

PROPERTY PORTFOLIO OVERVIEW

DATA CENTRES

Data Centres are facilities used primarily for the storage and processing of data. MIT's Data Centres are primarily leased to tenants on triple net basis. They are occupied by high-quality and established tenants, including Fortune Global 500 corporations and NYSE-listed and Nasdaq-listed companies. These tenants are committed to long-term leases with built-in rental escalations.

NORTH AMERICA



1 2005 East Technology Circle, Tempe



2 2055 East Technology Circle, Tempe



3 2601 West Broadway Road, Tempe



4 400 Holger Way, San Jose



5 1400 Kifer Road, Sunnyvale



6 2301 West 120th Street, Hawthorne



7 3065 Gold Camp Drive, Rancho Cordova



8 7337 Trade Street, San Diego



9 11085 Sun Center Drive, Rancho Cordova



10 8534 Concord Center Drive, Englewood



11 11900 East Cornell Avenue, Aurora



12 6 Norden Place, Norwalk



13 180 Peachtree Street NW, Atlanta



14 250 Williams Street NW, Atlanta



15 375 Riverside Parkway, Lithia Springs



16 1001 Windward Concourse, Alpharetta



17 2775 Northwoods Parkway, Norcross



18 11650 Great Oaks Way, Alpharetta



19 1501 Opus Place, Downers Grove



20 2441 Alft Lane, Elgin



21 505 West Merrill Street,
Indianapolis



22 115 Second Avenue,
Waltham



23 400 Minuteman Road,
Andover



24 5225 Exchange Drive,
Flint



25 19675 West Ten Mile
Road, Southfield



26 3255 Neil Armstrong
Boulevard, Eagan



27 5400 - 5510 Feltl Road,
Minnetonka



28 2 Christie Heights
Street, Leonia



29 200 Campus Drive,
Somerset



30 1400 Cross Beam
Drive, Charlotte



31 1805 Center Park Drive,
Charlotte



32 5150 McCrimmon
Parkway, Morrisville



33 4726 Hills and Dales
Road NW, Canton



34 8700 Governors Hill
Drive, Cincinnati



35 4121 & 4114
Perimeter Center Place,
Oklahoma City



36 6800 Millcreek Drive,
Mississauga



37 630 Clark Avenue, King
of Prussia



38 2000 Kubach Road,
Philadelphia



39 10309 Wilson
Boulevard, Blythewood



40 402 Franklin Road,
Brentwood

PROPERTY PORTFOLIO OVERVIEW

DATA CENTRES



41 4600 Carothers Parkway, Franklin



42 700 Austin Avenue, Waco



43 1221 Coit Road, Plano



44 3300 Essex Drive, Richardson



45 5000 South Bowen Road, Arlington



46 13831 Katy Freeway, Houston



47 17201 Waterview Parkway, Dallas



48 1755 & 1757 Old Meadow Road, McLean



49 1764A Old Meadow Lane, McLean



50 8011 Villa Park Drive, Richmond



51 21110 Ridgetop Circle, Sterling



52 21561-21571 Beaumeade Circle, Ashburn



53 21744 Sir Timothy Drive, Ashburn



54 21745 Sir Timothy Drive, Ashburn



55 44490 Chilum Place, Ashburn



56 45901-45845 Nokes Boulevard, Sterling



57 N15W24250 Riverwood Drive, Pewaukee

SINGAPORE



58 7 Tai Seng Drive



59 19 Tai Seng Drive



60 Mapletree Sunview 1



61 STT Tai Seng 1

KEY STATISTICS

As at 31 March 2023



60
Properties¹



Gross Revenue²
(for FY22/23)
\$S\$395.8
(Million)



Valuation^{1,2}
\$S\$4,678.1
(Million)



49
Tenants



Net Lettable Area¹
9,027,672
(Sq ft)



Occupancy²
(for FY22/23)
94.4
(%)

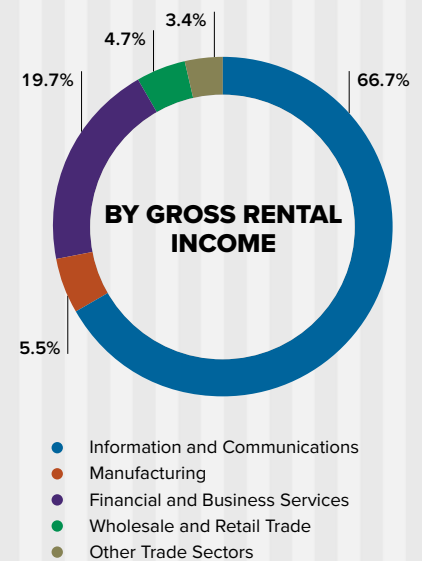


% of Portfolio^{1,2}
(By Valuation)
53.7
(%)

TOP FIVE TENANTS IN DATA CENTRES

Tenant	Property/Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2023) ²
AT&T Inc.	402 Franklin Road, Brentwood, 7337 Trade Street, San Diego and N15W24250 Riverwood Drive, Pewaukee	Telecommunications	5.4%
Global Colocation Provider ³	115 Second Avenue, Waltham, 1400 Kifer Road, Sunnyvale, 2055 East Technology Circle, Tempe, 21110 Ridgetop Circle, Sterling, 375 Riverside Parkway, Lithia Springs, 45901-45845 Nokes Boulevard, Sterling, 6800 Millcreek, Mississauga and 8534 Concord Center Drive, Englewood	Data Centre Services	3.2%
Global Social Media Company ³	21744 Sir Timothy Drive, Ashburn and 21745 Sir Timothy Drive, Ashburn	Professional, Scientific and Technical Activities	3.0%
The Bank of America Corporation	8011 Villa Park Drive, Richmond	Financial Services	2.5%
Evoque Data Center Solutions	21561-21571 Beaumeade Circle, Ashburn, 2301 West 120th Street, Hawthorne, 375 Riverside Parkway, Lithia Springs and 400 Holger Way, San Jose	Data Centre Services	2.5%

TENANT BUSINESS SECTOR



¹ Excluded 19675 West Ten Mile Road, Southfield, Michigan, which was divested on 9 June 2022.

