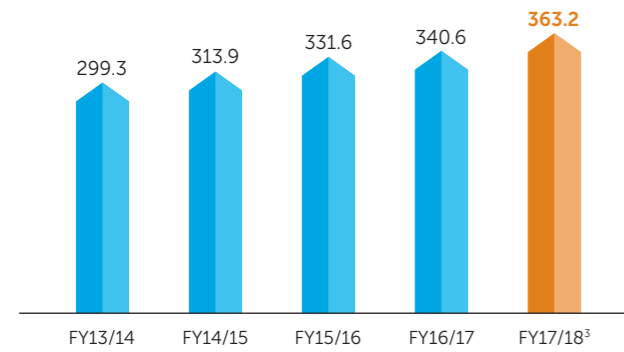


## Key Highlights

### GROSS REVENUE

S\$ Million

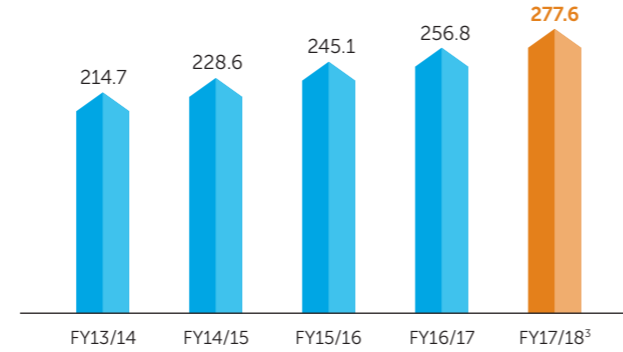
**6.7%**  
Year-on-year<sup>1</sup> **5.0%**  
CAGR<sup>2</sup>



### NET PROPERTY INCOME

S\$ Million

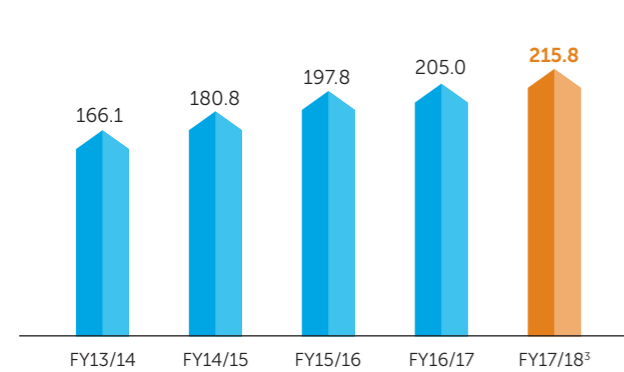
**8.1%**  
Year-on-year<sup>1</sup> **6.6%**  
CAGR<sup>2</sup>



### DISTRIBUTABLE INCOME

S\$ Million

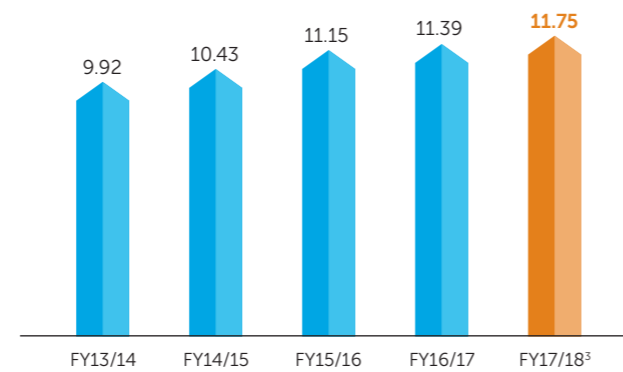
**5.3%**  
Year-on-year<sup>1</sup> **6.8%**  
CAGR<sup>2</sup>



### DISTRIBUTION PER UNIT

Singapore Cents

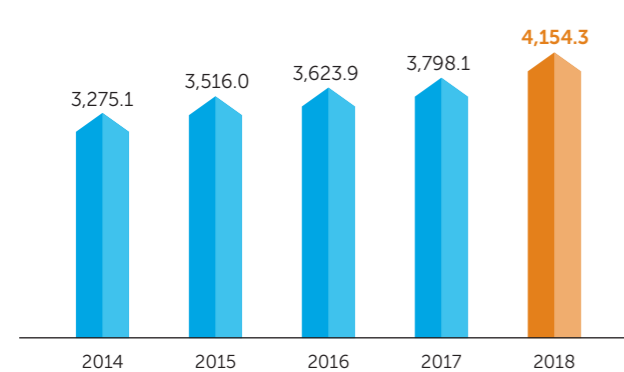
**3.2%**  
Year-on-year<sup>1</sup> **4.3%**  
CAGR<sup>2</sup>



### TOTAL ASSETS

(As at 31 March)  
S\$ Million

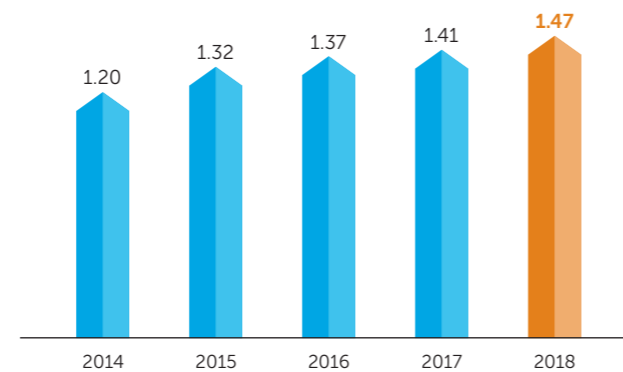
**9.4%**  
Year-on-year<sup>4</sup> **6.1%**  
CAGR<sup>2</sup>



