

PROPERTY PORTFOLIO OVERVIEW

DATA CENTRES

Data Centres are facilities used primarily for the storage and processing of data. MIT's data centres are primarily leased to tenants on a triple net basis. They are occupied by high-quality and established tenants, including Fortune Global 500 corporations and NYSE-listed and Nasdaq-listed companies. These tenants are typically committed to long-term leases with built-in rental escalations.

North America, Singapore and Japan

Key Statistics

As at 31 March 2025



Properties

62



Gross Revenue

S\$388.3¹ million
(FY24/25)



Valuation

S\$5,001.6¹ million



Tenants

49



Net Lettable Area

9,483,921 sq ft



Occupancy

90.6¹%
(FY24/25)



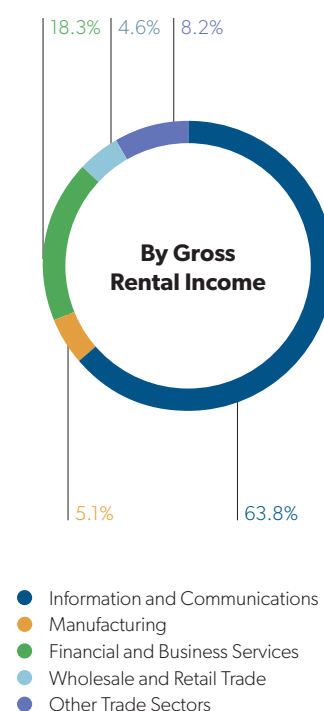
% of Portfolio

55.3¹%
(By Valuation)

Top Five Tenants in Data Centres

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2025) ¹
Global Colocation Provider ²	115 Second Avenue, Waltham	Data Centre Services	5.0%
	1400 Kifer Road, Sunnyvale		
	21110 Ridgetop Circle, Sterling		
	21561-21571 Beaumeade Circle, Ashburn		
	2301 West 120 th Street, Hawthorne		
	375 Riverside Parkway, Lithia Springs		
	400 Holger Way, San Jose		
	45901-45845 Nokes Boulevard, Sterling		
Established Data Centre Operator ²	6800 Millcreek, Mississauga	Telecommunications	3.7%
	8534 Concord Center Drive, Englewood		
Global Social Media Company ²	21744 Sir Timothy Drive, Ashburn	Professional, Scientific and Technical Activities	2.9%
	21745 Sir Timothy Drive, Ashburn		
AT&T Inc.	7337 Trade Street, San Diego	Telecommunications	2.4%
The Bank of America Corporation	Not disclosed ²	Financial Services	2.4%

Tenant Business Sector



¹ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

² The identities of the tenants and location of the property cannot be disclosed due to the strict confidentiality obligations under the lease agreements.

