

Mapletree Industrial Trust ("MIT") is a real estate investment trust listed on the Main Board of Singapore Exchange. Its principal investment strategy is to invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.

MIT is managed by Mapletree Industrial Trust Management Ltd. and sponsored by Mapletree Investments Pte Ltd.



FY24/25 Key Highlights



Net Property Income

S\$531.5 million
↑ 2.0% Y-o-Y



Distribution to Unitholders

S\$386.0 million
↑ 2.0% Y-o-Y



Distribution Per Unit

13.57 Singapore cents
↑ 1.0% Y-o-Y



Weighted Average Rental Reversion (SG)

9.2%

Portfolio Overview



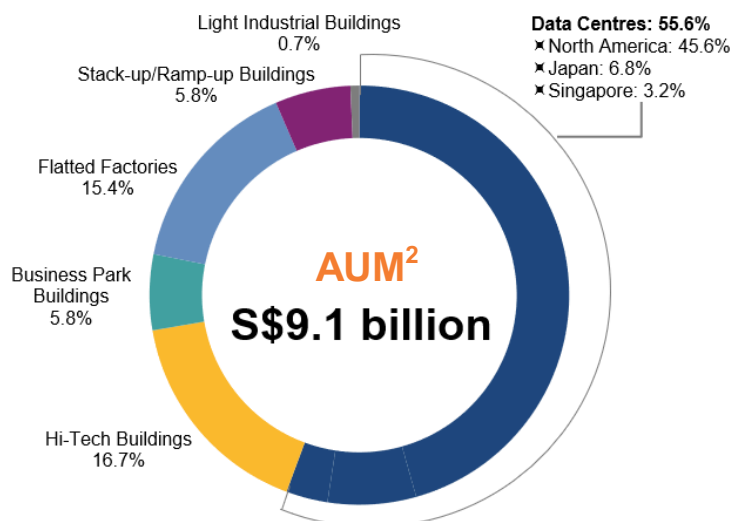
141
Properties



92.1%¹
Average Overall
Portfolio Occupancy



25.2 million
NLA (sq ft)



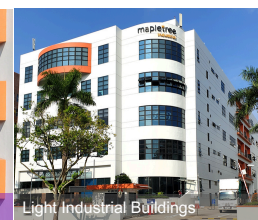
Data Centres: 55.6%
✦ North America: 45.6%
✦ Japan: 6.8%
✦ Singapore: 3.2%

AUM by Geography

Singapore
47.6% (83 properties)

North America
45.6% (56 properties)

Japan
6.8% (2 properties)

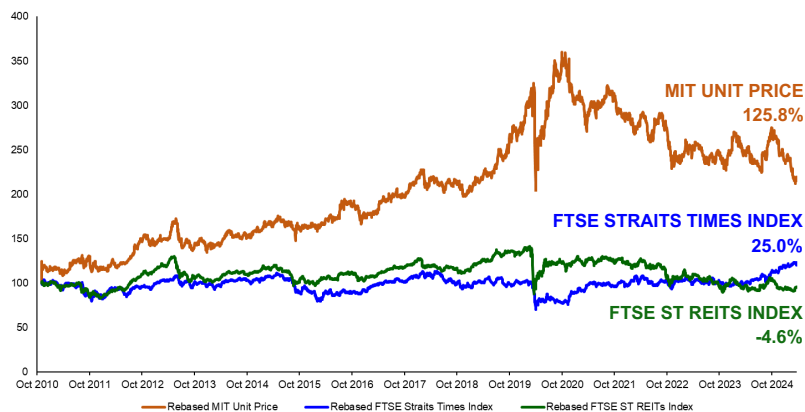


All information as at 31 Mar 2025 unless stated otherwise.

¹ For FY24/25.

² Includes MIT's book value of investment properties as well as MIT's 50% interest in the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America, and MIT's right-of-use assets as at 31 Mar 2025.

Comparative Trading Performance Since IPO



Tickers

Bloomberg: MINT SP
Reuters: MAPI.SI
SGX: ME8U

Market Capitalisation

S\$6.0 billion
(as at 31 Mar 2025)

52-week Range

S\$1.970 - S\$2.560
(1 Apr 2024 - 31 Mar 2025)

Average Daily Volume

6.94 million units
(1 Apr 2024 to 31 Mar 2025)

Return on Investment

	Capital Appreciation	Distribution Yield	Total Return
--	----------------------	--------------------	--------------

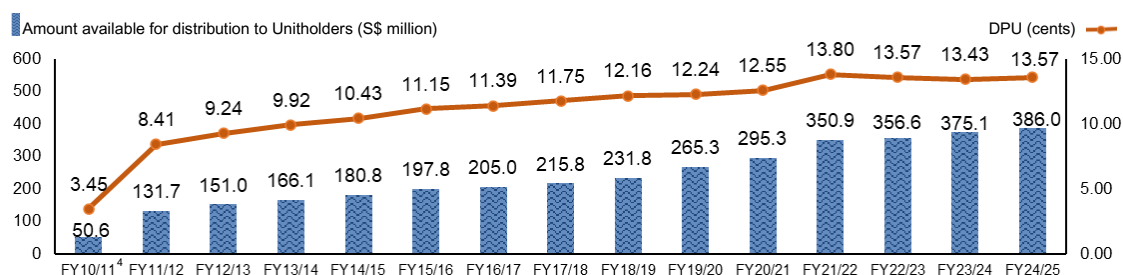
Since Listing on 21 Oct 2010 to 31 Mar 2025³

125.8%

179.6%

305.4%

³ Based on the issue price of S\$0.930.



⁴ MIT was listed on 21 Oct 2010.

Positioned for Long-Term Growth and Value

Stable and Resilient Portfolio

- Large and diversified tenant base
- Long WALE of 4.4 years

Enhanced Financial Flexibility

- Strong balance sheet with aggregate leverage of 40.1% and healthy ICR of 4.3 times
- Hedged borrowings of 78.1% with weighted average hedge tenor of 3.4 years

Proactive Portfolio Rebalancing

- Acquired a freehold property with a future redevelopment opportunity into a new data centre in West Tokyo, Japan for JPY14.5 billion⁵
- Divested Georgia Data Centre, United States for US\$11.8 million
- Announced the proposed divestment of three industrial properties in Singapore for S\$535.3 million

⁵ MIT's effective economic interest in the Tokyo Property is 98.47%. The remaining 1.53% is held by the Sponsor.

Commitment to Sustainability

