



Expansion of Investment Strategy

26 September 2017

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Snapshot of Existing Portfolio¹

Portfolio Value²

S\$3.77b

Properties in Singapore²

86

WALE (By GRI)³

3.1 years

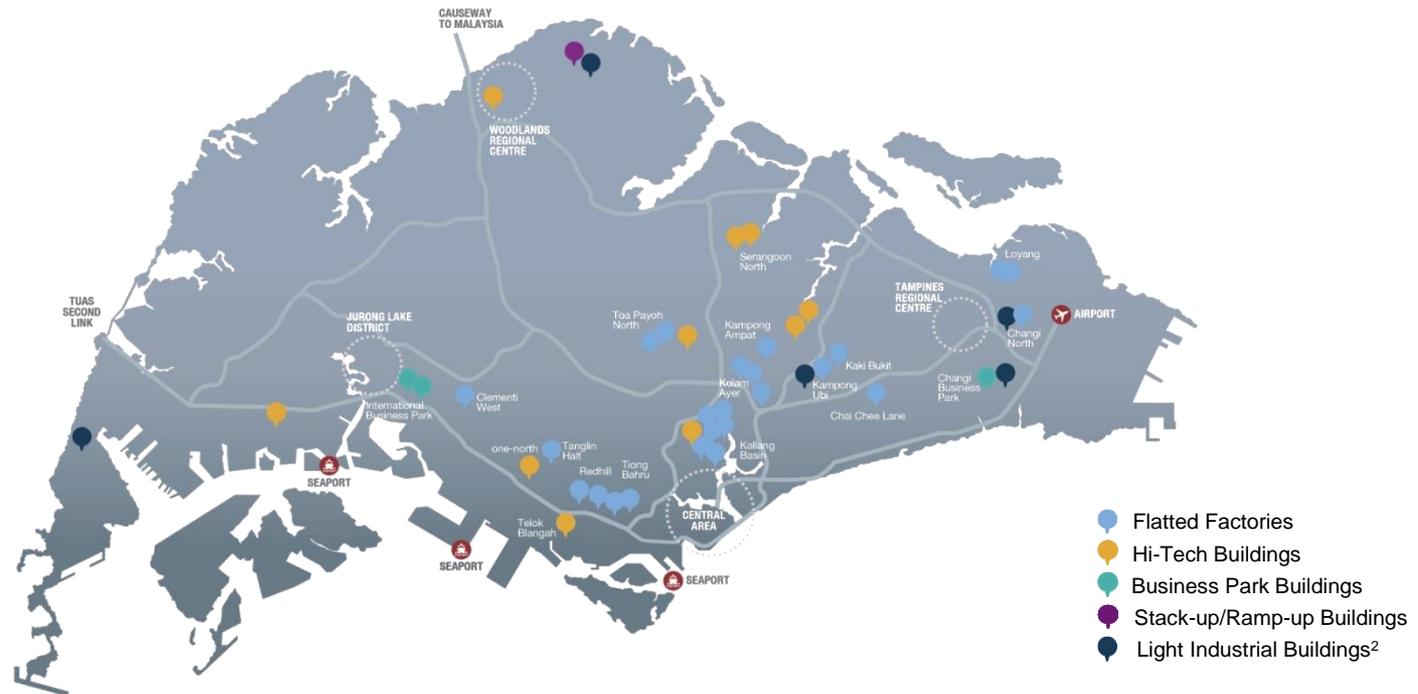
Weighted Average Unexpired Lease Term of Underlying Land

39.1 years

Owned by Sponsor, Mapletree Investments

34.3%

Listed on 21 Oct 2010 with an investment focus on industrial real estate assets in Singapore, excluding properties primarily used for logistics purposes



¹ As at 30 Jun 2017.

² Based on MIT's book value of investment properties and investment properties under development as at 30 Jun 2017. This included 65 Tech Park Crescent which was divested on 20 Jul 2017.

³ Refers to the portfolio's weighted average lease to expiry ("WALE") by gross rental income ("GRI").