North America



① 2005 East Technology Circle,
Tempe



② 2055 East Technology Circle,
Tempe



③ 2601 West Broadway Road,
Tempe



④ 400 Holger Way,
San Jose



⑤ 1400 Kifer Road,
Sunnyvale



⑥ 2301 West 120th Street,
Hawthorne



⑦ 3065 Gold Camp Drive,
Rancho Cordova



⑧ 7337 Trade Street,
San Diego



⑨ 11085 Sun Center Drive,
Rancho Cordova



⑩ 8534 Concord Center
Drive, Englewood



⑪ 11900 East Cornell Avenue,
Aurora



⑫ 6 Norden Place,
Norwalk



⑬ 180 Peachtree Street NW,
Atlanta



⑭ 250 Williams Street NW,
Atlanta



⑮ 375 Riverside Parkway,
Lithia Springs



⑯ 1001 Windward Concourse,
Alpharetta



⑰ 2775 Northwoods Parkway,
Norcross



⑱ 11650 Great Oaks Way,
Alpharetta



⑲ 1501 Opus Place,
Downers Grove



⑳ 2441 Alft Lane,
Elgin



㉑ 505 West Merrill Street,
Indianapolis



㉒ 115 Second Avenue,
Waltham



㉓ 400 Minuteman Road,
Andover



㉔ 5225 Exchange Drive,
Flint

PROPERTY PORTFOLIO OVERVIEW



25 3255 Neil Armstrong Boulevard, Eagan



26 5400 - 5510 Feltl Road, Minnetonka



27 2 Christie Heights Street, Leonia



28 200 Campus Drive, Somerset



29 1400 Cross Beam Drive, Charlotte



30 1805 Center Park Drive, Charlotte



31 5150 McCrimmon Parkway, Morrisville



32 4726 Hills and Dales Road NW, Canton



33 8700 Governors Hill Drive, Cincinnati



34 4121 & 4114 Perimeter Center Place, Oklahoma City



35 6800 Millcreek Drive, Mississauga



36 630 Clark Avenue, King of Prussia



37 2000 Kubach Road, Philadelphia



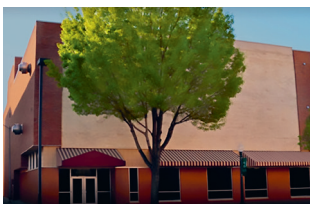
38 10309 Wilson Boulevard, Blythewood



39 402 Franklin Road, Brentwood



40 4600 Carothers Parkway, Franklin



41 700 Austin Avenue, Waco



42 1221 Coit Road, Plano



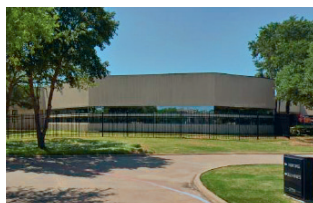
43 3300 Essex Drive, Richardson



44 5000 South Bowen Road, Arlington



45 13831 Katy Freeway, Houston



46 17201 Waterview Parkway, Dallas



47 1755 & 1757 Old Meadow Road, McLean



48 1764A Old Meadow Lane, McLean

STRATEGY

PEOPLE

PORTFOLIO

GOVERNANCE

FINANCIALS AND OTHERS



49 8011 Villa Park Drive, Richmond



50 21110 Ridgeway Circle, Sterling



51 21561-21571 Beaumeade Circle, Ashburn



52 21744 Sir Timothy Drive, Ashburn



53 21745 Sir Timothy Drive, Ashburn



54 44490 Chilum Place, Ashburn



55 45901-45845 Nokes Boulevard, Sterling



56 N15W24250 Riverwood Drive, Pewaukee

Singapore



57 7 Tai Seng Drive



58 19 Tai Seng Drive



59 Mapletree Sunview 1



60 STT Tai Seng 1

Japan



61 Osaka Data Centre



62 Tokyo Property

PROPERTY PORTFOLIO OVERVIEW

DATA CENTRES

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ²	Location
NORTH AMERICA				
Arizona				
1.	2005 East Technology Circle, Tempe	22/07/2021	57 years	2005 East Technology Circle, Tempe
2.	2055 East Technology Circle, Tempe	14/01/2020	58 years	2055 East Technology Circle, Tempe
3.	2601 West Broadway Road, Tempe	22/07/2021	Freehold	2601 West Broadway Road, Tempe
California				
4.	400 Holger Way, San Jose	22/07/2021	Freehold	400 Holger Way, San Jose
5.	1400 Kifer Road, Sunnyvale	22/07/2021	Freehold	1400 Kifer Road, Sunnyvale
6.	2301 West 120 th Street, Hawthorne	22/07/2021	Freehold	2301 West 120 th Street, Hawthorne
7.	3065 Gold Camp Drive, Rancho Cordova	22/07/2021	Freehold	3065 Gold Camp Drive, Rancho Cordova
8.	7337 Trade Street, San Diego	01/09/2020	Freehold	7337 Trade Street, San Diego
9.	11085 Sun Center Drive, Rancho Cordova	22/07/2021	Freehold	11085 Sun Center Drive, Rancho Cordova
Colorado				
10.	8534 Concord Center Drive, Englewood	14/01/2020	Freehold	8534 Concord Center Drive, Englewood
11.	11900 East Cornell Avenue, Aurora	14/01/2020	Freehold	11900 East Cornell Avenue, Aurora
Connecticut				
12.	6 Norden Place, Norwalk	22/07/2021	Freehold	6 Norden Place, Norwalk
Georgia				
13.	180 Peachtree Street NW, Atlanta	01/09/2020	Freehold ⁴	180 Peachtree Street NW, Atlanta
14.	250 Williams Street NW, Atlanta	22/07/2021	Freehold ⁵	250 Williams Street NW, Atlanta
15.	375 Riverside Parkway, Lithia Springs	14/01/2020	Freehold	375 Riverside Parkway, Lithia Springs
16.	1001 Windward Concourse, Alpharetta	01/09/2020	Freehold	1001 Windward Concourse, Alpharetta
17.	2775 Northwoods Parkway, Norcross	01/09/2020	Freehold	2775 Northwoods Parkway, Norcross
18.	11650 Great Oaks Way, Alpharetta	22/07/2021	Freehold	11650 Great Oaks Way, Alpharetta
Illinois				
19.	1501 Opus Place, Downers Grove	22/07/2021	Freehold	1501 Opus Place, Downers Grove
20.	2441 Alft Lane, Elgin	22/07/2021	Freehold	2441 Alft Lane, Elgin
Indiana				
21.	505 West Merrill Street, Indianapolis	22/07/2021	Freehold	505 West Merrill Street, Indianapolis
Massachusetts				
22.	115 Second Avenue, Waltham	14/01/2020	Freehold	115 Second Avenue, Waltham
23.	400 Minuteman Road, Andover	22/07/2021	Freehold	400 Minuteman Road, Andover
Michigan				
24.	5225 Exchange Drive, Flint	22/07/2021	Freehold	5225 Exchange Drive, Flint
Minnesota				
25.	3255 Neil Armstrong Boulevard, Eagan	22/07/2021	Freehold	3255 Neil Armstrong Boulevard, Eagan
26.	5400 - 5510 Feltl Road, Minnetonka	22/07/2021	Freehold	5400 - 5510 Feltl Road, Minnetonka
New Jersey				
27.	2 Christie Heights Street, Leonia	01/09/2020	Freehold	2 Christie Heights Street, Leonia
28.	200 Campus Drive, Somerset	22/07/2021	Freehold	200 Campus Drive, Somerset
North Carolina				
29.	1400 Cross Beam Drive, Charlotte	22/07/2021	Freehold	1400 Cross Beam Drive, Charlotte
30.	1805 Center Park Drive, Charlotte	01/09/2020	Freehold	1805 Center Park Drive, Charlotte
31.	5150 McCrimmon Parkway, Morrisville	01/09/2020	Freehold	5150 McCrimmon Parkway, Morrisville
Ohio				
32.	4726 Hills and Dales Road NW, Canton	22/07/2021	Freehold	4726 Hills and Dales Road NW, Canton
33.	8700 Governors Hill Drive, Cincinnati	22/07/2021	Freehold	8700 Governors Hill Drive, Cincinnati
Oklahoma				
34.	4121 & 4114 Perimeter Center Place, Oklahoma City	22/07/2021	Freehold	4121 & 4114 Perimeter Center Place, Oklahoma City

¹ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

² Refers to the tenure of underlying land.

