

PROPERTY PORTFOLIO OVERVIEW

HI-TECH BUILDINGS – SINGAPORE

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 and data centre operations. The tenants include multinational corporations and Singapore-listed companies who are committed to long-term leases with built-in rental escalations.



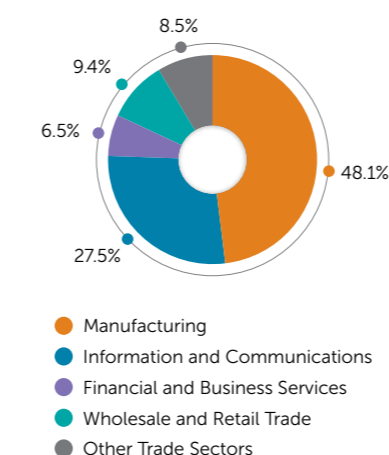
Hi-Tech Buildings, 1 & 1A Depot Close

KEY STATISTICS (As at 31 March 2019)

NUMBER OF PROPERTIES 17 (Grouped into 12 clusters)	GROSS FLOOR AREA 5,139,346 Sq ft	NET LETTABLE AREA 4,280,820 Sq ft	NUMBER OF TENANTS 250
GROSS REVENUE (for FY18/19) S\$123.0 Million	OCCUPANCY (for FY18/19) 89.5 %	VALUATION S\$1,628.8 Million	% OF PORTFOLIO (By Valuation) 34.2 %

TENANT BUSINESS SECTOR

By Gross Rental Income



TOP FIVE TENANTS IN HI-TECH BUILDINGS – SINGAPORE

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2019)
1	HP Singapore (Private) Limited	1 & 1A Depot Close	Precision Engineering, Electrical, Machinery and Transportation Products	9.2%
2	STT Tai Seng Pte. Ltd.	STT Tai Seng 1	Telecommunications	2.7%
3	Equinix Singapore Pte. Ltd.	26A Ayer Rajah Crescent	Telecommunications	2.2%
4	Sivantos Pte. Ltd.	18 Tai Seng	Printing, Recorded Media, Apparels and Essential Products	1.8%
5	Life Technologies Holdings Pte. Ltd.	Woodlands Central	Education, Health and Social Services, Arts, Entertainment and Recreation	1.2%

DETAILED PROPERTY INFORMATION

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 S\$'000	Valuation as at 31/03/2018 S\$'000	Valuation as at 31/03/2019 S\$'000	Gross Revenue for FY18/19 S\$'000	Average Occupancy Rate for FY18/19 %
1 & 1A Depot Close	01/07/2008	60 years	49 years	1 & 1A Depot Close Singapore	824,576	725,007	44,000 ³	384,000	394,000	38,204	100.0
7 Tai Seng Drive ⁴	27/06/2018	30+30 years	34 years	7 Tai Seng Drive Singapore	256,657	256,657	68,000 ³	–	82,100	260	14.8
18 Tai Seng	01/02/2019	30 years	25 years	18 Tai Seng Street Singapore	443,815	384,212	268,300 ³	–	268,300	3,483	91.5
19 Tai Seng Drive	21/10/2010	30+30 years	32 years	19 Tai Seng Drive Singapore	92,641	92,641	13,700	21,200	21,800	2,274	100.0
26A Ayer Rajah Crescent	27/01/2015 ⁵	30 years	24 years	26A Ayer Rajah Crescent Singapore	384,802	384,802	–	122,000	125,000	8,727	100.0
30A Kallang Place	01/07/2008	33 years	22 years	30A Kallang Place Singapore	336,437	279,057	–	93,000	98,200	5,736	22.5
K&S Corporate Headquarters	04/10/2013 ⁵	30+28.5 years	52 years	23A Serangoon North Avenue 5 Singapore	332,224	285,913	–	61,000	61,700	7,996	98.7
Mapletree Sunview 1	13/07/2018 ⁵	30 years	28 years	12 Sunview Drive Singapore	242,190	242,190	–	51,700	75,000	3,145	92.9
Serangoon North	01/07/2008	60 years	49 years	6 Serangoon North Avenue 5 Singapore	784,534	586,147	129,900 ³	169,000	182,000	18,042	94.3
STT Tai Seng 1	21/10/2010	30+30 years	50 years	35 Tai Seng Street Singapore	172,945	144,305	95,000	95,700	95,700	10,784	100.0
Toa Payoh North 1	01/07/2008	30 years	19 years	970, 978, 988 & 998 Toa Payoh North Singapore	666,851	477,025	43,400 ³	111,000	111,000	13,118	90.3
Woodlands Central	01/07/2008	60 years	49 years	33 & 35 Marsiling Industrial Estate Road 3 Singapore	601,674	422,864	39,400 ³	107,000	114,000	11,206	98.4
Subtotal Hi-Tech Buildings – Singapore					5,139,346	4,280,820	701,700	1,215,600	1,628,800	122,975	89.5⁶

