mapletree
industrial

NAVIGATING THE COURSE

Annual Report 2019/2020

CORPORATE PROFILE

Mapletree Industrial Trust ("MIT") is a real estate investment trust ("REIT") listed on the Main Board of Singapore Exchange. Its principal investment strategy is to invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.

MIT's property portfolio comprises 87 industrial properties in Singapore and 27 data centres in North America (through the joint ventures with Mapletree Investments Pte Ltd). The properties in Singapore include Hi-Tech Buildings, Flatted Factories, Business Park Buildings, Stack-up/Ramp-up Buildings and Light Industrial Buildings. As at 31 March 2020, MIT's total assets under management was S$5.9 billion.

MIT is managed by Mapletree Industrial Trust Management Ltd. (the "Manager"), a wholly-owned subsidiary of Mapletree Investments Pte Ltd (the "Sponsor"). The Sponsor is a leading real estate development, investment, capital and property management company headquartered in Singapore.

CONTENTS

NAVIGATING THE COURSE

Anchored by our well-diversified portfolio, we stand prepared to navigate the challenging course ahead. Over the years, we have built resilience through our strong track record of growing the Hi-Tech Buildings segment. With our enhanced financial flexibility, we continue to leverage on the Sponsor's extensive capabilities to seize new opportunities in Singapore and overseas.

VISION

To be the preferred industrial real estate solutions provider

MISSION

To deliver sustainable and growing returns to Unitholders by providing quality industrial real estate solutions to clients

To view or download the
Annual Report, please visit
www.mapletreeindustrialtrust.com

NEW OPPORTUNITIES

Acquisition of

13 data centres

in North America

We have made significant strides towards rebalancing the portfolio with the acquisition of an 80% interest in three fully fitted hyperscale data centres, as well as 10 powered shell data centres in North America via a 50:50 joint venture with the Sponsor. The addition of these properties will improve the income resilience of the portfolio with the increased freehold land component and long leases with embedded rental growth. Leveraging on the Sponsor's strong network and capabilities, we are poised to seize new opportunities in the fast-growing global data centre sector.

44490 Chilum Place (ACC2), Northern Virginia

ENHANCED FINANCIAL FLEXIBILITY

Committed facilities of about

S$380 million

We remain prudent in our approach towards capital management to support our growth initiatives. Our aggregate leverage ratio remained healthy at 37.6% with no loans maturing in the next Financial Year 2020/2021. With committed facilities of about S$380 million available for drawdown and sufficient debt headroom, these will support both ongoing development project and potential investment opportunities.

7 Tai Seng Drive, Singapore


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STRONG TRACK RECORD

Growth of assets under management at compound annual growth rate of

11.6%

from 31 March 2011

Since listing, we have completed six acquisitions and seven development projects. We remain proactive in prospecting tenants from new growth segments and unlocking value from our portfolio. Our latest redevelopment of the Kolam Ayer 2 Cluster into a high-tech industrial precinct will help to strengthen our portfolio for future growth.

New high-tech industrial precinct at Kolam Ayer 2


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WELL-DIVERSIFIED PORTFOLIO

Large tenant base of

2,177 tenants

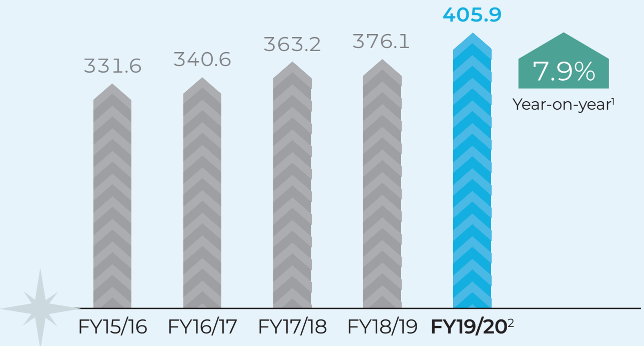
Our portfolio diversification is underpinned by the enlarged portfolio of 87 industrial properties in Singapore and 27 data centres in North America. The large diversified tenant base of 2,177 tenants with low dependence on any single tenant or trade sector will continue to offer portfolio stability.

18 Tai Seng, Singapore

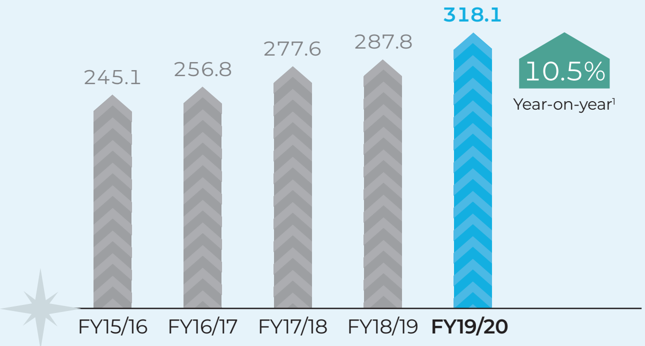

mapletree
imHoWan 添好運

KEY HIGHLIGHTS

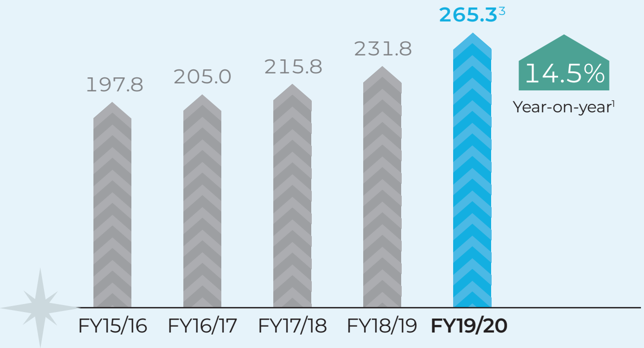
Gross Revenue
S$ Million



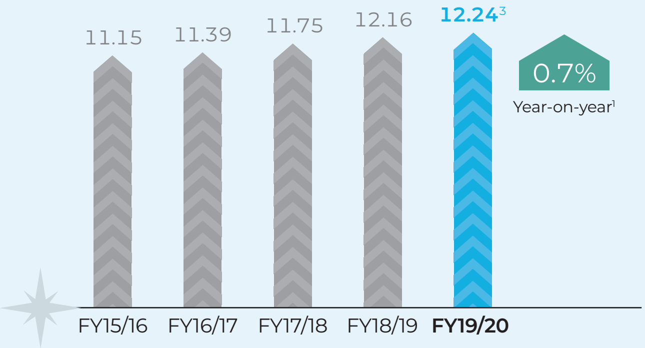
Net Property Income
S$ Million



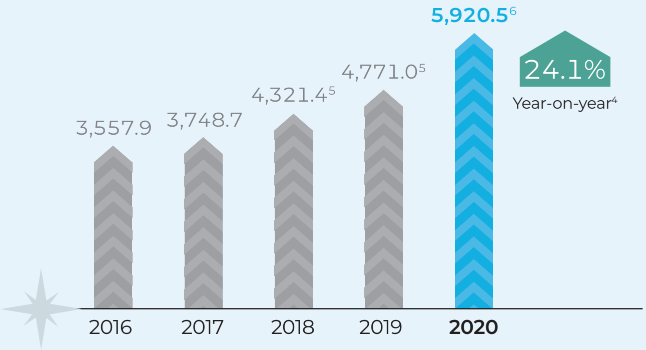
Distributable Income
S$ Million



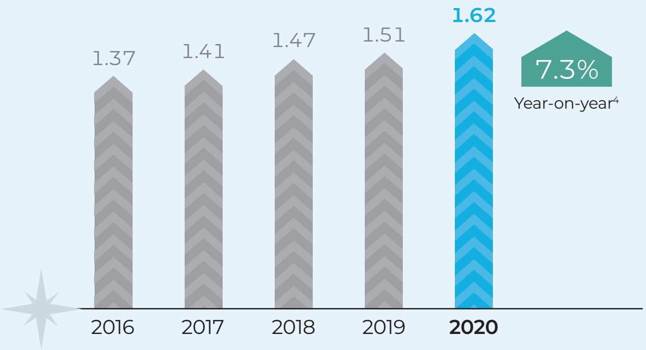
Distribution Per Unit
Singapore Cents



Assets Under Management
(As at 31 March)
S$ Million



Net Asset Value Per Unit
(As at 31 March)
S$



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[1] Refers to year-on-year comparison for FY19/20.

[2] FY19/20 denotes financial year 2019/2020 ended 31 March 2020.

[3] Distributable income includes tax-exempt income (distribution relating to joint ventures) amounting to S$6.6 million, equivalent to distribution per Unit ("DPU") of 0.30 Singapore cent, which has been withheld in 4QFY19/20. Had the tax-exempt income distribution been included, the DPU for FY19/20 would have been 12.54 Singapore cents.

[4] Refers to year-on-year comparison for 31 March 2020.

[5] Includes MIT's 40% interest of the joint venture with the Sponsor in a portfolio of 14 data centres in the United States of America (the "United States").

[6] Based on MIT's book value of investment properties as well as MIT's interests of the joint ventures with the Sponsor in a portfolio of 14 data centres in the United States and 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$25.2 million as at 31 March 2020.

Key Information

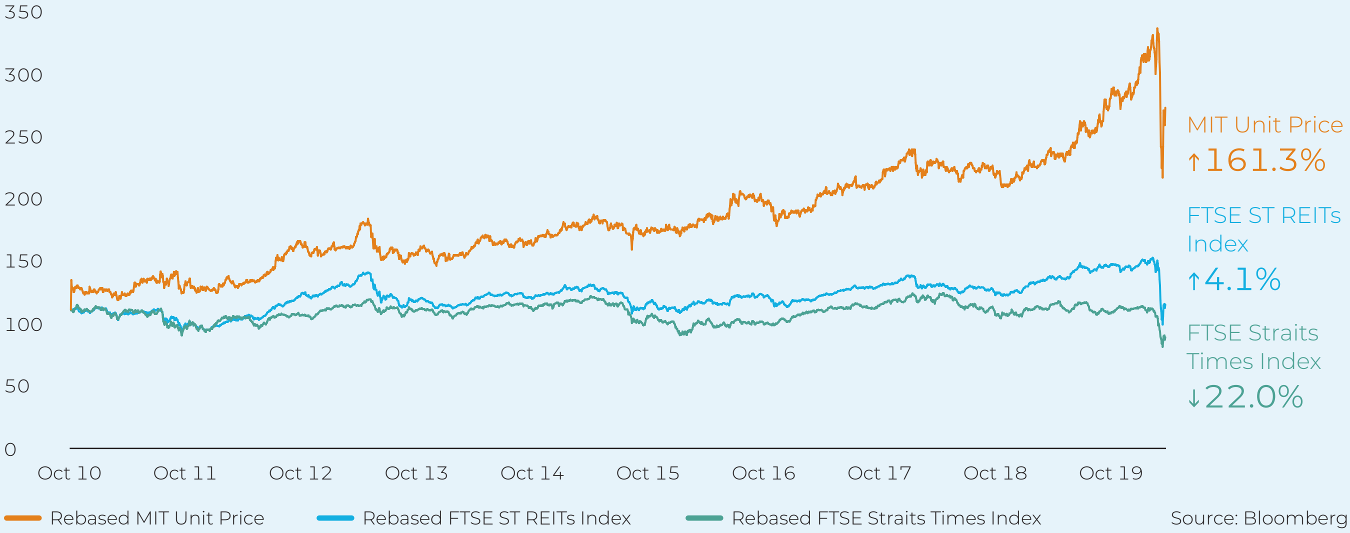
(S$ Million)

As at 31 March	2016	2017	2018	2019	2020
Total assets	3,623.9	3,798.1	4,154.3	4,607.1	**5,187.9**
Total borrowings outstanding	1,022.4	1,107.9	1,219.8	1,398.2	**1,434.1**
Unitholders' funds	2,465.2	2,532.8	2,780.1	3,047.5	**3,560.1**
Assets under management (including interests in joint ventures)	3,557.9	3,748.7	4,321.4	4,771.0	**5,920.5**

Key Financial Ratios

As at 31 March	2016	2017	2018	2019	2020
Aggregate leverage ratio[7] (%)	28.2	29.2	33.1	33.8	**37.6**
Average borrowing cost for financial year (%)	2.4	2.6	2.9	3.0	**3.0**
Weighted average tenor of debt (years)	4.0	3.5	3.3	4.4	**4.7**
Interest coverage ratio for financial year (times)	8.2	7.9	7.1	6.6	**6.9**

Comparative Trading Performance since Listing[8]



Source: Bloomberg

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[7] In accordance with Property Funds Guidelines, the aggregate leverage ratio includes proportionate share of aggregate leverage and deposited property values of joint ventures. As at 31 March 2020, the aggregate leverage including such proportionate share comprised S$2,254.91 million of borrowings and S$4.04 million of deferred payments.

[8] Rebased MIT's unit issue price of S$0.93 and opening unit prices of FTSE ST REITs Index and FTSE Straits Times Index on 21 October 2010 to 100.

UNIT PERFORMANCE

The Singapore equity market fell in the first half of the financial year amid concerns over the escalation of the trade tensions between the United States and China and rising recession risk in Singapore. It rebounded marginally in late 2019 on optimism over progress on the United States-China trade front and United States Federal Reserve's interest rate cuts. However, it experienced elevated volatility in March 2020 following a global rout on fears over the escalating economic fallout from the COVID-19 pandemic. The FTSE Straits Times Index declined 22.8% in FY19/20 as uncertainties around the severity and duration of the economic downturn remained high. The FTSE ST REITs Index also decreased 17.2%.

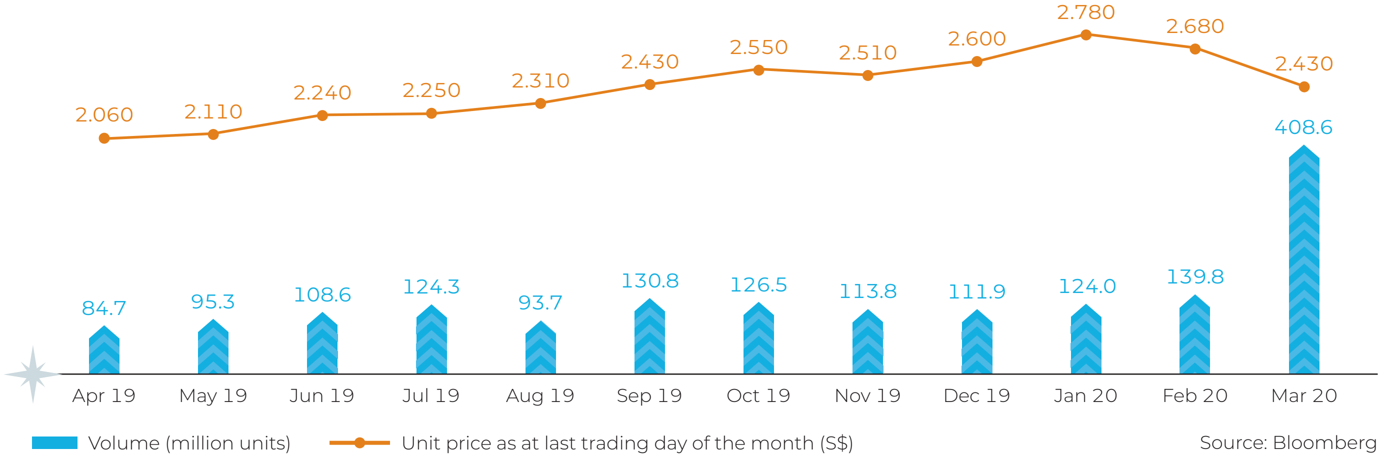
Despite the headwinds, MIT's unit price increased by 15.7% in FY19/20 to close the period at S$2.430, with an average daily closing unit price of S$2.413. A total of 1,662 million units were traded, with an average daily trading volume of 6.62 million.

MIT's unit price increased by 161.3% since its listing on 21 October 2010. Over the years, its market capitalisation has also increased from S$1.36 billion at listing to S$5.35 billion as at 31 March 2020.

Unit Price and Trading Volume

	FY19/20	FY18/19	FY17/18	FY16/17	FY15/16
Closing unit price on the last trading day prior to the commencement of the period (S$)	**2.100**	2.030	1.780	1.595	1.580
Highest closing unit price (S$)	**3.020**	2.110	2.120	1.810	1.635
Lowest closing unit price (S$)	**1.910**	1.840	1.770	1.550	1.375
Average closing unit price (S$)	**2.413**	1.966	1.913	1.679	1.540
Closing unit price for the period (S$)	**2.430**	2.100	2.030	1.780	1.595
Average daily trading volume (million units)	**6.62**	3.34	3.53	2.49	2.93
Market capitalisation (S$ billion)[1]	**5.35**	4.24	3.83	3.21	2.87

Trading Performance in FY19/20

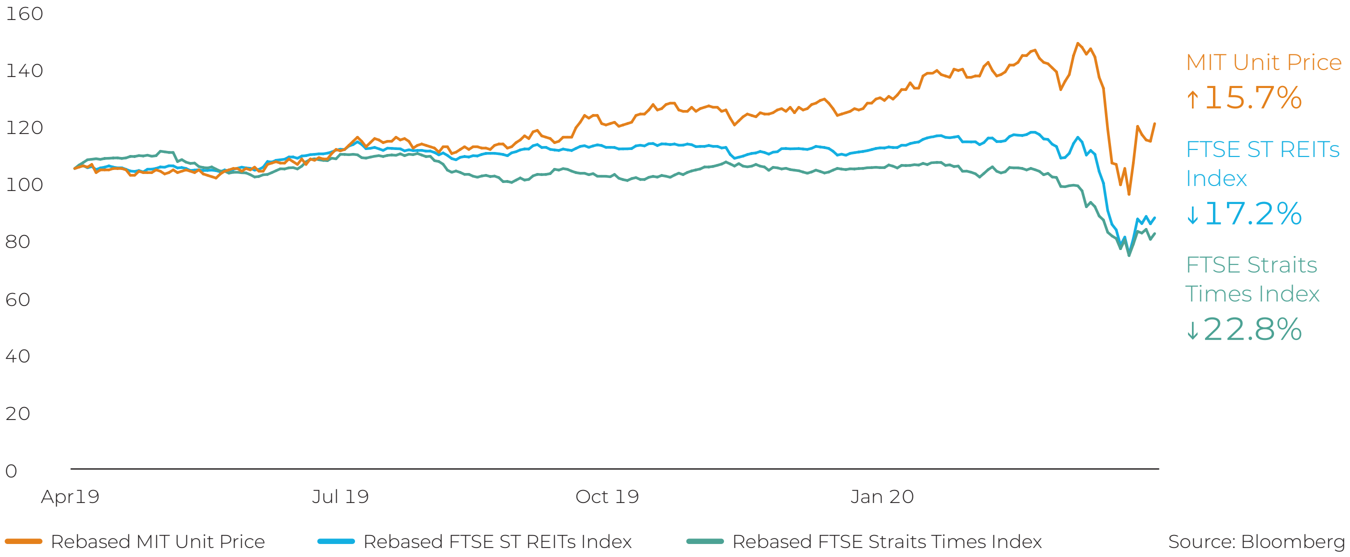


Source: Bloomberg

Return on Investment

	1-Year From 1 April 2019	3-Year From 1 April 2017	5-Year From 1 April 2015	Since Listing From 21 October 2010
Total return as at 31 March 2020 (%)	21.5[2]	56.8[2]	90.9[2]	269.0[3]
Capital appreciation (%)	15.7	36.5	53.8	161.3
Distribution yield (%)	5.8	20.3	37.1	107.7
Closing unit price on the last trading day prior to the commencement of the period / unit issue price at listing (S$)	2.100	1.780	1.580	0.930

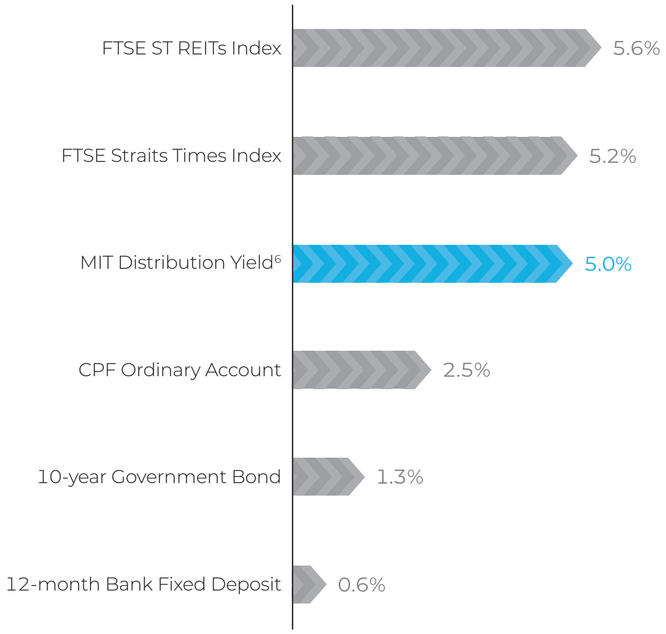
Comparative Trading Performance in FY19/20[4]



Source: Bloomberg

Comparative Yields[5]

As at 31 March 2020



Constituent of Key Indices[7]

Bloomberg Asia Pacific Financial Index
Bloomberg Asia REIT Index
Bloomberg World Financial Index
Bloomberg World REIT Index
Dow Jones Global Select REIT Index
FTSE ASEAN All-Share Index
FTSE ASEAN All-Share Shariah Total Return Index
FTSE EPRA/NAREIT Global REITs Index
FTSE EPRA/NAREIT Global REITs TR Index
FTSE ST Real Estate Index
FTSE ST REITs Index
GPR 250 Index
GPR 250 REIT Index
GPR/APREA Investable 100 Index
iEdge APAC ex Japan Dividend Leaders REIT Index
iEdge SG ESG Leaders Index
iEdge SG ESG Transparency Index
iEdge Real Estate Index
iEdge S-REIT Index
MSCI Singapore Small Cap Index (USD)
S&P Global BMI (USD)
S&P Global Property USD Index
S&P Global REIT Index (USD)
S&P Global Small Cap Index (USD)
STOXX Asia 1200 Price Index
STOXX Global 3000 Price Index
WisdomTree Global ex-US Real Estate Index

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[1] Based on the closing unit prices for the period.
[2] Sum of distributions and capital appreciation for the period over the closing unit price on the last trading day prior to the commencement of the period.
[3] Sum of distributions and capital appreciation for the period over the unit issue price at listing.
[4] Rebased closing unit prices as at 31 March 2019 to 100.
[5] Sources: Bloomberg, Monetary Authority of Singapore (for the 10-year Government Bond's yield) and Central Provident Fund ("CPF") Board (for the CPF Ordinary Account's yield).
[6] MIT distribution yield is based on FY19/20 DPU of 12.24 Singapore cents over the closing unit price of S$2.430 as at 31 March 2020.
[7] The list of key indices is not exhaustive.

The Manager's three-pronged strategy is underpinned by the commitment to provide quality industrial real estate solutions to its clients through understanding their requirements and delivering innovative real estate solutions that meet their evolving business needs.

COMPETITIVE STRENGTHS

STABLE AND RESILIENT PORTFOLIO
Diversified portfolio of 114 properties across five property segments in Singapore and North America with a large tenant base of over 2,000 tenants

TRACK RECORD OF SECURING DPU-ACCRETIVE INVESTMENTS
Completed three AEI, four BTS projects and six acquisitions since its listing on 21 October 2010

ACCESS TO FAST-GROWING DATA CENTRE SECTOR
Access to the fast-growing data centre sector, with data centres in Singapore and North America comprising 31.6% of the portfolio (by assets under management)

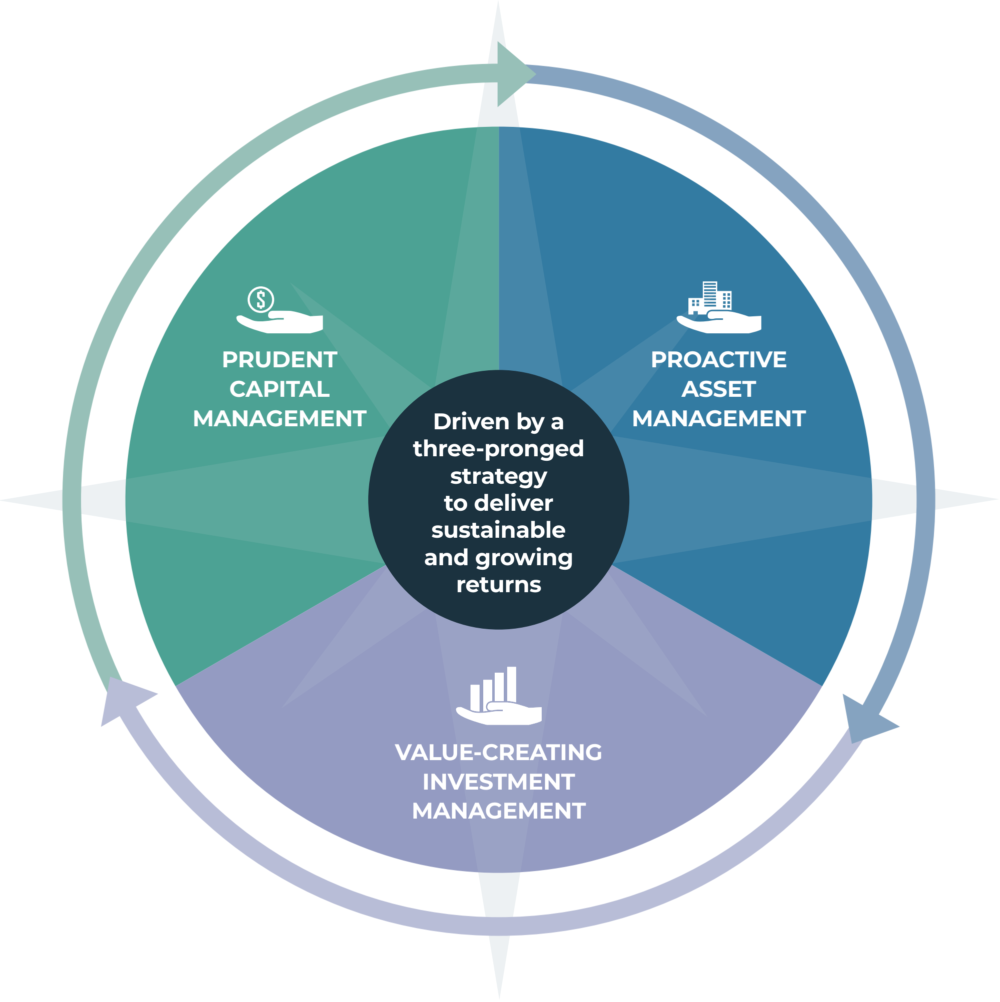
ENHANCED FINANCIAL FLEXIBILITY
Strong balance sheet and a well-diversified debt maturity profile with a weighted average tenor of debt of 4.7 years

EXPERIENCED MANAGER
Professional management team with an established track record and a wealth of experience in real estate development, investment and property management

REPUTABLE SPONSOR WITH ALIGNED INTEREST
Leverages on the Sponsor's development capabilities as well as local market experience and extensive network of offices, including in the United States. The Sponsor's 29.2% stake in MIT demonstrates its alignment of interest with Unitholders

INVESTMENT STRATEGY

To invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.



During the financial year, the Manager made further strides in growing the Hi-Tech Buildings segment through acquisitions, build-to-suit ("BTS") projects and asset enhancement initiatives ("AEI"). These strategic initiatives reflected the Manager's efforts in reshaping and building a portfolio of assets for higher value uses. The Hi-Tech Buildings segment accounted for about 55.0% of the portfolio (by assets under management) as at 31 March 2020, up from 14.8% when the segment was first introduced. By leveraging on the Sponsor's local market experience and resources as well as the Manager's competitive strengths, the Manager will continue to pursue growth opportunities in Singapore and overseas, with a focus on high specification industrial facilities and data centres.

STRATEGIC OBJECTIVES	STRATEGIC APPROACH	FY19/20 ACHIEVEMENTS
IMPROVE COMPETITIVENESS OF PROPERTIES	**Proactive Asset Management** • Implement proactive marketing and leasing initiatives • Deliver quality service and customised solutions • Improve cost effectiveness to mitigate rising operating costs • Unlock value through AEI and redevelopment projects	Embarked on its largest redevelopment project of the Kolam Ayer 2 Cluster at a total project cost of **S$263 million** **67** out of 108 existing tenants at the Kolam Ayer 2 Cluster committed to new leases at alternative MIT clusters Increased Overall Portfolio's weighted average lease to expiry ("WALE") to **4.2 years** as at 31 March 2020 from 3.5 years as at 31 March 2019
SECURE INVESTMENTS TO DELIVER GROWTH AND DIVERSIFICATION	**Value-creating Investment Management** • Pursue DPU-accretive acquisitions and development projects • Secure BTS projects with pre-commitments from high-quality tenants • Consider opportunistic divestments	Acquired and upgraded 7 Tai Seng Drive as a data centre for Equinix Singapore at a total project cost of **S$95 million** Acquired 13 data centres in North America via a 50:50 joint venture with the Sponsor for a purchase consideration of **US$1,367.9 million**
OPTIMISE CAPITAL STRUCTURE TO PROVIDE FINANCIAL FLEXIBILITY	**Prudent Capital Management** • Maintain a strong balance sheet • Diversify sources of funding • Employ appropriate interest rate and foreign exchange rate risk management strategies	Successfully raised gross proceeds of about **S$400 million** via a private placement to partly finance the acquisition of 13 data centres in North America Refinanced all loans due in FY20/21 with about **S$380 million** of committed facilities available for drawdown

LETTER TO UNITHOLDERS

From left to right

WONG MENG MENG
Chairman

THAM KUO WEI
Chief Executive Officer

Dear Unitholders,

FY19/20 was marked by heightened tensions from the trade dispute between the United States and China, the uncertainty surrounding United Kingdom's withdrawal from the European Union and the COVID-19 pandemic. Since January 2020, the COVID-19 pandemic has severely affected the global economic outlook. More countries have imposed stringent social distancing measures, lockdowns and border closures to contain it. These have curtailed economic activities and disrupted global supply chains, causing a cascading effect around the world.

ACHIEVING STABLE GROWTH

In spite of the macroeconomic uncertainty in FY19/20, MIT delivered a set of stable financial results. Net property income for FY19/20 grew 10.5% year-on-year to S$318.1 million. This was underpinned by higher contributions from acquisition and development projects in Singapore, namely 18 Tai Seng, 30A Kallang Place, 7 Tai Seng Drive and Mapletree Sunview 1. Distributable income for FY19/20 rose 14.5% year-on-year to S$265.3 million as a result of higher net property income and contribution from the newly acquired 13 data centres in North America held under Mapletree Rosewood Data Centre Trust ("MRODCT"). DPU of 12.24 Singapore cents for FY19/20 was 0.7% higher than the DPU of 12.16 Singapore cents for FY18/19. Tax-exempt income of S$6.6 million arising from the distribution declared by joint ventures in relation to the data centres in North America was withheld in 4QFY19/20 for greater flexibility in cash management in view of the uncertainty from the COVID-19 pandemic. Had the tax-exempt income distribution been included, DPU for FY19/20 would have been 12.54 Singapore cents, representing a year-on-year growth of 3.1%. Despite the withholding of tax-exempt income, Unitholders enjoyed a total return of about 21.5%[1] in FY19/20, which comprised capital appreciation of 15.7% and distribution yield of 5.8%.

As at 31 March 2020, the total valuation of 114 properties in MIT's portfolio was S$5,894.6 million. It represented an increase of 23.6% over the previous valuation of S$4,771.0 million as at 31 March 2019 mainly due to the addition of 13 data centres in North America. Over the same period, the net asset value per unit increased by 7.3% from S$1.51 to S$1.62.

REBALANCING THE PORTFOLIO

We have made significant strides towards reshaping and building a portfolio of assets for higher value uses to cater to the evolving needs of industrialists and attract users from new growth segments. Through acquisitions, BTS projects and AEI, our portfolio rebalancing efforts have and will continue to help strengthen the portfolio and deliver sustainable growth to Unitholders.

> **Through acquisitions, BTS projects and AEI, our portfolio rebalancing efforts have and will continue to help strengthen the portfolio and deliver sustainable growth to Unitholders.**

During the financial year, we acquired 10 powered shell data centres and co-invested in three fully fitted hyperscale data centres in North America for a purchase consideration of US$1,367.9 million via MRODCT, a 50:50 joint venture with the Sponsor. All properties are 100% leased to nine established tenants, including some of the world's most valuable and fastest-growing software, social networking, cloud computing, consumer electronics and co-location companies. They are strategically located in key markets in the United States and Canada, with six properties in Northern Virginia, the world's largest data centre market. The data centres are primarily on triple-net leases with all outgoings borne by tenants. The addition of these properties will improve the income resilience of the portfolio with the increased freehold land component and long leases with embedded rental growth.

The co-investment with Digital Realty[2] in the fully fitted data centre space marked another milestone for MIT. Our strategic collaboration with a leading global provider of data centre solutions like Digital Realty enables us to leverage on its deep industry expertise and proven track record in the data centre sector, and could lead to future collaborations across the United States and globally.

We have also extended our footprint in the fast-growing data centre sector in Singapore with the completion of upgrading 7 Tai Seng Drive as a data centre in July 2019. The seven-storey data centre with a gross floor area ("GFA") of about 256,600 square feet ("sq ft") has been fully leased to Equinix Singapore for an initial term of 25 years with annual rental escalations.

In July 2019, we took another strategic step to grow the Hi-Tech Buildings segment with the redevelopment of the Kolam Ayer 2 Flatted Factory Cluster. At a total project cost of about S$263 million[3], the redevelopment includes a BTS facility for a global medical device company headquartered in Germany, which will account for about 24.4% of the enlarged GFA. It will unlock value for the portfolio by repositioning the cluster into a high-tech industrial precinct and utilising untapped plot ratio. We have relocated 67 out of 108 affected tenants to alternative MIT clusters. This underscores the good tenant-landlord partnerships that we have built over the years. Given its excellent connectivity to the public transportation network, the high-tech industrial precinct will be a choice location for companies seeking BTS solutions and high-quality industrial space at the city fringe.

Hi-Tech Buildings segment accounted for about 55.0% of the portfolio (by assets under management) as at 31 March 2020, up from 14.8% seven years ago when we set out our strategic focus to expand this segment.

MAINTAINING A HEALTHY CAPITAL STRUCTURE

MIT remains prudent in its approach towards capital management to support its growth initiatives. In September 2019, we successfully raised gross proceeds of about S$400 million through a private placement to partially fund the acquisition of the 13 data centres in North America. The private placement was about 6.3 times covered at the top end of the issue price range and attracted strong participation from a broad spectrum of investors.

As at 31 March 2020, MIT's aggregate leverage ratio of 37.6% was comfortably below the leverage limit imposed by the Monetary Authority of Singapore ("MAS"). The weighted average all-in funding cost for FY19/20 stood at 3.0%, with a healthy interest coverage ratio of 6.9 times. The debt maturity profile remained well distributed with a weighted average tenor of debt of 4.7 years as at 31 March 2020. MIT has refinanced all loans due in the next Financial Year 2020/2021 with about S$380 million of committed facilities remaining available for drawdown.

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[1] Sum of distributions and capital appreciation for the period over the closing unit price of S$2.100 as at 31 March 2019.

[2] MRODCT holds an 80% interest in the three fully fitted hyperscale data centres in North America, with Digital Realty holding the remaining 20% interest.

[3] The total project cost of about S$263 million includes the book value of the Kolam Ayer 2 Cluster at S$70.2 million as at 31 March 2019 prior to the commencement of the redevelopment.

STRENGTHENING PORTFOLIO RESILIENCE

Average Overall Portfolio occupancy increased to 90.9% in FY19/20 from 88.4% in FY18/19. This was partly attributed to the improvement in the Singapore Portfolio average occupancy rate to 90.4% in FY19/20 from 87.9% in the preceding year as higher occupancies were registered across all property segments except for the Light Industrial Buildings segment. The average occupancy of the North American Portfolio also increased to 98.0% in FY19/20 from 97.4% in FY18/19 due to the addition of 13 data centres held under MRODCT, which were 100% leased.

The negative business sentiments stemming from the COVID-19 pandemic and the large impending supply of industrial space are expected to weigh more significantly on leasing activity in selected segments of the industrial market in Singapore. To address such leasing challenges, we remain focused on tenant retention and forward lease renewals to maintain a stable portfolio occupancy. We will continuously calibrate the rental rates for new and renewal leases in response to market conditions. As a result of our focus, the retention rate for the Singapore Portfolio stood at a healthy level of 78.3% in FY19/20.

CARING ABOUT OUR STAKEHOLDERS AND ENVIRONMENT

Safeguarding the well-being of our stakeholders and ensuring business continuity through the implementation of precautionary measures are our top priorities during the COVID-19 pandemic. All MIT properties in Singapore and North America remain open to support tenants in essential services during this period. In addition, we have been engaging and supporting our tenants in Singapore through our COVID-19 Assistance and Relief Programme of up to S$13.7 million, with priority given to small and medium-sized enterprise ("SME") tenants, who have been affected by supply chain disruptions and fall in business volume as a result of the pandemic. This is in addition to the property tax rebates, which will be fully passed on to all tenants in MIT's properties in Singapore.

To minimise our environmental footprint, we have installed solar panels at two additional properties and maintained Green Mark certifications for our air-conditioned properties in Singapore. This includes the Business Park Building, The Signature, which was re-certified by the Building and Construction Authority ("BCA") with the BCA Green Mark Gold Award in May 2019.

We are pleased that MIT received several accolades from the industry, affirming our efforts in the areas of corporate governance, investor relations and sustainability. We will continue to advance our sustainability journey by conducting our business in an environmentally and socially responsible manner while upholding high standards of corporate governance.

NAVIGATING THE COURSE

The global economic outlook remains uncertain as there is no visibility over the severity and duration of the pandemic as well as the eventual economic recovery. Most businesses will be affected by the drastic and sudden fall in business volume, with attendant cash flow constraint, albeit at varying degrees.

Anchored by our large diversified portfolio and strong balance sheet, we stand prepared to navigate the challenging course ahead. Over the years, we have built resilience through prospecting tenants from growing trade sectors and expanding our presence in the data centre sector. The long leases in MIT's data centres in Singapore and North America as well as BTS projects, which accounted for about 39.9% of the portfolio (by assets under management), will continue to underpin the portfolio's resilience. The right of first refusal from the Sponsor for the acquisition of its 60% interest in Mapletree Redwood Data Centre Trust ("MRDCT") and 50% interest in MRODCT helps to strengthen MIT's data centre acquisition pipeline. The completion of the redevelopment of the Kolam Ayer 2 Cluster in the second half of 2022 will enhance MIT's growth profile. We will leverage on the Sponsor's strong capabilities and extensive network and will remain disciplined in pursuing investment opportunities in Singapore and overseas.

ACKNOWLEDGEMENTS

We thank Mr Soo Nam Chow, Mr John Koh, Mr Wee Joo Yeow, Mr Seah Choo Meng, Mr Hiew Yoon Khong and Mr Wong Mun Hoong who have stepped down as Directors after nine years of invaluable contributions to the Board. We warmly welcome Mr Chua Tiow Chye, Ms Wendy Koh and Mr Michael Thomas Smith who have joined our Board as Non-Executive Directors.

Our sincere gratitude goes to our Directors and staff for their dedication and commitment. We would also like to thank our Unitholders, tenants and business partners for their continued support.

WONG MENG MENG
Chairman

THAM KUO WEI
Chief Executive Officer

20 MAY 2020

Highlighting our progress

2019

May

The Signature, Business Park Building was re-certified with the BCA Green Mark Gold Award

July

Completed the upgrading of 7 Tai Seng Drive into a data centre for Equinix Singapore at a total project cost of S$95 million[1]

Embarked on the redevelopment of the Kolam Ayer 2 Cluster into a high-tech industrial precinct at a total project cost of about S$263 million[2]

Delivered DPU of 3.10 Singapore cents for 1QFY19/20, a year-on-year growth of 3.3%

September

Announced a 50:50 joint venture with the Sponsor to co-invest in three fully fitted hyperscale data centres and acquire 10 powered shell data centres in North America at a purchase consideration of about US$1.4 billion

Successfully raised gross proceeds of about S$400 million from a private placement to partially fund the acquisition in North America

Won the Most Profitable Company Award under the REITs category at The Edge Billion Dollar Club 2019

The Edge Billion Dollar Club 2019

SIAS Investors' Choice Awards 2019

Runner-up in the Most Transparent Company Award (REITs and Business Trusts) at Securities Investors Association (Singapore) ("SIAS") Investors' Choice Awards 2019

October

Received several accolades at the 2019 All-Asia Executive Team (Developed Markets - Small and Mid Caps) by Institutional Investor

Fitch Ratings affirmed MIT's Issuer Default Rating at 'BBB+' with a Stable Outlook

DPU for 2QFY19/20 increased 4.0% year-on-year to 3.13 Singapore cents

2020

January

DPU for 3QFY19/20 was 3.16 Singapore cents, a year-on-year increase of 2.9%

April

DPU of 2.85 Singapore cents for 4QFY19/20 registered a year-on-year decrease of 7.5%[3]

DPU of 12.24 Singapore cents for FY19/20 was 0.7% higher than the same period last year[3]

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[1] This includes the purchase consideration of S$68.0 million.

[2] The total project cost of about S$263 million includes the book value of the Kolam Ayer 2 Cluster at S$70.2 million as at 31 March 2019 prior to the commencement of the redevelopment.

[3] Tax-exempt income of S$6.6 million relating to the distribution declared by joint ventures had been withheld in 4QFY19/20 for greater flexibility in cash management in view of the uncertainty from the COVID-19 pandemic. Had the tax-exempt income distribution been included, DPU for 4QFY19/20 and FY19/20 would have been 3.15 Singapore cents and 12.54 Singapore cents respectively.

MAPLETREE INDUSTRIAL TRUST MANAGEMENT LTD.

Board of Directors

Mr Wong Meng Meng
Non-Executive Chairman and Director

Ms Mary Yeo Chor Gek
Lead Independent Non-Executive Director

Mr Pok Soy Yoong
Independent Non-Executive Director

Mr Guy Daniel Harvey-Samuel
Independent Non-Executive Director

Dr Andrew Lee Tong Kin
Independent Non-Executive Director

Mr William Toh Thiam Siew
Independent Non-Executive Director

Mr Andrew Chong Yang Hsueh
Independent Non-Executive Director

Mr Chua Tiow Chye
Non-Executive Director

Ms Wendy Koh Mui Ai
Non-Executive Director

Mr Michael Thomas Smith
Non-Executive Director

Mr Tham Kuo Wei
Executive Director and Chief Executive Officer

Audit and Risk Committee

Mr Pok Soy Yoong
Chairman

Mr Guy Daniel Harvey-Samuel

Dr Andrew Lee Tong Kin

Mr William Toh Thiam Siew

Nominating and Remuneration Committee

Ms Mary Yeo Chor Gek
Chairperson

Mr Andrew Chong Yang Hsueh

Mr Chua Tiow Chye

Chief Executive Officer

Mr Tham Kuo Wei

Joint Company Secretaries

Mr Wan Kwong Weng

Ms See Hui Hui

Chief Financial Officer

Ms Ler Lily

Finance

Ms Charlene Zhang Shixin
Vice President

Ms Daphne Ong Shi Ying
Manager

Ms Long Shai Sia
Assistant Manager

Treasury

Mr Miguel Vega Sun
Manager

Ms Lim Xiu Ling
Assistant Manager

Head of Investment

Mr Peter Tan Che Heng

Investment

Mr Ashton Soh Wei Jiang
Vice President

Mr Benjamin Cher Shao Jie
Manager

Mr Lu Weijie Darren
Assistant Manager

Head of Asset Management

Ms Serene Tam Mei Fong

Asset Management

Mr Steven Chew Chee Song
Senior Manager

Mr Zhou Yong Cheng
Senior Manager

Mr Tan Guanzheng
Manager

Ms Jan Yan Weiyun
Manager

Mr Garrick Seah Jian Rui
Assistant Manager

Mr Benjamin Yeo Eng Chong
Assistant Manager

Director Investor Relations

Ms Melissa Tan Hwei Leng

Investor Relations

Ms Cheng Mui Lian
Manager

ORGANISATION, CORPORATE AND TRUST STRUCTURES

MAPLETREE FACILITIES SERVICES PTE. LTD.

Board of Directors

Ms Koh Lay Keng

Ms Chng Siok Khim

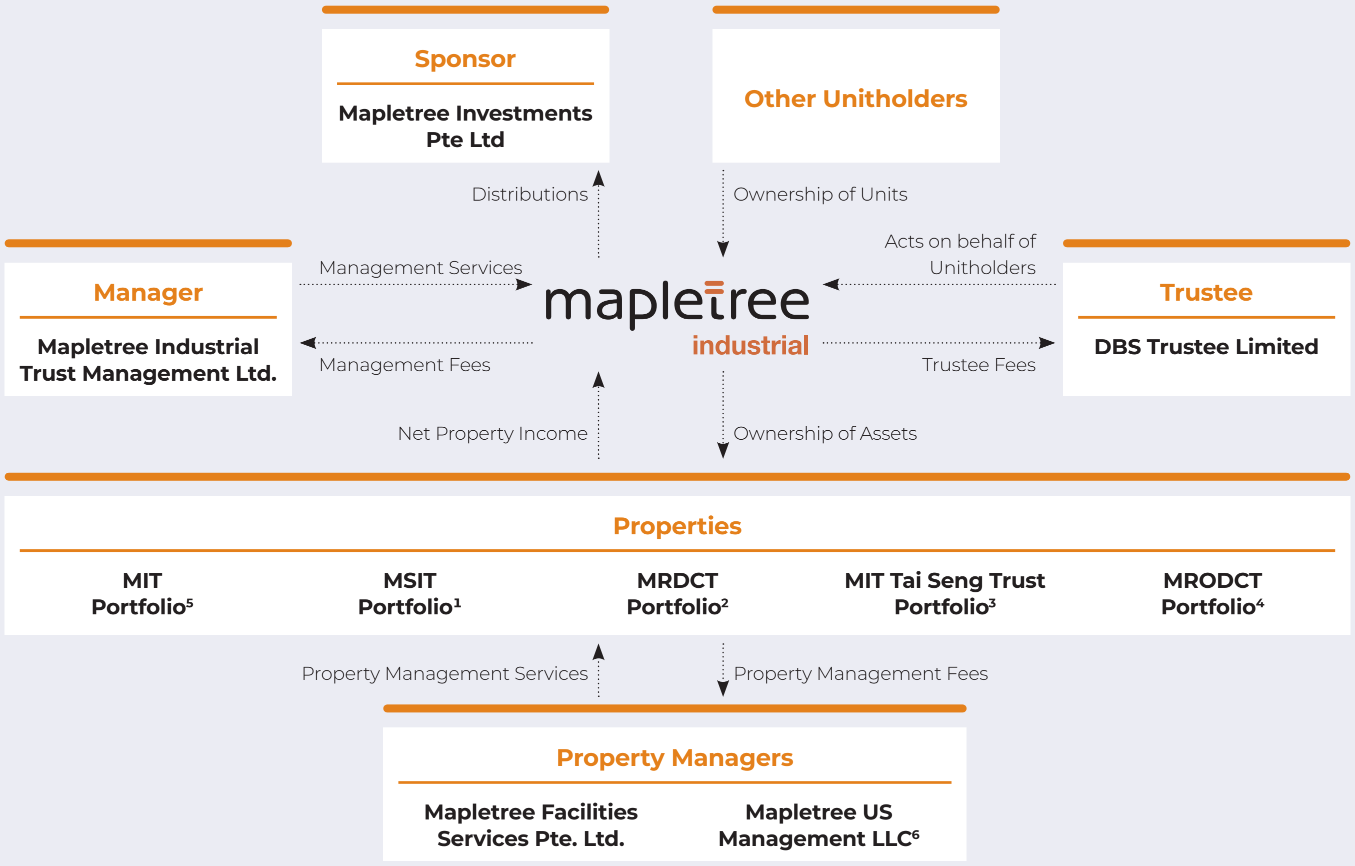
- **Group Chief Development Officer**: Mr Tan Wee Seng
- **Head of Marketing**: Ms Chng Siok Khim
- **Head of Property Management**: Mr Paul Tan Tzyy Woon

CORPORATE STRUCTURE

Mapletree Industrial Trust

- Mapletree Singapore Industrial Trust (“MSIT”)[1]
  - MIT Tai Seng Trust[3]
- Mapletree Industrial Trust Treasury Company Pte. Ltd.
  - Mapletree Rosewood Data Centre Trust (“MRODCT”)[4]
- Mapletree Redwood Data Centre Trust (“MRDCT”)[2]

TRUST STRUCTURE



Sponsor

Mapletree Investments Pte Ltd

Other Unitholders

Manager

Mapletree Industrial Trust Management Ltd.

Trustee

DBS Trustee Limited

Properties

MIT Portfolio[5]	MSIT Portfolio[1]	MRDCT Portfolio[2]	MIT Tai Seng Trust Portfolio[3]	MRODCT Portfolio[4]

Property Managers

Mapletree Facilities Services Pte. Ltd.

Mapletree US Management LLC[6]

[1] MSIT was constituted as a private trust on 27 March 2006. The MSIT portfolio comprises two Hi-Tech Buildings and three Light Industrial Buildings in Singapore. MIT acquired MSIT on Listing Date, 21 October 2010.

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

[3] MIT Tai Seng Trust was constituted as a private trust on 29 August 2007. MIT acquired MIT Tai Seng Trust on 1 February 2019, which holds 18 Tai Seng, Singapore.

[4] Relates to MIT's 50% interest of the joint venture with the Sponsor in a portfolio of 13 data centres in North America.

[5] Refers to properties held directly under MIT.

[6] A wholly-owned subsidiary of Mapletree Investments Pte Ltd, which provides property management, lease management, project management and marketing services in relation to the 27 data centres in North America.

BOARD OF DIRECTORS











1	2	3	4
	5	6	7
		8	9
		10	11

1. Mr Wong Meng Meng
2. Ms Mary Yeo Chor Gek
3. Mr Pok Soy Yoong
4. Mr Guy Daniel Harvey-Samuel
5. Dr Andrew Lee Tong Kin
6. Mr William Toh Thiam Siew
7. Mr Andrew Chong Yang Hsueh
8. Mr Chua Tiow Chye
9. Ms Wendy Koh Mui Ai
10. Mr Michael Thomas Smith
11. Mr Tham Kuo Wei

1

Mr Wong Meng Meng
Non-Executive Chairman and Director

Mr Wong Meng Meng, Senior Counsel, is the Non-Executive Chairman and Director of the Manager.

Mr Wong is also a Non-Executive Director of the Sponsor, a member of its Audit and Risk Committee and a member of its Transaction Review Committee. In addition, Mr Wong is a Director of NIE International Private Limited.

Mr Wong is the Founder-Consultant of WongPartnership LLP, a leading law firm in Singapore. He is a Member of the Competition Appeal Board, Singapore and a member of the Advisory Committee of the School of Humanities & Social Sciences, Temasek Polytechnic. He was also a member of the Quality Assurance Framework for Universities (QAFU) Panel until 31 December 2019.

Past Directorships in Listed Entities in the Last Three Years:
- United Overseas Bank Limited

2

Ms Mary Yeo Chor Gek
Lead Independent Non-Executive Director

Ms Mary Yeo Chor Gek is the Lead Independent Non-Executive Director and the Chairperson of the Nominating and Remuneration Committee of the Manager.

Ms Yeo is the Vice President, Global Strategic Partnership of UPS Asia Group, the world's largest package delivery company and a leading global provider of specialised transportation and logistics services. She joined UPS Asia Group in 1988 and has been with UPS Asia Group for more than 30 years. She has more than 30 years of experience in the transportation and logistics industry.

Ms Yeo is also a Board Member of the Civil Aviation Authority of Singapore and a member of its Audit Committee. She was formerly a Board Member of Infocomm Development Authority of Singapore (now IMDA) and the Central Provident Fund Board.

Ms Yeo was conferred the Public Service Medal (P.B.M) in 2014 for her contributions to IMDA. In 2018, she was appointed as Justice of the Peace by the President of the Republic of Singapore. She holds a Master of Business Administration degree from the Northumbria University.

Past Directorships in Listed Entities in the Last Three Years:
NIL

3

Mr Pok Soy Yoong
Independent
Non-Executive Director

Mr Pok Soy Yoong is an Independent Non-Executive Director and the Chairman of the Audit and Risk Committee of the Manager.

Mr Pok Soy Yoong has over 30 years of working experience in the areas of Singapore direct tax and international tax. He is among the leading tax experts in Singapore on complex tax transactions and issues, and is particularly noted for his leading role in the creation of the taxation framework for real estate investment trusts. Prior to his retirement from professional practice on 31 December 2008, Mr Pok was the Head of Tax with a Big Four accounting firm as well as a member of its Management Committee. He served as the Chief Operating Officer (Tax) of the firm's Far East Tax Practices, covering 15 countries. Since retirement, Mr Pok served as the lead technical editor of the authoritative book on Singapore taxation, The Law and Practice of Singapore Income Tax (1st and 2nd editions), and the leader of this public-private sector collaborative project.

Past Directorships in Listed Entities in the Last Three Years:
- Mapletree Logistics Trust Management Ltd. (the Manager of Mapletree Logistics Trust)

4

Mr Guy Daniel Harvey-Samuel
Independent
Non-Executive Director

Mr Guy Daniel Harvey-Samuel is an Independent Non-Executive Director and a member of the Audit and Risk Committee of the Manager.

Mr Harvey-Samuel is currently a Non-Executive Director of Surbana Jurong Private Limited and Wing Tai Holdings Limited. Mr Harvey-Samuel also serves as a member of the Board of Community Chest Committee, JTC Corporation, M1 Limited, National Parks Board and Capella Hotel Group Pte Ltd.

Mr Harvey-Samuel started his career with the HSBC Group in 1978 and held various senior management roles within the HSBC Group in the United Kingdom, Australia, Malaysia, Hong Kong and Singapore. Mr Harvey-Samuel was the Chief Executive Officer of HSBC Singapore before his retirement in March 2017.

Past Directorships in Listed Entities in the Last Three Years:
- M1 Limited (Delisted from official list of the Singapore Exchange on 24 April 2019)

5

Dr Andrew Lee Tong Kin
Independent
Non-Executive Director

Dr Andrew Lee Tong Kin is an Independent Non-Executive Director and a member of the Audit and Risk Committee of the Manager.