³ Excludes stamp duties and other acquisition related costs.

⁴ Except for the parking deck (150 Carnegie Way). As at 31 March 2025, the parking deck has a remaining land lease tenure of about 30.7 years, with an option to renew for an additional 40 years.

⁵ Except for 7,849 sq ft of the 156,845 sq ft land area. As at 31 March 2025, the 7,849 sq ft of land has a remaining land lease tenure of about 42.8 years.

NLA (sq ft)	Ownership Interest %	Purchase Price ³ US\$'000	Valuation as at 31/03/2024 US\$'000	Valuation as at 31/03/2025 US\$'000	Gross Revenue for FY24/25 ¹ S\$'000	Average Occupancy Rate for FY24/25 %
58,560	100	20,500	22,860	21,900	2,089	100.0
76,350	50	46,190	54,000	46,500	-588 ⁶	43.9
44,244	100	22,000	21,900	22,500	1,836	100.0
76,410	100	51,100	53,500	56,400	6,128	100.0
76,573	100	55,000	48,700	56,000	2,546	100.0
288,000	100	110,400	118,100	115,000	10,233	100.0
63,791	100	32,000	28,900	28,800	6,843	52.9
499,402	100	169,200	153,550	151,000	19,809	100.0
69,048	100	45,000	28,200	26,700	2,505	100.0
85,660	50	48,130	57,900	59,100	2,735	100.0
285,013	50	97,420	122,000	118,000	7,219	99.0
167,691	100	71,000	75,200	73,800	5,715	100.0
370,498	100	138,000	265,000	265,000	29,583	100.0
997,248	100	285,000	218,400	219,000	35,753	67.1
250,191	50	92,480	107,000	111,000	4,845	100.0
184,553	100	52,000	71,600	73,000	7,692	100.0
32,740	100	7,200	9,700	9,950	893	100.0
77,322	100	27,000	23,500	26,700	2,704	100.0
115,352	100	51,000	53,100	51,900	4,106	100.0
65,745	100	18,000	20,400	18,000	1,229	100.0
43,724	100	11,000	11,800	11,200	998	100.0
66,730	50	54,070	64,100	65,700	3,774	100.0
153,000	100	51,000	53,100	51,600	12,825	100.0
32,500	100	11,000	12,500	12,000	1,119	100.0
87,402	100	9,000	12,600	11,000	1,169	100.0
135,240	100	26,000	26,000	25,700	3,090	91.9
67,000	100	10,500	11,800	14,500	2,119	100.0
36,118	100	16,000	16,900	17,200	1,309	100.0
52,924	100	25,900	26,000	26,800	2,019	100.0
60,850	100	26,000	36,800	36,900	3,790	100.0
143,770	100	24,000	32,500	29,000	2,847	70.6
29,960	100	13,000	15,600	13,800	1,397	100.0
69,826	100	13,000	16,400	14,700	1,094	100.0
92,456	100	64,000	62,700	63,200	6,259	100.0

⁶ Due to reversal of non-cash revenue adjustment of approximately S\$1.6 million resulting from the early termination of lease.

STRATEGY

PEOPLE

PORTFOLIO

GOVERNANCE

FINANCIALS AND OTHERS

PROPERTY PORTFOLIO OVERVIEW

DATA CENTRES

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ²	Location
Ontario				
35.	6800 Millcreek Drive, Mississauga	14/01/2020	Freehold	6800 Millcreek Drive, Mississauga
Pennsylvania				
36.	630 Clark Avenue, King of Prussia	22/07/2021	Freehold	630 Clark Avenue, King of Prussia
37.	2000 Kubach Road, Philadelphia	01/09/2020	Freehold	2000 Kubach Road, Philadelphia
South Carolina				
38.	10309 Wilson Boulevard, Blythewood	22/07/2021	Freehold	10309 Wilson Boulevard, Blythewood
Tennessee				
39.	402 Franklin Road, Brentwood	01/09/2020	Freehold	402 Franklin Road, Brentwood
40.	4600 Carothers Parkway, Franklin	22/07/2021	Freehold	4600 Carothers Parkway, Franklin
Texas				
41.	700 Austin Avenue, Waco	22/07/2021	Freehold	700 Austin Avenue, Waco
42.	1221 Coit Road, Plano	01/09/2020	Freehold	1221 Coit Road, Plano
43.	3300 Essex Drive, Richardson	01/09/2020	Freehold	3300 Essex Drive, Richardson
44.	5000 South Bowen Road, Arlington	01/09/2020	Freehold	5000 South Bowen Road, Arlington
45.	13831 Katy Freeway, Houston	22/07/2021	Freehold	13831 Katy Freeway, Houston
46.	17201 Waterview Parkway, Dallas	14/01/2020	Freehold	17201 Waterview Parkway, Dallas
Virginia				
47.	1755 & 1757 Old Meadow Road, McLean	22/07/2021	Freehold	1755 & 1757 Old Meadow Road, McLean
48.	1764A Old Meadow Lane, McLean	22/07/2021	Freehold	1764A Old Meadow Lane, McLean
49.	8011 Villa Park Drive, Richmond	12/03/2021	Freehold	8011 Villa Park Drive, Richmond
50.	21110 Ridgetop Circle, Sterling	14/01/2020	Freehold	21110 Ridgetop Circle, Sterling
51.	21561-21571 Beaumeade Circle, Ashburn	14/01/2020	Freehold	21561-21571 Beaumeade Circle, Ashburn
52.	21744 Sir Timothy Drive, Ashburn ⁴	01/11/2019	Freehold	21744 Sir Timothy Drive, Ashburn
53.	21745 Sir Timothy Drive, Ashburn ⁴	01/11/2019	Freehold	21745 Sir Timothy Drive, Ashburn
54.	44490 Chilum Place, Ashburn ⁴	01/11/2019	Freehold	44490 Chilum Place, Ashburn
55.	45901-45845 Nokes Boulevard, Sterling	14/01/2020	Freehold	45901-45845 Nokes Boulevard, Sterling
Wisconsin				
56.	N15W24250 Riverwood Drive, Pewaukee	01/09/2020	Freehold	N15W24250 Riverwood Drive, Pewaukee

