



Proposed Acquisition of US\$1.32 billion Data Centre Portfolio in the United States

20 May 2021



Important Notice

NOT FOR PUBLICATION OR DISTRIBUTION, DIRECTLY OR INDIRECTLY, IN OR INTO THE UNITED STATES OF AMERICA ("U.S."), EUROPEAN ECONOMIC AREA, UNITED KINGDOM, CANADA, JAPAN OR AUSTRALIA

This presentation should be read in conjunction with the announcement released by Mapletree Industrial Trust ("MIT") on 20 May 2021 titled "The Proposed Acquisition of 29 Data Centres Located in the United States of America" (the "**Acquisition Announcement**"). For terms not defined herein, please refer to the Acquisition Announcement. Any discrepancies in the tables, graphs and charts included herein between the listed amounts and totals thereof are due to rounding. This presentation has been prepared by Mapletree Industrial Trust Management Ltd., as the manager of MIT (the "**Manager**") for information purposes only and should not be used for any other purposes. The contents of this presentation have not been reviewed by any regulatory authority. The information and opinions in this presentation are provided as at the date of this document (unless stated otherwise), are subject to change without notice, its accuracy is not guaranteed and it may not contain all material information concerning MIT. None of the Manager, MIT nor any of their respective affiliates, advisors and representatives or any of their respective holding companies, subsidiaries, affiliates, associated undertakings or controlling persons, or any of their respective directors, officers, partners, employees, agents, representatives, advisers (including any global co-ordinator and bookrunner in respect of any equity fund raising that may be undertaken by the Manager) or legal advisers makes any representation or warranty, express or implied, and whether as to the past or the future regarding, and none of them assumes any responsibility or liability whatsoever (in negligence or otherwise) for, the fairness, accuracy, completeness or correctness of, or any errors or omissions in, any information contained herein or as to the reasonableness of any assumption contained herein or therein, or for any loss whatsoever arising whether directly or indirectly from any use, reliance or distribution of these materials or its contents or otherwise arising in connection with this presentation. Further, nothing in this presentation should be construed as constituting legal, business, tax or financial advice. None of Mapletree Investments Pte Ltd (the "**Sponsor**"), MIT, the Manager, DBS Trustee Limited (as trustee of MIT) or their respective subsidiaries, affiliates, advisors, agents or representatives have independently verified, approved or endorsed the material herein.

This presentation contains forward-looking statements that involve assumptions, risks and uncertainties. Such forward-looking statements are based on certain assumptions and expectations of future events regarding MIT's present and future business strategies and the environment in which MIT will operate, and must be read together with those assumptions. Although the Manager believes that such forward-looking statements are based on reasonable assumptions, it can give no assurance that these assumptions and expectations are accurate, projections will be achieved, or that such expectations will be met. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these risks, uncertainties and assumptions include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events. The Manager does not assume any responsibility to amend, modify or revise any forward-looking statements, on the basis of any subsequent developments, information or events, or otherwise. The past performance of MIT and the Manager is not necessarily indicative of their future performance.

These materials contain a summary only and do not purport to contain all of the information that may be required to evaluate any potential transaction mentioned in this presentation. You should conduct your own independent analysis of the Sponsor, the Manager and MIT, including consulting your own independent legal, business, tax and financial advisers and other advisers in order to make an independent determination of the suitability, merits and consequences of investment in MIT.

The value of units in MIT ("**Units**") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the Singapore Exchange Securities Trading Limited (the "SGX-ST") Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This presentation is for information only and does not constitute or form part of an offer, solicitation, recommendation or invitation for the sale or purchase of any securities of MIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of or be relied upon in connection with any investment decision, contract or commitment whatsoever. You agree that you will not rely on any representation or warranty implied herein or the information contained herein in any action or decision you may take or make.

This presentation is being provided to you for the purpose of providing information in relation to the forthcoming transaction by MIT. This presentation is not being distributed by, nor has it been approved for the purposes of section 21 of the Financial Services and Markets Act 2000 ("**FSMA**") by, a person authorised under FSMA. This presentation is being communicated only to persons in the United Kingdom who are (i) authorised firms under the FSMA and certain other investment professionals falling within article 19 of the FSMA (Financial Promotion) Order 2005 (the "**FPO**") and directors, officers and employees acting for such entities in relation to investment; or (ii) high value entities falling within article 49 of the FPO and directors, officers and employees acting for such entities in relation to investment; (iii) persons to whom it may otherwise lawfully be communicated.

The securities of MIT have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**") or under the securities laws of any state or other jurisdiction of the United States, and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. The Manager does not intend to conduct a public offering of any securities of MIT in the United States.

Neither this presentation nor any part thereof may be (a) used or relied upon by any other party or for any other purpose, (b) copied, photocopied, duplicated or otherwise reproduced in any form or by any means, or (c) forwarded, published, redistributed, passed on or otherwise disseminated or quoted, directly or indirectly, to any other person either in your organisation or elsewhere. By attending this presentation, you agree to be bound by the terms above.



Table of Contents

| | | |
|----------|--|----|
| 1 | Overview | 4 |
| 2 | Rationale for and Benefits of the Proposed Acquisition | 7 |
| 3 | Funding Structure | 19 |
| 4 | Conclusion | 21 |
| 5 | Appendix | 23 |



250 Williams Street NW, Atlanta

OVERVIEW

Overview of the Proposed Acquisition

| | |
|----------------------------------|--|
| Proposed Acquisition | Acquisition of a portfolio of 29 data centres ⁽¹⁾ in the U.S. (the “New Portfolio”) |
| Vendors | Subsidiaries of Sila Realty Trust, Inc. |
| Valuation | US\$1,335.0 million ⁽²⁾ (S\$1,802.3 million) ⁽³⁾ |
| Purchase Consideration | Purchase Consideration: US\$1,320.0 million (S\$1,782.0 million) Total Acquisition Outlay: US\$1,345.1 million (S\$1,815.9 million) |
| Method of Financing | Combination of debt and equity, with the final debt / equity structure to be decided at a later stage |
| Land Area | 8.4 million sq ft |
| Net Lettable Area ("NLA") | 3.3 million sq ft |
| Target Completion Date | 3Q2021 |