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 The acquisition of 7 Tai Seng Drive was completed on 27 June 2018 and is currently under development to be upgraded into a high-specification building.
 5 Refers to the Temporary Occupation Permit date.
 6 Refers to the aggregate occupancy for the property segment.

PROPERTY PORTFOLIO OVERVIEW

HI-TECH BUILDINGS – UNITED STATES

Hi-Tech Buildings in the United States comprise data centres, which are primarily leased to tenants on a core-and-shell basis with triple net leases. They are occupied by high-quality and established tenants, including Fortune Global 500 corporations and companies listed on the New York Stock Exchange and the NASDAQ Stock Market. These tenants are committed to long-term leases with built-in rental escalations.

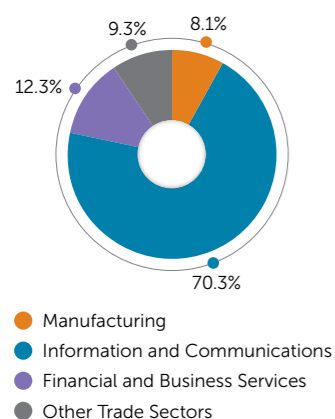


Hi-Tech Building, 7337 Trade Street, San Diego

KEY STATISTICS (As at 31 March 2019)

NUMBER OF PROPERTIES	NET LETTABLE AREA	NUMBER OF TENANTS	GROSS REVENUE (for FY18/19)
14	2,252,795 Sq ft	15	\$S\$37.4 ¹ Million
OCCUPANCY (for FY18/19)	VALUATION	% OF PORTFOLIO (By Valuation)	
97.4%	US\$801.3 Million	9.1 ¹ %	

TENANT BUSINESS SECTOR By Gross Rental Income



TOP FIVE TENANTS IN HI-TECH BUILDINGS – UNITED STATES

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2019)
1	AT&T Inc.	7337 Trade Street, San Diego, 402 Franklin Road, Brentwood and N15W24250 Riverwood Drive, Pewaukee	Telecommunications	3.2%
2	The Vanguard Group	2000 Kubach Road, Philadelphia	Financial Services	0.7%
3	General Electric Company	1001 Windward Concourse, Alpharetta	Precision Engineering, Electrical, Machinery and Transportation Products	0.6%
4	Level 3 Communications Inc.	180 Peachtree, Atlanta and 19675 W Ten Mile Road, Southfield	Telecommunications	0.5%
5	Equinix, Inc.	180 Peachtree, Atlanta	Telecommunications	0.4%