Dr Lee is currently Associate Professor of Accounting Practice at Singapore Management University (SMU). Prior to joining SMU in 2003, Dr Lee held various senior analyst appointments in corporate banking, credit risk analysis, bond ratings, and structured credit products at DBS Bank, Standard & Poor's, UBS, and the former Banque Paribas. Dr Lee was also previously Senior Lecturer in Banking & Finance and Director of the Centre for Research in Financial Services at Nanyang Technological University (NTU) in Singapore. Between 2009 and 2011, he has served on the Accounting Standards Council of Singapore as well as the Pro-tem Singapore Accountancy Council's CFO Sub-Committee and Centre of Excellence Business Valuation Workgroup.

Dr Lee holds a PhD degree in accounting from New York University, and is a Fellow Chartered Accountant (FCA) and Chartered Valuer & Appraiser (CVA) of Singapore. He was conferred a Public Administration Medal (Bronze) at the 2014 National Day Awards in recognition of his dedication and service to Singapore's tertiary education sector.

Past Directorships in Listed Entities in the Last Three Years:
NIL

6

Mr William Toh Thiam Siew

Independent
Non-Executive Director

Mr William Toh Thiam Siew is an Independent Non-Executive Director and a member of the Audit and Risk Committee of the Manager.

Mr Toh is also an Independent Investment Committee Member of Mapletree India China Fund Ltd., Mapletree China Opportunity Fund II Pte. Ltd. and Mapletree Global Student Accommodation Private Trust.

Mr Toh is a principal of DCG Capital, an independent investment manager specialising in Asian markets. He has more than 25 years of investment experience and served on the boards of Asia Life (M) Berhad, ST Asset Management Ltd. and Moris Rasik Foundation (incorporated in Timor Leste).

Mr Toh studied at the University of Tasmania, Australia on a Colombo Plan Scholarship and graduated with a First Class Honours degree in Mathematical Economics. He attended the CFA Investment Management Workshop jointly hosted by the CFA Institute and Harvard Business School.

Past Directorships in Listed Entities in the Last Three Years:
NIL

7

Mr Andrew Chong Yang Hsueh

Independent
Non-Executive Director

Mr Andrew Chong Yang Hsueh is an Independent Non-Executive Director and a member of the Nominating and Remuneration Committee of the Manager.

Mr Chong has over thirty years of experience in the fields of strategy, management, marketing and engineering. Mr Chong currently serves on the Future Economy Manufacturing Sub-committee co-chaired by the Senior Minister of State for Trade and Industry. Mr Chong is a Board Member of the Ministry of Manpower's Workforce Singapore Agency (WSG) and NTUC's Employment and Employability Institute (e2i). He chairs the Board of the Singapore Semiconductor Industry Association (SSIA) and the Board of Governors of the Institute of Technical Education (ITE). He is active on the Board of a social enterprise in Singapore, and holds Board and advisory roles in several technology start-up companies.

Mr Chong received his Bachelor of Electronics Engineering in 1987 and his Master of Business Administration in 1993 from the University of Adelaide in South Australia. He was conferred a Medal of Commendation at the 2017 May Day Awards for promoting good industrial relations and initiating workers' training and skills upgrading programmes.

Past Directorships in Listed Entities in the Last Three Years:
NIL

8

Mr Chua Tiow Chye

Non-Executive Director

Mr Chua Tiow Chye is a Non-Executive Director and a member of the Nominating and Remuneration Committee of the Manager.

Mr Chua is the Deputy Group Chief Executive Officer of the Sponsor. He focuses on driving the Sponsor's strategic initiatives including expanding and directing the Sponsor's international real estate investments and developments. He also directly oversees the Sponsor's Global Lodging sector as well as the Private Capital Management function. Previously, Mr Chua was the Group Chief Investment Officer and Regional Chief Executive Officer of North Asia & New Markets of the Sponsor.

Mr Chua also serves as a Non-Executive Director of Mapletree North Asia Commercial Trust Management Ltd. (the Manager of Mapletree North Asia Commercial Trust). He was also previously the Chief Executive Officer of Mapletree Logistics Trust Management Ltd..

Prior to joining the Sponsor in 2002, Mr Chua held senior positions with various companies including Vision Century Corporation Ltd, Ascendas Pte Ltd, Singapore Food Industries Pte Ltd and United Overseas Bank Ltd. Mr Chua holds a Master of Business Administration from the University of Strathclyde and graduated with a Bachelor of Regional and Town Planning (1st Class Honours) from the University of Queensland in 1982.

Past Directorships in Listed Entities in the Last Three Years:

- Mapletree Logistics Trust Management Ltd. (the Manager of Mapletree Logistics Trust)

9

Ms Wendy Koh Mui Ai

Non-Executive Director

Ms Wendy Koh Mui Ai is a Non-Executive Director of the Manager.

Ms Koh is currently the Group Chief Financial Officer of the Sponsor. She oversees the Finance, Tax, and Treasury functions of the Sponsor. She is also a Non-Executive Director of Mapletree Logistics Trust Management Ltd. (the Manager of Mapletree Logistics Trust), Mapletree Commercial Trust Management Ltd. (the Manager of Mapletree Commercial Trust) and Mapletree North Asia Commercial Trust Management Ltd. (the Manager of Mapletree North Asia Commercial Trust).

Prior to this, she was the Regional Chief Executive Officer, South East Asia (August 2014 to July 2019), heading the Sponsor's business in South East Asia and Head, Strategy and Research (2014), overseeing strategy, planning and research for the Sponsor. She was also previously engaged by the Sponsor as an advisor to review the Sponsor's strategy implementation from FY09/10 to FY13/14, and was involved in the formulation of its second five-year strategic plan.

Before joining the Sponsor, Ms Koh was Co-head, Asia-Pacific Property Research, at Citi Investment Research. With 20 years of experience as a real estate equities analyst, she was involved in many initial public offerings and capital raising deals including for Mapletree Logistics Trust, Mapletree Industrial Trust and Mapletree Commercial Trust.

Ms Koh holds a Bachelor of Business (Honours) degree specialising in Financial Analysis from the Nanyang Technological University, Singapore and the professional designation of Chartered Financial Analyst ("CFA") from the CFA Institute.

Past Directorships in Listed Entities in the Last Three Years:
NIL

10

Mr Michael Thomas Smith
Non-Executive Director

Mr Michael Thomas Smith is a Non-Executive Director of the Manager.

Mr Smith, as Regional Chief Executive Officer of Europe and USA of the Sponsor, is responsible for new and existing businesses in Europe and the United States (excluding Group Lodging). He is also a member of the Singapore Stock Exchange Disciplinary Committee.

Prior to joining the Sponsor, Mr Smith was a partner at Goldman Sachs, heading the Southeast Asia investment banking business as well as the bank's Asia-Pacific (ex Japan) real estate business. As one of the pioneers of the Asian REIT industry, Mr Smith has been involved in numerous initial public offerings (IPOs) of REITs, including the IPOs of the four REITs of the Sponsor – namely Mapletree Logistics Trust, Mapletree Industrial Trust, Mapletree Commercial Trust and Mapletree North Asia Commercial Trust which are listed on the Singapore Exchange Limited. He was also involved in various significant transactions of the Sponsor including the acquisition of Festival Walk in Hong Kong SAR, Gateway Plaza in Beijing, as well as in the collaboration with Oakwood in 2014.

Mr Smith has over 25 years of investment banking experience and prior to Goldman Sachs, he was the head of Asia (ex Japan) Real Estate Investment Banking of UBS from 2000 to 2006.

Past Directorships in Listed Entities in the Last Three Years:
NIL

11

Mr Tham Kuo Wei
Executive Director and
Chief Executive Officer

Mr Tham Kuo Wei is both an Executive Director and the Chief Executive Officer of the Manager.

Prior to joining the Manager, he was the Deputy Chief Executive Officer (from August 2009) and Chief Investment Officer (from April 2008 to August 2009) of the Sponsor's Industrial Business Unit where he was responsible for structuring, setting up and managing real estate investment platforms in Singapore and the region.

Prior to this, Mr Tham was the Chief Investment Officer of CIMB-Mapletree Management Sdn. Bhd. in Malaysia from July 2005, and he was responsible for setting up and managing the private equity real estate fund. He was instrumental in securing investments from institutional investors in Malaysia and overseas. He was also responsible for sourcing and acquiring completed assets as well as managing development projects across the office, retail, industrial and residential sectors.

Before Mr Tham's secondment to CIMB-Mapletree Management Sdn. Bhd., he was the Senior Vice President of Asset Management in the Sponsor and was responsible for the Sponsor's portfolio of Singapore commercial, industrial and residential assets. He joined the Sponsor in June 2002 as Project Director for its new Business and Financial Centre project at the New Downtown in Singapore. Prior to joining the Sponsor, Mr Tham held various positions in engineering and logistics management in PSA Corporation from 1993 to 2002.

Mr Tham holds a Bachelor of Engineering (Honours) degree from the National University of Singapore.

Past Directorships in Listed Entities in the Last Three Years:
NIL

MANAGEMENT TEAM

1	2
3	4

1. Mr Tham Kuo Wei
2. Ms Ler Lily
3. Mr Peter Tan Che Heng
4. Ms Serene Tam Mei Fong

1

Mr Tham Kuo Wei
Executive Director
and Chief Executive Officer

Mr Tham Kuo Wei is the Executive Director and the Chief Executive Officer of the Manager. Please refer to his profile under the Board of Directors section of this Annual Report (see page 25).

2

Ms Ler Lily
Chief Financial Officer

Ms Ler Lily is the Chief Financial Officer of the Manager. Ms Ler is responsible for financial reporting, budgeting, treasury and taxation matters.

Prior to joining the Manager, Ms Ler was the Head of Treasury and Investor Relations at Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust) where she led the treasury team in treasury risk management, debt and capital management and oversaw the investor relations function since September 2009. She has served in different roles within the Sponsor since she joined in September 2001. Her last held position with the Sponsor was Vice President (Treasury).

Prior to joining the Sponsor, Ms Ler worked in Asia Food & Properties Limited for about four years and also spent three years as an external auditor with Deloitte & Touche LLP in Singapore.

Ms Ler holds a Bachelor of Accountancy (Honours) degree from the Nanyang Technological University, Singapore. She is a CFA charterholder and also a Chartered Accountant of Singapore.

3

Mr Peter Tan Che Heng
Head of Investment

Mr Peter Tan Che Heng is the Head of Investment of the Manager. Mr Tan is responsible for formulating and executing investment strategies to enhance MIT's portfolio returns.

Mr Tan has more than 19 years of experience in real estate investment, development management, asset management and business development.

Prior to joining the Manager, Mr Tan was Head of Investment, Industrial of the Sponsor where he was responsible for the acquisition and development of the Sponsor's industrial assets in Singapore and the region. He was a key member of the investment team for the pan-Asia Mapletree Industrial Fund, which closed its investment period in 2009 with investments in Singapore, Malaysia, Japan and China.

Before joining the Sponsor in 2006, Mr Tan held various positions at Ascendas Services Pte Ltd and Boustead Projects Pte Ltd, where he was responsible for business development, development management and asset management of industrial facilities in Singapore and the region for approximately six years.

Mr Tan holds a Bachelor of Science (Building) (Honours) degree from the National University of Singapore.

4

Ms Serene Tam Mei Fong
Head of Asset Management

Ms Serene Tam Mei Fong is the Head of Asset Management of the Manager. Ms Tam is responsible for formulating and executing strategies to maximise income from the assets.

Ms Tam has been with the Manager since MIT was listed in 2010. Her last appointment was Vice President of the Asset Management team, where she was responsible for the operational performance of properties under her charge. Before joining the Manager, Ms Tam was a Senior Asset Manager of the Sponsor, where she was responsible for managing the industrial properties in the MIT Private Trust portfolio. She was part of the team responsible for the acquisition of MIT Private Trust portfolio of 64 properties from JTC Corporation in 2008.

Prior to joining the Sponsor in 2007, Ms Tam had worked at Jones Lang LaSalle Property Consultants Pte Ltd and JTC Corporation in the areas of marketing, development and portfolio management of offices and logistics facilities in Singapore and the region for about seven years.

Ms Tam holds a Bachelor of Business (Financial Analysis) (Honours) degree from the Nanyang Technological University, Singapore.

CORPORATE SERVICES AND PROPERTY MANAGEMENT TEAMS

1	2	
3	4	5

1. Mr Wan Kwong Weng
2. Ms See Hui Hui
3. Mr Tan Wee Seng
4. Ms Chng Siok Khim
5. Mr Paul Tan Tzyy Woon

1

Mr Wan Kwong Weng

Joint Company Secretary

Mr Wan is the Joint Company Secretary of the Manager as well as the other three Mapletree REIT managers, and concurrently Group Chief Corporate Officer of the Sponsor, where he is responsible for all legal, compliance and corporate secretarial matters, as well as corporate communications, human resource and administration across all business units and countries. In addition, Mr Wan is Secretary and Member of the Singapore Management University Real Estate Programme Advisory Board.

Prior to joining the Sponsor, Mr Wan was Group General Counsel – Asia at Infineon Technologies for seven years where he was a key member of its Asia-Pacific management team. He started his career as a litigation lawyer with one of the oldest law firms in Singapore, Wee Swee Teow & Co., and was subsequently with the Corporate & Commercial/Private Equity practice group of Baker & McKenzie in Singapore and Sydney.

Mr Wan has an LL.B. (Honours) (Newcastle upon Tyne), where he was conferred the Wise Speke Prize, as well as an LL.M. (Merit) (London). He also attended the London Business School Senior Executive Programme. Mr Wan is called to the Singapore Bar, where he was conferred the Justice FA Chua Memorial Prize, and is also on the Rolls of Solicitors (England & Wales). He was also conferred the Public Service Medal (P.B.M.) in 2012 and Public Service Star (B.B.M.) in 2017 for his contributions to Central Singapore CDC.

2

Ms See Hui Hui

Joint Company Secretary

Ms See Hui Hui is the Joint Company Secretary of the Manager as well as Director, Legal of the Sponsor.

Prior to joining the Sponsor in 2010, Ms See was in the Corporate/Mergers & Acquisitions practice group of WongPartnership LLP, one of the leading law firms in Singapore. She started her career as a litigation lawyer with Tan Kok Quan Partnership.

Ms See holds an LL.B (Honours) from the National University of Singapore, and is admitted to the Singapore Bar.

3

Mr Tan Wee Seng

Group Chief Development Officer

Mr Tan Wee Seng is the Group Chief Development Officer of the Sponsor. Mr Tan oversees the execution of all development projects, including asset enhancement initiatives undertaken within the Sponsor across all business units and countries.

Prior to joining the Sponsor in 2012, Mr Tan spent 18 years with Lendlease Group in various senior positions. Mr Tan had over 30 years of design, project/construction management experience in the industrial, logistics, pharmaceutical, telecommunications, institutional, retail, hospitality and commercial sectors across different geographies.

Mr Tan holds a Bachelor of Science (Building) degree from the National University of Singapore.

4

Ms Chng Siok Khim

Head of Marketing

Ms Chng Siok Khim is the Head of Marketing of the Property Manager. Ms Chng is responsible for developing and executing marketing strategies as well as overseeing the lease management for MIT's properties in Singapore. She contributes to the product repositioning of the asset enhancement initiatives for MIT's properties in Singapore.

Ms Chng has over 25 years of marketing experience in the industrial, office, retail and logistics sectors. Prior to her current appointment, Ms Chng was overseeing the marketing of the Sponsor's office, retail and logistics properties. She was primarily responsible for the successful pre-leasing of Bank of America Merrill Lynch HarbourFront in 2007.

Before joining the Sponsor in 2004, Ms Chng was the Associate Director, Business Space with DTZ Debenham Tie Leung for nine years. She was responsible for managing all aspects of the department's marketing functions, which included leasing and sales activities, accounts servicing and sole agency project marketing.

Ms Chng holds a Bachelor of Science (Estate Management) (Honours) degree from the National University of Singapore.

5

Mr Paul Tan Tzyy Woon

Head of Property Management

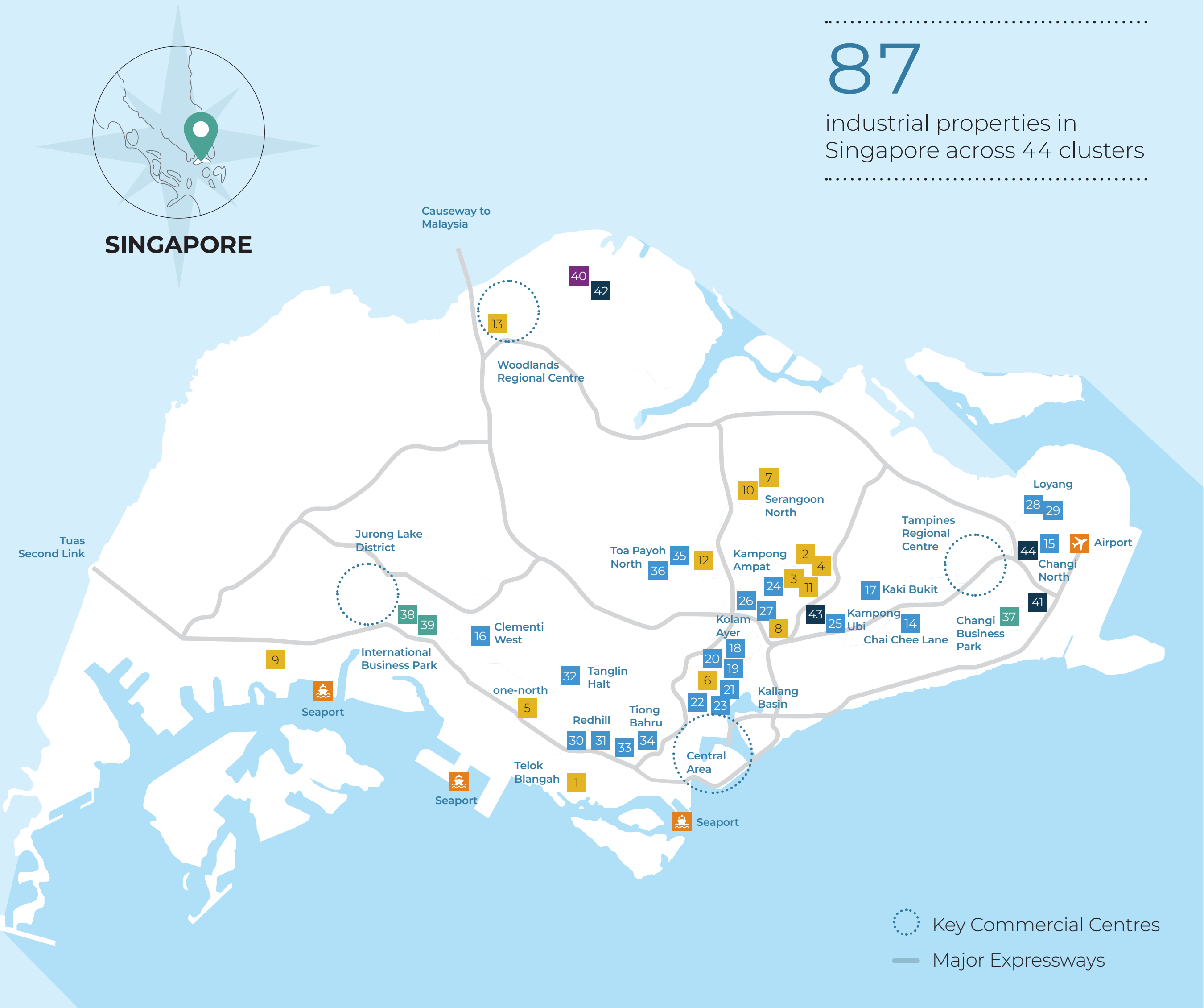
Mr Paul Tan Tzyy Woon is the Head of Property Management of the Property Manager. Mr Tan oversees the property management functions for MIT's properties in Singapore, ensuring that all the properties are safe, reliable and conducive for tenants to work in.

Prior to his current appointment, Mr Tan was a Senior Asset Manager of the Manager, where he was responsible for optimising the performance of MIT's properties under his charge. Before joining the Manager, Mr Tan was the Senior Manager (Corporate Marketing / Development Management) of the Sponsor where he was responsible for the marketing of an overseas project and asset management of the Singapore properties under the pan-Asia Mapletree Industrial Fund.

Before joining the Sponsor in 2008, Mr Tan had worked at JTC Corporation and Urban Redevelopment Authority where he was involved in the planning, marketing, sale and development of lands in Singapore.

Mr Tan holds a Bachelor of Science (Estate Management) (Honours) degree from the National University of Singapore. He passed Level III of the Chartered Financial Analyst Programme in 2009.

STRATEGIC LOCATIONS ACROSS SINGAPORE AND NORTH AMERICA



87

industrial properties in Singapore across 44 clusters

PROPERTY CLUSTERS[1]

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. Kolam Ayer 2[2]
9. Mapletree Sunview 1
10. Serangoon North
11. STT Tai Seng 1
12. Toa Payoh North 1
13. Woodlands Central

Flatted Factories

14. Chai Chee Lane
15. Changi North
16. Clementi West
17. Kaki Bukit
18. Kallang Basin 1
19. Kallang Basin 2
20. Kallang Basin 3
21. Kallang Basin 4
22. Kallang Basin 5
23. Kallang Basin 6
24. Kampong Ampat
25. Kampong Ubi
26. Kolam Ayer 1
27. Kolam Ayer 5
28. Loyang 1
29. Loyang 2
30. Redhill 1
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

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[1] A property "cluster" consists of one or more individual buildings situated on the same land lot or adjoining land lots.

[2] The proposed redevelopment of the Kolam Ayer 2 Cluster into a high-tech industrial precinct is expected to commence in the second half of 2020. Provisional Permission for the proposed redevelopment was granted by the Urban Redevelopment Authority on 6 December 2019. On 31 March 2020, the Kolam Ayer 2 Cluster was reclassified from a Flatted Factory to a Hi-Tech Building Cluster.

NORTH AMERICA

27

data centres in North America

Hi-Tech Buildings

Arizona
45. 2055 East Technology Circle, Phoenix

California
46. 7337 Trade Street, San Diego

Colorado
47. 11900 East Cornell Avenue, Denver
48. 8534 Concord Center Drive, Denver

Georgia
49. 180 Peachtree, Atlanta
50. 375 Riverside Parkway, Atlanta
51. 1001 Windward Concourse, Alpharetta
52. 2775 Northwoods Parkway, Atlanta

Massachusetts
53. 115 Second Avenue, Boston

Michigan
54. 19675 W Ten Mile Road, Southfield

New Jersey
55. 2 Christie Heights, Leonia

North Carolina
56. 1805 Center Park Drive, Charlotte
57. 5150 McCrimmon Parkway, Morrisville

Ontario
58. 6800 Millcreek, Toronto

Pennsylvania
59. 2000 Kubach Road, Philadelphia

Tennessee
60. 402 Franklin Road, Brentwood

Texas
61. 1221 Coit Road, Plano
62. 3300 Essex Drive, Richardson
63. 17201 Waterview Parkway, Dallas
64. 5000 Bowen, Arlington

Virginia
65. 45901-45845 Nokes Boulevard, Northern Virginia
66. 21110 Ridgetop Circle, Northern Virginia
67. 21561-21571 Beaumeade Circle, Northern Virginia
68. 44490 Chilum Place (ACC2), Northern Virginia
69. 21745 Sir Timothy Drive (ACC9), Northern Virginia
70. 21744 Sir Timothy Drive (ACC10), Northern Virginia

Wisconsin
71. N15W24250 Riverwood Drive, Pewaukee

RESHAPING THE PORTFOLIO

During the financial year, the Manager has made significant strides towards reshaping and building a portfolio of assets for higher value uses. On 16 September 2019, MIT and the Sponsor formed a 50:50 joint venture, MRODCT, to acquire 10 powered shell data centres from Digital Realty Trust, L.P. ("Digital Realty"), through its controlled subsidiaries and affiliates, and to enter into a joint venture with Digital Realty to co-invest in three existing Digital Realty's fully fitted hyperscale data centres. The 13 data centres are located in North America, with 12 in the United States and one in Canada. All data centres are predominantly sited on freehold land, which are strategically located in key markets with six properties in Northern Virginia, the world's largest data centre market. The properties are primarily on triple net leases and are 100% leased to nine established tenants.

The purchase consideration for MRODCT's 80% interest in the three fully fitted hyperscale data centres[1] and 10 powered shell data centres were approximately US$810.6 million and US$557.3 million respectively. The total purchase consideration of 13 data centres at US$1,367.9 million represented a discount of 3.4% to the independent valuation of US$1,416.4 million provided by Newmark Knight Frank Valuation & Advisory, LLC.[2]. The acquisitions of the three fully fitted hyperscale data centres and 10 powered shell data centres were completed on 1 November 2019 and 14 January 2020 respectively.

The Manager also extended its footprint in the fast-growing data centre sector in Singapore with the completion of upgrading 7 Tai Seng Drive as a data centre on 3 July 2019. The seven-storey data centre with a GFA of about 256,600 sq ft has been fully leased to Equinix Singapore for an initial term of 25 years with annual rental escalations[3].

On 10 July 2019, the Manager announced its largest redevelopment project of the Kolam Ayer 2 Cluster into a high-tech industrial precinct at a total project cost of about S$263 million[4]. The redevelopment will include a BTS facility with GFA of about 211,000 sq ft for a global medical device company headquartered in Germany (the "Anchor Tenant"). The Anchor Tenant is committed to fully lease the seven-storey BTS facility for 15 years[5] with annual rental escalations, which will account for about 24.4% of the enlarged GFA.

Building on the successful leasing of the greenfield industrial development at 30A Kallang Place which has achieved 100% commitment as at 31 March 2020, the Manager will target high value-add and knowledge-based businesses from the advanced manufacturing, information and communications technology sectors for the other blocks at the new high-tech industrial precinct. Given its proximity to the Geylang Bahru Mass Rapid Transit station and connectivity to the Central Business District, the new industrial precinct has the potential to cater to companies seeking BTS solutions and high-quality industrial space at the city fringe. The redevelopment will increase the total GFA from 506,726 sq ft to about 865,600 sq ft. Construction works are expected to commence in the second half of 2020 and complete in the second half of 2022.

Proactive Portfolio Rebalancing Efforts

Acquisition of 13 Data Centres in North America

21745 Sir Timothy Drive (ACC9), Northern Virginia

12 data centres across six states in the United States and one in Canada

PURCHASE CONSIDERATION
US$1,367.9 million (MRODCT)
US$683.9 million (MIT)

NET LETTABLE AREA ("NLA")
2.1 million sq ft

WEIGHTED AVERAGE LEASE TO EXPIRY
8.9 years
(as at 31 March 2020)

Completion of upgrading 7 Tai Seng Drive as a data centre

7 Tai Seng Drive

Acquired and upgraded 7 Tai Seng Drive as a data centre for Equinix

PROJECT COST
S$95 million[6]

GROSS FLOOR AREA
256,600 sq ft

LEASED TO EQUINIX FOR
25 years

Redevelopment of a Flatted Factory cluster

Artist's impression of MIT's new high-tech industrial precinct with BTS Facility on the left

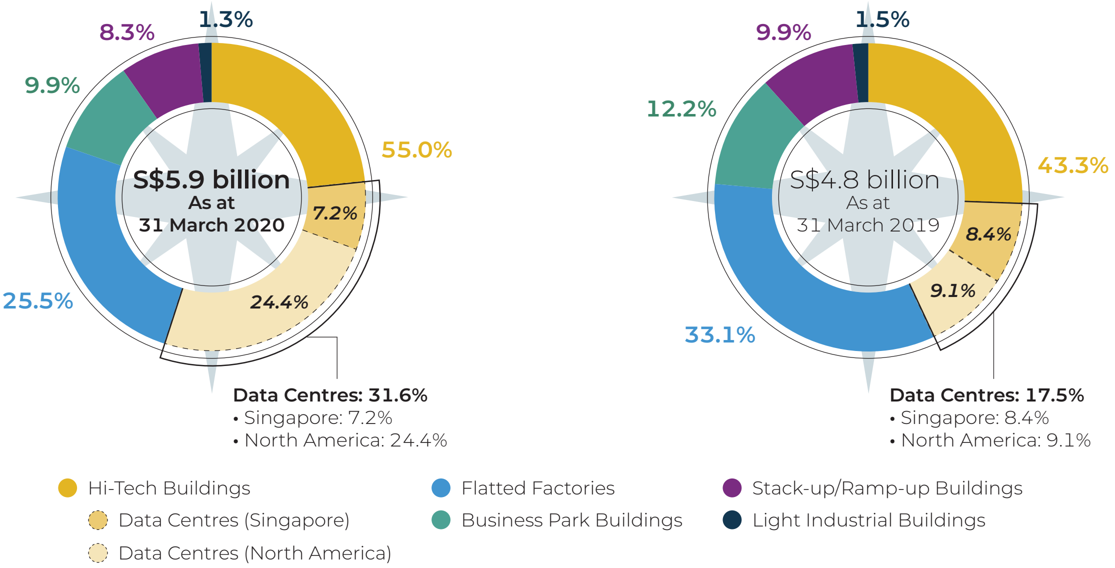
Redeveloping the Kolam Ayer 2 Cluster into a high-tech industrial precinct

PROJECT COST
S$263 million[4]

ENLARGED GROSS FLOOR AREA
865,600 sq ft

PRE-COMMITMENT
24.4%

Assets Under Management[7]



The investments within the Hi-Tech Buildings segment underscore the Manager's efforts to build and grow resilient income streams. MIT's assets under management increased 24.1% to S$5.9 billion as at 31 March 2020, which was mainly due to the acquisition of 13 data centres in North America. Hi-Tech Buildings segment accounted for about 55.0% of the portfolio (by assets under management) as at 31 March 2020, up from 14.8% seven years ago when the segment was first introduced.

The Manager further extended its footprint in the fast-growing data centre sector with the acquisition of 13 data centres in North America and the completion of upgrading 7 Tai Seng Drive as a data centre. As at 31 March 2020, data centres comprised about 31.6% of the portfolio (by assets under management), with North American and Singapore data centres accounting for about 24.4% and 7.2% respectively.

PORTFOLIO OVERVIEW

Property Portfolio Statistics

	As at 31 March 2020	As at 31 March 2019
Number of properties	**114 Properties** 87 in Singapore 27 in North America	**101 Properties** 87 in Singapore 14 in United States
NLA (million sq ft)	20.9[8]	18.6[8]

MIT's property portfolio comprises 87 properties in Singapore and 27 data centres in North America. The broad spectrum of industrial properties in Singapore are strategically located in established industrial estates and business parks, which are well-served by public transportation networks. As at 31 March 2020, MIT's assets under management was S$5.9 billion, with properties in Singapore and North America accounting for 75.6% and 24.4% respectively.

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

[2] The 10 powered shell data centres (on a 100% basis) and three fully fitted hyperscale data centres (on a 80% basis) were valued at US$1,416.4 million based on independent valuations as at 1 September 2019 by Newmark Knight Frank Valuation & Advisory, LLC., which used the sales comparison approach and income capitalisation approach.

[3] This included a rent-free period of two months.

[4] The total project cost of about S$263 million includes the book value of the Kolam Ayer 2 Cluster at S$70.2 million as at 31 March 2019 prior to the commencement of the redevelopment.

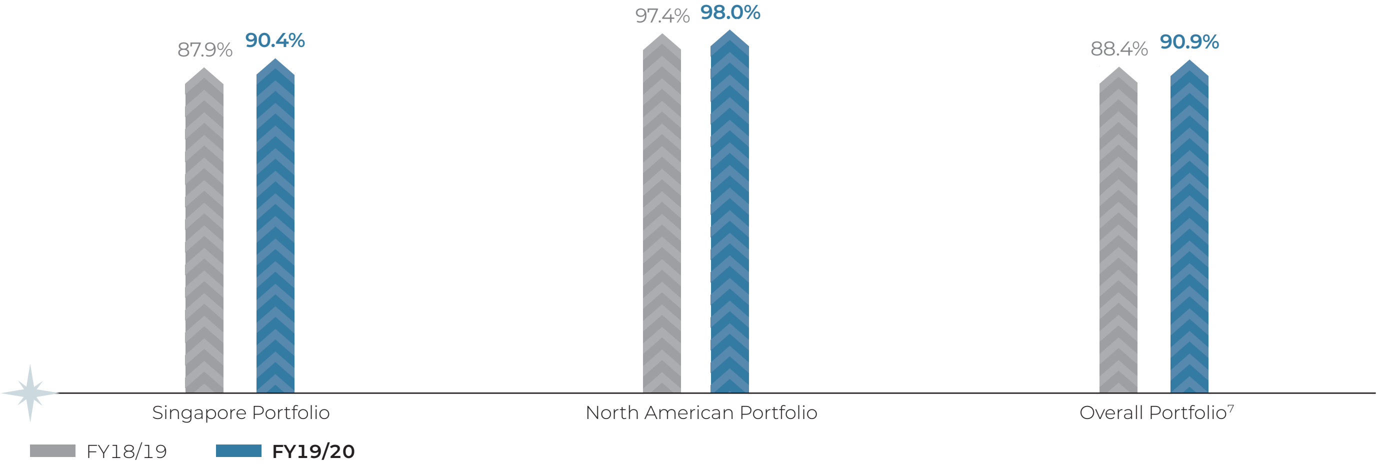
[5] This includes a rent-free period of six months distributed over the first six years. The Anchor Tenant will be responsible for the payment of all operating expenses and property tax of the BTS facility.

[6] This includes the purchase consideration of S$68.0 million.

[7] Includes MIT's proportionate interests in joint ventures.

[8] Excludes the parking decks (150 Carnegie Way and 171 Carnegie Way) at 180 Peachtree, Atlanta.

Average Occupancy for the Financial Year



Average Overall Portfolio occupancy increased to 90.9% in FY19/20 from 88.4% in FY18/19. This was partly attributed to the improvement in the Singapore Portfolio average occupancy rate to 90.4% in FY19/20 from 87.9% in the preceding year as higher occupancies were registered across all property segments except for the Light Industrial Buildings segment. The average occupancy of the North American Portfolio also increased to 98.0% in FY19/20 from 97.4% in FY18/19 due to the addition of 13 data centres held under MRODCT, which were 100% leased.

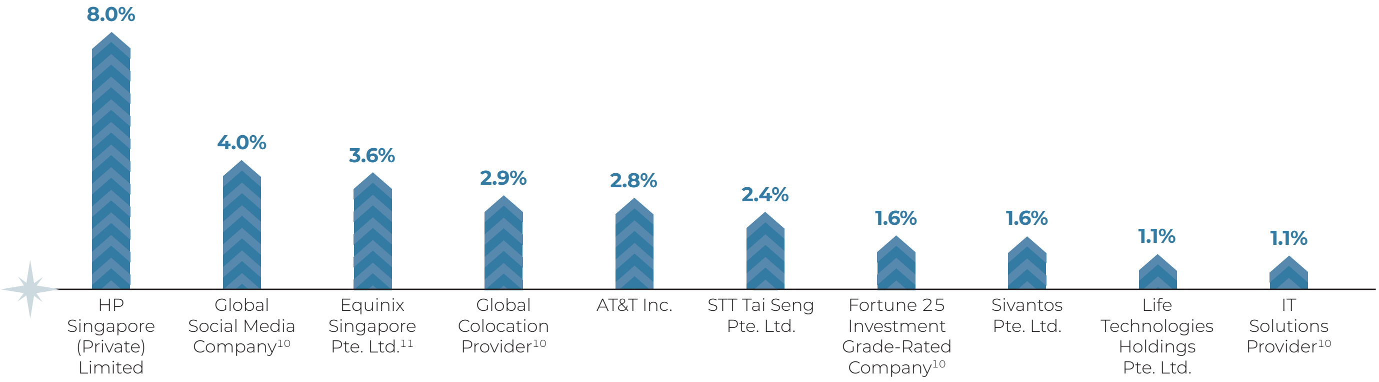
LARGE AND DIVERSIFIED TENANT BASE

MIT has a large and well-diversified tenant base that underpins the stability of its portfolio. As at 31 March 2020, there were 2,177[9] tenants with 3,076 leases in the portfolio. About 55% of the tenants in the Overall Portfolio (by gross rental income) were multinational companies while the remaining 45% comprised SME tenants as at 31 March 2020.

The top 10 tenants contributed about 29.1% of the portfolio's monthly gross rental income as at 31 March 2020. Upon the completion of the acquisition of the 13 data centres in North America, there were four entrants added to the list of top 10 tenants, which were namely Global Social Media Company, Global Colocation Provider, Fortune 25 Investment Grade-Rated Company and IT Solutions Provider[10].

Top 10 Tenants (By Gross Rental Income)[7]

As at 31 March 2020



[9] The total number of tenants in the portfolio is lower than the aggregate number of tenants in all five property segments as there are some tenants who have leases in more than one property segment or geographical location.

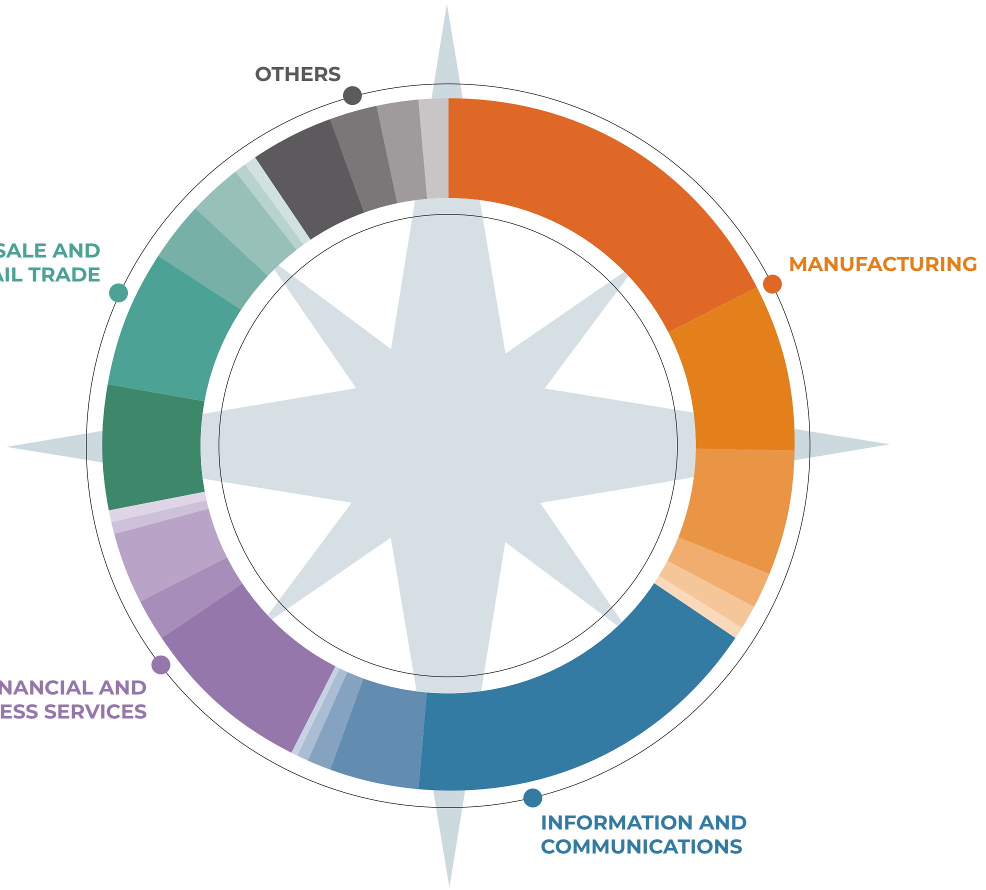
[10] The identities of the tenants cannot be disclosed due to the strict confidentiality obligations under the lease agreements.

[11] Includes the contribution from Equinix Inc. at 180 Peachtree, Atlanta.

As at 31 March 2020, no single tenant and trade sector accounted for more than 9% and 18% of the portfolio's monthly gross rental income respectively. The low dependence on any single tenant or trade sector enabled MIT to mitigate its concentration risk and enhance its portfolio resilience.

Tenant Diversification Across Trade Sectors (By Gross Rental Income)[7]

As at 31 March 2020



MANUFACTURING	34.65%
● Precision Engineering, Machinery and Transportation Products	17.51%
● Printing, Recorded Media, Apparels and Other Essential Products	7.86%
● Computer, Electronic and Optical Products	5.88%
● Coke, Refined Petroleum Products and Chemicals	1.62%
● Food, Beverages and Tobacco Products	1.23%
● Pharmaceuticals and Biological Products	0.55%

INFORMATION AND COMMUNICATIONS	22.86%
● Telecommunications	16.95%
● Computer Programming and Consultancy	3.97%
● Other Infomedia	1.22%
● Publishing	0.62%
● Radio and Television Broadcasting	0.10%

FINANCIAL AND BUSINESS SERVICES	14.52%
● Professional, Scientific and Technical Activities	8.21%
● Admin and Support Service	1.93%
● Financial Services	3.42%
● Real Estate	0.54%
● Public Administration and Defence	0.42%

WHOLESALE AND RETAIL TRADE	18.79%
● General Wholesale Trade and Services	5.83%
● Wholesale of Machinery, Equipment and Supplies	6.45%
● Wholesale Trade	2.70%
● Retail Trade	2.47%
● Specialised Wholesale	0.73%
● Wholesale of Food and Beverage	0.61%

OTHERS	9.18%
● Education, Health and Social Services, Arts, Entertainment and Recreation	3.80%
● Accommodation and Food Service	2.14%
● Construction and Utilities	1.89%
● Transportation and Storage	1.35%

WELL-DISTRIBUTED LEASE EXPIRY PROFILE

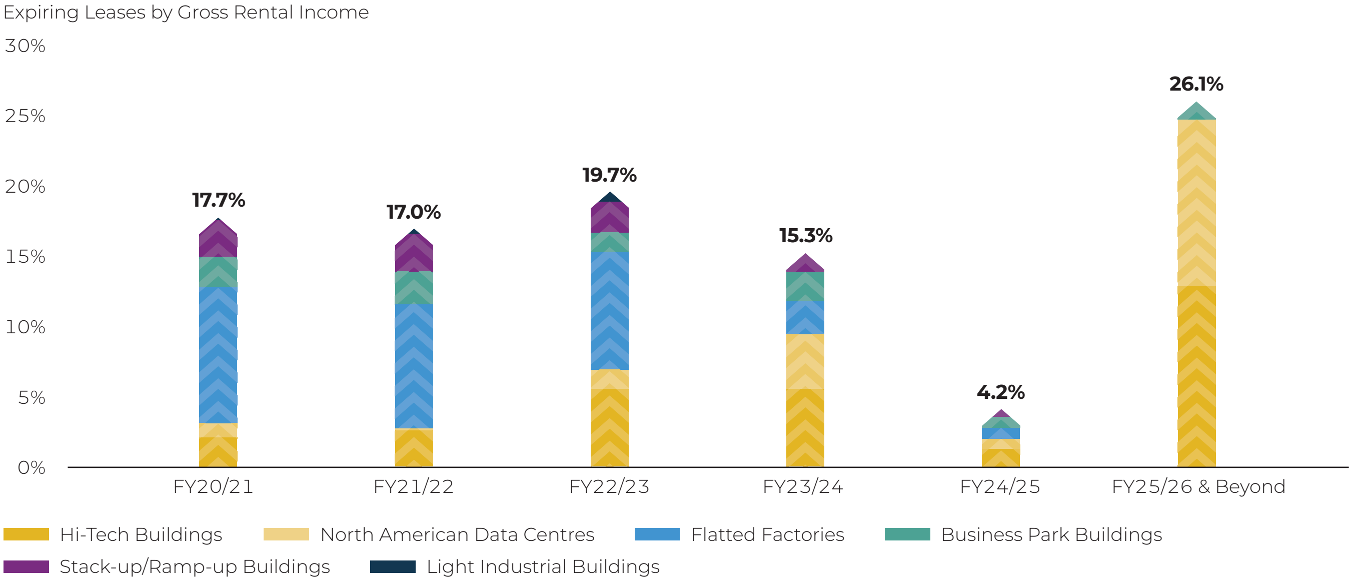
The Manager continues to engage tenants for renewal negotiations at least six months ahead of the lease expirations. As at 31 March 2020, the WALE (by gross rental income) for the Overall Portfolio increased to 4.2 years from 3.5 years as at 31 March 2019. This was primarily due to the long leases of the North American data centres held under MRODCT and the commencement of the 25-year lease with Equinix Singapore at 7 Tai Seng Drive.

WALE Based on Date of Commencement of Leases (By Gross Rental Income)

WALE (in years)	As at 31 March 2020	As at 31 March 2019
Singapore Portfolio	**3.4**	3.3
North American Portfolio	**7.4**	5.0
Overall Portfolio[7]	**4.2**	3.5

Lease Expiry Profile (By Gross Rental Income)[7]

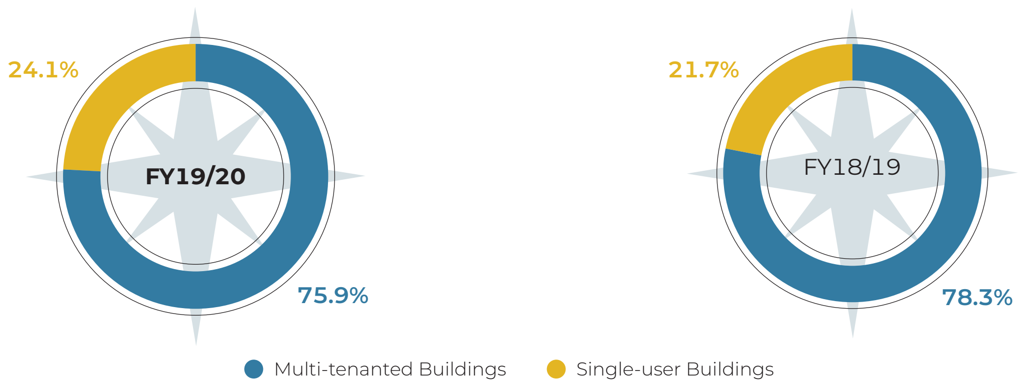
As at 31 March 2020



As at 31 March 2020, the WALE for new and renewal leases that commenced in FY19/20 was 4.3 years. This accounted for 22.8% of the portfolio's gross rental income.

About 75.9% of the portfolio (by gross revenue) comprises multi-tenanted buildings, which provide organic rental revenue growth potential due to the shorter lease durations. The remaining 24.1% of the portfolio consists of single-user buildings. The leases in single-user buildings are generally longer with built-in rental escalations, which offer income stability.

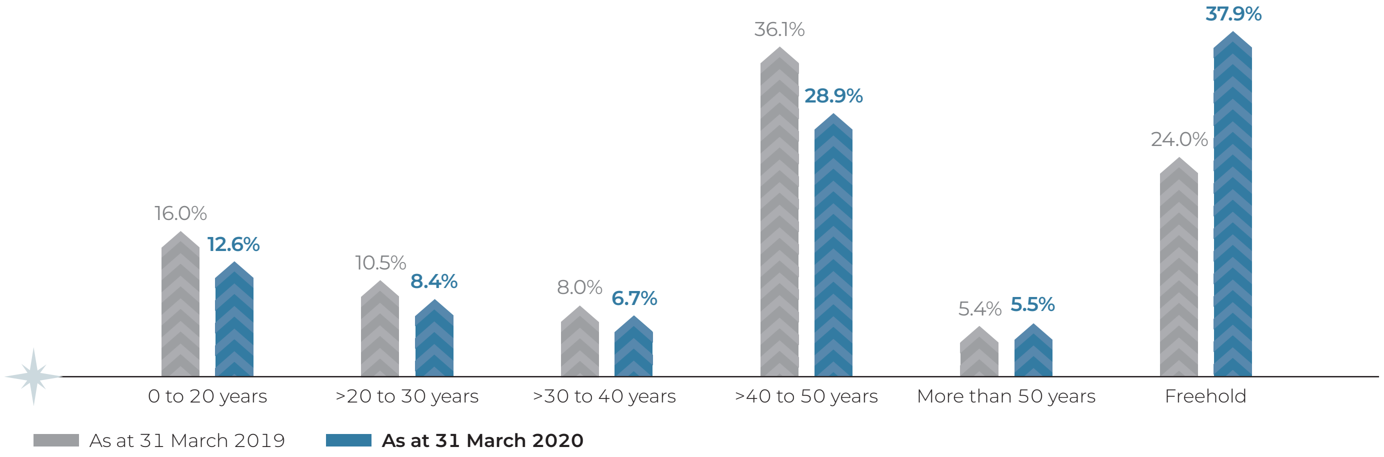
Split Between Multi-Tenanted Buildings and Single-User Buildings (By Gross Revenue)[7]



STABILITY FROM EXTENDED LEASES

The weighted average unexpired lease term for underlying leasehold land for the properties was 36.8 years as at 31 March 2020. 12 out of 13 data centres in North America acquired by MRODCT are sited on freehold land[12]. Following the completion of the acquisition of 13 data centres in North America, 37.9% of MIT's enlarged portfolio (by land area) consists of freehold land.

Remaining Years to Expiry on Underlying Land Leases[7, 13] (By Land Area)

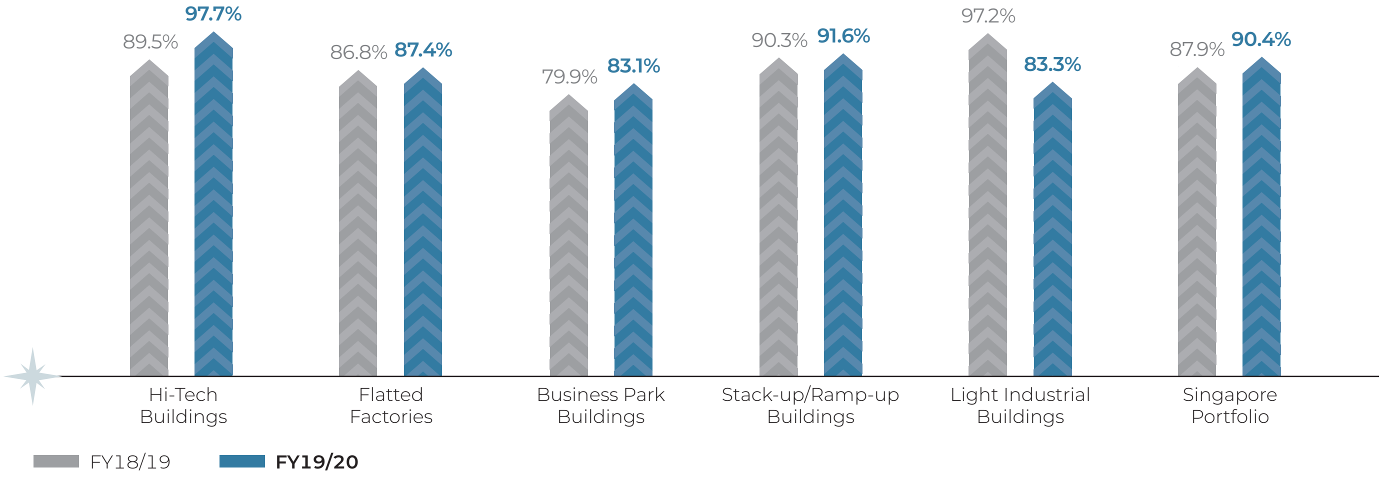


SINGAPORE PORTFOLIO OCCUPANCY AND RENTAL RATES

The average passing rental rate for the Singapore Portfolio increased 2.9% to S$2.10 per square foot per month ("psf/mth") in FY19/20 from S$2.04 psf/mth in the preceding year. This was attributed to the full year effect of the higher average rental rates for new leases secured at the completed AEI, 30A Kallang Place as well as built-in rental escalations of the BTS projects in Singapore.

The Singapore Portfolio average occupancy rate improved from 87.9% in FY18/19 to 90.4% in FY19/20. This was attributed to higher occupancies registered across all property segments, except the Light Industrial Buildings segment. The increase in the occupancy rate of the Hi-Tech Buildings segment was due to the full year effect of higher occupancy of the completed AEI, 30A Kallang Place. The higher occupancy rate of the Business Park Buildings segment was primarily due to new leases secured at The Strategy. The fall in the occupancy rate of the Light Industrial Buildings segment was a result of the non-renewal of the master lease with Aureumaex Industries (S) Pte. Ltd at 2A Changi North Street 2. The Manager is proactively sourcing for suitable tenants to occupy the space at 2A Changi North Street 2.

Segmental Occupancy Rates (Singapore Portfolio)



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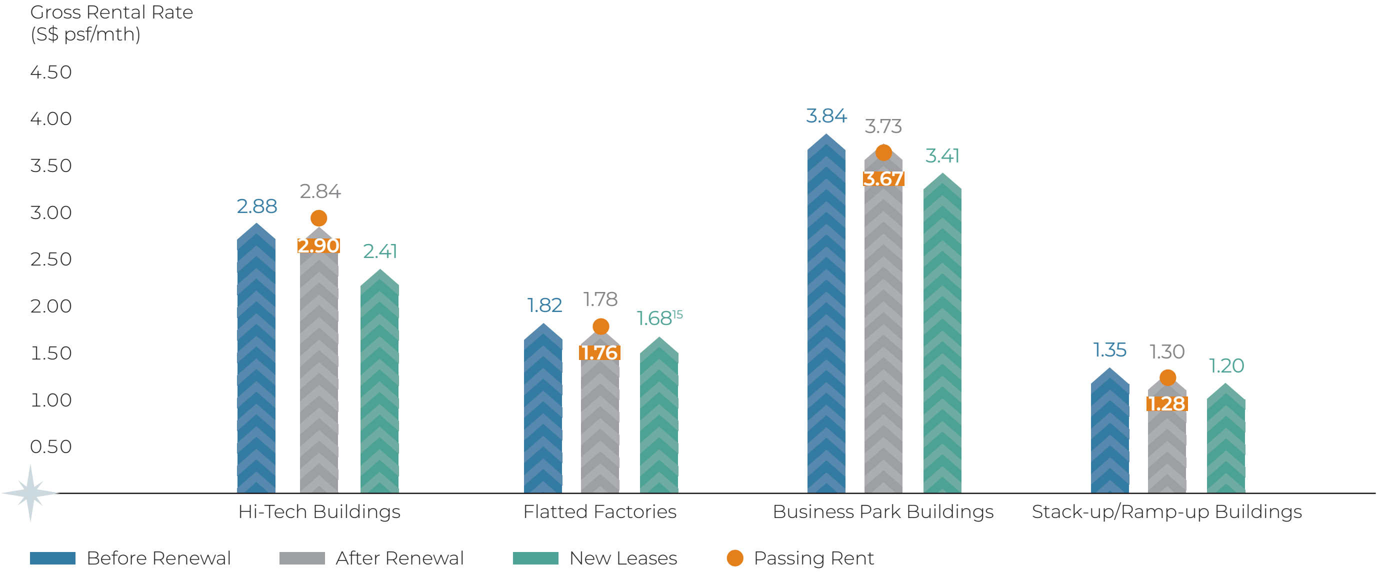
[12] All data centres held under MRODCT are sited on freehold land, except 2055 East Technology Circle, Phoenix, which has a remaining land lease tenure of about 63 years as at 31 March 2020.

