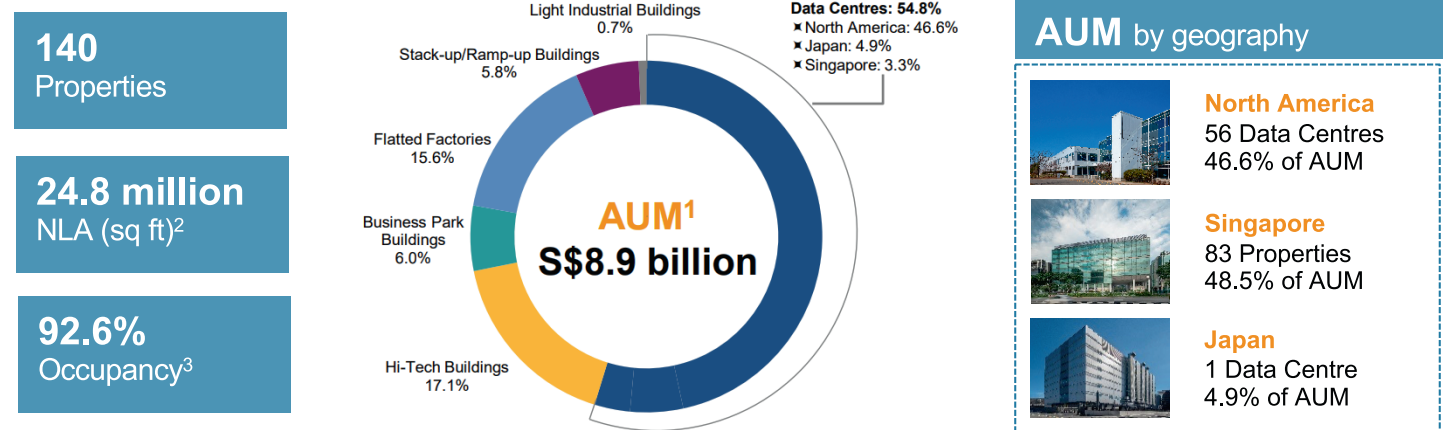


OVERVIEW

Mapletree Industrial Trust (“MIT”) is a real estate investment trust listed on the Main Board of the Singapore Exchange. Its principal investment strategy is 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.

MIT is managed by Mapletree Industrial Trust Management Ltd. (the “Manager”) and sponsored by Mapletree Investments Pte Ltd (“MIPL”).

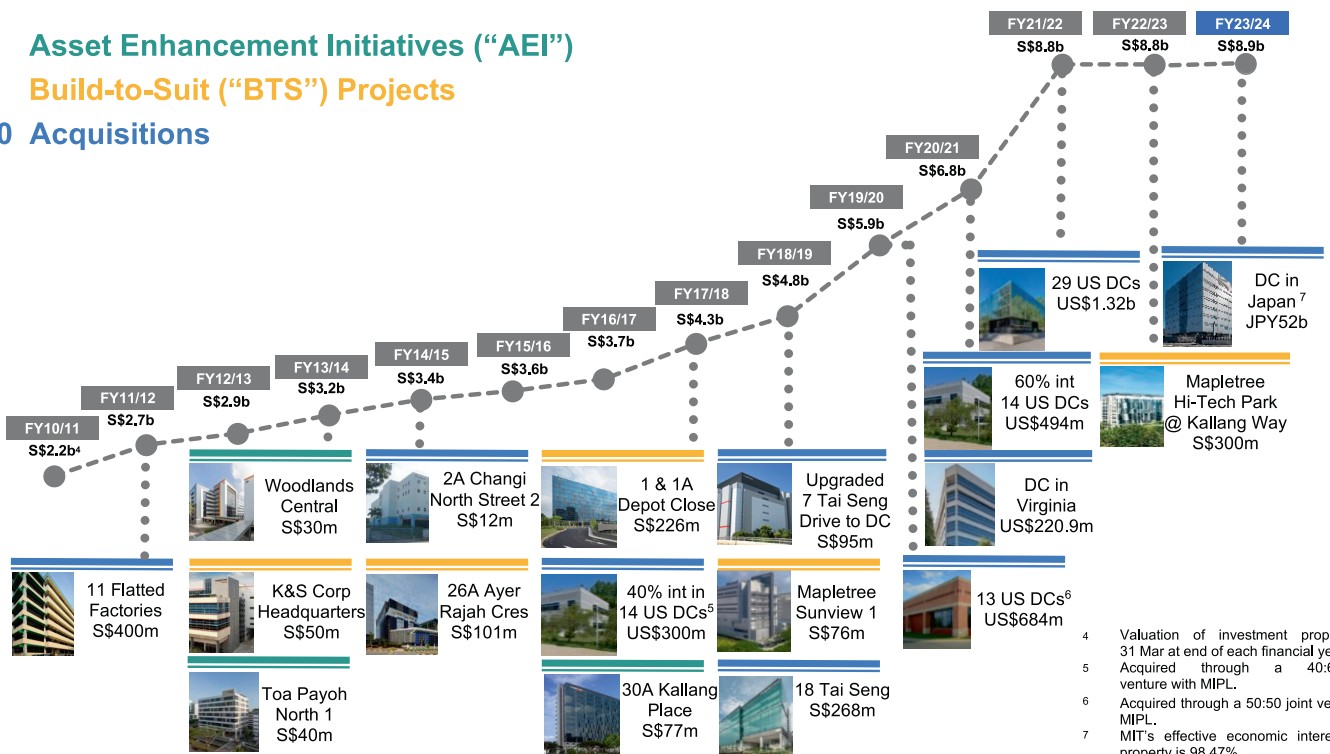


¹ Based on MIT’s book value of investment properties as well as MIT’s interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America and included MIT’s right-of-use assets as at 31 Mar 2024.
² Excluded the parking decks (150 Carnegie Way and 171 Carnegie Way) at 180 Peachtree Street NW, Atlanta.
³ For FY23/24.



