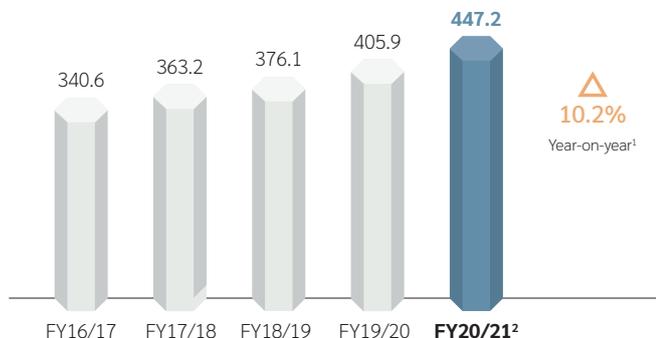
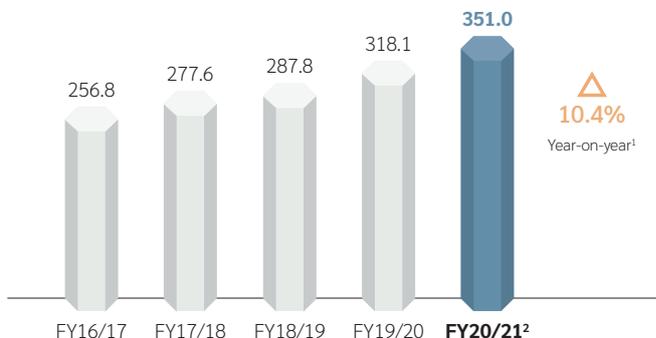


Key Highlights

Gross Revenue
S\$ Million



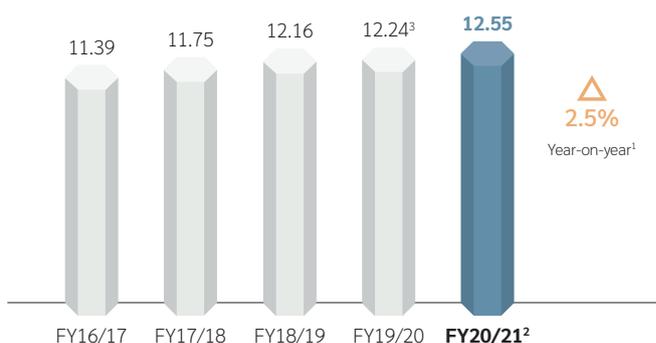
Net Property Income
S\$ Million



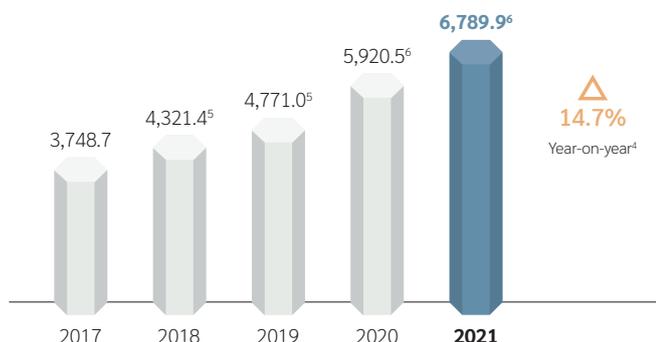
Distributable Income
S\$ Million



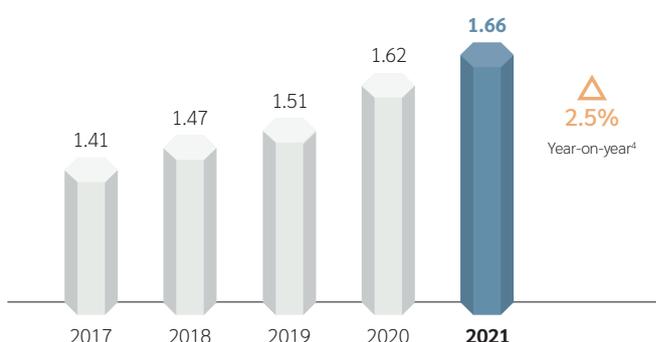
Distribution Per Unit
Singapore Cents



Assets Under Management
As at 31 March
S\$ Million



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



¹ Refers to year-on-year comparison for FY20/21.

² FY20/21 denotes financial year 2020/2021 ended 31 March 2021.

³ Tax-exempt income of S\$6.6 million (equivalent to distribution per Unit ("DPU") of 0.30 Singapore cent) was withheld.

⁴ Refers to year-on-year comparison for 31 March 2021.

⁵ Includes MIT's proportionate interest in the joint ventures with the Sponsor.

⁶ Includes MIT's proportionate interest in the joint ventures with the Sponsor and right-of-use assets.

Key Information

S\$ Million

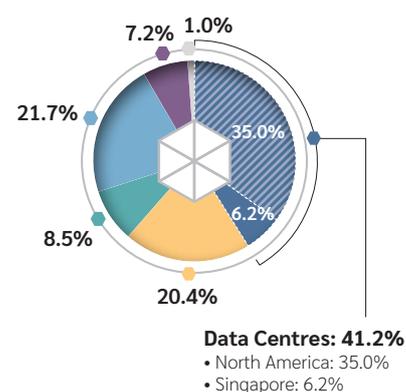
As at 31 March	2017	2018	2019	2020	2021
Total assets	3,798.1	4,154.3	4,607.1	5,187.9	6,391.6
Total borrowings outstanding	1,107.9	1,219.8	1,398.2	1,434.1	2,245.2
Unitholders' funds	2,532.8	2,780.1	3,047.5	3,560.1	3,895.0
Assets under management (including interests in joint ventures)	3,748.7	4,321.4	4,771.0	5,920.5	6,789.9

Key Financial Ratios

As at 31 March	2017	2018	2019	2020	2021
Aggregate leverage ratio ⁷ (%)	29.2	33.1	33.8	37.6	40.3
Average borrowing cost for the financial year (%)	2.6	2.9	3.0	3.0	2.8
Weighted average tenor of debt (years)	3.5	3.3	4.4	4.7	3.6
Interest coverage ratio for the financial year (times)	7.9	7.1	6.6	6.9	6.4

Comparative Trading Performance since Listing⁸Assets Under Management⁶

As at 31 March 2021

S\$6.8 billion

Assets Under Management by Geography

- Singapore: 65.0%
- North America: 35.0%

- Data Centres
- Flatted Factories
- Hi-Tech Buildings
- Business Park Buildings
- Stack-up/Ramp-up Buildings
- Light Industrial Buildings

⁷ 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 2021, the aggregate leverage including MIT's proportionate share of joint venture was S\$2,798.5 million.

⁸ 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.