singapore
60.	STT Tai Seng 1	21/10/2010	30+30 years	44 years	35 Tai Seng Street Singapore
Subtotal Data Centres - Asia					
No.	Description of Property	Acquisition Date	Term of Lease ²	Remaining Term of Lease ^{2,6}	Location
61.	Osaka Data Centre	28/09/2023	70 years	67 years	2-4 and 2-5, Oyodonaka 3-chome, Kita-ku, Osaka, Japan
Subtotal Data Centres - Asia					

¹ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

² Refers to the tenure of underlying land.

³ Excludes stamp duties and other acquisition related costs.

⁴ MRODCT holds an 80% interest, with Digital Realty holding the remaining 20% interest in the three fully fitted hyperscale data centres.

⁵ Refers to the aggregate occupancy for the property segment.

NLA (sq ft)	Ownership Interest %	Purchase Price ³ US\$'000	Valuation as at 31/03/2023 US\$'000	Valuation as at 31/03/2024 US\$'000	Gross Revenue for FY23/24 ¹ S\$'000	Average Occupancy Rate for FY23/24 %
92,456	100%	64,000	65,000	62,700	6,241	100.0
83,758	50%	29,000	38,700	34,100	1,791	100.0
50,000	100%	27,000	26,200	24,500	2,173	100.0
124,190	100%	70,000	38,500	19,000	8,151	100.0
64,637	100%	25,900	25,600	25,000	2,062	100.0
347,515	100%	110,000	112,000	107,900	9,492	66.7
71,726	100%	27,000	27,800	31,900	2,269	100.0
43,596	100%	17,000	17,600	16,100	1,500	100.0
128,753	100%	23,200	29,800	33,300	3,698	100.0
20,000	100%	38,000	25,600	22,500	1,588	50.0
90,689	100%	26,000	23,200	4,100	4	0.0
103,200	100%	97,200	89,600	93,000	7,757	100.0
61,750	50%	11,670	17,000	15,000	739	100.0
69,329	100%	52,000	58,100	64,400	5,857	100.0
62,002	100%	46,000	50,700	54,300	6,005	100.0
701,321	100%	220,908	230,000	241,400	16,395	100.0
135,513	50%	56,790	71,300	68,100	3,269	100.0
164,453	50%	52,820	66,700	68,600	2,976	100.0
289,000	40%	418,200	492,000	486,000	25,918	100.0
327,847	40%	462,100	539,000	512,000	27,478	100.0
87,000	40%	132,900	168,000	152,000	9,451	100.0
167,160	50%	68,720	81,700	78,500	3,220	100.0
142,952	100%	49,800	50,600	24,200	2,617	50.0
8,292,282		3,855,298	4,327,070	4,128,210	347,232	90.3⁵
GFA (sq ft)	NLA (sq ft)	Purchase Price S\$'000	Valuation as at 31/03/2023 S\$'000	Valuation as at 31/03/2024 S\$'000	Gross Revenue for FY23/24 S\$'000	Average Occupancy Rate for FY23/24 %
256,658	256,658	68,000 ³	107,400	107,400	6,751	100.0
92,641	92,641	13,700	23,400	23,400	2,509	100.0
241,796	241,796	-	74,600	74,600	4,835	100.0
172,945	144,295	95,000	78,300	73,300	11,936	100.0
GFA (sq ft)	NLA (sq ft)	Purchase Price ³ JPY million	Valuation as at 31/03/2023 JPY million	Valuation as at 31/03/2024 JPY million	Gross Revenue for FY23/24 S\$'000	Average Occupancy Rate for FY23/24 %
136,928	136,928	52,000	-	52,300 ⁶	9,695	100.0
900,696	872,318		283,700		35,726	100.0⁵

⁶ Remaining term of lease includes option to renew the land leases.

⁷ Refers to the temporary occupation permit date.

