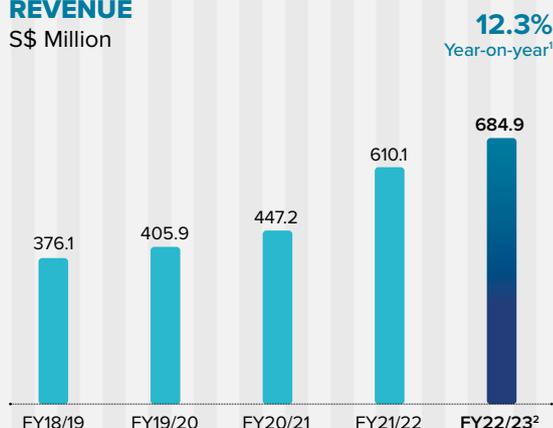


## KEY HIGHLIGHTS

### GROSS REVENUE

S\$ Million



### NET PROPERTY INCOME

S\$ Million



### AMOUNT AVAILABLE FOR DISTRIBUTION TO UNITHOLDERS

S\$ Million



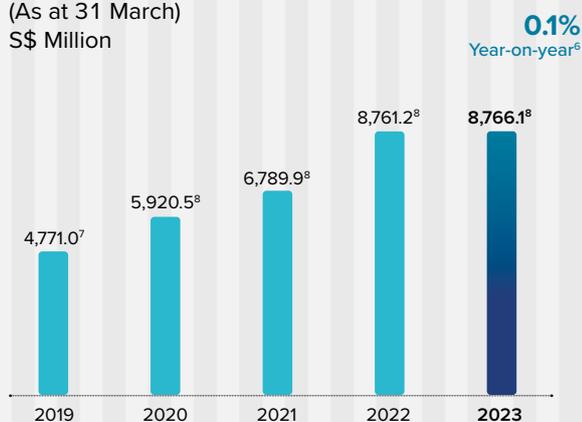
### DISTRIBUTION PER UNIT

Singapore Cents



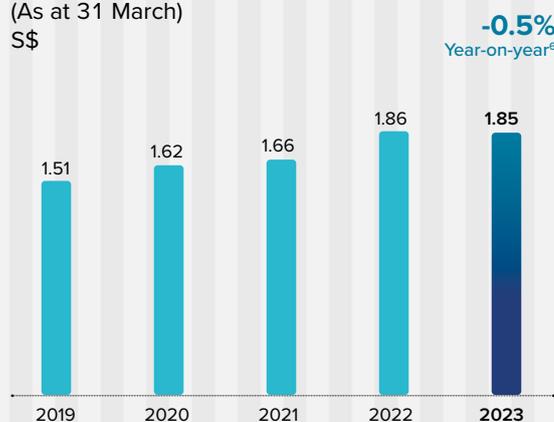
### ASSETS UNDER MANAGEMENT

(As at 31 March)  
S\$ Million



### NET ASSET VALUE PER UNIT

(As at 31 March)  
S\$



<sup>1</sup> Refers to year-on-year comparison for FY22/23.

<sup>2</sup> FY22/23 denotes financial year 2022/2023 ended 31 March 2023.

<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> Refers to year-on-year comparison for 31 March 2023.

<sup>7</sup> Includes MIT's proportionate interest in the joint ventures with the Sponsor.

<sup>8</sup> Includes MIT's proportionate interest in the joint ventures with the Sponsor and right-of-use assets.

**KEY INFORMATION**

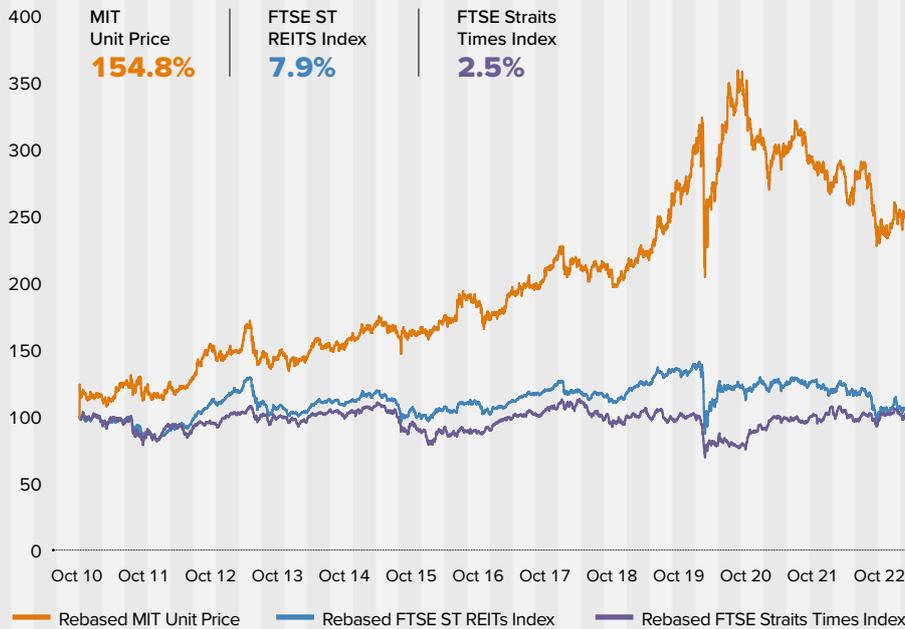
S\$ Million

As at 31 March	2019	2020	2021	2022	2023
Total assets	4,607.1	5,187.9	6,391.6	8,480.0	<b>8,546.8</b>
Total borrowings outstanding	1,398.2	1,434.1	2,245.2	2,904.1	<b>2,848.4</b>
Unitholders' funds	3,047.5	3,560.1	3,895.0	4,977.1	<b>5,074.1</b>
Assets under management (including interests in joint ventures)	4,771.0	5,920.5	6,789.9	8,761.2	<b>8,766.1</b>

**KEY FINANCIAL RATIOS**

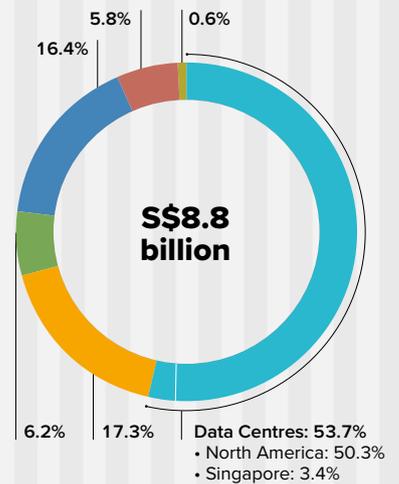
As at 31 March	2019	2020	2021	2022	2023
Aggregate leverage ratio <sup>9</sup> (%)	33.8	37.6	40.3	38.4	<b>37.4</b>
Average borrowing cost for financial year (%)	3.0	3.0	2.8	2.5	<b>3.1</b>
Weighted average tenor of debt (years)	4.4	4.7	3.6	3.8	<b>3.7</b>
Interest coverage ratio for financial year (times)	6.6	6.9	6.4	6.4	<b>5.0</b>
Adjusted interest coverage ratio for trailing 12 months (times)	6.6	6.9	6.4	5.7	<b>4.6</b>

**COMPARATIVE TRADING PERFORMANCE SINCE LISTING<sup>10</sup>**



**ASSETS UNDER MANAGEMENT<sup>8</sup>**

As at 31 March 2023



**Assets Under Management by Geography**

North America	50.3%
Singapore	49.7%

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

<sup>9</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 2023, the aggregate leverage including MIT's proportionate share of joint venture was S\$3,403.1 million.

<sup>10</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.