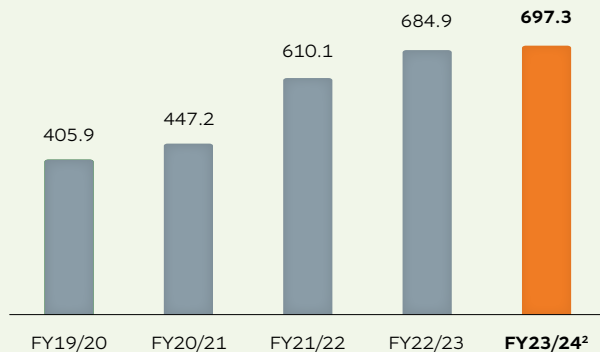


# Key Highlights



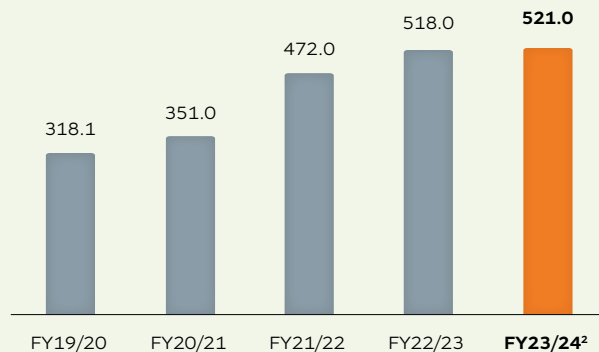
**Gross Revenue**  
S\$ Million

**1.8%**  
Year-on-year<sup>1</sup>



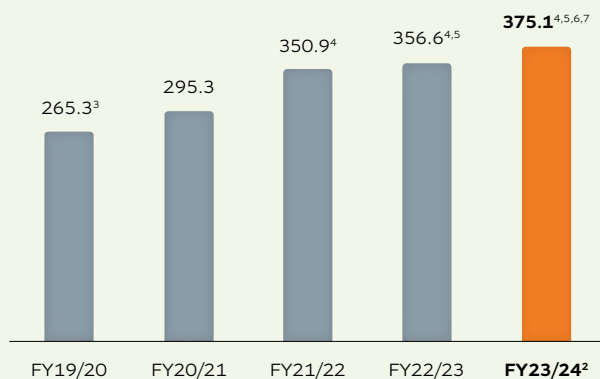
**Net Property Income**  
S\$ Million

**0.6%**  
Year-on-year<sup>1</sup>



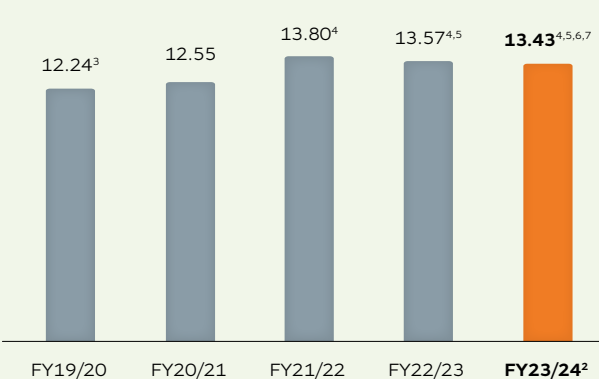
**Amount Available for Distribution to Unitholders**  
S\$ Million

**5.2%**  
Year-on-year<sup>1</sup>



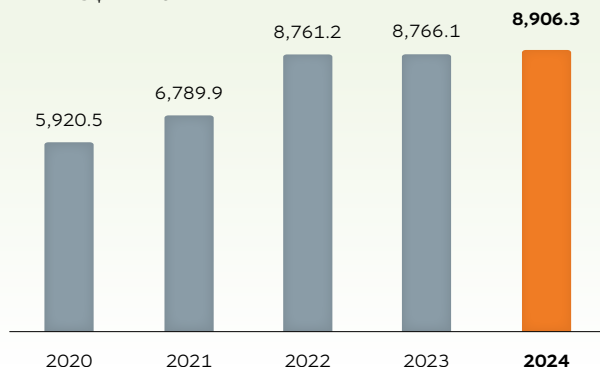
**Distribution Per Unit**  
Singapore Cents

**-1.0%**  
Year-on-year<sup>1</sup>



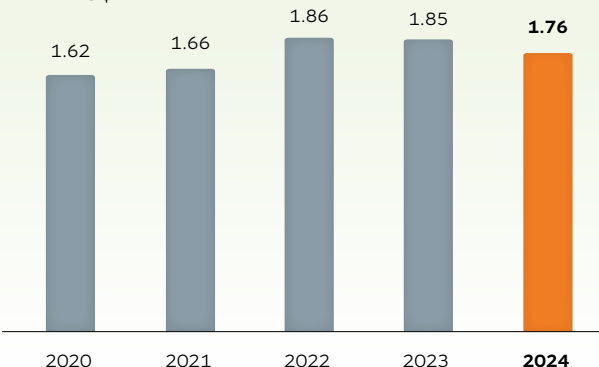
**Assets Under Management<sup>9</sup>**  
(As at 31 March)  
S\$ Million

**1.6%**  
Year-on-year<sup>8</sup>



**Net Asset Value Per Unit**  
(As at 31 March)  
S\$

**-4.9%**  
Year-on-year<sup>8</sup>



<sup>1</sup> Refers to year-on-year comparison for FY23/24.

<sup>2</sup> FY23/24 denotes financial year 2023/2024 ended 31 March 2024.

<sup>3</sup> Tax-exempt income of S\$6.6 million was withheld.