⁸ The valuation of the Osaka Data Centre at JPY52.3 billion had assumed the completion of the four phases of fit-out works at the scheduled timings on a 100% basis. As at 31 March 2024, the valuation of the Osaka Data Centre at JPY41.9 billion was based on the building and the completion of Phase 1 and 2 fit-out works on 100% basis.

Property Portfolio Overview

HI-TECH BUILDINGS

Hi-Tech Buildings are high-specification industrial buildings with higher office content for tenants in technology and knowledge-intensive sectors. They are usually fitted with air-conditioned lift lobbies and common areas. Most of MIT's Hi-Tech Buildings are occupied by anchor tenants who are involved in light industrial activities such as precision engineering. The tenants include multinational corporations and Singapore-listed companies who are committed to long-term leases with built-in rental escalations.

Singapore

Key Statistics

As at 31 March 2024



Properties
(Grouped into 8 clusters)

15



Gross Revenue
(for FY23/24)

S\$144.5
(Million)



Valuation

S\$1,514.1
(Million)



Tenants

243



Gross Floor Area

4,855,888
(Sq ft)



Net Lettable Area

3,890,119
(Sq ft)



Occupancy
(for FY23/24)

86.5
(%)



% of Portfolio
(By Valuation)

17.2
(%)



1 1 & 1A Depot Close



2 18 Tai Seng



3 30A Kallang Place



4 K&S Corporate Headquarters



5 Mapletree Hi-Tech Park
@ Kallang Way



6 Serangoon North



7 Toa Payoh North 1



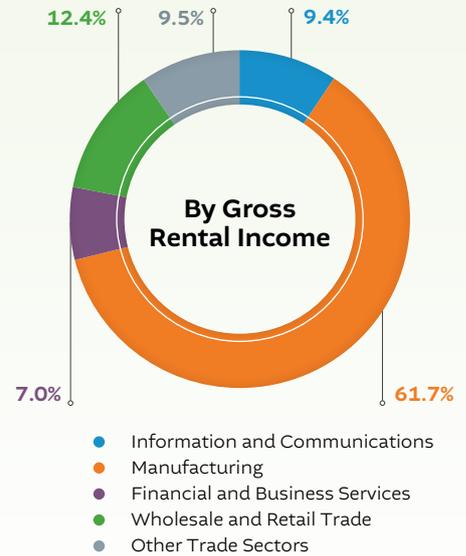
8 Woodlands Central

Top Five Tenants in Hi-Tech Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2024)
HP Singapore (Private) Limited	1 & 1A Depot Close	Precision Engineering, Electrical, Machinery and Transportation Products	6.0%
Sivantos Pte. Ltd.	18 Tai Seng	Printing, Recorded Media, Apparels and Essential Products	1.0%
Kulicke & Soffa Pte. Ltd.	K&S Corporate Headquarters	Precision Engineering, Electrical, Machinery and Transportation Products	0.9%
Life Technologies Holdings Pte. Ltd.	Woodlands Central	Education, Health and Social Services, Arts, Entertainment and Recreation	0.9%
Biotronik APM II Pte. Ltd.	Mapletree Hi-Tech Park @ Kallang Way	Printing, Recorded Media, Apparels and Other Essential Products	0.9%