² Based on MIT's 50% interest of the joint venture with MPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

³ The identities of the tenants cannot be disclosed due to the strict confidentiality obligations under the lease agreements.

PROPERTY PORTFOLIO OVERVIEW

DETAILED PROPERTY INFORMATION

No.	Description of Property	Acquisition Date	Term of Lease ¹	Location
North America				
Arizona				
1.	2005 East Technology Circle, Tempe	22/07/2021	59 years	2005 East Technology Circle, Tempe
2.	2055 East Technology Circle, Tempe	14/01/2020	60 years	2055 East Technology Circle, Tempe
3.	2601 West Broadway Road, Tempe	22/07/2021	Freehold	2601 West Broadway Road, Tempe
California				
4.	400 Holger Way, San Jose	22/07/2021	Freehold	400 Holger Way, San Jose
5.	1400 Kifer Road, Sunnyvale	22/07/2021	Freehold	1400 Kifer Road, Sunnyvale
6.	2301 West 120th Street, Hawthorne	22/07/2021	Freehold	2301 West 120th Street, Hawthorne
7.	3065 Gold Camp Drive, Rancho Cordova	22/07/2021	Freehold	3065 Gold Camp Drive, Rancho Cordova
8.	7337 Trade Street, San Diego	01/09/2020	Freehold	7337 Trade Street, San Diego
9.	11085 Sun Center Drive, Rancho Cordova	22/07/2021	Freehold	11085 Sun Center Drive, Rancho Cordova
Colorado				
10.	8534 Concord Center Drive, Englewood	14/01/2020	Freehold	8534 Concord Center Drive, Englewood
11.	11900 East Cornell Avenue, Aurora	14/01/2020	Freehold	11900 East Cornell Avenue, Aurora
Connecticut				
12.	6 Norden Place, Norwalk	22/07/2021	Freehold	6 Norden Place, Norwalk
Georgia				
13.	180 Peachtree Street NW, Atlanta	01/09/2020	Freehold ⁴	180 Peachtree Street NW, Atlanta
14.	250 Williams Street NW, Atlanta	22/07/2021	Freehold ⁵	250 Williams Street NW, Atlanta
15.	375 Riverside Parkway, Lithia Springs	14/01/2020	Freehold	375 Riverside Parkway, Lithia Springs
16.	1001 Windward Concourse, Alpharetta	01/09/2020	Freehold	1001 Windward Concourse, Alpharetta
17.	2775 Northwoods Parkway, Norcross	01/09/2020	Freehold	2775 Northwoods Parkway, Norcross
18.	11650 Great Oaks Way, Alpharetta	22/07/2021	Freehold	11650 Great Oaks Way, Alpharetta
Illinois				
19.	1501 Opus Place, Downers Grove	22/07/2021	Freehold	1501 Opus Place, Downers Grove
20.	2441 Alft Lane, Elgin	22/07/2021	Freehold	2441 Alft Lane, Elgin
Indiana				
21.	505 West Merrill Street, Indianapolis	22/07/2021	Freehold	505 West Merrill Street, Indianapolis
Massachusetts				
22.	115 Second Avenue, Waltham	14/01/2020	Freehold	115 Second Avenue, Waltham
23.	400 Minuteman Road, Andover	22/07/2021	Freehold	400 Minuteman Road, Andover
Michigan				
24.	5225 Exchange Drive, Flint	22/07/2021	Freehold	5225 Exchange Drive, Flint
25.	19675 West Ten Mile Road, Southfield	01/09/2020	Freehold	19675 West Ten Mile Road, Southfield
Minnesota				
26.	3255 Neil Armstrong Boulevard, Eagan	22/07/2021	Freehold	3255 Neil Armstrong Boulevard, Eagan
27.	5400 - 5510 Feltl Road, Minnetonka	22/07/2021	Freehold	5400 - 5510 Feltl Road, Minnetonka
New Jersey				
28.	2 Christie Heights Street, Leonia	01/09/2020	Freehold	2 Christie Heights Street, Leonia
29.	200 Campus Drive, Somerset	22/07/2021	Freehold	200 Campus Drive, Somerset
North Carolina				
30.	1400 Cross Beam Drive, Charlotte	22/07/2021	Freehold	1400 Cross Beam Drive, Charlotte
31.	1805 Center Park Drive, Charlotte	01/09/2020	Freehold	1805 Center Park Drive, Charlotte
32.	5150 McCrimmon Parkway, Morrisville	01/09/2020	Freehold	5150 McCrimmon Parkway, Morrisville

¹ Refers to the tenure of underlying land.

² Excludes stamp duties and other acquisition related costs.

³ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

⁴ Except for the parking deck (150 Carnegie Way). As at 31 March 2023, the parking deck has a remaining land lease tenure of about 32.7 years, with an option to renew for an additional 40 years.

⁵ Except for 7,849 sq ft of the 156,845 sq ft land area. As at 31 March 2023, the 7,849 sq ft of land has a remaining land lease tenure of about 44.8 years.

