

PORTFOLIO OVERVIEW

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. (Manager) and sponsored by Mapletree Investments Pte Ltd (MIPL).



Hi-Tech Buildings

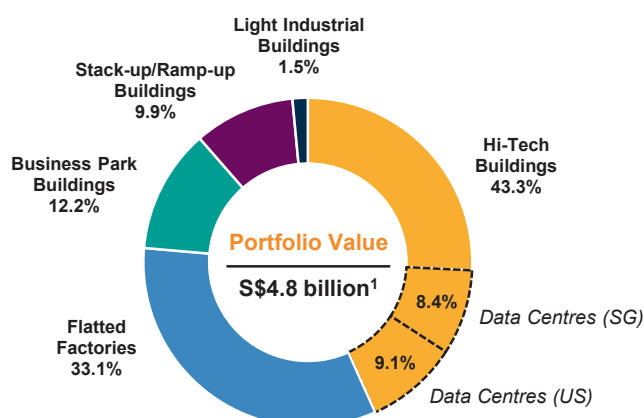
US Data Centres

Flatted Factories

Business Park Buildings

Stack-up/Ramp-up Buildings

Light Industrial Buildings



101 Properties Across 5 Property Segments

Net Lettable Area 18.6 million sq ft²

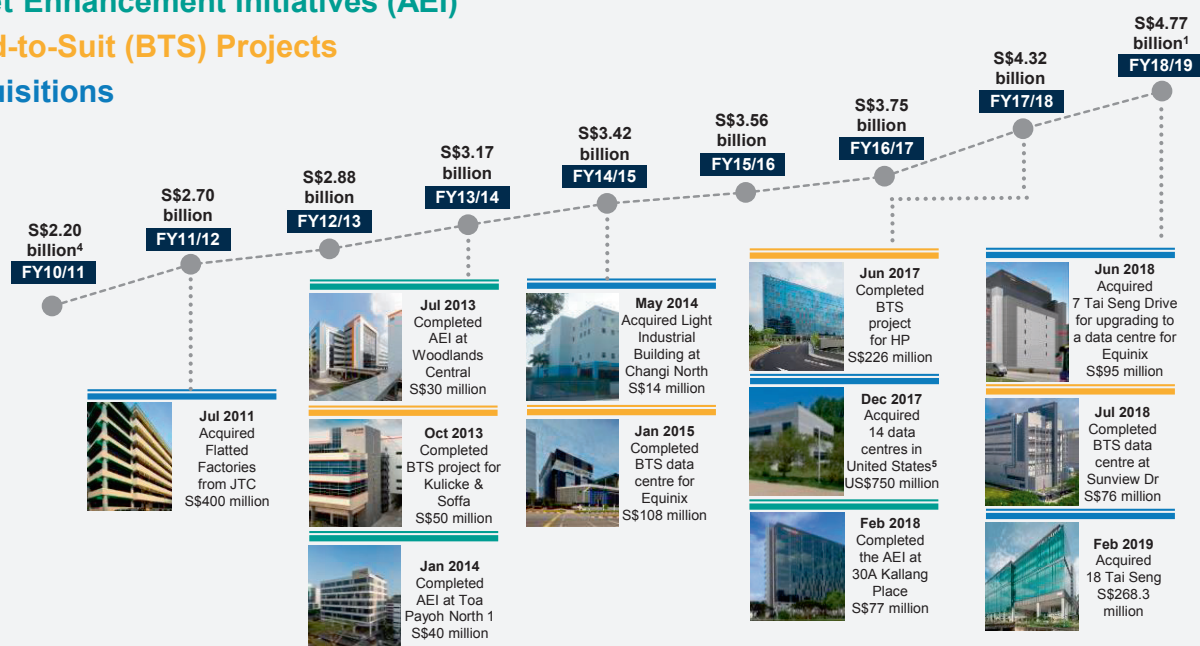
Number of Tenants >2,200

Occupancy Rate³ 88.4% (Overall)

3 Asset Enhancement Initiatives (AEI)

4 Build-to-Suit (BTS) Projects

5 Acquisitions



¹ Based on MIT's book value of investment properties and investment properties under development as well as MIT's 40% interest of the joint venture with MIPL in a portfolio of 14 data centres in the United States as at 31 Mar 2019.

