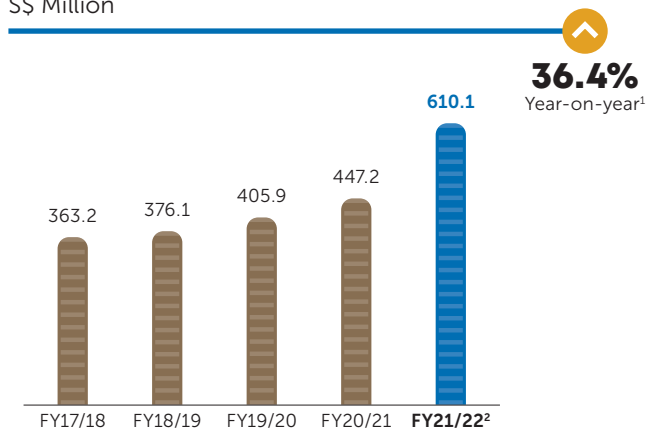


KEY HIGHLIGHTS

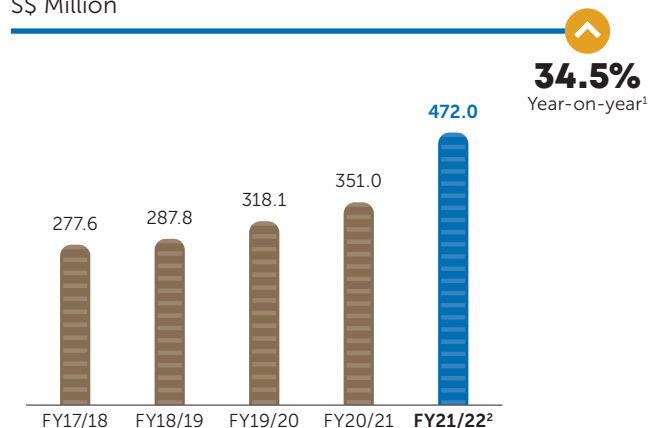
GROSS REVENUE

S\$ Million



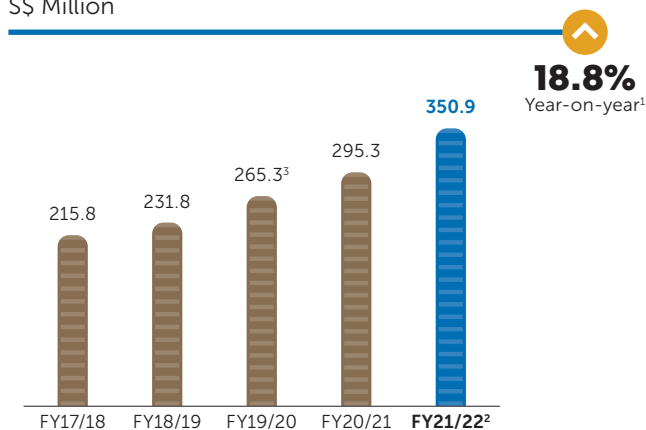
NET PROPERTY INCOME

S\$ Million



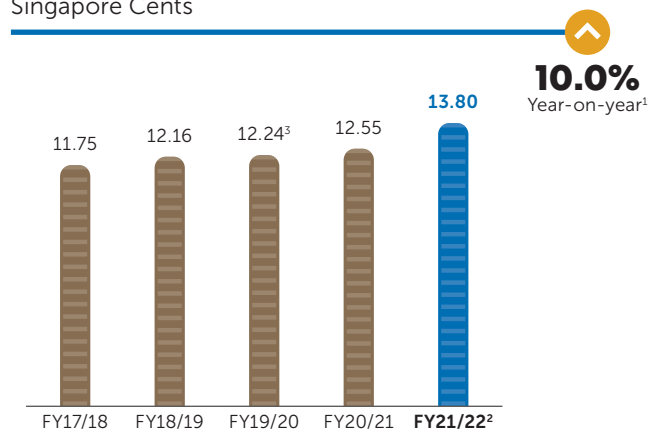
AMOUNT AVAILABLE FOR DISTRIBUTION TO UNITHOLDERS

S\$ Million



DISTRIBUTION PER UNIT

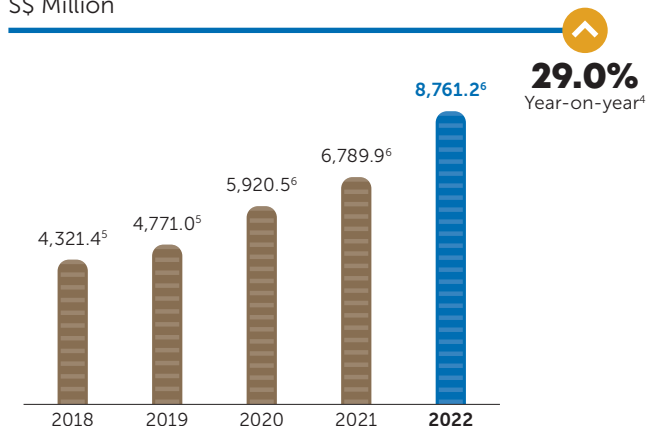
Singapore Cents



ASSETS UNDER MANAGEMENT

(As at 31 March)

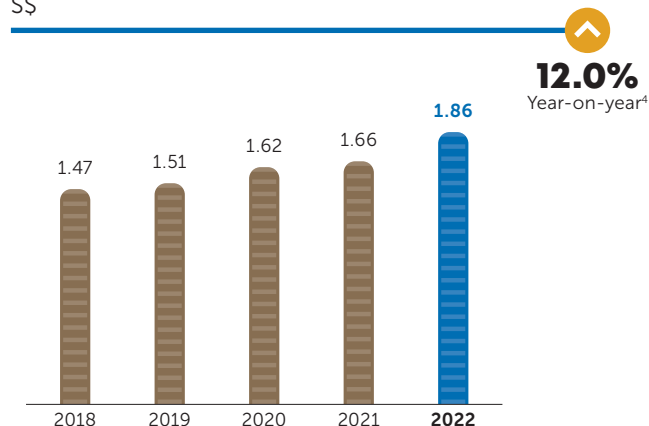
S\$ Million



NET ASSET VALUE PER UNIT

(As at 31 March)

S\$



¹ Refers to year-on-year comparison for FY21/22.