NLA (sq ft)	Ownership Interest %	Purchase Price ² US\$'000	Valuation as at 31/03/2022 US\$'000	Valuation as at 31/03/2023 US\$'000	Gross Revenue for FY22/23 ³ S\$'000	Average Occupancy Rate for FY22/23 %
58,560	100%	20,500	21,000	21,000	2,136	100.0
76,350	50%	46,190	60,300	56,500	2,226	100.0
44,244	100%	22,000	22,300	22,300	1,949	100.0
76,410	100%	51,100	57,600	58,300	6,079	100.0
76,573	100%	55,000	58,900	58,600	5,089	100.0
288,000	100%	110,400	113,000	111,000	11,019	100.0
63,791	100%	32,000	34,800	39,300	7,129	63.3
499,402	100%	169,200	194,000	188,000	16,593	100.0
69,048	100%	45,000	50,100	26,400	4,316	100.0
85,660	50%	48,130	64,800	61,000	2,774	100.0
285,013	50%	97,420	117,000	117,300	7,177	100.0
167,691	100%	71,000	71,400	69,700	5,842	100.0
370,498	100%	138,000	207,000	239,400	33,868	100.0
997,248	100%	285,000	300,900	302,000	37,684	65.5
250,191	50%	92,480	111,000	110,700	5,091	100.0
184,553	100%	52,000	67,500	73,700	7,701	100.0
32,740	100%	7,200	8,110	8,200	899	100.0
77,322	100%	27,000	27,400	26,200	2,695	100.0
115,352	100%	51,000	52,000	51,600	3,940	100.0
65,745	100%	18,000	18,100	17,900	1,532	100.0
43,724	100%	11,000	11,200	11,200	1,007	100.0
66,730	50%	54,070	66,900	65,300	3,826	100.0
153,000	100%	51,000	51,300	51,300	11,707	100.0
32,500	100%	11,000	11,900	12,000	1,140	100.0
-	100%	6,100	6,890	-	502	74.3
87,402	100%	9,000	9,460	9,570	1,161	100.0
135,240	100%	26,000	24,400	24,600	3,020	91.9
67,000	100%	10,500	10,800	13,200	260	25.0
36,118	100%	16,000	16,100	16,300	1,354	100.0
52,924	100%	25,900	26,800	26,800	2,085	100.0
60,850	100%	26,000	33,800	35,800	3,809	100.0
143,770	100%	24,000	28,400	29,000	3,795	100.0

PROPERTY PORTFOLIO OVERVIEW

DETAILED PROPERTY INFORMATION

No.	Description of Property	Acquisition Date	Term of Lease ¹	Location
Ohio				
33.	4726 Hills and Dales Road NW, Canton	22/07/2021	Freehold	4726 Hills and Dales Road NW, Canton
34.	8700 Governors Hill Drive, Cincinnati	22/07/2021	Freehold	8700 Governors Hill Drive, Cincinnati
Oklahoma				
35.	4121 & 4114 Perimeter Center Place, Oklahoma City	22/07/2021	Freehold	4121 & 4114 Perimeter Center Place, Oklahoma City
Ontario				
36.	6800 Millcreek Drive, Mississauga	14/01/2020	Freehold	6800 Millcreek Drive, Mississauga
Pennsylvania				
37.	630 Clark Avenue, King of Prussia	22/07/2021	Freehold	630 Clark Avenue, King of Prussia
38.	2000 Kubach Road, Philadelphia	01/09/2020	Freehold	2000 Kubach Road, Philadelphia
South Carolina				
39.	10309 Wilson Boulevard, Blythewood	22/07/2021	Freehold	10309 Wilson Boulevard, Blythewood
Tennessee				
40.	402 Franklin Road, Brentwood	01/09/2020	Freehold	402 Franklin Road, Brentwood
41.	4600 Carothers Parkway, Franklin	22/07/2021	Freehold	4600 Carothers Parkway, Franklin
Texas				
42.	700 Austin Avenue, Waco	22/07/2021	Freehold	700 Austin Avenue, Waco
43.	1221 Coit Road, Plano	01/09/2020	Freehold	1221 Coit Road, Plano
44.	3300 Essex Drive, Richardson	01/09/2020	Freehold	3300 Essex Drive, Richardson
45.	5000 South Bowen Road, Arlington	01/09/2020	Freehold	5000 South Bowen Road, Arlington
46.	13831 Katy Freeway, Houston	22/07/2021	Freehold	13831 Katy Freeway, Houston
47.	17201 Waterview Parkway, Dallas	14/01/2020	Freehold	17201 Waterview Parkway, Dallas
Virginia				
48.	1755 & 1757 Old Meadow Road, McLean	22/07/2021	Freehold	1755 & 1757 Old Meadow Road, McLean
49.	1764A Old Meadow Lane, McLean	22/07/2021	Freehold	1764A Old Meadow Lane, McLean
50.	8011 Villa Park Drive, Richmond	12/03/2021	Freehold	8011 Villa Park Drive, Richmond
51.	21110 Ridgetop Circle, Sterling	14/01/2020	Freehold	21110 Ridgetop Circle, Sterling
52.	21561-21571 Beaumeade Circle, Ashburn	14/01/2020	Freehold	21561-21571 Beaumeade Circle, Ashburn
53.	21744 Sir Timothy Drive, Ashburn ⁴	01/11/2019	Freehold	21744 Sir Timothy Drive, Ashburn
54.	21745 Sir Timothy Drive, Ashburn ⁴	01/11/2019	Freehold	21745 Sir Timothy Drive, Ashburn
55.	44490 Chilum Place, Ashburn ⁴	01/11/2019	Freehold	44490 Chilum Place, Ashburn
56.	45901-45845 Nokes Boulevard, Sterling	14/01/2020	Freehold	45901-45845 Nokes Boulevard, Sterling
Wisconsin				
57.	N15W24250 Riverwood Drive, Pewaukee	01/09/2020	Freehold	N15W24250 Riverwood Drive, Pewaukee
Subtotal Data Centres - North America				

No.	Description of Property	Acquisition Date	Term of Lease ^{1,6}	Remaining Term of Lease ^{1,6}	Location
Singapore					
58.	7 Tai Seng Drive	27/06/2018	30+30 years	29 years	7 Tai Seng Drive Singapore
59.	19 Tai Seng Drive	21/10/2010	30+30 years	27 years	19 Tai Seng Drive Singapore
60.	Mapletree Sunview 1	13/07/2018 ⁷	30 years	23 years	12 Sunview Drive Singapore
61.	STT Tai Seng 1	21/10/2010	30+30 years	45 years	35 Tai Seng Street Singapore
Subtotal Data Centres - Singapore					

¹ Refers to the tenure of underlying land.