[13] Exclude the options to renew.

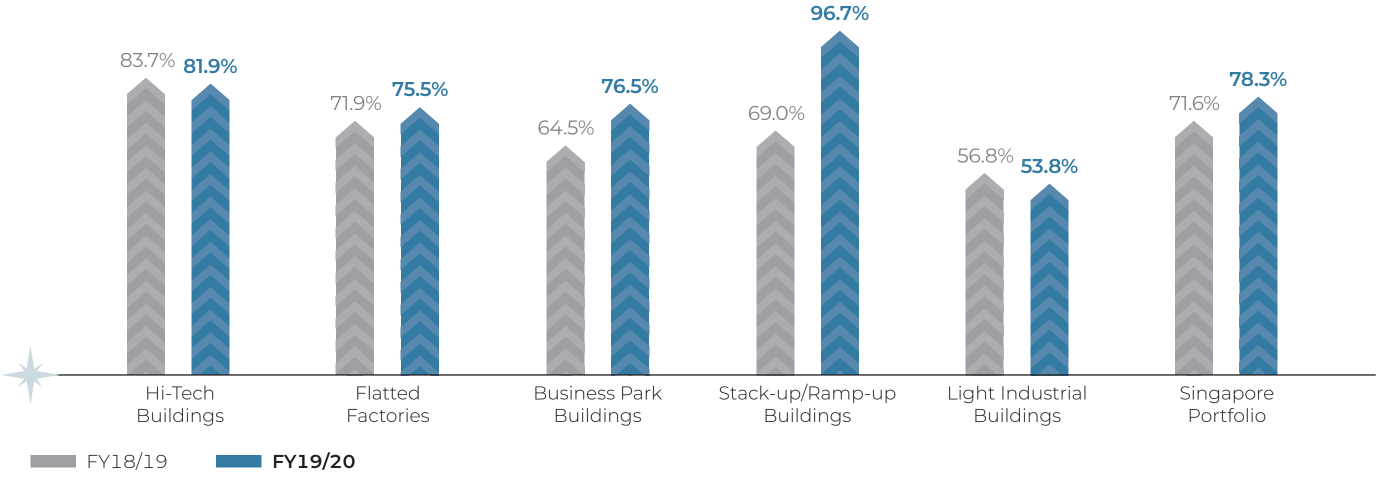
Rental Revisions[14] for FY19/20 (Singapore Portfolio)



HEALTHY TENANT RETENTION (SINGAPORE PORTFOLIO)

The Manager remains focused on tenant retention and forward lease renewals to maintain a stable portfolio occupancy in order to address the leasing challenges from an impending large supply of industrial space. The retention rate for the Singapore Portfolio stood at a healthy level of 78.3% in FY19/20 as a result of the calibration of rental rates in response to market conditions and active engagement with the tenants ahead of their lease expirations.

Retention Rate[16] (Singapore Portfolio)



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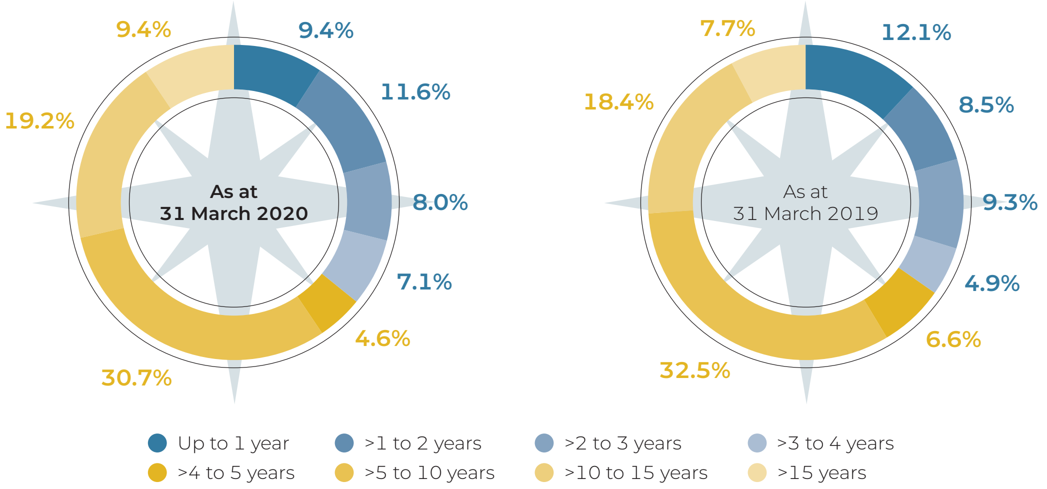
[14] Gross Rental Rates figures exclude short-term leases of less than three years; except Passing Rent figures which include all leases.

[15] As a result of the redevelopment of the Kolam Ayer 2 Cluster, preferential rents were offered to existing tenants who relocated to alternative MIT premises. Excluding these new leases, the average rental rate for new leases would have been S$1.80 psf/mth.

[16] Based on NLA.

MIT's tenants continued to demonstrate a high degree of stickiness to the portfolio. 28.6% of the tenants have remained in the portfolio for more than 10 years and 63.9% have been leasing space in the portfolio for more than four years as at 31 March 2020.

Long Staying Tenants (Singapore Portfolio)



TENANT CREDIT RISK MANAGEMENT (SINGAPORE PORTFOLIO)

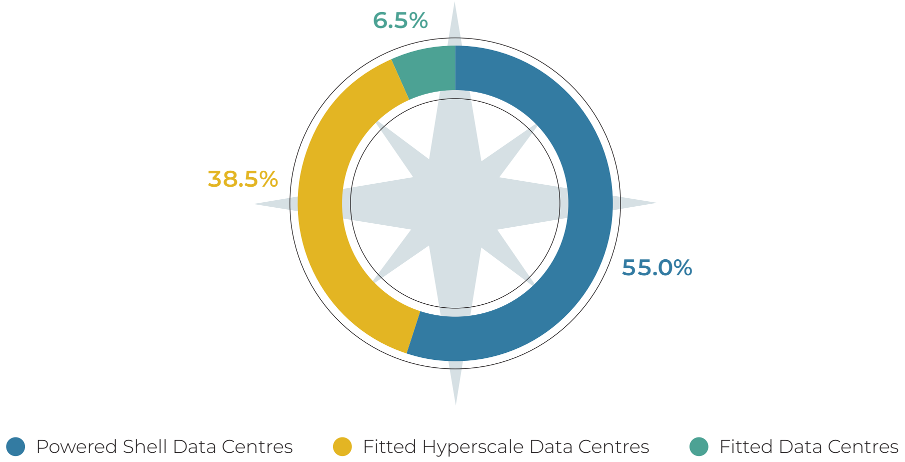
To minimise tenant credit risk, the Manager's Credit Control Committee, which comprises representatives from Asset Management, Property Management, Finance, Legal, Marketing and Lease Management Departments, meets fortnightly to review payment trends of tenants. This enables the Manager to adopt a disciplined approach in anticipating and initiating necessary actions to address potential arrears cases. The total arrears outstanding as at 31 March 2020 remained low at approximately 0.2% of gross revenue for FY19/20.

DIVERSIFIED PORTFOLIO OF DATA CENTRES WITH EMBEDDED GROWTH (NORTH AMERICAN PORTFOLIO)

With a high portfolio occupancy rate of 98.0% in FY19/20, MIT's 27 data centres in North America offer income stability with a long WALE of 7.4 years as at 31 March 2020. More than 63.3% of leases in the North American Portfolio had expiries beyond five years. The North American Portfolio comprises a good mix of powered shell, fitted hyperscale and fitted data centres, which accounted for about 55.0%, 38.5% and 6.5% (by gross rental income) respectively.

Split Between Lease Types for the North American Portfolio (By Gross Rental Income)[7]

For March 2020



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 Building,
18 Tai Seng

Key Statistics
As at 31 March 2020

20
Number of Properties (Grouped into 13 clusters)

259
Number of Tenants

Gross Floor Area
5,646,073
(Sq ft)

Net Lettable Area
4,631,607
(Sq ft)

Gross Revenue (for FY19/20)
S$156.0
(Million)

Valuation (for FY19/20)
S$1,790.3
(Million)

Occupancy (for FY19/20)
97.7
(%)

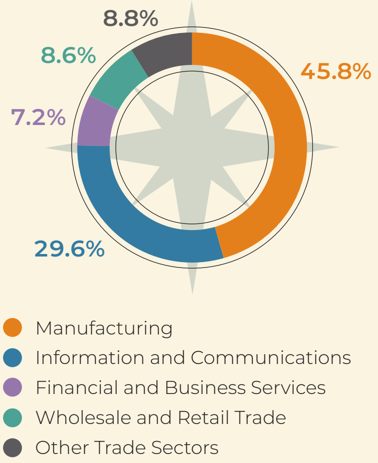
% of Portfolio (By Valuation)
30.4
(%)

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 2020)
1	HP Singapore (Private) Limited	1 & 1A Depot Close	Precision Engineering, Electrical, Machinery and Transportation Products	8.0%
2	Equinix Singapore Pte. Ltd.	26A Ayer Rajah Crescent and 7 Tai Seng Drive	Telecommunciations	3.2%
3	STT Tai Seng Pte. Ltd.	STT Tai Seng 1	Telecommunciations	2.4%
4	Sivantos Pte. Ltd.	18 Tai Seng	Printing, Recorded Media, Apparels and Essential Products	1.6%
5	Life Technologies Holdings Pte. Ltd.	Woodlands Central	Education, Health and Social Services, Arts, Entertainment and Recreation	1.1%

Tenant Business Sector

By Gross Rental Income



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$'000	Valuation as at 31/03/2019 S$'000	Valuation as at 31/03/2020 S$'000	Gross Revenue for FY19/20 S$'000	Average Occupancy Rate for FY19/20 %
1 & 1A Depot Close	01/07/2008	60 years	48 years	1 & 1A Depot Close Singapore	824,576	725,007	44,000[3]	394,000	410,500	38,701	100.0
7 Tai Seng Drive	27/06/2018	30+30 years	33 years	7 Tai Seng Drive Singapore	256,657	256,657	68,000[3]	82,100	99,000	4,383	93.9
18 Tai Seng	01/02/2019	30 years	24 years	18 Tai Seng Street Singapore	443,815	384,216	268,300[3]	268,300	268,400	21,970	96.6
19 Tai Seng Drive	21/10/2010	30+30 years	31 years	19 Tai Seng Drive Singapore	92,641	92,641	13,700	21,800	22,500	2,318	100.0
26A Ayer Rajah Crescent	27/01/2015[4]	30 years	23 years	26A Ayer Rajah Crescent Singapore	384,802	384,802	-	125,000	125,000	8,902	100.0
30A Kallang Place	01/07/2008	33 years	21 years	30A Kallang Place Singapore	336,438	279,057	-	98,200	103,800	11,911	93.5
K&S Corporate Headquarters	04/10/2013[4]	30+28.5 years	51 years	23A Serangoon North Avenue 5 Singapore	332,224	285,913	-	61,700	66,000	8,128	98.4
Kolam Ayer 2[5]	01/07/2008	43 years	31 years	155, 155A & 161 Kallang Way Singapore	506,726	349,610	46,100[3]	-	112,000	-	-
Mapletree Sunview 1	13/07/2018[4]	30 years	27 years	12 Sunview Drive Singapore	242,190	242,190	-	75,000	75,000	4,740	100.0
Serangoon North	01/07/2008	60 years	48 years	6 Serangoon North Avenue 5 Singapore	784,534	586,147	129,900[3]	182,000	186,600	19,233	99.2
STT Tai Seng 1	21/10/2010	30+30 years	49 years	35 Tai Seng Street Singapore	172,945	144,305	95,000	95,700	94,000	10,998	100.0
Toa Payoh North 1	01/07/2008	30 years	18 years	970, 978, 988 & 998 Toa Payoh North Singapore	666,851	478,198	43,400[3]	111,000	111,000	13,271	92.1
Woodlands Central	01/07/2008	60 years	48 years	33 & 35 Marsiling Industrial Estate Road 3 Singapore	601,674	422,864	39,400[3]	114,000	116,500	11,490	99.2
Subtotal Hi-Tech Buildings – Singapore					**5,646,073**	**4,631,607**	**747,800**	**1,628,800**	**1,790,300**	**156,045**	**97.7**[6]

[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 temporary occupation permit date.
[5] The proposed redevelopment of the Kolam Ayer 2 Cluster into a high-tech industrial precinct is expected to commence in the second half of 2020. Provisional Permission for the proposed redevelopment was granted by the Urban Redevelopment Authority on 6 December 2019. On 31 March 2020, the Kolam Ayer 2 Cluster was reclassified from a Flatted Factory to a Hi-Tech Building Cluster.
[6] Refers to the aggregate occupancy for the property segment.

HI-TECH BUILDINGS – NORTH AMERICA

MIT's Hi-Tech Buildings in North America comprise data centres, which are primarily leased to tenants on triple net basis. 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

Key Statistics
As at 31 March 2020

27
Number of Properties

23
Number of Tenants

Net Lettable Area
4,333,383
(Sq ft)

Gross Revenue
(for FY19/20)
S$69.8[1]
(Million)

Valuation
(for FY19/20)
US$2,462.3
(Million)

Occupancy
(for FY19/20)
98.0
(%)

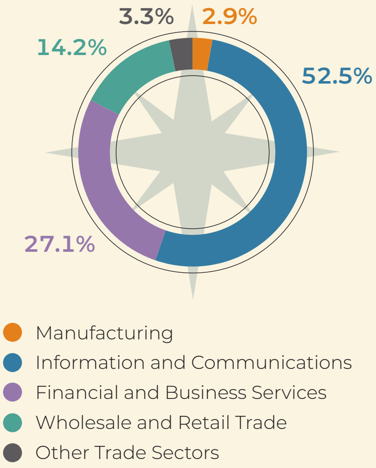
% of Portfolio
(By Valuation)
24.5[1]
(%)

Top Five Tenants in Hi-Tech Buildings – North America

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2020)[1]
1	Global Social Media Company[2]	21745 Sir Timothy Drive (ACC9), Northern Virginia and 21744 Sir Timothy Drive (ACC10), Northern Virginia	Telecommunciations	4.0%
2	Global Colocation Provider[2]	115 Second Avenue, Boston, 2055 East Technology Circle, Phoenix, 21110 Ridgetop Circle, Northern Virginia, 375 Riverside Parkway, Atlanta, 45901-45845 Nokes Boulevard, Northern Virginia, 6800 Millcreek, Toronto and 8534 Concord Center Drive, Denver	Telecommunciations	2.9%
3	AT&T Inc.	402 Franklin Road, Brentwood, 7337 Trade Street, San Diego and N15W24250 Riverwood Drive, Pewaukee	Telecommunciations	2.8%
4	Fortune 25 Investment Grade-Rated Company[2]	21745 Sir Timothy Drive (ACC9), Northern Virginia	Wholesale of Machinery, Equipment and Supplies	1.6%
5	IT Solutions Provider[2]	11900 East Cornell Avenue, Denver, 2775 Northwoods Parkway, Atlanta and 5150 McCrimmon Parkway, Morrisville	Telecommunciations	1.1%

Tenant Business Sector

By Gross Rental Income



Hi-Tech Building,
21110 Ridgetop Circle

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[1] Refers to MIT's 40% interest of the joint venture with MIPL in a portfolio of 14 data centres in the United States through MRDCT and 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.

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

PROPERTY PORTFOLIO OVERVIEW

Detailed Property Information

Description of Property	Acquisition Date	Term of Lease[1]	Location
Arizona			
2055 East Technology Circle, Phoenix	14/01/2020	63 years	2055 East Technology Circle, Phoenix
California			
7337 Trade Street, San Diego	20/12/2017	Freehold	7337 Trade Street, San Diego
Colorado			
11900 East Cornell Avenue, Denver	14/01/2020	Freehold	11900 East Cornell Avenue, Denver
8534 Concord Center Drive, Denver	14/01/2020	Freehold	8534 Concord Center Drive, Denver
Georgia			
180 Peachtree, Atlanta	20/12/2017	Freehold[4]	180 Peachtree, Atlanta
375 Riverside Parkway, Atlanta	14/01/2020	Freehold	375 Riverside Parkway, Atlanta
1001 Windward Concourse, Alpharetta	20/12/2017	Freehold	1001 Windward Concourse, Alpharetta
2775 Northwoods Parkway, Atlanta	20/12/2017	Freehold	2775 Northwoods Parkway, Atlanta
Massachusetts			
115 Second Avenue, Boston	14/01/2020	Freehold	115 Second Avenue, Boston
Michigan			
19675 W Ten Mile Road, Southfield	20/12/2017	Freehold	19675 W Ten Mile Road, Southfield
New Jersey			
2 Christie Heights, Leonia	20/12/2017	Freehold	2 Christie Heights, Leonia
North Carolina			
1805 Center Park Drive, Charlotte	20/12/2017	Freehold	1805 Center Park Drive, Charlotte
5150 McCrimmon Parkway, Morrisville	20/12/2017	Freehold	5150 McCrimmon Parkway, Morrisville
Ontario			
6800 Millcreek, Toronto	14/01/2020	Freehold	6800 Millcreek, Toronto
Pennsylvania			
2000 Kubach Road, Philadelphia	20/12/2017	Freehold	2000 Kubach Road, Philadelphia
Tennessee			
402 Franklin Road, Brentwood	20/12/2017	Freehold	402 Franklin Road, Brentwood
Texas			
1221 Coit Road, Plano	20/12/2017	Freehold	1221 Coit Road, Plano
3300 Essex Drive, Richardson	20/12/2017	Freehold	3300 Essex Drive, Richardson
17201 Waterview Parkway, Dallas	14/01/2020	Freehold	17201 Waterview Parkway, Dallas
5000 Bowen, Arlington	20/12/2017	Freehold	5000 Bowen, Arlington
Virginia			
45901-45845 Nokes Boulevard, Northern Virginia	14/01/2020	Freehold	45901-45845 Nokes Boulevard, Northern Virginia
21110 Ridgetop Circle, Northern Virginia	14/01/2020	Freehold	21110 Ridgetop Circle, Northern Virginia
21561-21571 Beaumeade Circle, Northern Virginia	14/01/2020	Freehold	21561-21571 Beaumeade Circle, Northern Virginia
44490 Chilum Place (ACC2), Northern Virginia[5]	01/11/2019	Freehold	44490 Chilum Place, Northern Virginia
21745 Sir Timothy Drive (ACC9), Northern Virginia[5]	01/11/2019	Freehold	21745 Sir Timothy Drive, Northern Virginia
21744 Sir Timothy Drive (ACC10), Northern Virginia[5]	01/11/2019	Freehold	21744 Sir Timothy Drive, Northern Virginia
Wisconsin			
N15W24250 Riverwood Drive, Pewaukee	20/12/17	Freehold	N15W24250 Riverwood Drive, Pewaukee
Subtotal Hi-Tech Buildings - North America			

[1] Refers to the tenure of underlying land.

[2] Excludes stamp duties and other acquisition related costs.

[3] Refers to MIT's 40% interest of the joint venture with MIPL in a portfolio of 14 data centres in the United States through MRDCT and 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 2020, the parking deck has a remaining land lease tenure of about 35.8 years, with an option to renew for an additional 40 years.

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

[6] Refers to the aggregate occupancy for the property segment.

NLA (sq ft)	Ownership Interest %	Purchase Price[2] US$'000	Valuation as at 31/03/2019 US$'000	Valuation as at 31/03/2020 US$'000	Gross Revenue for FY19/20[3] S$'000	Average Occupancy Rate for FY19/20 %
76,350	50%	46,190	-	48,000	476	100.0
499,402	40%	169,200	182,000	190,500	6,600	100.0
285,176	50%	97,420	-	102,000	1,350	100.0
85,660	50%	48,130	-	51,000	607	100.0
357,441	40%	138,000	153,000	177,800	8,772	93.1
250,191	50%	92,480	-	96,000	1,060	100.0
184,553	40%	52,000	54,000	58,200	2,819	100.0
32,740	40%	7,200	7,900	8,000	359	100.0
66,730	50%	54,070	-	57,000	702	100.0
52,940	40%	6,100	6,400	6,800	910	74.3
67,000	40%	10,500	11,200	15,700	892	100.0
60,850	40%	26,000	28,000	27,200	1,431	66.7
143,770	40%	24,000	26,000	27,700	1,492	100.0
83,758	50%	29,000	-	35,000	416	100.0
124,190	40%	70,000	71,000	75,600	3,079	100.0
347,515	40%	110,000	117,000	118,000	4,915	100.0
128,753	40%	23,200	24,800	25,400	1,477	100.0
20,000	40%	38,000	40,000	19,800	1,843	100.0
61,750	50%	11,670	-	12,000	171	100.0
90,689	40%	26,000	27,000	27,300	1,572	100.0
167,160	50%	68,720	-	72,000	893	100.0
135,513	50%	56,790	-	59,000	716	100.0
164,453	50%	52,820	-	55,000	667	100.0
87,000	40%	132,900	-	139,000	4,216	100.0
327,847	40%	462,100	-	476,000	10,310	100.0
289,000	40%	418,200	-	437,000	9,936	100.0
142,952	40%	49,800	53,000	45,300	2,120	100.0
4,333,383		**2,320,490**	**801,300**	**2,462,300**	**69,801**	**98.0**[6]

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.

Flatted Factories,
Tiong Bahru 2

Key Statistics
As at 31 March 2020

53
Number of Properties (Grouped into 23 clusters)

1,611
Number of Tenants

Gross Floor Area
10,225,567
(Sq ft)

Net Lettable Area
7,333,614
(Sq ft)

Gross Revenue (for FY19/20)
S$152.1
(Million)

Valuation (for FY19/20)
S$1,506.6
(Million)

Occupancy (for FY19/20)
87.4
(%)

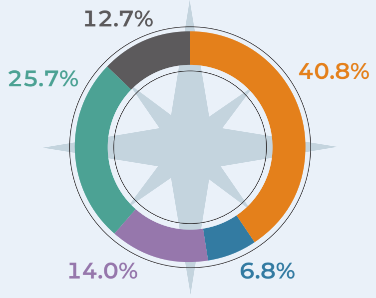
% of Portfolio (By Valuation)
25.6
(%)

Top Five Tenants in Flatted Factories

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2020)
1	Inzign Pte Ltd	Kallang Basin 3 and Kallang Basin 4	Printing, Recorded Media, Apparels and Essential Products	0.3%
2	Blackmagic Design Manufacturing Pte. Ltd.	Kolam Ayer 5	Computer, Electronic and Optical Products	0.3%
3	Semiconductor Technologies & Instruments Pte Ltd	Kallang Basin 6	Precision Engineering, Electrical, Machinery and Transportation Products	0.3%
4	TWG Tea Company Pte. Ltd.	Kampong Ampat	Accommodation and Food Service	0.3%
5	Speedy Industrial Supplies Pte Ltd	Kolam Ayer 5	Precision Engineering, Electrical, Machinery and Transportation Products	0.2%

Tenant Business Sector

By Gross Rental Income



- ● Manufacturing
- ● Information and Communications
- ● Financial and Business Services
- ● Wholesale and Retail Trade
- ● Other Trade Sectors

Flatted Factories,
Kolam Ayer 5

Detailed Property Information

Description of Property	Acquisition Date	Term of Lease[1]	Remaining Term of Lease[1]	Location
Chai Chee Lane	26/08/2011	60 years	51 years	510, 512 & 514 Chai Chee Lane Singapore
Changi North	01/07/2008	60 years	48 years	11 Changi North Street 1 Singapore
Clementi West	01/07/2008	30 years	18 years	1 Clementi Loop Singapore
Kaki Bukit	01/07/2008	60 years	48 years	2, 4, 6, 8 & 10 Kaki Bukit Avenue 1 Singapore
Kallang Basin 1	26/08/2011	20 years	11 years	5 & 7 Kallang Place Singapore
Kallang Basin 2	26/08/2011	20 years	11 years	9 & 11 Kallang Place Singapore
Kallang Basin 3	26/08/2011	30 years	21 years	16 Kallang Place Singapore
Kallang Basin 4	01/07/2008	33 years	21 years	26, 26A, 28 & 30 Kallang Place Singapore
Kallang Basin 5	01/07/2008	33 years	21 years	19, 21 & 23 Kallang Avenue Singapore
Kallang Basin 6	01/07/2008	33 years	21 years	25 Kallang Avenue Singapore
Kampong Ampat	01/07/2008	60 years	48 years	171 Kampong Ampat Singapore
Kampong Ubi	26/08/2011	60 years	51 years	3014A, 3014B & 3015A Ubi Road 1 Singapore
Kolam Ayer 1	01/07/2008	43 years	31 years	8, 10 & 12 Lorong Bakar Batu Singapore
Kolam Ayer 2[4]	01/07/2008	43 years	31 years	155, 155A & 161 Kallang Way Singapore
Kolam Ayer 5	01/07/2008	43 years	31 years	1, 3 & 5 Kallang Sector Singapore
Loyang 1	01/07/2008	60 years	48 years	30 Loyang Way Singapore
Loyang 2	01/07/2008	60 years	48 years	2, 4 & 4A Loyang Lane Singapore
Redhill 1	01/07/2008	30 years	18 years	1001, 1001A & 1002 Jalan Bukit Merah Singapore
Redhill 2	01/07/2008	30 years	18 years	1003 & 3752 Bukit Merah Central Singapore
Tanglin Halt	01/07/2008	56 years	44 years	115A & 115B Commonwealth Drive Singapore
Tiong Bahru 1	01/07/2008	30 years	18 years	1090 Lower Delta Road Singapore
Tiong Bahru 2	01/07/2008	30 years	18 years	1080, 1091, 1091A, 1092 & 1093 Lower Delta Road Singapore
Toa Payoh North 2	01/07/2008	30 years	18 years	1004 Toa Payoh North Singapore
Toa Payoh North 3	01/07/2008	30 years	18 years	1008 & 1008A Toa Payoh North Singapore
Subtotal Flatted Factories				

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[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] The proposed redevelopment of the Kolam Ayer 2 Cluster into a high-tech industrial precinct is expected to commence in the second half of 2020. Provisional Permission for the proposed redevelopment was granted by the Urban Redevelopment Authority on 6 December 2019. On 31 March 2020, the Kolam Ayer 2 Cluster was reclassified from a Flatted Factory to a Hi-Tech Building Cluster.

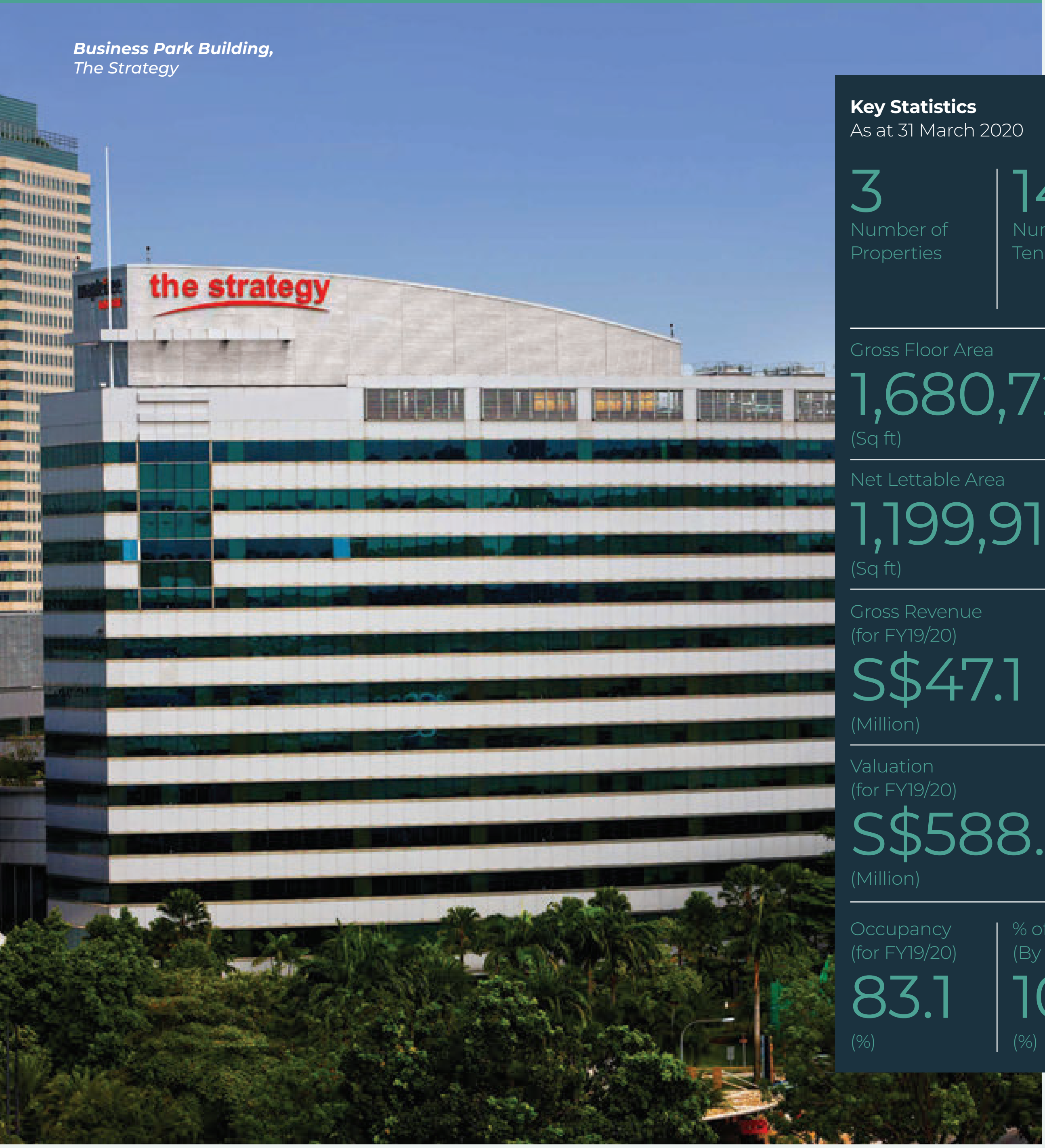
[5] Refers to the aggregate occupancy for the property segment.

GFA (sq ft)	NLA[2] (sq ft)	Purchase Price[3] S$'000	Valuation as at 31/03/2019 S$'000	Valuation as at 31/03/2020 S$'000	Gross Revenue for FY19/20 S$'000	Average Occupancy Rate for FY19/20 %
973,647	787,827	133,300	151,000	151,000	11,967	88.0
121,278	73,553	18,200	19,700	20,100	1,781	94.0
251,038	211,615	22,200	36,300	35,900	4,396	92.0
1,341,959	960,644	147,600	203,000	206,400	14,483	69.7
190,663	133,343	23,200	16,600	15,500	2,894	93.6
366,234	251,417	44,500	30,100	28,000	4,955	87.5
509,081	407,083	74,000	77,400	75,000	7,591	87.4
582,718	383,226	50,000	72,600	72,700	7,903	89.9
442,422	280,440	44,300	55,400	55,900	6,109	91.8
312,694	208,240	30,900	40,400	41,200	4,630	89.6
456,708	294,776	60,300	116,000	120,000	11,554	99.9
723,427	535,901	125,300	125,000	126,000	10,894	96.2
478,901	339,706	49,300	75,200	76,100	7,135	91.4
-	-	-	70,200	-	4,947	67.9
670,586	447,312	71,900	89,000	91,000	9,510	98.3
524,842	379,348	29,000	66,300	66,900	5,817	82.0
324,253	236,248	16,800	40,400	41,400	4,084	96.0
420,184	312,539	41,500	61,800	57,300	6,479	90.4
307,657	220,476	37,500	53,000	50,600	5,284	84.3
242,384	171,688	28,900	47,000	47,000	4,289	95.1
159,831	110,574	14,500	19,300	18,900	2,254	87.3
465,554	341,671	45,800	65,300	64,400	7,497	90.1
167,186	108,867	13,700	20,500	19,800	2,571	93.6
192,320	137,120	16,400	26,500	25,500	3,072	93.2
10,225,567	**7,333,614**	**1,139,100**	**1,578,000**	**1,506,600**	**152,096**	**87.4**[5]

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 2020

3
Number of Properties

145
Number of Tenants

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

Net Lettable Area
1,199,910
(Sq ft)

Gross Revenue
(for FY19/20)
S$47.1
(Million)

Valuation
(for FY19/20)
S$588.3
(Million)

Occupancy
(for FY19/20)
83.1
(%)

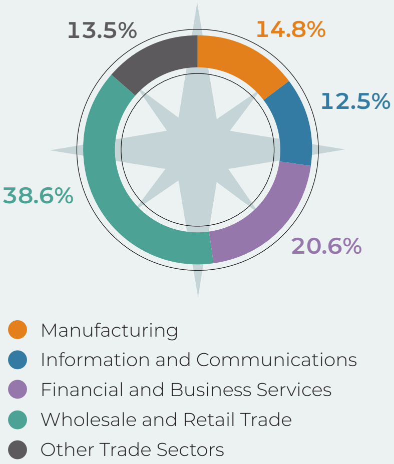
% of Portfolio
(By Valuation)
10.0
(%)

Top Five Tenants in Business Park Buildings

No	Tenant	Property / Cluster Name	Tenant Trade Sector	% of Portfolio Gross Monthly Rental Income (As at 31 March 2020)
1	Dell Global B.V. (Singapore Branch)	The Strategy	Wholesale of Machinery, Equipment and Supplies	0.8%
2	Sony Electronics (Singapore) Pte. Ltd.	The Strategy	Wholesale Trade	0.7%
3	Covance (Asia) Pte Ltd	The Synergy	General Wholesale Trade and Services	0.6%
4	Becton Dickinson Holdings Pte. Ltd.	The Strategy	Financial Services	0.5%
5	Tata Consultancy Services Asia Pacific Pte. Ltd.	The Signature	Computer Programming and Consultancy	0.4%

Tenant Business Sector

By Gross Rental Income



Detailed Property Information

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$'000	Valuation as at 31/03/2019 S$'000	Valuation as at 31/03/2020 S$'000	Gross Revenue for FY19/20 S$'000	Average Occupancy Rate for FY19/20 %
The Signature	01/07/2008	60 years	48 years	51 Changi Business Park Central 2 Singapore	510,324	343,434	98,500	151,000	151,800	14,100	88.4
The Strategy	01/07/2008	60 years	48 years	2 International Business Park Singapore	725,171	573,864	213,900	298,000	301,100	21,921	80.1
The Synergy	01/07/2008	60 years	48 years	1 International Business Park Singapore	445,231	282,612	91,000	132,000	135,400	11,113	82.8
Subtotal Business Park Buildings					**1,680,726**	**1,199,910**	**403,400**	**581,000**	**588,300**	**47,134**	**83.1**[3]

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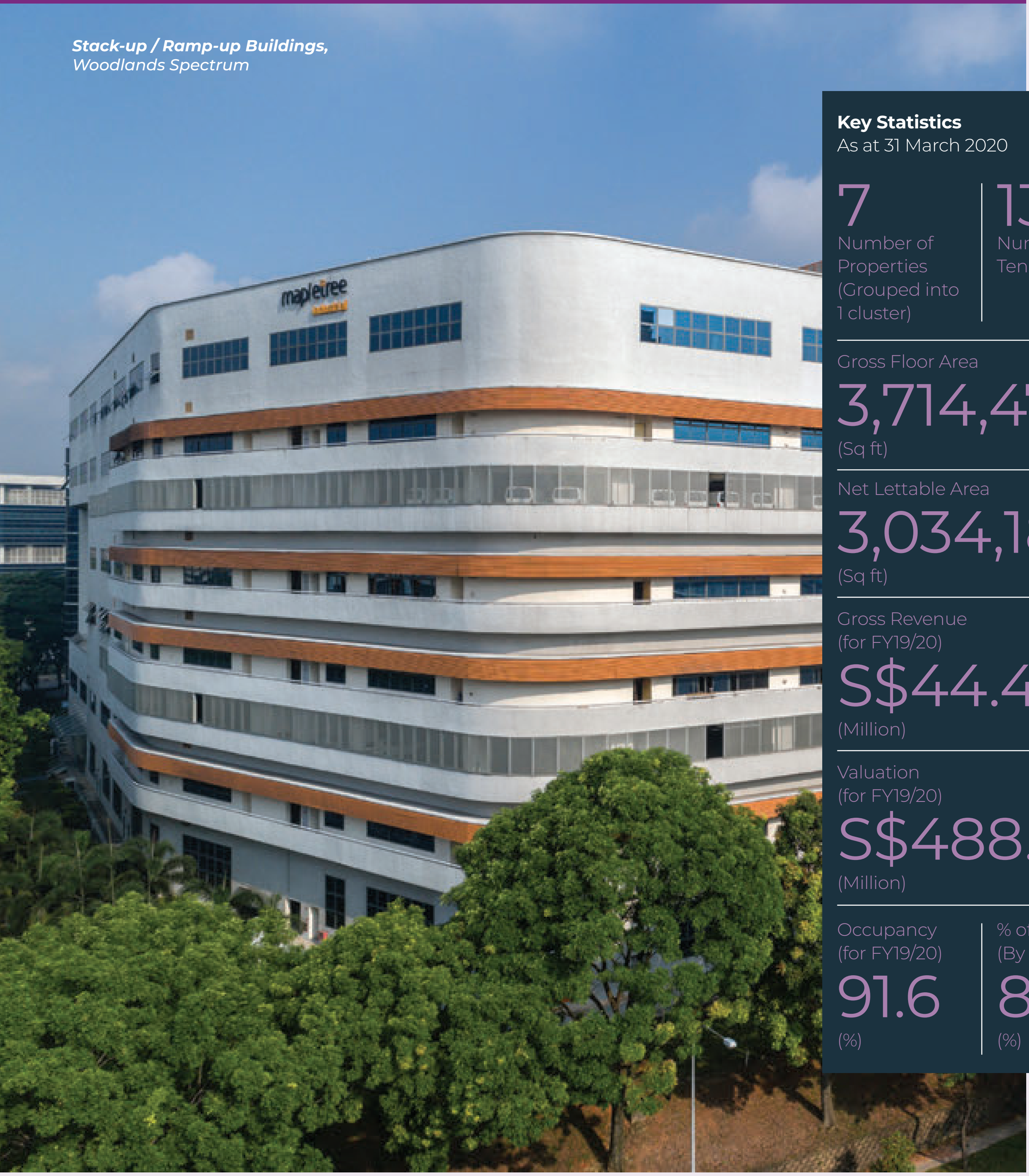
[1] Refers to the tenure of underlying land.
[2] Excludes stamp duties and other acquisition related costs.
[3] Refers to the aggregate occupancy for the property segment.

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.



Stack-up / Ramp-up Buildings,
Woodlands Spectrum

Key Statistics
As at 31 March 2020

7
Number of Properties (Grouped into 1 cluster)

134
Number of Tenants

Gross Floor Area
3,714,473
(Sq ft)

Net Lettable Area
3,034,180
(Sq ft)

Gross Revenue (for FY19/20)
S$44.4
(Million)

Valuation (for FY19/20)
S$488.7
(Million)

Occupancy (for FY19/20)
91.6
(%)

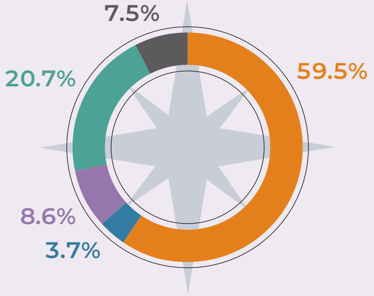
% of Portfolio (By Valuation)
8.3
(%)

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 2020)
1	Univac Precision Engineering Pte. Ltd.	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.5%
2	Ultra Clean Asia Pacific Pte. Ltd.	Woodlands Spectrum	Precision Engineering, Electrical, Machinery and Transportation Products	0.4%
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	0.2%

Tenant Business Sector

By Gross Rental Income



● Manufacturing
● Information and Communications
● Financial and Business Services
● Wholesale and Retail Trade
● Other Trade Sectors

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$'000	Valuation as at 31/03/2019 S$'000	Valuation as at 31/03/2020 S$'000	Gross Revenue for FY19/20 S$'000	Average Occupancy Rate for FY19/20 %
Woodlands Spectrum 1 & 2	01/07/2008	60 years	48 years	2 Woodlands Sector 1, 201, 203, 205, 207, 209 & 211 Woodlands Avenue 9 Singapore	3,714,473	3,034,180	265,000	473,000	488,700	44,358	91.6
Subtotal Stack-up/Ramp-up Buildings					**3,714,473**	**3,034,180**	**265,000**	**473,000**	**488,700**	**44,358**	**91.6**

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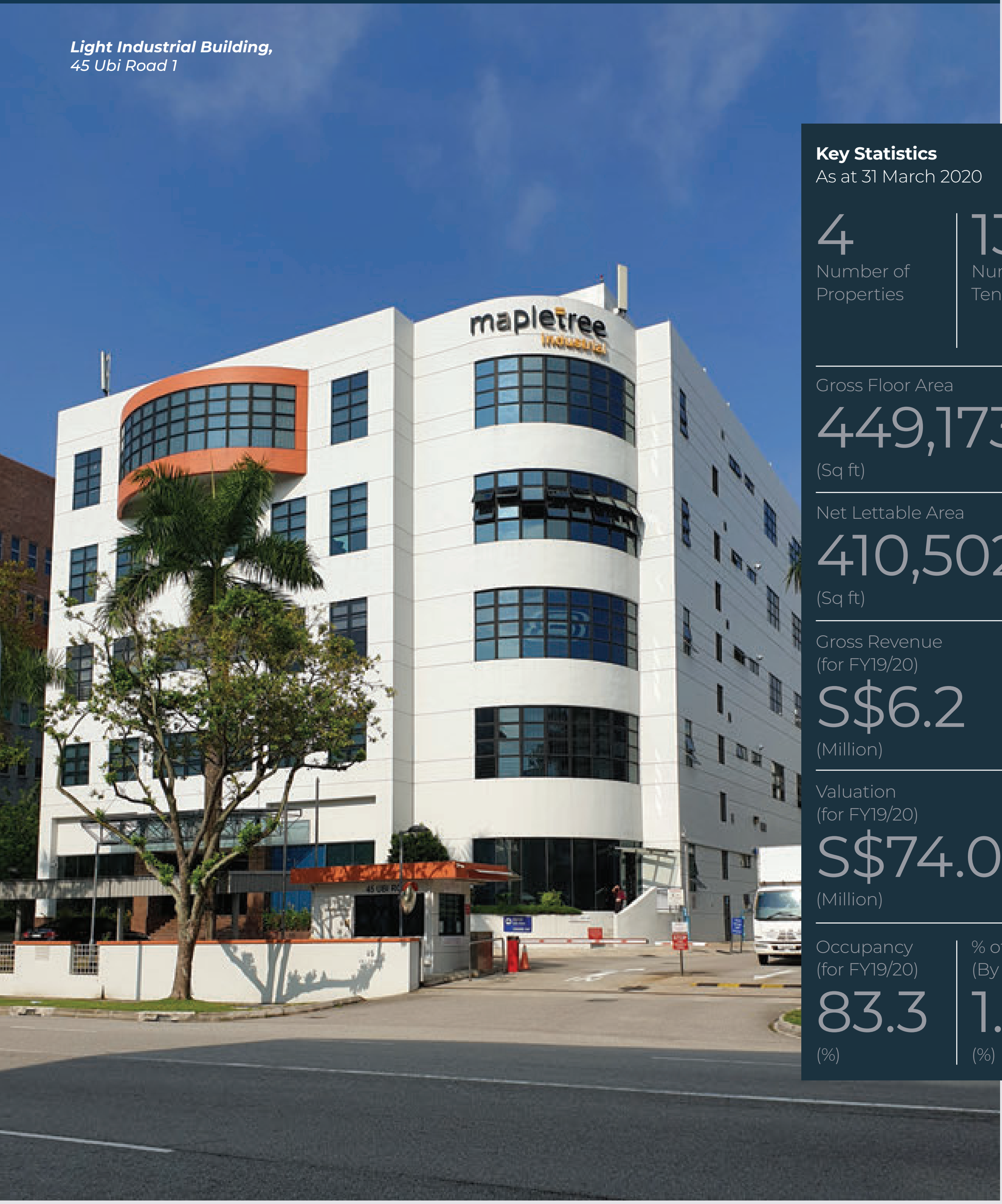
[1] Refers to the tenure of underlying land.
[2] NLA excludes long strata leases at Woodlands Spectrum 1 & 2.
[3] Excludes stamp duties and other acquisition related costs.

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.



Light Industrial Building,
45 Ubi Road 1

Key Statistics
As at 31 March 2020

4 Number of Properties	13 Number of Tenants

Gross Floor Area
449,173
(Sq ft)

Net Lettable Area
410,502
(Sq ft)

Gross Revenue
(for FY19/20)
S$6.2
(Million)

Valuation
(for FY19/20)
S$74.0
(Million)

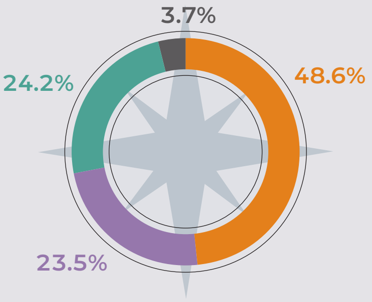
Occupancy (for FY19/20) 83.3 (%)	% of Portfolio (By Valuation) 1.2 (%)

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 2020)
1	AMS Sensors Singapore Pte. Ltd.	26 Woodlands Loop	Computer, Electronic and Optical Products	0.4%
2	LSW Pte. Ltd.	19 Changi South Street 1	Printing, Recorded Media and Essential Products	0.2%
3	Skechers Singapore Pte. Ltd.	45 Ubi Road 1	General Wholesale Trade and Services	0.2%
4	Centurion Corporation Limited	45 Ubi Road 1	Financial Services	0.1%
5	ASYS Group Asia Pte. Ltd.	45 Ubi Road 1	Admin and Support Services	0.1%

Tenant Business Sector

By Gross Rental Income



● Manufacturing
● Financial and Business Services
● Wholesale and Retail Trade
● Other Trade Sectors

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$'000	Valuation as at 31/03/2019 S$'000	Valuation as at 31/03/2020 S$'000	Gross Revenue for FY19/20 S$'000	Average Occupancy Rate for FY19/20 %
19 Changi South Street 1	21/10/2010	30+30 years	37 years	19 Changi South Street 1 Singapore	74,900	71,075	12,400	13,000	12,800	1,204	85.5
26 Woodlands Loop	21/10/2010	30+30 years	35 years	26 Woodlands Loop Singapore	155,818	148,450	21,900	25,500	25,500	2,443	100.0
45 Ubi Road 1	21/10/2010	30+30 years	33 years	45 Ubi Road 1 Singapore	150,610	123,132	23,500	22,500	22,500	2,396	99.2
2A Changi North Street 2	28/05/2014	30+30 years	41 years	2A Changi North Street 2 Singapore	67,845	67,845	12,000[3]	14,500	13,200	182	15.6
Subtotal Light Industrial Buildings					**449,173**	**410,502**	**69,800**	**75,500**	**74,000**	**6,225**	**83.3**[4]

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[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

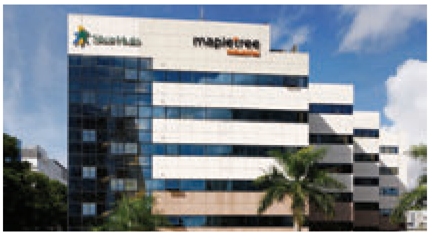
Hi-Tech Buildings

1 1 & 1A Depot Close

2 7 Tai Seng Drive

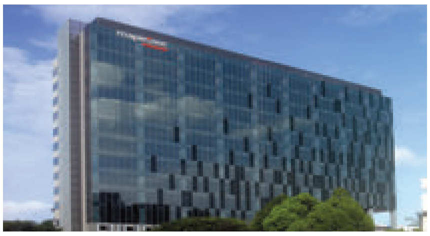
3 18 Tai Seng

4 19 Tai Seng Drive

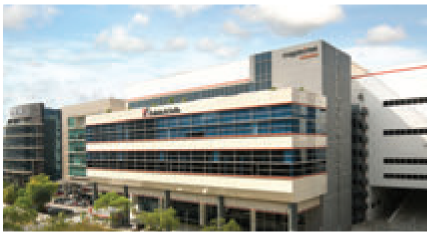


5 26A Ayer Rajah Crescent

6 30A Kallang Place



7 K&S Corporate Headquarters



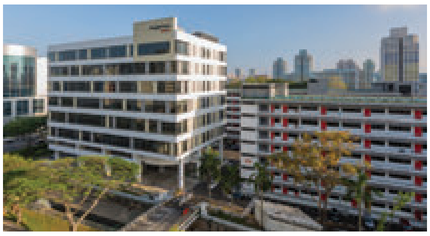
8 Kolam Ayer 2[1]

9 Mapletree Sunview 1

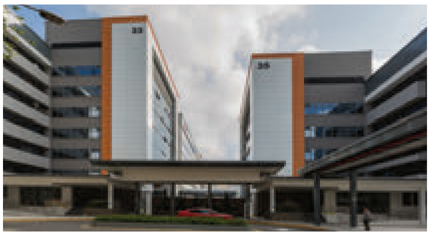
10 Serangoon North

11 STT Tai Seng 1

12 Toa Payoh North 1



13 Woodlands Central



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[1] The proposed redevelopment of the Kolam Ayer 2 Cluster into a high-tech industrial precinct is expected to commence in the second half of 2020. Provisional Permission for the proposed redevelopment was granted by the Urban Redevelopment Authority on 6 December 2019. On 31 March 2020, the Kolam Ayer 2 Cluster was reclassified from a Flatted Factory to a Hi-Tech Building Cluster.