5

- 1 One of the 29 assets is encumbered by an existing tenant's purchase rights
- 2 Independent valuation by Newmark Knight Frank Valuation & Advisory, LLC as at 30 April 2021
- 3 Unless otherwise stated, an illustrative exchange rate of US\$1.00 to S\$1.35 is used in this presentation

Overview of the New Portfolio

MIT expected to become one of the largest owners of data centres among REITs listed in APAC⁽¹⁾

29
Data Centres⁽²⁾

7.9 years
WALE

87.8%
Occupancy⁽³⁾

94.1%
Freehold⁽⁴⁾

1.5-3.0%
Rental escalation p.a.
(for 89.4% of leases)



1 By Assets Under Management ("AUM")
 2 One of the 29 assets is encumbered by an existing tenant's purchase rights
 3 Includes 250 Williams Street NW, Atlanta with an occupancy of 63.5% as at 1 June 2021. Excluding 250 Williams Street NW, Atlanta, New Portfolio occupancy is at 98.4% as at 1 June 2021
 4 All Properties are sited on freehold land, except for 2005 East Technology Circle, Tempe and part of 250 Williams Street NW, Atlanta, which will have remaining land tenures of 61.6 years and 46.7 years respectively as at 1 June 2021



400 Minuteman Road, Andover

RATIONALE FOR AND BENEFITS OF THE PROPOSED ACQUISITION



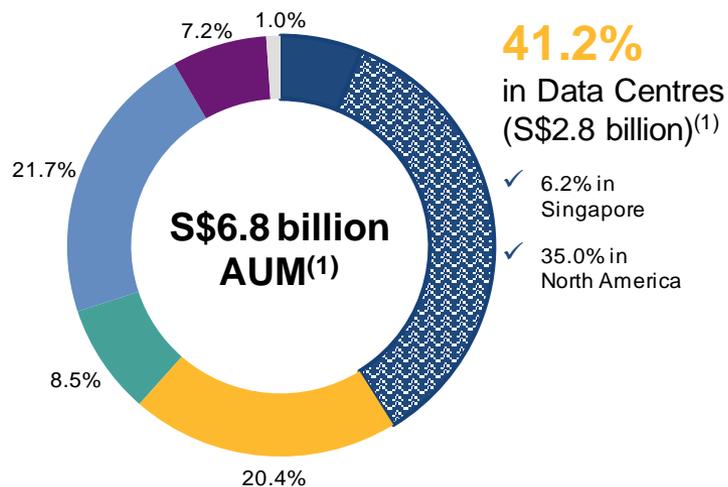
Rationale for and benefits of the Proposed Acquisition

- 1 Increases MIT's portfolio of good quality data centres underpinned by secular tailwinds
- 2 Deepens and diversifies MIT's data centre footprint across key U.S. markets
- 3 Enhances income stability of the Enlarged Portfolio
- 4 Provides further income growth opportunities for MIT
- 5 DPU and NAV per Unit accretive to Unitholders
- 6 Leverages the Sponsor's strong support and broad platform

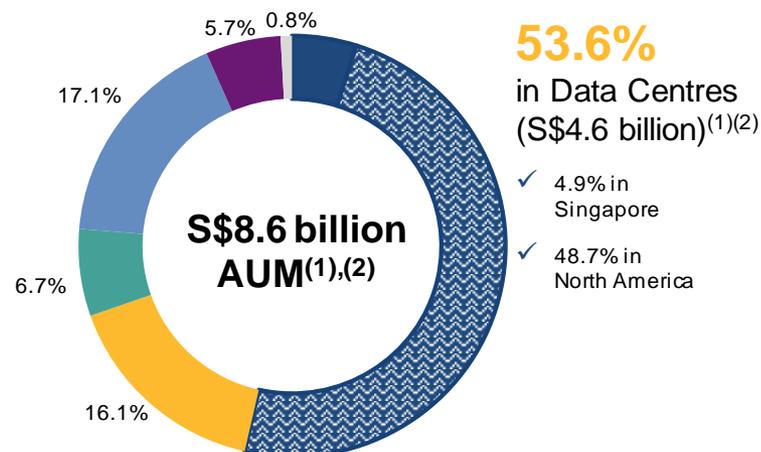
1 Increases MIT's portfolio of good quality data centres underpinned by strong secular tailwinds

In line with MIT's target for data centres to comprise up to 2/3 of total portfolio

Pre-Acquisition: Portfolio Breakdown By Asset Type



Post-Acquisition: Portfolio Breakdown By Asset Type



- Data Centres (Singapore)
- Data Centres (North America)
- Hi-Tech Buildings
- Business Park Buildings
- Flatted Factories
- Stack-up/Ramp-up Buildings
- Light Industrial Buildings

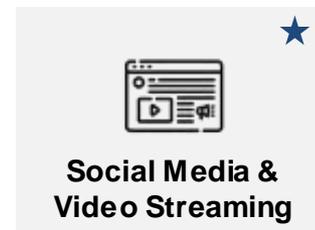
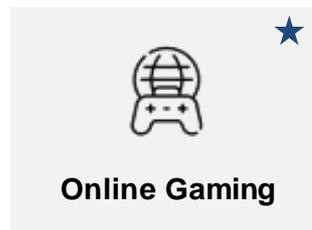
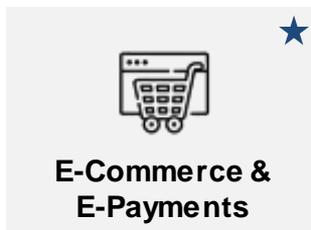
1 Based on MIT's book value of investment properties as well as MIT's interest of the joint venture with Mapletree Investments Pte Ltd ("MIPL") in three fully fitted hyperscale data centres and 10 Powered Shell data centres in North America and included MIT's right of use assets of S\$26.3 million as at 31 March 2021
 2 Based on Total Acquisition Outlay of the New Portfolio

1 Increases MIT's portfolio of good quality data centres underpinned by strong secular tailwinds

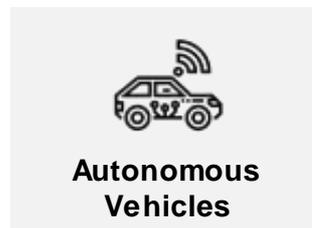
Secular tailwinds supporting resilience and growth with COVID-19 accelerating digitalisation