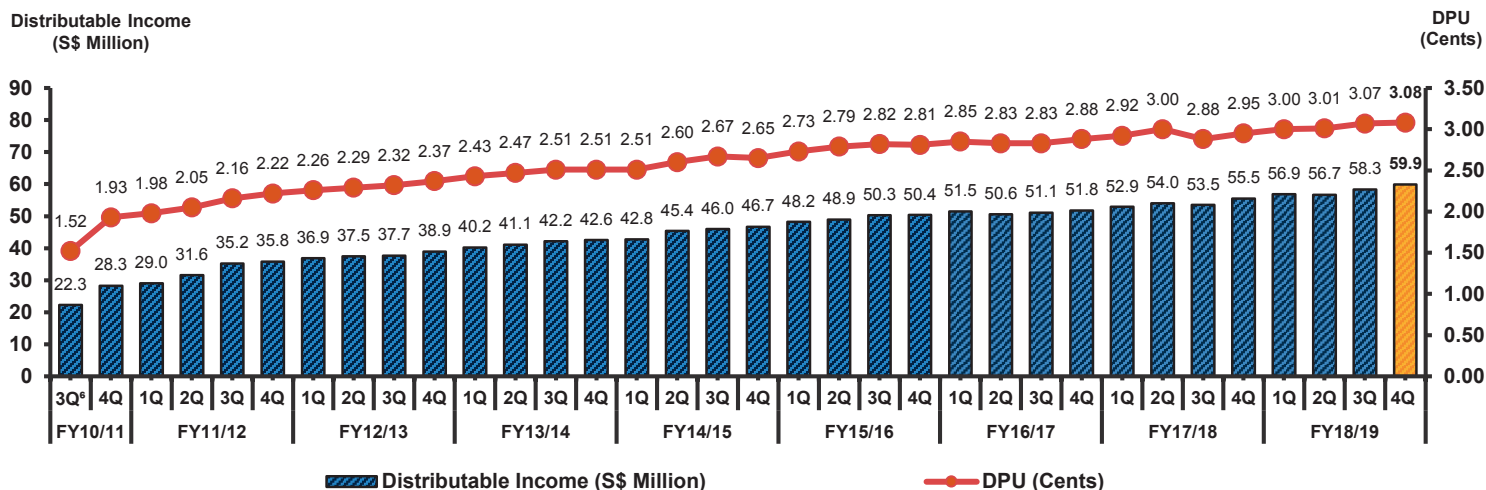
² Excludes the parking decks (150 Carnegie Way and 171 Carnegie Way) at 180 Peachtree, Atlanta.

³ For FY18/19.

⁴ Valuation of investment properties on 31 Mar at end of each financial year.

⁵ Acquired through a 40:60 joint venture with MIPL.

SUSTAINABLE AND GROWING RETURNS



⁶ MIT was listed on 21 Oct 2010.

RETURN ON INVESTMENT

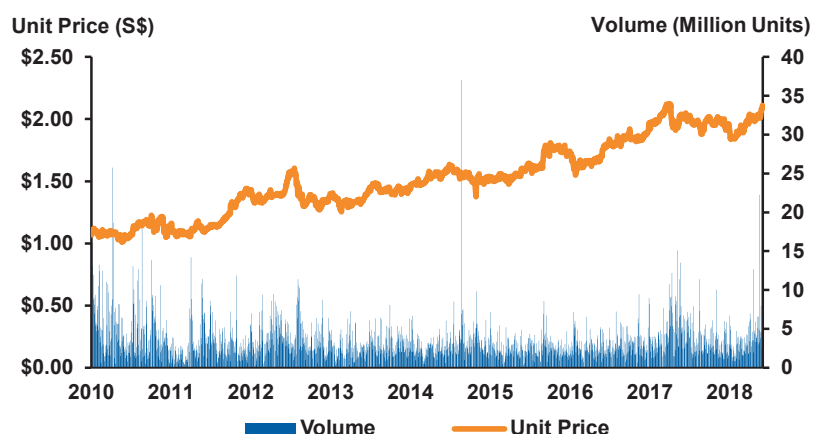
From 1 Apr 2018 to 31 Mar 2019⁷ Since Listing on 21 Oct 2010 to 31 Mar 2019⁸

Total Return	9.4%	220.3%
Capital Appreciation	3.4%	125.8%
Distribution Yield	6.0%	94.5%

⁷ Based on the latest closing unit price of S\$2.100 as at 31 Mar 2019.

⁸ Based on the issue price of S\$0.930.

UNIT PERFORMANCE⁹



Tickers

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

Market
Capitalisation

S\$4.24 billion

52-week
Range

S\$1.840 – S\$2.110
(1 Apr 2018 to 31 Mar 2019)

Average Daily
Volume

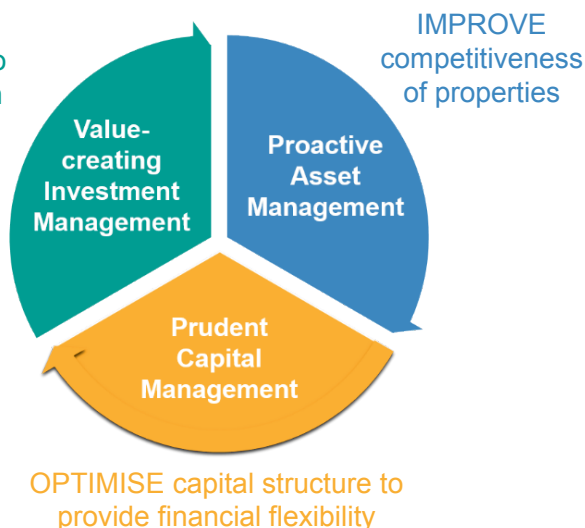
3.34 million units
(1 Apr 2018 to 31 Mar 2019)

⁹ Excludes the first five days of trading to remove initial public offering effect.

As at 31 Mar 2019

INVESTMENT MERITS

SECURE
investments to
deliver growth
and
diversification



Strategically located properties in Singapore and United States

Presence in the fast-growing global data centre sector

Large and diversified tenant base

Strong balance sheet with a well-diversified debt maturity profile

Experienced Manager and strong Sponsor with proven track record