Flatted Factories

14 Chai Chee Lane

15 Changi North

16 Clementi West

17 Kaki Bukit

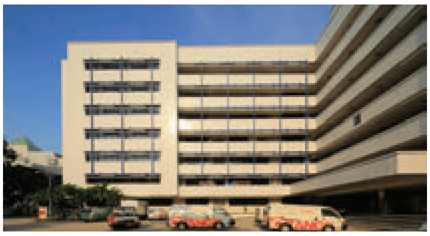
18 Kallang Basin 1

19 Kallang Basin 2

20 Kallang Basin 3

21 Kallang Basin 4

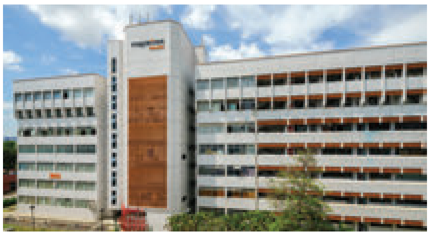
22 Kallang Basin 5



23 Kallang Basin 6

24 Kampong Ampat

25 Kampong Ubi

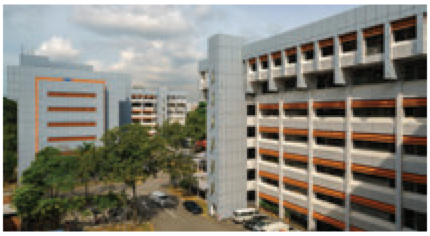


PROPERTY PORTFOLIO AT A GLANCE

SINGAPORE

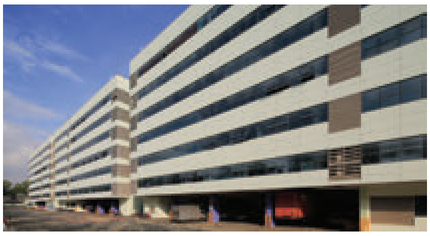
Flatted Factories

26 Kolam Ayer 1



27 Kolam Ayer 5

28 Loyang 1



29 Loyang 2

30 Redhill 1

31 Redhill 2

32 Tanglin Halt

33 Tiong Bahru 1

34 Tiong Bahru 2

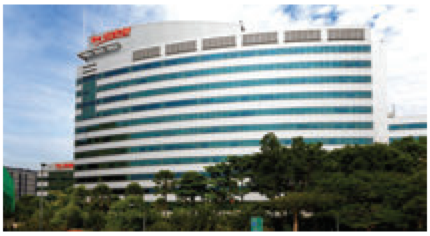
35 Toa Payoh North 2

36 Toa Payoh North 3

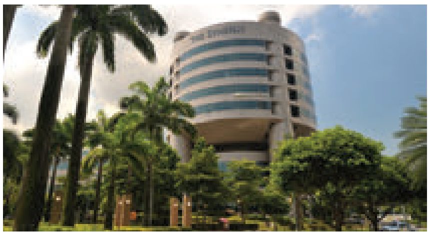
Business Park Buildings

37 The Signature

38 The Strategy



39 The Synergy



Stack-up/Ramp-up Buildings

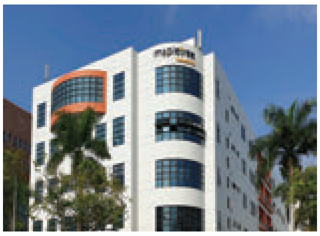
40 Woodlands Spectrum 1 & 2

Light Industrial Buildings

41 19 Changi South Street 1

42 26 Woodlands Loop

43 45 Ubi Road 1



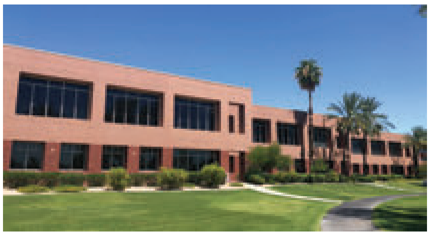
44 2A Changi North Street 2

PROPERTY PORTFOLIO AT A GLANCE

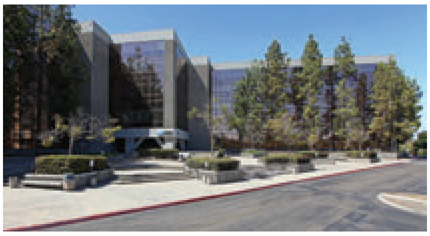
NORTH AMERICA

Hi-Tech Buildings

45 2055 East Technology Circle,
Phoenix, Arizona



46 7337 Trade Street,
San Diego, California



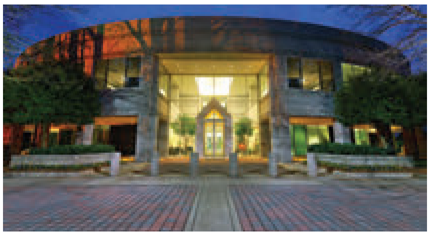
47 11900 East Cornell Avenue,
Denver, Colorado

48 8534 Concord Center Drive,
Denver, Colorado

49 180 Peachtree,
Atlanta, Georgia

50 375 Riverside Parkway,
Atlanta, Georgia

51 1001 Windward Concourse,
Alpharetta, Georgia



52 2775 Northwoods Parkway,
Atlanta, Georgia

53 115 Second Avenue,
Boston, Massachusetts

54 19675 W Ten Mile Road,
Southfield, Michigan

55 2 Christie Heights,
Leonia, New Jersey

56 1805 Center Park Drive,
Charlotte, North Carolina

57 5150 McCrimmon Parkway,
Morrisville, North Carolina

58 6800 Millcreek,
Toronto, Ontario (Canada)

59 2000 Kubach Road,
Philadelphia, Pennsylvania

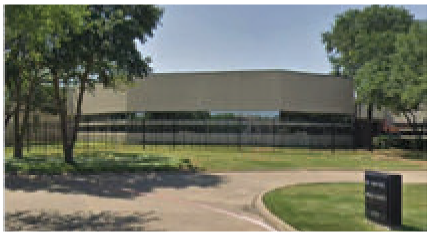
Hi-Tech Buildings

60 402 Franklin Road,
Brentwood, Tennessee

61 1221 Coit Road,
Plano, Texas

62 3300 Essex Drive,
Richardson, Texas

63 17201 Waterview Parkway,
Dallas, Texas



64 5000 Bowen,
Arlington, Texas

65 45901-45845 Nokes Boulevard,
Northern Virginia, Virginia

66 21110 Ridgetop Circle,
Northern Virginia, Virginia

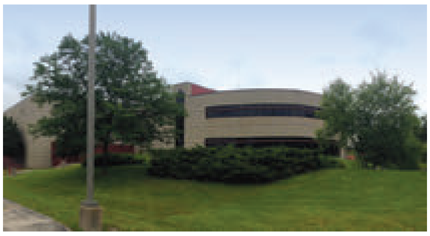
67 21561-21571 Beaumeade Circle,
Northern Virginia, Virginia

68 44490 Chilum Place (ACC2),
Northern Virginia, Virginia

69 21745 Sir Timothy Drive (ACC9),
Northern Virginia, Virginia

70 21744 Sir Timothy Drive (ACC10),
Northern Virginia, Virginia

71 N15W24250 Riverwood Drive,
Pewaukee, Wisconsin



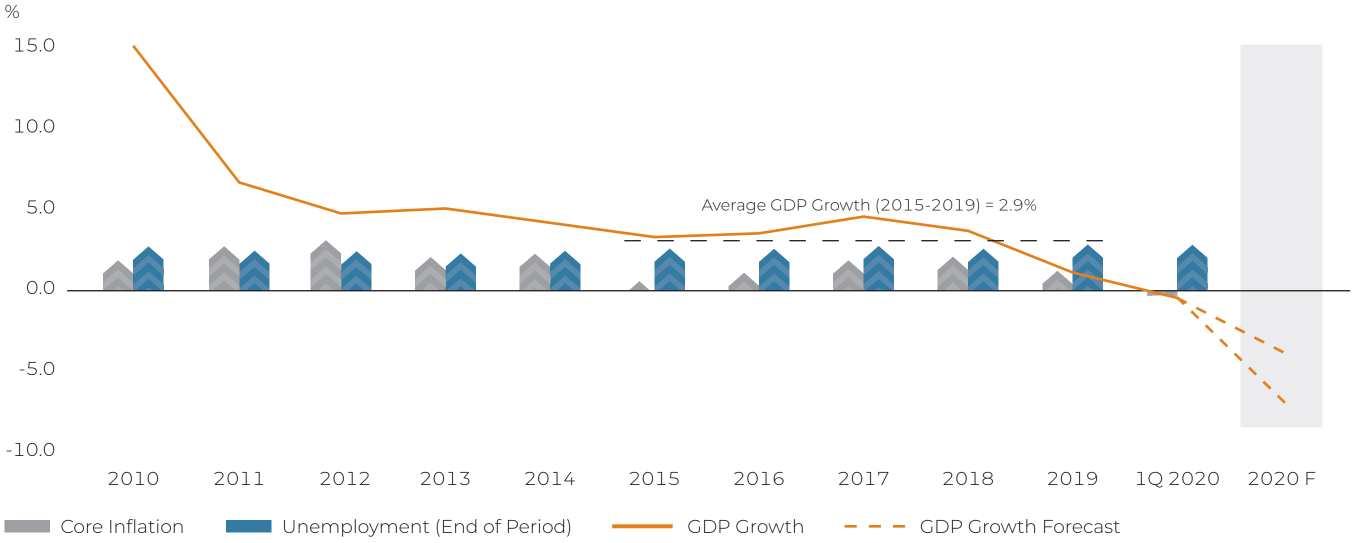
SINGAPORE INDUSTRIAL PROPERTY MARKET OVERVIEW

EDMUND TIE & COMPANY (SEA) PTE LTD
26 MAY 2020

1.0 ECONOMIC OVERVIEW

Singapore's gross domestic product ("GDP") grew by 0.7% in 2019, slower than the 3.4% growth in 2018 (Figure 1). In 1Q 2020, GDP contracted by 0.7% year-on-year ("y-o-y"), reversing from the 1.0% y-o-y growth in Q4 2019 as key sectors such as construction and business services contracted. Unemployment rate rose to 2.3% in 1Q 2020 compared with 2.2% in 1Q 2019.

Figure 1: Annual GDP Growth, Unemployment and Core Inflation[1]



Source: Department of Statistics Singapore, Ministry of Trade and Industry

According to the Ministry of Trade and Industry (''MTI''), the manufacturing sector grew by 6.6% y-o-y in 1Q 2020, supported by the output expansions in biomedical manufacturing, precision engineering and transport engineering clusters that outweighed declines in the electronics, general manufacturing and chemicals clusters. The clusters' declines are partly attributed to weakened external demand and supply chain disruptions due to the COVID-19 outbreak, which escalated into a pandemic in early March 2020. Conversely, the pharmaceuticals segment of the biomedical manufacturing cluster experienced a surge in the production of active pharmaceutical ingredients and biological products in 1Q 2020 with 67.6% y-o-y growth. Notably, the expansion of the manufacturing sector in 1Q 2020 is a reversal from the decline of 2.3% y-o-y in 4Q 2019. The Index of Industrial Production, an indicator for manufacturing output, grew by 16.5% y-o-y in 1Q 2020, which performed better as compared with the y-o-y decline of -3.7% in 4Q 2019, largely due to the low base effect.

The construction sector declined by 4.0% y-o-y in 1Q 2020, a reversal from the 4.3% y-o-y growth in 4Q 2019. The sector was weighed down by the decline in private sector construction activities due to production and supply chain disruptions of materials and labour caused by the COVID-19 outbreak, as lockdowns and travel restrictions were implemented worldwide which impeded mobility of goods and people.

As the global COVID-19 situation is currently evolving, a significant degree of uncertainty over the severity and duration of the pandemic remains, including the pace of global economic recovery. According to MTI, the outlook for the Singapore economy has weakened further against the risk of subsequent waves of infections, which may result in lockdowns and movement restrictions being re-imposed in major economies such as the United States of America and the Eurozone, as well as the possibility of financial market volatility and impact on market sentiment. In view of the deterioration in the external demand outlook and the expected economic fallout from the circuit breaker measures implemented to curb the spread of COVID-19, MTI has downgraded the GDP growth forecast for 2020 from -4.0% and -1.0% on 26 March 2020 to -7.0% and -4.0% on 26 May 2020.

2.0 KEY GOVERNMENT POLICIES AND PLANS

Circuit Breaker Measures Impacting Industrial Operations

In order to reduce the transmission of COVID-19, the Singapore Government introduced the circuit breaker measures,

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[1] Monetary Authority of Singapore defines a core inflation measure that excludes the components of "Accommodation" and "Private Transport". These items are excluded as they tend to be significantly influenced by supply-side administrative policies and are volatile.

which have taken effect on 7 April 2020, with tighter measures introduced on 21 April 2020. The measures will be progressively lifted over three phases after 1 June 2020 in a calibrated manner to reduce the risk of subsequent waves of COVID-19 infections. Only essential services are permitted to operate during the circuit breaker period. This poses operating and cashflow challenges for businesses which have to suspend on-site operations during this period. According to the Singapore Government, the following list of activities which are related to manufacturing and distribution are considered as essential services:

- Manufacturers of essential products (e.g. chemicals and petrochemicals, healthcare supplies, medical equipment, food and food ingredient, or materials needed for other essential services) and their suppliers/contractors;
- Semiconductor, pharmaceutical, and biomedical science companies and their suppliers;
- Marine & offshore engineering companies involved in ship/ vessel repair, and maintenance and overhaul services; and their contractors;
- Aerospace maintenance, repair, overhaul (MRO) companies and their suppliers;
- Manufacturing of printing, packaging and pallets to support food services, food manufacturing and any other essential products and services; and
- Distributors of essential products, including food-related items, packaging materials (both food and non-food), household items, personal care products.

Four Rounds of Stimulus Packages Totalling S$92.9 Billion to Mitigate the Economic Effects of the COVID-19 Pandemic

Since the outbreak of COVID-19, the Singapore Government has introduced key measures in the Unity Budget[2] (S$6.4 billion), the Resilience Budget (S$48.4 billion), the Solidarity Budget[3] (S$5.1 billion) and the Fortitude Budget[4] (S$33 billion) to cope with its repercussions. The Resilience Budget was the second and biggest stimulus package announced on 26 March 2020 to provide support in cash flow, costs and credit for businesses and assistance for sectors affected by the COVID-19 situation, which was further enhanced by the Solidarity Budget and the Fortitude Budget.

Key measures announced comprise enhancements and extension of the Jobs Support Scheme and Wage Credit Scheme, and automatic deferment of income tax payments for companies for three months whose payments are due for the period of April to June 2020. Secondly, non-residential properties (e.g. offices and industrial properties) are granted a Property Tax Rebate of 30% for the year 2020. Further, under the Fortitude Budget, additional rental support in terms of cash grants will be provided for small and medium-sized enterprises ("SMEs") tenants (i.e. with not more than S$100 million in annual turnover) with qualifying leases or licenses commencing before 25 March 2020. In particular, 0.64 month of rent for non-residential properties (e.g. industrial and office properties) will be provided to offset rental costs. Together with the Property Tax Rebate, non-residential properties can enjoy a support of around one month of rent[5]. Thirdly, enhancements have been announced for the Enterprise Financing Scheme (EFS) – SME Working Capital Loan, to further alleviate SMEs' cash flow concerns. Additionally, S$20 billion of loan capital was set aside in the Resilience Budget to support good companies with strong capabilities and catalyse private sector loan capital. Furthermore, the Solidarity Budget allows SMEs to defer principal capital payments on their secured term loans till the end of 2020. Banks and finance companies can also apply for low-cost funding through a new MAS Singapore Dollar Facility for new loans granted under the Enterprise Financing Scheme SME Working Capital Loan and Temporary Bridging Loan Programme. The banks and finance companies must commit to pass on the savings to their borrowers. These financial schemes have already benefited 5,000 businesses as of the Fortitude Budget announcement.

The Singapore Government also passed the COVID-19 (Temporary Measures) Act 2020 on 7 April 2020 to offer temporary relief to businesses and individuals who are unable to perform their contractual obligations because of the COVID-19. For example, if the tenant has successfully claimed relief under the Act, the landlord cannot terminate the leases for non-residential properties (e.g. commercial or industrial properties). In place for six months (which may be extended to a year), the new law will cover contractual obligations that are to be performed on or after 1 February 2020 and for contracts entered into or renewed before 25 March 2020.

These measures will help industrial sector tenants financially and provide relief from legal obligations that are likely to arise amid evolving challenges from the COVID-19 situation. The combination of measures from the four budgets will help heavily affected businesses tide over the circuit breaker period, as well as to retain and restore core capabilities.

Digital Industry Singapore Office to Support Technological Growth

The newly set up government office, Digital Industry of Singapore ("DISG"), aims to support and capitalise on the growth of Singapore's technology sector. This includes securing talent, market access, building digital capabilities and internationalising businesses. The office is formed under the Ministry of Communications and Information through the joint participation of three statutory boards[6] and will be the first stop for enterprises seeking assistance on matters related to the digital industry, through public-private partnership models. As one of the first projects, DISG worked with tech firm Grab to establish their new headquarters and research centre at one-north.

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[2] The Unity Budget was announced on 18 February 2020 under Budget 2020.
[3] The Solidarity Budget was announced on 6 April 2020.
[4] The Fortitude Budget was announced on 26 May 2020.
[5] Landlords are required to pass on the property tax and cash grant benefits to their SME tenants.
[6] Economic Development Board, Enterprise Singapore and the Infocomm Media Development Authority.

3.0 INDUSTRIAL PROPERTY MARKET OVERVIEW

As at 1Q 2020, there was a total of 536.3 million square feet[7] ("sq ft") of industrial space. Some 51% (272.1 million sq ft) of the total stock is single-user factory space, followed by multiple-user factory space (23%, 121.9 million sq ft), warehouse space (22%, 118.7 million sq ft) and business park space (4%, 23.6 million sq ft).

Industrial Government Land Sales Programme

The Singapore Government announced three sites on the Confirmed List and five sites on the Reserve List for the first half of 2020 Industrial Government Land Sales ("IGLS") Programme, totalling 7.11 hectares ("ha"). The Confirmed and Reserve Lists could potentially yield about 465,200 sq ft and 947,400 sq ft of gross floor area ("GFA") respectively to the total pipeline supply. Notably, the GFA supply is around half of the potential supply from the first half of 2019 IGLS Programme. To maintain affordability and land rejuvenation flexibility, all the land plots in the first half of 2020 IGLS Programme are zoned Business 2 (B2) and have small site areas of below 1.5ha with leasehold tenures of 20 years except for Plot 4, Kaki Bukit Road 5 (Table 1).

Table 1: IGLS Programme for First Half of 2020[8]

Confirmed List of Industrial Sites					
Location	**Zoning**	**Site Area (Ha)**	**Gross Plot Ratio**	**Tenure (Years)**	**Estimated Launch Month**
Plot 1, Jalan Papan	B2	1.23	1.4	20	Available
Plot 2, Tampines North Drive 3*		0.48	2.5		May 2020
Plot 3, Gambas Avenue/ Sembawang Avenue		0.70	2.0		June 2020
Reserve List of Industrial Sites					
Plot 4, Kaki Bukit Road 5**	B2	2.02	2.5	30	Available
Plot 20, Tuas South Link 3		0.45	1.4	20	Available
160 Gul Circle		0.37	1.4	20	Available
Gul Avenue		0.58	1.4	20	Available
Plot 2, Jalan Papan*		1.24	1.4	20	Available

Source: JTC, EDMUND TIE
* Previously listed in the first half of 2019 Confirmed List.
** Previously listed in the second half of 2019 Reserve List.

Major Investment Sales

In 1Q 2020, Ascendas REIT acquired a 25% stake in business park property - Galaxis located at one-north, for S$102.9 million (S$850 per sq ft per GFA), making it the largest industrial transaction (excluding data centres) between 1Q 2019 and 1Q 2020 (Table 2). Data centre transactions included Keppel DC SGP 4 (S$384.9 million) and 1-Net North DC (S$200.2 million) that were both acquired by Keppel DC REIT at S$2,103 and S$936 per sq ft per GFA respectively.

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[7] All data on areas are based on net lettable area ("NLA") unless otherwise stated.
[8] As at 6 May 2020.

Table 2: Selected Industrial Investment Transactions (2019 & 1Q 2020)

Development	Land Lease Tenure	Type	GFA* (sq ft)	Vendor	Buyer	Price (million)	Unit Price per GFA (per sq ft)
Factories and Business Parks							
25% stake of Galaxis (1 Fusionopolis Place)	60 years from 2012	Business Park	740,900	Mitsui & Co Ltd	Ascendas REIT	S$102.9	S$850
Wisma Gulab (190 MacPherson Road)	Freehold	Industrial Building	167,500	Unknown	Heap Seng Group	S$88.0	S$525
IBM Singapore Technology Park (7 Changi Business Park Central 1)	30 years from 2009	Business Park	431,000	IBM	Boustead Projects and Abu Dhabi Investment Council	S$77.4	S$180
Luxasia Building (12 Tai Seng Street)	30+30 years from 2007	Industrial Building	85,600	Luxasia Group	PGIM Real Estate	S$66.4	S$776
6 Kim Chuan Drive	Freehold	Industrial Building	22,300	Precise Development	Unknown	S$51.0	S$2,287
Data Centres							
Keppel DC SGP 4 (20 Tampines Street 92)	30 years Leasehold ("LH") from 1990	Data Centre	183,000	Thorium DCPL	Keppel DC REIT	S$384.9	S$2,103
1-Net North DC (18 Riverside Road)	70 years LH from 1974	Data Centre	213,800	CityDC Pte Ltd and WDC Development Pte Ltd	Keppel DC REIT	S$200.2	S$936

Source: JTC, various REITs, OneMap, EDMUND TIE
* GFA for each development is rounded to the nearest hundred.

4.0 MULTIPLE-USER FACTORY SPACE[9]

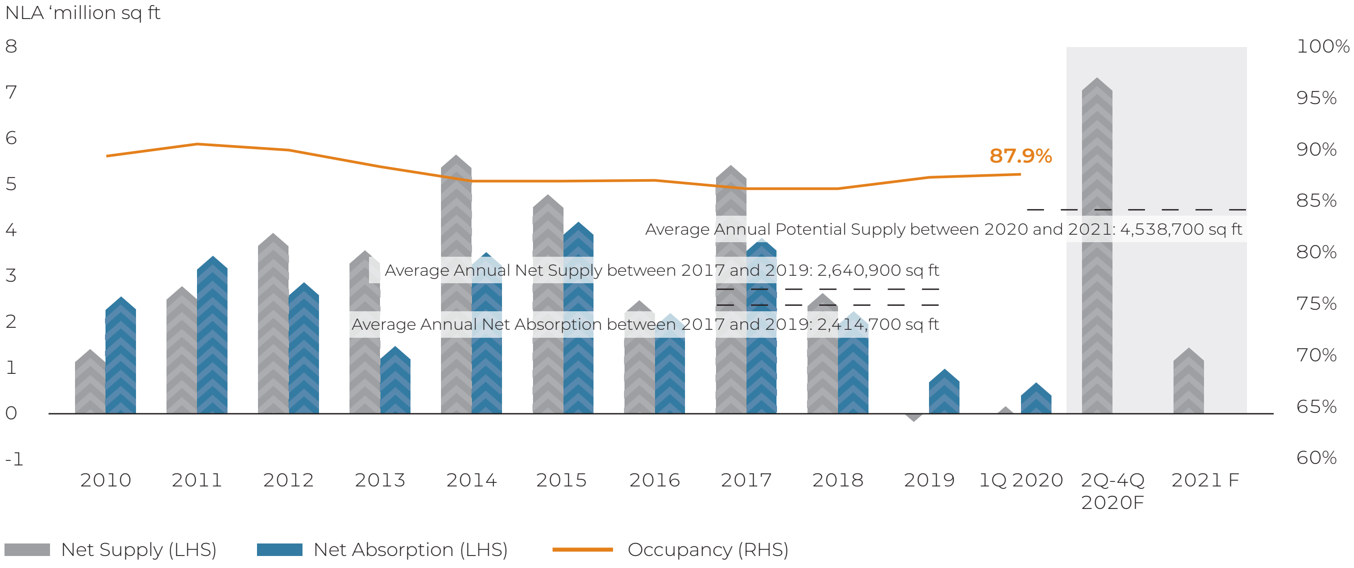
Stock and Supply

As at 4Q 2019, total multiple-user factory stock declined by 0.1% y-o-y (172,200 sq ft) to 121.7 million sq ft. In 1Q 2020, multiple-user factory stock grew slightly to 121.9 million sq ft. Major completions included Logos Food21 (254,600 sq ft), a food production facility located in the Tuas West and West Spring (229,500 sq ft), 30 terrace factories at Tuas Bay Drive.

Demand and Occupancy

The Singapore Government's tapering of land supply via the IGLS Programme, coupled with the slowdown of the manufacturing sector has dampened new supply and demand for multiple-user factory space. In 2019, the net supply for multiple-user factory space reversed to -172,200 sq ft from 2.6 million sq ft in 2018, attributed to net withdrawals of space in the North-East and Central Regions (Figure 2). At the same time, net absorption fell by 55.1% y-o-y from 2.3 million sq ft in 2018 to 1.0 million sq ft in 2019 (Figure 2). As a result, occupancy for multiple-user factory space grew by 1.0 percentage point from 86.5% in 2018 to 87.5% in 2019. In 1Q 2020, occupancy was 87.9%.

Figure 2: Net Supply, Net Absorption, Occupancy and Potential Supply (Multiple-user Factory Space)



Source: JTC, EDMUND TIE

Potential Supply

An estimated total of 9.0 million sq ft (GFA) of multiple-user factory space is expected to be completed in 2Q-4Q 2020 while 1.8 million sq ft (GFA) is expected in 2021. Major public projects scheduled for completion in 2020 are JTC Defu Industrial City (3.5 million sq ft GFA), TimMac@Kranji (1.5 million sq ft GFA) and Bedok Food City (1.1 million sq ft GFA). According to JTC, 115 tenants and lessees of land-based factories will be relocated to Defu Industrial City. Major private projects include Tuas South Connection (507,600 sq ft GFA) and 351 on Braddell (260,300 sq ft GFA).

Rents

Rents for multiple-user factory space were supported by the limited supply in 2019 despite the lower net absorption. In 2019, median rents for multiple-user factory space decreased slightly by 0.6% y-o-y from S$1.78 per sq ft per month in 2018 to S$1.77 per sq ft per month in 2019 (Figure 3). In 1Q 2020, the median rent for multiple-user factory space remained stable at S$1.77 per sq ft per month.

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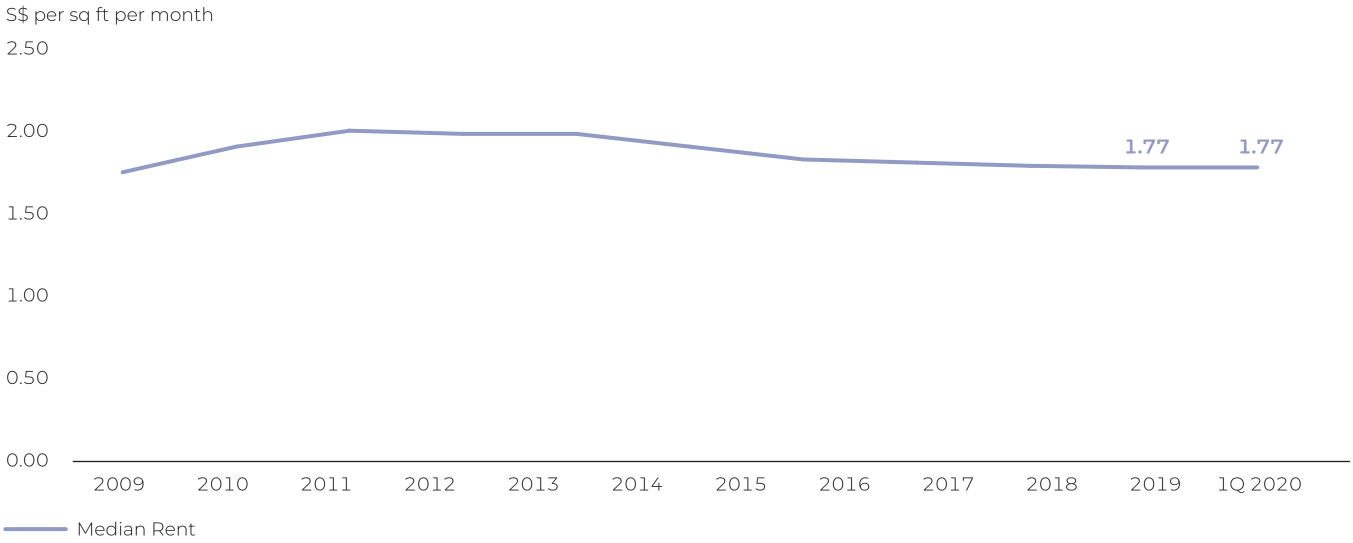
[9] All data on areas are based on net lettable area ("NLA") unless otherwise stated.

Figure 3: Rents for Multiple-User Factory Space[10]



Source: JTC, EDMUND TIE

Outlook

Following the decline in demand for multiple-user factory space in 2019, the outbreak of COVID-19 has adversely affected industrialists' business operations due to the fall in demand and supply chain disruptions. The Singapore Government's circuit breaker measures that began on 7 April 2020 have also resulted in significant disruptions to business operations in factories. Notwithstanding these challenges, manufacturing companies that have embarked on digitalisation are likely to better manage the limitations of on-site operations. Industrial production and logistics of essential goods and services e.g. healthcare products, biomedical goods and food & beverages, will continue to operate during the circuit breaker period and beyond, lending support in the utilisation of factory space.

The ongoing global uncertainties arising from the trade tensions between the United States and China, coupled with the COVID-19 pandemic, have largely reduced export demand worldwide. This in turn poses a negative impact on the cashflows of various enterprises such as SMEs, which have seen more companies turning to the financial support measures offered by the Singapore Government to stay afloat during the period of low demand for their goods and services. In view of the knock-on impacts caused by the pandemic and the uncertainties ahead, we expect rents of multiple-user factory space to decline for 2020.

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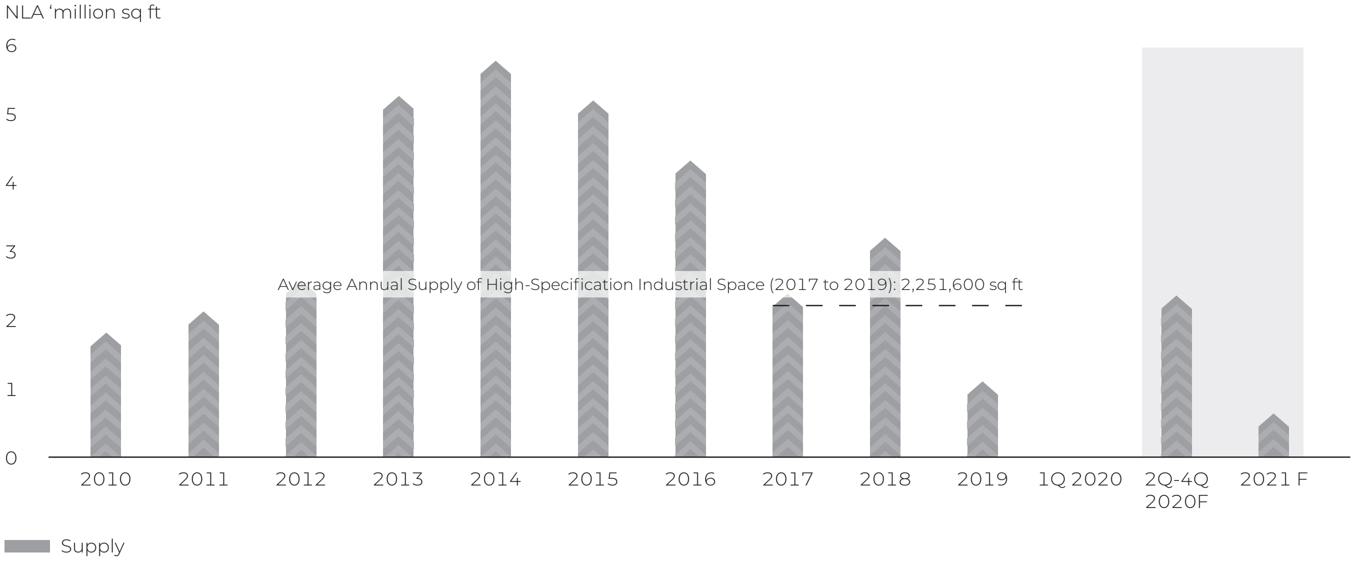
[10] Refers to gross rent per month including service charge but excluding Goods and Services Tax ("GST").

5.0 HIGH-SPECIFICATION INDUSTRIAL SPACE[11]

Stock and Supply

High-specification industrial space have better specifications than generic multiple-user factory space. They have higher floor loading and back-up power supply and are usually located in strategic areas. They also have additional features e.g. corporate lobby and facilities such as swimming pool and sky gardens. Based on EDMUND TIE's estimation, there was about 49.1 million sq ft of high-specification industrial stock as at 1Q 2020. In 2019, only 1.1 million sq ft[12] was completed, 65% lower than the supply completed in 2018 (3.2 million sq ft). There was no completion in 1Q 2020 (Figure 4).

Figure 4: Supply of High-specification Industrial Space[13]



Source: JTC, EDMUND TIE

There were four major completions of high-specification industrial developments in 2019, including data centre extension by Google (205,900 sq ft NLA) located at 2 Jurong West Street 23 and STT Defu 2 (55,000 sq ft NLA) located at 23 Defu Lane Avenue 1. Solaris@Kallang 164 and 171, with NLA of 481,000 sq ft and 320,500 sq ft respectively, are redevelopments of old industrial buildings located at Kallang Way, boosting lush greenery, communal space and childcare facilities.

Potential Supply

There is a total of 2.9 million sq ft (GFA) and 799,500 sq ft (GFA) of high-specification industrial space in the pipeline for 2Q-4Q 2020 and 2021 respectively. Most of the potential supply in 2Q-4Q 2020 are from four data centre developments, totaling 2.2 million sq ft in GFA. The developers of these data centres are Google, Awan Data Centre Pte Ltd, Digital Realty and ST Telemedia Global Data Centres. The largest high-specification industrial development and also largest data centre in the potential supply is by Google at 1.3 million sq ft (GFA) located at Lok Yang Way.

Rents

The 75th percentile rent for multiple-user factory space is used as a proxy for high-specification industrial space. In 2019, the 75th percentile rent decreased by 0.5% y-o-y to S$2.19 per sq ft per month from S$2.20 per sq ft per month in 2018 (Figure 5). In 1Q 2020, the 75th percentile rent slipped to S$2.17 per sq ft per month.

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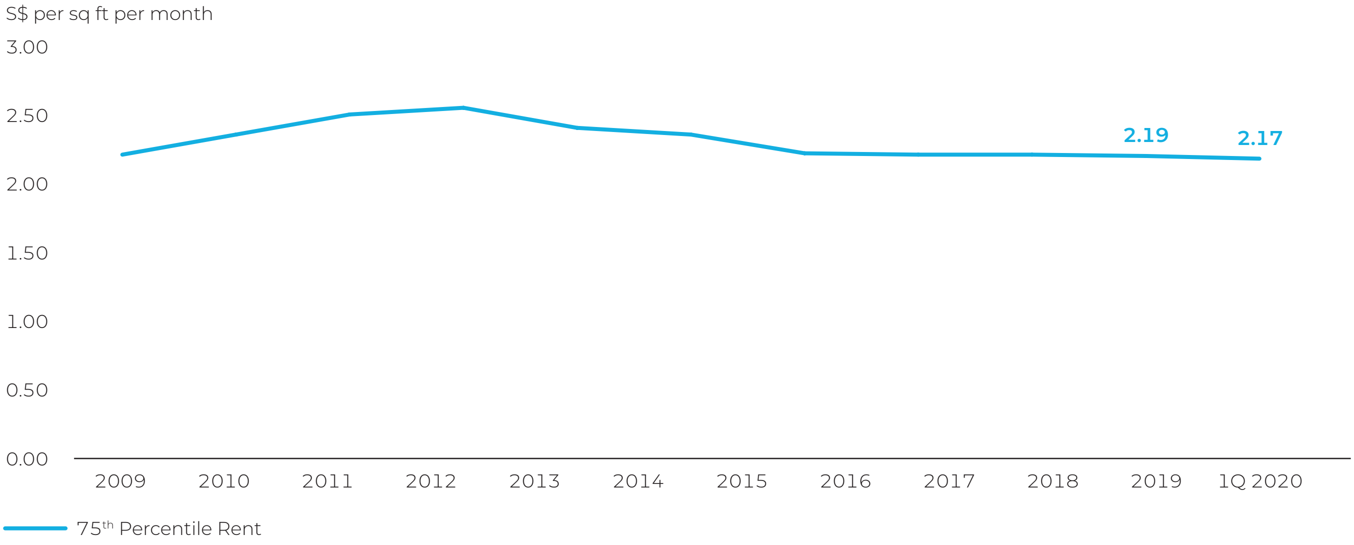
[11] There is no official statistics on high-specifications industrial space.
[12] Based EDMUND TIE's estimation.
[13] Based on NLA.

Figure 5: Rents for High-Specification Industrial Space[14]



Source: JTC, EDMUND TIE

Outlook

The demand for high-specification industrial space is expected to sustain in the long run as companies continue their innovation roadmaps and expand their research and development capabilities. Occupiers of high-specification industrial space are typically high-tech manufacturers, data-related industrialists and other high-value-add industrial companies. However, the severity of COVID-19 pandemic has dampened economic sentiment and raised concerns on the nature and extent of future operations on-site, especially for companies that are impacted by the repercussions of the outbreak in terms of demand for their goods and services. Consequently, most companies are taking a cautious approach in their immediate expansion plans to ensure their financial viability. Notwithstanding the potential reduction in new take-up of industrial space, the high switching cost of relocations for industrial users allows stability of existing demand for high-specification space. In the medium term, we can expect growth in the trends of on-shoring / near-shoring manufacturing, especially for essential products and food. In view of the near-term headwinds, we expect rents for high-specification industrial space to ease marginally in 2020.

6.0 BUSINESS PARK SPACE

Stock and Supply

In 2019, total business park space increased by 0.6% y-o-y (net supply: 150,700 sq ft) to 23.7 million sq ft from 23.5 million sq ft in 2018. As at 1Q 2020, business park stock was 23.6 million sq ft. The only business park development completed was 5 Science Park Drive (236,500 sq ft), a six-storey building (fully leased by Shopee) with a business lounge and landscaped central garden. Approximately 58.4% (13.8 million sq ft) of the total business park space is in the Central Region, 24.2% (5.8 million sq ft) in the East Region and 17.4% (4.1 million sq ft) in the West Region.

Demand and Occupancy

Supported by the continuous restructuring of industries and digital transformations through a series of government policies and the trend of Industry 4.0, companies are undergoing new forms of work process and efficiency. High-quality business parks thus continue to attract demand from technology and other knowledge-intensive enterprises. Business park landlords have also shown commitments in rejuvenating older business parks to unlock value for potential tenants. Islandwide occupancy grew by 1.3 percentage points from 84.9% in 2018 to 86.2% in 2019 and was 86.0% as of 1Q 2020 (Figure 6). Business park space in the Central Region (i.e. one-north and Mapletree Business City) continued to enjoy the highest occupancy (91.4%) in 1Q 2020 due to their strategic locations, integrated concepts with amenities and high-quality environment.

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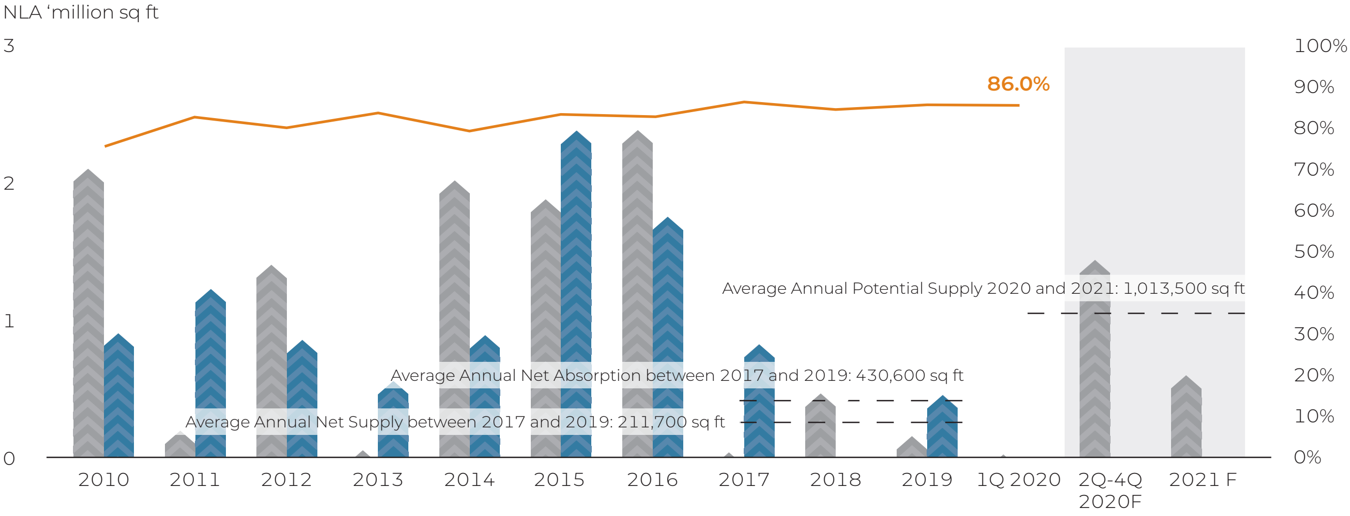
[14] Refers to gross rent per month including service charge but excluding GST.

Figure 6: Net Supply, Net Absorption, Occupancy and Potential Supply (Business Park Space)



Source: JTC, EDMUND TIE

Potential Supply

Around 1.8 million sq ft (GFA) and 730,200 sq ft (GFA) of business park space is in the pipeline for 2Q-4Q 2020 and 2021 respectively (Figure 6). Potential supply expected to be completed in 2020 include Grab's headquarters (390,100 sq ft GFA) and Razer's headquarters (175,700 sq ft GFA) located in one-north. JTC Cleantech 3[15] (544,000 sq ft) at CleanTech Park, Surbana-Jurong Campus (445,100 sq ft GFA) and PBA Innovation Centre (285,800 sq ft GFA) are expected to be completed in 2021.

Rents

Business parks with well-designed common space and ample amenities have consistently drawn interest from manufacturing companies as well as knowledge-intensive businesses in the fields of engineering, biomedical and bioscience sectors. While occupancy remained stable, the limited new supply in 2019 supported rents for business park space. In 2019, the 75th percentile rent for business park space, which is generally based on better and newer business parks, remained at S$4.79 per sq ft per month. Conversely, 25th percentile[16] rents and median rents rose by 3.4% y-o-y and 2.8% y-o-y to S$3.87 per sq ft per month and S$4.25 per sq ft per month respectively in 2019 (Figure 7). As at 1Q 2020, the 75th percentile, median and 25th percentile monthly rents for business park space were S$4.84 per sq ft per month, S$4.20 per sq ft per month and S$3.81 per sq ft per month respectively.

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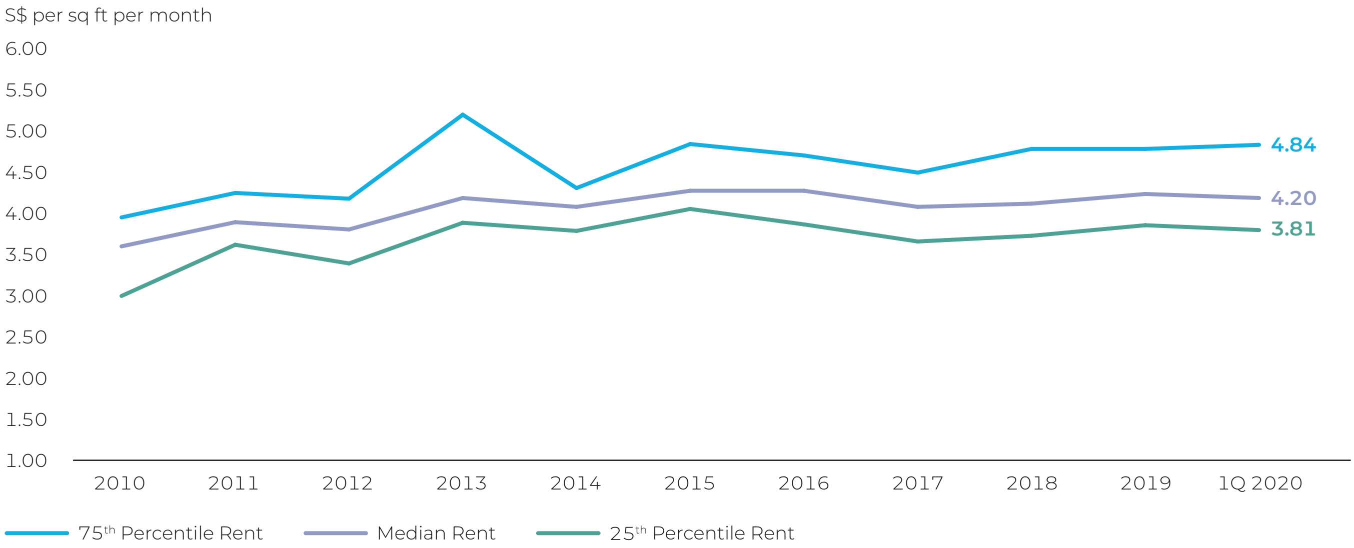
[15] Cleantech 3 will be an integrated development by JTC, for research laboratories and start-ups.
[16] The 25th percentile rents generally represents transactions in older stock.

Figure 7: Rents for Business Park Space[17]



Source: JTC, EDMUND TIE

Outlook

High-quality business park space continues to draw tenants from manufacturing, technology and e-commerce companies, to house their business units and support functions including research and development. Business parks near to tertiary and other institutions of higher learning provide research collaboration opportunities and have an advantage to tap onto a wider talent base. The attributes of location, tenant profile and building specifications are key draws for tenants seeking business park space. On the other hand, the outbreak of the COVID-19 has created a key concern among industry players due to the business uncertainty with regard to the future changes of their operations in the post-COVID-19 scenario, thereon limiting immediate growth opportunities while tenants deliberate on their future spatial needs. Against the backdrop of prevailing market forces, business park rents could trend sideways or exhibit modest decline for 2020.

7.0 STACK-UP FACTORY SPACE[18]

Stock and Potential Supply

According to EDMUND TIE, there is an estimated 7.2 million sq ft of stack-up factory space[19] as at 1Q 2020. The last completion was JTC TrendSpace (542,900 sq ft) in 1Q 2019. There was no new supply of stack-up factory space in 1Q 2020. Identified stack-up factory space in JTC's multiple-user factory pipeline supply for 2Q-4Q 2020 include JTC Bedok Food City (1.1 million sq ft GFA) and JTC TimMac@Kranji (1.5 million sq ft GFA).

Demand and Occupancy

Introduced by JTC in the early 2000s, stack-up factory space provides users with direct vehicular access to individual standard factories in the upper floors, enabling better efficiency. Completed in 1Q 2019, JTC TrendSpace at Sungei Kadut is the first high-rise multi-tenanted development that accommodates an ecosystem of furniture industry players. Based on EDMUND TIE's estimation, the average occupancy rate for private stack-up factory space was around 91.0% in 2019 as compared with 91.8% in 2018.

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[17] Refers to gross rent per month including service charge but excluding GST.

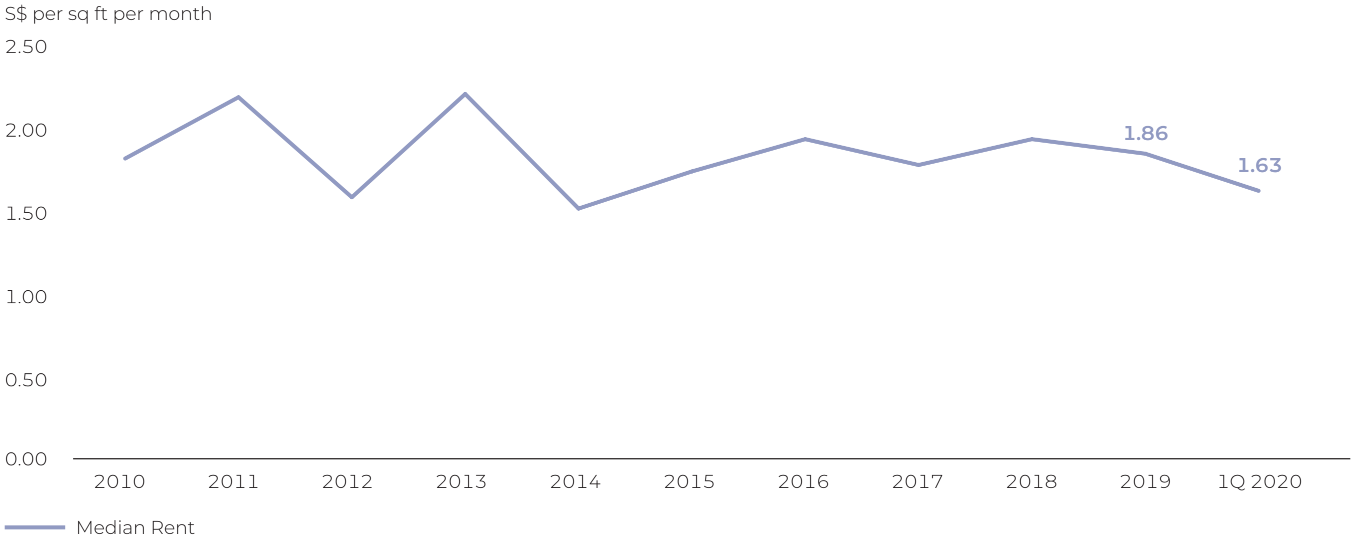
[18] There is no official statistics on stack-up factory space. Stack-up factory space are multiple-user factory units stacked on top each other whereby each unit has ground floor convenience via vehicular ramps.

[19] Includes only ramp-up factory space. Does not include ramp-up warehouses.

Rents

Rental transactions for stack-up factory space are limited due to the small stock available. As the unit sizes of stack-up factory space range from 2,000 sq ft to over 40,000 sq ft, transacted rents are broad-based. In 2019, monthly rental transactions for stack-up factory space were between S$1.27 per sq ft per month and S$2.13 per sq ft per month. Majority of the rental transactions were from Bukit Batok Connection, which was used as a proxy for stack-up factory rents (Figure 8). In 2019, rents declined by 4.6% y-o-y to S$1.86 per sq ft per month, a reversal from the 2018 rental growth of 8.9% y-o-y. As at 1Q 2020, the median rent is S$1.63 per sq ft per month.

Figure 8: Rents for Stack-up Factory[20]



Source: JTC, EDMUND TIE

Outlook

Stack-up factory space offers direct ramp access and dedicated loading/unloading lots for greater operational efficiency. It provides industrial users with an alternative to land-based factory space and is highly attractive to companies, especially for SMEs. As such, the stack-up factory space continues to be a viable option for general manufacturing businesses as well as other niche operations, e.g. food, furniture and other metalwork and woodwork fabrication trades. Given their wide-ranging sizes of units, stack-up factories buildings can accommodate both small and large businesses, creating synergy and promoting collaboration opportunities. However, the slowdown in economic activity due to the pandemic poses a challenge for stack-up factories to retain smaller businesses, which may face cashflow constraints. We expect rents for stack-up factory space to decline in 2020.

Limiting Conditions

Where it is stated in the report that information has been supplied to us in the preparation of this report by the sources listed, this information is believed to be reliable and we will accept no responsibility if this should be otherwise. All other information stated without being attributed directly to another party is obtained from our searches of records, examination of documents or enquiries with relevant government authorities.

The forward statements in this report are based on our expectations and forecasts for the future. These statements should be regarded as our assessment of the future, based on certain assumptions on variables which are subject to changing conditions. Changes in any of these variables may significantly affect our forecasts.

Utmost care and due diligence has been taken in the preparation of this report. We believe that the contents are accurate, and our professional opinion and advice are based on prevailing market conditions as at the date of the report. As market conditions do change, we reserve the right to update our opinion and forecasts based on the latest market conditions.

Edmund Tie & Company (SEA) gives no assurance that the forecasts and forward statements in this report will be achieved and undue reliance should not be placed on them.

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[20] Includes only rental transactions in Bukit Batok Connection. Refers to gross rent per month including service charge but excluding GST.

NORTH AMERICAN DATA CENTRE MARKET OVERVIEW

451 RESEARCH, LLC.
30 MAY 2020

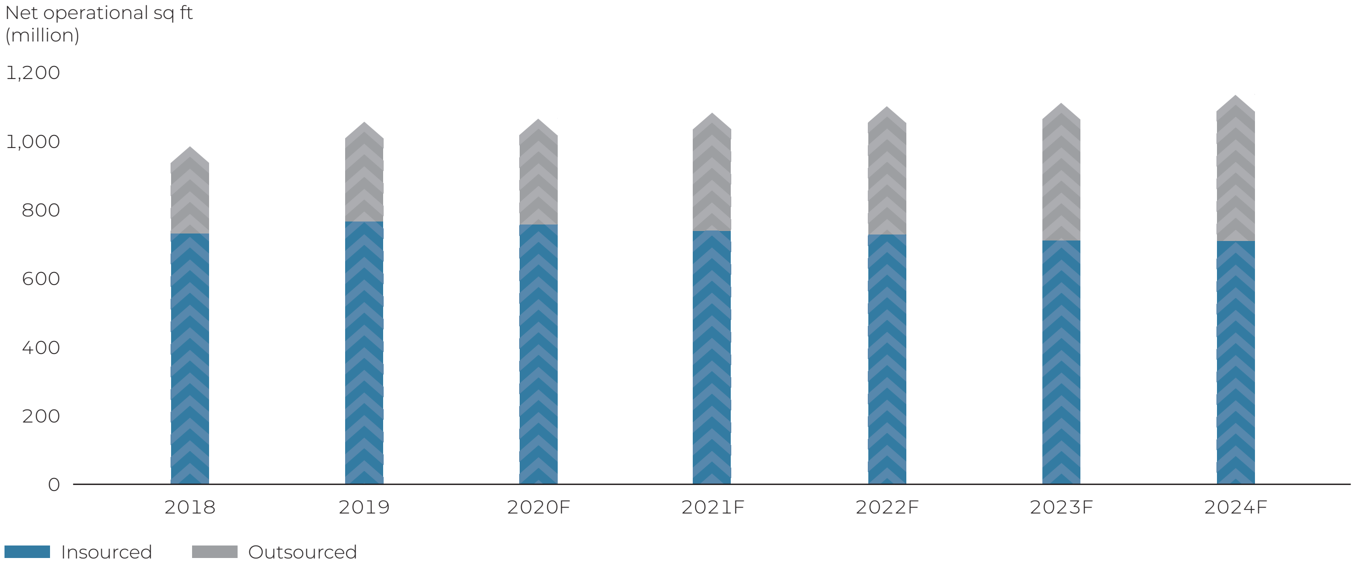
GLOBAL DATA CENTRE MARKET

The global leased data centre industry has thrived over the past several years, despite changes in its customer base and technology. This year, the COVID-19 pandemic brings a new set of challenges. While the full impact is not clear, the data centre industry has proven itself to be resilient during economic downturns in the past. Data centre providers have so far noted longer sales cycles despite a recent uptick in customer interest and activity. Current forecasts expect demand for leased data centre space to remain strong in most areas, thanks in part to the continued growth of cloud and content delivery data. Leased data centres are facilities owned by data centre operators that are leased to one or more tenants. They do not include facilities owned and operated by enterprises or investors leasing the facilities to enterprises as in-house data space.

Cloud providers have had a major impact on the global data centre industry over the past several years, and they have reported strong demand during the COVID-19 crisis, as enterprises have looked to add capacity for some applications and flexibility to their IT spending as they head into an uncertain economic future. Cloud providers have continued to seek data centre space during the COVID-19 crisis. They are likely to lease data centre space in many locations, rather than build, in order to expand quickly to meet their customer requirements. Global revenue for cloud computing is expected to grow at a compound annual growth rate ("CAGR") of 14% from 2018 to 2024F; however, it may see even faster growth, if demand as a result of the COVID-19 pandemic is as strong as reported. In addition, content, social media, e-payment, software-as-a-service and other information technology ("IT") firms, which generally lease data centre space, have so far seen strong demand during the COVID-19 crisis. Global leased data centre revenue is expected to grow at a CAGR of 8.3% from 2018 to 2024F.

Enterprises and government agencies also lease facilities to replace in-house data centres that are obsolete, to serve as disaster-recovery and business-continuity locations, or to localise data to comply with data sovereignty and other regulations. These factors have driven demand for leased data centre space worldwide and, despite the economic challenges seen as a result of the pandemic, are expected to continue. Global outsourced data centre space (leased and cloud provider-owned) is forecasted to grow at a CAGR of 9.5% from 2018 to 2024F (see Figure 1).

Figure 1: Worldwide Insourced (Enterprise-Owned) and Outsourced (Leased & Cloud Provider-Owned) Data Centre Space



Source: 451 Research LLC, 2019

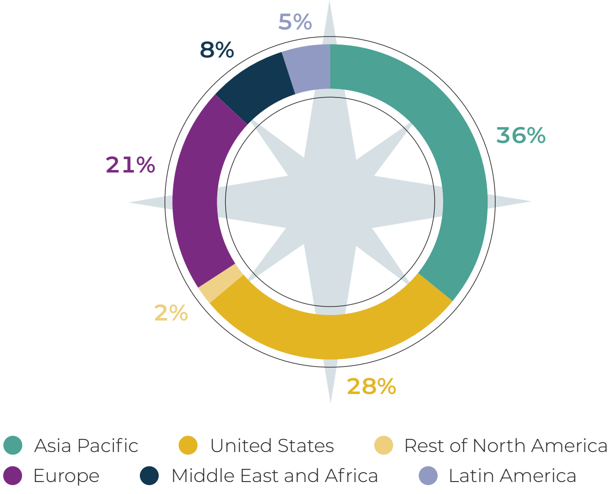
NORTH AMERICAN DATA CENTRE MARKET OVERVIEW

An estimated 71% of the global data centre space is in-house data centres used by enterprises. The number of in-house data centres is growing slightly, particularly in countries where there are fewer outsourced options available, for example in smaller countries in Asia, Europe and Latin America. In North America and other advanced data centre markets with plenty of outsourcing options, as enterprises opened some facilities, they are often also closing secondary facilities due to consolidation and movement of workloads to cloud, colocation or other forms of outsourcing. This keeps the overall amount of in-house space constant or even negative in those countries.

