

Strategic Direction

The Manager’s three-pronged strategy is underpinned by the commitment to provide quality industrial real estate solutions to its clients through understanding their requirements and delivering innovative real estate solutions that meet their evolving business needs.

On 26 September 2017, the Manager announced the expansion of MIT’s investment strategy to include data centres worldwide beyond Singapore. The completion of MIT’s first overseas acquisition of 14 data centres in the United States on 20 December 2017 was in line with the expansion of the investment strategy and broadened its presence in

the fast-growing global data centre sector. Together with the progressive completion of development projects, these underscore the Manager’s efforts in reshaping and building a portfolio of assets for higher value uses. As at 31 March 2018, the Hi-Tech Buildings segment accounted for 37.7% of the portfolio by valuation, up from 14.8% when the segment was introduced in 2013. By leveraging on the Sponsor’s local market experience and resources, the Manager will continue to pursue growth opportunities in Singapore and overseas, with a focus on high specification industrial facilities and data centres.



VISION

To be the preferred industrial real estate solutions provider



MISSION

To deliver sustainable and growing returns to Unitholders by providing quality industrial real estate solutions to clients



INVESTMENT STRATEGY

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



PROACTIVE ASSET MANAGEMENT

Improve competitiveness of properties

- Implement proactive marketing and leasing initiatives
- Deliver quality service and customised solutions
- Improve cost effectiveness to mitigate rising operating costs
- Unlock value through AEI



VALUE-CREATING INVESTMENT MANAGEMENT

Secure investments to deliver growth and diversification

- Pursue DPU-accretive acquisitions and development projects
- Secure BTS projects with pre-commitments from high quality tenants
- Consider opportunistic divestments



PRUDENT CAPITAL MANAGEMENT

Optimise capital structure to provide financial flexibility

- Maintain a strong balance sheet
- Diversify sources of funding
- Employ appropriate interest rate and foreign exchange rate risk management strategies