DETAILED PROPERTY INFORMATION

Description of Property	Acquisition Date	Term of Lease ²	Location	NLA (sq ft)	Purchase Price ³ US\$'000	Valuation as at 31/03/2018 US\$'000	Valuation as at 31/03/2019 US\$'000	Gross Revenue for FY18/19 ¹ S\$'000	Average Occupancy Rate for FY18/19 %
California									
7337 Trade Street, San Diego	20/12/2017	Freehold	7337 Trade Street, San Diego	499,402	169,200	176,000	182,000	6,541	100.0
Georgia									
180 Peachtree, Atlanta	20/12/2017	Freehold ⁴	180 Peachtree, Atlanta	357,441	138,000	140,000	153,000	8,218	93.10
1001 Windward Concourse, Alpharetta	20/12/2017	Freehold	1001 Windward Concourse, Alpharetta	184,553	52,000	54,000	54,000	2,806	100.0
2775 Northwoods Parkway, Atlanta	20/12/2017	Freehold	2775 Northwoods Parkway, Atlanta	32,740	7,200	7,700	7,900	348	100.0
Michigan									
19675 W Ten Mile Road, Southfield	20/12/2017	Freehold	19675 W Ten Mile Road, Southfield	52,940	6,100	6,400	6,400	831	74.3
New Jersey									
2 Christie Heights, Leonia	20/12/2017	Freehold	2 Christie Heights, Leonia	67,000	10,500	11,400	11,200	911	100.0
North Carolina									
1805 Center Park Drive, Charlotte	20/12/2017	Freehold	1805 Center Park Drive, Charlotte	60,850	26,000	28,000	28,000	1,364	66.7
5150 McCrimmon Parkway, Morrisville	20/12/2017	Freehold	5150 McCrimmon Parkway, Morrisville	143,770	24,000	25,600	26,000	1,474	100.0
Pennsylvania									
2000 Kubach Road, Philadelphia	20/12/2017	Freehold	2000 Kubach Road, Philadelphia	124,190	70,000	75,000	71,000	3,052	100.0
Tennessee									
402 Franklin Road, Brentwood	20/12/2017	Freehold	402 Franklin Road, Brentwood	347,515	110,000	115,000	117,000	4,924	100.0
Texas									
1221 Coit Road, Plano	20/12/2017	Freehold	1221 Coit Road, Plano	128,753	23,200	24,300	24,800	1,423	100.0
3300 Essex Drive, Richardson	20/12/2017	Freehold	3300 Essex Drive, Richardson	20,000	38,000	40,000	40,000	1,804	100.0
5000 Bowen, Arlington	20/12/2017	Freehold	5000 Bowen, Arlington	90,689	26,000	27,000	27,000	1,606	100.0
Wisconsin									
N15W24250 Riverwood Drive, Pewaukee	20/12/2017	Freehold	N15W24250 Riverwood Drive, Pewaukee	142,952	49,800	53,000	53,000	2,100	100.0
Subtotal Hi-Tech Buildings – United States				2,252,795	750,000	783,400	801,300	37,402	97.4⁵

1 Refers to MIT's 40% interest of the joint venture with the Sponsor in a portfolio of 14 data centres in the United States.
 2 Refers to the tenure of underlying land.
 3 Excludes stamp duties and other acquisition related costs.
 4 Except for the parking deck (150 Carnegie Way). As at 31 March 2019, the parking deck has a remaining land lease tenure of about 36.7 years, with an option to renew for an additional 40 years.
 5 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.

Majority of 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 the Mass Rapid Transit system, offering convenient access for tenants.

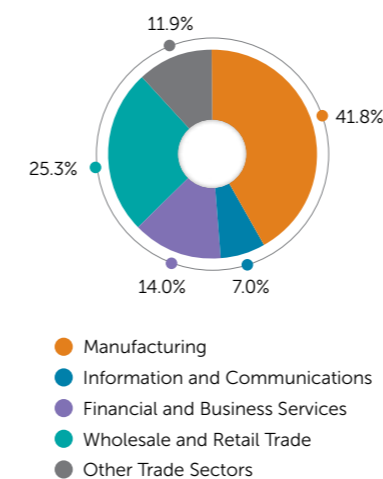


KEY STATISTICS (As at 31 March 2019)

NUMBER OF PROPERTIES	GROSS FLOOR AREA	NET LETTABLE AREA	NUMBER OF TENANTS
56 (Grouped into 24 clusters)	10,732,293 Sq ft	7,682,202 Sq ft	1,676
GROSS REVENUE (for FY18/19)	OCCUPANCY (for FY18/19)	VALUATION	% OF PORTFOLIO (By Valuation)
S\$155.7 Million	86.8 %	S\$1,578.0 Million	33.1 %

