

FLATTED FACTORIES

Top Five Tenants in Flatted Factories

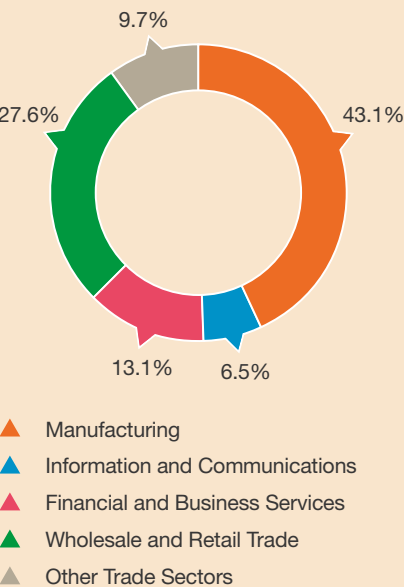
No	Tenant	Property/ Cluster Name	Tenant Trade Sector	% of Gross Monthly Rental Income (as at 31 March 2013)
1	Celestica Electronics (S) Pte. Ltd.	Serangoon North / Woodlands Central	Manufacture of Computer, Electronic and Optical Products	1.8
2	HGST Singapore Pte. Ltd.	Kaki Bukit	Manufacture of Computer, Electronic and Optical Products	1.7
3	Kulicke & Soffa Pte. Ltd.	Serangoon North	Manufacture of Precision Engineering, Machinery and Transportation Products	1.2
4	Breadtalk Pte. Ltd.	Kampong Ampat	Wholesale of Food and Beverages	0.7
5	Life Technologies Holdings Pte. Ltd.	Woodlands Central	Other Industries including Education, Health and Social Services	0.6

Flatted Factories

Flatted Factories comprise multi-tenanted high-rise 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/unloading areas and cargo lifts. Selected Flatted Factories enjoy amenity centres located within the cluster.

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

Tenant Business Sector (by Gross Rental Income)



Key Statistics (as at 31 March 2013)

Number of Properties	65 (grouped into 27 clusters ¹)
Gross Floor Area	12,727,529 sq ft
Number of Tenants	1,957
Gross Revenue (for FY12/13)	S\$167.0 million
Occupancy (for FY12/13)	94.4%
Valuation	S\$1,727.9 million
% of Portfolio (by Valuation)	60.0%

¹ A property "cluster" consists of one or more individual buildings situated on the same land lot or adjoining land lots.