Subtotal Data Centres - North America

No.	Description of Property	Acquisition Date	Term of Lease ^{2,6}	Remaining Term of Lease ^{2,6}	Location
ASIA					
Singapore					
57.	7 Tai Seng Drive	27/06/2018	30+30 years	27 years	7 Tai Seng Drive Singapore
58.	19 Tai Seng Drive	21/10/2010	30+30 years	25 years	19 Tai Seng Drive Singapore
59.	Mapletree Sunview 1	13/07/2018 ⁷	30 years	21 years	12 Sunview Drive Singapore
60.	STT Tai Seng 1	21/10/2010	30+30 years	43 years	35 Tai Seng Street Singapore

No.	Description of Property	Acquisition Date	Term of Lease ^{2,6}	Remaining Term of Lease ^{2,6}	Location
Japan					
61.	Osaka Data Centre	28/09/2023	70 years	66 years	2-4, and 2-5, Oyodonaka 3-chome, Kita-ku, Osaka, Japan
62.	Tokyo Property	29/10/2024	Freehold	N.A.	1-7, and 2-1, Nagayama 2-chome, Tama-shi, Tokyo, Japan

Subtotal Data Centres - Asia

¹ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.
² Refers to the tenure of underlying land.
³ Excludes stamp duties and other acquisition related costs.
⁴ MRODCT holds an 80% interest, with Digital Realty holding the remaining 20% interest in the three fully fitted hyperscale data centres.
⁵ Refers to the aggregate occupancy for the property segment.
⁶ Remaining term of lease includes option to renew the land leases.
⁷ Refers to the temporary occupation permit date.

NLA (sq ft)	Ownership Interest %	Purchase Price ³ US\$'000	Valuation as at 31/03/2024 US\$'000	Valuation as at 31/03/2025 US\$'000	Gross Revenue for FY24/25 ¹ S\$'000	Average Occupancy Rate for FY24/25 %
83,758	50	29,000	34,100	34,600	1,774	100.0
50,000	100	27,000	24,500	25,800	2,077	100.0
124,190	100	70,000	19,000	20,200	6,245	75.0
64,637	100	25,900	25,000	25,600	2,045	100.0
347,515	100	110,000	107,900	112,000	10,614	83.3
71,726	100	27,000	31,900	28,200	2,273	100.0
43,596	100	17,000	16,100	17,400	1,492	100.0
128,753	100	23,200	33,300	32,000	3,613	100.0
20,000	100	38,000	22,500	26,200	1,562	50.0
90,689	100	26,000	4,100	5,260	0	0.0
103,200	100	97,200	93,000	90,800	7,720	100.0
61,750	50	11,670	15,000	15,300	739	100.0
69,329	100	52,000	64,400	64,500	6,791	100.0
62,002	100	46,000	54,300	54,400	4,955	100.0
701,321	100	220,908	241,400	243,000	17,925	100.0
135,513	50	56,790	68,100	66,600	3,234	100.0
164,453	50	52,820	68,600	68,600	3,168	100.0
289,000	40	418,200	486,000	488,000	23,725	100.0
327,847	40	462,100	512,000	512,000	26,398	100.0
87,000	40	132,900	152,000	161,000	10,433	100.0
167,160	50	68,720	78,500	79,600	3,936	100.0
142,952	100	49,800	24,200	24,900	0	0.0
8,292,282		3,855,298	4,128,210	4,139,510	338,403	89.3⁵
GFA (sq ft)	NLA (sq ft)	Purchase Price S\$'000	Valuation as at 31/03/2024 S\$'000	Valuation as at 31/03/2025 S\$'000	Gross Revenue for FY24/25 S\$'000	Average Occupancy Rate for FY24/25 %
256,658	256,658	68,000 ³	107,400	107,400	6,887	100.0
92,641	92,641	13,700	23,400	23,400	2,559	100.0
241,796	241,796	-	74,600	74,600	4,899	100.0
172,945	144,295	95,000	73,300	75,100	12,177	100.0
GFA (sq ft)	NLA (sq ft)	Purchase Price ³ JPY million	Valuation as at 31/03/2024 JPY million	Valuation as at 31/03/2025 JPY million	Gross Revenue for FY24/25 S\$'000	Average Occupancy Rate for FY24/25 %
136,928	136,928	52,000	52,300 ⁸	53,100 ⁹	20,627	100.0
319,321	319,321	14,500	-	15,000	2,745	100.0
1,220,290	1,191,639				49,894	100.0⁵

⁸ The valuation of the Osaka Data Centre at JPY52.3 billion (S\$471.5 million) had assumed the completion of the four phases of fitting-out works at the scheduled timings. As at 31 March 2024, the valuation of the Osaka Data Centre at JPY41.9 billion (S\$377.7 million) was based on the building and the completion of Phase 1 and 2 fitting-out works.

