

Unit Price Performance

Unit Price Performance FY14/15 (1 April 2014 to 31 March 2015)

MCT's unit price registered a strong performance in FY14/15. The closing price of S\$1.60 on 31 March 2015 represented a 31.1% increase above the closing price of S\$1.22 on 31 March 2014.

MCT's unit price out-performed the FTSE Straits Times and FTSE Straits Time REIT indices, which rose 12.1% and 8.1% respectively.

Unit Price Performance FY14/15

Price as at 31 March 2014	S\$1.22
Highest closing price	S\$1.60
Lowest closing price	S\$1.215
Last done on 31 March 2015	S\$1.60

Return on Investment in MCT for FY14/15 (based on unit price of S\$1.22 as at 31 March 2014)

Total Return ¹	37.7%
Capital Appreciation ²	31.1%
Annualised Distribution Yield ³	6.6%

Trading volume FY14/15

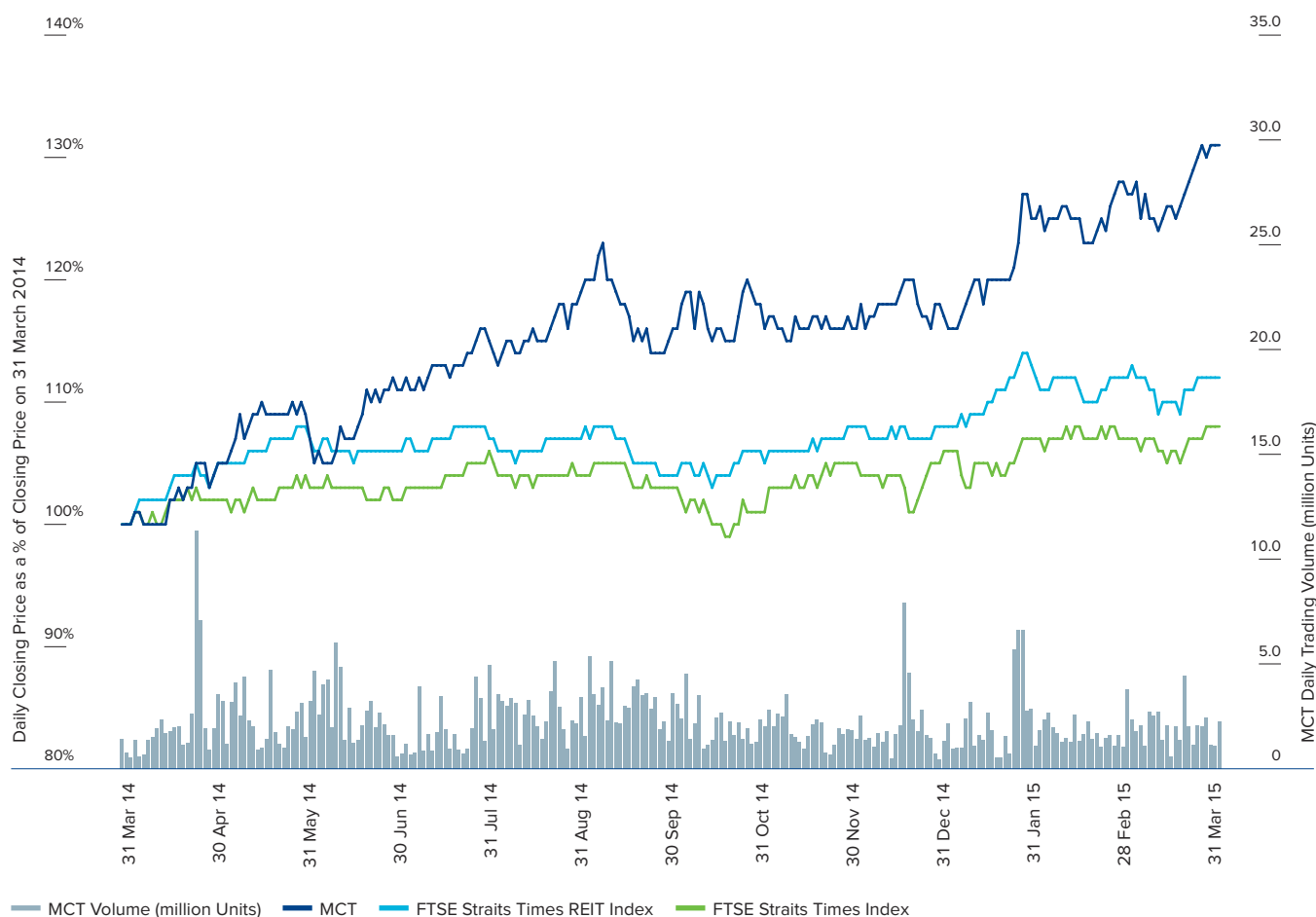
Total Trading Volume (million units)	562.5
Average daily trading volume (million units)	2.24

1 Sum of capital appreciation and distributions for the period over unit price of S\$1.22 as at 31 March 2014.

2 Based on unit price of S\$1.22 on 31 March 2014 and closing unit price of S\$1.60 on 31 March 2015.

3 Based on total actual DPU of 8.0 cents paid for the period from 1 April 2014 to 31 March 2015, over unit price of S\$1.22 as at 31 March 2014.

MCT Unit Price Performance and Volume (31 March 2014 to 31 March 2015)



Unit Price Performance (from IPO to 31 March 2015)

MCT's unit price increased 81.8% from the IPO price of S\$0.88. Over the same period, the FTSE ST REIT Index was up 20.9% while the FTSE Straits Times Index was up 8.3%.

Return on Investment in MCT (based on IPO price of S\$0.88)

Total Return ¹ (Listing Date of 27 April 2011 to 31 March 2015)	112.6%
Capital Appreciation ²	81.8%
Total Distributions Paid ³	30.8%

1 Sum of capital appreciation and distributions for the period over IPO price of S\$0.88.

2 Based on IPO price of S\$0.88 and closing unit price of S\$1.60 on 31 March 2015.

3 Based on total actual DPU of 27.13 cents declared for the period from 27 April 2011 to 31 March 2015.

MCT Unit Price Performance and Volume (Listing Date to 31 March 2015)



MCT is a constituent of these key indices

Bloomberg World Index
Bloomberg World REIT Index
Bloomberg Asia Real Estate Investment Trust Index
FTSE EPRA/NAREIT Global Index
FTSE EPRA/NAREIT Global REIT Index
FTSE Global All Cap Index
FTSE Straits Times REIT Index

FTSE Straits Times Mid-Cap Index
FTSE Straits Times All-Share Index
MSCI Singapore Small Cap Index
S&P Global BMI Index
S&P Developed Property Index
S&P Developed REIT Index
S&P Developed MidSmall Cap Index