9.2% CAGR of global leased data centre market revenue (2019-2025E)⁽¹⁾

Existing demand drivers which continue to grow



Nascent trends with enormous potential



Data localisation and edge computing driving further data centre demand

★ Accelerating demand from COVID-19 pandemic

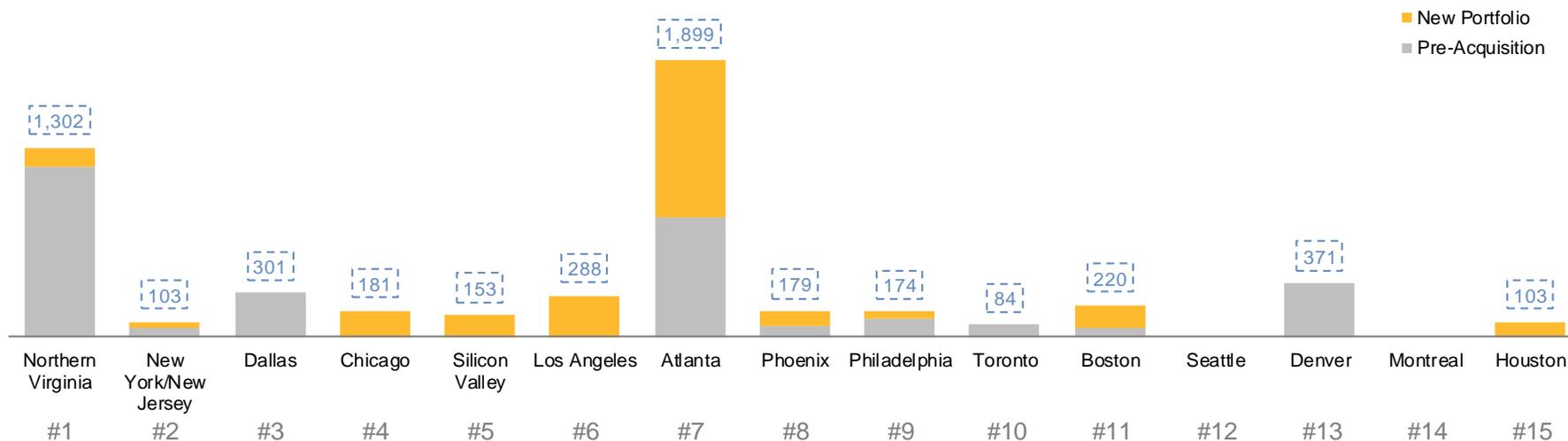
¹ Source: 451 Research LLC, 1Q2021

2 Deepens and diversifies MIT's data centre footprint across key U.S. markets

Increased strategic presence in the world's largest data centre market

- MIT to have presence in 13 of top 15 Markets: Addition of Chicago, Silicon Valley, Los Angeles and Houston
- Deepening presence in key markets: Northern Virginia and Atlanta remain largest markets for MIT
- Gross rental income ("GRI") contribution of top 15 North American data centre markets: 64.2%^{(1),(2)}

MIT Portfolio NLA In Top 15 North American Data Centre Markets ('000 sq ft)⁽³⁾



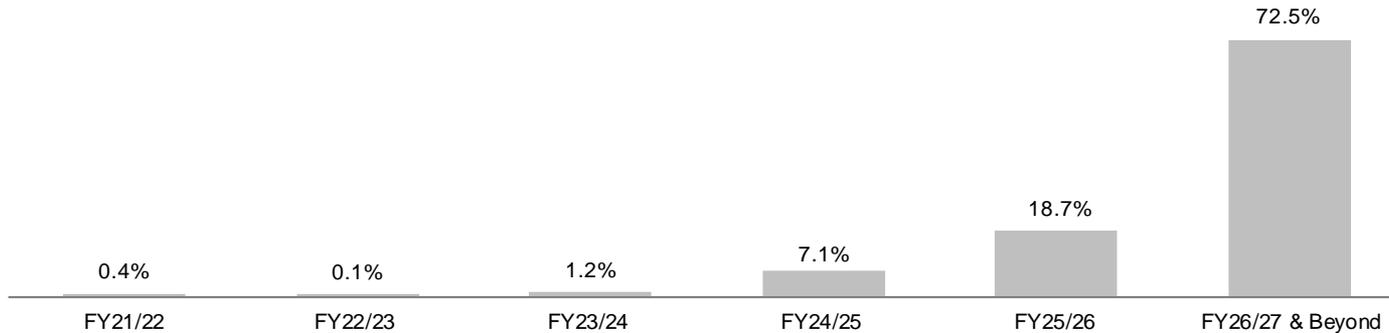
11 1 Source: 451 Research LLC, 1Q2021
 2 By *pro forma* GRI based on MIT's portfolio as at 31 March 2021 and assuming that the Proposed Acquisition is completed on 1 June 2021
 3 Based on the total NLA of MIT's Wholly-Owned North American Data Centres and the joint venture with MIPL in relation to the Mapletree Rosewood Data Centre Trust ("MRODCT") portfolio

 Total Portfolio NLA ('000 sq ft)

3 Enhances income stability of the Enlarged Portfolio

Long, well-spread lease expiry profile

New Portfolio Lease Expiry Profile⁽¹⁾

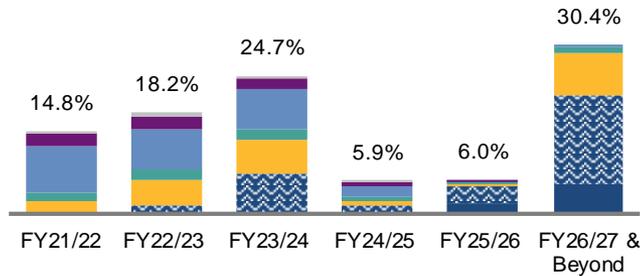


7.9 years
WALE⁽¹⁾

1.7%
of GRI expiring within the next 3 financial years

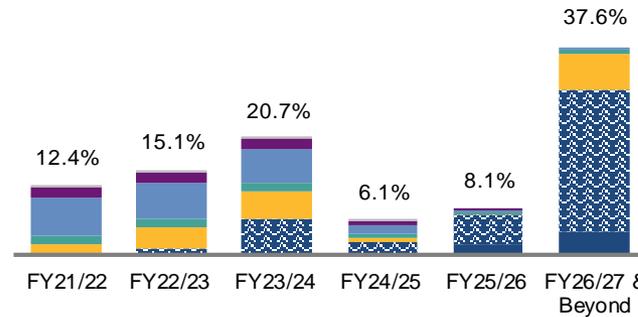
Pre-Acquisition Lease Expiry Profile⁽²⁾

4.0 years WALE



Post-Acquisition Lease Expiry Profile^{(2), (3)}

4.6 years WALE



- Data Centres (Singapore)
- Data Centres (North America)
- Hi-Tech Buildings
- Business Park Buildings
- Flatted Factories
- Stack-up / Ramp-up Buildings
- Light Industrial Buildings