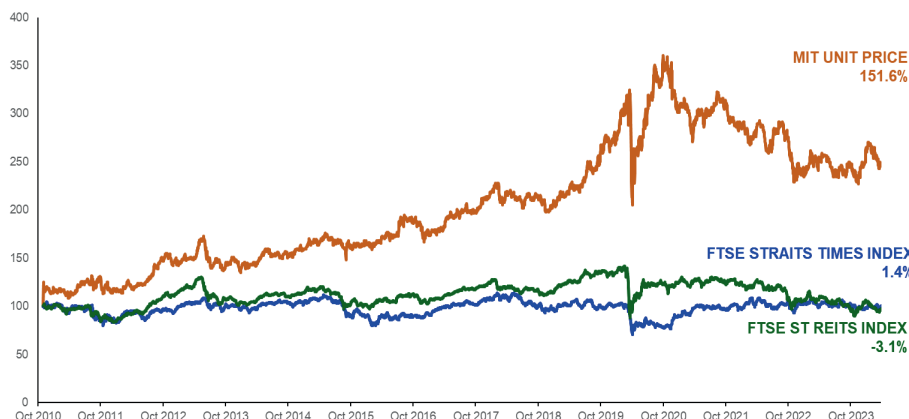
PORTFOLIO GROWTH SINCE IPO

- 3 Asset Enhancement Initiatives (“AEI”)
- 5 Build-to-Suit (“BTS”) Projects
- 10 Acquisitions



⁴ Valuation of investment properties on 31 Mar at end of each financial year.
⁵ Acquired through a 40:60 joint venture with MIPL.
⁶ Acquired through a 50:50 joint venture with MIPL.
⁷ MIT’s effective economic interest in the property is 98.47%.

UNIT PERFORMANCE



Tickers	Bloomberg: MINT SP Reuters: MAPI.SI SGX: ME8U
Market Capitalisation	S\$6.63 billion
52-week Range	S\$2.110 – S\$2.510 (1 Apr 2023 to 31 Mar 2024)
Average Daily Volume	4.84 million units (1 Apr 2023 to 31 Mar 2024)

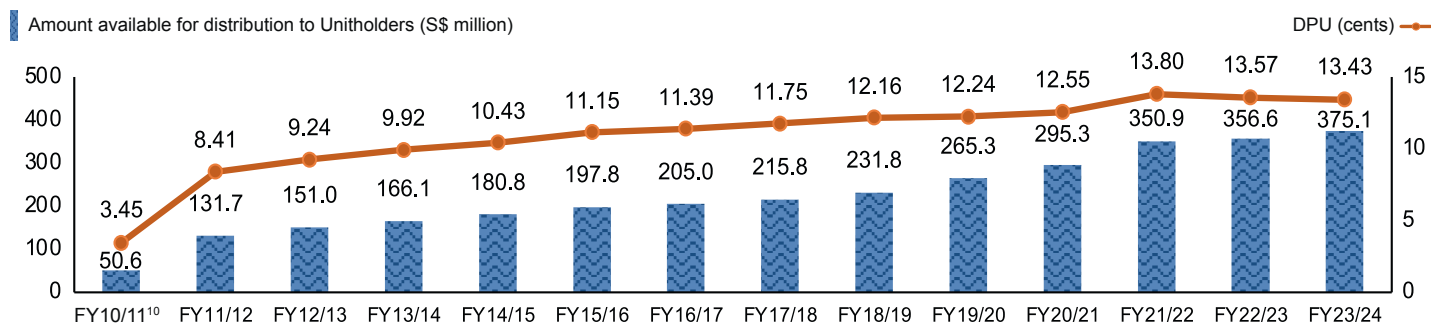
RETURN ON INVESTMENT

	From 1 Apr 2023 to 31 Mar 2024 ⁸	Since Listing on 21 Oct 2010 to 31 Mar 2024 ⁹
Total Return	4.4%	316.6%
Capital Appreciation	-1.3%	151.6%
Distribution Yield	5.7%	165.0%

⁸ Based on the closing unit price of S\$2.340 on 28 Mar 2024.

⁹ Based on the issue price of S\$0.930.

SUSTAINABLE RETURNS SINCE IPO



¹⁰ MIT was listed on 21 Oct 2010.

POSITIONED FOR LONG-TERM GROWTH AND VALUE

Proactive Asset Management	Prudent Capital Management	Value-creating Investment Management
<ul style="list-style-type: none"> Large and diversified tenant base WALE of 4.4 years 	<ul style="list-style-type: none"> 84.6% hedged at 3.7 years Aggregate leverage ratio of 38.7% 	<ul style="list-style-type: none"> Maiden data centre acquisition in Osaka, Japan Divestment of Tanglin Halt Flatted Factory Cluster

Commitment to Sustainability

Environmental	Social	Governance
<ul style="list-style-type: none"> 4 BCA Green Mark Gold recertifications 3,492 kWp of solar generating capacity installed across 10 clusters Planted 296 trees at Mapletree Hi-Tech Park @ Kallang Way 	<ul style="list-style-type: none"> 27% female representation on Board Top 10 in Singapore for Gender Equality in 2024 by Equileap Introduced sustainability clauses for all leases 	<ul style="list-style-type: none"> 'A' for GRESB Public Disclosure Level Low Risk by Morningstar Sustainalytics ESG Risk Ratings 64% Independent Directors on Board