⁹ The valuation of the Osaka Data Centre at JPY53.1 billion (S\$478.9 million) had assumed the completion of the four phases of fitting-out works at the scheduled timings. As at 31 March 2025, the valuation of the Osaka Data Centre at JPY47.9 billion (S\$432.0 million) was based on the building and the completion of Phase 1, 2 and 3 fitting-out works.

PROPERTY PORTFOLIO OVERVIEW

HI-TECH BUILDINGS

Hi-Tech Buildings are high-specification industrial buildings with higher office content for tenants in technology and knowledge-intensive sectors. They are usually fitted with air-conditioned lift lobbies and common areas. Most of MIT's Hi-Tech Buildings are occupied by anchor tenants who are involved in light industrial activities such as precision engineering. The tenants include multinational corporations and Singapore-listed companies who are committed to long-term leases with built-in rental escalations.

Singapore

Key Statistics

As at 31 March 2025



Properties

15

(Grouped into 8 clusters)



Gross Revenue

S\$148.4 million
(FY24/25)



Valuation

S\$1,515.3 million



Tenants

251



Gross Floor Area

4,855,888 sq ft



Net Lettable Area

3,890,119 sq ft



Occupancy

87.6%
(FY24/25)



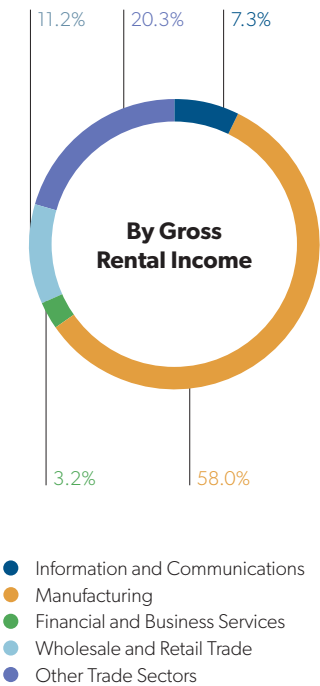
% of Portfolio

16.8%
(By Valuation)

Top Five Tenants in Hi-Tech Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2025)
HP Singapore (Private) Limited	1 & 1A Depot Close	Precision Engineering, Electrical, Machinery and Transportation Products	6.0%
Sivantos Pte. Ltd.	18 Tai Seng	Printing, Recorded Media, Apparels and Essential Products	1.1%
Kulicke & Soffa Pte. Ltd.	K&S Corporate Headquarters	Precision Engineering, Electrical, Machinery and Transportation Products	0.9%
Life Technologies Holdings Pte. Ltd.	Woodlands Central	Education, Health and Social Services, Arts, Entertainment and Recreation	0.9%
Biotronik APM II Pte. Ltd.	Mapletree Hi-Tech Park @ Kallang Way	Printing, Recorded Media, Apparels and Other Essential Products	0.9%

Tenant Business Sector





① 1 & 1A Depot Close



② 18 Tai Seng



③ 30A Kallang Place



④ K&S Corporate Headquarters



⑤ Mapletree Hi-Tech Park @ Kallang Way



⑥ Serangoon North



⑦ Toa Payoh North 1



⑧ Woodlands Central

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ^{1,2}	Remaining Term of Lease ^{1,2}	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2024 S\$'000	Valuation as at 31/03/2025 S\$'000	Gross Revenue for FY24/25 S\$'000	Average Occupancy Rate for FY24/25 %
1.	1 & 1A Depot Close	01/07/2008	60 years	43 years	1 & 1A Depot Close Singapore	824,576	725,000	44,000	415,900	422,400	41,922	100.0
2.	18 Tai Seng	01/02/2019	30 years	19 years	18 Tai Seng Street Singapore	443,815	381,702	268,300	221,000	215,000	23,370	99.7
3.	30A Kallang Place	01/07/2008	33 years	16 years	30A Kallang Place Singapore	336,527	277,928	-	98,500	96,400	13,975	99.5
4.	K&S Corporate Headquarters	04/10/2013 ⁴	30+28.5 years	45 years	23A Serangoon North Avenue 5 Singapore	332,224	286,690	-	72,800	72,800	9,973	99.5
5.	Mapletree Hi-Tech Park @ Kallang Way	01/07/2008	43 years	26 years	161, 163 & 165 Kallang Way Singapore	865,687	732,371	46,100	291,000	292,200	14,424	52.5
6.	Serangoon North	01/07/2008	60 years	43 years	6 Serangoon North Avenue 5 Singapore	784,534	586,488	129,900	201,000	201,000	18,896	86.5
7.	Toa Payoh North 1	01/07/2008	30 years	13 years	970, 978, 988 & 998 Toa Payoh North Singapore	666,851	477,076	43,400	91,200	88,800	13,524	93.3
8.	Woodlands Central	01/07/2008	60 years	43 years	33 & 35 Marsiling Industrial Estate Road 3 Singapore	601,674	422,864	39,400	122,700	126,700	12,292	95.5
Subtotal Hi-Tech Buildings						4,855,888	3,890,119	571,100	1,514,100	1,515,300	148,376	87.6 ⁵

¹ Refers to the tenure of underlying land.

² Remaining term of lease includes option to renew the land leases.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the temporary occupation permit date.

⁵ Refers to the aggregate occupancy for the property segment.

PROPERTY PORTFOLIO OVERVIEW

BUSINESS PARK BUILDINGS

Business Park Buildings are high-rise multi-tenanted buildings within a landscaped environment. Fitted with air-conditioned lift lobbies and common areas, each unit can be customised to meet tenants' requirements. They serve as regional headquarters for multinational companies and spaces for research and development and knowledge-intensive enterprises.