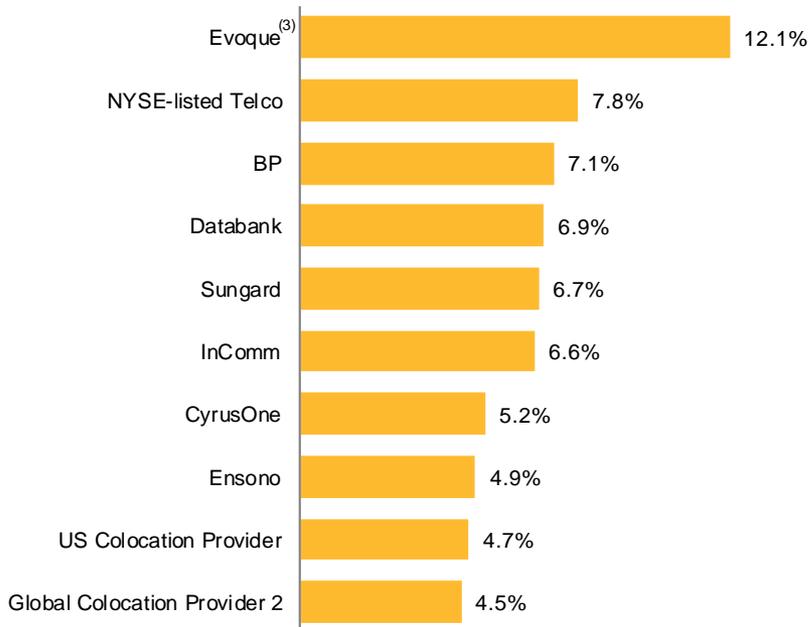
1 By GRI as at 1 June 2021
 2 Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 Powered Shell data centres in North America through MRODCT
 3 By *pro forma* GRI based on MIT's portfolio as at 31 March 2021 and assuming that the Proposed Acquisition is completed on 1 June 2021

3 Enhances income stability of the Enlarged Portfolio (cont'd)

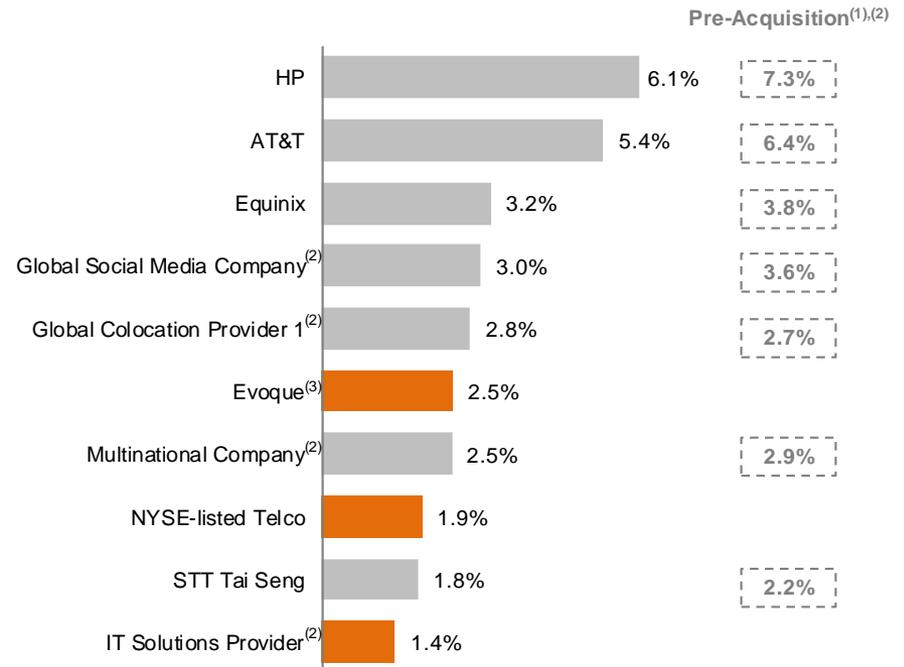
Diverse tenant base increases income diversification

33.3% » 30.6% GRI from Top 10 tenants (Pre vs. Post-Acquisition)

New Portfolio Top 10 Tenants⁽¹⁾



MIT Top 10 Tenants Post-Acquisition^{(1),(2)}



■ MIT Top Tenants
 ■ Tenants from New Portfolio⁽⁴⁾

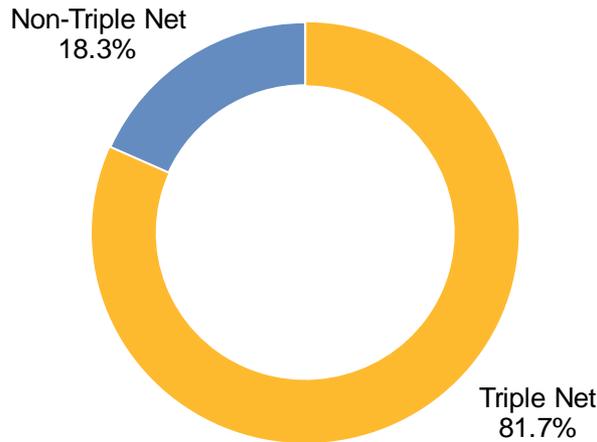
1 By GRI as at 1 June 2021
 2 The identities of certain tenants cannot be disclosed due to the strict confidentiality obligations under the lease agreements
 3 Dawn Acquisitions LLC (doing business as Evoque Data Center Solutions) is a portfolio company of Brookfield Infrastructure Partners, and was acquired from AT&T
 4 Including contributions from the same tenants at MIT's existing properties

