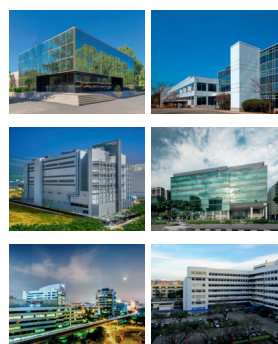
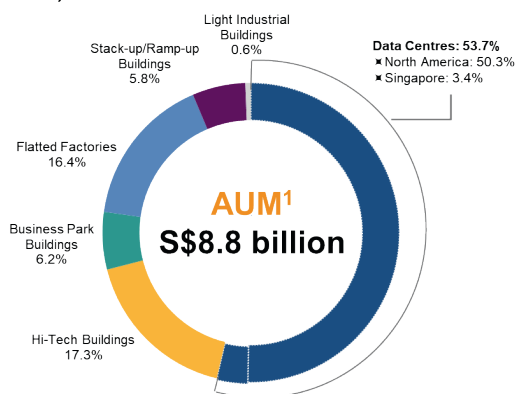




Mapletree Industrial Trust (MIT) is a real estate investment trust listed on the Main Board of Singapore Exchange. Its principal investment strategy is to invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore (excluding properties used primarily for logistics purposes) 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).

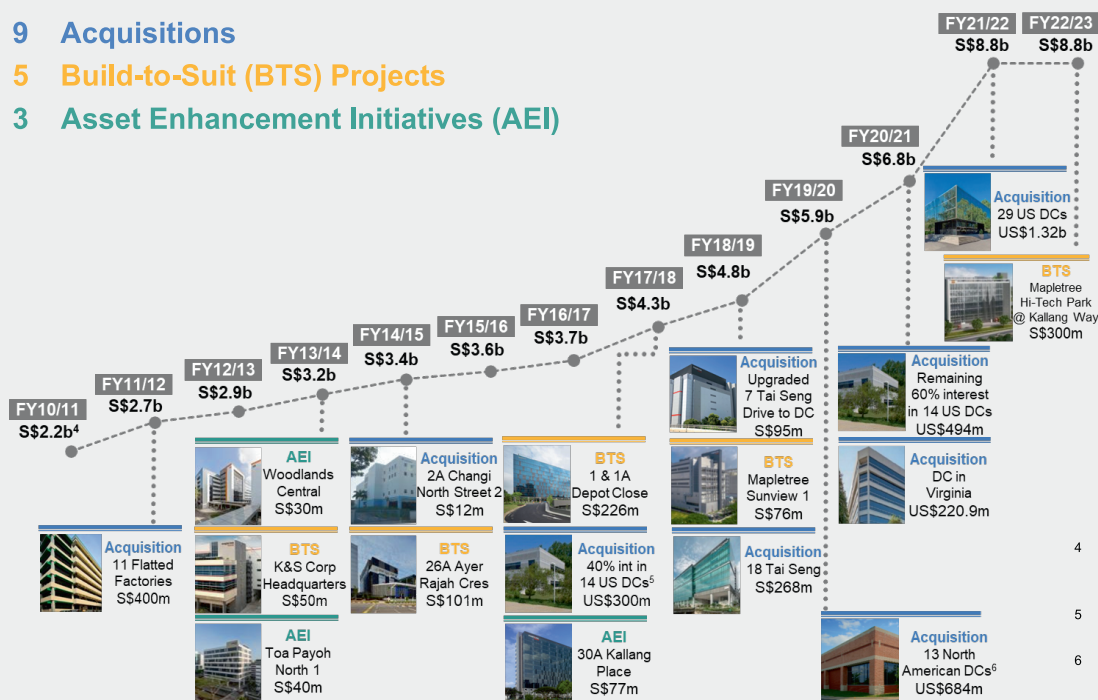
- 141**
Properties
- 24.8 million²**
NLA (sq ft)
- 95.5%**
Occupancy³



- North America**
- 56 Data Centres
 - 50.3% of AUM
- Singapore**
- 85 Properties
 - 49.7% of AUM