NORTH AMERICAN DATA CENTRE GROWTH AND DEMAND DRIVERS

North America is the second largest data centre region in the world, which accounted for about 30% of the global insourced and outsourced data centre space by operational sq ft (see Figure 2). It comprises the world's most established market, the United States and is also home to the world's largest single market, Northern Virginia.

Figure 2: Breakdown of Insourced and Outsourced Data Centre Space by Region
(By net operational sq ft)



Source: 451 Research LLC, Q4 2019

The outsourced data centre market is growing for several reasons and its drivers in North America are similar to those for overall network and IT outsourcing demand. These include:

1. **The explosive growth of data and cloud computing and the need for data storage.** Large amounts of data are produced around the world constantly. Many enterprises are required to store data for extended periods. Seagate and IDC have predicted that data created in 2025 (163 zettabytes) will be 10 times the amount created in 2017. Storage growth will continue to be a strong driver of data centre demand.

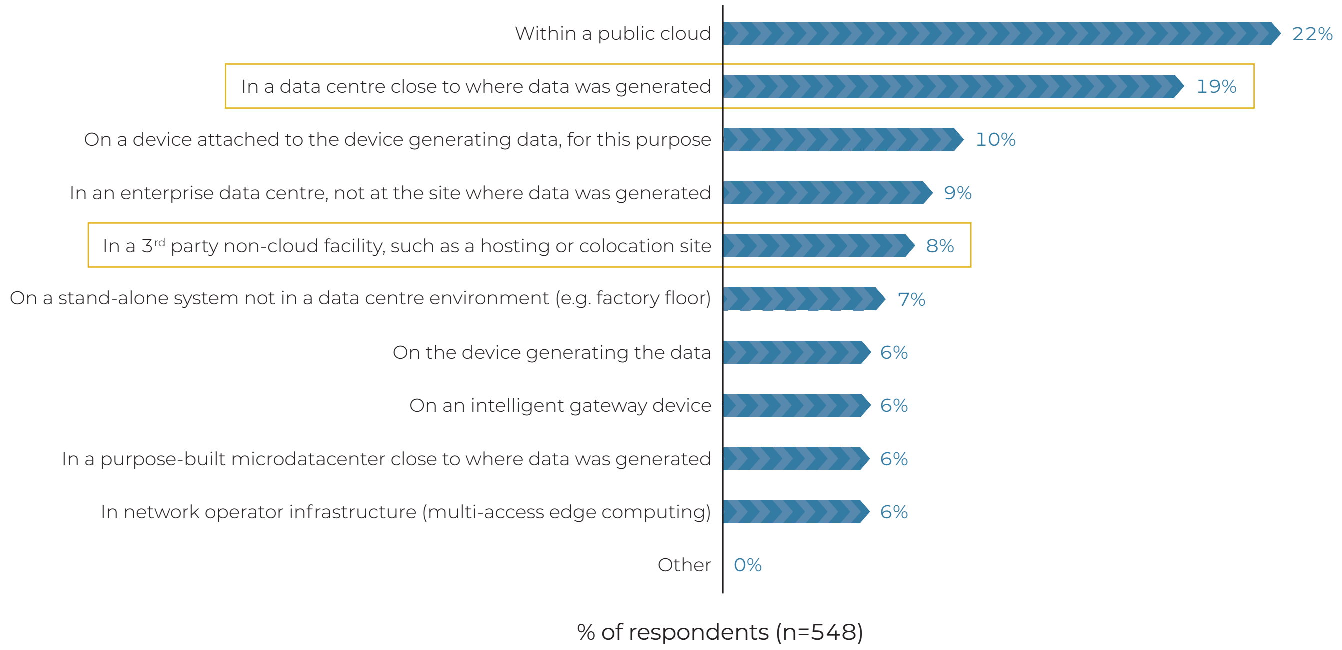
   In addition, the adoption of web-based applications such as software-as-a-service, platform-as-a-service, infrastructure-as-a-service (cloud computing), video streaming, mobile payments and social media has led to a growing need for data centre space from the providers of those services. These applications require stable, scalable infrastructure in multiple cities in which these service providers operate.

2. **Consumer device proliferation.** The proliferation of new devices fuels consumer demand for application and content delivery, which in turn requires resilient, low-latency data centre and network infrastructure. According to the Cisco VNI from March 2020, there will be 29.3 billion networked devices by 2023, up from 18.4 billion in 2018. Of which, an estimated 75% will be consumer devices. This proliferation of devices has become even more widespread with the telecommuting arrangements, which have been implemented as a critical part of the safe distancing measures to prevent the spread of COVID-19 worldwide.

3. **The need for data to be stored close to its end users.** The rise of the mobile work force and the demand for data and applications to be available on mobile devices have led to a requirement that data and services be available at any time in multiple locations. This has been particularly important during the COVID-19 pandemic. For many firms, this means that they need to store data close to their end users; and therefore, they require data centre space in multiple locations.

   In addition, the growth of the Internet of Things ("IoT") and impending mobile 5G system deployments are expected to boost data centre demand. The IoT will require data centre space in order to store and process data relatively close to where that data is generated – e.g., potentially in or near population centres. Findings from our surveys so far have shown that 19% of data is analysed in a data centre or room close to where it is generated and another 8% is analysed in a third-party data centre (see Figure 3). The amount of IoT data continues to grow – according to the 451 Research IoT Market Monitor (2019), IoT data generation is expected grow 27%, from over 3 million petabytes in 2019 to over 11 million petabytes in 2024. Wireless 5G is likely to make accessing data-heavy content such as movies simpler for mobile end users and is expected to drive demand for data centre space in order to store content and provide low latency access to it in population centres.

Figure 3: IOT Data Initial Storage and Analysis

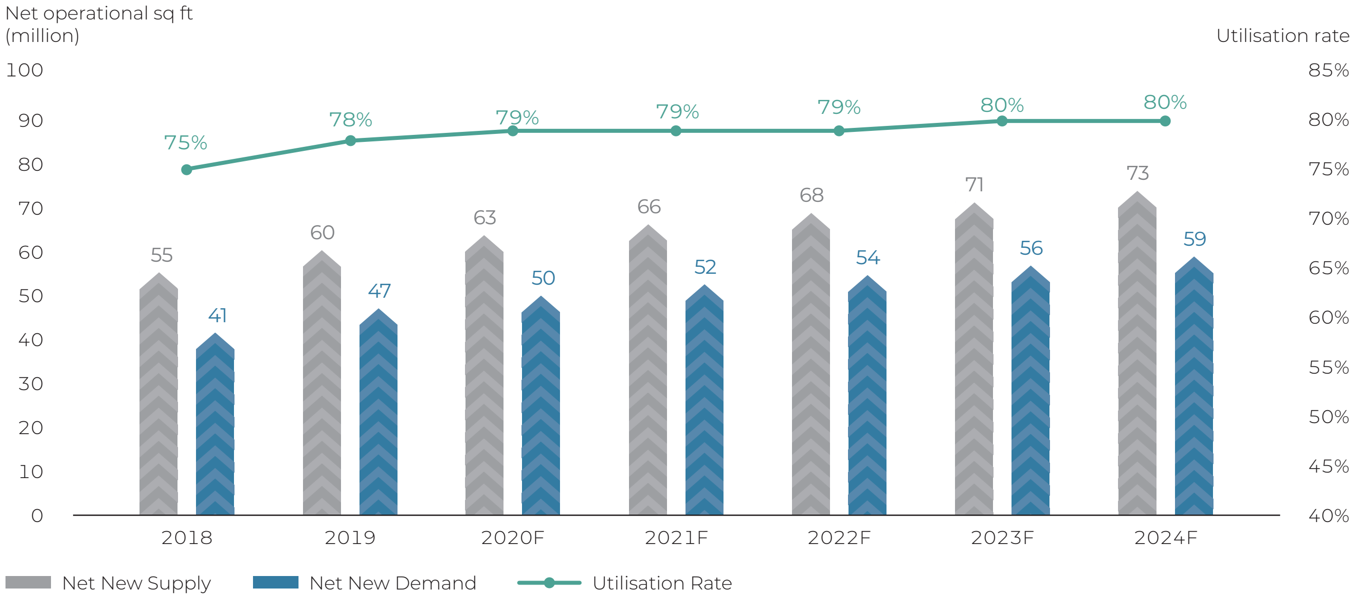


Source: 451 Research LLC., Voice of the Enterprise, Internet of Things, Workloads and Key Projects 2020

4. **The need for geographic diversity and resilience.** To reduce risks from natural disasters, terrorist attacks and accidental outages, firms need backup data centres where data can be duplicated and stored in case a primary data centre experiences an outage.

The North American leased data centre market is forecasted to reach US$15.7 billion in annualised revenue by the end of 2020. This is an estimate of the amount of leased space multiplied by approximate pricing for each city. The growth drivers for leased data centres in North America are expected to remain strong, underpinning continued demand for data centre space.

Figure 4: North American Leased Data Centre Supply and Demand



Source: 451 Research LLC, Q4 2019

Leased data centre supply (by net operational sq ft) and demand (by net utilised sq ft) are expected to grow at a CAGR of 5% and 6% respectively between 2018 and 2024F (see Figure 4). Pricing for data centre space has remained fairly stable, with prices around 20% lower for large hyperscale clients. However, prices for smaller, older retail colocation space have declined over the past few years because many of these facilities' customers have started using public cloud, shrinking their demand for retail colocation.

KEY DATA CENTRE MARKETS IN NORTH AMERICA

The North American data centre region comprises 15 key markets with over one million sq ft of leased data centre space each, as well as over one hundred smaller, more locally focused markets. The 15 key markets are shown in Figure 5. These markets together account for an estimated 77% of the leased data centre space in North America. They are main fibre hubs as well as population centres and have seen strong demand for data centre space from public cloud providers, network carriers, social media and content firms, government and enterprises in other verticals. Some of these markets, particularly Northern Virginia, have grown at a very large scale. Northern Virginia has seen supply additions of over one million sq ft per year since 2016. Since these markets have a large, diverse customer base, including cloud firms, the markets are expected to continue to perform well going forward, despite the economic challenges resulting from the COVID-19 pandemic.

In addition to having large concentrations of local enterprises that drive demand (in most cases), the key markets are so large partly because enterprises have often placed workloads in North America regionally. An enterprise typically either owns or leases data centre space in the city where it is headquartered, as well as in at least one other region, either for disaster-recovery purposes or to improve latency for its customers or end users in a different part of the country. Enterprises tend to look at the key markets for these regional placements.

Figure 5: Top 15 Markets in North America
(By net operational sq ft)

Established Markets
Northern Virginia
New York/New Jersey
Dallas
Silicon Valley
Chicago
Los Angeles
Atlanta
Phoenix
Toronto (Canada)
Boston
Seattle
Philadelphia
Denver
Montreal (Canada)
Miami

Source: 451 Research Datacenter KnowledgeBase, Q4 2019

FINANCIAL REVIEW

	FY19/20 S$'000	FY18/19 S$'000	Change %
Gross revenue	405,858	376,101	7.9
Property operating expenses	87,789	88,331	(0.6)
Net property income	**318,069**	**287,770**	**10.5**
Distribution declared by joint ventures	**24,144**	**15,192**	**58.9**
Amount available for distribution	**265,337**	**231,759**	**14.5**
Distribution per Unit (Singapore cents)	**12.24**	**12.16**	**0.7**

GROSS REVENUE

Gross revenue for FY19/20 was S$405.9 million, an increase of S$29.8 million or 7.9% from FY18/19. The revenue growth was driven by higher revenue contributions from the Hi-Tech Buildings segment – namely, 18 Tai Seng, 30A Kallang Place, 7 Tai Seng Drive and Mapletree Sunview 1. The increase was partially offset by the lower revenue from the Flatted Factories segment due to the decantment of Kolam Ayer 2 tenants in preparation for the redevelopment of the site into a high-tech industrial precinct.

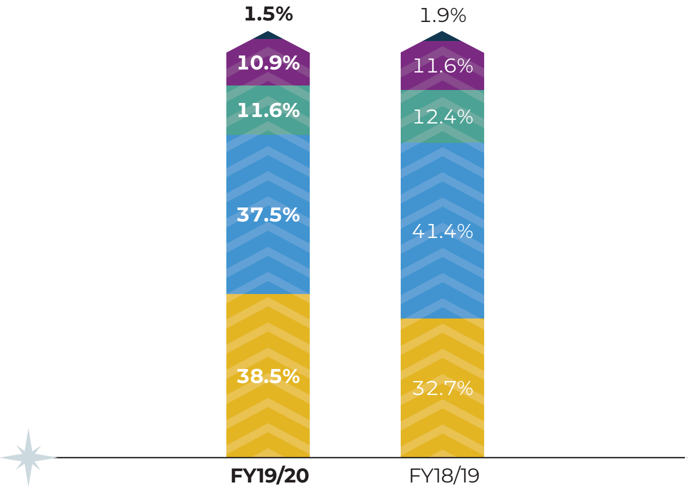
NET PROPERTY INCOME

Net property income was S$318.1 million in FY19/20, which was S$30.3 million or 10.5% higher compared to S$287.8 million in FY18/19 due to higher gross revenue and lower property operating expenses. Property operating expenses for FY19/20 decreased by S$0.5 million or 0.6% to S$87.8 million due to lower property maintenance expenses and lower land rental expenses on operating leases due to effects from adoption of SFRS(I) 16, partially offset by higher property taxes for 18 Tai Seng.

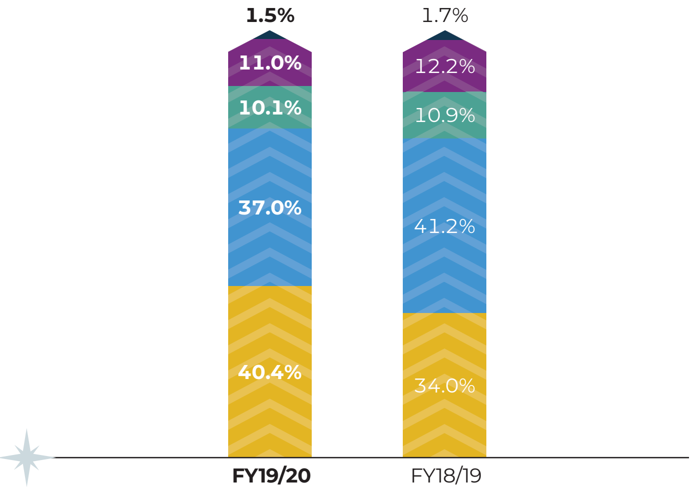
SEGMENT OVERVIEW

Consistent with MIT's strategy to grow the Hi-Tech Buildings segment, the Group had achieved continuous year-on-year increase in contribution from this segment for the past seven years. Hi-Tech Buildings segment emerged as the largest contributor in FY19/20, both in terms of gross revenue and net property income. In FY19/20, Hi-Tech Buildings segment accounted for 38.5% and 40.4% of the gross revenue and net property income respectively, followed by the Flatted Factories segment, which accounted for 37.5% and 37.0% respectively.

Gross Revenue (By Segment)



Net Property Income (By Segment)



🟨 Hi-Tech Buildings
🟦 Flatted Factories
🟩 Business Park Buildings
🟪 Stack-up/Ramp-up Buildings
⬛ Light Industrial Buildings

DISTRIBUTIONS TO UNITHOLDERS

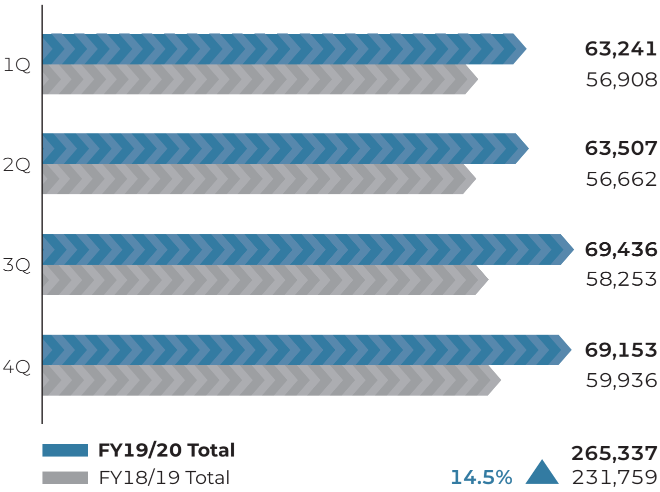
Amount available for distribution for FY19/20 was S$265.3 million, an increase of S$33.6 million or 14.5% from S$231.8 million in FY18/19, mainly due to higher net property income, interest income and distribution declared by joint ventures, partially offset by higher manager's management fees and borrowing costs. Interest income was higher mainly due to the interest earned on the loan to MRODCT. Distribution declared by joint ventures were higher due to distribution from MRODCT for three fully fitted hyperscale data centres (the "Turnkey Portfolio") and 10 powered shell data centres (the "Powered Shell Portfolio"), which were completed in November 2019 and January 2020 respectively. Higher manager's management fees were due to better portfolio performance and increased value of assets under management. The higher borrowing costs were due to interest expense from debt borrowed to fund the acquisition of 18 Tai Seng as well as investment in MRODCT. In addition, the interest costs incurred in relation to 7 Tai Seng Drive and Mapletree Sunview 1 were expensed (instead of being capitalised) upon obtaining temporary occupation permit, contributing to the higher borrowing costs. The weighted average interest rate for FY19/20 remained at 3.0%.

During FY19/20, 179,890,771 new Units were issued in respect of a private placement, the distribution reinvestment plan and payment of manager's management fees in Units. The total number of units in issue as at 31 March 2020 was 2,201,002,159.

DPU for FY19/20 was 0.7% higher at 12.24 Singapore cents as compared to 12.16 Singapore cents in FY18/19. Tax-exempt income of S$6.6 million, equivalent to DPU of 0.30 Singapore cent relating to the distribution declared by joint ventures, has been withheld in 4QFY19/20 for greater flexibility in cash management in view of the uncertainty from the COVID-19 pandemic. Had the tax-exempt income distribution been included, the DPU for FY19/20 would have been 3.1% higher year-on-year at 12.54 Singapore cents.

Amount Available for Distribution

(S$'000)



Net Assets Attributable to Unitholders

As at 31 March

	2020 S$'000	2019 S$'000	Change %
Total assets	5,187,883	4,607,064	12.6
Total liabilities	1,627,762	1,559,538	4.4
Net assets attributable to Unitholders	**3,560,121**	**3,047,526**	**16.8**
Number of Units in issue ('000)	**2,201,002**	**2,021,111**	**8.9**
Net asset value per Unit (S$)	**1.62**	**1.51**	**7.3**
Operating expenses[1]	**123,885**	**121,806**	**1.7**
Operating expenses[1] to net assets value (%)	**3.5**	**4.0**	**(12.5)**

Total assets increased by 12.6% from S$4,607.1 million as at 31 March 2019 to S$5,187.9 million mainly due to completion of the acquisitions of the Turnkey Portfolio and Powered Shell Portfolio, net fair value gain recognised on the Group's portfolio, recognition of right-of-use assets with the adoption of SFRS(I) 16, as well as progressive development and improvement works incurred for 7 Tai Seng Drive as well as the other properties in the portfolio. The net assets attributable to Unitholders increased by 16.8% from S$3,047.5 million as at 31 March 2019 to S$3,560.1 million as at 31 March 2020 mainly due to new units issued pursuant to the private placement as well as net fair value gain recognised on the Group's portfolio. Accordingly, over the same period, the net asset value per Unit increased from S$1.51 to S$1.62.

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[1] The operating expenses include property operating expenses, the manager's management fees, trustee's fees and other trust expenses fees for the financial year.

Valuation of Properties

As at 31 March

	2020		2019	
	S$ million	**Capitalisation Rate**	**S$ million**	**Capitalisation Rate**
Hi-Tech Buildings	1,790.3	5.25% to 6.50%	1,628.8	5.70% to 7.05%
Flatted Factories	1,506.6	6.00% to 7.25%	1,578.0	6.50% to 7.75%
Business Park Buildings	588.3	5.75%	581.0	5.90%
Stack-up/Ramp-up Buildings	488.7	6.50%	473.0	6.50%
Light Industrial Buildings	74.0	6.00% to 6.25%	75.5	6.50% to 7.00%
Valuation of Singapore Portfolio	**4,447.9**		**4,336.3**	
Valuation of MIT's interest in North American Portfolio	**1,446.7**[1]	5.75% to 7.50%	**434.7**[2]	6.00% to 8.50%
Valuation of MIT Portfolio	**5,894.6**		**4,771.0**	

MIT's portfolio comprises 87 properties in Singapore and 27 data centres in the North America. As at 31 March 2020, the total valuation of 114 properties in MIT's portfolio increased by 23.6% from S$4,771.0 million as at 31 March 2019 to S$5,894.6 million as at 31 March 2020.

The valuation of MIT's Singapore Portfolio as at 31 March 2020 was S$4,447.9 million[3], which represented an overall increase of S$111.6 million over the previous valuation of S$4,336.3 million as at 31 March 2019. The increase in Singapore Portfolio value comprised a portfolio revaluation gain of S$79.7 million as well as capitalised cost of S$31.9 million from development and improvement works.

The valuation of the North American Portfolio, held through MRDCT and MRODCT, as at 31 March 2020 was US$2,462.3 million (approximately S$3,413.2 million[1])[4]. MIT's interest in the North American Portfolio was US$1,043.6 million (approximately S$1,446.7 million[1]) as at 31 March 2020. The increase in North American Portfolio was due primarily to the 13 data centres acquired through MRODCT.

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[1] Based on applicable March 2020 month end exchange rate of US$1 to S$1.38619.

[2] Based on applicable March 2019 month end exchange rate of US$1 to S$1.35612.

[3] The independent valuations for MIT's portfolio of 87 properties in Singapore were conducted by Savills Valuation and Professional Services (S) Pte. Ltd., using the Income Capitalisation method, Discounted Cash Flow method and Residual Land Value method.

[4] The independent valuations for the portfolio of 27 data centres in North America held through MRDCT and MRODCT were conducted by Cushman & Wakefield, Inc. and Newmark Knight Frank Valuation & Advisory, LLC respectively. Both valuers used the Income Capitalisation method (Direct Capitalisation and Discounted Cash Flow) while using the Sales Comparison method as a check for their valuations.

CORPORATE LIQUIDITY AND CAPITAL RESOURCES

Key Funding Statistics

As at 31 March (in S$ million unless otherwise stated)	2020	2019
Total borrowings outstanding	**1,434.1**	1,398.2
- Bank loans outstanding	**1,029.1**	993.2
- Debt securities outstanding	**405.0**	405.0
Aggregate leverage ratio[1]		
- Based on deposited property	**37.6%**	33.8%
- Based on net assets	**53.9%**	50.7%
Unutilised bank facilities	**835.7**	552.6

Other Key Capital Management Indicators

As at 31 March	2020	2019
Weighted average tenor of debt	**4.7 years**	4.4 years
Average borrowing cost for the financial year	**3.0%**	3.0%
Interest coverage ratio for the financial year	**6.9 times**	6.6 times
Interest rate hedge ratio	**73.4%**	78.6%
Weighted average tenor of interest rate hedges	**3.8 years**	4.0 years
MIT Issuer Default Rating by Fitch Ratings	**BBB+ Stable**	BBB+ Stable

EQUITY FUND-RAISING

In September 2019, approximately S$400.0 million was raised from an equity private placement to partly fund the investment in a 50:50 joint venture with the Sponsor through MRODCT in respect of the acquisitions of an 80% interest in three fully fitted hyperscale data centres and 10 powered shell data centres in North America. A total of 176,600,000 new units were issued at the issue price of S$2.265 pursuant to the private placement, which was well supported by investors with the order book coverage of approximately 6.3 times. The issue price represented a discount of approximately 1.5% to the adjusted volume weighted average price. The proceeds were fully disbursed largely in accordance with the stated use and percentage allocated as set out in the announcement dated 2 November 2019.

AGGREGATE LEVERAGE AND DEBT CAPACITY

As at 31 March 2020, total borrowings outstanding of S$1,434.1 million remained fully unsecured with minimal financial covenants. Including the proportionate share of joint ventures, aggregate leverage increased to S$2,259.0 million as at 31 March 2020 by approximately S$616.7 million from a year ago, mostly relating to MRODCT and partly from the appreciation of the US dollar against the Singapore dollar. Due to this increase and partly offset by revaluation gains from investment properties, the aggregate leverage ratio increased to 37.6% as at 31 March 2020 from 33.8% a year ago. The increased aggregate leverage ratio of 37.6% is well within the aggregate leverage limit[2] and is not expected to have any impact on the risk profile.

Based on the 37.6% aggregate leverage ratio as at 31 March 2020, the debt headroom to an aggregate leverage ratio of 40% was about S$238.7 million. The available debt headroom would be available to support both ongoing development project as well as potential investment growth opportunities.

Additional bank facilities were procured during FY19/20, which increased unutilised bank facilities from S$552.6 million a year ago to S$835.7 million as at 31 March 2020. Excluding facilities which will be expiring in FY20/21, about S$379.7 million of committed bank facilities are available and sufficient to meet committed funding requirements in FY20/21.

MIT had a well-diversified debt maturity profile with an average debt tenor of 4.7 years; the highest debt maturity

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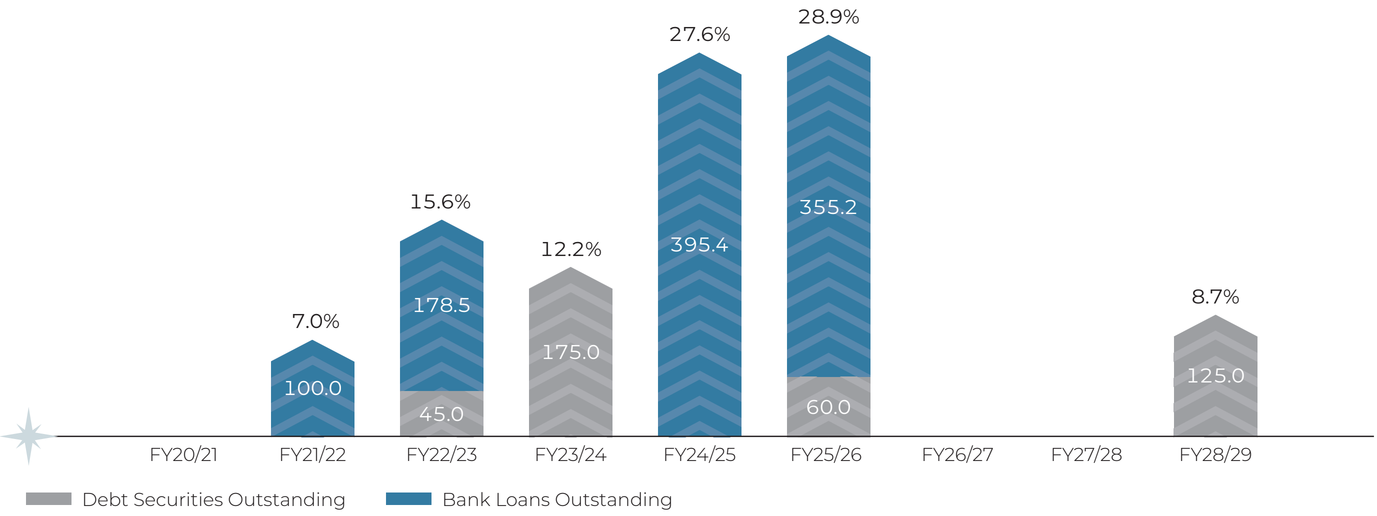
[1] The aggregate leverage ratio included proportionate share of aggregate leverage and deposited property values of joint ventures. As at 31 March 2020, the aggregate leverage including such proportionate share comprised S$2,254.91 million of borrowings and S$4.04 million of deferred payments based on the exchange rate of US$1 to S$1.38619. As at 31 March 2019, borrowings including proportionate share of joint ventures were S$1,642.3 million based on the exchange rate of US$1 to S$1.35612.

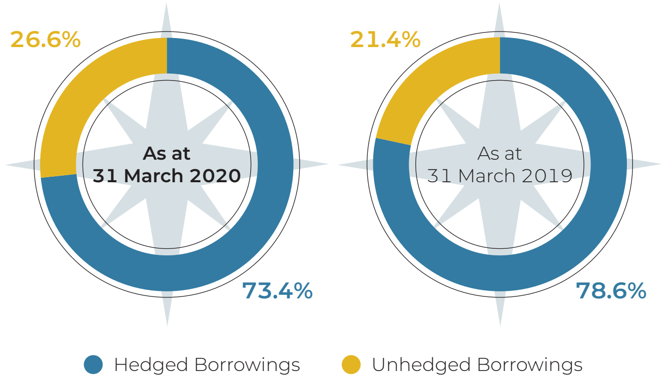
[2] MAS had on 16 April 2020 raised the aggregate leverage limit for REITs listed on the Singapore Exchange from 45% to 50% (up to 31 December 2021) and deferred to 1 January 2022, the requirement to have a minimum adjusted interest coverage ratio of 2.5 times before the aggregate leverage limit can be increased from the then prevailing 45% limit (up to a maximum of 50%).

Debt Maturity Profile as at 31 March 2020

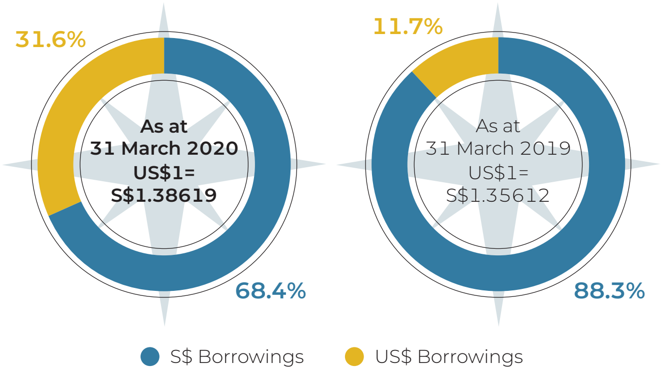
Total Borrowings Outstanding (S$ million)



Interest Rate Hedging Profile



Debt Currency Breakdown Profile



concentration is in FY25/26 at 28.9% of total borrowings outstanding. Of the total borrowings outstanding, 72% were bank loans and 28% were debt securities issued to debt capital market investors. There were no borrowings due in FY20/21 as at 31 March 2020.

To mitigate interest rate risk, interest rate hedges continued to be in place through a combination of both interest rate swaps and fixed rate debt. The average tenor of interest rate hedges as at 31 March 2020 was 3.8 years (31 March 2019: 4.0 years). The aggregate notional amount of interest rate hedges due to expire in FY20/21 as at 31 March 2020 was S$205.4 million. Based on unhedged borrowings as at 31 March 2020, if interest rates increase/(decrease) by 50 basis points, with all other variables being held constant, interest cost would have been higher/(lower) by approximately S$1.9 million. In determining the appropriate ratio of hedged borrowings to total borrowings, the Manager looks to strike a prudent balance between mitigating interest rate risk and containing hedging costs.

To provide some level of natural capital hedge on the foreign exchange rate exposure of US dollar investments in joint venture entities, such investments were mostly matched with US dollar borrowings. Accordingly, in FY19/20, with the US dollar investment in MRODCT, the proportion of total borrowings denominated in US dollars increased to 31.6% as at 31 March 2020 from 11.7% a year ago.

Approximately 81% of US dollar investments in joint venture entities were funded with US dollar borrowings as at 31 March 2020. As at 31 March 2019, 100% of US dollar joint venture investment was funded with US dollar borrowings.

US DOLLAR INCOME HEDGING

As the income steam received from MRDCT and MRODCT would be received in US dollars, foreign exchange forward contracts were entered into to hedge against foreign exchange rate volatility. 80.7% of the FY19/20 US dollar net income stream had been hedged into Singapore dollars through such forward contracts.

CORPORATE GOVERNANCE

The Manager of MIT is responsible for the strategic direction and management of the assets and liabilities of MIT as well as its subsidiaries (collectively, the "Group"). As a REIT manager, the Manager is licensed by the Monetary Authority of Singapore (the "MAS") and holds a Capital Markets Services Licence for REIT management ("CMS Licence").

The Manager discharges its responsibility for the benefit of MIT and its unitholders ("Unitholders"), in accordance with the applicable laws and regulations as well as the trust deed constituting MIT (as amended) (the "Trust Deed"). To this end, the Manager sets the strategic direction of the Group and gives recommendations to DBS Trustee Limited, in its capacity as trustee of MIT (the "Trustee"), on the acquisition, divestment and enhancement of assets of the Group.

The Manager's roles and responsibilities include:
- carrying on the Group's business to generate returns in a sustainable manner and conducting all transactions on normal commercial terms and on an arm's length basis;
- preparing annual budget proposal with forecast on gross revenue, property expenditure, capital expenditure and providing explanations on major variances against prior year's actual results and written commentaries on key issues and any other relevant assumptions. The purposes of such proposals and analyses are to chart the Group's business for the year ahead and to explain the performance of MIT's properties compared to the prior year; and
- ensuring compliance with applicable laws and regulations, including the Securities and Futures Act (Chapter 289 of Singapore), the Listing Manual of Singapore Exchange Securities Trading Limited (the "SGX-ST"), the Code on Collective Investment Schemes ("CIS Code") issued by the MAS (including Appendix 6 of the CIS Code, the "Property Funds Appendix"), the Singapore Code on Takeovers and Mergers, the Trust Deed, written directions, notices, codes and other guidelines that the MAS may issue from time to time and any tax rulings.

The Manager is committed to complying with the substance and spirit of the Code of Corporate Governance 2018 (the "Code"). The following describes the main corporate governance policies and practices of the Manager with reference to the Code and, where there are deviations from any of the provisions of the Code, explanations for such deviations are provided in this report including an explanation on how the practices adopted are consistent with the intent of the principles of the Code.

(A) BOARD MATTERS

The Board's Conduct of Affairs

Principle 1: Effective Board

Our Policy and Practices

The Manager adopts the principle that the Board of Directors (the "Board") is collectively responsible for the long-term success of MIT and an effective Board for the Manager is one constituted with the right core competencies and diversity of experience, so that the collective wisdom of the Board can give guidance and provide insights as well as strategic thinking to the management team of the Manager (the "Management").

The key roles of the Board are to:
- guide the corporate strategy and direction of the Manager;
- ensure that the Management discharges business leadership and demonstrates the highest quality of management with integrity and enterprise; and
- oversee the proper conduct of the Manager.

In discharging their roles and responsibilities, all Directors of the Board are expected to act and have acted in the best interests of MIT.

The positions of Chairman and Chief Executive Officer ("CEO") are held by two separate persons in order to maintain effective oversight. The Board has also established the Audit and Risk Committee (the "AC") and the Nominating and Remuneration Committee (the "NRC"), each of which operates under delegated authority from the Board, to assist the Board in discharging its oversight function.

To ensure progressive renewal of the Board, the Group had instituted a series of changes to the composition of the Board and Board committees in FY19/20 which included the retirement of several independent directors who served for about nine years on the Board, as well as the appointment of new Directors and re-designation of members to the Board committees.

The Board comprises eleven Directors, of whom ten are Non-Executive Directors and six are Independent Directors.

The following sets out the composition of the Board:

- Mr Wong Meng Meng, Non-Executive Chairman and Director
- Mr Pok Soy Yoong, Independent Non-Executive Director and Chairman of the AC(1)
- Ms Mary Yeo Chor Gek, Lead Independent Non-Executive Director and Chairperson of the NRC(2)
- Mr Guy Daniel Harvey-Samuel, Independent Non-Executive Director and Member of the AC
- Dr Andrew Lee Tong Kin, Independent Non-Executive Director and Member of the AC(3)
- Mr William Toh Thiam Siew, Independent Non-Executive Director and Member of the AC(3)
- Mr Andrew Chong Yang Hsueh, Independent Non-Executive Director and Member of the NRC(4)
- Mr Chua Tiow Chye, Non-Executive Director and Member of the NRC(5)
- Ms Wendy Koh Mui Ai, Non-Executive Director(6)
- Mr Michael Thomas Smith, Non-Executive Director(6)
- Mr Tham Kuo Wei, Executive Director and CEO

(1) Appointed as Chairman of the AC on 1 September 2019.
(2) Re-designated as Lead Independent Non-Executive Director and Chairperson of the NRC on 1 September 2019.
(3) Appointed as Member of the AC on 1 September 2019.
(4) Appointed as Member of the NRC on 1 September 2019.
(5) Appointed as Non-Executive Director and Member of the NRC on 15 December 2019.
(6) Appointed as Non-Executive Director on 15 December 2019.

The Board comprises business leaders and distinguished professionals with banking, legal, real estate, strategic planning, management and accounting experience.

The diverse professional backgrounds of the Directors enable the Management to benefit from their external, varied and objective perspectives on issues brought before the Board for discussion and deliberation. Each Director is appointed on the strength of his or her calibre, experience, stature and potential to give proper guidance to the Management on the business of the Group. In addition, the Board considers additional factors such as the age, gender and educational background of its members. The profiles of the Directors are set out in pages 20 to 25 of this Annual Report. The Board is of the view that the present principal directorships included in their individual profiles are sufficient to inform Unitholders of their principal commitments. The Board meets regularly, at least once every quarter, to review the business performance and outlook of the Group and deliberate on business strategy, including any significant acquisitions, disposals, fund-raisings and development projects undertaken by the Group. When exigencies prevent a Director from attending a Board or Board committee meeting in person, such Director can participate by audio or video conference.

The meeting attendance of the Board, the AC, the NRC and annual general meeting ("AGM") for FY19/20 is as follows:

		Board	**AC**	**NRC**	**AGM(10)**
Number of meetings held in FY19/20		**6**	**6**	**1**	**1**
Board Members	**Membership**				
Mr Wong Meng Meng (Appointed on 7 September 2010) (Last reappointment on 30 September 2019)	Non-Executive Chairman and Director	6	N.A.(1)	N.A.(1)	1
Mr Pok Soy Yoong (Appointed on 26 December 2018) (Last reappointment on 30 September 2019)	Independent Non-Executive Director and Chairman(2) of the AC	6	6	N.A.(1)	1
Mr Soo Nam Chow (Appointed on 7 September 2010) (Last reappointment on 29 September 2017) **Retired on 31 August 2019**	Independent Non-Executive Director and Chairman of the AC	2(3)	2(3)	N.A.(1)	1
Ms Mary Yeo Chor Gek (Appointed on 15 March 2013) (Last reappointment on 30 September 2019)	Lead Independent Non-Executive Director and Chairperson of the NRC(4)	6	N.A.(1)	1	1
Mr John Koh Tiong Lu (Appointed on 7 September 2010) (Last reappointment on 29 September 2017) **Retired on 31 August 2019**	Lead Independent Non-Executive Director and Member of the AC	2(3)	2(3)	N.A.(1)	0

		Board	AC	NRC	AGM(10)
Number of meetings held in FY19/20		**6**	**6**	**1**	**1**
Board Members	**Membership**				
Mr Wee Joo Yeow (Appointed on 7 September 2010) (Last reappointment on 28 September 2018) **Retired on 31 August 2019**	Independent Non-Executive Director and Chairman of the NRC	2(3)	N.A.(1)	1	0
Mr Guy Daniel Harvey-Samuel (Appointed on 14 July 2017) (Last reappointment on 29 September 2017)	Independent Non-Executive Director and Member of the AC	6	6	N.A.(1)	1
Mr William Toh Thiam Siew (Appointed 1 September 2018) (Last reappointment on 28 September 2018)	Independent Non-Executive Director and Member(5) of the AC	6	4(5)	N.A.(1)	1
Dr Andrew Lee Tong Kin (Appointed on 26 December 2018) (Last reappointment on 30 September 2019)	Independent Non-Executive Director and Member(5) of the AC	6	4(5)	N.A.(1)	1
Mr Andrew Chong Yang Hsueh (Appointed on 26 December 2018) (Last reappointment on 30 September 2019)	Independent Non-Executive Director and Member(6) of the NRC	6	N.A.(1)	N.A.(6)	1
Mr Seah Choo Meng (Appointed on 7 September 2010 (Last reappointment on 28 September 2018) **Resigned on 31 August 2019**	Non-Executive Director and Member of the AC	2(3)	2(3)	N.A.(1)	1
Mr Hiew Yoon Khong (Appointed on 7 September 2010) (Last reappointment on 30 September 2019) **Resigned on 15 December 2019**	Non-Executive Director and Member of the NRC	3(7)	N.A.(1)	1	1
Mr Chua Tiow Chye (Appointed on 15 December 2019)	Non-Executive Director and Member of the NRC	2(8)	N.A.(1)	N.A.(8)	N.A.(1)
Mr Wong Mun Hoong (Appointed on 7 September 2010) (Last reappointment on 28 September 2018) **Resigned on 15 December 2019**	Non-Executive Director	4(7)	2(9)	N.A.(1)	1
Ms Wendy Koh Mui Ai (Appointed on 15 December 2019)	Non-Executive Director	2(8)	2(9)	N.A.(1)	N.A.(1)
Mr Michael Thomas Smith (Appointed on 15 December 2019)	Non-Executive Director	2(8)	N.A.(1)	N.A.(1)	N.A.(1)
Mr Tham Kuo Wei (Appointed on 23 July 2010) (Last reappointment on 28 September 2018)	Executive Director and CEO	6	6(9)	N.A.(1)	1

Notes:
(1) N.A. means not applicable.
(2) Appointed as Chairman of AC on 1 September 2019.
(3) Retired/Resigned on 31 August 2019.
(4) Re-designated as Lead Independent Non-Executive Director and Chairperson of NRC on 1 September 2019.
(5) Appointed as Member of AC on 1 September 2019.
(6) Appointed as Member of NRC on 1 September 2019.
(7) Resigned on 15 December 2019.
(8) Appointed on 15 December 2019.
(9) Attendance was by invitation.
(10) Held on 16 July 2019.

The Board has approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities to be undertaken by the Group. Approval sub-limits are also provided at various management levels to facilitate operational efficiency as well as provide a system of checks and balances.

The Board's approval is required for material transactions undertaken by the Group. Such material transactions are also included in the set of delegations of authority which has been communicated to the Management in writing. These include:
- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and ad hoc development budget above Board-prescribed limits;
- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

The Board recognises that the Directors are fiduciaries who are obliged at all times to act objectively in the best interests of MIT and hold the Management accountable for performance. In line with this, the Board has a standing policy that a Director must not allow himself or herself to get into a position where there is a conflict between his or her duty to MIT and his or her own interests. The Manager has a policy which provides that where a Director has a conflict of interest in a particular matter, he or she will be required to disclose his or her interest to the Board, recuse himself or herself from deliberations on the matter and abstain from voting on the matter. Every Director has complied with this policy, and where relevant, such compliance has been duly recorded in the minutes of meeting or written resolutions.

The Manager has in place an internal code on general conduct and discipline which sets out the framework and guidelines on ethical values such as honesty and responsibility as well as the appropriate conduct expected of Management and employees. The Board sets the appropriate tone from the top in respect of the desired organisational culture and ensure proper accountability within the Manager.

Each Director is given a formal letter of appointment setting out his or her duties and obligations under the relevant laws and regulations governing the Manager and the Group. The Manager also has in place an orientation programme to brief new Directors on the Group's business, strategic directions, risk management policies, the regulatory environment in which the Group operates and the governance practices of the Group and the Manager, including in areas such as accounting, legal and industry-specific knowledge as appropriate. The Board is updated on any material change to relevant laws, regulations and accounting standards by way of briefings from professionals or updates issued by the Management.

The Management provides the Board with timely and complete information prior to Board meetings, as well as when the need arises.

The Management is required to provide adequate and timely information to the Board, which includes matters requiring the Board's decision, as well as ongoing reports relating to the operational and financial performance of the Group. The Management is also required to furnish any additional information requested by the Board in a timely manner in order for the Board to make informed decisions.

Directors have separate and independent access to the Management and the Company Secretary.

The appointment and removal of the Company Secretary is subject to the approval of the Board.

The Company Secretary attends to the administration of corporate secretarial matters and advises the Board on governance matters. The Company Secretary also attends all Board and Board committee meetings and provides assistance to the Chairman in ensuring adherence to Board procedures.

The Board takes independent professional advice as and when necessary, at the Manager's expense, to enable it and/or the Independent Directors to discharge their responsibilities effectively. The AC meets the external and internal auditors separately at least once a year, without the presence of the Management.

Board Composition and Guidance

Principle 2: Appropriate level of independence and diversity of thought

Our Policy and Practices

The Board reviews from time to time the size and composition of the Board and each Board committee, to ensure that the size of the Board and each Board committee is appropriate in facilitating effective decision making.

The Manager adopts the principle that a board composition with a strong and independent element as well as diversity of thought and background will allow the Directors to engage in robust deliberations with the Management and provide external, diverse and objective insights on issues brought before the Board for discussion and deliberation. In particular, the Non-Executive Directors will also conduct periodic review of the investment mandate as well as the strategic focus of MIT with the Management. Further, such a board composition, and the separation of the roles of the Chairman and the CEO, provides oversight to ensure that the Management discharges its roles and responsibilities effectively and with integrity.

The Board assesses the independence of each Director in accordance with the requirements of the Code and Regulations 13D to 13H of the Securities and Futures (Licensing and Conduct of Business) Regulations ("SFLCB Regulations"). A Director is considered to be independent if he or she is independent in conduct, character and judgement, and has no relationship with the Manager, its related corporations, its substantial shareholders or its officers that could interfere, or be reasonably perceived to interfere, with the exercise of his or her independent business judgement in the best interests of MIT; and is independent from the management and any business relationship with the Manager and MIT, every substantial shareholder of the Manager and every substantial unitholder of MIT, is not a substantial shareholder of the Manager or a substantial unitholder of MIT and has not served on the Board for a continuous period of nine years or longer.

For FY19/20, each of the Independent Directors had carried out an assessment on whether there were any relationships or circumstances which may impact his or her independent status. Accordingly, each of the Independent Directors had either made a negative declaration or disclosed such relationships or circumstances as applicable. The declarations or disclosures made by each Independent Director had been reviewed by the NRC.

The Board of the Manager, after considering the relevant requirements under the SFLCB Regulations, specifically Regulation 13E(b)(i) of the SFLCB Regulations and the Code, wishes to set out its views in respect of each of the Directors as follows:

Name of Director	(i) had been independent from the management of the Manager and MIT during FY19/20	(ii) had been independent from any business relationship with the Manager and MIT during FY19/20	(iii) had been independent from every substantial shareholder of the Manager and every substantial unitholder of MIT during FY19/20	(iv) had not been a substantial shareholder of the Manager or a substantial unitholder of MIT during FY19/20	(v) has not served as a director of the Manager for a continuous period of 9 years or longer as at the last day of FY19/20
Mr Wong Meng Meng(1),(10)	✓			✓	
Mr Pok Soy Yoong(2),(10)	✓			✓	✓
Ms Mary Yeo Chor Gek	✓	✓	✓	✓	✓
Mr Guy Daniel Harvey-Samuel(3),(10)	✓		✓	✓	✓
Dr Andrew Lee Tong Kin	✓	✓	✓	✓	✓
Mr William Toh Thiam Siew(4),(10)	✓	✓	✓	✓	✓
Mr Andrew Chong Yang Hsueh(5) ,(10)		✓		✓	✓
Mr Chua Tiow Chye(6),(10)				✓	✓
Ms Wendy Koh Mui Ai(7),(10)				✓	✓
Mr Michael Thomas Smith(8),(10)				✓	✓
Mr Tham Kuo Wei(9),(10)				✓	

Notes:

(1) Mr Wong Meng Meng is currently a Non-Executive Director of the Sponsor which wholly-owns the Manager and is a substantial unitholder of MIT. Pursuant to the SFLCB Regulations, during FY19/20, Mr Wong is deemed not to be (a) independent from a business relationship with the Manager and MIT as he received fees for his directorship on the Sponsor for the current and immediately preceding financial year; and (b) independent from every substantial shareholder of the Manager and substantial unitholder of MIT, by virtue of his directorship on the Sponsor. Nonetheless, the Board is satisfied that, as at 31 March 2020, Mr Wong was able to act in the best interests of all Unitholders of MIT as a whole.

(2) Mr Pok Soy Yoong was previously an Independent Non-Executive Director of Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust), a related corporation of the Sponsor which is a substantial shareholder of the Manager and a substantial unitholder of MIT, and stepped down from this position on 31 August 2018. Mr Pok is also currently a Non-Executive Director of Singapore Cruise Centre Pte Ltd which is a related corporation of the Manager. Pursuant to the SFLCB Regulations, during FY19/20, Mr Pok is deemed not to be (a) independent from a business relationship with the Manager and MIT; and (b) independent from every substantial shareholder of the Manager and substantial unitholder of MIT by virtue of his directorship in the abovementioned related corporation of the Manager and his past directorship on Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust). Nonetheless, the Board takes the view that this would not affect Mr Pok's ability to act as an Independent Director and exercise independent judgement on the Board with a view to the best interests of the Unitholders of MIT. The Board is satisfied that as at 31 March 2020, Mr Pok was able to act in the best interests of all the Unitholders of MIT as a whole.

(3) Mr Guy Daniel Harvey-Samuel is currently an Independent Non-Executive Director of JTC Corporation ("JTC"). In FY19/20, in connection with all fees including land rents and differential premiums payable to JTC in relation to properties leased from JTC, an aggregate amount in excess of S$200,000 was paid by the Group to JTC. Under the Code's Practice Guidance 2(b), a director may be considered as not independent if he is, among others, a director of an organisation to which a company or any of its subsidiaries made, or from which the company or any of its subsidiaries received, significant payments or material services in the current or immediate past financial year. As a guide, payments aggregated over any financial year in excess of S$200,000 should generally be deemed significant.

Pursuant to the SFLCB Regulations, during FY19/20, Mr Harvey-Samuel is deemed not to be independent from a business relationship with the Manager and MIT, by virtue of the fees paid by the Group to JTC. Notwithstanding the foregoing, the Board takes the view that Mr Harvey-Samuel's status as an Independent Director is not affected as (a) he is appointed as an independent non-executive director of JTC and is not involved in the management of JTC's business and (b) all JTC leases were entered into on an arm's length basis and in accordance with market practice. The Board is satisfied that, as at 31 March 2020, Mr Harvey-Samuel was able to act in the best interests of all Unitholders of MIT as a whole.

(4) The Board would like to mention that Mr William Toh Thiam Siew currently receives fees for being a member of the investment committees of Mapletree India China Fund, Mapletree China Opportunity II Fund and Mapletree Global Student Accommodation Private Trust, all of which are private real estate funds and trust managed by wholly-owned subsidiaries of the Sponsor (the "Mapletree Private Funds"). Notwithstanding the foregoing, the Board takes the view that Mr Toh's status as an Independent Director is not affected as (a) he is appointed as an independent member of the investment committees of the Mapletree Private Funds and (b) Mr Toh is not under an obligation to act in accordance with the directions, instructions or wishes of the Sponsor in such capacity. The Board is satisfied that, as at 31 March 2020, Mr Toh was able to act in the best interests of all Unitholders of MIT as a whole.

(5) Mr Andrew Chong Yang Hsueh is currently a corporate advisor of Temasek International Advisers which is a subsidiary of Temasek Holdings (Private) Limited. Temasek Holdings (Private) Limited is a related corporation and a substantial shareholder of the Manager (through the Sponsor) and a substantial unitholder of MIT. Pursuant to the SFLCB Regulations, during FY19/20, Mr. Chong is deemed not to be (a) independent from a management relationship with the Manager and MIT; and (b) independent from every substantial shareholder of the Manager and substantial unitholder of MIT by virtue of his employment with Temasek International Advisers. Nonetheless, the Board takes the view that this would not affect Mr Chong's ability to act as an Independent Director and exercise independent judgement on the Board with a view to the best interests of the Unitholders of MIT. The Board is satisfied that as at 31 March 2020, Mr Chong was able to act in the best interests of all the Unitholders of MIT as a whole.

(6) Mr Chua Tiow Chye is currently the Deputy Group Chief Executive Officer of the Sponsor which is a substantial shareholder of the Manager and a substantial unitholder of MIT. Mr Chua is also a Non-Executive Director of Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust), a related corporation of the Sponsor. Mr. Chua was previously a Non-Executive Director of Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust), also a related corporation of the Sponsor, and stepped down from this position on 1 January 2020. Pursuant to the SFLCB Regulations, during FY19/20, Mr Chua is deemed not to be (a) independent from a management relationship with the Manager and MIT by virtue of his employment with the Sponsor; (b) independent from any business relationship with the Manager and MIT as the Sponsor had received payments from the Manager and/or the trustee of MIT during FY19/20; and (c) independent from every substantial shareholder of the Manager and substantial unitholder of MIT by virtue of his employment with the Sponsor and his directorships in the abovementioned related corporation of the Sponsor. The Board is satisfied that, as at 31 March 2020, Mr Chua was able to act in the best interests of all Unitholders of MIT as a whole.

(7) Ms Wendy Koh Mui Ai is currently the Group Chief Financial Officer of the Sponsor. She is also a Non-Executive Director of Mapletree Logistics Trust Management Ltd. (the manager of Mapletree Logistics Trust), Mapletree Commercial Trust Management Ltd. (the manager of Mapletree Commercial Trust) and Mapletree North Asia Commercial Trust Management Ltd. (the manager of Mapletree North Asia Commercial Trust), all of which are related corporations of the Manager. Pursuant to the SFLCB Regulations, during FY19/20, Ms Koh is deemed not to be (a) independent from a management relationship with the Manager and MIT by virtue of her employment with the Sponsor; and (b) independent from any business relationship with the Manager and MIT as the Sponsor had received payments from the Manager and/or the trustee of MIT during FY19/20; and (c) independent from every substantial shareholder of the Manager and substantial unitholder of MIT by virtue of her employment with the Sponsor and directorships in the abovementioned related corporations of the Sponsor. The Board is satisfied that, as at 31 March 2020, Ms Koh was able to act in the best interests of all Unitholders of MIT as a whole.