TENANT BUSINESS SECTOR

By Gross Rental Income



TOP FIVE TENANTS IN FLATTED FACTORIES

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2019)
1	Blackmagic Design Manufacturing Pte. Ltd.	Kolam Ayer 5	Computer, Electronic and Optical Products	0.4%
2	Inzign Pte Ltd	Kallang Basin 3 and Kallang Basin 4	Printing, Recorded Media, Apparels and Essential Products	0.4%
3	Semiconductor Technologies & Instruments Pte Ltd	Kallang Basin 6	Precision Engineering, Electrical, Machinery and Transportation Products	0.4%
4	TWG Tea Company Pte. Ltd.	Kampong Ampat	Accommodation and Food Service	0.3%
5	ICM Pharma Pte. Ltd.	Kallang Basin 4	General Wholesale Trade and Services	0.3%

PROPERTY PORTFOLIO OVERVIEW

DETAILED PROPERTY INFORMATION

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 31/03/2018 S\$'000	Valuation as at 31/03/2019 S\$'000	Gross Revenue for FY18/19 S\$'000	Average Occupancy Rate for FY18/19 %
Chai Chee Lane	26/08/2011	60 years	52 years	510, 512 & 514 Chai Chee Lane Singapore	973,647	787,827	133,300	151,000	151,000	12,406	87.9
Changi North	01/07/2008	60 years	49 years	11 Changi North Street 1 Singapore	121,278	73,206	18,200	19,700	19,700	1,763	92.5
Clementi West	01/07/2008	30 years	19 years	1 Clementi Loop Singapore	251,038	211,615	22,200	37,200	36,300	4,366	87.6
Kaki Bukit	01/07/2008	60 years	49 years	2, 4, 6, 8 & 10 Kaki Bukit Avenue 1 Singapore	1,341,959	960,644	147,600	202,000	203,000	16,790	72.0
Kallang Basin 1	26/08/2011	20 years	12 years	5 & 7 Kallang Place Singapore	190,663	133,343	23,200	18,000	16,600	2,838	90.2
Kallang Basin 2	26/08/2011	20 years	12 years	9 & 11 Kallang Place Singapore	366,234	251,417	44,500	33,000	30,100	5,078	89.1
Kallang Basin 3	26/08/2011	30 years	22 years	16 Kallang Place Singapore	509,081	407,009	74,000	78,000	77,400	7,663	86.0
Kallang Basin 4	01/07/2008	33 years	22 years	26, 26A, 28 & 30 Kallang Place Singapore	582,718	383,118	50,000	76,000	72,600	7,814	84.7
Kallang Basin 5	01/07/2008	33 years	22 years	19, 21 & 23 Kallang Avenue Singapore	442,422	280,440	44,300	56,400	55,400	6,099	91.5
Kallang Basin 6	01/07/2008	33 years	22 years	25 Kallang Avenue Singapore	312,694	208,240	30,900	41,300	40,400	4,397	85.4
Kampong Ampat	01/07/2008	60 years	49 years	171 Kampong Ampat Singapore	456,708	294,776	60,300	109,000	116,000	11,390	98.7
Kampong Ubi	26/08/2011	60 years	52 years	3014A, 3014B & 3015A Ubi Road 1 Singapore	723,427	535,901	125,300	125,000	125,000	10,864	95.9
Kolam Ayer 1	01/07/2008	43 years	32 years	8, 10 & 12 Lorong Bakar Batu Singapore	478,901	339,706	49,300	75,000	75,200	7,224	92.5
Kolam Ayer 2	01/07/2008	43 years	32 years	155, 155A & 161 Kallang Way Singapore	506,726	349,610	46,100	70,000	70,200	6,865	87.1
Kolam Ayer 5	01/07/2008	43 years	32 years	1, 3 & 5 Kallang Sector Singapore	670,586	447,312	71,900	87,000	89,000	9,094	90.7
Loyang 1	01/07/2008	60 years	49 years	30 Loyang Way Singapore	524,842	378,667	29,000	65,700	66,300	5,937	82.0
Loyang 2	01/07/2008	60 years	49 years	2, 4 & 4A Loyang Lane Singapore	324,253	236,248	16,800	38,800	40,400	3,778	82.1
Redhill 1	01/07/2008	30 years	19 years	1001, 1001A & 1002 Jalan Bukit Merah Singapore	420,184	312,766	41,500	63,400	61,800	6,594	89.8
Redhill 2	01/07/2008	30 years	19 years	1003 & 3752 Bukit Merah Central Singapore	307,657	220,476	37,500	53,800	53,000	5,496	86.7
Tanglin Halt	01/07/2008	56 years	45 years	115A & 115B Commonwealth Drive Singapore	242,384	171,688	28,900	47,000	47,000	4,263	93.6
Tiong Bahru 1	01/07/2008	30 years	19 years	1090 Lower Delta Road Singapore	159,831	110,574	14,500	19,500	19,300	2,176	83.3
Tiong Bahru 2	01/07/2008	30 years	19 years	1080, 1091, 1091A, 1092 & 1093 Lower Delta Road Singapore	465,554	341,531	45,800	66,700	65,300	7,367	87.6
Toa Payoh North 2	01/07/2008	30 years	19 years	1004 Toa Payoh North Singapore	167,186	108,968	13,700	20,500	20,500	2,559	92.8
Toa Payoh North 3	01/07/2008	30 years	19 years	1008 & 1008A Toa Payoh North Singapore	192,320	137,120	16,400	26,200	26,500	2,915	89.3
Subtotal Flatted Factories					10,732,293	7,682,202	1,185,200	1,580,200	1,578,000	155,736	86.8⁴