Flatted Factory,
Kaki Bukit

▲ Flatted Factory, Kallang Basin 4

Detailed Property Information

Description of property	Acquisition date	Term of lease ²	Remaining term of lease ²	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/12 S\$'000	Valuation as at 31/03/13 S\$'000	Gross revenue for FY12/13 S\$'000	Average Occupancy Rate for FY12/13 %
Chai Chee Lane	26/08/2011	60 years	58 years	510, 512 & 514 Chai Chee Lane Singapore	973,647	789,151	133,300	136,350	142,670	8,844	88.0
Changi North	01/07/2008	60 years	55 years	11 Changi North Street 1 Singapore	121,278	73,553	18,200	19,720	19,860	1,801	99.3
Kaki Bukit	01/07/2008	60 years	55 years	2,4,6,8 & 10 Kaki Bukit Avenue 1 Singapore	1,341,959	960,155	147,600	168,610	179,500	16,617	97.9
Kallang Basin 1	26/08/2011	20 years	18 years	5 & 7 Kallang Place Singapore	190,663	133,343	23,200	22,110	22,150	2,436	98.6
Kallang Basin 2	26/08/2011	20 years	18 years	9 & 11 Kallang Place Singapore	366,234	251,417	44,500	41,320	41,380	4,340	98.2
Kallang Basin 3	26/08/2011	30 years	28 years	16 Kallang Place Singapore	504,315	407,083	74,000	73,480	73,570	6,211	93.3
Kallang Basin 4	01/07/2008	33 years	28 years	26, 26A, 28 & 30 Kallang Place Singapore	573,958	383,226	50,000	68,110	71,490	7,735	97.7
Kallang Basin 5	01/07/2008	33 years	28 years	19,21 & 23 Kallang Avenue Singapore	442,422	281,129	44,300	50,210	52,750	5,745	93.7
Kallang Basin 6	01/07/2008	33 years	28 years	25 Kallang Avenue Singapore	312,694	208,240	30,900	35,720	39,040	4,259	96.1
Kampong Ampat	01/07/2008	60 years	55 years	171 Kampong Ampat Singapore	456,708	294,841	60,300	69,770	80,540	8,502	99.3
Kampong Ubi	26/08/2011	60 years	58 years	3014A, 3014B & 3015A Ubi Road 1 Singapore	723,427	535,901	125,300	117,500	119,470	8,507	93.7
Kolam Ayer 1	01/07/2008	43 years	38 years	8, 10 & 12 Lorong Bakar Batu Singapore	478,901	339,706	49,300	58,060	62,610	6,218	92.6
Kolam Ayer 2	01/07/2008	43 years	38 years	155, 155A & 161 Kallang Way Singapore	506,726	349,610	46,100	54,350	59,480	6,364	92.1
Kolam Ayer 5	01/07/2008	43 years	38 years	1,3 & 5 Kallang Sector Singapore	670,586	447,410	71,900	73,360	78,510	7,620	86.8
Loyang 1	01/07/2008	60 years	55 years	30 Loyang Way Singapore	524,842	379,348	29,000	49,430	53,740	5,549	96.6
Loyang 2	01/07/2008	60 years	55 years	2,4 & 4A Loyang Lane Singapore	324,253	236,388	16,800	29,110	30,270	3,513	99.4

Detailed Property Information

Description of property	Acquisition date	Term of lease ²	Remaining term of lease ²	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/12 S\$'000	Valuation as at 31/03/13 S\$'000	Gross revenue for FY12/13 S\$'000	Average Occupancy Rate for FY12/13 %
Redhill 1	01/07/2008	30 years	25 years	1001, 1001A & 1002 Jalan Bukit Merah Singapore	420,184	312,539	41,500	50,760	55,040	6,172	95.8
Redhill 2	01/07/2008	30 years	25 years	1003 & 3752 Bukit Merah Central Singapore	307,657	220,476	37,500	43,670	48,690	5,415	96.1
Serangoon North	01/07/2008	60 years	55 years	6 Serangoon North Avenue 5 Singapore	784,534	588,774	129,900	148,550	149,720	16,708	98.8
Tanglin Halt	01/07/2008	56 years	51 years	115A/B Commonwealth Drive Singapore	242,384	171,688	28,900	36,310	36,420	3,708	100.0
Telok Blangah	01/07/2008	60 years	55 years	1160, 1200 & 1200A Depot Road Singapore	437,266	285,245	44,000	51,980	52,610	5,112	92.7
Tiong Bahru 1	01/07/2008	30 years	25 years	1090 Lower Delta Road Singapore	159,835	110,574	14,500	18,130	18,180	2,184	99.9
Tiong Bahru 2	01/07/2008	30 years	25 years	1080,1091,1091A, 1092 & 1093 Lower Delta Road Singapore	465,554	341,671	45,800	56,170	59,640	6,818	96.2
Toa Payoh North 1	01/07/2008	30 years	25 years	970, 978, 988 & 998 Toa Payoh North Singapore	503,327	341,976	43,400	55,940	65,580	6,700	97.5
Toa Payoh North 2	01/07/2008	30 years	25 years	1004 Toa Payoh North Singapore	167,186	108,665	13,700	18,240	19,130	2,271	99.5
Toa Payoh North 3	01/07/2008	30 years	25 years	1008 & 1008A Toa Payoh North Singapore	192,320	137,120	16,400	22,140	22,530	2,678	96.7
Woodlands Central	01/07/2008	60 years	55 years	33 & 35 Marsiling Ind Estate Road 3 Singapore	534,669	349,227	39,400	49,130	73,330	4,929	76.0
Subtotal Flatted Factories					12,727,529	9,038,456	1,419,700	1,618,230	1,727,900	166,956	94.4 ⁴

² Refers to the tenure of underlying land.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the aggregate occupancy for the property type.