Business Park Buildings are located within government identified "Business Parks" zones, which accommodate various amenities such as food and beverage outlets, fitness centres, convenience outlets and childcare centres. They are served by good public transportation network and are well-connected to major roads and expressways.

Singapore

Key Statistics

As at 31 March 2025



Properties

3



Gross Revenue

S\$46.1 million
(FY24/25)



Valuation

S\$533.7 million



Tenants

149



Gross Floor Area

1,680,726 sq ft



Net Lettable Area

1,196,935 sq ft



Occupancy

80.3%
(FY24/25)



% of Portfolio

5.9%
(By Valuation)

Top Five Tenants in Business Park Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2025)
Labcorp Development (Asia) Pte. Ltd.	The Synergy	General Wholesale Trade and Services	0.5%
Dell Global B.V. (Singapore Branch)	The Strategy	Wholesale of Machinery, Equipment and Supplies	0.4%
Becton Dickinson Holdings Pte. Ltd.	The Strategy	Financial Services	0.3%
Huawei International Pte. Ltd.	The Signature	General Wholesale Trade and Services	0.3%
Tata Consultancy Services Asia Pacific Pte. Ltd.	The Signature	Computer Programming and Consultancy	0.3%

Tenant Business Sector



- Information and Communications
- Manufacturing
- Financial and Business Services
- Wholesale and Retail Trade
- Other Trade Sectors



① The Signature



② The Strategy



③ The Synergy

Detailed Property Information

No.	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 31/03/2024 S\$'000	Valuation as at 31/03/2025 S\$'000	Gross Revenue for FY24/25 S\$'000	Average Occupancy Rate for FY24/25 %
1.	The Signature	01/07/2008	60 years	43 years	51 Changi Business Park Central 2 Singapore	510,324	343,433	98,500	138,900	138,900	13,773	84.3
2.	The Strategy	01/07/2008	60 years	43 years	2 International Business Park Singapore	725,171	571,110	213,900	274,100	274,700	23,314	82.1
3.	The Synergy	01/07/2008	60 years	43 years	1 International Business Park Singapore	445,231	282,392	91,000	120,100	120,100	9,031	71.6
Subtotal Business Park Buildings						1,680,726	1,196,935	403,400	533,100	533,700	46,118	80.3 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 segment.

PROPERTY PORTFOLIO OVERVIEW

FLATTED FACTORIES

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

Many of MIT’s Flatted Factories are located near public housing estates, providing tenants access to a ready labour pool and the convenience of shops and services. Most of the Flatted Factories are also well-connected to major roads, expressways and Mass Rapid Transit system, offering convenient access for tenants.

Singapore

Key Statistics

As at 31 March 2025



Properties

51

(Grouped into 22 clusters)



Gross Revenue

S\$165.9 million
(FY24/25)



Valuation

S\$1,403.7 million



Tenants

1,645



Gross Floor Area

9,982,886 sq ft



Net Lettable Area

7,161,316 sq ft



Occupancy

98.0%
(FY24/25)



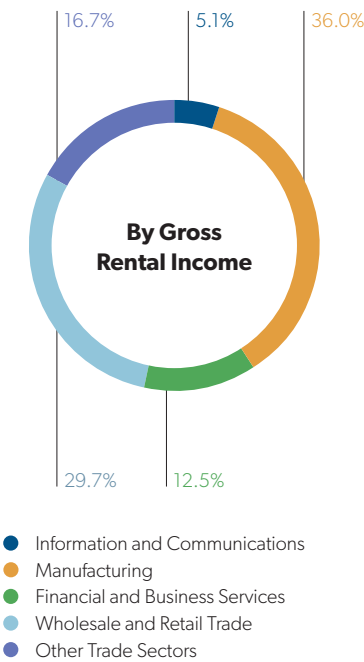
% of Portfolio

15.5%
(By Valuation)

Top Five Tenants in Flatted Factories

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2025)
Blackmagic Design Manufacturing Pte. Ltd.	Kolam Ayer 1 Kolam Ayer 5	Computer, Electronic and Optical Products	0.4%
Bizlink Speedy Pte. Ltd.	Kolam Ayer 1 Kolam Ayer 5	Precision Engineering, Electrical, Machinery and Transportation Products	0.3%
Semiconductor Technologies & Instruments Pte Ltd	Kallang Basin 6	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%
TWG Tea Company Pte. Ltd.	Kampong Ampat	Accommodation and Food Service	0.2%
BACHA Coffee Pte. Ltd.	Kampong Ampat	Accommodation and Food Service	0.2%