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.

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.



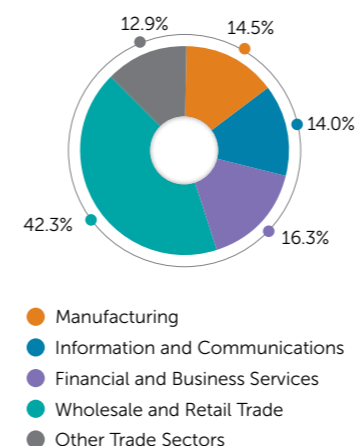
Business Park Building, The Strategy

KEY STATISTICS (As at 31 March 2019)

NUMBER OF PROPERTIES	GROSS FLOOR AREA	NET LETTABLE AREA	NUMBER OF TENANTS
3	1,680,726 Sq ft	1,191,624 Sq ft	142
GROSS REVENUE (for FY18/19)	OCCUPANCY (for FY18/19)	VALUATION	% OF PORTFOLIO (By Valuation)
S\$46.5 Million	79.9 %	S\$581.0 Million	12.2 %

TENANT BUSINESS SECTOR

By Gross Rental Income



TOP 5 TENANTS IN BUSINESS PARK BUILDINGS

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2019)
1	Dell Global B.V. (Singapore Branch)	The Strategy	Wholesale of Machinery, Equipment and Supplies	0.9%
2	Sony Electronics (Singapore) Pte. Ltd.	The Strategy	Wholesale Trade	0.8%
3	Covance (Asia) Pte Ltd	The Synergy	General Wholesale Trade and Services	0.8%
4	Tata Consultancy Services Asia Pacific Pte. Ltd.	The Signature	Computer Programming and Consultancy	0.4%
5	Huawei International Pte. Ltd.	The Signature and The Strategy	General Wholesale Trade and Services	0.4%

DETAILED PROPERTY INFORMATION

Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ²	Location	GFA (sq ft)	NLA (sq ft)	Purchase Price ² S\$'000	Valuation as at 31/03/2018 S\$'000	Valuation as at 31/03/2019 S\$'000	Gross Revenue for FY18/19 S\$'000	Average Occupancy Rate for FY18/19 %
The Signature	01/07/2008	60 years	49 years	51 Changi Business Park Central 2 Singapore	510,324	343,434	98,500	149,000	151,000	14,181	88.8
The Strategy	01/07/2008	60 years	49 years	2 International Business Park Singapore	725,171	565,578	213,900	293,000	298,000	20,800	72.4
The Synergy	01/07/2008	60 years	49 years	1 International Business Park Singapore	445,231	282,612	91,000	128,000	132,000	11,535	84.0
Subtotal Business Park Buildings					1,680,726	1,191,624	403,400	570,000	581,000	46,516	79.9³

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

STACK-UP/RAMP-UP BUILDINGS

Stack-up/Ramp-up Buildings are multi-storey developments that serve a wide range of industrial activities. Principal activities included 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.