3 Enhances income stability of the Enlarged Portfolio (cont'd)

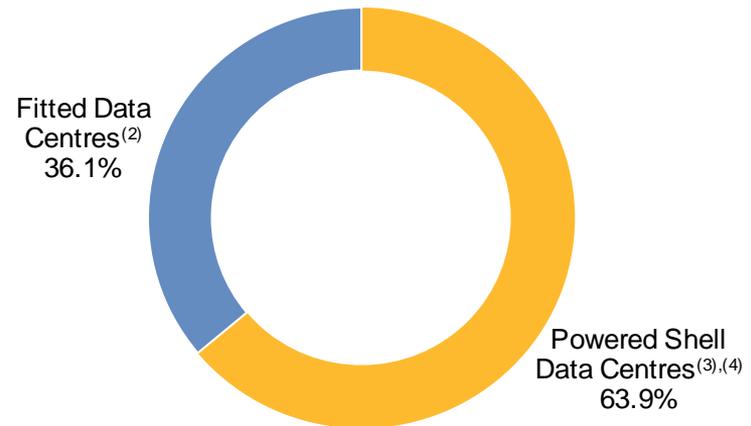
81.7% of New Portfolio GRI from triple net lease structures whereby all outgoings⁽¹⁾ are borne by the tenants

63.9% of New Portfolio GRI from Powered Shell Data Centres

New Portfolio GRI Breakdown By Lease Type



New Portfolio GRI Breakdown By Data Centre Type



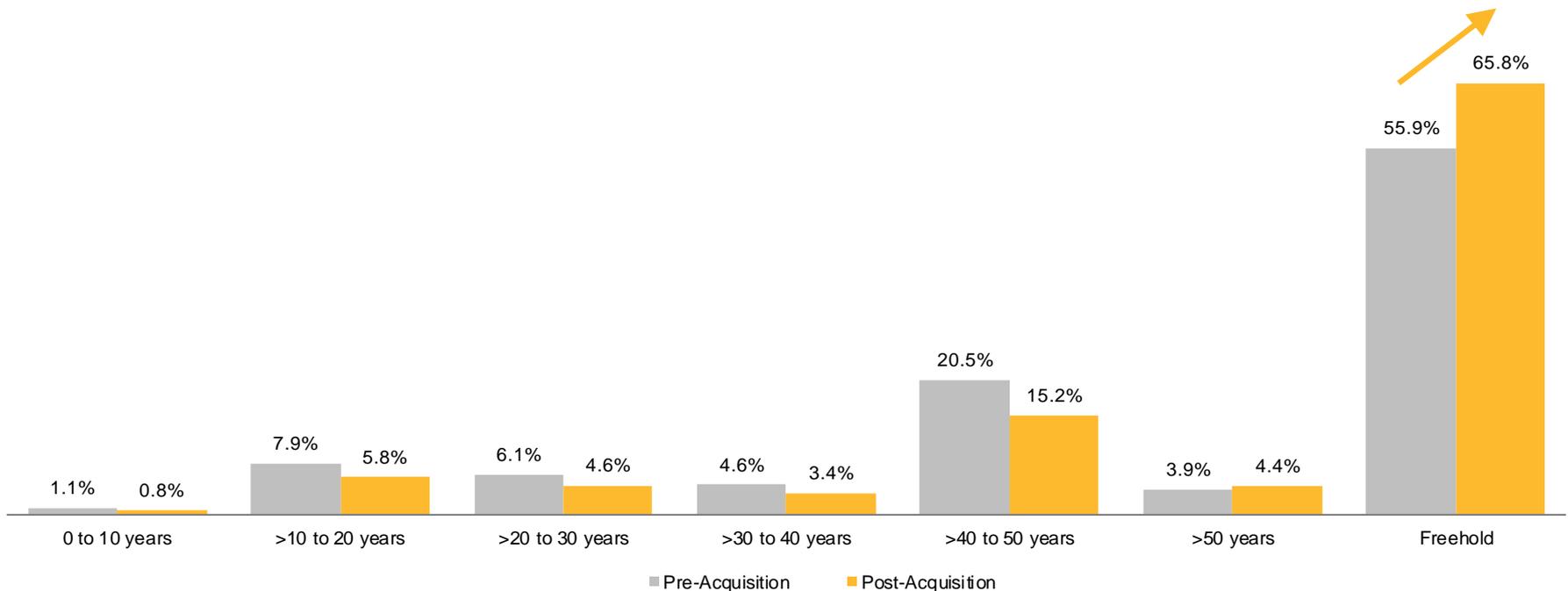
1 Refers to maintenance, property tax and insurance charges
2 Fitted data centres include general building fit-out including mechanical and electrical systems, raised floor, cooling systems, etc but do not include data centre equipment such as racks, servers and other equipment
3 Powered Shell Data Centres provide basic building infrastructure, with tenants bearing fit-out and other costs
4 Including full contribution from the 250 Williams NW Street, Atlanta which is a mixed-use asset comprising commercial and data centre space

3 Enhances income stability of the Enlarged Portfolio (cont'd)

Increases proportion of freehold assets in MIT's portfolio

55.9% >> 65.8% of MIT's portfolio comprises freehold⁽¹⁾ properties (Pre vs. Post-Acquisition)

Remaining Years to Expiry on Underlying Land Leases as at 31 March 2021 (By Land Area)⁽²⁾



1 All Properties are sited on freehold land, except for 2005 East Technology Circle, Tempe and part of 250 Williams Street NW, Atlanta, which will have remaining land tenures of 61.6 years and 46.7 years respectively as at 1 June 2021
 2 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 Provides further income growth opportunities for MIT



Organic growth potential

1.5-3.0% Rental escalation p.a. (for 89.4% of leases)

Potential conversion from commercial to data centre space

- Strong expected demand for data centre capacity in Atlanta
- Prime location within Downtown Atlanta



