

PRESS RELEASE

Mapletree Industrial Trust Delivers 1.5% Year-on-Year Growth for 2QFY24/25 Distribution per Unit

- Robust operational performance with higher average Overall Portfolio occupancy quarter-on-quarter and positive rental revisions in Singapore
- Acquisition of a freehold property in West Tokyo offers future redevelopment opportunity into a new data centre

29 October 2024 – Mapletree Industrial Trust Management Ltd., as manager (the “Manager”) of Mapletree Industrial Trust (“MIT”), wishes to announce that MIT’s distribution per Unit (“DPU”) for the Second Quarter Financial Year 2024/2025 from 1 July 2024 to 30 September 2024 (“2QFY24/25”) rose by 1.5% year-on-year to 3.37 cents.

Financial Results of MIT for 2Q & 1HFY24/25

	2QFY24/25	2QFY23/24	↑/(↓)%	1HFY24/25	1HFY23/24	↑/(↓)%
Gross revenue (S\$'000)	181,445	174,118	4.2	356,724	344,746	3.5
Property expenses (S\$'000)	(46,934)	(45,558)	3.0	(89,676)	(85,342)	5.1
Net property income (S\$'000)	134,511	128,560	4.6	267,048	259,404	2.9
Distribution to Unitholders (S\$'000)	95,829 ¹	94,072 ^{2,3}	1.9	193,083 ¹	187,813 ^{2,3,4,5}	2.8
No. of units in issue ('000)	2,843,590*	2,833,484	0.4	2,843,590*	2,833,484	0.4
DPU (cents)	3.37 ¹	3.32 ^{2,3}	1.5	6.80 ¹	6.71 ^{2,3,4,5}	1.3

* Includes new units issued pursuant to the Distribution Reinvestment Plan.

¹ Includes the distribution of net divestment gain of S\$13.4 million from 115A & 115B Commonwealth Drive over four quarters from 1QFY24/25 to 4QFY24/25.

² Includes the distribution of compensation received for compulsory acquisition of part of the land at 2 and 4 Loyang Lane of S\$2.1 million, which was withheld in 3QFY21/22, over two quarters from 2QFY23/24 to 3QFY23/24.

³ Includes the distribution of net divestment gain of S\$4.2 million from 65 Tech Park Crescent over two quarters from 2QFY23/24 to 3QFY23/24. 65 Tech Park Crescent was divested on 20 July 2017.

⁴ Includes the distribution of net divestment gain of S\$15.7 million from 26A Ayer Rajah Crescent over eight quarters from 2QFY21/22 to 1QFY23/24.

⁵ Includes the distribution of tax-exempt income of S\$6.6 million withheld in 4QFY19/20 over three quarters from 3QFY22/23 to 1QFY23/24.

Mapletree Industrial Trust Management Ltd.

10 Pasir Panjang Road #13-01 Mapletree Business City, Singapore 117438
tel (65) 6377 6111 fax (65) 6273 8607 www.mapletreeindustrialtrust.com
Co. Reg. No. 201015667D

Gross revenue and net property income for 2QFY24/25 rose by 4.2% and 4.6% year-on-year to S\$181.4 million and S\$134.5 million respectively. The increase was driven by revenue contributions from the data centre in Osaka, Japan (the “Osaka Data Centre”) acquired on 28 September 2023 and new leases and renewals across various property clusters.

The Distribution to Unitholders for 2QFY24/25 increased by 1.9% year-on-year to S\$95.8 million. The higher net property income was partially offset by higher borrowing costs in relation to the Osaka Data Centre. DPU for 2QFY24/25 increased by 1.5% year-on-year to 3.37 cents.

For the First Half Financial Year 2024/2025 from 1 April 2024 to 30 September 2024 (“1HFY24/25”), the Distribution to Unitholders and DPU were S\$193.1 million and 6.80 cents respectively.

Ms Ler Lily, Chief Executive Officer of the Manager, said, “Despite the challenging macroeconomic environment, MIT’s portfolio demonstrated resilience with higher occupancies and positive rental revisions. We continue to pursue strategic acquisitions and divestments of non-core assets to reshape MIT’s portfolio of assets for higher value use. This is underscored by MIT’s acquisition of a freehold property in West Tokyo, which offers potential redevelopment opportunity into a new data centre.”

Robust Operational Performance

Average Overall Portfolio occupancy for 2QFY24/25 increased to 92.9% from 91.9% in the preceding quarter. This was mainly attributed to the full quarter effect of the lease commencement of Vanderbilt University Medical Center at 402 Franklin Road, Brentwood. Consequently, the North American Portfolio recorded a higher average occupancy rate of 90.9% in 2QFY24/25 from 87.8% in 1QFY24/25. Average Singapore Portfolio occupancy increased marginally to 93.7% in 2QFY24/25 from 93.6% in the preceding quarter.