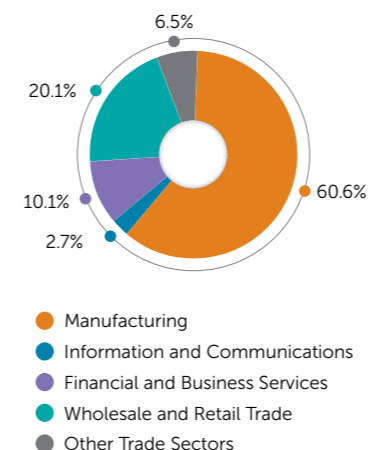
Stack-up/Ramp-up Buildings, Woodlands Spectrum

KEY STATISTICS (As at 31 March 2019)

NUMBER OF PROPERTIES 7 (Grouped into 1 cluster)	GROSS FLOOR AREA 3,714,473 Sq ft	NET LETTABLE AREA 3,034,589 Sq ft	NUMBER OF TENANTS 126
GROSS REVENUE (for FY18/19) S\$43.9 Million	OCCUPANCY (for FY18/19) 90.3 %	VALUATION S\$473.0 Million	% OF PORTFOLIO (By Valuation) 9.9 %

TENANT BUSINESS SECTOR

By Gross Rental Income



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

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2019)
1	Univac Precision Engineering Pte. Ltd.	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.6%
2	Ultra Clean Asia Pacific Pte. Ltd.	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.5%
3	Leica Geosystems Technologies Pte. Ltd.	Woodlands Spectrum	Computer, Electronic and Optical Products	0.3%
4	Schott Singapore Pte. Ltd.	Woodlands Spectrum	Computer, Electronic and Optical Products	0.3%
5	NIP Asia Pte Ltd	Woodlands Spectrum	Printing, Recorded Media and Essential Products	0.3%

DETAILED PROPERTY INFORMATION

Description of Property	Acquisition Date	Term of Lease ¹	Remaining Term of Lease ²	Location	GFA (sq ft)	NLA ² (sq ft)	Purchase Price ³ S\$'000	Valuation as at 31/03/2018 S\$'000	Valuation as at 31/03/2019 S\$'000	Gross Revenue for FY18/19 S\$'000	Average Occupancy Rate for FY18/19 %
Woodlands Spectrum 1 & 2	01/07/2008	60 years	49 years	2 Woodlands Sector 1, 201, 203, 205, 207, 209 & 211 Woodlands Avenue 9 Singapore	3,714,473	3,034,589	265,000	467,000	473,000	43,853	90.3
Subtotal Stack-up/Ramp-up Buildings					3,714,473	3,034,589	265,000	467,000	473,000	43,853	90.3

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.



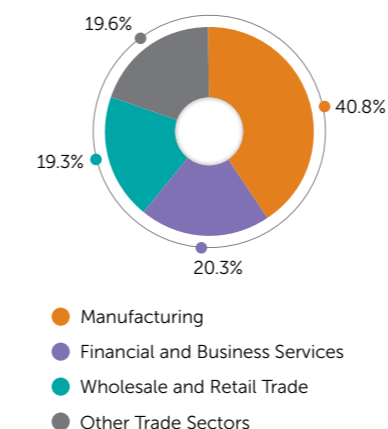
KEY STATISTICS

(As at 31 March 2019)

NUMBER OF PROPERTIES	GROSS FLOOR AREA	NET LETTABLE AREA	NUMBER OF TENANTS
4	449,173 Sq ft	410,840 Sq ft	14
GROSS REVENUE (for FY18/19)	OCCUPANCY (for FY18/19)	VALUATION	% OF PORTFOLIO (By Valuation)
S\$7.0 Million	97.2 %	S\$75.5 Million	1.5 %

TENANT BUSINESS SECTOR

By Gross Rental Income



TOP FIVE TENANTS IN LIGHT INDUSTRIAL BUILDINGS

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2019)
1	Heptagon Micro Optics Pte. Ltd.	26 Woodlands Loop	Computer, Electronic and Optical Products	0.5%
2	Aureumaex Industries (S) Pte. Ltd	2A Changi North Street 2	Education, Health and Social Services, Arts, Entertainment and Recreation	0.3%
3	LSW Pte. Ltd.	19 Changi South Street 1	Printing, Recorded Media and Essential Products	0.2%
4	Skechers Singapore Pte. Ltd.	45 Ubi Road 1	General Wholesale Trade and Services	0.2%
5	Centurion Corporation Limited	45 Ubi Road 1	Financial Services	0.1%

