

## KEY HIGHLIGHTS

### Gross Revenue

S\$ million

**2.1%**Year-on-year<sup>1</sup>

FY20/21	447.2
FY21/22	610.1
FY22/23	684.9
FY23/24	697.3
<b>FY24/25<sup>2</sup></b>	<b>711.8</b>

### Net Property Income

S\$ million

**2.0%**Year-on-year<sup>1</sup>

FY20/21	351.0
FY21/22	472.0
FY22/23	518.0
FY23/24	521.0
<b>FY24/25<sup>2</sup></b>	<b>531.5</b>

### Amount Available for Distribution to Unitholders

S\$ million

**3.5%**Year-on-year<sup>1</sup>

FY20/21	295.3
FY21/22	350.9 <sup>3</sup>
FY22/23	356.6 <sup>3,4</sup>
FY23/24	375.1 <sup>3,4,5,6</sup>
<b>FY24/25<sup>2</sup></b>	<b>388.1<sup>7</sup></b>

### Distribution Per Unit

Singapore cents

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

FY20/21	12.55
FY21/22	13.80 <sup>3</sup>
FY22/23	13.57 <sup>3,4</sup>
FY23/24	13.43 <sup>3,4,5,6</sup>
<b>FY24/25<sup>2</sup></b>	<b>13.57<sup>7</sup></b>

### Assets Under Management<sup>9</sup>

(As at 31 March)

S\$ million

**2.7%**Year-on-year<sup>8</sup>

2021	6,789.9
2022	8,761.2
2023	8,766.1
2024	8,906.3
<b>2025</b>	<b>9,144.3</b>

### Net Asset Value Per Unit

(As at 31 March)

S\$ million

**-2.8%**Year-on-year<sup>8</sup>

2021	1.66
2022	1.86
2023	1.85
2024	1.76
<b>2025</b>	<b>1.71</b>

<sup>1</sup> Refers to year-on-year comparison for FY24/25.

<sup>2</sup> FY24/25 denotes financial year 2024/2025 ended 31 March 2025.

<sup>3</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>4</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>5</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>6</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. 65 Tech Park Crescent was divested on 20 July 2017.

<sup>7</sup> Includes the distribution of net divestment gain of S\$13.4 million from 115A & 115B Commonwealth Drive over four quarters from 1QFY24/25 to 4QFY24/25 and the distribution of net compensation of S\$1.9 million in relation to a redevelopment project which was recognised in 1QFY24/25.

<sup>8</sup> Refers to year-on-year comparison for 31 March 2025.

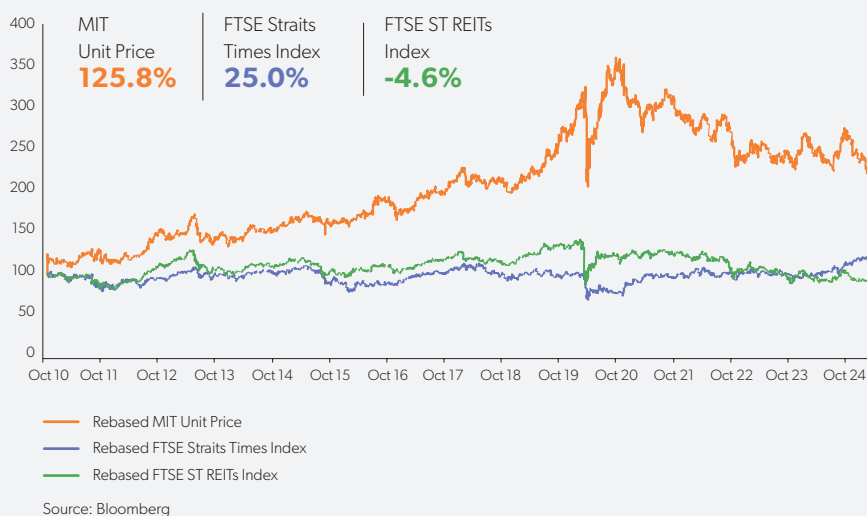
**Key Information**

S\$ million

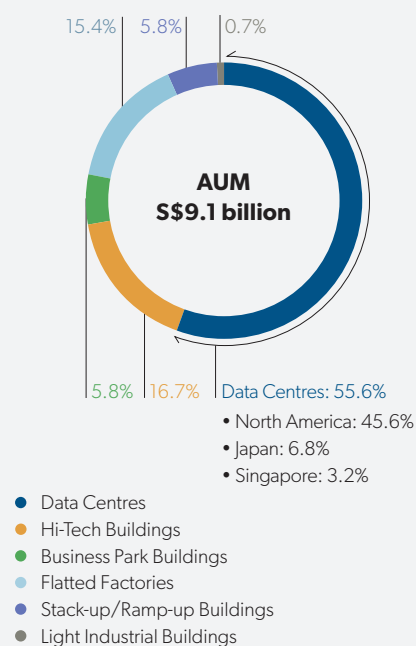
As at 31 March	2021	2022	2023	2024	2025
Total assets	6,391.6	8,480.0	8,546.8	8,664.4	<b>8,800.2</b>
Total borrowings	2,245.2	2,904.1	2,848.4	2,984.4	<b>3,171.9</b>
Unitholders' funds	3,895.0	4,977.1	5,074.1	4,984.6	<b>4,887.7</b>
Assets under management (including interests in joint ventures)	6,789.9	8,761.2	8,766.1	8,906.3	<b>9,144.3</b>

**Key Financial Ratios**

As at 31 March	2021	2022	2023	2024	2025
Aggregate leverage <sup>10</sup> (%)	40.3	38.4	37.4	38.7	<b>40.1</b>
Average borrowing cost for financial year (%)	2.8	2.5	3.1	3.2	<b>3.1</b>
Weighted average tenor of debt (years)	3.6	3.8	3.7	3.8	<b>3.2</b>
Interest coverage ratio for trailing 12 months <sup>11</sup> (times)	6.4	5.7	4.6	4.3	<b>4.3</b>

**Comparative Trading Performance since Listing till 31 March 2025<sup>12</sup>****Assets Under Management<sup>9</sup>**

As at 31 March 2025

**Assets Under Management by Geography**

Singapore	47.6%
North America	45.6%
Japan	6.8%

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

<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 2025, the aggregate debt including MIT's proportionate share of joint venture was S\$3,721.7 million.

<sup>11</sup> Calculated in accordance with Monetary Authority of Singapore ("MAS")'s revised Code on Collective Investment Schemes ("CIS Code") dated 28 November 2024.

<sup>12</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.