### NET ASSET VALUE PER UNIT

(As at 31 March)  
S\$

**4.3%**  
Year-on-year<sup>4</sup> **5.2%**  
CAGR<sup>2</sup>



### KEY INFORMATION

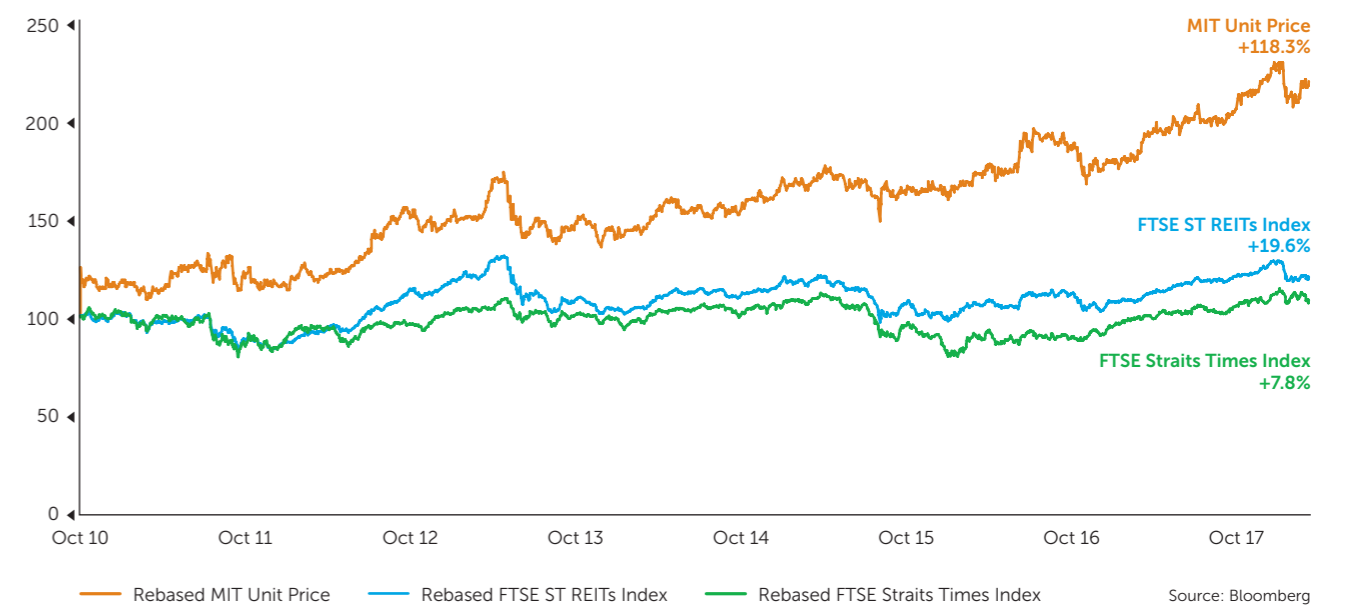
S\$ Million

As at 31 March	2014	2015	2016	2017	2018
Total assets	3,275.1	3,516.0	3,623.9	3,798.1	<b>4,154.3</b>
Total debt	1,129.7	1,076.6	1,022.4	1,107.9	<b>1,219.8</b>
Unitholders' funds	2,028.7	2,312.2	2,465.2	2,532.8	<b>2,780.1</b>
Property valuation (including interest in joint venture)	3,169.6	3,424.2	3,557.9	3,748.7	<b>4,321.4</b>
Market capitalisation	2,307.4	2,760.3	2,872.5	3,207.8	<b>3,827.0</b>

### KEY FINANCIAL RATIOS

As at 31 March	2014	2015	2016	2017	2018
Aggregate leverage <sup>5</sup> (%)	34.4	30.6	28.2	29.2	<b>33.1</b>
Average borrowing cost for financial year (%)	2.2	2.1	2.4	2.6	<b>2.9</b>
Weighted average tenor of debt (years)	2.6	3.7	4.0	3.5	<b>3.3</b>
Interest cover ratio for financial year (times)	7.1	8.1	8.2	7.9	<b>7.1</b>

### COMPARATIVE TRADING PERFORMANCE SINCE LISTING<sup>6</sup>



<sup>1</sup> Refers to year-on-year comparison for FY16/17 and FY17/18.  
<sup>2</sup> Refers to 5-year compound annual growth rate ("CAGR").  
<sup>3</sup> FY17/18 denotes financial year 2017/2018 ended 31 March 2018.  
<sup>4</sup> Refers to year-on-year comparison between 31 March 2017 and 31 March 2018.

<sup>5</sup> In accordance with Property Funds Guidelines, the aggregate leverage ratio includes MIT's proportionate share of borrowings and deposited property of joint venture. As at 31 March 2018, the total debt including MIT's proportionate share of joint venture debt was S\$1,457.1 million.  
<sup>6</sup> 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.