(8) Mr Michael Thomas Smith is currently the Regional Chief Executive Officer of Europe and USA of the Sponsor. Pursuant to the SFLCB Regulations, during FY19/20, Mr Smith is deemed not to be (a) independent from a management relationship with the Manager and MIT; and (b) independent from every substantial shareholder of the Manager and substantial unitholder of MIT by virtue of his employment with the Sponsor. Mr Smith is also deemed not to be independent from any business relationship with the Manager and MIT as the Sponsor had received payments from the Manager and/or the trustee of MIT during FY19/20. The Board is satisfied that, as at 31 March 2020, Mr Smith was able to act in the best interests of all Unitholders of MIT as a whole.

(9) Mr Tham Kuo Wei is currently the Executive Director and CEO of the Manager. Pursuant to the SFLCB Regulations, during FY19/20, Mr Tham is deemed not to be (a) independent from a management relationship with the Manager and MIT by virtue of his employment with the Manager; (b) independent from any business relationship with the Manager and MIT by virtue of payments which the Manager had made to the Sponsor and/or received from the trustee of MIT during FY19/20; and (c) independent from every substantial shareholder of the Manager and substantial unitholder of MIT by virtue of his employment and directorship in the Manager which is a related corporation of the Sponsor. The Board is satisfied that, as at 31 March 2020, Mr Tham was able to act in the best interests of all Unitholders of MIT as a whole.

(10) As at 31 March 2020, each of the abovementioned Directors was able to act in the best interests of all the Unitholders of MIT as a whole.

Based on a review of the relationships between the Directors and the Group in accordance with the requirements of the Code and the SFLCB Regulations and declarations of independence by the Independent Directors, the Board considers the following Directors to be independent:

- Mr Pok Soy Yoong;
- Ms Mary Yeo Chor Gek;
- Mr Guy Daniel Harvey-Samuel;
- Dr Andrew Lee Tong Kin;
- Mr William Toh Thiam Siew; and
- Mr Andrew Chong Yang Hsueh.

In view of the above, more than half of the Board comprises Independent Directors. Non-Executive Directors make up a majority of the Board.

The Board is of the opinion that its current size is appropriate, taking into account the scope and nature of operations of the Manager and MIT, for effective decision-making and constructive debate. The Board comprises Directors who collectively have the core competencies, such as accounting or finance, business or management experience, industry knowledge, strategic planning experience and customer-based experience or knowledge, required for the Board to be effective in all aspects of its roles.

Provision 2.4 of the Code requires the disclosure of the Manager's board diversity policy and progress made towards implementing a board diversity policy. Given that the Code only recently took effect to apply to annual reports covering financial years commencing from 1 January 2019, the Manager has not formalised a board diversity policy. Nonetheless, the NRC is of the view that it has been and continues to ensure that the Board and Board committees have an appropriate level of independence and diversity of thought and background in its composition to enable it to make decisions in the best interests of the Group as explained in other parts of this report.

Chairman and CEO

Principle 3: Clear division of responsibilities

Our Policy and Practices

The Board and the Manager adopts the principle of clear separation of the roles and division of responsibilities between the Chairman of the Board and the CEO of the Manager, which has been set out in writing, and that no one individual has unfettered powers of decision-making. The Chairman and the CEO are not related to each other so as to maintain an appropriate balance of power, increased accountability and greater capacity of the Board for independent decision-making.

The Chairman is a Non-Executive Director who is responsible for the overall management of the Board and ensures that the Directors and the Management work together with integrity and competency. He also guides the Board in constructive debates on the Group's strategic direction, management of its assets and governance matters.

The CEO is responsible for the running of the Manager's business operations. He has full executive responsibilities over the business and operational decisions of the Group. The CEO is also responsible for ensuring the Group's compliance with the applicable laws and regulations in its day-to-day operations.

As the Chairman is not an independent director, in accordance with Guideline 3.3 of the Code, Ms Mary Yeo Chor Gek has been appointed as the Lead Independent Non-Executive Director of the Manager. The principal responsibilities of the Lead Independent Director are to act as Chairman of the Board when matters concerning the Chairman are to be considered, and to be available to the Board and Unitholders for communication of Unitholders' concerns when other channels of communication through the Chairman or CEO are inappropriate, as well as for leading all deliberations on feedback regarding performance of the CEO and any interested party transactions. Ms Yeo also has the discretion to hold meetings with the other independent Directors without the presence of the Management as she deems appropriate or necessary and to provide feedback to the Chairman after such meetings.

Board Membership

Principle 4: Formal and transparent process for appointments

Our Policy and Practices

The Manager adopts the principle that Board renewal is an ongoing process to ensure good governance and to remain relevant to the changing needs of the Manager and the Group's business.

The Board established the NRC in January 2016 and it comprises three Directors, being Ms Mary Yeo Chor Gek, Mr Andrew Chong Yang Hsueh and Mr Chua Tiow Chye, all of whom are non-executive and the majority of whom (including the Chairperson) are independent. Ms Yeo is the Chairperson of the NRC and also the Lead Independent Non-Executive Director of the Manager.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating committee, which include assisting the Board in matters relating to:

- the appointment and re-appointment of Board and committee members;
- the appointment of the Executive Director and CEO and the framework for the appointment of key management personnel of the Manager, as well as the succession plan and framework for the Executive Director and CEO and key management personnel of the Manager;
- training and professional development programmes for the Board;
- the process and criteria for evaluating the performance of the Board, the Board committees and the Directors; and
- the determination, on an annual basis and as and when circumstances require, of the independent status of a Director, bearing in mind the relevant guidelines of the Code and the SFLCB Regulations, as well as any other applicable regulations and guidelines and salient factors.

The composition of the Board is determined based on the following principles:

- the Chairman of the Board should be a non-executive director of the Manager;
- the Board should comprise directors with a broad range of commercial experience including expertise in funds management, law, finance, audit, accounting and real estate;
- independent directors make up a majority of the Board if the Chairman is not an independent director; and
- non-executive directors make up a majority of the Board.

The Board adheres to the principle of progressive renewal and seeks to ensure its composition provides for appropriate level of independence and diversity of thought and background. In identifying suitable candidates for appointment to the Board, the Board prioritises the needs of the Group and takes into account the industry and business experience, skills, expertise and background of the candidates. In addition, the Board gives due regard to the requirements in the Listing Manual and the Code. The Board also considers the candidate's ability to commit sufficient time to the affairs of the Group so as to diligently fulfil director's duties. The Board has the option to engage external consultants if necessary to assist the Board in identifying suitable candidates.

As at least half of the Board comprises Independent Directors, the Manager will not be voluntarily subjecting any appointment or reappointment of directors to voting by Unitholders.

The Manager does not, as a matter of policy, limit the maximum number of listed company board representations its Board members may hold as long as each of the Board members is able to commit his or her time and attention to the affairs of the Group, including attending Board and Board committee meetings and contributing constructively to the management of the Manager and the Group. The Manager believes that each Director is best placed to decide whether he or she has sufficient capacity to discharge his or her duties and responsibilities as Director in the best interests of the Manager and Unitholders. Taking into account the meeting attendance records of the Directors in FY19/20 as well as the contribution and performance of each individual Director at such meetings, the Board is satisfied that all the Directors have been able to adequately carry out their duties as Director notwithstanding their principal commitments.

In keeping with the principle that a Director must be able to commit his or her time and attention to the affairs of the Group, the Board will generally not approve the appointment of alternate directors. There were no alternate directors appointed in FY19/20.

The NRC reviews and makes recommendations of nominations and/or re-nominations of directors on the Board and Board committees to the Board for approval. As a principle of good corporate governance, all Board members are required to submit themselves for re-nomination and re-election at regular intervals during the annual general meeting of the Manager.

Board Performance

Principle 5: Formal assessment of the effectiveness of the Board

Our Policy and Practices

The Manager adopts the principle that the Board's performance is ultimately reflected in the performance of the Manager and the Group.

To assess the performance of the Board and the Board committees, the Manager conducts annual confidential board effectiveness surveys. The survey of the effectiveness of the Board, the AC and the NRC in respect of FY19/20 was undertaken in May 2020.

To this end, the NRC assists the Board in the assessment of the effectiveness of the Board, its Board committees, as well as the contribution by the Chairman and each Director, by reviewing the performance evaluation process and making recommendations to the Board. The evaluation results are reviewed by the NRC and then shared with the Board. As part of the assessment, the NRC considers the adequacy of Board composition, the Board's performance and areas of improvement, level of strategic guidance to Management and the overall effectiveness of the Board, as well as each individual Director's attendance, contribution and participation at the Board and Board committee meetings. The Board also believes that performance evaluation is an ongoing process and strives to maintain regular feedback and interactions between Directors and Management.

(B) REMUNERATION MATTERS

Procedures for Developing Remuneration Policies
Principle 6: Formal and transparent procedure for fixing the remuneration of Directors

Level and Mix of Remuneration
Principle 7: Appropriate level of remuneration

Disclosure on Remuneration
Principle 8: Clear disclosure of remuneration matters

Our Policy and Practices
The Manager adopts the principle that remuneration matters should be sufficiently structured and benchmarked with good market practices to attract qualified talent to grow and manage its business.

The Manager adopts the principle that remuneration for the Board and the Management should be viewed in totality. The remuneration structure supports the continuous development of the management bench strength to ensure robust talent management and succession planning.

Pursuant to the *Guidelines to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management (Guideline No: SFA04-G07)*, the Manager has disclosed in this report information on its NRC as set out below.

Additional information on remuneration matters are disclosed in accordance with the Alternative Investment Fund Managers Directive (the "AIFMD") in compliance with the requirements of the AIFMD.

Nominating and Remuneration Committee
The Manager has an established NRC which consists of a minimum of three members and is constituted in a way that enables it to exercise its judgment and demonstrate its ability to make decisions consistent with the current and future financial status of the business.

The current members are: Ms Mary Yeo Chor Gek, Lead Independent Non-Executive Director, Mr Andrew Chong Yang Hsueh, Independent Non-Executive Director and Mr Chua Tiow Chye, Non-Executive Director. The NRC met once during FY19/20 and was guided by an independent remuneration consultant, Willis Towers Watson, who has no relationship with the Manager, the controlling shareholders of the Manager or its related entities and the Board of Directors that would interfere with its ability to provide independent advice to the NRC.

The NRC has written terms of reference setting out its scope and authority in performing the functions of a nominating and remuneration committee, which include assisting the Board in matters relating to:
- reviewing and recommending to the Board all nominations for the appointment and re-appointment of Directors and of members to the various Board committees;
- reviewing and recommending to the Board the succession plan for the Executive Director and CEO of the Manager;
- the remuneration framework for the Directors, the Executive Director and CEO and the Management of the Manager, including all option plans, stock plans and the like as well as the performance hurdles of such plans;
- the specific remuneration package for the Directors and key management personnel; and
- the termination payment, gratuities, severance payment and other similar payments to the Executive Director and CEO of the Manager.

Decision-making Process for Determining the Remuneration Policy
The NRC is responsible for the annual review of remuneration policy (including termination terms), its implementation and ensuring that such terms of remuneration are fair and in compliance with relevant legislation and regulation. The NRC makes remuneration decisions for employees annually in May following the end of the performance year. This timing allows the full-year financial results to be considered along with the other non-financial goals and objectives. The NRC developed the Manager's remuneration policy with a number of principles in mind (the "Remuneration Principles"). The overarching principle is to promote sustainable long-term success of MIT. The remuneration policy should:
- **Align with Unitholders:** A proportion of variable remuneration is deferred and delivered in the form of deferred awards over MIT phantom units, thereby aligning the interests of employees and Unitholders;
- **Align with performance and value creation:** Total variable compensation is managed and structured taking into consideration the level of performance and value creation attained which is being assessed holistically and determined based on financial performance and achievement of non-financial goals;

- **Encourage retention:** Deferred variable compensation does not give rise to any immediate entitlement. Awards normally require the participant to be employed continuously by the Manager until at least the third anniversary of the grant in order to vest in full; and
- **Be Competitive:** Employees receive competitive compensation and benefits packages, which are reviewed annually and benchmarked by an independent remuneration consultant to the external market.

In determining specific individual compensation amounts, a number of factors are considered including non-financial goals and objectives, financial performance of MIT and the individual performance and contributions to MIT during the financial year. Particularly for the Management, a portion of their variable compensation is deferred and subjected to downside risks to prevent excessive risk taking.

Guided by the Remuneration Principles, the key objectives and features of the Manager's policy on the remuneration of its Directors are as follows:

- the level of directors' fees should be appropriate (but not excessive) to attract and retain the Directors to provide good stewardship of the Manager and the Group;
- directors' fees are reviewed annually and subject to the approval of the Manager's shareholder;
- to ensure that each Directors' fees are commensurate with his or her responsibilities and time spent, each Director is paid a basic retainer and Directors who perform additional services through the Board committees are paid additional fees for such services;
- Non-Executive Directors who are employees of the Sponsor do not receive any director's fees in their capacity as Directors, and the CEO also does not receive any director's fees in his capacity as a Director; and
- no Director is involved in deciding his or her own remuneration.

Directors' fees are paid entirely in cash.

Guided by the Remuneration Principles, the key objectives and features of the Manager's policy on the remuneration of its executives are as follows:

- the level and structure of executive remuneration should be competitive (but not excessive) to attract, motivate and retain a pool of talented executives for the present and future growth of the Manager; and
- executive remuneration should be performance-related with a view to promoting the long-term success and sustainability of the Manager.

The CEO is not present during the discussions relating to his own compensation and terms and conditions of service, and the review of his performance. However, the Board, with the assistance of the NRC, reviews the CEO's performance and the NRC Chairperson, or her designate, will share with the CEO their views of his performance. In accordance with the directions and guidelines from the MAS on the remuneration of key executive officers of REIT managers, the Board, with the assistance of the NRC, reviews the CEO's specific remuneration package to ensure its compliance with the substance and spirit of such directions and guidelines from the MAS.

The remuneration of the Board and the employees of the Manager is paid by the Manager, and not paid by MIT. The Manager has set out in the table below information on the fees paid to the Directors for FY19/20:

Board Members	Membership	Fees Paid for FY19/20
Mr Wong Meng Meng	Non-Executive Chairman and Director	S$136,500(1)
Mr Pok Soy Yoong	Independent Non-Executive Director and Chairman of the AC*	S$100,250(2)
Mr Soo Nam Chow (Retired on 31 August 2019)	Independent Non-Executive Director and Chairman of the AC	S$43,750(3)
Ms Mary Yeo Chor Gek	Lead Independent Non-Executive Director and Chairperson of the NRC#	S$90,250(4)
Mr John Koh Tiong Lu (Retired on 31 August 2019)	Lead Independent Non-Executive Director and Member of the AC	S$41,666(3)
Mr Wee Joo Yeow (Retired on 31 August 2019)	Independent Non-Executive Director and Chairman of the NRC	S$39,583(3)
Mr Guy Daniel Harvey-Samuel	Independent Non-Executive Director and Member of the AC	S$91,500(1)

Board Members	Membership	Fees Paid for FY19/20
Dr Andrew Lee Tong Kin	Independent Non-Executive Director and Member of the AC	S$79,000(5)
Mr William Toh Thiam Siew	Independent Non-Executive Director and Member of the AC	S$79,000(5)
Mr Andrew Chong Yang Hsueh	Independent Non-Executive Director and Member of the NRC	S$73,166(6)
Mr Seah Choo Meng (Resigned on 31 August 2019)	Non-Executive Director and Member of the AC	S$37,500(3)
Mr Hiew Yoon Khong (Resigned on 15 December 2019)	Non-Executive Director and Member of the NRC	Nil(7)
Mr Chua Tiow Chye (Appointed on 15 December 2019)	Non-Executive Director and Member of the NRC	Nil(7)
Mr Wong Mun Hoong (Resigned on 15 December 2019)	Non-Executive Director	Nil(7)
Ms Wendy Koh Mui Ai (Appointed on 15 December 2019)	Non-Executive Director	Nil(7)
Mr Michael Thomas Smith (Appointed on 15 December 2019)	Non-Executive Director	Nil(7)
Mr Tham Kuo Wei	Executive Director and Chief Executive Officer	Nil(8)

Notes:

(1) The Directors' fees paid to Mr Wong Meng Meng and Mr Guy Daniel Harvey-Samuel included an ad-hoc meeting attendance fee.

(2) The Director's fees paid to Mr Pok Soy Yoong included an ad-hoc meeting attendance fee and prorated fee as Chairman of AC for the period of appointment from 1 September 2019 to 31 March 2020.

(3) The Directors' fees paid to Mr Soo Nam Chow, Mr John Koh Tiong Lu, Mr Wee Joo Yeow and Mr Seah Choo Meng were prorated for the period from 1 April 2019 to 31 August 2019.

(4) The Director's fees paid to Ms Mary Yeo Chor Gek included an ad-hoc meeting attendance fee and prorated fee as Chairperson of NRC for the period of appointment from 1 September 2019 to 31 March 2020.

(5) The Director's fees paid to Dr Andrew Lee Tong Kin and Mr William Toh Thiam Siew included an ad-hoc meeting attendance fee and prorated fee as Member of the AC for the period of appointment from 1 September 2019 to 31 March 2020.

(6) The Director's fees paid to Mr Andrew Chong Yang Hsueh included an ad-hoc meeting attendance fee and prorated fee as Member of the NRC for the period of appointment from 1 September 2019 to 31 March 2020.

(7) Non-Executive Directors who are employees of the Sponsor do not receive any fees in their capacity as Directors and NRC member.

(8) The CEO does not receive any Director's fees in his capacity as a Director.

* Mr Pok Soy Yoong was appointed as Chairman of AC on 1 September 2019.

\# Ms Mary Yeo Chor Gek was re-designated as Lead Independent Non-Executive Director and Chairperson of the NRC on 1 September 2019.

Link between pay, performance and value creation

Employee remuneration at the Manager comprises fixed pay, variable incentive, allowances and benefits. Fixed pay comprises a salary and an annual wage supplement. All employees receive a salary that reflects their responsibilities and the level of experience and expertise needed to undertake their roles. Allowances and benefits include statutory provident fund contributions and benefits-in-kind to enable employees to undertake their role by ensuring their wellbeing.

Variable incentive is a material component of total remuneration and comprises Performance Target Bonus ("PTB"), Variable Bonus ("VB") and Long-term Incentive ("LTI") award. The PTB amount is determined based on the achievement of non-financial Key Performance Indicators ("KPIs") which are critical to improving the organisational effectiveness and operational efficiency of the Manager, e.g. improving workflow and processes by implementing e-workflow/e-Approval system, high participation rate in active and healthy lifestyle activities, participation in Corporate Social Responsibility ("CSR") events and tenants engagement, raising the capability of the workforce through increased participation in learning and development. The VB amount is assessed based on the achievement of financial KPIs such as net property income, occupancy rate, DPU and WALE which measure the financial metrics essential to the unitholders. KPIs and their weightages may change from year to year. The LTI award is a form of unit-linked incentive plan and represents conditional rights to receive a cash sum based on the achievement of MIT's Total Shareholder Return ("TSR") targets and value of a notional investment in MIT.

To this end, the NRC has reviewed the performance of the Manager for FY19/20 and is satisfied that all KPIs have largely been achieved.

For the Management, a significant proportion of their variable incentive is deferred under the Manager's VB banking mechanism and vesting schedule of LTI award. Deferral of these two components is a key mechanism to building sustainable business performance. Under the VB banking mechanism, only a portion of a VB award declared in the financial year will be paid out while the rest of the VB award will be deferred and paid out in the subsequent years. The deferred VB award will be subjected to downside risks depending on future performance. This ensures alignment between remuneration and sustaining business performance in the longer term. For the LTI award, it is subject to three to five years vesting schedule. The settlement value of the LTI award is linked to the value of MIT units at the time of vesting.

Employees of the Manager are eligible to be considered for variable pay each year. Variable pay for all employees takes into account MIT, the Manager and the individual's performance against agreed financial and non-financial objectives similar to that of the Management. However, in execution, the PTB and VB are combined to form consolidated variable pay for the employees.

The Manager will continue to be guided by the objective of delivering long term sustainable returns to Unitholders. The remuneration of the Management team will continue to be aligned with the goal of value creation for Unitholders. The performance will be measured over the next 5-year period, with an interim review at the end of the third year.

All fixed pay, variable incentives and allowances are payable wholly in cash. All payments are entirely paid by the Manager and not as an additional expense imposed on MIT.

To assess the individual performance, a 5-point rating scale is used by the supervisors to provide an overall assessment of an employee's performance, and employees are required to perform a self-evaluation. The overall, final rating is reconciled during each employee's performance appraisal. The Manager has ensured that this has been adhered to.

The remuneration for the CEO in bands of S$250,000 and a breakdown of the remuneration of the CEO and all of the key management personnel of the Manager in percentage terms, are provided in the remuneration table below. At present, there are only four key management personnel of the Manager (including the CEO).

Total Remuneration Bands of CEO and Key Management Personnel for FY19/20

	Salary, Allowances and Statutory Contributions	Bonus[1]	Long-term Incentives[2]	Benefits	Total
Above S$1,250,000 to S$1,500,000					
Mr Tham Kuo Wei	29%	46%	25%	N.M.[3]	100%
Other Key Management Personnel					
Ms Ler Lily	39%	41%	20%	N.M.[3]	100%
Mr Peter Tan Che Heng	45%	38%	17%	N.M.[3]	100%
Ms Serene Tam Mei Fong	50%	37%	13%	N.M.[3]	100%

Notes:

(1) The amounts disclosed are bonuses declared during the financial year.

(2) The amounts disclosed include the grant value of the LTI awards. The LTI award is a form of unit-linked incentive plan and represent conditional rights to receive a cash sum based on the achievement of the TSR targets and fulfilment of vesting period of up to five years.

(3) Not meaningful.

The total remuneration for the CEO and other key management personnel in FY19/20 was S$3.20 million.

The Manager is cognisant of the requirements as set out under Provision 8.1 of the Code and the *"Notice to All Holders of a Capital Markets Services Licence for Real Estate Investment Trust Management"* to disclose: (a) the remuneration of its CEO and each individual Director on a named basis; (b) the remuneration of at least its top five executive officers (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000; and (c) in aggregate the total remuneration paid to its top five key management personnel (who are not Directors or the CEO) and in the event of non-disclosure, the Manager is required to provide reasons for such non-disclosure.

The Board had assessed and decided not to disclose (i) the remuneration of the CEO in exact quantum; (ii) the remuneration of at least its top five key management personnel (who are neither Directors nor the CEO), on a named basis, in bands of S$250,000; and (iii) the aggregate remuneration paid to its top five key management personnel (who are not Directors or the CEO), as the Manager is of the view that remuneration details are commercially sensitive due to the confidential nature of remuneration matters and with keen competition for management staff in the REIT industry, such disclosure may result in talent retention issues. The Board is of the view that despite the deviation from Provision 8.1 of the Code, the Manager has been transparent on remuneration matters in line with the intent of Principle 8 of the Code, as information on the Manager's remuneration policies, level and mix of remuneration, procedure for setting remuneration and the relationships between remuneration, performance and value creation has been disclosed in detail in the preceding paragraphs.

Since the remuneration of the CEO and key management personnel of the Manager are not separately billed but paid by the Manager, the Manager is also of the view that the interest of the Unitholders would not be prejudiced as the indicative range of the CEO's remuneration, as well as the total remuneration for the CEO and key management personnel of the Manager, have been provided.

There were no employees of the Manager who were substantial shareholders of the Manager, substantial unitholder of MIT or immediate family members of a Director, the CEO or a substantial shareholder of the Manager or substantial unitholder of MIT and whose remuneration exceeded S$100,000 during FY19/20.

In solidarity with its stakeholders in overcoming the challenges posed by COVID-19, the senior management and Board of the Manager have elected to take a reduction in their base salary and basic retainer fee by between 5% to 10% for FY20/21. This will be subject to further review when the COVID-19 situation stabilises.

Quantitative Remuneration Disclosure under AIFMD

The Manager is required under the AIFMD to make quantitative disclosures of remuneration. Disclosures are provided in relation to (a) the staff of the Manager; (b) staff who are senior management; and (c) staff who have the ability to materially affect the risk profile of MIT.

All individuals included in the aggregated figures disclosed are rewarded in line with the Manager's remuneration policies.

The aggregate amount of remuneration awarded by the Manager to its staff in respect of the Manager's financial year ended 31 March 2020 was S$7.50 million. This figure comprised fixed pay of S$3.79 million, variable pay of S$3.39 million and allowances/benefits-in-kind of S$0.32 million. There were a total of 41 beneficiaries of the remuneration described above.

In respect of the Manager's financial year ended 31 March 2020, the aggregate amount of remuneration awarded by the Manager to its senior management (who are also members of staff whose actions have a material impact on the risk profile of MIT) was S$3.84 million, comprising seven individuals identified having considered, among others, their roles and decision making powers.

(C) ACCOUNTABILITY AND AUDIT

Risk Management and Internal Controls

Principle 9: Sound system of risk management and internal controls

Our Policy and Practices

The Manager adopts the principle that a sound system of internal controls and risk management is necessary for the Group's business.

The Manager, working with the Sponsor, has established internal controls and risk management systems that address key operational, financial, compliance and information technology risks relevant to the Group's business and operating environment. These systems provide reasonable but not absolute assurance on the achievement of their intended internal controls and risk management objectives.

The key elements of the Group's internal controls and risk management systems are as follows:

Operating Structure

The Manager has a well-defined operating structure with clear lines of responsibility and delegated authority, as well as reporting mechanisms to the Management and the Board. This structure includes certain functions, such as Human Resource, Information Systems & Technology, Internal Audit, Legal and Risk Management, which are outsourced to the Sponsor. The Manager also conducts an annual review of such outsourced functions to ensure required performance standards are met.

Policies, Procedures and Practices

Controls are detailed in formal procedures and manuals. For example, the Board has approved a set of delegations of authority which sets out approval limits for investments and divestments, development, operational and capital expenditures and treasury activities. Approval sub-limits are also provided at various management levels to facilitate operational efficiency as well as provide a system of checks and balances.

The Board's approval is required for material transactions, including the following:

- equity fund-raising;
- acquisition, development and disposal of properties above Board-prescribed limits;
- overall project budget variance and *ad hoc* development budget above Board-prescribed limits;

- debt fund-raising above Board-prescribed limits; and
- derivative contracts above Board-prescribed limits.

The Group's procedures and practices are regularly reviewed and revised where necessary to enhance controls and efficiency. The Group has implemented a Control Self-Assessment programme to reinforce risk awareness and compliance with internal controls within the Group, by fostering accountability, control and risk ownership.

The internal audit function, which is outsourced to the Sponsor, reviews the Group's compliance with the control procedures and policies established within the internal controls and risk management systems. The internal audit function is also involved in the validation of the results from the Control Self-Assessment programme.

Whistle-blowing Policy

To reinforce a culture of good business ethics and governance, the Manager has a Whistle-blowing Policy to encourage the reporting, in good faith, of any suspected improper conduct, including possible financial irregularities, while protecting the whistle-blowers from reprisals. Any reporting concerning the Group or the Manager is notified to the AC Chairman of the Sponsor as well as the AC Chairman of the Manager for investigation and to the AC of the Manager on the findings.

For queries or to make a report, please write to reporting@mapletree.com.sg

Risk Management

Risk management is an integral part of the Manager's business strategy. In order to safeguard and create value for Unitholders, the Manager proactively manages risks and embeds the risk management process into the Manager's planning and decision-making process.

The risk management function which is outsourced to the Sponsor's Risk Management Department oversees the Enterprise Risk Management ("ERM") framework, which is adapted from the International Organisation for Standardisation under (ISO) 31000 Risk Management. It reports key risk exposures, portfolio risk profile and activities in respect of significant risk matters to the AC and the Board independently on a quarterly basis.

The risk management system established by the Manager, which encompasses the ERM framework and the risk management process, is dynamic and evolves with the business. The Manager has identified key risks, assessed their likelihood and impact on MIT's business and established corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The Risk Management Department works closely with the Manager to review and enhance the risk management system in accordance with market practices and regulatory requirements, under the guidance and direction of the AC and the Board.

The Manager's policies and procedures relating to risk management can be found on pages 102 to 105 of this Annual Report.

Information Technology Controls

As part of the Group's risk management process, information technology controls and cybersecurity measures have been put in place and are periodically reviewed to ensure that information technology risks and cybersecurity threats are identified and mitigated. In addition, as part of the Manager's business continuity plan, information technology disaster recovery planning and tests are conducted to ensure that critical information technology systems remain functional in a crisis situation.

On an annual basis, external specialists are engaged to perform a Vulnerability and Penetration Test on the Group's networks and devices as part of cybersecurity measures.

In addition, an annual review of the information technology controls was conducted by the Sponsor's Internal Audit Department as part of the FY19/20 annual Control Self-Assessment programme. The audit findings were submitted to the AC and the Board for review and appropriate remedial actions were implemented as at 31 March 2020.

Financial Reporting

The Board is updated on a quarterly basis on the Group's financial performance. The Manager reports on significant variances in financial performance, in comparison with budgets and financial performance of corresponding periods in the preceding year and provides an updated full year forecast. In addition, the Board is provided with quarterly updates on key operational activities of the Group.

A management representation letter is provided by the Manager to the AC and Board quarterly in connection with the preparation of the Group's financial statements. The representation letter is supported by declarations made individually by the various Heads of Department. Compliance checklists on announcement of financial statements, which are required for submission to the SGX-ST, are reviewed and confirmed by the Chief Financial Officer ("CFO") of the Manager.

The Group's financial results are prepared in accordance with the Singapore Financial Reporting Standards (International) and are reported to Unitholders in accordance with the requirements of the SGX-ST. These results announcements provide analyses of significant variances in financial performance and commentary on the industry's competitive conditions in which the Group operates and any known factors or events that may affect the Group in the next reporting period and the next twelve months.

Detailed disclosure and analysis of the full year financial performance of the Group can be found on pages 145 to 223 of this Annual Report.

Financial Management

As a matter of financial and operational discipline, Management reviews on a monthly basis the performance of the Group's portfolio of properties.

The key financial risks which the Group is exposed to include interest rate risk, foreign exchange rate risk, liquidity risk and credit risk. Where appropriate, the Manager procures hedging transactions to be entered into so as to protect the Group against interest rate and foreign exchange rate fluctuations. In addition, the Manager proactively manages liquidity risk by ensuring that sufficient working capital lines and loan facilities are maintained for the Group. The Manager's capital management strategy can be found on pages 80 to 81 of this Annual Report. The Manager also has in place credit control procedures for managing tenant credit risk and monitoring of arrears collection.

Internal Audit

The internal audit function, which is outsourced to the Sponsor's Internal Audit Department, prepares a risk-based audit plan annually to review the adequacy and effectiveness of the Group's system of internal controls and this audit plan is approved by the AC before execution. The Sponsor's Internal Audit Department is also involved during the year in conducting ad hoc audits and reviews that may be requested by the AC or Management on specific areas of concern, including validating the responses under the Manager's Control Self-Assessment programme. In doing so, the Sponsor's Internal Audit Department is able to obtain assurance that business objectives for the internal controls processes under review are being achieved and key control mechanisms are in place.

Upon completion of each review, a formal report detailing the audit findings and the appropriate recommendations is issued to the AC. The Sponsor's Internal Audit Department monitors and reports on a quarterly basis the timely implementation of the action plans to Management and the AC.

The external auditors also provide an independent perspective on certain aspects of the internal financial controls system arising from their work and report their findings to the AC on an annual basis. The external auditors are also updated on the findings of the Manager's Control Self-Assessment programme.

Interested Person Transactions

All interested person transactions are undertaken on normal commercial terms and the AC regularly reviews all interested person transactions to ensure compliance with the internal control system as well as with relevant provisions of the Listing Manual and the Property Funds Appendix. In addition, the Trustee has the right to review such transactions to ascertain that the Property Funds Appendix has been complied with.

The following procedures are also undertaken:

- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding S$100,000 in value but below 3.0% of the value of the Group's net tangible assets will be subject to review by the AC at regular intervals;
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 3.0% but below 5.0% of the value of the Group's net tangible assets will be subject to the review and prior approval of the AC. Such approval shall only be given if the transactions are on normal commercial terms and are consistent with similar types of transactions made by the Trustee with third parties which are unrelated to the Manager; and
- transactions (either individually or as part of a series or if aggregated with other transactions involving the same interested person during the same financial year) equal to or exceeding 5.0% of the value of the Group's net tangible assets will be reviewed and approved prior to such transactions being entered into, on the basis described in the preceding paragraph, by the AC (which may, as they deem fit, request advice on the transaction from independent sources or advisers, including the obtaining of valuations from independent professional valuers). Further, under the Listing Manual and the Property Funds Appendix, such transactions would have to be approved by the Unitholders at a meeting of the Unitholders.

The interested person transactions undertaken by the Group in FY19/20 are set out on pages 226 to 227 of this Annual Report. For the purpose of the disclosures, the full contract sum is taken as the value of the transaction where the interested person transaction has a fixed term and contract value, while the annual amount incurred and/or accrued is taken as the value of the transaction where an interested person transaction has an indefinite term or where the contract sum is not specified.

Dealing in MIT units

The Manager adopts the best practices on dealings in securities set out in the Listing Manual. All Directors are required to disclose their interests in MIT and are also provided with disclosures of interests by other Directors as well as reminders on trading restrictions.

On trading in MIT units, the Directors and employees of the Manager are reminded not to deal in MIT units on short term considerations and are prohibited from dealing in MIT units:
- in the period commencing one month before the public announcement of the Group's annual results;
- in the period commencing two weeks before the public announcement of the Group's quarterly and semi-annual results; and
- at any time whilst in possession of price-sensitive information.

Each Director is required to notify the Manager of his or her acquisition of MIT units or of changes in the number of MIT units which he or she holds or in which he or she has an interest, within two business days of such acquisition or change of interest. In addition, employees of the Manager and the Sponsor are to give pre-trading notifications before any dealing in MIT units.

Role of the Board and AC

The Board recognises the importance of maintaining a sound internal controls and risk management system to safeguard the assets of the Group and Unitholders' interests, through a framework that enables risks to be assessed and managed.

The AC provides oversight of the financial reporting, accounting policies and the adequacy and effectiveness of the Group's internal controls and risk management systems as well as its compliance processes.

The Board and the AC also take into account the results from the Control Self-Assessment programme, which requires the various departments to review and report on compliance with key control processes. As part of the Control Self-Assessment programme, the Internal Audit function performs a validation of Management's self-assessment responses on a sampling basis, after which the validated self-assessment results are reported to the AC and the Board.

It should be recognised that all internal controls and risk management systems contain inherent limitations and, accordingly, the internal controls and risk management systems can only provide reasonable but not absolute assurance.

The Board has received written assurance from the CEO and the CFO that the Group's financial records have been properly maintained and the Group's financial statements give a true and fair view of the Group's operations and finances. It has also received assurance from the CEO, the CFO and other relevant key management personnel, who have responsibility regarding various aspects of the risk management and internal controls systems, that the systems of risk management and internal controls in place for the Group are adequate and effective to address the risks (including financial, operational, compliance and IT risks) that the Manager considers relevant and material to the current business environment.

Comment and Opinion on Internal Controls

Based on the internal controls and risk management systems established and maintained by the Manager and the Sponsor, work performed by the Sponsor's Internal Audit and Risk Management Departments as well as by the external auditors, reviews performed by the Management and the above-mentioned assurance from the CEO, the CFO and other relevant key management personnel, the Board is of the opinion that the Group's internal controls and risk management systems, addressing key financial, operational, compliance, information technology and risk management objectives and which the Group considers relevant and material to its operations, were adequate and effective to meet the needs of the Group in its business as at 31 March 2020. However, the Board also notes that the system of internal controls and risk management provides reasonable, but not absolute, assurance that the Group will not be adversely affected by any event that could be reasonably foreseen as it strives to achieve its business objectives. In this regard, the Board also notes that no system of internal controls and risk management can provide absolute assurance against the occurrence of material errors, poor judgment in decision making, human error, losses, fraud or other irregularities. The AC concurs with the Board's comments provided in the foregoing. For the financial year ended 31 March 2020, the Board and the AC have not identified any material weaknesses in the Group's internal controls and risk management systems.

Audit and Risk Committee

Principle 10: The Board has an AC which discharges its duties objectively.

Our Policy and Practices

The Board is supported by the AC which provides additional oversight of financial, risks and audit matters, so as to maximise the effectiveness of the Board and foster active participation and contribution.

The Manager adopts the principle that the AC shall have at least three members, all of whom must be non-executive and the majority of whom, including the AC Chairman, must be independent. The Board is of the view that the AC members collectively have recent and relevant expertise or experience in financial management and are appropriately qualified to discharge their responsibilities.

The AC presently consists of four members, all including the AC Chairman are independent and are appropriately qualified to discharge their responsibilities. They are:

- Mr Pok Soy Yoong (appointed on 1 September 2019), Chairman;
- Mr Guy Daniel Harvey-Samuel, Member;
- Dr Andrew Lee Tong Kin (appointed on 1 September 2019), Member; and
- Mr William Toh Thiam Siew (appointed on 1 September 2019), Member.

None of the AC members are a partner or director of the incumbent external auditors, PricewaterhouseCoopers LLP ("PwC"), within the previous two years, nor does any of the AC members have any financial interest in PwC.

The AC has written terms of reference setting out its scope and authority, which include:

- examination of interested person transactions;
- review and approval of the scope of internal audit activities;
- review of the adequacy, effectiveness, independence, scope and audit findings of internal and external auditors as well as Management's responses to them and the implementation of remedial actions to address such findings;
- evaluation of the nature and extent of non-audit services performed by external auditors. In this regard, for FY19/20, MIT paid S$152,642 to PwC for audit services of the Group. There were no payments made for non-audit services;
- review of the quality and reliability of information prepared for inclusion in financial reports;
- authority to investigate any matters within its terms of reference, full access to and co-operation by Management and full discretion to invite any Director or executive officer to attend its meetings, and reasonable resources to enable it to discharge its functions properly;
- making recommendation to the Board on the appointment and re-appointment of external auditors; and
- approval of the remuneration and terms of engagement of external auditors.

In addition, the AC also:

- reviews significant financial reporting issues and judgements so as to ensure the integrity of the financial statements of the Group and any formal announcements relating to the Group's financial performance;
- reviews at least annually the adequacy and effectiveness of the Group's internal controls and risk management systems;
- reviews the assurance from the CEO and the CFO on the financial records and financial statements;
- meets with the external and internal auditors, without the presence of Management, at least once a year to review and discuss the financial reporting process, system of internal controls (including financial, operational, compliance and information technology controls), and significant concerns, audit comments and recommendations;
- reviews and, if required, investigates the matters reported via the whistle-blowing mechanism, by which employees may, in confidence, raise concerns about suspected improprieties including financial irregularities. The objective of the whistle-blowing mechanism is to ensure that arrangements are in place for independent investigations of any reported matters and reviews of such investigations, to ensure appropriate follow-up actions are taken; and
- discusses during the AC meetings, any changes to accounting standards and issues which have a direct impact on the financial statements.

In the review of the financial statements, the AC has discussed with the Management the accounting principles that were applied and their judgment of items that might affect the integrity of the financial statements. The following significant matter impacting the financial statements was discussed with the Management and the external auditor and reviewed by the AC:

Key Audit Matter	How This Issue was Addressed by the AC
Valuation of investment properties	The AC considered the valuation methodologies, assumptions and outcomes applied by MIT's independent valuers in determining the valuation of the investment properties. The AC discussed the details of the valuation with the independent valuers and Management and also considered the results of work performed and assessment by the external auditor. The AC was satisfied with the valuation methodologies, assumptions and outcome applied by the independent valuers and disclosed in the financial statements. The COVID-19 outbreak has affected the global economic outlook and there is no visibility over the severity and duration of the pandemic. The timing of an eventual economic recovery also remains unclear. The independent valuers have indicated that the assessments are reflective of market conditions and have taken into account the impact of the COVID-19 pandemic outbreak based on information available as at 31 March 2020. The valuation reports from independent property valuers for certain investment properties have also highlighted the heightened uncertainty of the COVID-19 outbreak. Accordingly, the valuation of these investment properties may be subject to more fluctuation than during normal market conditions. The valuation of investment properties is also an area of focus for the external auditor. The external auditor has included this item as a key audit matter in its audit report for the financial year ended 31 March 2020. The AC will work with the Management to closely monitor the situation and deliberate over the review of property values as and when deemed necessary.

A total of six AC meetings were held in FY19/20.

The Manager, on behalf of the Group, confirms that the Group has complied with Rules 712 and 715 of the Listing Manual in relation to the Group's auditing firm.

Internal Audit

Our Policy and Practices

The Manager adopts the principle that a robust system of internal audits is required to safeguard Unitholders' interests, the Group's assets, and to manage risks. Apart from the AC, other Board committees may be set up from time to time to address specific issues or risks.

The internal audit function of the Group is outsourced to the Sponsor's Internal Audit Department and the Head of Internal Audit reports directly to the AC Chairman of both the Manager and the Sponsor.

The AC is consulted and provides objective feedback to the AC of the Sponsor on the hiring, removal, remuneration and evaluation of the Head of Internal Audit. The Sponsor's Internal Audit Department (including the Head of Internal Audit) has unfettered access to all of the Group's documents, records, properties and personnel, including access to the AC and has appropriate standing within the Group.

The role of the Sponsor's Internal Audit Department is to conduct internal audit work in consultation with, but independently of, Management. Its annual audit plan and audit findings are submitted to the AC for review and approval respectively. The AC also meets with the Head of Internal Audit at least once a year without the presence of Management.

The Sponsor's Internal Audit Department is a member of the Singapore branch of the Institute of Internal Auditors Inc. (the "IIA"), which has its headquarters in the United States. The Sponsor's Internal Audit Department subscribes to, and is in conformance with, the International Standards for the Professional Practice of Internal Auditing developed by the IIA (the "IIA Standards") and has incorporated these standards into its audit practices.

The IIA Standards cover requirements on:
- independence and objectivity;
- proficiency and due professional care;
- managing the internal audit activity;
- engagement planning;
- performing engagement;
- communicating results; and
- monitoring progress

The Sponsor's Internal Audit Department employees involved in information technology audits are Certified Information System Auditors and members of the Information System Audit and Control Association (the "ISACA") in the United States. The ISACA Information System Auditing Standards provide guidance on the standards and procedures to apply in information technology audits.

To ensure that the internal audits are performed by competent professionals, the Sponsor's Internal Audit Department recruits and employs qualified employees. In order that their technical knowledge remains current and relevant, the Sponsor's Internal Audit Department identifies and provides training and development opportunities to the employees.

In compliance with the IIA Standards, an external quality assessment review ("QAR") of the Sponsor's Internal Audit Department is conducted at least once every five years by a qualified, independent reviewer. The last external QAR of the Sponsor's Internal Audit Department was completed in 2018 and it was assessed that the Group's internal audit function is in conformance with the IIA standards. The next external QAR will be conducted in 2023.

For FY19/20, the AC is of the opinion that the internal audit function is independent, effective and adequately resourced.

(D) UNITHOLDER RIGHTS AND ENGAGEMENT

Unitholder Rights and Conduct of General Meetings

Principle 11: Fair and equitable treatment of all Unitholders

Engagement with Unitholders

Principle 12: Regular, effective and fair communication with Unitholders

Our Policy and Practices

The Manager adopts the principle that all Unitholders should be treated fairly and equitably in order to enable them to exercise their ownership rights arising from their unitholdings and have the opportunity to communicate their views on matters affecting MIT. The Manager provides Unitholders with regular, balanced and clear assessments of MIT's performance, position and outlook.

To this end, the Manager issues via SGXNET announcements and press releases on the Group's latest corporate developments on an immediate basis where required by the Listing Manual. Where immediate disclosure is not practicable, the relevant announcement will be made as soon as possible to ensure that all stakeholders and the public have equal access to the information.

The public can access the electronic copy of the Annual Report via SGXNET as well as MIT's website and under normal circumstances, all Unitholders will receive a booklet containing key highlights of MIT, instructions on accessing the Annual Report online with the option of receiving a printed version of the Annual Report, a notice of annual general meeting and a proxy form with instructions on the appointment of proxies. However, in view of the COVID-19 situation, the Manager will be conducting MIT's 10th annual general meeting by electronic means and therefore, alternative arrangements will be made to take into account the online nature of the annual general meeting The notice of annual general meeting for each annual general meeting is also published via SGXNET and MIT's website as well as in the newspaper.

An annual general meeting is held once a year to provide a platform for Unitholders to interact with the Board and the Management, in particular the Chairman of the Board, the Chairman of the AC, the CEO and the CFO. The external auditors are also present to address Unitholders' queries about the audit and the financial statements of the Group.

A record of the Directors' attendance at the annual general meeting can be found in the record of their attendance of meetings set out at pages 83 to 84 of this Annual Report.

Provision 11.4 of the Code requires an issuer's constitutive documents to allow for absentia voting at general meetings of Unitholders. The Trust Deed currently does not provide for absentia voting which may be considered by the Manager following careful study to ensure that the integrity of information and authentication of the identity of Unitholders through the web are not compromised and legislative changes are effected to recognise remote voting. The Manager is of the view that despite the deviation from Provision 11.4 of the Code, Unitholders nevertheless have opportunities to communicate their views on matters affecting the Group even when they are not in attendance at general meetings. For example, Unitholders may appoint proxies to attend, speak and vote, on their behalf, at general meetings. Where a general meeting is convened, all Unitholders are entitled to receive a circular enclosing a proxy form with instructions on the appointment of proxies. Prior to voting at an annual general meeting or any other general meeting, the voting procedures will be made known to the Unitholders to facilitate them in exercising their votes.

To safeguard Unitholders' interests and rights, a separate resolution is proposed for each substantially separate issue at an annual general meeting. Each resolution proposed at an annual general meeting and any other general meeting will be voted on by way of electronic polling. An independent scrutineer is also appointed to validate the vote tabulation and procedures. The Manager will announce the results of the votes cast for and against each resolution and the respective percentages and prepare minutes of such meetings.

MIT's 10th annual general meeting will be conducted by electronic means and therefore physical attendance in person will not be permitted. Unitholders may appoint the Chairman of the meeting as proxy to vote on their behalf at the general meeting and submit questions relating to the business of the meeting in advance. Please refer to the notice of annual general meeting dated 22 June 2020 for further information.

The Manager has an Investor Relations Department which works with the Legal and Corporate Secretariat Department of the Sponsor to ensure the Group's compliance with the legal and regulatory requirements applicable to listed REITs, as well as to incorporate best practices in its investor relations programme. To keep the Board abreast of market perception and concerns, the Investor Relations Department provides regular updates on analyst and investor feedback.

The Manager's investor relations policy prioritises proactive engagement and timely and effective communication with its stakeholders. The Manager regularly communicates major developments in the Group's businesses and operations to Unitholders, investors, analysts and the media through the issuance of announcements and press releases. In addition, all announcements and press releases are first made on SGXNET and subsequently on MIT's website. The Manager also communicates with MIT's investors on a regular basis through group/individual meetings with investors, investor conferences and non-deal roadshows. The Manager's CEO and CFO are present at briefings and communication sessions to answer questions from investors. "Live" audio webcast of analyst briefings are conducted, where practicable. Stakeholders can subscribe for email alerts to receive the latest updates on the Group and also contact the Investor Relations Department via a dedicated email address. Further details on the Manager's investor relations activities and efforts are found on pages 106 to 108 of this Annual Report.

Minutes of general meetings recording the substantive and relevant comments made and questions raised by Unitholders are available to Unitholders for their inspection upon request. Minutes of the annual general meeting (which record substantial and relevant comments and queries from Unitholders and the response from the Board and the Management) are also available on MIT's website at www.mapletreeindustrialtrust.com.

MIT's distribution policy is to distribute at least 90% of its taxable income and such distributions are typically paid on a quarterly basis. For FY19/20, MIT made four distributions to Unitholders.

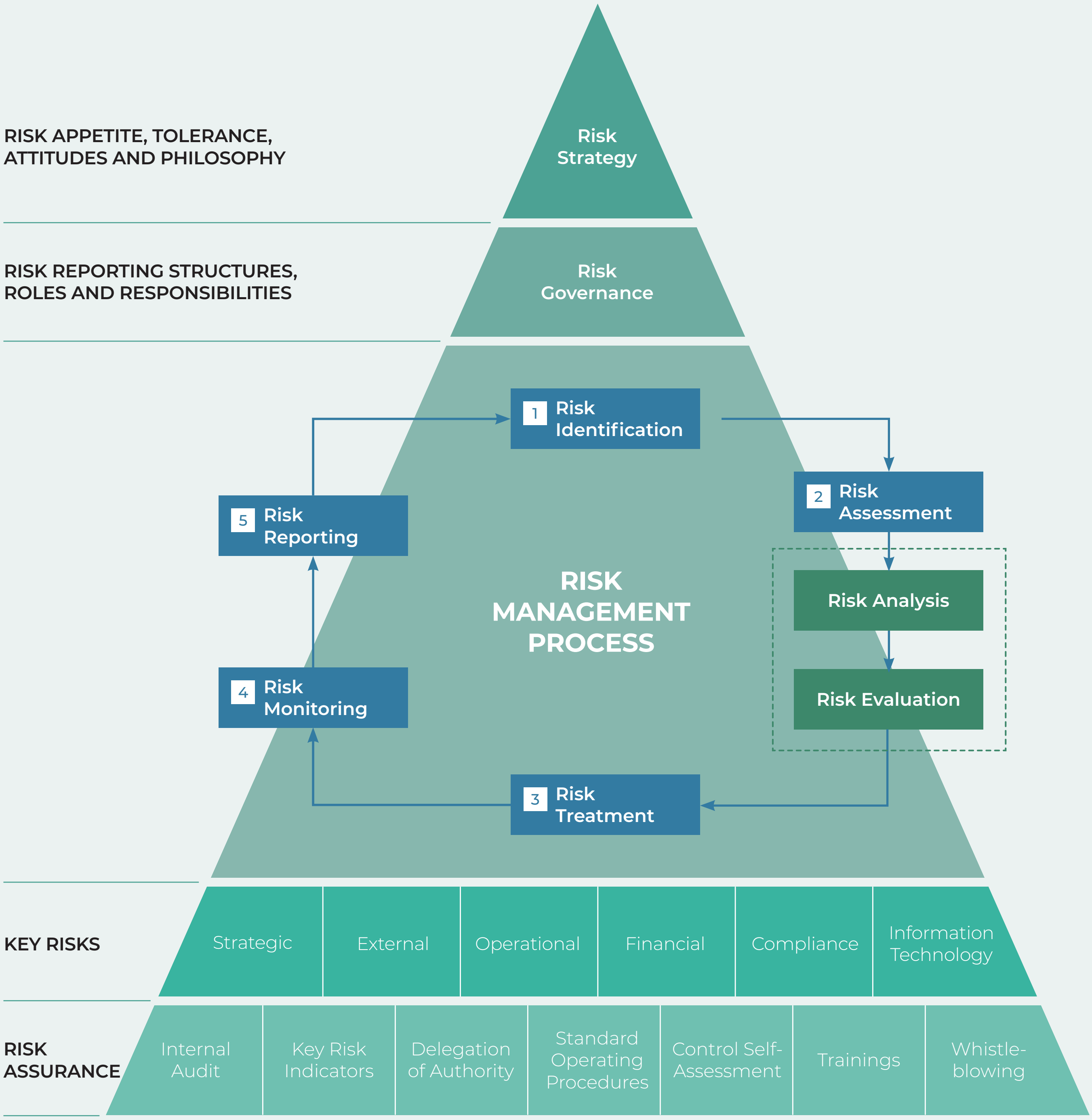
Principle 13: Engagement with Stakeholders

Our Policy and Practices

The Manager adopts the principle that to build confidence among stakeholders, there is a need to deliver sustainable value. The Sustainability Report from pages 109 to 144 in the Annual Report provides the Group's approach in identifying its material stakeholders, as well as addressing stakeholders' concerns and methods of engagement. The Sustainability Report also sets out the key areas of focus in relation to the management of stakeholder relationships for the financial year ended 31 March 2020.

RISK MANAGEMENT

Risk Management is an integral part of the Manager's business strategy in order to deliver sustainable and growing returns. To safeguard capital while creating value for Unitholders, the Manager proactively manages risks and embeds the risk management process as part of the planning and decision making process.



STRONG OVERSIGHT AND GOVERNANCE

The Board is responsible for determining the overall risk strategy and risk governance, as well as ensuring that the Manager implements sound risk management and internal control practices. The Board also approves the risk appetite and tolerance statements, which set out the nature and extent of risks that can be taken to achieve the Manager's business objectives. The Board which is supported by the AC, comprises directors whose collective diverse experience and knowledge serve to give guidance and provide strategic insights to the Manager. As part of the review of MIT's portfolio risks, the AC engages directly with the Sponsor's Risk Management Department on a quarterly basis.

At the Manager, the risk management culture involves both top-down oversight and bottom-up engagement from all employees. This ensures a risk approach that is aligned with the business objectives and strategies for MIT, which is also integrated with operational processes for effectiveness and accountability.

The Manager's ERM framework is adapted from the International Organisation for Standardisation ("ISO") 31000 Risk Management. It is dynamic and evolves with the business, thus providing the Manager with a holistic and consistent process for the identification, assessment, monitoring and reporting of risks. The Sponsor's Risk Management Department works closely with the Manager to continually review and enhance the risk management system in accordance with market practices and regulatory requirements, under the guidance and direction of the AC and the Board. A Control Self-Assessment framework further reinforces risk awareness by fostering accountability, control and risk ownership, as well as provides additional assurance to the Board and the Manager that operational risks are being effectively and adequately managed and controlled.

ROBUST MEASUREMENT AND ANALYSIS

The Manager's risk measurement framework is based on Value-at-Risk ("VaR"), a methodology which measures the volatilities of market and property risk drivers such as rental rates, occupancy rates, capital values, interest rates and foreign exchange rates. It takes into consideration changes in market environment and asset cash flows. To complement the VaR methodology, other risks such as refinancing, tenant-related and development risks are also assessed, monitored and measured as part of the framework where feasible.