² FY21/22 denotes financial year 2021/2022 ended 31 March 2022.

³ Tax-exempt income of S\$6.6 million (equivalent to distribution per Unit ("DPU") of 0.30 Singapore cent) was withheld.

⁴ Refers to year-on-year comparison for 31 March 2022.

⁵ Includes MIT's proportionate interest in the joint ventures with the Sponsor.

⁶ Includes MIT's proportionate interest in the joint ventures with the Sponsor and right-of-use assets.

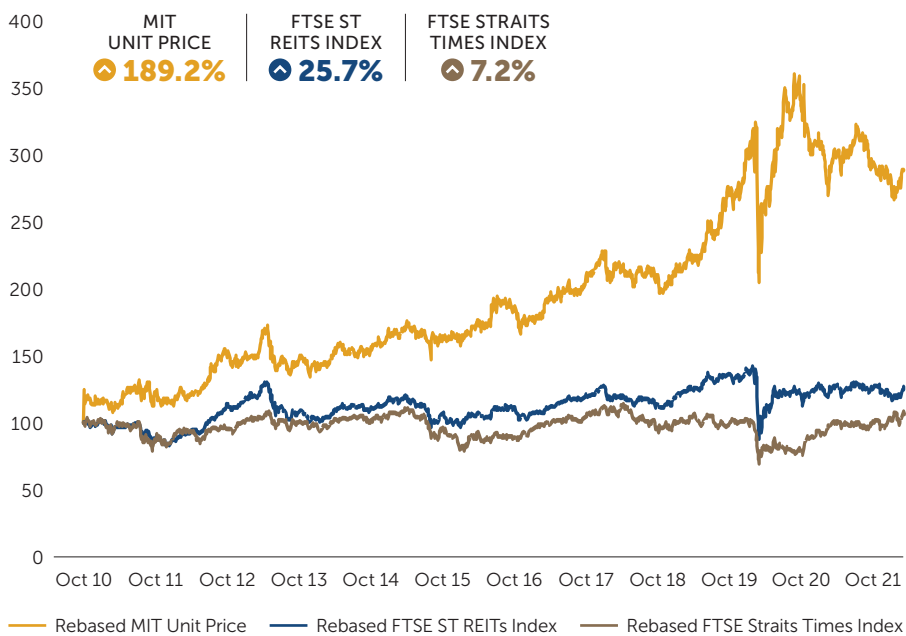
KEY INFORMATION

S\$ Million

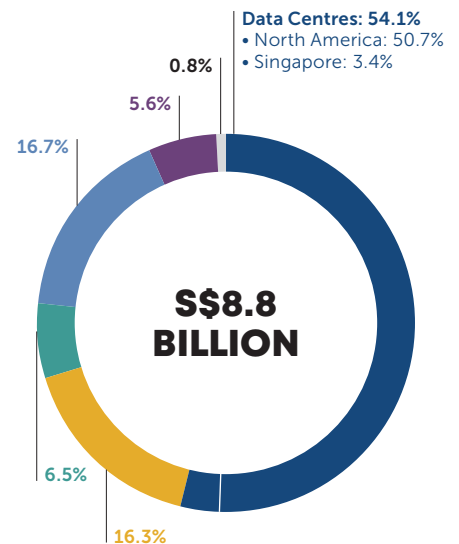
As at 31 March	2018	2019	2020	2021	2022
Total assets	4,154.3	4,607.1	5,187.9	6,391.6	8,480.0
Total borrowings outstanding	1,219.8	1,398.2	1,434.1	2,245.2	2,904.1
Unitholders' funds	2,780.1	3,047.5	3,560.1	3,895.0	4,977.1
Assets under management (including interests in joint ventures)	4,321.4	4,771.0	5,920.5	6,789.9	8,761.2

KEY FINANCIAL RATIOS

As at 31 March	2018	2019	2020	2021	2022
Aggregate leverage ratio ⁷ (%)	33.1	33.8	37.6	40.3	38.4
Average borrowing cost for financial year (%)	2.9	3.0	3.0	2.8	2.5
Weighted average tenor of debt (years)	3.3	4.4	4.7	3.6	3.8
Interest coverage ratio for financial year (times)	7.1	6.6	6.9	6.4	6.4
Adjusted interest coverage ratio for trailing 12 months (times)	7.1	6.6	6.9	6.4	5.7

COMPARATIVE TRADING PERFORMANCE SINCE LISTING⁸**ASSETS UNDER MANAGEMENT⁶**

As at 31 March 2022

**Assets Under Management by Geography**

• North America	50.7%
• Singapore	49.3%

- Data Centres
- Hi-Tech Buildings
- Business Park Buildings
- Flatted Factories
- Stack-up/Ramp-up Buildings
- Light Industrial Buildings

⁷ In accordance with Property Funds Guidelines, the aggregate leverage ratio includes proportionate share of aggregate leverage and deposited property values of joint ventures. As at 31 March 2022, the aggregate leverage including MIT's proportionate share of joint venture was S\$3,467.2 million.

⁸ Rebased MIT's unit issue price of S\$0.93 and opening unit prices of FTSE ST REITS Index and FTSE Straits Times Index on 21 October 2010 to 100.