Expansion of Investment Strategy

Singapore Industrial Properties



Flatted
Factories



Hi-Tech
Buildings
(includes
Data Centres¹)



Business Park
Buildings



Stack-up/
Ramp-up
Buildings



Light Industrial
Buildings



Data Centres Worldwide



Data
Centres

Real estate and real estate-related assets used primarily as data centres¹ worldwide beyond Singapore

¹ Data centres are included in the Hi-Tech Buildings segment in MIT's portfolio. As at 30 Jun 2017, the Hi-Tech Buildings segment included four data centres in Singapore, of which one is under development.

“MIT is a Singapore real estate investment trust established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of (i) income-producing real estate used primarily for industrial purposes, whether wholly or partially, in Singapore, and (ii) income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.

The term “**industrial**” refers to properties used primarily for industrial purposes, examples of which include but are not limited to, business park buildings, flatted factories, stack-up/ramp-up buildings, hi-tech buildings, light industrial buildings and general industrial buildings, but excludes properties used primarily for logistics purposes.”

Drivers for Global Data Centre Growth



Growing data creation and storage

Driven by increased take-up of digital technologies among businesses and consumers



Proliferation of Internet of Things

Growth of connected devices will generate large quantities of data to be processed and analysed in real time, which will increase the workloads of data centres