Tenant Business Sector





1 Chai Chee Lane



2 Changi North



3 Clementi West



4 Kaki Bukit



5 Kallang Basin 1



6 Kallang Basin 2



7 Kallang Basin 3



8 Kallang Basin 4



9 Kallang Basin 5



10 Kallang Basin 6



11 Kampong Ampat



12 Kampong Ubi



13 Kolam Ayer 1



14 Kolam Ayer 5



15 Loyang 1



16 Loyang 2



17 Redhill 1



18 Redhill 2



19 Tiong Bahru 1



20 Tiong Bahru 2



21 Toa Payoh North 2



22 Toa Payoh North 3

PROPERTY PORTFOLIO OVERVIEW

FLATTED FACTORIES

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ¹	Location
1.	Chai Chee Lane	26/08/2011	60 years	46 years	510, 512 & 514 Chai Chee Lane Singapore
2.	Changi North	01/07/2008	60 years	43 years	11 Changi North Street 1 Singapore
3.	Clementi West	01/07/2008	30 years	13 years	1 Clementi Loop Singapore
4.	Kaki Bukit	01/07/2008	60 years	43 years	2, 4, 6, 8 & 10 Kaki Bukit Avenue 1 Singapore
5.	Kallang Basin 1	26/08/2011	20 years	6 years	5 & 7 Kallang Place Singapore
6.	Kallang Basin 2	26/08/2011	20 years	6 years	9 & 11 Kallang Place Singapore
7.	Kallang Basin 3	26/08/2011	30 years	16 years	16 Kallang Place Singapore
8.	Kallang Basin 4	01/07/2008	33 years	16 years	26, 26A, 28 & 30 Kallang Place Singapore
9.	Kallang Basin 5	01/07/2008	33 years	16 years	19, 21 & 23 Kallang Avenue Singapore
10.	Kallang Basin 6	01/07/2008	33 years	16 years	25 Kallang Avenue Singapore
11.	Kampong Ampat	01/07/2008	60 years	43 years	171 Kampong Ampat Singapore
12.	Kampong Ubi	26/08/2011	60 years	46 years	3014A, 3014B & 3015A Ubi Road 1 Singapore
13.	Kolam Ayer 1	01/07/2008	43 years	26 years	8, 10 & 12 Lorong Bakar Batu Singapore
14.	Kolam Ayer 5	01/07/2008	43 years	26 years	1, 3 & 5 Kallang Sector Singapore
15.	Loyang 1	01/07/2008	60 years	43 years	30 Loyang Way Singapore
16.	Loyang 2	01/07/2008	60 years	43 years	2, 4 & 4A Loyang Lane Singapore
17.	Redhill 1	01/07/2008	30 years	13 years	1001, 1001A & 1002 Jalan Bukit Merah Singapore
18.	Redhill 2	01/07/2008	30 years	13 years	1003 & 3752 Bukit Merah Central Singapore
19.	Tiong Bahru 1	01/07/2008	30 years	13 years	1090 Lower Delta Road Singapore
20.	Tiong Bahru 2	01/07/2008	30 years	13 years	1080, 1091, 1091A, 1092 & 1093 Lower Delta Road Singapore
21.	Toa Payoh North 2	01/07/2008	30 years	13 years	1004 Toa Payoh North Singapore
22.	Toa Payoh North 3	01/07/2008	30 years	13 years	1008 & 1008A Toa Payoh North Singapore
Subtotal Flatted Factories					

¹ Refers to the tenure of underlying land.

² NLA excludes long strata leases at Kampong Ubi, Loyang 1 and Loyang 2.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the aggregate occupancy for the property segment.

	GFA (sq ft)	NLA ² (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2024 S\$'000	Valuation as at 31/03/2025 S\$'000	Gross Revenue for FY24/25 S\$'000	Average Occupancy Rate for FY24/25 %
	973,647	787,827	133,300	149,800	154,100	13,780	98.2
	121,278	73,507	18,200	19,300	19,300	1,902	93.0
	251,038	211,615	22,200	29,400	28,500	4,826	100.0
	1,341,959	960,644	147,600	217,000	222,900	20,632	98.2
	190,663	133,343	23,200	11,300	10,800	3,206	99.3
	366,234	251,417	44,500	20,300	19,400	5,741	98.9
	509,081	407,010	74,000	62,900	61,600	9,185	98.9
	582,421	383,117	50,000	62,200	61,000	9,373	98.4
	442,422	280,440	44,300	46,200	45,200	6,968	96.7
	312,694	208,240	30,900	35,300	34,500	5,052	96.6
	456,708	294,776	60,300	125,400	128,600	12,866	98.7
	723,427	535,901	125,300	132,700	136,500	11,887	98.6
	478,901	339,187	49,300	73,500	75,000	8,230	99.4
	670,586	447,312	71,900	95,700	96,200	10,399	94.4
	524,842	378,344	29,000	74,000	76,500	7,171	98.9
	324,253	236,248	16,800	44,900	46,000	4,225	99.8
	420,184	312,766	41,500	46,500	45,200	7,353	98.9
	307,657	220,293	37,500	40,500	39,500	6,037	92.5
	159,831	110,574	14,500	15,800	15,400	2,590	97.9
	465,554	342,802	45,800	53,100	51,600	8,281	98.7
	167,186	108,833	13,700	16,400	16,000	2,788	98.8
	192,320	137,120	16,400	20,500	19,900	3,403	98.9
	9,982,886	7,161,316	1,110,200	1,392,700	1,403,700	165,895	98.0 ⁴

STRATEGY

PEOPLE

PORTFOLIO

GOVERNANCE

FINANCIALS AND OTHERS

PROPERTY PORTFOLIO OVERVIEW

STACK-UP/RAMP-UP BUILDINGS

Stack-up/Ramp-up Buildings are multi-storey developments that serve a wide range of industrial activities. Principal activities include precision engineering, semiconductor assembly and manufacturing of products like dies, moulds, tools and commodities.

Each unit within the six-storey stack-up buildings is a standalone factory with its own loading area and parking lots. Each level of the eight-storey ramp-up building resembles a typical Flatted Factory’s ground floor. Units located on each floor of the ramp-up building share common loading and unloading area.