DETAILED PROPERTY INFORMATION

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 S\$'000	Valuation as at 31/03/2018 S\$'000	Valuation as at 31/03/2019 S\$'000	Gross Revenue for FY18/19 S\$'000	Average Occupancy Rate for FY18/19 %
19 Changi South Street 1	21/10/2010	30+30 years	38 years	19 Changi South Street 1 Singapore	74,900	71,075	12,400	13,000	13,000	1,249	85.5
26 Woodlands Loop	21/10/2010	30+30 years	36 years	26 Woodlands Loop Singapore	155,818	149,095	21,900	25,500	25,500	2,190	100.0
45 Ubi Road 1	21/10/2010	30+30 years	34 years	45 Ubi Road 1 Singapore	150,610	122,825	23,500	22,500	22,500	2,418	98.9
2A Changi North Street 2	28/05/2014	30+30 years	42 years	2A Changi North Street 2 Singapore	67,845	67,845	12,000 ³	14,500	14,500	1,164	100.0
Subtotal Light Industrial Buildings					449,173	410,840	69,800	75,500	75,500	7,021	97.2⁴

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 aggregate occupancy for the property segment.

PROPERTY PORTFOLIO AT A GLANCE

SINGAPORE

Hi-Tech Buildings



1 1 & 1A Depot Close



2 7 Tai Seng Drive



3 18 Tai Seng



4 19 Tai Seng Drive



5 26A Ayer Rajah Crescent



6 30A Kallang Place



7 K&S Corporate Headquarters



8 Mapletree Sunview 1



9 Serangoon North



10 STT Tai Seng 1



11 Toa Payoh North 1



12 Woodlands Central

Flatted Factories



13 Chai Chee Lane



14 Changi North



15 Clementi West

SINGAPORE

Flatted Factories



16 Kaki Bukit



17 Kallang Basin 1



18 Kallang Basin 2



19 Kallang Basin 3



20 Kallang Basin 4



21 Kallang Basin 5



22 Kallang Basin 6



23 Kampong Ampat



24 Kampong Ubi



25 Kolam Ayer 1



26 Kolam Ayer 2



27 Kolam Ayer 5



28 Loyang 1



29 Loyang 2



30 Redhill 1

PROPERTY PORTFOLIO AT A GLANCE

SINGAPORE

Flatted Factories



31 Redhill 2



32 Tanglin Halt



33 Tiong Bahru 1



34 Tiong Bahru 2



35 Toa Payoh North 2



36 Toa Payoh North 3

Business Park Buildings



37 The Signature



38 The Strategy



39 The Synergy

Stack-up/Ramp-up Buildings



40 Woodlands Spectrum 1 & 2

Light Industrial Buildings



41 19 Changi South Street 1



42 26 Woodlands Loop



43 45 Ubi Road 1



44 2A Changi North Street 2

UNITED STATES

Hi-Tech Buildings¹



45 7337 Trade Street
San Diego, California



46 180 Peachtree
Atlanta, Georgia



47 1001 Windward Concourse
Alpharetta, Georgia



48 2775 Northwoods Parkway
Atlanta, Georgia



49 19675 W Ten Mile Road
Southfield, Michigan



50 2 Christie Heights
Leonia, New Jersey



51 1805 Center Park Drive
Charlotte, North Carolina



52 5150 McCrimmon Parkway
Morrisville, North Carolina



53 2000 Kubach Road
Philadelphia, Pennsylvania



54 402 Franklin Road
Brentwood, Tennessee



55 1221 Coit Road
Plano, Texas



56 3300 Essex Drive
Richardson, Texas



57 5000 Bowen
Arlington, Texas



58 N15W24250 Riverwood Drive
Pewaukee, Wisconsin

¹ Relates to MIT's 40% interest of the joint venture with the Sponsor in a portfolio of 14 data centres in the United States.