BUSINESS PARK BUILDINGS

Top Five Tenants in Business Park Buildings

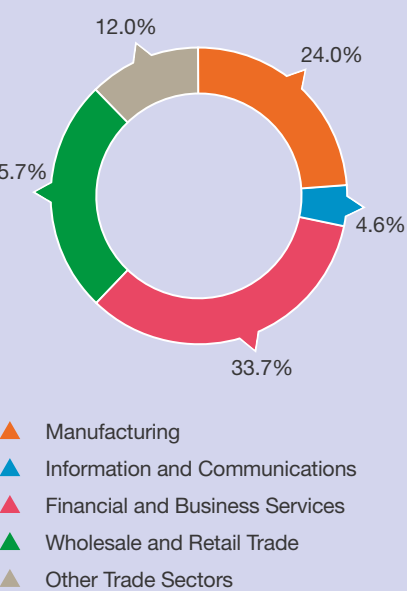
No	Tenant	Property/ Cluster Name	Tenant Trade Sector	% of Gross Monthly Rental Income (as at 31 March 2013)
1	Credit Suisse AG	The Signature	Financial and Insurance Activities	4.5
2	Johnson & Johnson Pte. Ltd.	The Strategy	Manufacture of Pharmaceuticals and Biological Products	2.2
3	Dell Global B.V. (Singapore Branch)	The Strategy	Wholesale of Machinery, Equipment and Supplies	1.5
4	Sony Electronics (Singapore) Pte. Ltd.	The Strategy	Manufacture of Precision Engineering, Machinery and Transportation Products	1.3
5	Lucasfilm Animation Company Singapore B.V.	The Signature	Business Services: Professional, Scientific and Technical Activities	1.0

Business Park Buildings

Business Park Buildings are multi-tenanted high-rise buildings within a landscaped environment. Fitted with air-conditioned lift lobbies and common areas, each unit can be customised to meet the requirements of tenants. Suitable businesses include non-pollutive industries and businesses that engage in high technology, research and development, high value-added and knowledge intensive activities. Tenants in business park buildings are provided with basic security features.

Business Park Buildings are located within a government identified zone called “Business Park”. Each Business Park zone accommodates various amenities and facilities such as food and beverage outlets, fitness centres, convenience outlets and childcare centres. Business Park Buildings are served by good public transportation network and well-connected to major roads and expressways.

Tenant Business Sector (by Gross Rental Income)



Key Statistics (as at 31 March 2013)

Number of Properties	3
Gross Floor Area	1,675,535 sq ft
Number of Tenants	112
Gross Revenue (for FY12/13)	S\$51.1 million
Occupancy (for FY12/13)	92.0%
Valuation	S\$515.6 million
% of Portfolio (by Valuation)	17.9%

Detailed Property Information

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 31/03/12 S\$'000	Valuation as at 31/03/13 S\$'000	Gross revenue for FY12/13 S\$'000	Average Occupancy Rate for FY12/13 %
The Signature	01/07/2008	60 years	55 years	51 Changi Business Park Central 2 Singapore	505,133	358,020	98,500	130,820	133,860	16,904	97.1
The Strategy	01/07/2008	60 years	55 years	2 International Business Park Singapore	725,171	575,291	213,900	254,950	268,390	23,693	94.4
The Synergy	01/07/2008	60 years	55 years	1 International Business Park Singapore	445,231	282,074	91,000	113,150	113,340	10,471	80.6
Subtotal Business Park Buildings					1,675,535	1,215,385	403,400	498,920	515,590	51,068	92.0 ³

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 type.