² Excludes stamp duties and other acquisition related costs.

³ Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

⁴ MRODCT holds an 80% interest, with Digital Realty holding the remaining 20% interest in the three fully fitted hyperscale data centres.

⁵ Refers to the aggregate occupancy for the property segment.

⁶ Remaining term of lease includes option to renew the land leases.

⁷ Refers to the TOP date.

NLA (sq ft)	Ownership Interest %	Purchase Price ² US\$'000	Valuation as at 31/03/2022 US\$'000	Valuation as at 31/03/2023 US\$'000	Gross Revenue for FY22/23 ³ S\$'000	Average Occupancy Rate for FY22/23 %
29,960	100%	13,000	13,500	13,800	1,396	100.0
69,826	100%	13,000	13,700	14,400	1,125	100.0
92,456	100%	64,000	66,400	65,000	6,621	100.0
83,758	50%	29,000	36,300	38,700	1,871	100.0
50,000	100%	27,000	27,000	26,200	2,206	100.0
124,190	100%	70,000	41,700	38,500	8,025	100.0
64,637	100%	25,900	26,300	25,600	2,095	100.0
347,515	100%	110,000	116,000	112,000	11,778	100.0
71,726	100%	27,000	27,600	27,800	2,333	100.0
43,596	100%	17,000	17,500	17,600	1,523	100.0
128,753	100%	23,200	29,400	29,800	3,810	100.0
20,000	100%	38,000	24,700	25,600	1,546	50.0
90,689	100%	26,000	26,200	23,200	3,804	100.0
103,200	100%	97,200	93,200	89,600	7,943	100.0
61,750	50%	11,670	16,700	17,000	401	100.0
69,329	100%	52,000	55,600	58,100	6,090	94.9
62,002	100%	46,000	47,900	50,700	5,948	100.0
701,321	100%	220,908	232,000	230,000	17,360	100.0
135,513	50%	56,790	65,800	71,300	3,283	100.0
164,453	50%	52,820	66,400	66,700	2,977	100.0
289,000	40%	418,200	466,000	492,000	27,492	100.0
327,847	40%	462,100	509,000	539,000	28,628	100.0
87,000	40%	132,900	159,000	168,000	13,473	100.0
167,160	50%	68,720	80,800	81,700	3,814	100.0
142,952	100%	49,800	51,700	50,600	5,326	100.0
8,292,282		3,861,398	4,265,560	4,327,070	370,273	93.8⁵

GFA (sq ft)	NLA (sq ft)	Purchase Price S\$'000	Valuation as at 31/03/2022 S\$'000	Valuation as at 31/03/2023 S\$'000	Gross Revenue for FY22/23 S\$'000	Average Occupancy Rate for FY22/23 %
256,658	256,658	68,000 ²	99,000	107,400	6,618	100.0
92,641	92,641	13,700	23,600	23,400	2,460	100.0
241,796	241,796	-	75,000	74,600	4,803	100.0
172,945	144,295	95,000	84,400	78,300	11,692	100.0
764,040	735,390	176,700	282,000	283,700	25,573	100.0⁵

PROPERTY PORTFOLIO OVERVIEW

HI-TECH BUILDINGS

Hi-Tech Buildings are high-specification industrial buildings with higher office content for tenants in technology and knowledge-intensive sectors. They are usually fitted with air-conditioned lift lobbies and common areas. Most of MIT's Hi-Tech Buildings are occupied by anchor tenants who are involved in light industrial activities such as precision engineering. The tenants include multinational corporations and Singapore-listed companies who are committed to long-term leases with built-in rental escalations.

SINGAPORE



62 1 & 1A Depot Close



63 18 Tai Seng



64 30A Kallang Place



65 K&S Corporate Headquarters



66 Mapletree Hi-Tech Park @ Kallang Way



67 Serangoon North



68 Toa Payoh North 1



69 Woodlands Central

KEY STATISTICS

As at 31 March 2023



15
Properties
(Grouped into 8 clusters)



Gross Revenue
(for FY22/23)
S\$130.8
(Million)



Valuation
S\$1,510.3
(Million)



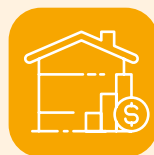
262
Tenants



Gross Floor Area
4,855,886
(Sq ft)



Net Lettable Area
3,885,969
(Sq ft)



Occupancy
(for FY22/23)
95.0
(%)

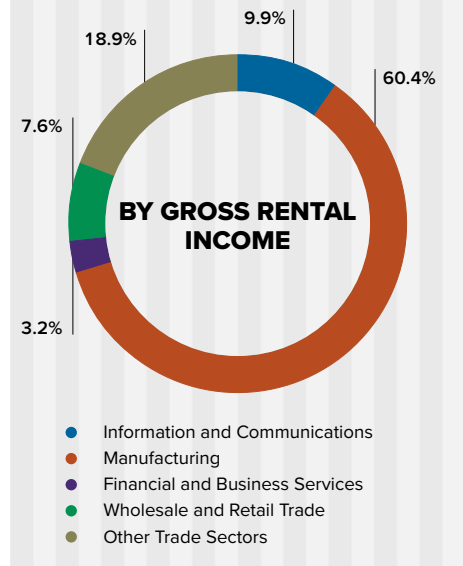


% of Portfolio
(By Valuation)
17.3
(%)