Adoption of cloud services by businesses and consumers

Driven by need for cost effective, reliable and secure data centre solutions

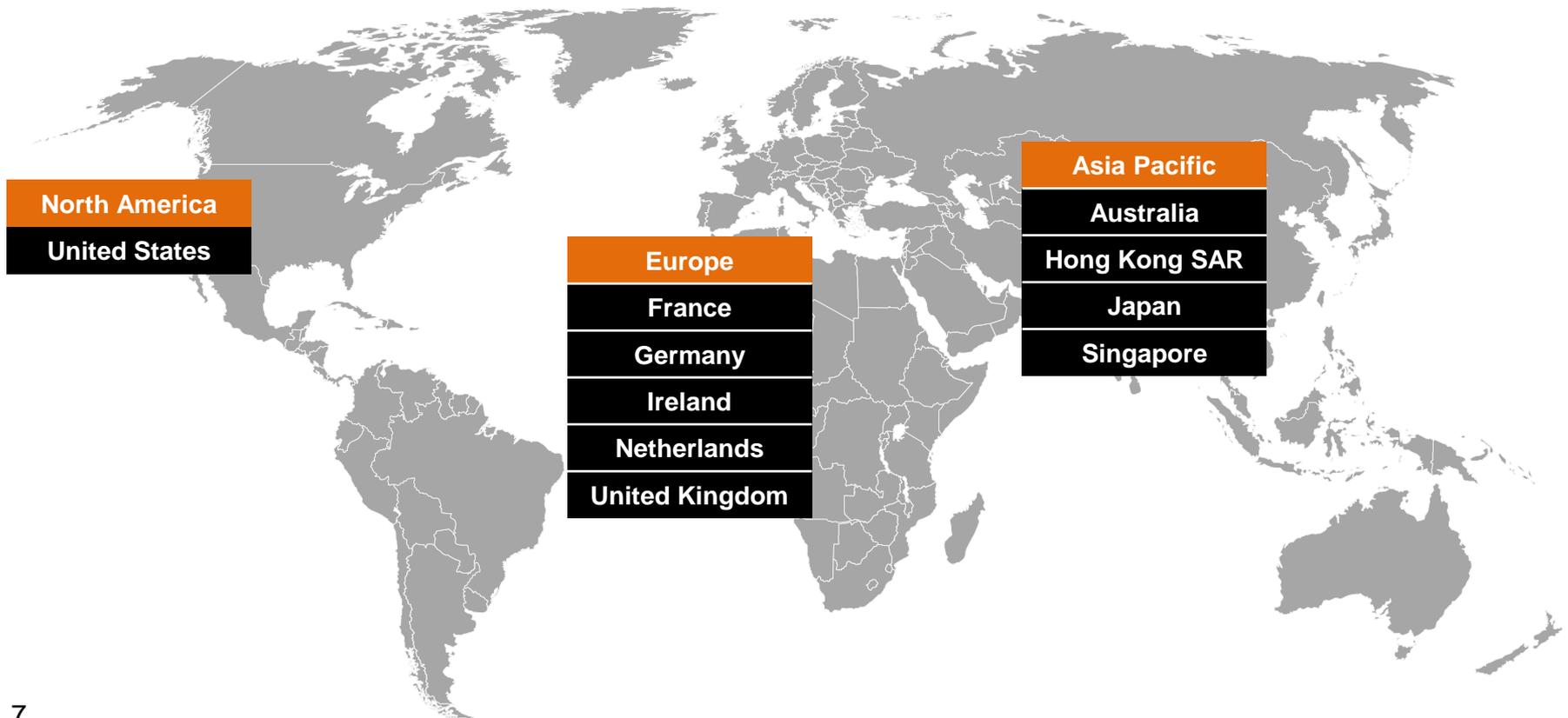


Increasing compliance and regulatory requirements on data security

Stringent regulations over data collection and protection are prompting corporations to store their data locally

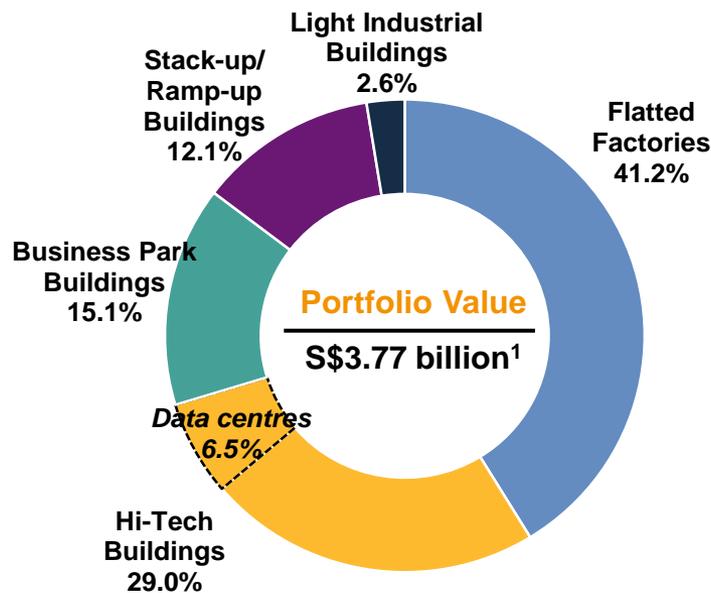
Attributes of established data centre markets

- ✦ Highly developed infrastructure (high speed global connectivity, reliable and secure power sources)
- ✦ Strategic geographical locations
- ✦ Stable and favourable business environment
- ✦ Strong government support



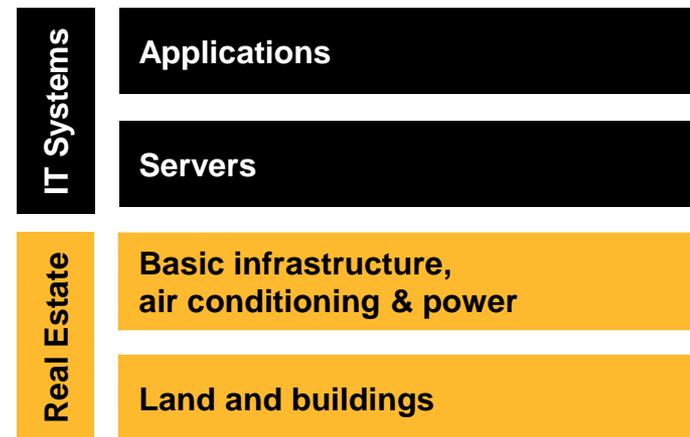
Building on Track Record

- ✦ MIT has 4 data centres in Singapore, of which one is under development, comprising 6.5% of MIT's portfolio value¹



Targeting Growth Opportunities

- ✦ Exploring established data centre markets
- ✦ Overseas data centre properties may comprise up to 20% of aggregate value of assets under management²



¹ Based on MIT's book value of investment properties and investment properties under development as at 30 Jun 2017. This included 65 Tech Park Crescent which was divested on 20 Jul 2017.