Leasing upside
from 250 Williams Street NW,
Atlanta

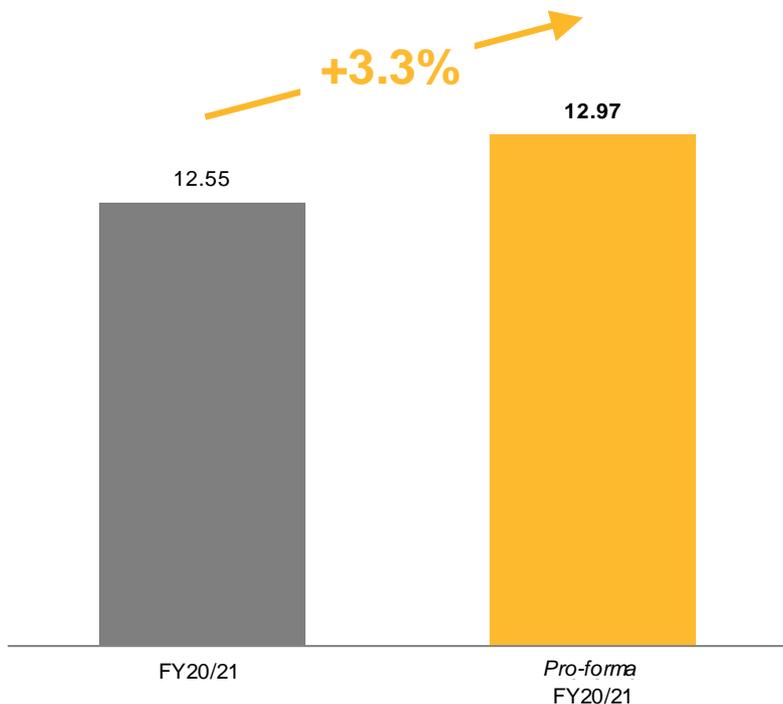
(30.2% of New Portfolio NLA; currently
~50/50 DC/Commercial⁽¹⁾)



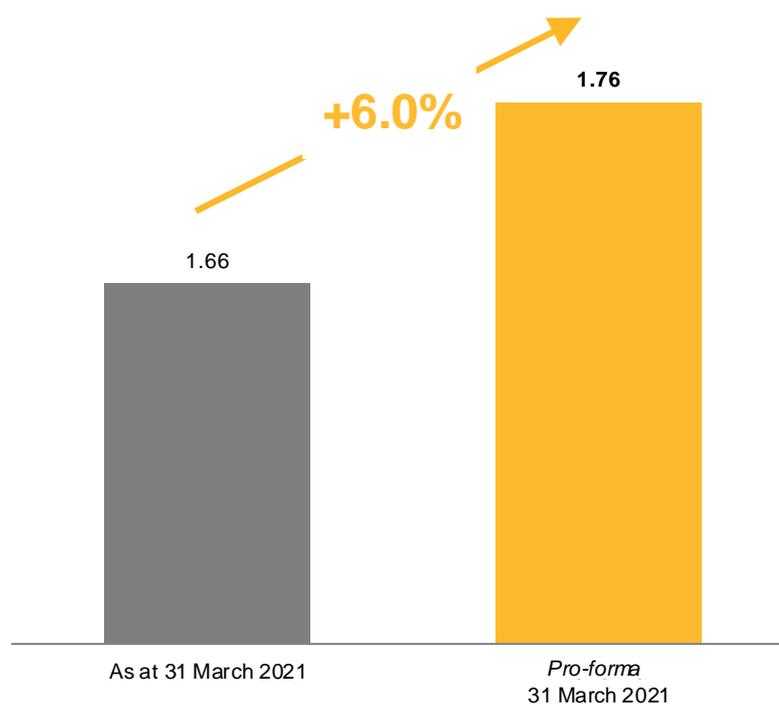
— Highways/ Main Roads ● MIT's Existing Portfolio

5 DPU and NAV per Unit accretive to Unitholders

Distribution Per Unit (“DPU”) (Singapore Cents)^{(1),(2),(3)}



NAV Per Unit (S\$)⁽⁴⁾



1 The *pro forma* financial effects of the Proposed Acquisition on MIT’s DPU for the financial year ended 31 March 2021, as if the Proposed Acquisition was completed on 1 April 2020, and MIT held and operated the Properties through to 31 March 2021

2 Assuming (i) approximately 60% of Total Acquisition Outlay will be funded by debt; and (ii) approximately 302.8 million new Units (“New Units”, and each, a “New Unit”) are issued at the illustrative Unit price of approximately S\$2.64 (the “Illustrative Issue Price”) to raise gross proceeds of approximately S\$800.0 million (approximately US\$592.6 million) to finance the balance of the Total Acquisition Outlay with any excess to repay MIT’s debt; and (iii) an exchange rate of US\$1.00 to S\$1.35