TOP FIVE TENANTS IN HI-TECH BUILDINGS

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2023)
HP Singapore (Private) Limited	1 & 1A Depot Close	Precision Engineering, Electrical, Machinery and Transportation Products	5.9%
Sivantos Pte. Ltd.	18 Tai Seng	Printing, Recorded Media, Apparels and Essential Products	1.0%
Life Technologies Holdings Pte. Ltd.	Woodlands Central	Education, Health and Social Services, Arts, Entertainment and Recreation	0.9%
Biotronik APM II Pte. Ltd.	Mapletree Hi-Tech Park @ Kallang Way	Printing, Recorded Media, Apparels and Other Essential Products	0.9%
Kulicke & Soffa Pte. Ltd.	K&S Corporate Headquarters	Precision Engineering, Electrical, Machinery and Transportation Products	0.8%

TENANT BUSINESS SECTOR



DETAILED PROPERTY INFORMATION

No.	Description of Property	Acquisition Date	Term of Lease ^{1,2}	Remaining Term of Lease ^{1,2}	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2022 S\$'000	Valuation as at 31/03/2023 S\$'000	Gross Revenue for FY22/23 S\$'000	Average Occupancy Rate for FY22/23 %
62.	1 & 1A Depot Close	01/07/2008	60 years	45 years	1 & 1A Depot Close Singapore	824,576	725,000	44,000	414,200	410,300	40,370	100.0
63.	18 Tai Seng	01/02/2019	30 years	21 years	18 Tai Seng Street Singapore	443,815	381,901	268,300	264,000	221,000	22,735	96.1
64.	30A Kallang Place	01/07/2008	33 years	18 years	30A Kallang Place Singapore	336,527	277,928	-	108,000	102,200	12,788	98.2
65.	K&S Corporate Headquarters	04/10/2013 ⁴	30+28.5 years	47 years	23A Serangoon North Avenue 5 Singapore	332,224	285,913	-	69,800	71,200	9,035	97.1
66.	Mapletree Hi-Tech Park @ Kallang Way ⁵	01/07/2008	43 years	28 years	161, 163 & 165 Kallang Way Singapore	865,685	729,125	46,100	144,900	291,000	-	3.1
67.	Serangoon North	01/07/2008	60 years	45 years	6 Serangoon North Avenue 5 Singapore	784,534	586,147	129,900	191,000	197,900	20,074	99.6
68.	Toa Payoh North 1	01/07/2008	30 years	15 years	970, 978, 988 & 998 Toa Payoh North Singapore	666,851	477,091	43,400	104,400	95,600	13,751	98.0
69.	Woodlands Central	01/07/2008	60 years	45 years	33 & 35 Marsiling Industrial Estate Road 3 Singapore	601,674	422,864	39,400	118,700	121,100	12,057	98.6
Subtotal Hi-Tech Buildings						4,855,886	3,885,969	571,100	1,415,000	1,510,300	130,810	95.0⁶

¹ Refers to the tenure of underlying land.

² Remaining term of lease includes option to renew the land leases.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the TOP date.

⁵ 161, 163 & 165 Kallang Way obtained TOP in phases with the final phase obtained in March 2023.

⁶ Refers to the aggregate occupancy for the property segment.

PROPERTY PORTFOLIO OVERVIEW

BUSINESS PARK BUILDINGS

Business Park Buildings are high-rise multi-tenanted buildings within a landscaped environment. Fitted with air-conditioned lift lobbies and common areas, each unit can be customised to meet tenants' requirements. They serve as regional headquarters for multinational companies and spaces for research and development and knowledge-intensive enterprises.

Business Park Buildings are located within government identified "Business Parks" zones, which accommodate various amenities such as food and beverage outlets, fitness centres, convenience outlets and childcare centres. They are served by good public transportation network and are well-connected to major roads and expressways.

SINGAPORE



70 The Signature



71 The Strategy



72 The Synergy

KEY STATISTICS

As at 31 March 2023



3
Properties



Gross Revenue
(for FY22/23)
S\$47.7
(Million)



Valuation
S\$543.3
(Million)



148
Tenants



Gross Floor Area
1,680,726
(Sq ft)



Net Lettable Area
1,197,806
(Sq ft)



Occupancy
(for FY22/23)
86.5
(%)

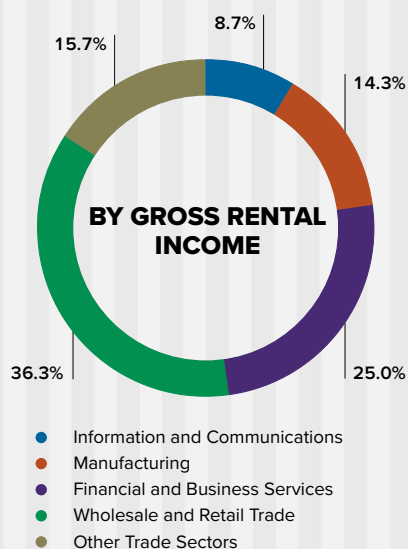


% of Portfolio
(By Valuation)
6.2
(%)

TOP 5 TENANTS IN BUSINESS PARK BUILDINGS

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2023)
Sony Electronics (Singapore) Pte. Ltd.	The Strategy	Wholesale Trade	0.5%
Labcorp Development (Asia) Pte. Ltd.	The Synergy	General Wholesale Trade and Services	0.5%
Dell Global B.V. (Singapore Branch)	The Strategy	Wholesale of Machinery, Equipment and Supplies	0.4%
Becton Dickinson Holdings Pte. Ltd.	The Strategy	Financial Services	0.3%
Huawei International Pte. Ltd.	The Signature	General Wholesale Trade and Services	0.3%