² Subject to periodic review by the Manager.

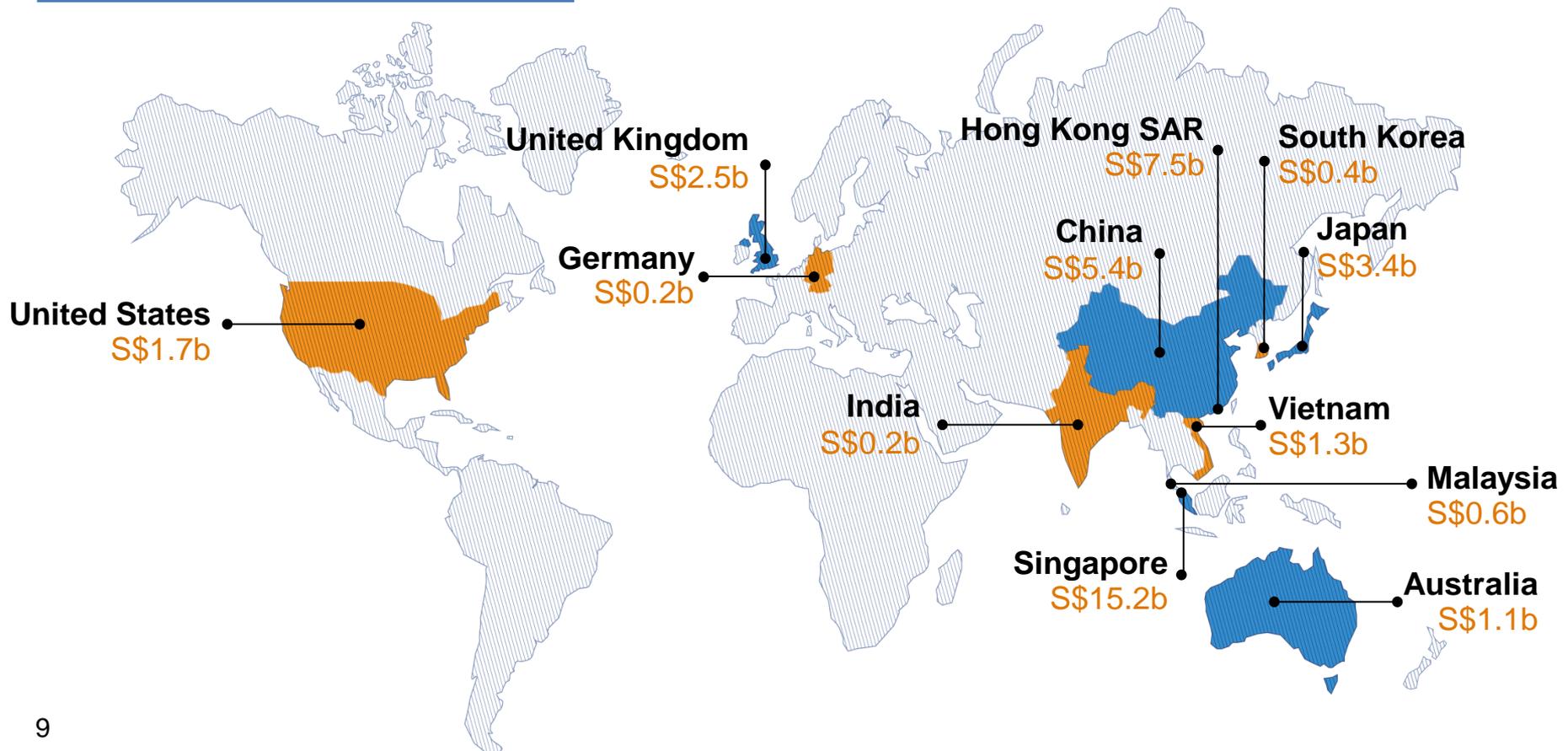
Strong Support from Committed Sponsor

Leverage on Sponsor's financial strength, resources and network

Total Assets Under Management
(as at 31 Mar 2017)