The VaR methodology measures risks consistently across the portfolio. It enables the Manager to quantify the benefits that arise from diversification across the portfolio and to assess risk by country, asset class and risk type. The Manager recognises the limitations of any statistically-based analysis that relies on historical data. Therefore, MIT's portfolio is subject to stress testing and scenario analyses to ensure that the business remains resilient in the event of unexpected market shocks.

RISK IDENTIFICATION AND ASSESSMENT

The Manager identifies key risks, assesses their likelihood and impact on the business, as well as establishes corresponding mitigating controls. The information is maintained in a risk register that is reviewed and updated regularly. The key risks identified include but are not limited to:

STRATEGIC RISKS

Market risk

MIT's portfolio is subject to real estate market risks such as rental rate and occupancy volatilities and country specific factors including competition, supply and demand, as well as local regulations. Such risks are quantified, aggregated and monitored for existing assets and prospective acquisitions. Significant risk profile changes or emerging trends are reported for assessment and/or action.

Investment risk

The risks arising from investment activities are managed through a rigorous and disciplined investment approach, particularly in the area of asset evaluation and pricing. All acquisitions are aligned with MIT's investment strategy to enhance returns to Unitholders, increase income or to grow capital. Sensitivity analysis is performed for each acquisition on all key project variables to test the robustness of the assumptions used. For significant acquisitions, independent risk assessments are conducted by the Sponsor's Risk Management Department and included in the investment proposal submitted to the Board for approval. All investment proposals are subject to rigorous scrutiny by the Board (or the delegated Management Committee), in accordance with the Board's approved delegation of authority.

Upon receiving the Board's or Management Committee's approval, the investment proposals are then submitted to the Trustee, who is the final approving authority for all investment decisions.

The Trustee also monitors the compliance of the Manager's executed investment transactions with the Listing Manual of the SGX-ST, MAS's Property Funds Appendix and the provisions in the Trust Deed.

Project development risk

New development projects usually take a few years to complete, depending on the project size and complexity. To mitigate the risks of development delays, cost overruns and lower than expected quality, the Manager has put in place stringent pre-qualifications of consultants and contractors, as well as continuously reviews the project's progress.

EXTERNAL RISKS

Economic and Geopolitical risks

To manage country risks such as economic uncertainties or political turbulences in countries where it operates, the Manager conducts rigorous country and real estate market research and monitors economic, geopolitical and political developments closely.

OPERATIONAL RISKS

Comprehensive operating, reporting and monitoring guidelines enable the Manager to manage day-to-day activities and mitigate operational risks. To ensure relevance, the Manager regularly reviews its standard operating procedures and benchmarks them against industry practices where appropriate. Compliance with standard operating procedures is assessed under the Control Self-Assessment framework and reinforced through training of employees and regular reviews by the Sponsor's Internal Audit Department.

Human resource risk

Loss of key management personnel and identified talents can cause disruptions to the Manager's business operations and hinder the achievement of its business objectives. The Manager has put in place succession planning, talent management, competitive compensation and benefits plans to reward and retain performing personnel.

Property damage and business disruption risks

In the event of unforeseen catastrophic events, the Manager has a business continuity plan and crisis communication plan that enable it to resume operations with minimal disruption and loss. MIT's properties are insured in accordance with industry norms in their respective jurisdictions and benchmarked against those in Singapore.

Credit risk

Credit risk is mitigated from the outset by conducting tenant credit assessment as part of the investment due diligence process prior to an acquisition. For new and sizeable leases, credit assessments of prospective tenants are undertaken prior to signing of lease agreements. On an ongoing basis, tenants' credit worthiness is closely monitored by the Manager's Asset Management Department and arrears are managed by the Manager's Credit Control Committee, who meets regularly to review debtor balances. To further mitigate risks, security deposits in the form of cash or banker's guarantees are collected from prospective tenants prior to the commencement of leases, where applicable.

FINANCIAL RISKS

Financial market risks and capital adequacy are closely monitored and actively managed by the Manager and reported to the Board on quarterly basis. At the portfolio level, the risk impact of interest rate and currency volatilities on value is quantified, monitored and reported quarterly using the VaR methodology. Refinancing risk is also quantified, taking into account the concentration of loan maturity profile and credit spread volatility.

Interest rate risk

MIT hedges its portfolio exposure to interest rate volatility arising from its borrowings by way of interest rate swaps and fixed rate borrowings.

Foreign exchange risk

Where feasible, after taking into account cost, tax and other relevant considerations, the Manager will borrow in the same currency as the underlying assets to provide some natural hedge. To mitigate foreign exchange rate risk and to provide investors with a degree of income stability, a large proportion of rental income receivable from overseas assets is hedged using forward contracts and secured in Singapore Dollar terms.

Liquidity risk

The Manager actively monitors MIT's cash flow position and funding requirements to ensure significant liquid reserves to fund operations, meet short-term obligations, and achieve a well staggered debt maturity profile (see Corporate Liquidity and Capital Resources section on pages 80 to 81).

The Manager also maintains sufficient financial flexibility and adequate debt headroom for MIT to fund future acquisitions. In addition, the Manager monitors and mitigates bank concentration risks by having a well-diversified funding base. The limit on MIT's aggregate leverage ratio is observed and monitored to ensure compliance with MAS' Property Funds Appendix.

COMPLIANCE RISKS

Regulatory risk

The Manager is committed to complying with the applicable laws and regulations of the various jurisdictions in which it operates. Non-compliance may result in litigation, penalties, fines or revocation of business licenses. The Manager identifies applicable laws and regulatory obligations and ensures compliance with these laws and regulations in day-to-day business processes.

Fraud risk

A comprehensive corporate governance framework has been established to maintain responsible and transparent business practices. The framework contains specific guidelines on anti-corruption practices – such as the prohibition of bribery, acceptance or offer of gifts and entertainment.

The Manager also has a whistle-blowing policy that allows employees and stakeholders to raise any serious concerns, dangers, risks, malpractices or wrongdoings in the workplace while protecting them from reprisals.

Compliance with the policies and procedures is required at all times. This includes policies on ethics and code of conduct, safe work practices and professional conduct. If an employee is found guilty of fraud, dishonesty or criminal conduct in relation to his/her employment, the Manager will reserve the rights to take appropriate disciplinary action, including termination of employment.

INFORMATION TECHNOLOGY RISK

Concerns over the threat posed by cybersecurity attacks have risen as such attacks become increasingly more prevalent and sophisticated. The Manager has in place comprehensive policies and procedures governing information availability, control and governance, as well as data security. An information technology disaster recovery plan is in place and tested annually to ensure business recovery objectives are met. All employees are required to complete a mandatory online training on information technology security awareness to ensure that they are aware of potential cybersecurity threats. On top of the constant monitoring of Internet gateways to detect potential security events, network vulnerability assessment and penetration testing are also conducted regularly to check for potential security gaps.

RIGOROUS MONITORING AND CONTROL

The Manager has developed internal key risk indicators that serve as an early-warning system to highlight risks that have escalated beyond agreed tolerance levels. The Manager has also established required actions to be taken when risk thresholds are breached.

Every quarter, the Sponsor's Risk Management Department presents a comprehensive report to the Board and the AC, highlighting key risk exposures, portfolio risk profile, results of stress testing scenarios and status of key risk indicators. The Board and the AC are also kept abreast of any material changes to MIT's risk profile and activities.

ACTIVE ENGAGEMENT WITH STAKEHOLDERS

The Manager promotes timely, fair and effective communications with its stakeholders. During the financial year, the Manager engaged investors through meetings, teleconferences as well as investor conferences and roadshows in Singapore, Bangkok, London, Amsterdam and Hong Kong. The Manager also organised property tours for investors to help them understand MIT's portfolio.

The Manager holds quarterly analyst teleconferences or briefings on MIT's financial results. The investment community can participate and raise online queries through the "live" audio webcasts of MIT's half-year and full-year financial results. These recordings are available for download on MIT's website.

To encourage regular dialogues with retail investors, the Manager continued to participate in the REITs Symposium. The one-day event featured booth displays of participating REITs and a series of educational talks, which was jointly organised by ShareInvestor and REIT Association of Singapore ("REITAS").

The Annual General Meeting allows the Board and Management to apprise Unitholders about MIT's developments and to address their queries. MIT convened its ninth Annual General Meeting on 16 July 2019, which was well-attended by 373 Unitholders and their proxies. The Annual General Meeting minutes, which include records of the proceedings and questions raised by the meeting attendees, are accessible via MIT's website.

BROADENING OF INVESTOR BASE

The Manager actively engaged the investment community on the acquisition of 13 data centres in North America through analyst and investor teleconferences as well as investor roadshows and conferences in Singapore, London and Amsterdam.

The private placement for MIT's second overseas acquisition raised gross proceeds of about S$400 million and was approximately 6.3 times covered at the top end of the issue price range. This underscored the strong support for the acquisition from a broad spectrum of investors.

TIMELY AND TRANSPARENT DISCLOSURES

All announcements and press releases are published promptly through SGXNET and MIT's websites. Information including annual reports, investor presentations and portfolio details is updated regularly on MIT's website. Stakeholders can subscribe for email alerts to receive the latest updates on MIT and contact the Investor Relations Department via a dedicated email address. Substantial Unitholders can promptly report any change in their unitholdings in MIT through another dedicated email address.

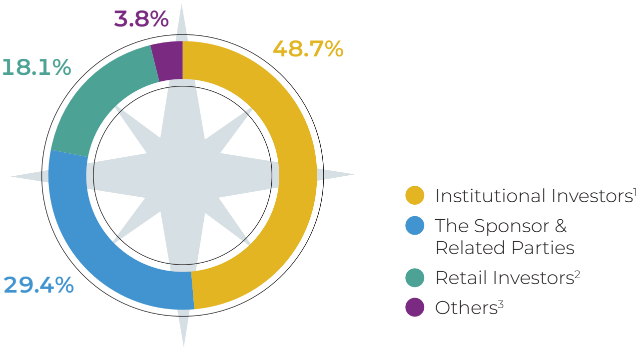
AWARDS AND ACCOLADES

MIT was recognised for its efforts in the areas of corporate governance, investor relations and sustainability in FY19/20 through the following awards:

- The Edge Billion Dollar Club 2019: Most Profitable Company (REIT Category)
- Runner-up in the Most Transparent Company Award (REITs and Business Trusts) at SIAS Investors' Choice Awards 2019
- 2019 All-Asia Executive Team (Developed Markets - Small and Mid Caps) by Institutional Investor:
  - ⋆ Most Honored Companies - Singapore (Ranked 4th)
  - ⋆ Best Corporate Governance - Singapore (Ranked 3rd)
  - ⋆ Best IR Companies - Singapore (Ranked 3rd)
  - ⋆ ESG/SRI Metrics - Singapore (Ranked 3rd)

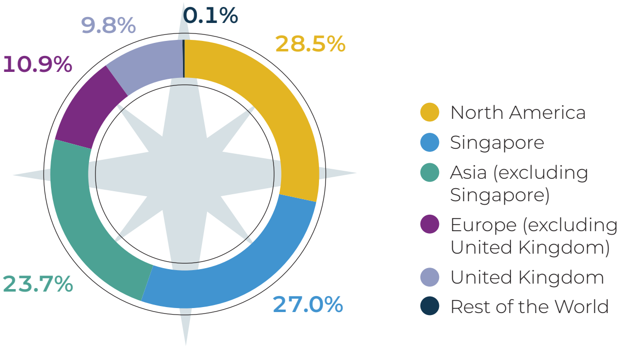
Unitholdings by Investor Type

As at 31 March 2020



Institutional Investors' Unitholdings by Geography

As at 31 March 2020



[1] Institutional investors include private bank clients.
[2] Retail investors include investors whose unitholdings are less than 300,000 units.
[3] Others include corporates and custodians.

Engagement with Unitholders at MIT's ninth Annual General Meeting.

INVESTOR RELATIONS CALENDAR

Apr – Jun 2019	Jul – Sep 2019	Oct – Dec 2019	Jan – Mar 2020
Analyst Briefing and "Live" Audio Webcast for 4Q and FY18/19 Results	Annual General Meeting 2018/2019, Singapore	Analyst Briefing and "Live" Audio Webcast for 2Q and 1HFY19/20 Results	Analyst Teleconference for 3QFY19/20 Results
Post 4Q and FY18/19 Results Investor Luncheon Hosted by Citigroup, Singapore	Analyst Teleconference for 1QFY19/20 Results	Post 2Q and 1HFY19/20 Results Investor Luncheon Hosted by Goldman Sachs Global Investment Research, Singapore	UBS Singapore Corporate Webinar Series
REITAS Luncheon Event with High Net Worth Investors, Singapore	Post 1QFY19/20 Results Investor Luncheon Hosted by UBS Securities, Singapore	Morgan Stanley 18th Annual Asia Pacific Summit, Singapore	
REITs Symposium 2019, Singapore	Mapletree REITs Day Organised by DBS Bank, Bangkok	Investor Roadshow Organised by CLSA, Hong Kong	
	Citi-REITAS-SGX C-Suite Singapore REITS & Sponsors Forum, Singapore		
	HSBC Singapore REITs Corporate Day, Singapore		
	Investor Roadshow Organised by DBS Bank, London		
	SGX-UBS Singapore Corporate Day, London		
	SGX-ING Singapore REIT Seminar, Amsterdam		

INVESTOR RELATIONS

FINANCIAL CALENDAR

	FY19/20	FY20/21[1]
Announcement of First Quarter Financial Results	23 Jul 2019	Jul 2020
Payment of First Quarter Distribution to Unitholders	28 Aug 2019	Aug 2020
Announcement of Second Quarter Financial Results	22 Oct 2019	Oct 2020
Payment of Second Quarter Advanced Distribution to Unitholders	21 Oct 2019[2]	Dec 2020
Announcement of Third Quarter Financial Results	21 Jan 2020	Jan 2021
Payment of Second Quarter Balance Distribution to Unitholders	26 Feb 2020[2]	-
Payment of Third Quarter Distribution to Unitholders	26 Feb 2020[2]	Feb 2021
Announcement of Full Year Financial Results	27 Apr 2020	Apr 2021
Payment of Fourth Quarter Distribution to Unitholders	4 Jun 2020	Jun 2021

[1] Subject to changes.

[2] An advanced distribution of 2.93 Singapore cents per Unit for the period from 1 July 2019 to 25 September 2019 was paid to Unitholders on 21 October 2019. The balance DPU of 0.20 Singapore cent from 26 September 2019 to 30 September 2019 was paid together with the Third Quarter Financial Year 2019/2020 distribution from 1 October 2019 to 31 December 2019.

RESEARCH COVERAGE

16 equity research houses provide research coverage on MIT as at 31 March 2020.

1. Bank of America Merrill Lynch
2. CGS-CIMB Research
3. Citigroup Research
4. CLSA
5. Credit Suisse
6. Daiwa Capital Markets
7. DBS Bank
8. Goldman Sachs Global Investment Research
9. HSBC Global Research
10. J.P. Morgan Securities
11. Jefferies Singapore
12. Macquarie Capital Securities
13. Maybank Kim Eng Research
14. Mizuho Securities Asia
15. UBS Securities
16. UOB Kay Hian

To subscribe to the latest news on MIT, please visit **www.mapletreeindustrialtrust.com.**

For enquiries, please contact:

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Substantial Unitholders Notification

E : _MIT_disclosure@mapletree.com.sg

Unit Registrar

Boardroom Corporate & Advisory Services Pte. Ltd.
50 Raffles Place #32-01
Singapore Land Tower
Singapore 048623
T : (65) 6536 5355
F : (65) 6438 8710
E : srs.teamd@boardroomlimited.com

Unitholder Depository

For depository-related matters such as change of details pertaining to Unitholders' investment records, please contact:

The Central Depository (Pte) Limited
9 North Buona Vista Drive
#01-19/20 The Metropolis
Singapore 138588
T : (65) 6535 7511
E : asksgx@sgx.com
W : www.sgx.com/cdp

BOARD STATEMENT

102-14

Dear Stakeholders,

The Board believes that sustainability forms a crucial part of our corporate culture and underpins the business strategy and operations of MIT. We are committed to conducting our business in an environmentally and socially responsible manner while maintaining high corporate governance standards to ensure a long-term relationship with our key stakeholders.

The Board reviews MIT's material sustainability matters against stakeholders' expectations, the evolving business landscape and the global sustainability trends to ensure their relevance. We consider them in the development of the Manager's sustainability strategy, which includes the management and monitoring of material sustainability matters as well as setting targets for the forthcoming financial year.

Our approach towards sustainability is aligned with our Sponsor, Mapletree Investments Pte Ltd (the "Mapletree Group"). The Board is supported by the Sustainability Steering Committee ("SSC"), which comprises the CEO of the Manager, and representatives from the Sponsor's senior management team.

We have been making steady progress in advancing sustainable practices. Some of our key achievements in FY19/20 include:

- reduction of average building electricity intensity by 1.9% for the existing portfolio year-on-year, from the base year of FY18/19;
- reduction of average building water intensity by 2.4% for the existing portfolio year-on-year, from the base year of FY18/19;
- re-certification of BCA Green Mark Gold Award for The Signature;
- Web Efficient Building ("WEB") certification for 18 Tai Seng; and
- participation of 144 employees in the 'Make a Wish Come True' CSR initiative.

To contain the spread of COVID-19, many countries have implemented strong public health measures, including lockdowns and closure of borders. The Singapore Government has also implemented a set of elevated safe distancing measures as a circuit breaker from 7 April to 1 June 2020 to pre-empt escalating infections of COVID-19. These have disrupted economic activity and resulted in cancellation of events and mass gatherings as well as implementation of safe distancing measures in public and work spaces, which will affect our stakeholders and our responses to sustainability goals. We are supporting our tenants in Singapore with a COVID-19 Assistance and Relief Programme of up to S$13.7 million. This will help to ease the pressure on our tenants from supply chain disruptions and fall in business volume as a result of the pandemic. During this circuit breaker period, our properties in Singapore remained open to support tenants who provide essential services.

We continue to safeguard the well-being of our stakeholders and ensure business continuity through the implementation of precautionary measures. These include the application of a self-disinfecting coating on high-touch surfaces in lifts, at common areas and on doors of toilets, twice daily temperature screening of management staff as well as recording travel declaration and temperature screening at selected MIT's properties. Most of our employees are telecommuting and we have introduced the necessary remote working tools for them to remain connected and productive.

MIT's fourth sustainability report is prepared in accordance with the Global Reporting Initiative ("GRI") Standards – Core and the SGX-ST Listing Rules (711A and 711B).

We remain committed to driving our sustainability agenda to deliver greater value to our stakeholders and enhance the resilience of our business.

Board of Mapletree Industrial Trust Management Ltd.

ABOUT THE REPORT

Reporting scope

102-46 **102-50** **102-52**

This report covers the sustainability performance of MIT and 79 properties in Singapore, which the Manager has operational control for FY19/20 from 1 April 2019 to 31 March 2020. It excludes data from the 27 data centres in North America as the majority of them are on master leases, which limits the Manager's operational control over the energy and water consumption within them. This report includes data from prior financial years for comparison where available. The Sustainability Report should be read in conjunction with the Annual Report 2019/2020 for a more comprehensive understanding of MIT's business and performance.

Reporting standards

102-54

This report has been prepared in accordance with GRI Standards: Core option and has applied additional guidance set forth by the GRI-G4 Construction and Real Estate Sector Disclosures and GRI Reporting Principles for defining report content and quality. The GRI Standards is the most widely adopted global standard for reporting on sustainability matters. The GRI 2016 Standards disclosure references are indicated at the corresponding sections of the report. The supplementary details on the methodology can be found on page 139. This report also meets the requirements of the SGX-ST Listing Rules (711A and 711B), as well as the Sustainability Reporting Guide set out in Practice Note 7.6.

Feedback

102-53

The Manager welcomes feedback on MIT's sustainability report and performance. Please send your comments or questions to Ms Melissa Tan, Director, Investor Relations at ir_industrial@mapletree.com.sg.

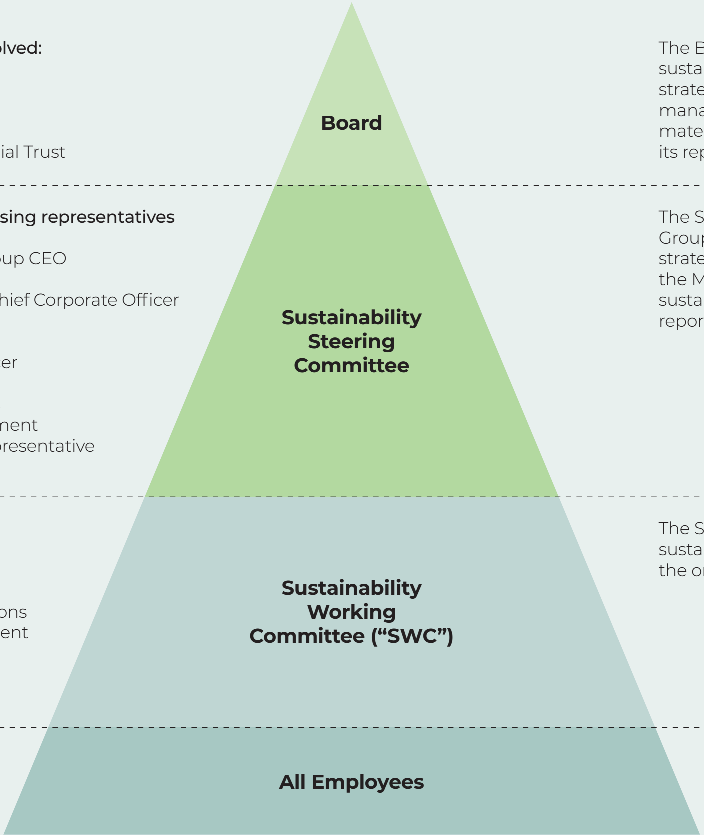
SUSTAINABILITY APPROACH

102-16

MIT's sustainability approach is closely aligned with the Sponsor's and its performance is benchmarked against the Sponsor and industry peers. The Manager is committed to the principle of the triple bottom line, which broadens MIT's business focus beyond financial returns to incorporate social and environmental considerations. It strives to build good relationships with its stakeholders, minimise the environmental footprint of MIT's business, safeguard the health and safety of its employees and tenants as well as empower its employees to create a positive impact on local communities. It remains steadfast in maintaining high levels of integrity and ethical standards when conducting business.

Sustainability governance at the Mapletree Group

102-18



The Boards of each entity are involved:
- Mapletree Investments Pte Ltd
- Mapletree Logistics Trust
- Mapletree Industrial Trust
- Mapletree Commercial Trust
- Mapletree North Asia Commercial Trust

The Board of each entity incorporates sustainability matters as part of its strategic formulation. It approves, manages and monitors each entity's material sustainability matters and its reporting.

A strong leadership team, comprising representatives from senior management:
- Mr Chua Tiow Chye, Deputy Group CEO (Co-Chairman)
- Mr Wan Kwong Weng, Group Chief Corporate Officer (Co-Chairman)
- CEOs of the four REITs
- Group Chief Development Officer
- Group Financial Controller
- Head, Group Human Resources
- Head, Group Property Management
- Corporate Communications representative (Secretariat)

The SSC develops the Mapletree Group's sustainability objectives and strategy, manages and monitors the Mapletree Group's overall sustainability performance, and reports to the Board.

A cross-functional committee, comprising representatives from the following business units:
- Investor Relations (four REITs)
- Group Corporate Communications
- Group Development Management
- Group Human Resources
- Group Legal
- Group Property Management

The SWC is the task force driving sustainability programmes across the organisation.

Sustainability governance

102-18 **102-20** **102-26** **102-31** **102-32**

The Mapletree Group's commitment to sustainability begins with the oversight of the Sponsor's Board of Directors and the Boards of the REIT Managers namely Mapletree Logistics Trust, Mapletree Industrial Trust, Mapletree Commercial Trust and Mapletree North Asia Commercial Trust.

The Manager's sustainability management is under the purview of the SSC. The SSC is co-chaired by the Sponsor's Deputy Group CEO and Group Chief Corporate Officer ("CCO"). It comprises the CEOs of the REIT managers and other members of the Sponsor's senior management team. Mr Tham Kuo Wei, the Manager's Executive Director and CEO, represented MIT in the committee for FY19/20. The SSC continues to refine the Mapletree Group's sustainability strategy, manage the overall sustainability performance, set targets as well as review management policies and practices regularly. The SSC regularly reviews its management approach to evaluate if existing policies and measures are adequate and relevant and implements necessary changes to address any gaps and improve future performance.

The SSC is supported by the SWC, which comprises representatives across business units and functions. The SWC is involved in implementing, executing and monitoring sustainability policies and practices within the organisation.

Stakeholder materiality and engagement

The Manager recognises that a meaningful sustainability approach involves understanding stakeholders' key concerns as well as identifying and prioritising material sustainability matters that matter most to MIT's business and stakeholders.

Materiality

102-46

A formal group-wide materiality assessment exercise was conducted in FY16/17. Material sustainability matters were prioritised based on their impact on MIT's business, stakeholders, the communities in which it operates, and its ability to address them. The Manager conducts a review of these material sustainability matters annually, taking into consideration emerging global trends and material sustainability matters relevant to the industry. The material sustainability matters in FY19/20 remain unchanged from FY18/19.

Stakeholder engagement

102-40 **102-42** **102-43** **102-44**

The following table highlights how the Manager engages with the key stakeholder groups, which MIT's business has a considerable impact on, and those with significant influence on MIT's business.

While the frequency of engagement varies, the Manager makes a conscious effort to engage all stakeholder groups throughout the year. The Manager has provided the key topics of interest for each stakeholder group in the table and considered them in MIT's responses.

🔵 Throughout the year
🔷 Quarterly
🟤 Bi-annually
🟣 Annually
🟠 Once every two to three years
🟢 Ad-hoc

Key stakeholders	Engagement methods	Frequency	Key topics of interest	MIT's responses
Tenants	• Marketing and Property Management hotlines	🔵	• Well-managed industrial facilities • Safe working environment • Prompt response to feedback • Environmentally sustainable buildings • Responsible marketing communications • Stronger landlord-tenant relationships	• Managing tenant feedback effectively and promptly • Maintaining professionalism in the interaction with tenants • Providing feedback channels for all tenancy matters and ongoing development projects • Organising knowledge sharing events for tenants
	• Tenant Handbook and circulars	🔵		
	• On-site property managers for multi-tenanted buildings	🔵		
	• Meetings with key existing and new tenants	🔵		
	• Tenant engagement initiatives	🔵		
Investors (including analysts and media)	• Announcements via SGXNET	🔵	• Stable and sustainable distributions • Viable long-term business strategy and outlook • Timely and transparent reporting • Good corporate governance	• Pursuing a three-pronged strategy of proactive asset management, value-creating investment management and prudent capital management • Maintaining proactive and transparent disclosures in a timely manner • Ensuring strong Board oversight • Implementing sound risk management and internal control practices
	• Email alerts to subscribers on announcements and updates	🔵		
	• Investor meetings, events and teleconferences	🔵		
	• Analyst results briefings with "live" audio webcasts	🟤		
	• Annual general meetings	🟣		
	• Annual reports	🟣		
	• Updates on websites	🔵		
Employees	• Industrial Communications Forum by senior management	🟣	• Equitable rewards and recognition • Good communication of business strategies and corporate objectives • Training and development opportunities • Safe and healthy working environment	• Ensuring fair and objective criteria (such as skills, experience and qualifications) for recruitment and selection processes • Ensuring transparent and objective performance appraisals, and performance-based remuneration system • Holding employee town hall meetings annually • Providing opportunities for training and development • Empowering employees to take responsibility of their career development • Offering health and wellness benefits • Maintaining workplace health and safety
	• Mapletree Group Employee Engagement Survey ("EES")	🟠		
	• Mapletree Annual Staff Communication Session	🟣		
	• Training programmes and education sponsorships	🔵		
	• Recreation Club activities and employee volunteering activities	🔵		
	• Employee Handbook, Company Intranet and email updates	🔵		
	• Career development and performance appraisals	🟣		
	• Mapletree Immersion Programme for new employees	🔵		

Key stakeholders	Engagement methods	Frequency	Key topics of interest	MIT's responses
Regulators and trustee	- Meetings, briefings and reporting	🔵	- Compliance with rules and regulations - Good corporate governance	- Implementing policies and procedures to ensure compliance with relevant laws and regulations - Implementing sound risk management and internal control practices
	- Responses to public consultations	🟢		
	- Participation in industry associations	🔵		
Third-party service providers	- Meetings, inspections and networking events	🔵	- Safe working environment - Fair and reasonable business practices - Stronger relationships	- Communicating standard operating procedures (where applicable) - Incorporating health and safety requirements within the screening and selection criteria for engagement of third-party service providers and during execution of contracts - Ensuring integrity in procurement decision making process - Adhering to terms of agreements
	- Regular operations meetings with service providers and property managers	🔵		
Community	- Collaborate with non-profit organisations	🔵	- Corporate philanthropy and engagement - Impact of development projects on surrounding communities	- Giving back to society through CSR programmes, which are in line with the framework of Mapletree Group's Shaping & Sharing Programme - Encouraging employee volunteerism - Providing feedback channels for ongoing development projects - Integrating environmental, social and governance considerations into the risk assessment and investment processes
	- Support for tenants' CSR initiatives	🔵		
	- Feedback channels for ongoing development projects	🔵		
	- Knowledge sharing events for tenants	🔵		

Material sustainability matters, targets and performance

102-47 103-1 103-2 103-3

The following table summarises MIT's material sustainability matters, targets, performance as well as how its goals contribute to the United Nations Sustainable Development Goals ("SDGs").

	FY19/20 targets and performance			
Material sustainability matters	**Targets**	**Performance** 🟢: Met ⚫: Not met	**FY20/21 targets**[1]	**Contribution to the SDGs**
Economic performance *Achieve sustainable economic growth to provide returns to our Unitholders.*	-		Deliver sustainable and growing returns to Unitholders in the long term **New**	8
Anti-corruption *Conduct our business with utmost integrity and accountability.*	Maintain zero incidences of non-compliance with anti-corruption laws and regulations	🟢	Maintain zero incidences of non-compliance with anti-corruption laws and regulations	17
Compliance with laws and regulations *Achieve full regulatory compliance in everything we do.*	Achieve no material incidences of non-compliance with relevant laws and regulations	🟢	Achieve no material incidences of non-compliance with relevant laws and regulations	17
Employment and talent retention *Provide a positive work environment for our employees through fair employment practices and equal opportunities.*	Continue to commit to fair employment practices by adopting best practices in our hiring process and offering equal opportunity to all potential candidates	🟢	Continue to commit to fair employment practices by adopting best practices in our hiring process and offering equal opportunity to all potential candidates	8 10
	Maintain a wide range of relevant learning and professional development programmes	🟢	Maintain a wide range of relevant learning and professional development programmes	
			Improve staff communication by implementing at least one employee town hall meeting in a financial year **New**	
Health & safety *Maintain a safe environment for all stakeholders and care for the well-being of our employees.*	Achieve zero incidents resulting in employee[2] permanent disability or fatality	🟢	Achieve zero incidents resulting in employee[2] permanent disability or fatality	3
Local communities *Support initiatives and projects that have a positive impact on communities.*	Encourage employee participation in Mapletree CSR events	🟢	Encourage employee participation in Mapletree CSR events	3 17
Energy *Improve energy performance and efficiency.*	Reduce average building electricity intensity by 1% for the existing portfolio year-on-year, from the base year of FY18/19	🟢	Reduce average building electricity intensity by 0.5% for MIT's properties year-on-year, from the base year of FY19/20 **Revised**	7 9 13
Water *Manage water resources in a sustainable manner.*	Obtain WEB certification for 18 Tai Seng	🟢	Reduce average building water intensity by 0.5% for MIT's properties year-on-year, from the base year of FY19/20 **New**	9 13

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[1] The FY20/21 targets were established prior to 31 March 2020 and achievement of the targets may be affected in view of the COVID-19 pandemic.

[2] Relates to employees from the Manager and the Property Manager.

ECONOMIC

Economic Performance

103-1 **103-2** **103-3** **201-1**

The Manager recognises that generation of economic value by the business creates economic growth to its stakeholders and the communities it operates in.

The Manager is committed to deliver sustainable and growing returns to Unitholders through a three-pronged strategy of proactive asset management, value-creating investment management and prudent capital management.

Policies

Group-wide
- Accounting Policy

Targets and Performance

Current targets		Future targets
FY19/20	**Performance** ● : Met ● : Not met	**FY20/21**
-	-	Deliver sustainable and growing returns to Unitholders in the long term **New**

S$318.1 million
Net Property Income
10.5% year-on-year

S$265.3 million
Distributable Income
14.5% year-on-year

12.24 cents
Distribution per Unit
0.7% year-on-year

Contribution to SDGs

8 DECENT WORK AND ECONOMIC GROWTH

In FY19/20, MIT achieved another year of stable financial performance. Please refer to the following sections in the Annual Report for details of MIT's financial and operational performance:
- Key Highlights, pages 8 to 9
- Strategic Direction, pages 12 to 13
- Significant Events, page 17
- Operations Review, pages 32 to 39
- Financial Review, pages 77 to 79
- Financial Statements, pages 145 to 223

GOVERNANCE

Anti-corruption and Compliance with Laws and Regulations

103-1 103-2 103-3

The Manager recognises that upholding strong corporate governance and transparency is crucial to safeguard the interests of its stakeholders and to ensure the long-term sustainability of MIT's business operations.

The Manager is committed to upholding the highest standards of corporate governance and business conduct, underpinned by strong accountability and integrity in its practices. This includes adopting a zero-tolerance stance against bribery and corruption.

Policies

Group-wide

- Annual Employee Declaration
- Anti-corruption Policy
- Anti-money Laundering Policy
- Code of Conduct
- Confidentiality of Information
- Contract Review
- Dealing in Units of the Sponsor's REITs
- Enterprise Risk Management Framework
- Gifts Policy
- Personal Data Policy
- Securities Trading
- Whistle-blowing Policy

Targets and Performance

Current targets		Future targets
FY19/20	**Performance** ● **: Met** ● **: Not met**	**FY20/21**
Maintain zero incidences of non-compliance with anti-corruption laws and regulations	●	Maintain zero incidences of non-compliance with anti-corruption laws and regulations
Achieve no material incidences of non-compliance with relevant laws and regulations	●	Achieve no material incidences of non-compliance with relevant laws and regulations

0

Incidences of non-compliance with anti-corruption laws and regulations

0

Material incidences of non-compliance with relevant laws and regulations

Contribution to SDGs

17 PARTNERSHIPS FOR THE GOALS

Anti-corruption

205-3

The Mapletree Group adopts a zero-tolerance stance against bribery and corruption. The Manager recognises that any bribery or corruption risks could potentially lead to significant financial and reputational implications to the company.

Employees are required to comply with the Sponsor's policies and procedures, which cover issues such as ethics and code of conduct, attendance, safe work practices and professional conduct. The detailed guidelines include specific guidance on anti-corruption practices such as the prohibition of bribery, acceptance or offer of lavish gifts and entertainment. These are emphasised under the Code of Conduct, which is made accessible by all employees via the Sponsor's intranet.

Directors and employees are also kept updated on developments or changes to the applicable laws and regulations through regular training and communication.

To reinforce a culture of good business ethics and governance, the Sponsor implemented training courses such as "Rules and Ethics Course" and "The Ethics Challenge: Prospects and Proposals for Promoting Professional Integrity" to educate employees on the risks and implications of non-compliance and anti-corruption. In addition, the Manager has a whistle-blowing policy that allows employees and stakeholders to raise serious concerns of any suspected improper conduct, including possible financial irregularities, while protecting whistle-blowers from reprisals. Reports can be made via a dedicated email address (reporting@mapletree.com.sg). All reported cases are notified to the AC Chairman of the Sponsor as well as the AC Chairman of the Manager for investigation and to the AC of the Manager on the findings. Appropriate disciplinary action will be taken against any employee who is found guilty of fraud, dishonesty or criminal conduct in relation to his/her employment.

In FY19/20, there were no incidences of non-compliance with anti-corruption laws and regulations.

Compliance with laws and regulations

307-1 **416-2** **417-2** **417-3** **419-1**

The Mapletree Group is committed to complying with the applicable laws and regulations of the jurisdictions in which it operates in. It recognises that the risks of non-compliance to any legislation may include disruptions on operations, litigation, revocation of license to operate, financial fines and reputational losses.

The Manager's commitment to upholding high standards of corporate governance is supported by a group-wide Corporate Governance Framework. The Corporate Governance Framework provides specific guidance on compliance with laws and regulations, anti-corruption practices and risk management for all employees.

In addition, the Manager adopts an Enterprise Risk Management Framework to proactively manage risks and embed risk management as part of the planning and decision-making process. The Sponsor's Risk Management Department works closely with the Manager to review and enhance the framework under the guidance and direction of the AC and the Board. This involves identifying applicable laws and regulatory obligations, key compliance risks and introducing risk assurance processes in the day-to-day business processes.

To mitigate the risk of non-compliance with all relevant laws and regulations, the Sponsor also has established procedures to monitor and manage the risk of non-compliance. The CEO of the relevant business units, as well as the Group CCO are notified immediately of any threatened or pending litigation for timely resolution.

For more information on MIT's Corporate Governance Framework and Enterprise Risk Management Framework, please refer to the following sections in the Annual Report:

- Corporate Governance, pages 82 to 101
- Risk Management, pages 102 to 105

In FY19/20, there were no material breaches of applicable local laws and regulations, including anti-corruption, health and safety impact of products and services, products and service information and labelling, marketing communications, socio-economic and environmental laws and regulations.

Group-wide governance policies at Mapletree Group

Key compliance topics	Why is it important	Policies	Description
Anti-corruption	To uphold high standard of corporate governance and safeguard the interests of stakeholders	• Anti-money Laundering Policy • Code of Conduct • Gifts Policy • Securities Trading	• Establish procedures for prevention, detection and mitigation of bribery, corruption and money laundering
Whistle-blowing	To guard against fraud and misconduct, which prevents unnecessary loss of capital	• Whistle-blowing Policy	• Publicly available channel for employees and external parties to raise concerns about illegal, unethical or otherwise inappropriate behaviour observed in the workplace • Strict confidentiality standards to protect whistle-blowers from reprisals or victimisation • Cases pending litigation are reported promptly to the CEO of the REIT and Group CCO for timely resolution
Responsible marketing and communication	To uphold ethical marketing practices and to ensure the Manager's marketing collaterals are legal, decent and honest	• Guided by Singapore Code of Advertising Practice • Complies with Personal Data Protection Act	• Marketing and investor relations materials are vetted by the Manager to ensure accuracy, consistency and compliance with relevant laws and regulations • Provide timely and transparent communication to Unitholders through multiple channels (e.g. SGXNET, corporate website, annual general meeting, bi-annual results webcast) • Tenants are required to abide by the relevant regulations governing marketing communications and advertisement placements within the properties
Data protection	To safeguard data and critical information in order to preserve trust in the company	• Complies with Personal Data Protection Act	• MIT's privacy statement is publicly available on its website • Contact details are made available for all stakeholders to raise any privacy-related concerns with a dedicated Data Protection Officer

Employment and Talent Retention

103-1 **103-2** **103-3** **102-7** **102-8**

The Manager and the Property Manager recognise human capital as their most valuable resource to drive the long-term sustainability of MIT. They strongly believe in building an inclusive workplace that values diversity, offers equal opportunities, talent development and competitive compensation as well as prioritises employee wellness.

The Manager and the Property Manager are committed to ensure that the right policies and initiatives are in place to attract, develop and retain employees.

Policies

Group-wide

- Compensation, Benefits and Leave Policy
- Learning and Development Policy
- Performance Management Policy
- Resourcing and Employment Policy
- Safety and Health Policy
- Talent Management Policy
- Overseas Business Travel and International Assignment Policy

Targets and Performance

Current targets		Future targets
FY19/20	**Performance** ● : Met ● : Not met	**FY20/21**
Continue to commit to fair employment practices by adopting best practices in our hiring process and offering equal opportunity to all potential candidates	●	Continue to commit to fair employment practices by adopting best practices in our hiring process and offering equal opportunity to all potential candidates
Maintain a wide range of relevant learning and professional development programmes	●	Maintain a wide range of relevant learning and professional development programmes
-	-	Improve staff communication by implementing at least one employee town hall meeting in a financial year New

193

Full-time, permanent employees in FY19/20
↑ 7.8% from FY18/19

100%

Employees had at least one performance review during the financial year

53%

Female employees as at 31 March 2020

1.0%

Average monthly new hire rate

0.4%

Average monthly turnover rate

Contribution to SDGs

8 DECENT WORK AND ECONOMIC GROWTH

10 REDUCED INEQUALITIES

As wholly-owned subsidiaries of the Sponsor, the Manager and the Property Manager are guided by the Sponsor's strategies and policies on employment and talent retention. The Sponsor has in place an integrated human capital strategy, which is premised on the principles of fair employment and equal opportunities with adherence to local labour laws.

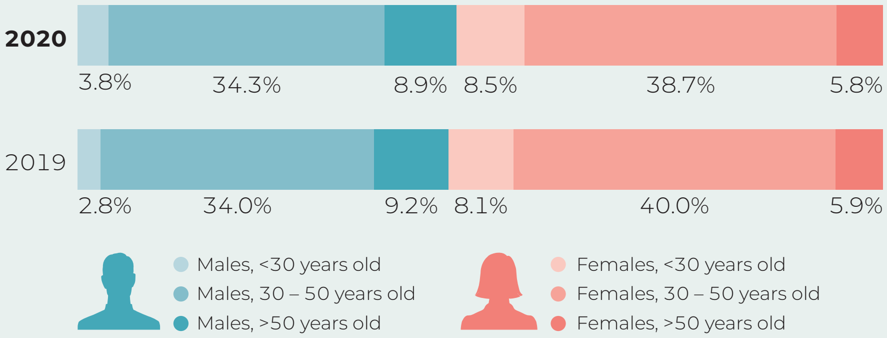
Profile of the workforce

102-7 **102-8** **401-1**

As at 31 March 2020, the Manager and the Property Manager have a total headcount of 193 (permanent and full-time employees) based in Singapore. This represented an increase of 7.8% from the headcount of 179 in the preceding financial year. The increase in headcount was due to the shift towards in-house facilities management for all property clusters. In FY19/20, the average monthly turnover rate was 0.4% while average monthly new hire rate was 1.0%. Majority of the existing activities within the MIT are performed by employees of The Manager and The Property Manager.

The Manager and the Property Manager continue to attract a diverse workforce, as shown by the fair representation across the gender and age groups in the following charts. They are guided by the Sponsor's policies on Resourcing and Employment as well as Compensation, Benefits and Leave to ensure hiring practices remain fair, merit-based and non-discriminatory. As at 31 March 2020, 53% of the employees are females and 47% are males.

Total employees by gender and age group as at 31 March (%)



Males	Females	Total
91 (47%)	**102 (53%)**	**193 (100%)**
82 (46%)	97 (54%)	179 (100%)

Fair employment practices

As part of the Manager and the Property Manager's commitment to offer fair employment and equal opportunities, recruitment and selection processes are based on fair and objective criteria such as skills, experience and qualifications. The Sponsor also endeavours to attract potential talents through various platforms such as the Mapletree Associate Programme, Mapletree Executive Programme and Mapletree Internship Programme. These platforms serve to recruit motivated individuals at different points in their careers, which range from polytechnic students, undergraduates, graduates and mid-career professionals, who are keen to enter the real estate industry.

Competitive and fair remuneration system

404-3

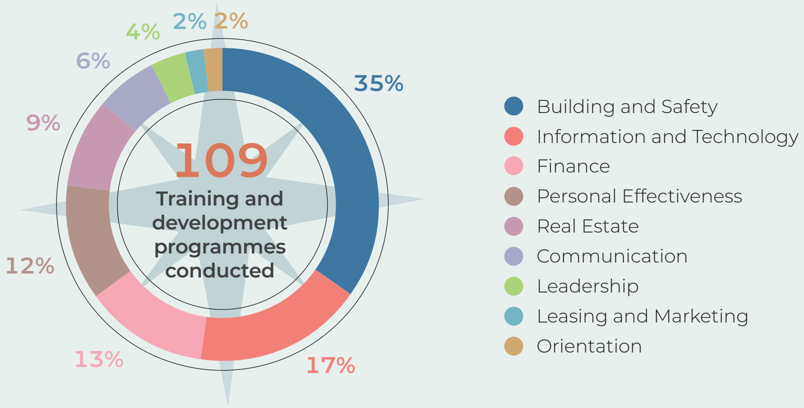
The Manager and the Property Manager recognise that a competitive and fair remuneration system is key to motivate employees. In alignment with the Sponsor, MIT offers equal opportunities for all employees to grow and develop within the organisation and adopts a pay-for-performance remuneration system that rewards performance. MIT uses the group-wide e-Performance Appraisal system that tracks key performance indicators. This also enables all employees to receive regular and timely feedback about their performance as well as to communicate their development and career goals. All employees are assessed against a Competency Framework and are given feedback on their performance, which are based on four key areas – domain knowledge, business networks and innovation, collaboration and communications, and operational excellence. In FY19/20, 100% of employees of the Manager and the Property Manager had at least one performance review.

Talent development and management

404-2

The Sponsor promotes a culture of continuous learning by offering a wide range of training programmes, which will ensure all employees have the knowledge, skills and ability to excel in their roles. In addition, the Manager and the Property Manager also continually identify and groom talents internally within the organisation, who will be provided with further training to enhance their career progression. Employees are encouraged to participate in various functional and technical training programmes, which are held throughout the year. The programmes cover nine broad areas such as building and safety, communication, finance, leadership, information and technology, personal effectiveness, real estate, leasing and marketing as well as orientation. In FY19/20, the Sponsor implemented 109 training and development programmes.

Breakdown of training and development programmes conducted (by categories)



Mapletree Learning Fiesta

In July 2019, employees of the Manager and the Property Manager participated in the Mapletree Group's flagship learning event of the year - Mapletree Learning Fiesta.

Themed "Innovation and Change", the two-day learning carnival aimed to encourage employees to embrace the transition towards a digital economy by integrating the use of new digital technologies in their work and personal lives.

A series of workshops and talks were led by industry leaders who shared on their digitalisation journeys. These allowed employees of the Manager and the Property Manager to gain insights about industry trends and skills required to adapt in a fast-changing world.

In addition, the Sponsor collaborated with the Infocomm Media Development Authority on a 'Lab on Wheels' programme that aimed to prepare employees to be future ready by developing the awareness and knowledge of key technological trends that will affect the nature of businesses and jobs in the future.

Participation at Mapletree Learning Fiesta.

Employee engagement

The Manager and the Property Manager recognise that employee empowerment through frequent engagement is paramount in creating a culture of inclusiveness and improving employee satisfaction.

In response to the feedback from the Mapletree Group EES in FY17/18, the Manager and the Property Manager implemented "MIT IDEAS" in FY18/19 to address concerns about efficiency and collaboration. The systematic feedback mechanism reviewed feedback from all employees on existing work processes with the objective of enhancing employee engagement and improving operational performance. One of the MIT IDEAS implemented by the Manager and the Property Manager was the modification of the sprinkler tank system to reduce water wastage whenever tenants alter the sprinkler pipe layout within their units. The next Mapletree Group EES is scheduled to be conducted by the end of 2020 in order to re-assess and ascertain focus areas that are relevant and important to employees.

The Manager and the Property Manager plan to conduct at least one employee town hall meeting in FY20/21. This underscores the commitment to provide an avenue for employees to share their feedback and interact with the senior management team.

Engagement channels	Objectives	Description	Progress
Mapletree Group EES	To enable employees to provide feedback on areas of improvement within the organisation	The Mapletree Group EES was last conducted in FY17/18, which highlighted concerns on efficiency and collaboration.	The Manager and the Property Manager have implemented various initiatives and are tracking the progress of these initiatives.
Industrial Communications Forum	To inform and engage employees of the Manager and Property Manager on MIT's developments and business goals	The Industrial Communications Forum was held in July and November 2019.	The Manager and the Property Manager plan to hold at least one employee town hall meeting in FY20/21.
Mapletree Annual Staff Communication Session	To inform and engage all employees on Mapletree Group's developments and organisational goals	The Mapletree Group Townhall event was held in June 2019.	
MIT IDEAS	To seek and review feedback from employees of the Manager and the Property Manager on existing work processes	A systematic feedback mechanism was implemented to review feedback from all employees on existing work processes with the objective of enhancing employee engagement and improving operational performance.	Employees of the Manager and the Property Manager actively proposed feedback and solutions. Numerous ideas to improve work processes were implemented.

Health and Safety

103-1 **103-2** **103-3**

Safeguarding the health and safety of all employees, tenants, third-party service providers and visitors at MIT's properties remain the highest priority for the Manager and the Property Manager. Maintaining a healthy and safe working environment leads to improved morale and productivity as well as increases stakeholder confidence in MIT.

Policies

Group-wide

- Safety and Health Policy

Targets and Performance

Current targets		Future targets
FY19/20	**Performance** 🟣 : Met ⚫ : Not met	**FY20/21**
Achieve zero incidents resulting in employee[2] permanent disability or fatality	🟣	Achieve zero incidents resulting in employee[2] permanent disability or fatality

0
Fatalities as a result of work-related injuries

0
Recordable work-related injuries

0
High-consequence work-related injuries

Contribution to SDGs

3 GOOD HEALTH AND WELL-BEING

A strong safety culture

403-2 **403-5** **403-7**

The Manager and the Property Manager are committed to providing a safe and healthy environment for all stakeholders through implementation of processes and guidelines to identify, address and mitigate health and safety risks. The following table highlights some of the key policies, procedures and programmes relating to hazard identification, risk assessment and incident investigation that have been introduced to ensure a strong safety culture within MIT.

As at 31 March 2020, there were no incidents that required recording or reporting to the Ministry of Manpower's ("MOM"). Health and safety performance data by region and gender and information on types of injury, occupational disease rate and absentee rate were not applicable to the organisation as they were not deemed to be significant. There were no reported work-related fatalities and permanent disability and no incidents of non-compliance with health and safety regulations in FY19/20.

Overview of health and safety policies, procedures and programmes

Stakeholder	Policies, procedures and programmes
Employees	Healthy and safety policies for employees are outlined in the Employee Handbook, which is accessible by all employees via the Sponsor's intranet. Standard operating procedures are in place for employees from the Manager and the Property Manager to respond effectively to emergency situations in the workplace. In the event of serious construction accidents occurring at any development sites, employees can follow a reporting protocol for timely investigation and implementation of necessary corrective actions. This is in compliance with the MOM's reporting requirements on workplace incidents. Courses on topics relating to occupational first aid, fire safety manager and work at height safety are offered to employees of the Property Manager to update them on safety measures and best practices. This is to ensure employees are trained to perform risk assessments and ensure safety measures are in place before commencement of work activities by third-party service providers. As part of the Mental Health First Aid programme, employees are also encouraged to volunteer as mental health First Aiders to receive training in providing emotional support to colleagues in crisis.
Tenants	All tenants are required to adhere to health and safety standards by familiarising themselves with the relevant tenant instruction manuals. These include a Fit-out Manual on safety rules for additions and alterations works, a Fire Safety Manual and Evacuation Plan as well as a Tenant Handbook, which contains clauses on safety rules. In addition, standard operating procedures for hot works are in place to manage cutting and welding operations. Proper actions are taken to prevent loss and damages from fire and explosions that may occur from these processes. Bi-annual fire and evaluation drills are held at all MIT's properties to ensure employees and tenants are familiar with the properties' evacuation procedures. Fire safety audits of MIT's properties are conducted to maintain compliance with the relevant laws and regulations. The Property Manager carries out annual risk assessments as well as regular inspections and maintenance of safety equipment and tools, lifts, escalators and stairwells at all MIT's properties. Regular communications in the form of circulars are issued to tenants as and when heightened security and health risks arise. Fire safety advisories are sent to tenants to minimise potential hazards during the period of the Hungry Ghost Festival. Tenants are encouraged to adopt environmentally friendly practices and to limit the use of items that will negatively affect the indoor air quality.
Third-Party Service Providers	Requirements on health and safety standards are incorporated as part of the screening and selection criteria for the appointment of third-party service providers. The screening and selection criteria include, but are not limited to, safety tracking records, relevant International Organisation for Standardisation and Occupational Safety and Health Administration certifications. Appointed third-party service providers are required to meet health and safety policies that have been included in the terms and conditions of their service contracts. In addition, the Property Manager carries out regular spot checks to monitor health and safety performance of third-party service providers and ensure their adherence to occupational health and safety laws and regulations.
Visitors	Properties are installed with directional signages, emergency exits and emergency lightings for the safety of visitors. Annual checks of lifts and fire alarm systems are conducted to ensure compliance with building regulations. Site walkabouts are conducted by employees of the Property Manager every working day to ensure there are no potential safety and health hazards that may impact tenants and visitors.

COVID-19: Managing Risks and Ensuring Business Continuity

In view of the COVID-19 pandemic, the Manager and the Property Manager have taken precautionary measures at MIT's properties in Singapore to safeguard the well-being of tenants and employees.

Some of these measures include:
- maintaining close communications with employees and tenants on health advisories, mitigation measures and updates to exercise caution and attention to personal hygiene;
- increasing the frequencies of cleaning and disinfection of common areas, lifts and toilets;
- increasing availability of hand sanitisers within properties;
- applying a self-disinfecting coating on high-touch surfaces in lifts, at common areas as well as on doors of toilets;
- isolating any person suspected of contracting COVID-19 at designated areas within all property clusters;
- conducting temperature screening twice a day for all management staff; and
- recording of health declaration and temperature checks of visitors and service providers at MIT's air-conditioned properties.

The Mapletree Group activated its Business Continuity Plan on 7 February 2020 when Singapore raised the Disease Outbreak Response System Condition level to Orange. Split-team work arrangement was immediately adopted, together with the introduction of remote working tools for employees to remain connected and productive. The Mapletree Group subsequently transitioned to full-scale telecommuting arrangement, which was in line with the heightened safe distancing measures introduced as a circuit breaker on 7 April 2020.

MIT's properties in Singapore remained open during the circuit breaker period. The Manager and the Property Manager continued to support tenants who provide essential services through the implementation of the precautionary measures. Safe distancing measures were also implemented for management staff who had to remain on site due to operational reasons during the circuit breaker period. These included split-work arrangements and spacing out of seat arrangements. In addition, management staff were given masks to be used in their day-to-day operations.