Business Park Building,
The Signature

STACK-UP/ RAMP-UP BUILDINGS

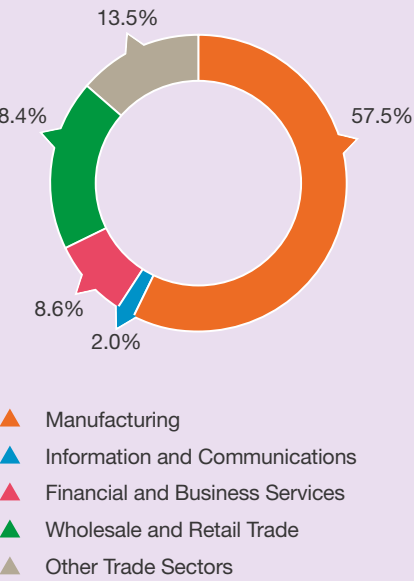
Top Five Tenants in Stack-up/Ramp-up Buildings				
No	Tenant	Property/ Cluster Name	Tenant Trade Sector	% of Gross Monthly Rental Income (as at 31 March 2013)
1	Univac Precision Engineering Pte. Ltd.	Woodlands Spectrum	Manufacture of Precision Engineering, Machinery and Transportation Products	0.7
2	Arvato Digital Services Pte. Ltd.	Woodlands Spectrum	Manufacture of Computer, Electronic and Optical Products	0.5
3	Ila Technologies Pte. Ltd.	Woodlands Spectrum	Manufacture of Computer, Electronic and Optical Products	0.4
4	MClean Technologies Pte. Ltd.	Woodlands Spectrum	Other Industries including Education, Health and Social Services	0.3
5	RED Equipment Pte. Ltd.	Woodlands Spectrum	Wholesale of Machinery, Equipment and Supplies	0.3

Stack-up/Ramp-up Buildings

MIT's Stack-up/Ramp-up Buildings are multi-storey developments, which are designed to serve a wide range of industrial activities. The principal activities carried out are manufacturing of products like dies, moulds, tools and machinery related to precision engineering, manufacturing of machinery, electronics and electrical products such as semiconductor assembly and testing equipment as well as manufacturing of commodities (e.g. plastics, paper and metal products).

Each unit within the six-storey stack-up buildings is a standalone factory with its own dedicated loading area and car park lots. The eight-storey ramp-up building is designed such that each level of the building is similar to a typical Flatted Factory's ground floor with units located next to each other. Most units have its own exclusive loading and unloading area.

Tenant Business Sector (by Gross Rental Income)



Key Statistics (as at 31 March 2013)

Number of Properties	7 (grouped into 1 cluster ¹)
Gross Floor Area	3,703,171 sq ft
Number of Tenants	151
Gross Revenue (for FY12/13)	S\$38.0 million
Occupancy (for FY12/13)	98.6%
Valuation	S\$392.9 million
% of Portfolio (by Valuation)	13.6%
¹ A property "cluster" consists of one or more individual buildings situated on the same land lot or adjoining land lots.	

Detailed Property Information

Description of property	Acquisition date	Term of lease ²	Remaining term of lease ²	Location	GFA (sq ft)	NLA ³ (sq ft)	Purchase Price ⁴ S\$'000	Valuation as at 31/03/12 S\$'000	Valuation as at 31/03/13 S\$'000	Gross revenue for FY12/13 S\$'000	Average Occupancy Rate for FY12/13 %
Woodlands Spectrum	01/07/2008	60 years	55 years	201,203,205,207,209 & 211 Woodlands Avenue 9 and 2 Woodlands Sector 1 Singapore	3,703,171	3,024,955	265,000	366,430	392,920	38,045	98.6
Subtotal Stack-up/Ramp-up Buildings					3,703,171	3,024,955	265,000	366,430	392,920	38,045	98.6

² Refers to the tenure of underlying land.
³ NLA excludes long strata leases at Woodlands Spectrum.
⁴ Excludes stamp duties and other acquisition related costs.

