LETTER TO UNITHOLDERS

Ler Lily
Chief Executive Officer

Cheah Kim Teck
Chairman

"Our proactive portfolio rebalancing efforts and strong fundamentals remain to be our anchor of strength in navigating future challenges while driving sustainable value creation."

Dear Unitholders,

FY24/25 has been another year of challenges. While the global economy had shown resilience, it was marked by significant divergences across countries and regions amid lingering uncertainties in persistent geopolitical and trade tensions, increased policy uncertainty and inflationary pressures.

Achieving Stable Returns

MIT's stable financial results attested to the resilience of its large and diversified tenant base and proactive portfolio rebalancing efforts. Net property income for FY24/25 increased 2.0% year-on-year to S$531.5 million. The increase was mainly driven by revenue contributions from the completion of the second and third phases of fitting-out works of the Osaka Data Centre and the freehold mixed-use facility in Tokyo (the "Tokyo Acquisition") acquired on 29 October 2024. The new leases and renewals across various Singapore property clusters also contributed to the growth.

Distribution to Unitholders for FY24/25 increased 2.0% year-on-year to S$386.0 million. The higher net property income was partially offset by lower distribution from the joint venture, Mapletree Rosewood Data Centre Trust ("MRODCT") and the interest expense on new borrowings taken to fund the Tokyo Acquisition. The former was the result of repricing of the interest rate hedges. Correspondingly, DPU for FY24/25 rose 1.0% year-on-year to 13.57 Singapore cents.

Since its listing on 21 October 2010, MIT has delivered a total return of 305.4%[1] by the end of FY24/25.

As at 31 March 2025, the total valuation of 141 properties in MIT's portfolio[2] was S$9,040.2 million. This represented a 2.7% year-on-year increase over the previous valuation of S$8,802.2 million, which was mainly due to the Tokyo Acquisition and improved operating performance across the properties in Singapore arising from positive rental reversions.

1 Sum of distributions and capital appreciation for the period over the unit issue price of S$0.930 at listing.
2 Refers to 83 properties in Singapore, 43 properties in North America wholly owned by MIT, MIT's 50% interest in MRODCT, which holds 13 data centres in North America, and two properties in Japan.

Delivering Resilient Operational Performance

Average Overall Portfolio occupancy was 92.1% in FY24/25, compared to 92.6% in the preceding year. The resilience of the Singapore Portfolio underpinned MIT's operational performance with a healthy average occupancy rate of 93.2% and a positive weighted average rental reversion rate of about 9.2%. The average rental rate of the Singapore Portfolio increased from S$2.20 per square foot per month ("psf/mth") in FY23/24 to S$2.27 psf/mth in FY24/25. This was driven by positive rental reversions for renewal leases across all property segments and higher average rental rate for new leases in FY24/25.

The average North American Portfolio occupancy registered a decline from 90.3% in FY23/24 to 89.3% in FY24/25 due to non-renewal of leases. As part of our proactive leasing efforts, we engaged the tenants ahead of their lease expirations and secured high-quality tenants on long-term leases to backfill the vacant spaces. Consequently, the North American Portfolio's weighted average lease to expiry ("WALE") increased year-on-year from 5.5 years to 6.3 years as at 31 March 2025. About 71% of North American Portfolio leases expiring in FY23/24 and FY24/25 had been renewed or leased. The average rental rate of the North American Portfolio also increased from US$2.44 psf/mth to US$2.47 psf/mth.

Accelerating Portfolio Rebalancing Efforts

We stepped up on our portfolio rebalancing efforts through accretive acquisitions and strategic divestments of properties. On 29 October 2024, we acquired a freehold mixed-use facility in Tokyo, Japan for JPY14.5 billion[3]. This acquisition further expands MIT's geographical presence and enhances income stability as it is fully leased to an established Japanese conglomerate with a WALE of approximately five years[4]. Its strategic location in West Tokyo, a key data centre cluster in Greater Tokyo, will present a future redevelopment opportunity into a new data centre that benefits from the robust demand for data centres as well as the tight supply in Japan and limited development opportunities in West Tokyo.

The Osaka Data Centre, acquired on 28 September 2023, had completed the remaining two phases of the fitting-out works on 25 June 2024 and 2 May 2025. The revenue from both phases is expected to contribute positively to the portfolio[5].

We will continue to optimise MIT's portfolio composition while maintaining financial agility to seize new value-creating investment opportunities to drive sustainable returns. This is reflected through the divestments of 2775 Northwoods Parkway, Norcross, Georgia (the "Georgia Data Centre") and a portfolio of three industrial properties in Singapore (the "Proposed Singapore Portfolio Divestment"), which were announced after the end of the financial year. The Georgia Data Centre was divested on 9 May 2025 for US$11.8 million, an 18.6% premium above the independent valuation of US$9.95 million as at 31 March 2025. The divestment was strategically executed ahead of its lease expiration, allowing us to maximise value and mitigate potential renewal uncertainty.

The Proposed Singapore Portfolio Divestment will also realise the value of capital appreciation, with the divestment consideration of S$535.3 million reflecting a 22.1% increase from the original investment cost of S$438.4 million[6] and a 2.6% premium over market valuation as at 31 March 2025. The Proposed Singapore Portfolio Divestment is expected to complete by the third quarter of 2025. The net divestment proceeds will position us well to pursue future value-creating and accretive acquisitions that align with our long-term growth objectives.