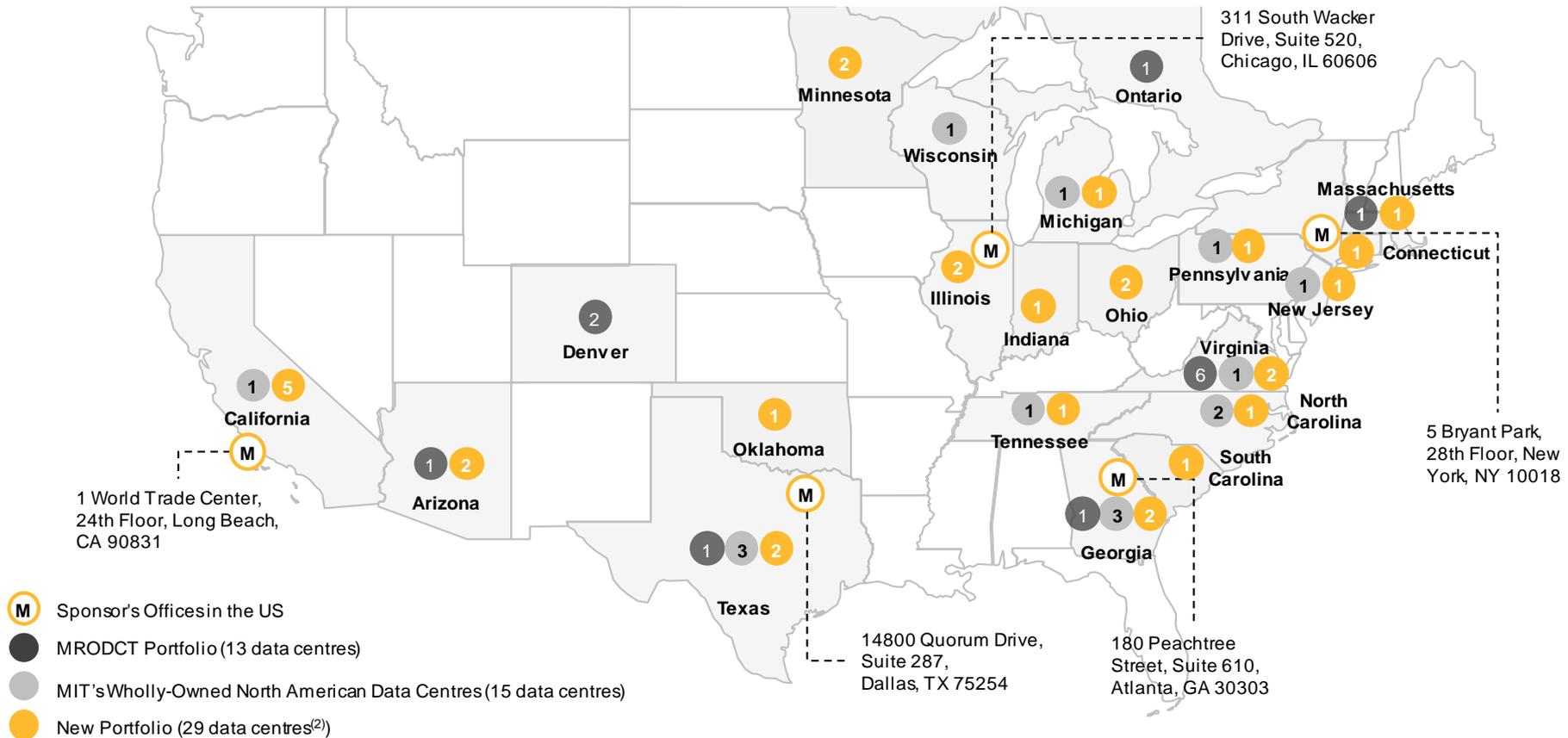
3 In the event the New Portfolio comprises 28 assets, DPU is expected to increase from 12.55 Singapore Cents to 12.86 Singapore Cents (+2.5%)

4 As at 31 March 2021

6 Leverages the Sponsor's strong support and broad platform

\$60.5bn portfolio of properties across APAC, Europe, UK and North America⁽¹⁾

\$12.5bn in North America⁽¹⁾



*Number of data centres indicated in the circles

18 ¹ As at 31 March 2020
² One of the 29 assets is encumbered by an existing tenant's purchase rights



3255 Neil Armstrong Boulevard, Eagan

FUNDING STRUCTURE

Pro forma financing

Acquisition to be funded by a combination of debt and equity

- Approximately 60% of the Total Acquisition Outlay will be funded by debt
- To raise gross equity proceeds of approximately S\$800 million⁽¹⁾ (US\$592.6 million) to finance the balance of the Total Acquisition Outlay with any excess to repay MIT's debt
- Acquisition Fee⁽²⁾: US\$13.2 million (S\$17.8 million)

Post-acquisition, MIT's aggregate leverage⁽³⁾ is expected to increase from 36.0%⁽⁴⁾ to 40.3%

Funding Requirements

| | |
|---|---|
| Purchase Consideration | US\$1,320.0 million (S\$1,782.0 million) |
| Other Fees and Expenses (including acquisition fee as well as professional fees and other expenses) | US\$25.1 million (S\$33.9 million) |
| Total Acquisition Outlay | US\$1,345.1 million (S\$1,815.9 million) |

1 This assumes the issue of approximately 302.8 million new units ("New Units") at the illustrative Unit price of approximately S\$2.64 (the "Illustrative Issue Price")

2 Payable to the manager. Under the trust deed dated 29 January 2008 constituting MIT (as amended) (the "Trust Deed"), the Manager is entitled to be paid an acquisition fee at the rate of 1.0% of the Purchase Consideration

3 The ratio of the value of borrowings (inclusive of proportionate share of borrowings of jointly controlled entities) and deferred payments (if any) to the value of the gross assets of MIT, including all its authorised investments held or deemed to be held upon the trust under the Trust Deed.

4 As at 31 March 2021. The Aggregate Leverage takes into account the S\$300,000,000 3.15% Perpetual Securities issued on 11 May 2021 under the S\$2,000,000,000 Euro Medium Term Securities Programme (the "EMTN Programme"). Please refer to MIT's announcement titled "Issue of S\$300,000,000 3.15% Perpetual Securities pursuant to the S\$2,000,000 Euro Medium Term Securities Programme" dated 4 May 2021 for more information.



4600 Carothers Parkway, Franklin

CONCLUSION



Conclusion

Aligns With MIT's Long-Term Strategy

- ✓ MIT expected to become one of the largest owners of data centres among REITs listed in APAC
- ✓ In line with MIT's strategy of up to 2/3 portfolio contribution from data centres

Deepens and Diversifies MIT's Presence Across Largest U.S. Markets

- ✓ Increases exposure to Top 15 North American data centre markets
- ✓ Deepens presence in Northern Virginia and Atlanta
- ✓ Strategic entry into Chicago, Silicon Valley, Los Angeles and Houston

Enhances MIT's Portfolio Quality

- ✓ Enhances income stability with long WALE and high proportion of freehold assets
- ✓ Growth potential from rental escalation and leasing up
- ✓ DPU and NAV per Unit accretive to Unitholders

Positions MIT For Long-Term Growth

- ✓ Allows MIT to continue to capture growth in the fast-growing data centre market
- ✓ Leverages on the Sponsor's network and market insights
- ✓ Further pipeline from potential acquisition of the Sponsor's 50% interest in MRODCT



2601 West Broadway Road, Tempe

APPENDIX

Details of the New Portfolio (1)

250 Williams Street NW,
Atlanta



2301 West 120th Street,
Hawthorne



13831 Katy Freeway,
Houston



| Location | 250 Williams Street NW, Atlanta, Georgia | 2301 West 120th Street, Hawthorne, California | 13831 Katy Freeway, Houston, Texas |
|-------------------|---|--|---------------------------------------|
| Land Area (sq ft) | 156,845 | 709,964 | 197,442 |
| NLA (sq ft) | 997,248 | 288,000 | 103,200 |
| Occupancy | 63.5% | 100.0% | 100.0% |

