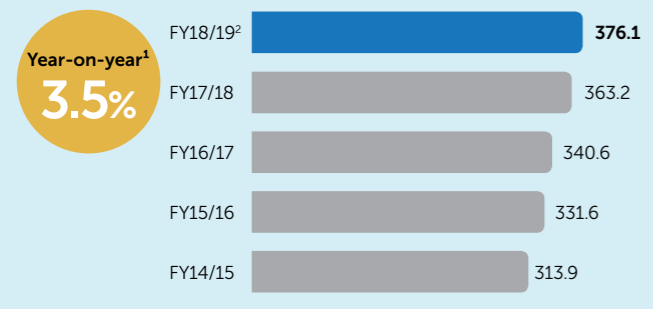
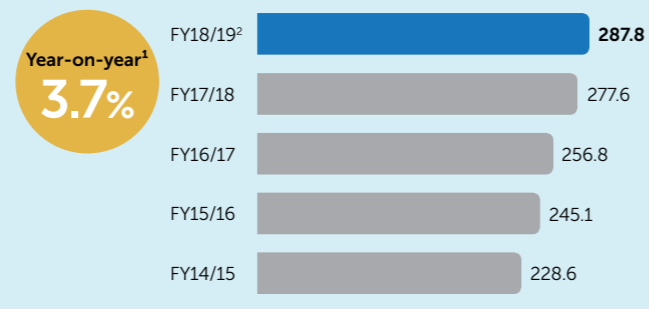