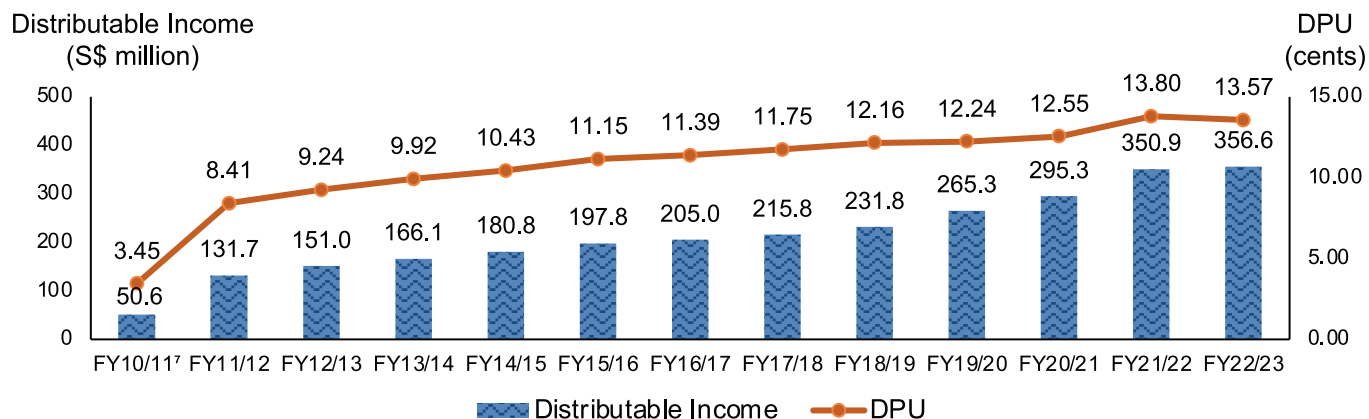
1 Based on MIT's book value of investment properties as well as MIT's interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America and included MIT's right-of-use assets as at 31 Mar 2023.
 2 Excludes the parking decks (150 Carnegie Way and 171 Carnegie Way) at 180 Peachtree Street NW, Atlanta.
 3 For FY22/23.

9 Acquisitions
5 Build-to-Suit (BTS) Projects
3 Asset Enhancement Initiatives (AEI)



4 Valuation of investment properties on 31 Mar at end of each financial year.
 5 Acquired through a 40:60 joint venture with MIPL.
 6 Acquired through a 50:50 joint venture with MIPL.

SUSTAINABLE AND GROWING RETURNS



⁷ MIT was listed on 21 Oct 2010.

RETURN ON INVESTMENT

	From 1 Apr 2022 to 31 Mar 2023 ⁸	Since Listing on 21 Oct 2010 to 31 Mar 2023 ⁹
Total Return	-6.9%	305.4%
Capital Appreciation	-11.9%	154.8%
Distribution Yield	5.0%	150.6%

⁸ Based on the closing unit price of S\$2.370 on 31 Mar 2023.

⁹ Based on the issue price of S\$0.930.

UNIT PERFORMANCE



Tickers	Bloomberg: MINT SP Reuters: MAPI.SI SGX: ME8U
Market Capitalisation	S\$6.49 billion
52-week Range	S\$2.130 – S\$2.720 (1 Apr 2022 to 31 Mar 2023)
Average Daily Volume	5.70 million units (1 Apr 2022 to 31 Mar 2023)

As at 31 Mar 2023

INVESTMENT MERITS

- Strategically located properties in Singapore and North America
- 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

FY22/23 SUSTAINABILITY HIGHLIGHTS

ENVIRONMENTAL	SOCIAL	GOVERNANCE
<ul style="list-style-type: none"> Attained BCA Green Mark Platinum Award for 161 & 163 Kallang Way Completed solar panel installation with generating capacity of 4,000 kWp 	<ul style="list-style-type: none"> Introduced sustainability clauses for Hi-Tech Buildings and Business Park Buildings Ranked Top 10 in Singapore for Gender Equality in 2022 by Equileap 	<ul style="list-style-type: none"> Improved female representation on the Board from 18% to 25% Attained 'A' for GRESB Public Disclosure Level