Stack-up/Ramp-up Building,
Woodlands Spectrum

LIGHT INDUSTRIAL BUILDINGS

Top Five Tenants in Light Industrial Buildings

No	Tenant	Property/ Cluster Name	Tenant Trade Sector	% of Gross Monthly Rental Income (as at 31 March 2013)
1	Tata Communications International Pte. Ltd.	Tata Communications Exchange	InfoComm : Telecommunications	3.5
2	Centurion Corporation Limited	45 Ubi Road 1	Financial and Insurance Activities	0.6
3	Starhub Ltd.	19 Tai Seng Drive	InfoComm : Telecommunications	0.6
4	Cal-Comp Precision (Singapore) Limited	19 Changi South Street 1	Business Services: Administrative and Support Service Activities	0.5
5	Metech International Limited ¹	65 Tech Park Crescent	Business Services: Administrative and Support Service Activities	0.4

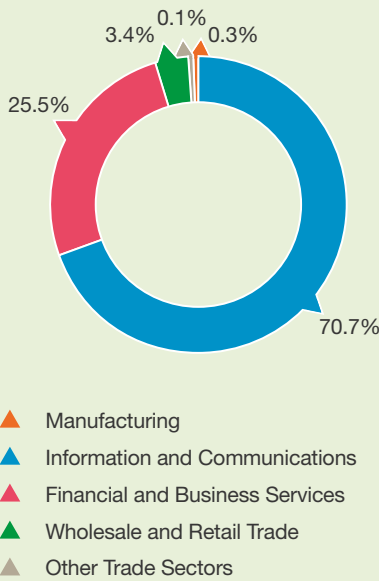
¹ The company was formerly known as Centillion Environment & Recycling Limited and changed its name to Metech International Limited in May 2012.

Light Industrial Buildings

MIT's Light Industrial Buildings consist of medium to high rise developments. They are located in central locations or in areas with good access to other parts of Singapore via the major expressways.

Each building is occupied by an anchor tenant who is involved in a light industrial activity such as precision engineering, multimedia manufacturing or data centre operations. The tenants include multinational corporations and Singapore-listed companies who are committed to long term leases with built-in rent escalations.

Tenant Business Sector (by Gross Rental Income)



Key Statistics (as at 31 March 2013)

Number of Properties	7 ²
Gross Floor Area	754,287 sq ft
Number of Tenants	9
Gross Revenue (for FY12/13)	S\$17.2 million
Occupancy (for FY12/13)	100.0%
Valuation	S\$215.1 million
% of Portfolio (by Valuation)	7.5%

² Includes 26 Woodlands Loop, which is a Property comprising three individual buildings.

Detailed Property Information

Description of property	Acquisition date	Term of lease ³	Remaining term of lease ^{3,4}	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price S\$'000	Valuation as at 31/03/12 S\$'000	Valuation as at 31/03/13 S\$'000	Gross revenue for FY12/13 S\$'000	Average Occupancy Rate for FY12/13 %
19 Changi South Street 1	21/10/2010	30+30 years	44 years	19 Changi South Street 1 Singapore	74,900	74,900	12,400	13,220	13,800	1,240	100.0
19 Tai Seng Drive	21/10/2010	30+30 years	38 years	19 Tai Seng Drive Singapore	92,641	92,641	13,700	14,290	14,720	1,574	100.0
Tata Communications Exchange	21/10/2010	30+30 years	56 years	35 Tai Seng Street Singapore	172,945	144,295	95,000	96,030	95,560	9,968	100.0
65 Tech Park Crescent	21/10/2010	60 years	40 years	65 Tech Park Crescent Singapore	107,373	107,373	13,200	13,960	14,080	1,024	100.0
45 Ubi Road 1	21/10/2010	30+30 years	40 years	45 Ubi Road 1 Singapore	150,610	150,610	23,500	24,660	24,670	1,654	100.0
26 Woodlands Loop	21/10/2010	30+30 years	42 years	26 Woodlands Loop Singapore	155,818	149,096	21,900	23,270	25,480	1,764	100.0
23A Serangoon North Avenue 5 (Property under Development)	-	30+28.5 years	58 years	23A Serangoon North Avenue 5 Singapore	-	-	-	-	26,820	-	-
Subtotal Light Industrial Buildings					754,287	718,915	179,700	185,430	215,130	17,224	100.0 ⁵

³ Refers to the tenure of underlying land.

⁴ Remaining term of lease includes option for MSIT to renew the land leases.

⁵ Refers to the aggregate occupancy for the property type.