Details of the New Portfolio (2)

6 Norden Place,
Norwalk



4121 and 4114 Perimeter Center
Place, Oklahoma City



400 Holger Way,
San Jose



| Location | 6 Norden Place, Norwalk, Connecticut | 4121 and 4114 Perimeter Center Place, Oklahoma City, Oklahoma | 400 Holger Way, San Jose, California |
|-------------------|---|--|---|
| Land Area (sq ft) | 217,778 | 654,228 | 183,877 |
| NLA (sq ft) | 167,691 | 92,456 | 76,410 |
| Occupancy | 100.0% | 100.0% | 100.0% |

Details of the New Portfolio (3)

1400 Kifer Road,
Sunnyvale



1755 & 1757 Old Meadow Road,
McLean



400 Minuteman Road,
Andover



| Location | 1400 Kifer Road, Sunnyvale, California | 1755 & 1757 Old Meadow Road, McLean, Virginia | 400 Minuteman Road, Andover, Massachusetts |
|-------------------|---|--|---|
| Land Area (sq ft) | 276,226 | 163,574 | 992,002 |
| NLA (sq ft) | 76,573 | 69,329 | 153,000 |
| Occupancy | 100.0% | 94.9% | 100.0% |

Details of the New Portfolio (4)

1501 Opus Place,
Downers Grove



1764A Old Meadow Lane,
McLean



11085 Sun Center Drive,
Rancho Cordova



| Location | 1501 Opus Place, Downers Grove, Illinois | 1764A Old Meadow Lane, McLean, Virginia | 11085 Sun Center Drive, Rancho Cordova, California |
|-------------------|---|--|---|
| Land Area (sq ft) | 102,257 | 96,336 | 189,246 |
| NLA (sq ft) | 115,352 | 62,002 | 69,048 |
| Occupancy | 100.0% | 100.0% | 100.0% |

Details of the New Portfolio (5)

3065 Gold Camp Drive,
Rancho Cordova



11650 Great Oaks Way,
Alpharetta



630 Clark Avenue,
King of Prussia



| Location | 3065 Gold Camp Drive, Rancho Cordova, California | 11650 Great Oaks Way, Alpharetta, Georgia | 630 Clark Avenue, King of Prussia, Pennsylvania |
|-------------------|---|--|--|
| Land Area (sq ft) | 235,308 | 695,601 | 162,541 |
| NLA (sq ft) | 63,791 | 77,322 | 50,000 |
| Occupancy | 63.3% | 100.0% | 100.0% |

Details of the New Portfolio (6)

5400 - 5510 Feltl Road,
Minnetonka



4600 Carothers Parkway,
Franklin



10309 Wilson Blvd,
Blythewood



| | | | |
|-----------------|--|--|--|
| Location | 5400 - 5510 Feltl Road, Minnetonka, Minnesota | 4600 Carothers Parkway, Franklin, Tennessee | 10309 Wilson Blvd, Blythewood, South Carolina |
|-----------------|--|--|--|

| | | | |
|--------------------------|---------|---------|---------|
| Land Area (sq ft) | 677,135 | 385,077 | 306,042 |
|--------------------------|---------|---------|---------|

| | | | |
|--------------------|---------|--------|--------|
| NLA (sq ft) | 135,240 | 71,726 | 64,637 |
|--------------------|---------|--------|--------|

| | | | |
|------------------|-------|--------|--------|
| Occupancy | 91.9% | 100.0% | 100.0% |
|------------------|-------|--------|--------|

Details of the New Portfolio (7)

1400 Cross Beam Drive,
Charlotte



2601 West Broadway Road,
Tempe



2005 East Technology Circle,
Tempe



Location

1400 Cross Beam Drive,
Charlotte, North Carolina

2601 West Broadway Road,
Tempe, Arizona

2005 East Technology Circle,
Tempe, Arizona

Land Area (sq ft)

182,278

182,460

490,345

NLA (sq ft)

52,924

44,244

58,560

Occupancy

100.0%

100.0%

100.0%

Details of the New Portfolio (8)

2455 Alft Lane,
Elgin



700 Austin Avenue,
Waco



200 Campus Drive,
Somerset



| Location | 2455 Alft Lane, Elgin, Illinois | 700 Austin Avenue, Waco, Texas | 200 Campus Drive, Somerset, New Jersey |
|-------------------|------------------------------------|-----------------------------------|---|
| Land Area (sq ft) | 231,584 | 43,970 | 125,281 |
| NLA (sq ft) | 65,745 | 43,596 | 36,118 |
| Occupancy | 100.0% | 100.0% | 100.0% |

Details of the New Portfolio (9)

8700 Governors Hill Drive,
Cincinnati

4726 Hills and Dales Road NW,
Canton

505 West Merrill Street,
Indianapolis



| Location | 8700 Governors Hill Drive, Cincinnati, Ohio | 4726 Hills and Dales Road NW, Canton, Ohio | 505 West Merrill Street, Indianapolis, Indiana |
|----------|--|---|---|
|----------|--|---|---|

| | | | |
|-------------------|---------|--------|--------|
| Land Area (sq ft) | 216,924 | 79,665 | 37,036 |
|-------------------|---------|--------|--------|

| | | | |
|-------------|--------|--------|--------|
| NLA (sq ft) | 69,826 | 29,960 | 43,724 |
|-------------|--------|--------|--------|

| | | | |
|-----------|--------|--------|--------|
| Occupancy | 100.0% | 100.0% | 100.0% |
|-----------|--------|--------|--------|

Details of the New Portfolio (10)

5225 Exchange Drive,
Flint

3255 Neil Armstrong Blvd,
Eagan



| Location | 5225 Exchange Drive, Flint, Michigan | 3255 Neil Armstrong Blvd, Eagan, Minnesota |
|-------------------|---|---|
| Land Area (sq ft) | 110,231 | 343,349 |
| NLA (sq ft) | 32,500 | 87,402 |
| Occupancy | 100.0% | 100.0% |



End of Presentation

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