Tenant Business Sector



Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ^{1,2}	Remaining Term of Lease ^{1,2}	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2023 S\$'000	Valuation as at 31/03/2024 S\$'000	Gross Revenue for FY23/24 S\$'000	Average Occupancy Rate for FY23/24 %
1.	1 & 1A Depot Close	01/07/2008	60 years	44 years	1 & 1A Depot Close Singapore	824,576	725,000	44,000	410,300	415,900	41,085	100.0
2.	18 Tai Seng	01/02/2019	30 years	20 years	18 Tai Seng Street Singapore	443,815	381,702	268,300	221,000	221,000	23,104	97.8
3.	30A Kallang Place	01/07/2008	33 years	17 years	30A Kallang Place Singapore	336,527	277,928	-	102,200	98,500	13,269	96.9
4.	K&S Corporate Headquarters	04/10/2013 ⁴	30+28.5 years	46 years	23A Serangoon North Avenue 5 Singapore	332,224	286,690	-	71,200	72,800	9,343	97.7
5.	Mapletree Hi-Tech Park @ Kallang Way	01/07/2008	43 years	27 years	161, 163 & 165 Kallang Way Singapore	865,687	732,371	46,100	291,000	291,000	11,866	38.7
6.	Serangoon North	01/07/2008	60 years	44 years	6 Serangoon North Avenue 5 Singapore	784,534	586,488	129,900	197,900	201,000	20,233	97.5
7.	Toa Payoh North 1	01/07/2008	30 years	14 years	970, 978, 988 & 998 Toa Payoh North Singapore	666,851	477,076	43,400	95,600	91,200	13,534	94.6
8.	Woodlands Central	01/07/2008	60 years	44 years	33 & 35 Marsiling Industrial Estate Road 3 Singapore	601,674	422,864	39,400	121,100	122,700	12,057	97.2
Subtotal Hi-Tech Buildings						4,855,888	3,890,119	571,100	1,510,300	1,514,100	144,491	86.5⁵

¹ Refers to the tenure of underlying land.

² Remaining term of lease includes option to renew the land leases.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the temporary occupation permit date.

⁵ Refers to the aggregate occupancy for the property segment.

Property Portfolio Overview

BUSINESS PARK BUILDINGS

Business Park Buildings are high-rise multi-tenanted buildings within a landscaped environment. Fitted with air-conditioned lift lobbies and common areas, each unit can be customised to meet tenants' requirements. They serve as regional headquarters for multinational companies and spaces for research and development and knowledge-intensive enterprises.

Business Park Buildings are located within government identified "Business Parks" zones, which accommodate various amenities such as food and beverage outlets, fitness centres, convenience outlets and childcare centres. They are served by good public transportation network and are well-connected to major roads and expressways.

Singapore

Key Statistics

As at 31 March 2024



Properties

3



Gross Revenue
(for FY23/24)

S\$45.7
(Million)



Valuation

S\$533.1
(Million)



Tenants

150



Gross Floor Area

1,680,726
(Sq ft)



Net Lettable Area

1,197,871
(Sq ft)



Occupancy
(for FY23/24)

81.8
(%)



% of Portfolio
(By Valuation)

6.1
(%)



1 The Signature



2 The Strategy



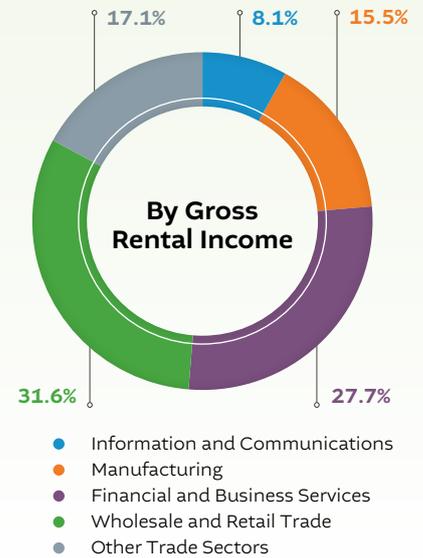
3 The Synergy

Top Five Tenants in Business Park Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2024)
Labcorp Development (Asia) Pte. Ltd.	The Synergy	General Wholesale Trade and Services	0.5%
Dell Global B.V. (Singapore Branch)	The Strategy	Wholesale of Machinery, Equipment and Supplies	0.4%
Becton Dickinson Holdings Pte. Ltd.	The Strategy	Financial Services	0.3%
Huawei International Pte. Ltd.	The Signature	General Wholesale Trade and Services	0.3%
Tata Consultancy Services Asia Pacific Pte. Ltd.	The Signature	Computer Programming and Consultancy	0.3%