<sup>4</sup> Includes the distribution of net divestment gain of S\$15.7 million from 26A Ayer Rajah Crescent over eight quarters from 2QFY21/22 to 1QFY23/24.

<sup>5</sup> Includes the distribution of tax-exempt income of S\$6.6 million withheld in 4QFY19/20 over three quarters from 3QFY22/23 to 1QFY23/24.

<sup>6</sup> Includes the distribution of compensation received for compulsory acquisition of part of the land at 2 and 4 Loyang Lane of S\$2.1 million, which was withheld in 3QFY21/22, over two quarters from 2QFY23/24 to 3QFY23/24.

<sup>7</sup> Includes the distribution of net divestment gain of S\$4.2 million from 65 Tech Park Crescent over two quarters from 2QFY23/24 to 3QFY23/24.

<sup>8</sup> Refers to year-on-year comparison for 31 March 2024.

<sup>9</sup> Includes MIT's proportionate interest in the joint ventures with the Sponsor and right-of-use assets.

## Key Information

S\$ Million

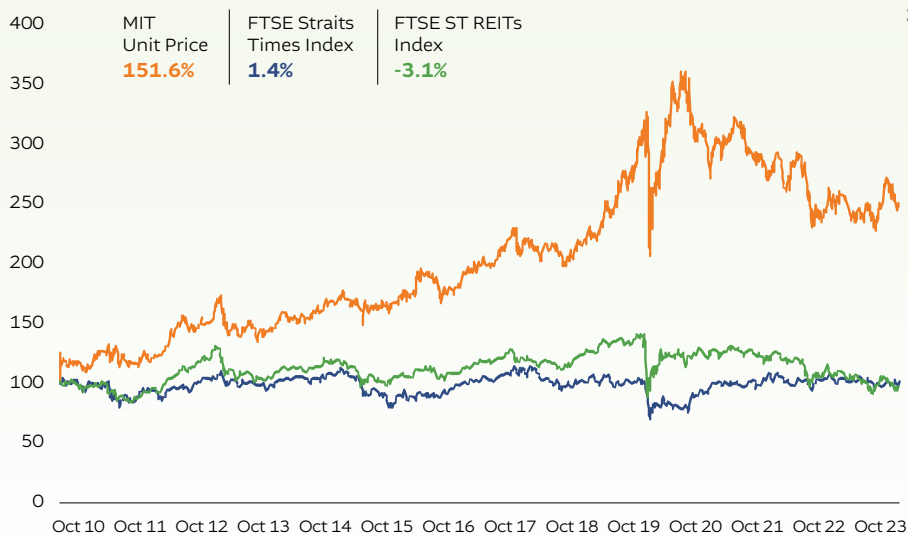
As at 31 March	2020	2021	2022	2023	2024
Total assets	5,187.9	6,391.6	8,480.0	8,546.8	<b>8,664.4</b>
Total borrowings outstanding	1,434.1	2,245.2	2,904.1	2,848.4	<b>2,984.4</b>
Unitholders' funds	3,560.1	3,895.0	4,977.1	5,074.1	<b>4,984.6</b>
Assets under management (including interests in joint ventures)	5,920.5	6,789.9	8,761.2	8,766.1	<b>8,906.3</b>

## Key Financial Ratios

As at 31 March	2020	2021	2022	2023	2024
Aggregate leverage <sup>10</sup> (%)	37.6	40.3	38.4	37.4	<b>38.7</b>
Average borrowing cost for financial year (%)	3.0	2.8	2.5	3.1	<b>3.2</b>
Weighted average tenor of debt (years)	4.7	3.6	3.8	3.7	<b>3.8</b>
Interest coverage ratio for financial year (times)	6.9	6.4	6.4	5.0	<b>4.6</b>
Adjusted interest coverage ratio for trailing 12 months (times)	6.9	6.4	5.7	4.6	<b>4.3</b>



### Comparative Trading Performance since Listing<sup>11</sup>



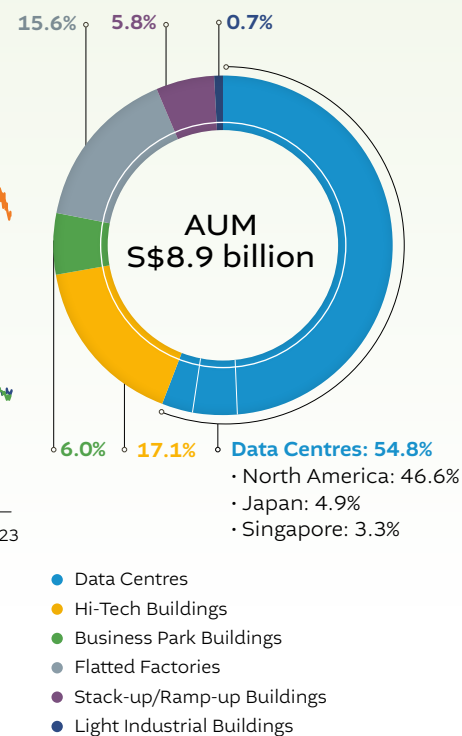
Oct 10 Oct 11 Oct 12 Oct 13 Oct 14 Oct 15 Oct 16 Oct 17 Oct 18 Oct 19 Oct 20 Oct 21 Oct 22 Oct 23

— Rebased MIT Unit Price  
— Rebased FTSE Straits Times Index  
— Rebased FTSE ST REITs Index

Source: Bloomberg



### Assets Under Management<sup>9</sup> As at 31 March 2024



#### Assets Under Management by Geography

Singapore	48.5%
North America	46.6%
Japan	4.9%

<sup>10</sup> 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 2024, the aggregate leverage including MIT's proportionate share of joint venture was S\$3,533.4 million.

<sup>11</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.