

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



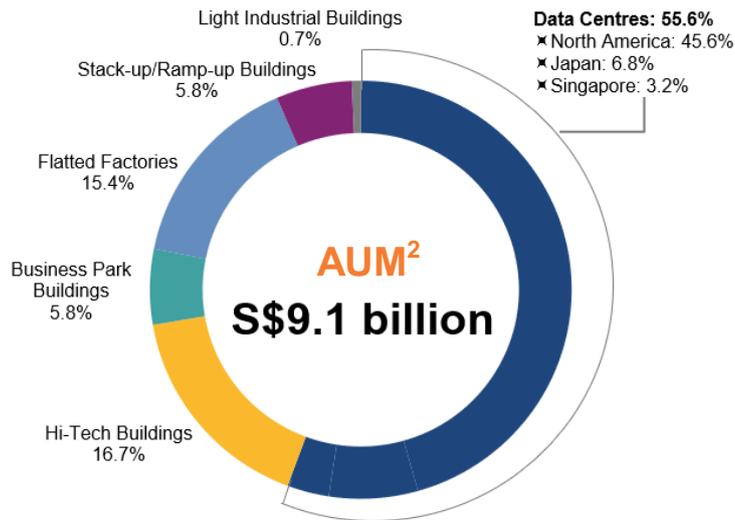
141
Properties



92.1%¹
Average Overall Portfolio Occupancy



25.2 million
NLA (sq ft)



AUM by Geography

Singapore
47.6% (83 properties)

North America
45.6% (56 properties)

Japan
6.8% (2 properties)

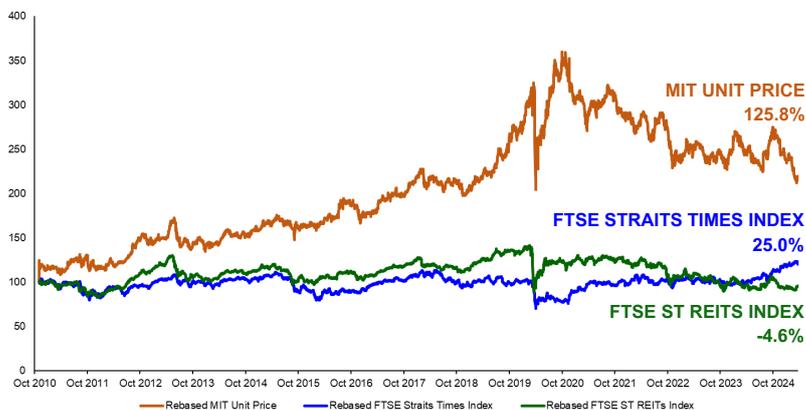


All information as at 31 Mar 2025 unless stated otherwise.

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)

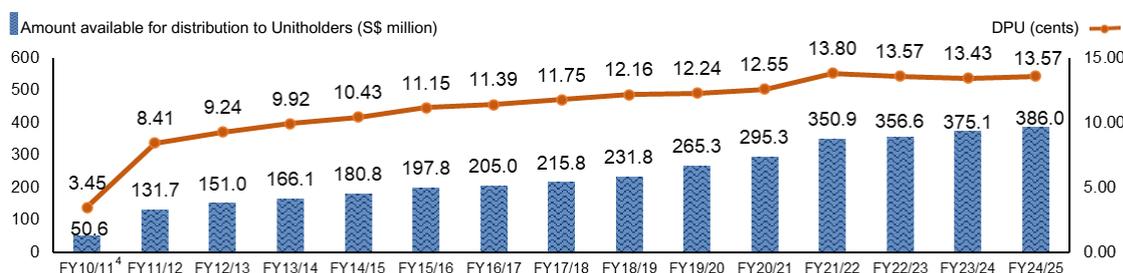
52-week Range
S\$1.970 - S\$2.560
(1 Apr 2024 - 31 Mar 2025)

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 2025 ³	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