Tenant Business Sector



Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ¹	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ² S\$'000	Valuation as at 31/03/2023 S\$'000	Valuation as at 31/03/2024 S\$'000	Gross Revenue for FY23/24 S\$'000	Average Occupancy Rate for FY23/24 %
1.	The Signature	01/07/2008	60 years	44 years	51 Changi Business Park Central 2 Singapore	510,324	343,433	98,500	141,700	138,900	13,811	84.6
2.	The Strategy	01/07/2008	60 years	44 years	2 International Business Park Singapore	725,171	572,046	213,900	279,700	274,100	21,772	81.0
3.	The Synergy	01/07/2008	60 years	44 years	1 International Business Park Singapore	445,231	282,392	91,000	121,900	120,100	10,135	79.8
Subtotal Business Park Buildings						1,680,726	1,197,871	403,400	543,300	533,100	45,718	81.8³

¹ Refers to the tenure of underlying land.

² Excludes stamp duties and other acquisition related costs.

³ Refers to the aggregate occupancy for the property segment.

Property Portfolio Overview

FLATTED FACTORIES

Flatted Factories comprise high-rise multi-tenanted buildings. Standard units range from 1,000 sq ft to 10,000 sq ft, sharing naturally ventilated corridors and lift lobbies. Other common facilities include car parks, loading and unloading areas and cargo lifts. Selected Flatted Factories enjoy amenity centres located within the clusters.

Many of MIT's Flatted Factories are located near public housing estates, providing tenants access to a ready labour pool and the convenience of shops and services. Most of the Flatted Factories are also well-connected to major roads, expressways and Mass Rapid Transit system, offering convenient access for tenants.

Singapore

Key Statistics

As at 31 March 2024



Properties
(Grouped into 22 clusters)

51¹



Gross Revenue
(for FY23/24)
S\$166.0
(Million)



Valuation
S\$1,392.7¹
(Million)



Tenants
1,679



Gross Floor Area
9,982,886¹
(Sq ft)



Net Lettable Area
7,160,045¹
(Sq ft)



Occupancy
(for FY23/24)
98.7
(%)



% of Portfolio
(By Valuation)
15.8¹
(%)



1 Chai Chee Lane



2 Changi North



3 Clementi West



4 Kaki Bukit



5 Kallang Basin 1



6 Kallang Basin 2



7 Kallang Basin 3



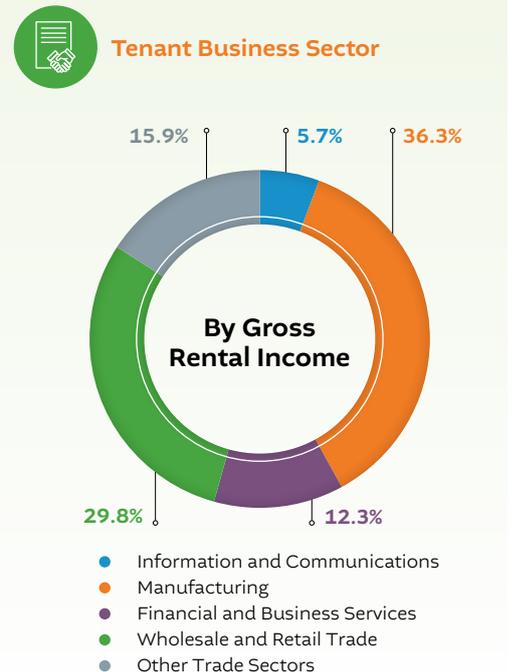
8 Kallang Basin 4

¹ Excluded Tanglin Halt Cluster, which was divested on 27 March 2024.