KEY HIGHLIGHTS

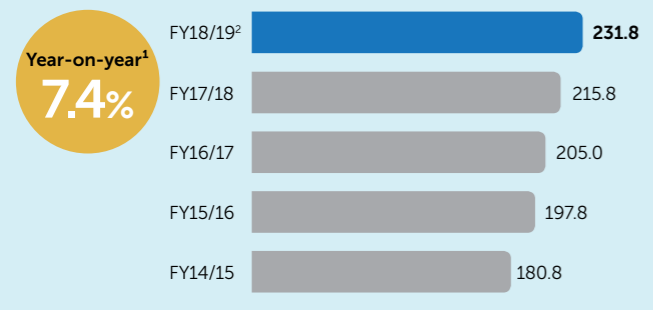
GROSS REVENUE S\$ MILLION



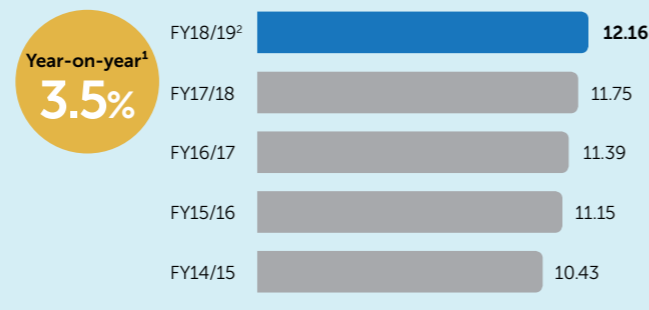
NET PROPERTY INCOME S\$ MILLION



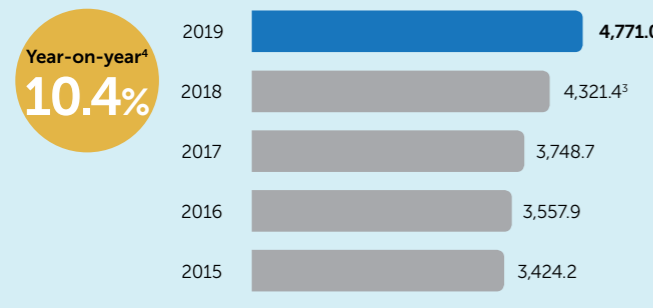
DISTRIBUTABLE INCOME S\$ MILLION



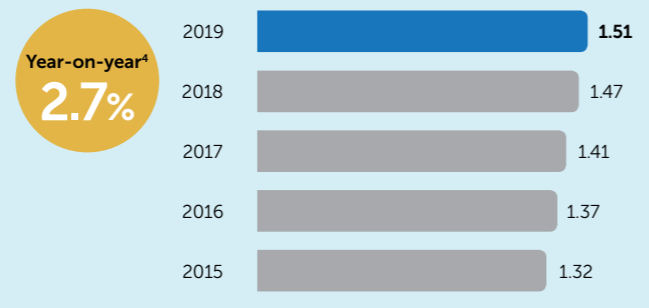
DISTRIBUTION PER UNIT SINGAPORE CENTS



ASSETS UNDER MANAGEMENT (AS AT 31 MARCH) S\$ MILLION



NET ASSET VALUE PER UNIT (AS AT 31 MARCH) S\$



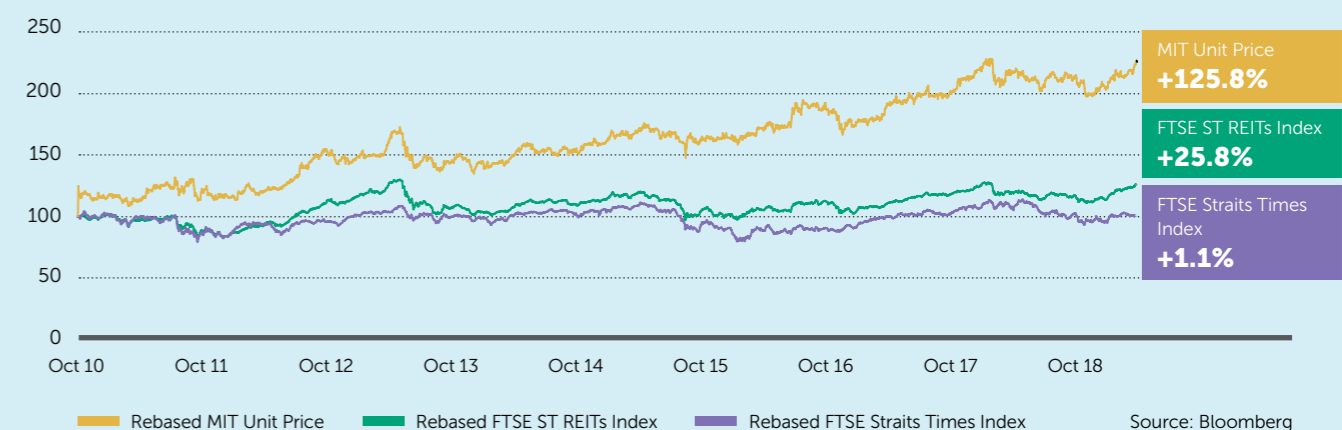
KEY INFORMATION S\$ MILLION

As at 31 March	2015	2016	2017	2018	2019
Total assets	3,516.0	3,623.9	3,798.1	4,154.3	4,607.1
Total debt	1,076.6	1,022.4	1,107.9	1,219.8	1,398.2
Unitholders' funds	2,312.2	2,465.2	2,532.8	2,780.1	3,047.5
Assets under management (including interest in joint venture)	3,424.2	3,557.9	3,748.7	4,321.4	4,771.0

KEY FINANCIAL RATIOS

As at 31 March	2015	2016	2017	2018	2019
Aggregate leverage ⁵ (%)	30.6	28.2	29.2	33.1	33.8
Average borrowing cost for financial year (%)	2.1	2.4	2.6	2.9	3.0
Weighted average tenor of debt (years)	3.7	4.0	3.5	3.3	4.4
Interest cover ratio for financial year (times)	8.1	8.2	7.9	7.1	6.6

COMPARATIVE TRADING PERFORMANCE SINCE LISTING⁶



1 Refers to year-on-year comparison for FY18/19.
 2 FY18/19 denotes financial year 2018/2019 ended 31 March 2019.
 3 Includes MIT's 40% interest of the joint venture with the Sponsor in a portfolio of 14 data centres in the United States of America (the "United States").
 4 Refers to year-on-year comparison for 31 March 2019.

5 In accordance with Property Funds Guidelines, the aggregate leverage ratio includes MIT's proportionate share of borrowings and deposited property of joint venture. As at 31 March 2019, total debt including MIT's proportionate share of joint venture debt was S\$1,642.3 million.
 6 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.