Singapore

Key Statistics

As at 31 March 2025



Properties

7

(Grouped into 1 cluster)



Gross Revenue

S\$51.0 million
(FY24/25)



Valuation

S\$532.7 million



Tenants

134



Gross Floor Area

3,714,473 sq ft



Net Lettable Area

3,034,589 sq ft



Occupancy

97.1%
(FY24/25)



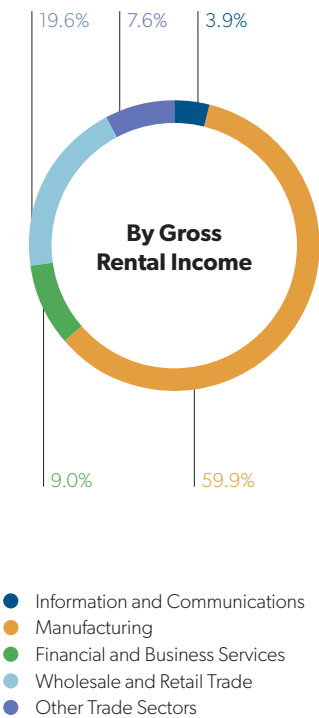
% of Portfolio

5.9%
(By Valuation)

Top Five Tenants in Stack-up/Ramp-up Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2025)
Univac Precision Engineering Pte Ltd	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.4%
Ultra Clean Asia Pacific Pte. Ltd.	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%
Leica Geosystems Technologies Pte. Ltd.	Woodlands Spectrum	Computer, Electronic and Optical Products	0.2%
NIP Asia Pte Ltd	Woodlands Spectrum	Printing, Recorded Media, Apparels and Essential Products	0.2%
Communications Test Design Singapore Pte. Ltd.	Woodlands Spectrum	Telecommunications	0.2%

Tenant Business Sector





1 Woodlands Spectrum 1 & 2

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ¹	Location	GFA (sq ft)	NLA ² (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2024 S\$'000	Valuation as at 31/03/2025 S\$'000	Gross Revenue for FY24/25 S\$'000	Average Occupancy Rate for FY24/25 %
1.	Woodlands Spectrum 1 & 2	01/07/2008	60 years	43 years	2 Woodlands Sector 1, 201, 203, 205, 207, 209 & 211 Woodlands Avenue 9 Singapore	3,714,473	3,034,589	265,000	519,000	532,700	51,047	97.1
Subtotal Stack-up/Ramp-up Buildings						3,714,473	3,034,589	265,000	519,000	532,700	51,047	97.1

¹ Refers to the tenure of underlying land.
² NLA excludes long strata leases at Woodlands Spectrum 1 & 2.
³ Excludes stamp duties and other acquisition related costs.

PROPERTY PORTFOLIO OVERVIEW

LIGHT INDUSTRIAL BUILDINGS

Light Industrial Buildings consist of medium to high rise properties suitable for industrial activities, including manufacturing and warehousing. They are strategically located in established industrial estates which are served by major expressways. Light Industrial Buildings can be single-tenanted or multi-tenanted with a small number of tenants in each building.

Singapore

Key Statistics

As at 31 March 2025



Properties

3



Gross Revenue

S\$3.5 million
(FY24/25)



Valuation

S\$53.2 million



Tenants

6



Gross Floor Area

374,273 sq ft



Net Lettable Area

337,913 sq ft



Occupancy

51.8%
(FY24/25)



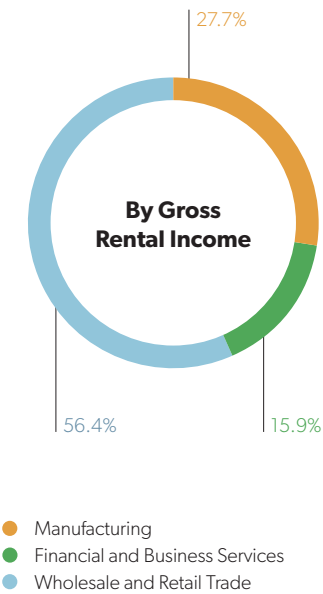
% of Portfolio

0.6%
(By Valuation)

Top Five Tenants in Light Industrial Buildings

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2025)
Skechers Singapore Pte. Ltd.	45 Ubi Road 1	General Wholesale Trade and Services	0.2%
ETLA Limited	2A Changi North Street 2	Precision Engineering, Electrical, Machinery and Transportation Products	0.1%
Centurion Corporation Limited	45 Ubi Road 1	Financial Services	0.1%
Westcon Group Pte. Ltd.	45 Ubi Road 1	Wholesale of Machinery, Equipment and Supplies	0.05%
Exedy Singapore Pte. Ltd.	45 Ubi Road 1	Wholesale of Machinery, Equipment and Supplies	0.04%

Tenant Business Sector





① 2A Changi North Street 2



② 26 Woodlands Loop



③ 45 Ubi Road 1

Detailed Property Information

No.	Description of Property	Acquisition Date	Term of Lease ^{1,2}	Remaining Term of Lease ^{1,2}	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price S\$'000	Valuation as at 31/03/2024 S\$'000	Valuation as at 31/03/2025 S\$'000	Gross Revenue for FY24/25 S\$'000	Average Occupancy Rate for FY24/25 %
1.	2A Changi North Street 2	28/05/2014	30+30 years	36 years	2A Changi North Street 2 Singapore	67,845	65,478	12,000 ³	10,900	10,900	868	86.9
2.	26 Woodlands Loop	21/10/2010	30+30 years	30 years	26 Woodlands Loop Singapore	155,818	149,096	21,900	25,300	25,300	0	0.0
3.	45 Ubi Road 1	21/10/2010	30+30 years	28 years	45 Ubi Road 1 Singapore	150,610	123,339	23,500	17,000	17,000	2,624	95.8
Subtotal Light Industrial Buildings						374,273	337,913	57,400	53,200	53,200	3,492	51.8 ⁴

¹ Refers to the tenure of underlying land.

² Remaining term of lease includes option to renew the land leases.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the aggregate occupancy for the property segment.