Top Five Tenants in Flatted Factories

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2024)
Blackmagic Design Manufacturing Pte. Ltd.	Kolam Ayer 1 and Kolam Ayer 5	Computer, Electronic and Optical Products	0.3%
Semiconductor Technologies & Instruments Pte Ltd	Kallang Basin 6	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%
TWG Tea Company Pte. Ltd.	Kampong Ampat	Accommodation and Food Service	0.2%
Inzign Pte Ltd	Kallang Basin 3 and Kallang Basin 4	Printing, Recorded Media, Apparels and Essential Products	0.2%
Bizlink Speedy Pte. Ltd.	Kolam Ayer 1 and Kolam Ayer 5	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%



Property Portfolio Overview

FLATTED FACTORIES

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining term of Lease ¹	Location
1.	Chai Chee Lane	26/08/2011	60 years	47 years	510, 512 & 514 Chai Chee Lane Singapore
2.	Changi North	01/07/2008	60 years	44 years	11 Changi North Street 1 Singapore
3.	Clementi West	01/07/2008	30 years	14 years	1 Clementi Loop Singapore
4.	Kaki Bukit	01/07/2008	60 years	44 years	2, 4, 6, 8 & 10 Kaki Bukit Avenue 1 Singapore
5.	Kallang Basin 1	26/08/2011	20 years	7 years	5 & 7 Kallang Place Singapore
6.	Kallang Basin 2	26/08/2011	20 years	7 years	9 & 11 Kallang Place Singapore
7.	Kallang Basin 3	26/08/2011	30 years	17 years	16 Kallang Place Singapore
8.	Kallang Basin 4	01/07/2008	33 years	17 years	26, 26A, 28 & 30 Kallang Place Singapore
9.	Kallang Basin 5	01/07/2008	33 years	17 years	19, 21 & 23 Kallang Avenue Singapore
10.	Kallang Basin 6	01/07/2008	33 years	17 years	25 Kallang Avenue Singapore
11.	Kampong Ampat	01/07/2008	60 years	44 years	171 Kampong Ampat Singapore
12.	Kampong Ubi	26/08/2011	60 years	47 years	3014A, 3014B & 3015A Ubi Road 1 Singapore
13.	Kolam Ayer 1	01/07/2008	43 years	27 years	8, 10 & 12 Lorong Bakar Batu Singapore
14.	Kolam Ayer 5	01/07/2008	43 years	27 years	1, 3 & 5 Kallang Sector Singapore
15.	Loyang 1	01/07/2008	60 years	44 years	30 Loyang Way Singapore
16.	Loyang 2	01/07/2008	60 years	44 years	2, 4 & 4A Loyang Lane Singapore
17.	Redhill 1	01/07/2008	30 years	14 years	1001, 1001A & 1002 Jalan Bukit Merah Singapore
18.	Redhill 2	01/07/2008	30 years	14 years	1003 & 3752 Bukit Merah Central Singapore
19.	Tanglin Halt	01/07/2008	56 years	40 years	115A & 115B Commonwealth Drive Singapore
20.	Tiong Bahru 1	01/07/2008	30 years	14 years	1090 Lower Delta Road Singapore
21.	Tiong Bahru 2	01/07/2008	30 years	14 years	1080, 1091, 1091A, 1092 & 1093 Lower Delta Road Singapore
22.	Toa Payoh North 2	01/07/2008	30 years	14 years	1004 Toa Payoh North Singapore
23.	Toa Payoh North 3	01/07/2008	30 years	14 years	1008 & 1008A Toa Payoh North Singapore
Subtotal Flatted Factories					

¹ Refers to the tenure of underlying land.

² NLA excludes long strata leases at Kampong Ubi, Loyang 1 and Loyang 2.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the aggregate occupancy for the property segment.