TENANT BUSINESS SECTOR



DETAILED PROPERTY INFORMATION

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ¹	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ² S\$'000	Valuation as at 31/03/2022 S\$'000	Valuation as at 31/03/2023 S\$'000	Gross Revenue for FY22/23 S\$'000	Average Occupancy Rate for FY22/23 %
70.	The Signature	01/07/2008	60 years	45 years	51 Changi Business Park Central 2 Singapore	510,324	343,433	98,500	147,500	141,700	13,599	83.3
71.	The Strategy	01/07/2008	60 years	45 years	2 International Business Park Singapore	725,171	571,981	213,900	294,300	279,700	24,157	91.5
72.	The Synergy	01/07/2008	60 years	45 years	1 International Business Park Singapore	445,231	282,392	91,000	126,000	121,900	9,980	80.2
Subtotal Business Park Buildings						1,680,726	1,197,806	403,400	567,800	543,300	47,736	86.5³

¹ Refers to the tenure of underlying land.

² Excludes stamp duties and other acquisition related costs.

³ Refers to the aggregate occupancy for the property segment.

PROPERTY PORTFOLIO OVERVIEW

FLATTED FACTORIES

Flatted Factories comprise high-rise multi-tenanted buildings. Standard units range from 1,000 sq ft to 10,000 sq ft, sharing naturally ventilated corridors and lift lobbies. Other common facilities include car parks, loading and unloading areas and cargo lifts. Selected Flatted Factories enjoy amenity centres located within the clusters.

Many of MIT's Flatted Factories are located near public housing estates, providing tenants access to a ready labour pool and the convenience of shops and services. Most of the Flatted Factories are also well-connected to major roads, expressways and Mass Rapid Transit system, offering convenient access for tenants.

SINGAPORE



73 Chai Chee Lane



74 Changi North



75 Clementi West



76 Kaki Bukit



77 Kallang Basin 1



78 Kallang Basin 2



79 Kallang Basin 3



80 Kallang Basin 4



81 Kallang Basin 5



82 Kallang Basin 6



83 Kampong Ampat



84 Kampong Ubi



85 Kolam Ayer 1



86 Kolam Ayer 5



87 Loyang 1



88 Loyang 2



89 Redhill 1



90 Redhill 2



91 Tanglin Halt



92 Tiong Bahru 1



93 Tiong Bahru 2



94 Toa Payoh North 2



95 Toa Payoh North 3

KEY STATISTICS

As at 31 March 2023



53
Properties
 (Grouped into 23 clusters)



Gross Revenue
 (for FY22/23)
S\$159.8
 (Million)



Valuation
S\$1,432.9
 (Million)



1,761
Tenants



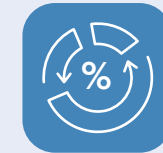
Gross Floor Area
10,225,270
 (Sq ft)



Net Lettable Area
7,335,576
 (Sq ft)



Occupancy
 (for FY22/23)
97.1
 (%)

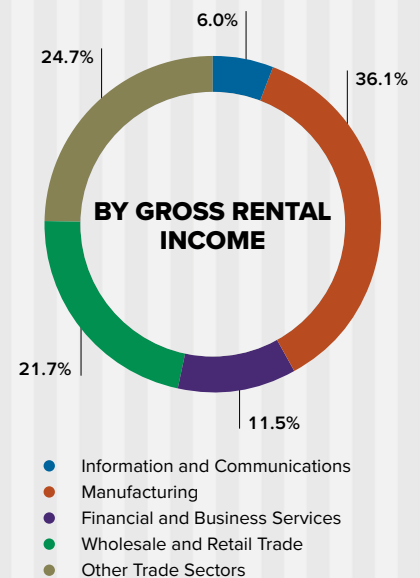


% of Portfolio
 (By Valuation)
16.4
 (%)

TOP FIVE TENANTS IN FLATTED FACTORIES

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2023)
Blackmagic Design Manufacturing Pte. Ltd.	Kolam Ayer 1 and Kolam Ayer 5	Computer, Electronic and Optical Products	0.3%
Semiconductor Technologies & Instruments Pte Ltd	Kallang Basin 6	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%
Inzign Pte Ltd	Kallang Basin 3 and Kallang Basin 4	Printing, Recorded Media, Apparels and Essential Products	0.2%
TWG Tea Company Pte. Ltd.	Kampong Ampat	Accommodation and Food Service	0.2%
Speedy Industrial Supplies Pte. Ltd.	Kolam Ayer 1 and Kolam Ayer 5	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%