Maintaining A Strong Financial Position

As at 31 March 2025, MIT's balance sheet remained strong with an aggregate leverage ratio of 40.1%, well within the leverage limit of 50% imposed by the MAS. The aggregate leverage ratio will be lowered to about 37.0% post completion of the Proposed Singapore Portfolio Divestment[7]. The average borrowing cost for FY24/25 was 3.1%, with a healthy interest coverage ratio of 4.3 times[8].

With available credit facilities of over S$900 million and cash balance, MIT has ample liquidity to capitalise on potential growth opportunities and to withstand unexpected liquidity crunch.

Active capital management remains central to supporting MIT's growth. Approximately S$29.8 million was retained from the DRP for distributions from 1QFY24/25 to 3QFY24/25. This has strengthened MIT's balance sheet and improved its financial flexibility to pursue growth opportunities. We thank our Unitholders for participating in the DRP.

We adopt a disciplined hedging strategy to manage the impact of rising borrowing costs and currency volatility on distributions. About 78.1% of MIT's total borrowings had been hedged into fixed rates as at 31 March 2025. Looking ahead, about 58% of FY25/26 foreign currency-denominated net income stream had been hedged into Singapore dollars through foreign exchange forward contracts.

Enhancing Our Sustainability Efforts

We made steady progress in advancing our commitment to achieving net zero emissions by 2050, as outlined in the Mapletree Group's sustainability roadmap. During the financial year, we completed Phase 3 of the solar panel installation project[9] and increased our solar generating capacity by 4,106 kWp to 12,453 kWp in 37 properties across 23 property clusters in Singapore, which exceeded our FY29/30 target of 10,000 kWp. We also attained three

[3] MIT has an effective economic interest of 98.47% in the property while the remaining 1.53% was held by its Sponsor, Mapletree Investments Pte Ltd ("MIPL").
[4] The current lease with the tenant is a traditional regular lease (*futsu-tatemono-chintaishaku*) with an option to renew exercisable by the tenant.
[5] Revenue from each phase of the fitting-out works at the Osaka Data Centre is recognised once each phase is completed.
[6] Based on the purchase considerations of the Proposed Singapore Portfolio Divestment at the initial public offering of MIT and including capital expenditure and other related costs incurred up to 31 March 2025.
[7] Includes the effects from the completion of the final phase of fitting-out works for the Osaka Data Centre on 2 May 2025 and repayment of debt with about S$516 million of net proceeds from Proposed Singapore Portfolio Divestment.
[8] Refers to the interest coverage ratio for the trailing 12 months.
[9] Following Phase 1 of the solar panel installation at K&S Corporate Headquarters and Serangoon North Cluster, we have completed Phase 2 at five Flatted Factory clusters – Chai Chee Lane, Kampong Ubi, Kolam Ayer 5, Loyang 1 and 2 Clusters.

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BCA Green Mark recertifications and two WELL Health-Safety Ratings for our properties in Singapore and North America respectively. These efforts reinforced our commitment in building a climate resilient portfolio.

In response to the growing global emphasis on transparent sustainability reporting, we will be incorporating additional climate-related disclosures to align with the standards issued by the International Sustainability Standards Board. The rollout of the Environmental Data Management System across our Singapore properties in FY24/25 will be instrumental in monitoring our environmental performance, and will facilitate the setting of intermediate net zero targets and decarbonisation strategies.

As at 31 March 2025, female representation on the Board was 42%. This affirmed our aspiration to achieve at least 25% of female representation on the Board by 2025 and 30% by 2030.

Diversification And Balance

The swift escalation of trade tensions and extremely high levels of policy uncertainty are expected to have a significant impact on global economic activity. Global growth is projected to fall to 2.8% in 2025 and 3.0% in 2026[10] - down from 3.3% for both years in the IMF January 2025 update.

Our commitment to diversification and balance is at the core of our strategy for sustainable growth. The stability of our Singapore and Japan Portfolio would cushion headwinds from the North American Portfolio. To manage the impact of downtime from the non-renewal of leases in North America, we proactively consider divestments, engage tenants ahead of their lease expirations, prospect tenants from various sectors and evaluate possible repositioning of the properties. We remain disciplined in diversifying our data centre presence through accretive acquisitions in key markets across Asia Pacific and Europe. Our proactive portfolio rebalancing efforts and strong fundamentals remain to be our anchor of strength in navigating future challenges while driving sustainable value creation.

Acknowledgements

On 22 July 2024, Mr Tham Kuo Wei relinquished his role as Chief Executive Officer and Executive Director. We would like to thank him for his leadership and invaluable contributions to MIT since its listing in October 2010.

On behalf of the Board, we welcome Mrs Eng-Kwok Seat Moey who was appointed as an Independent Non-Executive Director on 1 October 2024. With her vast experience in the financial sector, we look forward to Mrs Eng-Kwok's counsel and contributions.

We extend our sincere appreciation to our directors and staff for their steadfast dedication and invaluable contributions. We also wish to express our gratitude to our Unitholders, tenants, and business partners for their continued support in MIT.

Cheah Kim Teck
Chairman

Ler Lily
Chief Executive Officer

29 May 2025

[10] Source: International Monetary Fund ("IMF"), World Economic Outlook, April 2025.