GFA (sq ft)	NLA ² (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2023 S\$'000	Valuation as at 31/03/2024 S\$'000	Gross Revenue for FY23/24 S\$'000	Average Occupancy Rate for FY23/24 %
973,647	787,827	133,300	146,500	149,800	13,207	97.1
121,278	73,507	18,200	19,300	19,300	1,911	97.2
251,038	211,615	22,200	30,800	29,400	4,580	95.9
1,341,959	960,644	147,600	212,000	217,000	19,998	99.2
190,663	133,343	23,200	11,900	11,300	3,159	99.4
366,234	251,417	44,500	21,200	20,300	5,595	99.2
509,081	407,010	74,000	64,400	62,900	8,998	99.2
582,421	383,117	50,000	63,700	62,200	9,088	98.5
442,422	280,440	44,300	46,800	46,200	6,689	99.0
312,694	208,240	30,900	36,000	35,300	4,995	99.7
456,708	294,776	60,300	124,100	125,400	12,299	99.6
723,427	535,901	125,300	129,400	132,700	11,454	99.4
478,901	339,187	49,300	72,800	73,500	8,035	99.5
670,586	447,312	71,900	92,900	95,700	10,510	99.0
524,842	378,344	29,000	71,700	74,000	6,895	98.2
324,253	236,248	16,800	43,700	44,900	4,200	100.0
420,184	312,766	41,500	47,600	46,500	7,116	99.4
307,657	220,293	37,500	41,700	40,500	6,034	93.7
-	-	28,900	46,700	-	4,591	98.8
159,831	110,574	14,500	16,300	15,800	2,565	99.3
465,554	341,531	45,800	55,300	53,100	8,116	99.2
167,186	108,833	13,700	16,900	16,400	2,700	99.5
192,320	137,120	16,400	21,200	20,500	3,310	99.1
9,982,886	7,160,045	1,139,100	1,432,900	1,392,700	166,045	98.7⁴

Property Portfolio Overview

STACK-UP/RAMP-UP BUILDINGS

Stack-up/Ramp-up Buildings are multi-storey developments that serve a wide range of industrial activities. Principal activities include precision engineering, semiconductor assembly and manufacturing of products like dies, moulds, tools and commodities.

Each unit within the six-storey stack-up buildings is a standalone factory with its own loading area and parking lots. Each level of the eight-storey ramp-up building resembles a typical Flatted Factory's ground floor. Units located on each floor of the ramp-up building share common loading and unloading area.

Singapore

Key Statistics

As at 31 March 2024



Properties
(Grouped into 1 cluster)

7



Gross Revenue
(for FY23/24)

S\$49.7
(Million)



Valuation

S\$519.0
(Million)



Tenants

135



Gross Floor Area

3,714,473
(Sq ft)



Net Lettable Area

3,034,589
(Sq ft)



Occupancy
(for FY23/24)

98.0
(%)



% of Portfolio
(By Valuation)

5.9
(%)



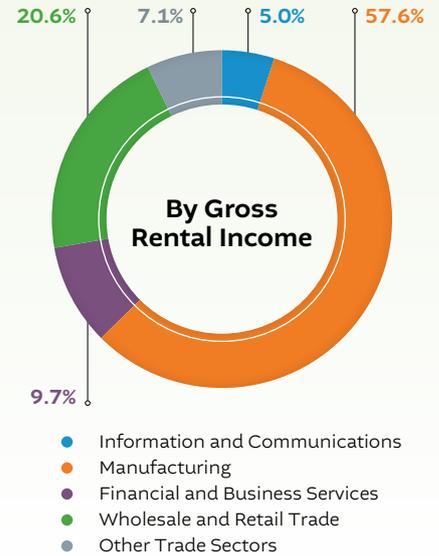
1 Woodlands Spectrum 1 & 2

Top Five Tenants in Stack-up/Ramp-up Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2024)
Univac Precision Engineering Pte Ltd	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.4%
Ultra Clean Asia Pacific Pte. Ltd.	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%
Leica Geosystems Technologies Pte. Ltd.	Woodlands Spectrum	Computer, Electronic and Optical Products	0.2%
NIP Asia Pte Ltd	Woodlands Spectrum	Printing, Recorded Media, Apparels and Essential Products	0.2%
Communications Test Design Singapore Pte. Ltd.	Woodlands Spectrum	Telecommunications	0.2%



Tenant Business Sector



Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ¹	Location	GFA (sq ft)	NLA ² (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2023 S\$'000	Valuation as at 31/03/2024 S\$'000	Gross Revenue for FY23/24 S\$'000	Average Occupancy Rate for FY23/24 %
1.	Woodlands Spectrum 1 & 2	01/07/2008	60 years	44 years	2 Woodlands Sector 1, 201, 203, 205, 207, 209 & 211 Woodlands Avenue 9 Singapore	3,714,473	3,034,589	265,000	507,300	519,000	49,707	98.0
Subtotal Stack-up/Ramp-up Buildings						3,714,473	3,034,589	265,000	507,300	519,000	49,707	98.0

¹ Refers to the tenure of underlying land.