S\$39.5b

- ✦ Assets across Asia-Pacific, the United States and Europe
- ✦ Extensive local market experience and capabilities



Attractive Investment Opportunities

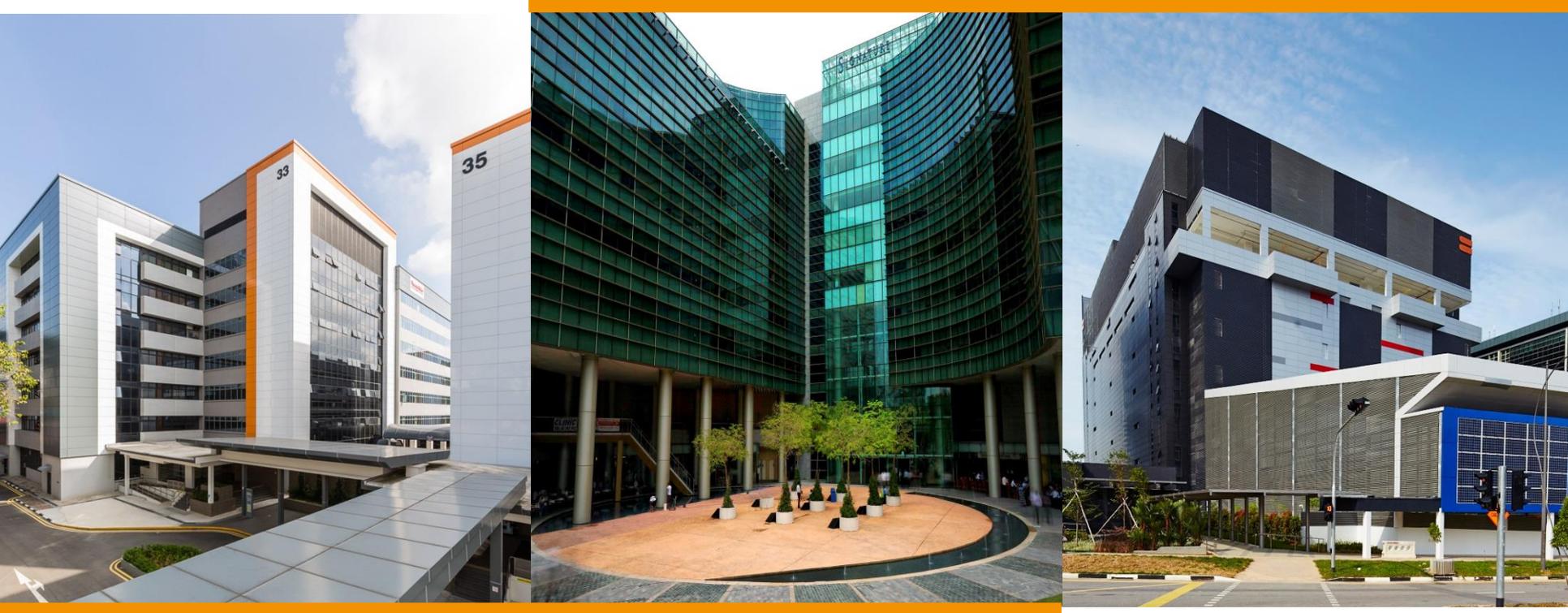
- ✦ Fast growing segment
- ✦ Established and deep markets

Enhances Quality of Portfolio

- ✦ Assets with longer land tenures
- ✦ Tenants with long leases and high capital expenditure invested in the assets
- ✦ Opportunity to diversify tenant base

Strengthens Portfolio for Long-term Growth

- ✦ Continued focus on Hi-Tech Buildings segment
- ✦ High value investments that generate stable income streams



End of Presentation

For enquiries, please contact Ms Melissa Tan, Vice President, Investor Relations,
DID: (65) 6377 6113, Email: melissa.tanhl@mapletree.com.sg