TENANT BUSINESS SECTOR



PROPERTY PORTFOLIO OVERVIEW

DETAILED PROPERTY INFORMATION

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining term of Lease ¹	Location
73.	Chai Chee Lane	26/08/2011	60 years	48 years	510, 512 & 514 Chai Chee Lane Singapore
74.	Changi North	01/07/2008	60 years	45 years	11 Changi North Street 1 Singapore
75.	Clementi West	01/07/2008	30 years	15 years	1 Clementi Loop Singapore
76.	Kaki Bukit	01/07/2008	60 years	45 years	2, 4, 6, 8 & 10 Kaki Bukit Avenue 1 Singapore
77.	Kallang Basin 1	26/08/2011	20 years	8 years	5 & 7 Kallang Place Singapore
78.	Kallang Basin 2	26/08/2011	20 years	8 years	9 & 11 Kallang Place Singapore
79.	Kallang Basin 3	26/08/2011	30 years	18 years	16 Kallang Place Singapore
80.	Kallang Basin 4	01/07/2008	33 years	18 years	26, 26A, 28 & 30 Kallang Place Singapore
81.	Kallang Basin 5	01/07/2008	33 years	18 years	19, 21 & 23 Kallang Avenue Singapore
82.	Kallang Basin 6	01/07/2008	33 years	18 years	25 Kallang Avenue Singapore
83.	Kampong Ampat	01/07/2008	60 years	45 years	171 Kampong Ampat Singapore
84.	Kampong Ubi	26/08/2011	60 years	48 years	3014A, 3014B & 3015A Ubi Road 1 Singapore
85.	Kolam Ayer 1	01/07/2008	43 years	28 years	8, 10 & 12 Lorong Bakar Batu Singapore
86.	Kolam Ayer 5	01/07/2008	43 years	28 years	1, 3 & 5 Kallang Sector Singapore
87.	Loyang 1	01/07/2008	60 years	45 years	30 Loyang Way Singapore
88.	Loyang 2	01/07/2008	60 years	45 years	2, 4 & 4A Loyang Lane Singapore
89.	Redhill 1	01/07/2008	30 years	15 years	1001, 1001A & 1002 Jalan Bukit Merah Singapore
90.	Redhill 2	01/07/2008	30 years	15 years	1003 & 3752 Bukit Merah Central Singapore
91.	Tanglin Halt	01/07/2008	56 years	41 years	115A & 115B Commonwealth Drive Singapore
92.	Tiong Bahru 1	01/07/2008	30 years	15 years	1090 Lower Delta Road Singapore
93.	Tiong Bahru 2	01/07/2008	30 years	15 years	1080, 1091, 1091A, 1092 & 1093 Lower Delta Road Singapore
94.	Toa Payoh North 2	01/07/2008	30 years	15 years	1004 Toa Payoh North Singapore
95.	Toa Payoh North 3	01/07/2008	30 years	15 years	1008 & 1008A Toa Payoh North Singapore
Subtotal Flatted Factories					

¹ Refers to the tenure of underlying land.

² NLA excludes long strata leases at Kampong Ubi, Loyang 1 and Loyang 2.

³ Excludes stamp duties and other acquisition related costs.

⁴ Refers to the aggregate occupancy for the property segment.

GFA (sq ft)	NLA ² (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2022 S\$'000	Valuation as at 31/03/2023 S\$'000	Gross Revenue for FY22/23 S\$'000	Average Occupancy Rate for FY22/23 %
973,647	787,827	133,300	147,900	146,500	12,310	95.3
121,278	73,507	18,200	19,400	19,300	1,873	99.5
251,038	211,615	22,200	33,500	30,800	4,575	99.5
1,341,959	960,644	147,600	210,000	212,000	19,876	96.5
190,663	133,343	23,200	13,300	11,900	3,031	99.0
366,234	251,417	44,500	24,000	21,200	5,293	95.9
509,081	407,010	74,000	68,400	64,400	8,466	95.0
582,421	383,117	50,000	68,300	63,700	8,691	99.0
442,422	280,440	44,300	50,200	46,800	6,517	98.2
312,694	208,240	30,900	39,300	36,000	4,751	97.7
456,708	294,776	60,300	122,400	124,100	11,792	99.9
723,427	535,901	125,300	127,000	129,400	10,985	96.0
478,901	339,187	49,300	73,500	72,800	7,649	99.1
670,586	451,146	71,900	93,800	92,900	9,979	99.0
524,842	378,344	29,000	70,600	71,700	6,698	97.0
324,253	236,248	16,800	42,900	43,700	3,900	93.6
420,184	312,766	41,500	52,000	47,600	6,970	98.8
307,657	220,293	37,500	44,300	41,700	5,705	90.7
242,384	171,663	28,900	47,100	46,700	4,508	97.9
159,831	110,574	14,500	17,700	16,300	2,469	98.1
465,554	341,531	45,800	59,000	55,300	7,926	99.3
167,186	108,867	13,700	18,500	16,900	2,657	99.5
192,320	137,120	16,400	23,000	21,200	3,148	95.0
10,225,270	7,335,576	1,139,100	1,466,100	1,432,900	159,768	97.1⁴

PROPERTY PORTFOLIO OVERVIEW

STACK-UP/RAMP-UP BUILDINGS

Stack-up/Ramp-up Buildings are multi-storey developments that serve a wide range of industrial activities. Principal activities include precision engineering, semiconductor assembly and manufacturing of products like dies, moulds, tools and commodities.

Each unit within the six-storey stack-up buildings is a standalone factory with its own loading area and parking lots. Each level of the eight-storey ramp-up building resembles a typical Flatted Factory's ground floor. Units located on each floor of the ramp-up building share common loading and unloading area.

SINGAPORE



96 Woodlands Spectrum 1 & 2

KEY STATISTICS

As at 31 March 2023



7

Properties

(Grouped into 1 cluster)



Gross Revenue
(for FY22/23)

S\$48.0

(Million)



Valuation

S\$507.3

(Million)



139

Tenants



Gross Floor Area

3,714,473

(Sq ft)



Net Lettable Area

3,034,589

(Sq ft)



Occupancy

(for FY22/23)

98.7

(%)



% of Portfolio

(By Valuation)

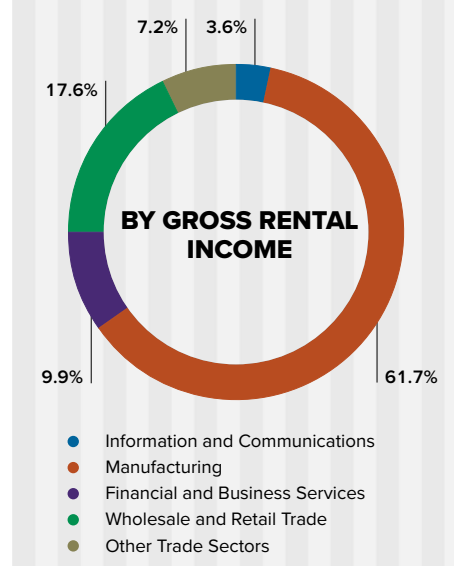
5.8

(%)