² NLA excludes long strata leases at Woodlands Spectrum 1 & 2.

³ Excludes stamp duties and other acquisition related costs.

Property Portfolio Overview

LIGHT INDUSTRIAL BUILDINGS

Light Industrial Buildings consist of medium to high rise properties suitable for industrial activities, including manufacturing and warehousing. They are strategically located in established industrial estates which are served by major expressways. Light Industrial Buildings can be single-tenanted or multi-tenanted with a small number of tenants in each building.

Singapore

Key Statistics

As at 31 March 2024



Properties

3



Gross Revenue
(for FY23/24)

S\$3.5
(Million)



Valuation

S\$53.2
(Million)



Tenants

8



Gross Floor Area

374,273
(Sq ft)



Net Lettable Area

337,913
(Sq ft)



Occupancy
(for FY23/24)

54.8
(%)



% of Portfolio
(By Valuation)

0.6
(%)



1 2A Changi North Street 2



2 26 Woodlands Loop



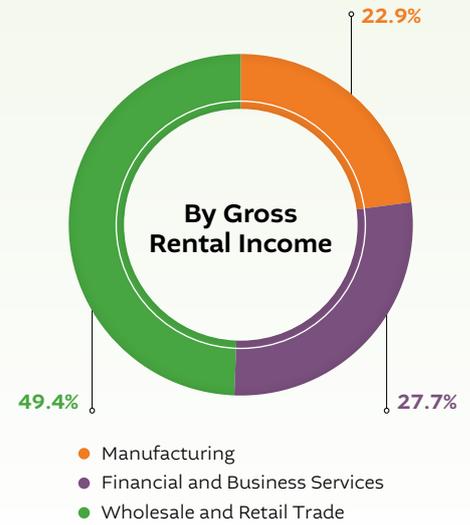
3 45 Ubi Road 1

Top Five Tenants in Light Industrial Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2024)
Skechers Singapore Pte.Ltd.	45 Ubi Road 1	General Wholesale Trade and Services	0.1%
ETLA Limited	2A Changi North Street 2	Precision Engineering, Electrical, Machinery and Transportation Products	0.1%
Centurion Corporation Limited	45 Ubi Road 1	Financial Services	0.1%
Westcon Group Pte. Ltd.	45 Ubi Road 1	Wholesale of Machinery, Equipment and Supplies	0.0%
Exedy Singapore Pte. Ltd.	45 Ubi Road 1	Wholesale of Machinery, Equipment and Supplies	0.0%



Tenant Business Sector



Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ^{1,2}	Remaining Term of Lease ^{1,2}	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price S\$'000	Valuation as at 31/03/2023 S\$'000	Valuation as at 31/03/2024 S\$'000	Gross Revenue for FY23/24 S\$'000	Average Occupancy Rate for FY23/24 %
1.	2A Changi North Street 2	28/05/2014	30+30 years	37 years	2A Changi North Street 2 Singapore	67,845	65,478	12,000 ³	10,900	10,900	738	86.9
2.	26 Woodlands Loop	21/10/2010	30+30 years	31 years	26 Woodlands Loop Singapore	155,818	149,096	21,900	25,300	25,300	128	4.3
3.	45 Ubi Road 1	21/10/2010	30+30 years	29 years	45 Ubi Road 1 Singapore	150,610	123,339	23,500	17,000	17,000	2,664	98.8
Subtotal Light Industrial Buildings						374,273	337,913	57,400	53,200	53,200	3,530	54.8⁴

¹ Refers to the tenure of underlying land.

² Remaining term of lease includes option to renew the land leases.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the aggregate occupancy for the property segment.