Light Industrial Building,
Tata Communications Exchange

WAREHOUSE

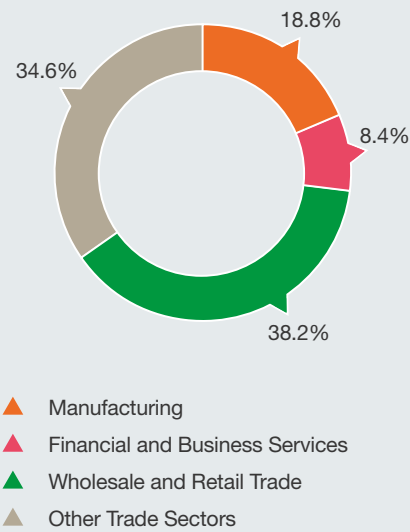
Top Five Tenants in Warehouse				
No	Tenant	Property/ Cluster Name	Tenant Trade Sector	% of Gross Monthly Rental Income (as at 31 March 2013)
1	Tech-Log Services International Pte. Ltd.	Clementi West	Transportation and Storage	0.1
2	Mirar Laboratories Pte. Ltd.	Clementi West	Other Industries including Education, Health and Social Services	0.1
3	Princeton Pharmacy (S) Private Limited	Clementi West	Retail Trade: Pharmacies	0.1
4	Comtech Oil Separator and Plate Heat Exchangers Spares Pte. Ltd.	Clementi West	General Wholesale Trade and Services	0.1
5	Teo Soon Kiat trading as Soon Kiat Furniture Industry Trading	Clementi West	Manufacture of Furniture, Printing, Recorded Media and Essential Products	0.1



Warehouse

MIT's only warehouse is located in the Western part of Singapore. The warehouse facility is equipped with loading and docking bays for the storage and distribution of goods and merchandise.

Tenant Business Sector (by Gross Rental Income)



Key Statistics (as at 31 March 2013)

Number of Properties	1
Gross Floor Area	251,038 sq ft
Number of Tenants	26
Gross Revenue (for FY12/13)	S\$3.1 million
Occupancy (for FY12/13)	82.2%
Valuation	S\$28.3 million
% of Portfolio (by Valuation)	1.0%

Detailed Property Information

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 31/03/12 S\$'000	Valuation as at 31/03/13 S\$'000	Gross revenue for FY12/13 S\$'000	Average Occupancy Rate for FY12/13 %
Clementi West	01/07/2008	30 years	25 years	1 Clementi Loop Singapore	251,038	212,740	22,200	27,500	28,330	3,140	82.2
Subtotal Warehouse					251,038	212,740	22,200	27,500	28,330	3,140	82.2

¹ Refers to the tenure of underlying land.
² Excludes stamp duties and other acquisition related costs.

PROPERTY PORTFOLIO

AT A GLANCE

Flatted Factories



01 Chai Chee Lane



02 Changi North



03 Kaki Bukit



16 Loyang 2



17 Redhill 1



18 Redhill 2



04 Kallang Basin 1



05 Kallang Basin 2



06 Kallang Basin 3



19 Serangoon North



20 Tanglin Halt



21 Telok Blangah



07 Kallang Basin 4



08 Kallang Basin 5



09 Kallang Basin 6



22 Tiong Bahru 1



23 Tiong Bahru 2



24 Toa Payoh North 1



10 Kampong Ampat



11 Kampong Ubi



12 Kolam Ayer 1



25 Toa Payoh North 2



26 Toa Payoh North 3



27 Woodlands Central



13 Kolam Ayer 2



14 Kolam Ayer 5



15 Loyang 1

PROPERTY PORTFOLIO AT A GLANCE

Business Park Buildings



28 The Signature



29 The Strategy



30 The Synergy

Stack-up/Ramp-up Buildings



31 Woodlands Spectrum



32 19 Changi South Street 1



33 19 Tai Seng Drive

Light Industrial Buildings



34 Tata Communications Exchange



35 65 Tech Park Crescent



36 45 Ubi Road 1

Light Industrial Buildings



37 26 Woodlands Loop



38 23A Serangoon North Avenue 5

Warehouse



39 Clementi West