The weighted average rental revision rate across all property segments in Singapore was about 10.7%.

Addition of a Freehold Property with Potential Redevelopment into a New Data Centre

On 30 September 2024, MIT announced the proposed acquisition of a freehold mixed-use facility in Tokyo, Japan (the “Property”) through the purchase of the trust beneficial interest at a purchase consideration of JPY14.5 billion⁶ (the “Tokyo Acquisition”). The addition of this freehold property will enhance MIT’s geographical and income diversification. Its strategic location in West Tokyo, a key data centre cluster in Greater Tokyo, will also present a future redevelopment opportunity into a new data centre that benefits from the robust demand for data centres as well as with the tight supply in Japan and limited development opportunities in West Tokyo.

The Property is fully leased to an established Japanese conglomerate. With a weighted average lease to expiry of approximately five years⁷, the Property offers stable cash flow. The Tokyo Acquisition was completed on 29 October 2024.

Distribution Reinvestment Plan

The cash retained of approximately S\$16.6 million from the distribution reinvestment plan (“DRP”) for 1QFY24/25 distribution was utilised to pare down loans. This represented a take-up rate of 17.7%. The DRP will continue to be applied for the 2QFY24/25 distribution to strengthen MIT’s balance sheet and accord MIT with the financial flexibility to pursue growth opportunities.

Outlook

Global growth was expected to remain steady at 3.2% in 2024 and 2025⁸. Numerous risks such as the escalation of trade tensions and persistent inflation remain.

Increasing property operating expenses and elevated borrowing costs continue to exert pressure on distributions. The Manager will adopt cost-mitigating measures and focus on

⁶ Under the conditional trust beneficiary interest purchase and share agreement with Nagayama Tokutei Mokuteki Kaisha, an unrelated third party vendor, MIT will be acquiring an effective economic interest of 98.47% in the Property.

⁷ The current lease with the tenant is a traditional regular lease (*futsu-tatemono-chintaishaku*) with an option to renew exercisable by the tenant.

⁸ Source: International Monetary Fund, World Economic Outlook Update, October 2024.

tenant retention to maintain a stable portfolio occupancy level as well as prudent capital management to balance the risks and costs in the uncertain macroeconomic environment.

Distribution to Unitholders

Unitholders can expect to receive their quarterly DPU for the period from 1 July 2024 to 30 September 2024 in cash or DRP units on 18 December 2024. The closure of MIT's transfer books and register of Unitholders will be at 5.00pm on 7 November 2024.

For further information, please contact:

Mapletree Industrial Trust Management Ltd.

CHENG Mui Lian
Senior Manager, Investor Relations and
Sustainability
Tel: +65 6377 4536
Email: cheng.muilian@mapletree.com.sg

Melissa TAN
Director, Investor Relations and
Sustainability
Tel: +65 6377 6113
Email: melissa.tanhl@mapletree.com.sg

Website: www.mapletreeindustrialtrust.com

About Mapletree Industrial Trust

Mapletree Industrial Trust is a real estate investment trust (“REIT”) listed on the Main Board of Singapore Exchange. Its principal investment strategy is to invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.

As at 30 September 2024, MIT’s total assets under management was S\$8.9 billion, which comprised 56 properties in North America (including 13 data centres held through the joint venture with Mapletree Investments Pte Ltd), 83 properties in Singapore and one property in Japan. MIT’s property portfolio includes Data Centres, Hi-Tech Buildings, Business Park Buildings, Flatted Factories, Stack-up/Ramp-up Buildings and Light Industrial Buildings.

MIT is managed by Mapletree Industrial Trust Management Ltd. and sponsored by Mapletree Investments Pte Ltd.

About Mapletree Industrial Trust Management Ltd.

Mapletree Industrial Trust Management Ltd. is the manager of MIT. It manages MIT’s assets and liabilities for the benefit of the Unitholders, sets MIT’s strategic directions and provides recommendations on the acquisition, divestment, development and/or enhancement of MIT’s assets in accordance with MIT’s investment strategy. Employing proactive asset management, value-creating investment management and prudent capital management strategies, Mapletree Industrial Trust Management Ltd. seeks to deliver sustainable and growing returns for Unitholders. Mapletree Industrial Trust Management Ltd. is a wholly-owned subsidiary of Mapletree Investments Pte Ltd.

About Mapletree Investments Pte Ltd

Headquartered in Singapore, Mapletree Investments Pte Ltd (“MIPL”) is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, MIPL has established a track record of award-winning projects, and delivers consistently attractive returns across real estate asset classes.

As at 31 March 2024, MIPL owns and manages S\$77.5 billion of office, retail, logistics, industrial, data centre, residential and student accommodation properties. MIPL currently manages three Singapore-listed REIT and nine private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom and the United States.

MIPL’s assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the United Kingdom, the United States and Vietnam. To support its global operations, MIPL has established an extensive network of offices in these countries.