TOP FIVE TENANTS IN STACK-UP/RAMP-UP BUILDINGS

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2023)
Univac Precision Engineering Pte Ltd	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.4%
Ultra Clean Asia Pacific Pte. Ltd.	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.3%
Leica Geosystems Technologies Pte. Ltd.	Woodlands Spectrum	Computer, Electronic and Optical Products	0.2%
NIP Asia Pte Ltd	Woodlands Spectrum	Printing, Recorded Media, Apparels and Essential Products	0.2%
Biomim Singapore Pte. Ltd.	Woodlands Spectrum	Food, Beverages and Tobacco Products	0.2%

TENANT BUSINESS SECTOR



DETAILED PROPERTY INFORMATION

No.	Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ¹	Location	GFA (sq ft)	NLA ² (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2022 S\$'000	Valuation as at 31/03/2023 S\$'000	Gross Revenue for FY22/23 S\$'000	Average Occupancy Rate for FY22/23 %
96.	Woodlands Spectrum 1 & 2	01/07/2008	60 years	45 years	2 Woodlands Sector 1, 201, 203, 205, 207, 209 & 211 Woodlands Avenue 9 Singapore	3,714,473	3,034,589	265,000	494,000	507,300	47,952	98.7
Subtotal Stack-up/Ramp-up Buildings						3,714,473	3,034,589	265,000	494,000	507,300	47,952	98.7

¹ Refers to the tenure of underlying land.

² NLA excludes long strata leases at Woodlands Spectrum 1 & 2.

³ Excludes stamp duties and other acquisition related costs.

PROPERTY PORTFOLIO OVERVIEW

LIGHT INDUSTRIAL BUILDINGS

Light Industrial Buildings consist of medium to high rise properties suitable for industrial activities, including manufacturing and warehousing. They are strategically located in established industrial estates which are served by major expressways. Light Industrial Buildings can be single-tenanted or multi-tenanted with a small number of tenants in each building.

SINGAPORE



97 2A Changi North Street 2



98 19 Changi South Street 1



99 26 Woodlands Loop



100 45 Ubi Road 1

KEY STATISTICS

As at 31 March 2023



3
Properties¹



Gross Revenue
(for FY22/23)
S\$5.8
(Million)



Valuation¹
S\$53.2
(Million)



9
Tenants



Gross Floor Area¹
374,273
(Sq ft)



Net Lettable Area¹
337,913
(Sq ft)



Occupancy
(for FY22/23)
96.3
(%)



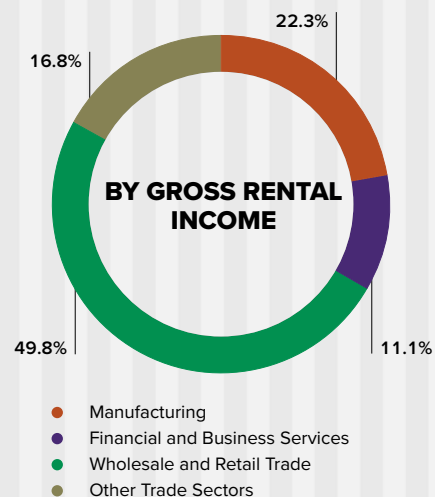
% of Portfolio¹
(By Valuation)
0.6
(%)

¹ Excluded 19 Changi South Street 1, which was divested on 21 April 2022.

TOP FIVE TENANTS IN LIGHT INDUSTRIAL BUILDINGS

Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2023)
Skechers Singapore Pte. Ltd.	45 Ubi Road 1	General Wholesale Trade and Services	0.1%
ETLA Limited	2A Changi North Street 2	Precision Engineering, Electrical, Machinery and Transportation Products	0.1%
Centurion Corporation Limited	45 Ubi Road 1	Financial Services	0.1%
Westcon Group Pte. Ltd.	45 Ubi Road 1	Wholesale of Machinery, Equipment and Supplies	0.0%
Exedy Singapore Pte. Ltd.	45 Ubi Road 1	Wholesale of Machinery, Equipment and Supplies	0.0%

TENANT BUSINESS SECTOR



DETAILED PROPERTY INFORMATION

No.	Description of Property	Acquisition Date	Term of Lease ^{2,3}	Remaining Term of Lease ^{2,3}	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price S\$'000	Valuation as at 31/03/2022 S\$'000	Valuation as at 31/03/2023 S\$'000	Gross Revenue for FY22/23 S\$'000	Average Occupancy Rate for FY22/23 %
97.	2A Changi North Street 2	28/05/2014	30+30 years	38 years	2A Changi North Street 2 Singapore	67,845	65,478	12,000 ⁴	11,000	10,900	669	86.9
98.	19 Changi South Street 1	21/10/2010	30+30 years	33 years	19 Changi South Street 1 Singapore	-	-	12,400	13,000	-	-	-
99.	26 Woodlands Loop	21/10/2010	30+30 years	32 years	26 Woodlands Loop Singapore	155,818	149,096	21,900	25,500	25,300	2,580	99.8
100.	45 Ubi Road 1	21/10/2010	30+30 years	30 years	45 Ubi Road 1 Singapore	150,610	123,339	23,500	20,500	17,000	2,537	100.0
Subtotal Light Industrial Buildings						374,273	337,913	69,800	70,000	53,200	5,786	96.3⁵

² Refers to the tenure of underlying land.

³ Remaining term of lease includes option to renew the land leases.

⁴ Excludes stamp duties and other acquisition related costs.

⁵ Refers to the aggregate occupancy for the property segment.