Precautionary measures taken at MIT's properties in Singapore to safeguard the well-being of tenants and employees during the COVID-19 pandemic.

Occupational health and safety performance

403-9

In FY19/20, The Manager and The Property Manager are pleased to report that there were zero fatalities and zero high-consequence work-related injuries for all employees.

Ensuring the well-being of employees

403-6

The Manager and the Property Manager recognise that employee wellness is key to improved motivation, productivity and job satisfaction amongst employees. More benefits and programmes relating to employee well-being have been implemented over the past two years in response to the feedback from the Mapletree Group EES in FY17/18, which identified employee well-being as a key focus area. Since then, there has been increasing participation from employees in the various group-wide wellness programmes.

Wellness programmes	Objectives	Description
Recreation Club	To promote a positive and engaging work environment for employees	The Recreation Club regularly organises activities that promote staff interaction and family cohesiveness. These included Durian Fest, monthly futsal sessions, as well as movie screenings. All employees are also able to reserve corporate passes to selected Singapore attractions.
Wellness@Mapletree	To improve the physical and emotional well-being of employees	Activities under Wellness@Mapletree include mass circuit trainings, mass walks and health workshops. The programme also includes a mobile application where employees can easily access information and register for upcoming health and wellness events. The application also allows employees to participate in virtual challenges and read about health tips and articles provided by external health consultants. Employees are also encouraged to share posts and photos about their health and fitness journeys.
Workplace Health Promotion	To advocate a healthy lifestyle among all employees and tenants	This involves conducting annual health screening sessions, blood donation drives, lunch talks on lifestyle topics and monthly fitness programmes.

Participation in activities prior to movie screenings.

Durian Fest 2019.

Local Communities

103-1 **103-2** **103-3**

The Manager recognises the importance of local community development in building strong social capital and sustainable relationships with the local communities MIT operates in. The Manager is committed to maximising the creation of shared value as well as achieving more inclusive, responsible and sustainable growth.

Policies

Group-wide

- Mapletree Group's Shaping & Sharing Programme

Targets and Performance

Current targets		Future targets
FY19/20	**Performance** ● : Met ● : Not met	**FY20/21**
Encourage employee participation in Mapletree CSR events	●	Encourage employee participation in Mapletree CSR events

144

Employee volunteers for 'Make a Wish Come True' CSR initiative

67

Supported the relocation of 67 existing tenants to alternative MIT premises for the redevelopment of the Kolam Ayer 2 Cluster

Contribution to SDGs

3 GOOD HEALTH AND WELL-BEING

17 PARTNERSHIPS FOR THE GOALS

Corporate social responsibility

413-1

The Manager is committed to contributing to local communities where it operates by supporting and participating in local community development programs that generate positive socioeconomic benefits. Its CSR approach is in line with the Sponsor's CSR objectives and is guided by the Mapletree Group's Shaping & Sharing Programme. The group-wide Mapletree CSR framework aims to achieve greater impact in four key areas – education, the arts, healthcare and the environment. The objectives of the Mapletree CSR framework are as follow:

- empowering individuals through various educational and healthcare initiatives;
- enriching communities with the arts and functional design; and
- building environmentally sustainable real estate developments.

The CSR Board committee, which consists of the Sponsor's chairman, two Board representatives from the four REITs sponsored by the Group (rotated on a two-year basis) and senior management, provides strategic oversight of the framework.

All proposed community involvement initiatives are evaluated against the Mapletree CSR framework, with priority given to activities with specific social outcomes and longer-term engagement as well as opportunities for employee volunteerism.

The Sponsor aligns business performance with its CSR efforts. It sets aside S$1 million annually to fund its CSR commitments and programmes for every S$500 million of profit after tax and minority interests or part thereof.

'Make a Wish Come True'

The 'Make a Wish Come True' CSR initiative was jointly organised by the Manager and Property Manager in December 2019 for the fifth consecutive year.

The CSR initiative involved tenants at 10 property clusters and 144 employee volunteers who fulfilled 227 wishes for families and children from Thye Hua Kwan Family Service Centre @ Tanjong Pagar.

In addition, the Manager and the Property Manager organised a carnival with the theme "Fun with Recycling" for about 120 children and their families. Six game stations were set up by employee volunteers who used recycled materials for the game props and decorations. Each child was given a game card with recycling tips printed on them. This enabled the children to learn more about recycling through play.

After participating in all six game stations, all children were given goodie bags, which were made with recycled materials. Lucky draw prizes of soft toys, bags and stationery were given out which were pre-owned but unused items that were donated by employee volunteers.

The 'Make a Wish Come True' CSR initiative involved tenants at 10 property clusters and 144 employee volunteers who fulfilled 227 wishes for families and children from Thye Hua Kwan Family Service Centre @ Tanjong Pagar.

Memberships

102-13

The Manager and the Property Manager are members of various industry organisations, and participate in them to enhance relationships among tenants and prospective clients. These include the Association of Small and Medium Enterprises, Singapore Chinese Chamber of Commerce and Singapore International Chamber of Commerce.

As a member of REITAS, the Manager aims to promote the growth of the Singapore REIT industry through investor outreach events such as the REITs Symposium. The Manager also actively participates in consultations organised by key government agencies to offer constructive feedback on proposed regulatory measures that impact MIT's business.

Serving the wider community and managing business impact on stakeholders

413-1

The Manager strives to serve the wider community by proactively seeking feedback to understand local communities' expectations, identify areas of improvements and introduce relevant initiatives to support their needs. This includes avoiding and minimising negative impacts that may potentially arise from MIT's business activities.

To better understand the stakeholders' expectations and identify areas of improvements, the Manager offers avenues to solicit feedback from the local communities. Tenants can contact on-site representatives of the Property Manager and members of the public can send their feedback and enquiries to the corporate email found on MIT's website. For clusters undergoing development or building improvement works, tenants are informed about the progress through the display of circulars on project details and construction schedules at the common areas. Some of the key initiatives are highlighted in the following cases studies.

Healthy Workplace Ecosystem

In partnership with the Health Promotion Board, the Healthy Workplace Ecosystem was held for the fourth consecutive year to promote healthy and active lifestyles among the working residents within the 30A Kallang Place, Kallang Basin, Serangoon North, The Strategy, The Synergy, Toa Payoh North and Woodlands Spectrum clusters.

The Manager and the Property Manager organised a series of programmes, which attracted more than 2,700 tenants and employees. The programmes included free health screenings, one-to-one health coaching sessions, physical activities and lunchtime workshops. In addition, participating canteen vendors at the respective property clusters were encouraged to offer healthier food and beverage options.

The Healthy Workplace Ecosystem was held for the fourth consecutive year to promote healthy and active lifestyles among the working residents at selected MIT clusters.

Collaboration with SME Centre @ Singapore Manufacturing Federation

In collaboration with SME Centre @ Singapore Manufacturing Federation, the Manager and the Property Manager organised two knowledge sharing events for SMEs in FY19/20. The events had a turnout of 219 attendees.

These events allowed distinguished speakers to share insights on topics such as branding, digital marketing, effective cash flow management and ways of maximising employee potential.

In collaboration with SME Centre @ Singapore Manufacturing Federation, the Manager and the Property Manager organised two knowledge sharing events for SMEs in FY19/20.

Kolam Ayer 2 Cluster

Tenant engagement for the redevelopment of the Kolam Ayer 2 Cluster

The Manager and the Property Manager actively engaged the tenants at the Kolam Ayer 2 Cluster to understand their concerns prior to its redevelopment.

The Manager and the Property Manager supported tenants in their relocation plans through a comprehensive tenant assistance package, which included an extended notice period of 12 months at preferential gross rental rates for their remaining leases at the Kolam Ayer 2 Cluster, as well as discounted gross rental rates, extended fit-out and rent-free periods at alternative MIT clusters.

As at 31 March 2020, 67 out of 108 existing tenants had committed to relocating to alternative MIT premises.

Energy

103-1 **103-2** **103-3**

The building and construction sector is a major driver of global energy demand and carbon dioxide (CO_2) emissions, which accounted for 36% of the world's final energy use and 39% of energy and process-related CO_2 emissions[3] in 2018. In support of Singapore's pledge on reducing greenhouse gas ("GHG") emissions intensity to combat climate change and its impacts, the Manager and the Property Manager are committed to work with stakeholders to reduce the GHG emissions from MIT's properties by monitoring and improving their energy performance and efficiency.

Targets and Performance

Current targets		Future targets
FY19/20	**Performance** ● : Met ● : Not met	**FY20/21**
Reduce average building electricity intensity by 1% for the existing portfolio year-on-year, from the base year of FY18/19	●	Reduce average building electricity intensity by 0.5% for MIT's properties year-on-year, from the base year of FY19/20 **Revised**

BCA Green Mark Gold Award
for The Signature (re-certification)

1.9%
reduction in average building electricity intensity from FY18/19

2.7%
improvement in GHG intensity from FY18/19

8
property clusters with BCA Green Mark Gold Certifications and higher

Contribution to SDGs

7 AFFORDABLE AND CLEAN ENERGY
9 INDUSTRY, INNOVATION AND INFRASTRUCTURE
13 CLIMATE ACTION

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[3] Latest estimates from the International Energy Agency, "2019 Global Status Report for Buildings and Construction".

Green buildings

CRE8

The Manager and the Property Manager recognise that green building credentials underscore their commitment towards more environmentally friendly buildings. In Singapore, the Manager and the Property Manager continued to support the BCA Green Building Masterplan to shape a safe, high quality, sustainable and friendly built environment. As at FY19/20, eight property clusters have attained BCA Green Mark Gold certifications and higher.

List of MIT's properties with BCA Green Mark Gold certifications and higher

Property cluster	Property segment	Award
1 & 1A Depot Close	Hi-Tech Building	BCA Green Mark Platinum
18 Tai Seng	Hi-Tech Building	BCA Green Mark Gold
26A Ayer Rajah Crescent	Hi-Tech Building	BCA Green Mark Platinum
30A Kallang Place	Hi-Tech Building	BCA Green Mark Gold
978 & 988 Toa Payoh North	Hi-Tech Building	BCA Green Mark Gold
K&S Corporate Headquarters	Hi-Tech Building	BCA Green Mark Gold
The Signature	Business Park Building	BCA Green Mark Gold
The Strategy	Business Park Building	BCA Green Mark Gold$^{\text{Plus}}$

Monthly Group Property Management engineering forums are organised to discuss ongoing applications or renewals of green building certifications for MIT's properties. Properties with centralised air-conditioning systems are prioritised to achieve BCA Green Mark certifications as air-conditioning accounts for a high proportion of total energy consumption in buildings.

All tenants of Green Mark buildings are given Green Building Guides, which includes action plans for waste recycling, energy and water conservation. In line with BCA's target for 80% of buildings in Singapore to achieve the standards of Green Mark by 2030, the Manager and Property Manager aim to attain BCA Green Mark ratings and higher for MIT's new developments.

BCA Green Mark Gold Award for The Signature in FY19/20

In May 2019, Business Park Building, The Signature was re-certified with the BCA Green Mark Gold Award for Existing Non-Residential Buildings in recognition of its environmentally friendly features:

Highly efficient district cooling system performing at an efficiency of 0.669 kilowatt per refrigeration ton

Provision of recycling practices to collect and monitor recyclable waste (e.g. placing recycling bins at high circulation area and monthly monitoring of recycling waste by waste recycling vendor)

Provision of T5 lamps in all common areas

Installation of motion sensors in staircases and motion detectors in escalators

Carbon dioxide sensors to regulate outdoor air flow rate. This will control the amount of fresh air supplied and reduce the energy consumption without compromising the indoor air quality

Lifts with Variable Voltage Variable Frequency inverter and sleep mode control features

Rooftop greening

Use of water-efficient fittings

Three-pronged approach to energy management

The Manager and the Property Manager adopt a three-pronged approach to energy management which includes reducing energy consumption, improving energy efficiencies and increasing the adoption of renewable energy.

Reducing energy consumption and improving energy efficiencies are the most cost-effective and impactful way to manage the energy profiles of MIT's properties. On a monthly basis, the Property Manager monitors and assesses utility consumption patterns as well as identifies energy-saving opportunities. Part of the process also includes incorporating environmentally sustainable practices into property management operations through various energy saving initiatives such as:

- installation of energy efficient lighting;
- installation of motion sensors;
- installation of alternate light circuits and timers for lighting control;
- upgrading of lifts; and
- review of tenants' fit-out designs to ensure that they adhere to the properties' power density limit.

As part of the commitment towards climate change mitigation, the Manager and the Property Manager plan to increase the adoption of solar energy whenever possible. One of the key initiatives in FY20/21 includes the installation of solar panels at the Serangoon North Cluster and K&S Corporate Headquarters.

Translating efforts into reduction in emission and energy consumption

102-48 **302-1** **302-3** **305-2** **305-4** **CRE1** **CRE3**

A significant amount of energy consumption of industrial properties comes from the use of electricity for lightings, air-conditioning systems and lifts. As such, majority of MIT's emissions are Scope 2 (indirect) GHG emissions. The electricity at MIT's properties is supplied by Tuas Power Supply Pte. Ltd and SP Group. In FY19/20, MIT revised its calculation methodology to better reflect the energy performance of MIT's properties.

Refer to Supplementary Information on page 139 for more details on MIT's revised calculation methodology.

	Unit of measure	FY17/18	FY18/19	FY19/20
Reported MIT properties	Number of clusters	33	33	**36**
	Number of properties	75	75	**79**
GFA	Square metre (m^2)	1,733,885	1,733,885	**1,882,978**
Total building electricity consumption (kWh)[4]	Million kilowatt hours (kWh)	41.9	40.5	**57.0**
Average building electricity intensity[5]	kWh/m^2	27.2[6]	26.6[6]	**33.0**
Total building GHG emissions[7]	Tonnes of carbon dioxide equivalent (CO_2e)	17,736	16,960	**23,883**
Average building GHG emission intensity	Tonnes CO_2e/m^2	0.0115	0.0112	**0.0138**

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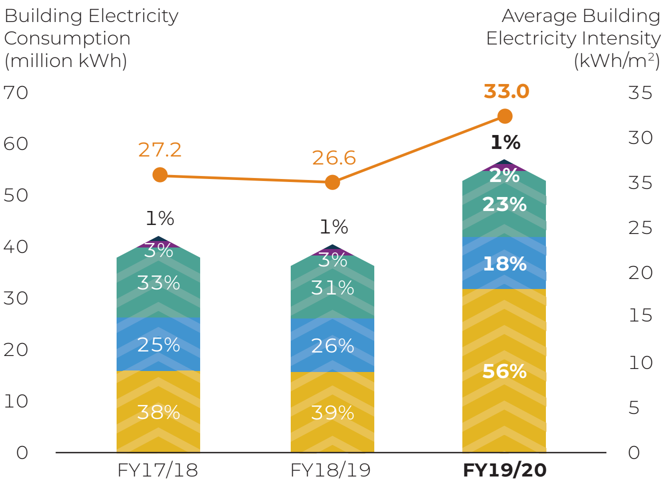
[4] Energy consumption (the numerator) includes energy consumed in common areas and shared services.

[5] Computation was calculated by taking into consideration GFA and occupancy rates for the denominator.

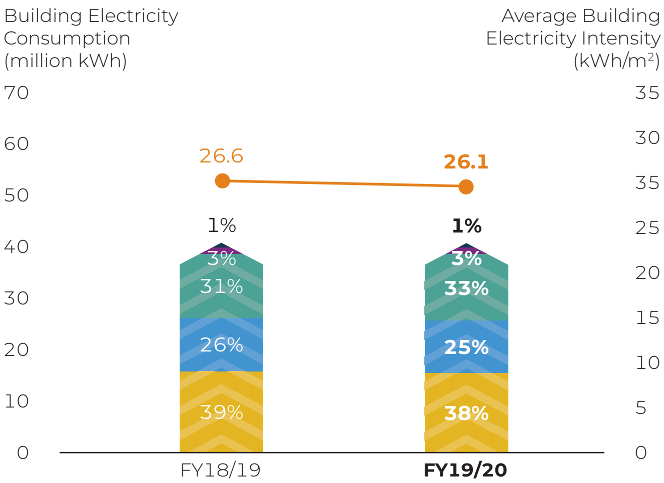
[6] Energy intensity for FY17/18 and FY18/19 was restated based on revised calculation.

[7] MIT utilised the Grid Emission Factor ("GEF") calculated using the Average Operating Margin method from the latest available Singapore Energy Statistics 2019, published by the Energy Market Authority - 0.4237 kgCO_2/kWh (for FY17/18), 0.4192 kgCO_2/kWh (for FY18/19) and 0.4188 kgCO_2/kWh (for FY19/20).

Total Building Electricity Consumption and Average Building Electricity Intensity (Absolute)



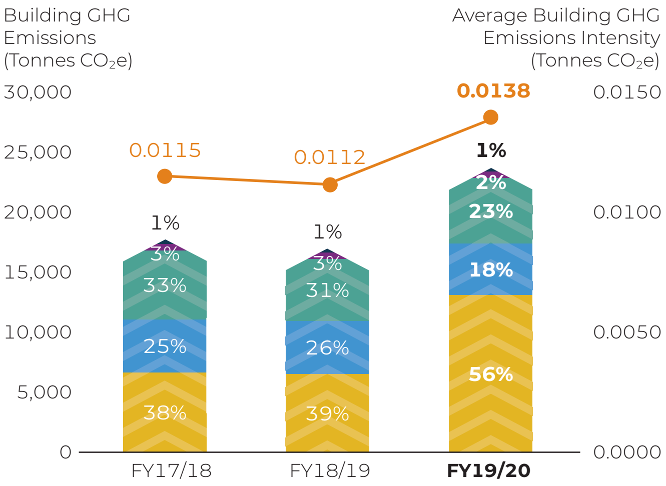
Total Building Electricity Consumption and Average Building Electricity Intensity (Like-for-like)



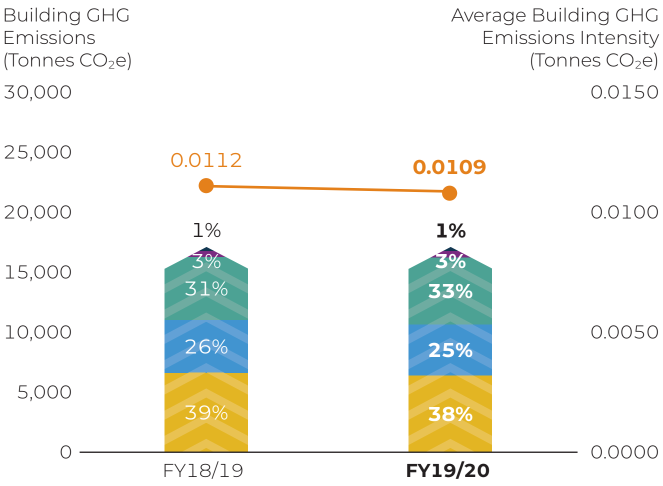
🟨 Hi-Tech Buildings 🟦 Flatted Factories 🟩 Business Park Buildings 🟪 Stack-up/ Ramp-up Buildings ■ Light Industrial Buildings —●— Average Building Electricity Intensity

The total building electricity consumption of MIT's properties increased by 40.7% from FY18/19 due to the inclusion of three new property clusters[8]. However, a like-for-like comparison between FY18/19 and FY19/20 showed that the average building electricity intensity had improved by 1.9% from 26.6 kWh/m² to 26.1 kWh/m², which reflected MIT's efforts in reducing energy consumption and improving energy efficiency. Some of these initiatives included the use of more energy efficient light bulbs and motion sensors, as well as the adjustment of timer controls at common areas in response to tenants' activities.

Total Building GHG Emissions and Average Building GHG Intensity (Absolute)



Total Building GHG Emissions and Average Building Electricity Intensity (Like-for-like)



🟨 Hi-Tech Buildings 🟦 Flatted Factories 🟩 Business Park Buildings 🟪 Stack-up/ Ramp-up Buildings ■ Light Industrial Buildings —●— Average Building GHG Emissions Intensity

As a majority of the total building electricity consumption of MIT's properties is from electricity use, the Manager reports only on Scope 2[9] greenhouse gas ("GHG" emissions). In FY19/20, the total building GHG emissions of MIT's properties in FY19/20 were 23,883 tonnes CO_2e, an increase due to the inclusion of three new property clusters. However, a like-for-like comparison between FY18/19 and FY19/20 showed that the average building GHG emissions intensity had improved by 2.7% from 0.0112 tonnes CO_2e/m2 to 0.0109 tonnes CO_2e/m².

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[8] 18 Tai Seng, 30A Kallang Place and 1 & 1A Depot Close were not included in FY18/19 as MIT did not have full-year environmental data of these property clusters in FY18/19. These three clusters were included in FY19/20 reporting scope.

[9] Energy indirect (Scope 2) GHG emissions.

Water

103-1 **103-2** **103-3**

Water scarcity is an issue for Singapore because of the increasing demand for water and limited water resources. The Manager and the Property Manager are committed to tracking water withdrawal to enable continued improvement, reducing water usage and improving overall water management across MIT's properties. This is in line with the Ministry of the Environment and Water Resources' Clean Water Policy of conserving water resources and encouraging the use of water wisely to ensure sustainability.

Targets and Performance

Current targets		Future targets
FY19/20	**Performance** ● : Met ● : Not met	**FY20/21**
Obtain WEB certification for 18 Tai Seng	●	Reduce average building water intensity by 0.5% for MIT's properties year-on-year, from the base year of FY19/20 **New**

2.4%
reduction in average building water intensity from FY18/19

Water Efficient Building (WEB)
certification for 18 Tai Seng

$124,817m^3$
of NEWater consumed

Contribution to SDGs

Three-pronged approach to water management

303-1 **CRE8**

The majority of the water usage in MIT's properties relates to the use of water in common areas (e.g. toilets and pantries) and chiller plant systems. As such, most of the initiatives introduced have been focused on improvement in chiller performance and upgrading of toilets.

Other water-saving initiatives to reduce water withdrawal and improve water efficiency includes the installation of low flush water systems and water efficient taps, installing motion sensor water faucets and adopting recommended water flow rates across MIT's properties. The Property Manager conducts periodic checks on water supply facilities as well as executes timely repairs and regular maintenance to resolve water leakage issues. Lastly, the Property Manager engages the tenants to advocate the importance of water as a shared resource through posters placed in toilets and pantries on water conservation.

Over the years, MIT has completed the progressive upgrading of toilets for 13 property clusters, with the toilet upgrading at The Strategy, The Signature and The Synergy Business Park Buildings remained on track for completion in FY20/21. Such upgrading efforts seek to reduce water and energy consumption in common areas through various environmentally friendly features:

- use of water fittings with at least a three-tick water efficiency ratings under the Public Utilities Board's ("PUB") Mandatory Water Efficiency Labelling Scheme and Voluntary Water Efficiency Labelling Scheme;
- replacement of existing water supply pipes with polypropylene pipes for greater water flow efficiency;
- reduction in the number of sanitary wares and shower cubicles; and
- installation of energy efficient lighting and motion sensors.

To date, 37 clusters within MIT's portfolio have received the WEB certifications issued by PUB, which included 18 Tai Seng in FY19/20. These were achieved through the adoption of water efficient measures such as installing water efficient fittings and adopting the WEB recommended flow rates or flush volumes. In recognition of its contribution towards water conservation, MIT was also awarded the Friends of Water by PUB.

Translating efforts into reduction in water withdrawal and intensities

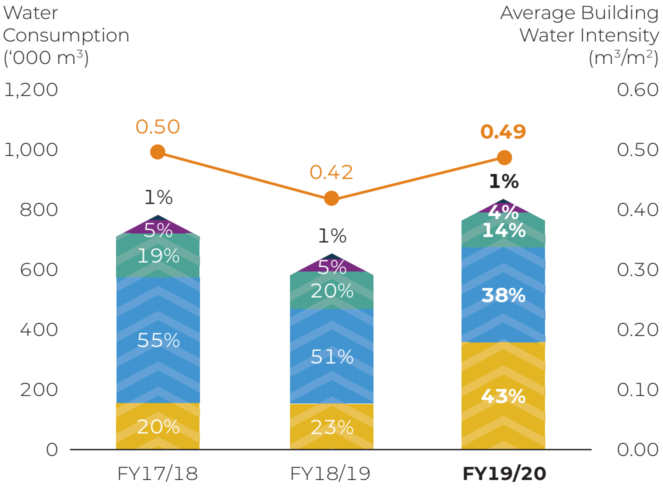
102-48 **303-3** **CRE2**

Water withdrawn in MIT's properties are mainly provided by PUB. High-grade reclaimed water, also known as NEWater was used for the cooling towers at Hi-Tech Buildings, K&S Corporate Headquarters and 1 & 1A Depot Close. NEWater represented about 34% of the water used for the Hi-Tech Building segment in FY19/20. In FY19/20, MIT revised its calculation methodology to better reflect the performance of MIT's properties.

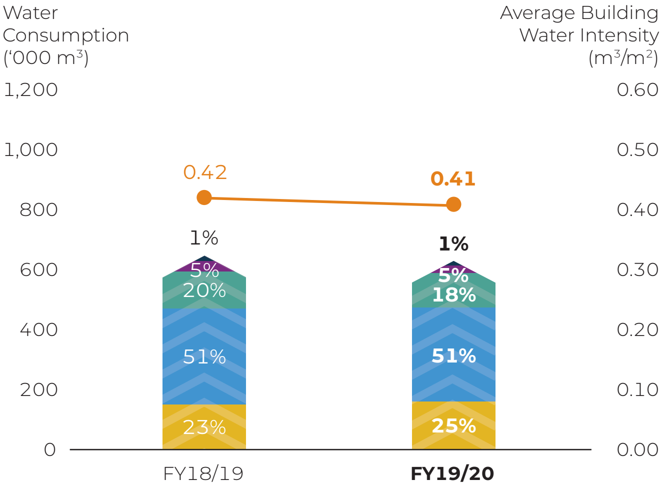
Refer to Supplementary Information on page 139 for more details on MIT's revised calculation methodology.

	Unit of measure	FY17/18	FY18/19	FY19/20
Reported MIT properties	Number of clusters	33	33	**36**
	Number of properties	75	75	**79**
GFA	Square metre (m^2)	1,733,885	1,733,885	**1,882,978**
Total volume of water withdrawal	m^3	770,091	638,149	**834,339**
Water	m^3	744,192	610,763	**709,522**
NEWater	m^3	25,899	27,386	**124,817**
Average building water intensity	m^3/m^2	0.50	0.42	**0.49**

Total Building Water Consumption and Average Building Water Intensity (Absolute)



Total Building Water Consumption and Average Building Water Intensity (Like for like)



🟨 Hi-Tech Buildings 🟦 Flatted Factories 🟩 Business Park Buildings 🟪 Stack-up/ Ramp-up Buildings ■ Light Industrial Buildings —●— Average Building Water Intensity

In FY19/20, the total water withdrawn from MIT's properties was 834,339 m³, an increase of 30.7% from 638,149 m³ in FY18/19 due to the inclusion of three new property clusters[10]. However, a like-for-like comparison between FY18/19 and FY19/20 showed that MIT's average building water intensity had improved by 2.4% from 0.42 m³/m² to 0.41 m³/m², which reflected MIT's efforts in reducing water withdrawal and intensities.

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[10] 18 Tai Seng, 30A Kallang Place and 1 & 1A Depot Close were not included in FY18/19 as MIT did not have full-year environmental data of these property clusters in FY18/19. These three clusters were included in FY19/20 reporting scope.

SUPPLEMENTARY INFORMATION

102-48

Methodology

This section explains the boundaries, methodologies and assumptions used in the computation of MIT's sustainability data and information.

Employees

- Employees are defined as individuals who are in an employment relationship with the Mapletree Group, according to national law. The Manager and the Property Manager are wholly-owned subsidiaries of the Mapletree Group. Employees include the management teams and employees of the Manager and the Property Manager who are based in Singapore and do not include workers who are non-employees (e.g. third-party service providers).

Occupational health and safety

- Work-related injuries are defined as a negative impact on an employee's health arising from exposure to hazards at work. The rate of work-related injuries is computed based on 1,000,000 man-hours worked.
- High-consequence work-related injuries are defined as work-related injuries that results in a fatality or in an injury from which the worker cannot, does not, or is not expected to recover fully to pre-injury health status within six months. The rate of high-consequence work-related injuries is computed based on 1,000,000 man-hours worked.

Environmental data

- The methodology for energy and water intensities were revised in FY19/20 to better reflect the operational characteristics of MIT's properties. It takes into consideration the occupancy rates of MIT's properties.
- Four additional properties, 18 Tai Seng, 30A Kallang Place and 1 & 1A Depot Close were included in MIT's reporting scope in FY19/20, which increased the total number of properties reported to 79.

Energy

- The most significant form of energy consumed relates to purchased electricity from the grid, and includes the electricity consumption (the numerator) in common areas and shared services.
- Building electricity intensity is derived by taking into consideration GFA and occupancy rates for the denominator.
- Building electricity intensities for FY17/18 and FY18/19 were restated based on revised calculation.

GHG emissions

- GHG emissions are reported in line with the guidance from the GHG Protocol Corporate Accounting and Reporting Standard. The operational control approach is applied, and MIT accounts for GHG emissions from operations over which it or its subsidiaries has operational control.
- Disclosure relating to Direct (Scope 1) GHG emissions is excluded as properties' source of Scope 1 emissions comes from diesel generation. Diesel is only topped up for back-up purposes and emission from this activity is insignificant.
- Most of the properties' emissions come from the use of electricity for lightings, air-conditioning systems and lifts which is classified as Scope 2 (indirect) GHG emissions.
- GHG emissions intensity is derived where the numerator is the total energy indirect (Scope 2) GHG emissions and the denominator is calculated considering GFA and occupancy rates.
- A location-based method is adopted to reflect the average emissions intensity of Singapore's grid. The emission factors used are obtained from the Singapore Energy Statistics published by the Energy Market Authority. MIT adopted GEF calculated using the Average Operating Margin method – 0.4237 $kgCO_2/kWh$ (for FY17/18), 0.4192 $kgCO_2/kWh$ (for FY18/19) and 0.4188 $kgCO_2/kWh$ (for FY19/20).

Water

- Water withdrawal (the numerator) is defined as the total sum of water drawn for use. At MIT, this includes third-party water (municipal water sourced from Singapore's PUB).
- Building water intensity is derived by taking into consideration GFA and occupancy rates for the denominator.
- Building water intensities for FY17/18 and FY18/19 were restated based on revised calculation.

GRI CONTENT INDEX

102-55

GRI 2016 standards disclosure reference and description		Section of report / reasons for omission	Page reference
General disclosures			
Organisational profile			
102-1	Name of the organisation	Mapletree Industrial Trust Corporate Profile	IFC
102-2	Activities, brands, products, and services	Corporate Profile	IFC
102-3	Location of headquarters	Corporate Directory	IBC
102-4	Location of operations	Corporate Profile	IFC
		Strategic Locations Across Singapore and North America	30 - 31
102-5	Ownership and legal form	Corporate Profile	IFC
		Organisation, Corporate and Trust Structures	19
102-6	Markets served	Corporate Profile	IFC
102-7	Scale of the organisation	Corporate Profile	IFC
		Employment and Talent Retention, Profile of the Workforce	119 - 120
		Financial Statements	145 - 223
102-8	Information on employees and other workers	Employment and Talent Retention, Profile of the Workforce	119 - 120
102-9	Supply chain	Supply chain activities are minimal and not significant to MIT's operations.	
102-10	Significant changes to the organisation and its supply chain	There were no significant changes in MIT's supply chain during the year that had an impact on the reporting scope of MIT's Sustainability Report.	
102-11	Precautionary Principle or Approach	MIT's approach towards risk management is embedded in its ERM framework.	
102-12	External Initiatives	Voluntary initiatives subscribed by MIT include the United Nations SDGs.	
102-13	Membership of Associations	Memberships	129
Strategy			
102-14	Statement from senior decision-maker	Letter to Unitholders	14 - 16
		Board Statement	109
Ethics and integrity			
102-16	Values, principles, standards, and norms of behaviour	Vision, Mission	IFC
		Strategic Direction	12 - 13
		Corporate Governance	82 - 101
		Sustainability Approach	110 - 111
Governance			
102-18	Governance structure	Corporate Governance	82 - 101
		Sustainability Governance	110 - 111
Stakeholder engagement			
102-40	List of stakeholder groups	Stakeholder Engagement	111 - 113
102-41	Collective bargaining agreements	No collective bargaining agreements are in place.	
102-42	Identifying and selecting stakeholders	Stakeholder Engagement	111 - 113
102-43	Approach to stakeholder engagement	Stakeholder Engagement	111 - 113
102-44	Key topics and concerns raised	Stakeholder Engagement	111 - 113

GRI 2016 standards disclosure reference and description		Section of report / reasons for omission	Page reference
General disclosures			
Reporting practice			
102-45	Entities included in the consolidated financial statements	Significant Accounting Policies	170 - 185
102-46	Defining report content and topic Boundaries	About the Report	110
		Materiality	111
102-47	List of material topics	Material Sustainability Matters, Targets and Performance	114
102-48	Restatements of information	Energy, Translating Efforts into Reduction in Emission and Energy Consumption	134
		Water, Translating Efforts into Reduction in Water Withdrawal and Intensities	137
		Supplementary Information	139
102-49	Changes in reporting	There were no significant changes from previous reporting periods.	
102-50	Reporting period	1 April 2019 – 31 March 2020	110
102-51	Date of most recent report	28 June 2019	
102-52	Reporting cycle	About the Report	110
102-53	Contact point for questions regarding the report	Feedback	110
102-54	Claims of reporting in accordance with the GRI Standards	Reporting Standards	110
102-55	GRI content index	GRI Content Index	140 - 144
102-56	External assurance	MIT has not sought external assurance on this report but may do so in the future.	
Material Topic: Economic performance			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components		
103-3	Evaluation of the management approach		
GRI 201 (2016): Economic performance			
201-1	Direct economic value generated and distributed	Economic Performance Financial Statements Disclosure on breakdown of economic value distributed was not included as information was unavailable.	115 145 - 223
Material Topic: Anti-corruption			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components	Anti-corruption and Compliance with Laws and Regulations	116
103-3	Evaluation of the management approach		
GRI 205 (2016): Anti-corruption			
205-3	Confirmed incidents of corruption and actions taken	Anti-corruption	117

GRI 2016 standards disclosure reference and description		Section of report / reasons for omission	Page reference
General disclosures			
Material Topic: Compliance with laws and regulations			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components	Anti-corruption and Compliance with Laws and Regulations	116
103-3	Evaluation of the management approach		
GRI 307 (2016): Environmental compliance			
307-1	Non-compliance with environmental laws and regulations	Compliance with Laws and Regulations	117
GRI 416 (2016): Customer health and safety			
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Compliance with Laws and Regulations	117
GRI 416 (2016): Marketing and labelling			
417-2	Incidents of non-compliance concerning product and service information and labeling	Compliance with Laws and Regulations	117
417-3	Incidents of non-compliance concerning marketing communications	Compliance with Laws and Regulations	117
GRI 419 (2016): Socioeconomic compliance			
419-1	Non-compliance with laws and regulations in the social and economic area	Compliance with Laws and Regulations	117
Material Topic: Employment and talent retention			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components	Employment and Talent Retention	119
103-3	Evaluation of the management approach		
GRI 401 (2016): Employment			
401-1	New employee hires and employee turnover	Profile of the Workforce Information on the total number of new hires and employee turnover by age group, gender and region was deemed insignificant to report on.	120
GRI 404 (2016): Training and education			
404-2	Programmes for upgrading employee skills and transition assistance programmes	Talent Development and Management	120
404-3	Percentage of employees receiving regular performance and career development reviews	Competitive and Fair Remuneration System	120

GRI 2016 standards disclosure reference and description		Section of report / reasons for omission	Page reference
General disclosures			
Material Topic: Health & safety			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components	Health and Safety	123
103-3	Evaluation of the management approach		
GRI 403 (2018): Occupational health and safety			
403-2	Hazard identification, risk assessment, and incident investigation	A Strong Safety Culture	123 - 124
403-5	Worker training on occupational health and safety	A Strong Safety Culture	123 - 124
403-6	Promotion of worker health	Ensuring the Well-bring of Employees	126
403-7	Prevention and mitigation of occupational health and safety impacts directly linked by business relationships	A Strong Safety Culture	123 - 124
403-9	Work-related injuries	Occupational Health and Safety Performance	126
		Disclosure relating to workers who are not employees was not included as information was unavailable	
GRI 416 (2016): Customer health and safety			
416-2	Incidents of non-compliance concerning the health and safety impacts of products and services	Anti-corruption and Compliance with Laws and Regulations, Compliance with Laws and Regulations	117
Material Topic: Local communities			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components	Local Communities	127
103-3	Evaluation of the management approach		
GRI 413 (2016): Local communities			
413-1	Operations with local community engagement, impact assessments, and development programmes	Corporate Social Responsibility	128
		Serving the Wider Community and Managing Business Impact on Stakeholders	129
		Disclosure relating to percentage of operations with implemented local community engagement, impact assessments, and/or development programs was not included as information was unavailable.	

GRI 2016 standards disclosure reference and description		Section of report / reasons for omission	Page reference
General disclosures			
Material Topic: Energy			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components	Energy	131
103-3	Evaluation of the management approach		
GRI 302 (2016): Energy			
302-1	Energy consumption within the organisation	Translating Efforts into Reduction in Emission and Energy Consumption	134 - 135
302-3	Energy intensity		
GRI 305 (2016): Emissions			
305-1	Direct (Scope 1) GHG emissions	Disclosure relating to Direct (Scope 1) GHG emissions was excluded as properties' source of Scope 1 emissions comes from diesel generation. Diesel was only topped up for back-up purposes and emission from this activity was insignificant.	
305-2	Energy indirect (Scope 2) GHG emissions	Translating Efforts into Reduction in Emission and Energy Consumption	134 - 135
305-4	GHG emissions intensity		
GRI-G4 Sector Disclosures: Construction and real estate			
CRE1	Building energy intensity	Translating Efforts into Reduction in Emission and Energy Consumption	134 - 135
CRE3	GHG emissions intensity from buildings		
CRE8	Type and number of sustainability certification, rating and labelling schemes	Green Buildings	132
Material Topic: Water			
GRI 103 (2016): Management approach			
103-1	Explanation of the material topic and its Boundary	Material Sustainability Matters, Targets and Performance	114
103-2	The management approach and its components	Water	136
103-3	Evaluation of the management approach		
GRI 303 (2018): Water and effluents			
303-1	Interactions with water as a shared resource	Three-pronged Approach to Water Management	137
303-2	Management of water discharge-related impacts	Disclosure relating to management of water discharge-related impacts was excluded as management of trade effluents is not managed by the Manager or the Property Manager.	
303-3	Water withdrawal	Translating Efforts into Reduction in Water Withdrawal and Intensities	137 - 138
GRI-G4 Sector Disclosures: Construction and real estate			
CRE2	Building water intensity	Translating Efforts into Reduction in Water Withdrawal and Intensities	137 - 138
CRE8	Type and number of sustainability certification, rating and labelling schemes	Three-pronged Approach to Water Management	137

FINANCIAL STATEMENTS

REPORT OF THE TRUSTEE

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

DBS Trustee Limited (the "Trustee") is under a duty to take into custody and hold the assets of Mapletree Industrial Trust ("MIT") and its subsidiaries (the "Group") in trust for the holders ("Unitholders") of units in MIT. In accordance with the Securities and Futures Act (Cap. 289), its subsidiary legislation and the Code on Collective Investment Schemes (collectively referred to as the "laws and regulations"), the Trustee shall monitor the activities of Mapletree Industrial Trust Management Ltd. (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the trust deed dated 29 January 2008 (as amended) (the "Trust Deed") between the Trustee and the Manager in each annual accounting period and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed MIT and the Group during the financial year covered by these financial statements, set out on pages 152 to 223, in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee
DBS Trustee Limited

Jane Lim Puay Yuen
Director

Singapore, 27 April 2020

STATEMENT BY THE MANAGER

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

In the opinion of the directors of Mapletree Industrial Trust Management Ltd., the accompanying financial statements of Mapletree Industrial Trust ("MIT") and its subsidiaries (the "Group"), as set out on pages 152 to 223, comprising the Statement of Financial Position and Portfolio Statement for MIT and the Group as at 31 March 2020, the Statements of Profit or Loss, Statements of Comprehensive Income, Distribution Statements and Statements of Movements in Unitholders' Funds for MIT and the Group, the Consolidated Statement of Cash Flows for the Group and Notes to the Financial Statements for the year then ended are drawn up so as to present fairly, in all material respects, the financial position of MIT and of the Group as at 31 March 2020 and the financial performance, amount distributable and movements in unitholders' funds of MIT and the Group and consolidated cash flows of the Group for the year then ended in accordance with the Singapore Financial Reporting Standards (International) ("SFRS(I)") issued by the Accounting Standards Council and the provisions of the Trust Deed and the relevant requirements of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore. At the date of this statement, there are reasonable grounds to believe that MIT and the Group will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager
Mapletree Industrial Trust Management Ltd.

Tham Kuo Wei
Director

Singapore, 27 April 2020

INDEPENDENT AUDITOR'S REPORT

TO THE UNITHOLDERS OF MAPLETREE INDUSTRIAL TRUST
(CONSTITUTED UNDER A TRUST DEED IN THE REPUBLIC OF SINGAPORE)

REPORT ON THE AUDIT OF THE FINANCIAL STATEMENTS

Our Opinion

In our opinion, the accompanying consolidated financial statements of Mapletree Industrial Trust ("MIT") and its subsidiaries (the "Group") and the Statement of Profit or Loss, Statement of Comprehensive Income, Statement of Financial Position, Distribution Statement, Statement of Movements in Unitholders' Funds, and Portfolio Statement of MIT are properly drawn up in accordance with SFRS(I) and the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") relating to financial reporting so as to present fairly, in all material respects, the consolidated financial position of the Group and the financial position of MIT, and the consolidated portfolio holdings of the Group and portfolio holdings of MIT as at 31 March 2020, and the consolidated financial performance of the Group and the financial performance of MIT, the consolidated amount distributable of the Group and the amount distributable of MIT, the consolidated movements of unitholders' funds of the Group and movements in unitholders' funds of MIT and consolidated cash flows of the Group for the financial year ended on that date.

What we have audited

The financial statements of MIT and the Group comprise:

- the statements of profit or loss of the Group and MIT for the financial year ended 31 March 2020;
- the statements of comprehensive income of the Group and MIT for the financial year ended 31 March 2020;
- the statements of financial position of the Group and MIT as at 31 March 2020;
- the distribution statements of the Group and MIT for the financial year then ended;
- the consolidated statement of cash flows of the Group for the financial year then ended;
- the statements of movements of unitholders' funds for the Group and MIT for the financial year then ended;
- the portfolio statement for the Group and MIT as at 31 March 2020; and
- the notes to the financial statements, including a summary of significant accounting policies.

Basis for Opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Independence

We are independent of the Group in accordance with the Accounting and Corporate Regulatory Authority Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code.

Our Audit Approach

As part of designing our audit, we determined materiality and assessed the risks of material misstatement in the accompanying financial statements. In particular, we considered where management made subjective judgements; for example, in respect of significant accounting estimates that involved making assumptions and considering future events that are inherently uncertain. As in all of our audits, we also addressed the risk of management override of internal controls, including among other matters consideration of whether there are evidence of bias that represented a risk of material misstatement due to fraud.

Key Audit Matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements for the financial year ended 31 March 2020. These matters were addressed in the context of our audit of the financial statements, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Key audit matter	**How our audit addressed the key audit matter**
Valuation of investment properties *Refer to Note 14 (Investment Properties) to the financial statements.* As at 31 March 2020, the carrying value of the Group's investment properties of $4.5 billion accounted for 86.2% of the Group's total assets. The valuation of the investment properties was a key audit matter due to the significant judgement in the key inputs used in the valuation techniques. These key inputs include, capitalisation rates and discount rates and are dependent on the nature of each investment property and the prevailing market conditions, and are disclosed in Note 14. Furthermore, the valuation reports obtained from independent property valuers for certain investment properties have highlighted the heightened uncertainty of the Coronavirus Disease 2019 ("COVID–19") outbreak. Accordingly, the valuation of these investment properties may be subjected to more fluctuation than during normal market conditions.	Our audit procedures included the following: • assessed the competence, capabilities and objectivity of the external valuers engaged by the Group; • obtained an understanding of the techniques used by the external valuers in determining the valuations of individual investment properties; • discussed the critical assumptions made by the external valuers for the key inputs used in the valuation techniques; • tested the integrity of information, including underlying lease and financial information provided to the external valuers; and • assessed the reasonableness of the capitalisation rates and discount rates by benchmarking these against prior year inputs and those of comparable properties based on information available as at 31 March 2020. We found the external valuers to be a member of recognised bodies for professional valuers. We also found that the valuation techniques used were appropriate in the context of the Group's investment properties and the critical assumptions used for the key inputs were within the range of market data. We have also assessed the adequacy of the disclosures relating to the critical assumptions and the impact of COVID–19 on the valuation of investment properties, as we consider them as likely to be significant to users of the financial statements given the estimation uncertainty and sensitivity of the valuations.

Other Information

The Manager is responsible for the other information. The other information comprises the information included in the Report of the Trustee and Statement by the Manager (but does not include the financial statements and our auditor's report thereon), which we obtained prior to the date of this auditor's report, and other sections of MIT's Annual Report 2019/2020 ("Other Sections"), which is expected to be made available to us after that date.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated.

If, based on the work we have performed on the other information that we obtained prior to the date of this auditor's report, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

When we read the Other Sections, if we conclude that there is a material misstatement therein, we are required to communicate the matter to the Manager and take appropriate actions in accordance with SSAs.

Responsibilities of the Manager for the Financial Statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with SFRS(I) and the applicable requirements of the CIS Code relating to financial reporting and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Group or to cease the Group's operations, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Group's financial reporting process.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal control.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditor's report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditor's report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

Auditor's Responsibilities for the Audit of the Financial Statements (continued)

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditor's report unless law or regulation precludes public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditor's report is Magdelene Chua Wei Zhen.

PricewaterhouseCoopers LLP
Public Accountants and Chartered Accountants

Singapore, 27 April 2020

STATEMENTS OF PROFIT OR LOSS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

		Group		MIT	
	Note	**FY19/20 $'000**	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Gross revenue	3	**405,858**	376,101	**364,529**	353,703
Property operating expenses	4	**(87,789)**	(88,331)	**(80,288)**	(83,554)
Net property income		**318,069**	287,770	**284,241**	270,149
Interest income	5	**2,634**	246	**7,125**	971
Investment income	6	**–**	–	**48,440**	30,383
Borrowing costs	7	**(45,019)**	(40,108)	**(44,474)**	(40,108)
Manager's management fees					
– Base fees		**(22,473)**	(20,540)	**(20,068)**	(19,389)
– Performance fees		**(11,457)**	(10,353)	**(10,242)**	(9,716)
Trustee's fees		**(642)**	(581)	**(642)**	(581)
Other trust expenses	8	**(1,524)**	(2,001)	**(1,463)**	(1,967)
Net foreign exchange gain/(loss)		**307**	(202)	**(9,316)**	(4,742)
Net fair value gain on investment properties and investment property under development	14(a)	**50,798**	30,757	**57,878**	28,605
Share of joint ventures' results	20				
– Net profit after tax		**29,228**	16,691	**–**	–
– Net fair value gain on investment properties		**47,278**	9,447	**–**	–
		76,506	26,138	**–**	–
Profit before income tax		**367,199**	271,126	**311,479**	253,605
Income tax expense	9(a)	**(56)**	*	**(56)**	–
Profit for the financial year		**367,143**	271,126	**311,423**	253,605
Earnings per unit					
– Basic and diluted (cents)	10	**17.37**	14.25		

* Amount less than $1,000

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF COMPREHENSIVE INCOME

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

		Group		MIT	
	Note	**FY19/20 $'000**	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Profit for the financial year		**367,143**	271,126	**311,423**	253,605
Other comprehensive income/(loss):					
Items that may be reclassified subsequently to profit or loss:					
Cash flow hedges					
– Fair value losses		**(24,144)**	(3,939)	**(24,144)**	(3,939)
– Realised and transferred to borrowing cost	7	**1,258**	1,300	**1,258**	1,300
Share of hedging reserve of a joint venture		**(10,361)**	(3,094)	**–**	–
Net translation differences relating to financial statements of foreign joint ventures		**1,781**	551	**–**	–
Other comprehensive loss, net of tax		**(31,466)**	(5,182)	**(22,886)**	(2,639)
Total comprehensive income		**335,677**	265,944	**288,537**	250,966

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF FINANCIAL POSITION

AS AT 31 MARCH 2020

		Group		MIT	
	Note	**31 March 2020 $'000**	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
ASSETS					
Current assets					
Cash and cash equivalents	11	**53,436**	40,010	**34,490**	22,308
Trade and other receivables	12	**15,160**	33,487	**20,979**	33,085
Other current assets	13	**960**	1,727	**920**	1,138
Derivative financial instruments	23	**–**	114	**–**	114
		69,556	75,338	**56,389**	56,645
Non-current assets					
Investment properties	14(a)	**4,473,053**	4,254,200	**4,014,774**	3,807,400
Investment property under development	14(a)	**–**	82,100	**–**	82,100
Plant and equipment	15	**165**	183	**165**	183
Investments in:					
– subsidiaries	18	**–**	–	**113,579**	113,585
– joint ventures	20	**642,198**	194,101	**560,850**	166,158
Loan to subsidiaries	19	**–**	–	**323,394**	323,394
Derivative financial instruments	23	**2,911**	1,142	**2,911**	1,142
		5,118,327	4,531,726	**5,015,673**	4,493,962
Total assets		**5,187,883**	4,607,064	**5,072,062**	4,550,607
LIABILITIES					
Current liabilities					
Trade and other payables	21	**94,826**	104,650	**84,018**	92,298
Borrowings	22	**1,275**	74,982	**320**	74,982
Derivative financial instruments	23	**4,663**	238	**4,663**	238
Current income tax liabilities	9(b)	**264**	240	**56**	32
		101,028	180,110	**89,057**	167,550
Non–current liabilities					
Other payables	21	**47,447**	54,827	**43,238**	51,807
Borrowings	22	**1,458,292**	1,321,732	**1,039,488**	916,670
Loan from a subsidiary	22	–	–	**407,180**	405,062
Derivative financial instruments	23	**20,995**	2,869	**20,995**	2,869
		1,526,734	1,379,428	**1,510,901**	1,376,408
Total liabilities		**1,627,762**	1,559,538	**1,599,958**	1,543,958
Net assets attributable to Unitholders		**3,560,121**	3,047,526	**3,472,104**	3,006,649
Represented by:					
Unitholders' funds		**3,560,121**	3,047,526	**3,472,104**	3,006,649
UNITS IN ISSUE ('000)	25	**2,201,002**	2,021,112	**2,201,002**	2,021,112
NET ASSET VALUE PER UNIT ($)		**1.62**	1.51	**1.58**	1.49

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Amount available for distribution to Unitholders at beginning of the year	**28,181**	56,163	**28,181**	56,163
Profit for the year	**367,143**	271,126	**311,423**	253,605
Adjustment for net effect of non-tax chargeable items and other adjustments (Note A)	**(125,950)**	(54,559)	**(46,086)**	(21,846)
Distribution declared by joint ventures	**24,144**	15,192	**–**	–
Amount available for distribution	**265,337**	231,759	**265,337**	231,759
Distribution to Unitholders:				
Distribution of 2.95 cents per unit for the period from 01 January 2018 to 31 March 2018	**–**	(55,614)	**–**	(55,614)
Distribution of 3.00 cents per unit for the period from 01 April 2018 to 30 June 2018	**–**	(56,568)	**–**	(56,568)
Distribution of 3.01 cents per unit for the period from 01 July 2018 to 30 September 2018	**–**	(56,779)	**–**	(56,779)
Distribution of 3.07 cents per unit for the period from 01 October 2018 to 31 December 2018	**–**	(58,299)	**–**	(58,299)
Distribution of 1.71 cents per unit for the period from 01 January 2019 to 19 February 2019	**–**	(32,481)	**–**	(32,481)
Distribution of 1.37 cents per unit for the period from 20 February 2019 to 31 March 2019	**(27,689)**	–	**(27,689)**	–
Distribution of 3.10 cents per unit for the period from 01 April 2019 to 30 June 2019	**(62,731)**	–	**(62,731)**	–
Distribution of 2.93 cents per unit for the period from 01 July 2019 to 25 September 2019	**(59,300)**	–	**(59,300)**	–
Distribution of 0.20 cent per unit for the period from 26 September 2019 to 30 September 2019	**(4,401)**	–	**(4,401)**	–
Distribution of 3.16 cents per unit for the period from 01 October 2019 to 31 December 2019	**(69,544)**	–	**(69,544)**	–
Total Unitholders' distribution (including capital distribution) (Note B)	**(223,665)**	(259,741)	**(223,665)**	(259,741)
Amount available for distribution to Unitholders at end of the year	**69,853**	28,181	**69,853**	28,181

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Note A:				
Adjustment for net effect of non-tax deductible/ (chargeable) items and other adjustments comprise:				
– Trustee's fees	**642**	581	**642**	581
– Financing related costs	**1,686**	1,851	**1,686**	1,851
– Net fair value gain on investment properties and investment property under development	**(50,798)**	(30,757)	**(57,878)**	(28,605)
– Management fees paid/payable in units	**3,012**	2,988	**3,012**	2,988
– Expensed capital items	**737**	768	**568**	685
– Amortisation of rental incentives	**(2,711)**	(4,681)	**(2,807)**	(4,805)
– Share of joint ventures' results	**(76,506)**	(26,138)	**–**	–
– Net foreign exchange (gain)/loss	**(307)**	202	**9,316**	4,742
– Others	**(1,705)**	627	**(625)**	717
	(125,950)	(54,559)	**(46,086)**	(21,846)

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Note B:				
Total Unitholders' distribution				
– Taxable income distribution	**(209,301)**	(243,866)	**(209,301)**	(243,866)
– Capital distribution	**(2,847)**	(6,426)	**(2,847)**	(6,426)
– Tax-exempt income	**(11,517)**	(9,449)	**(11,517)**	(9,449)
	(223,665)	(259,741)	**(223,665)**	(259,741)

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

		Group	
	Note	**FY19/20 $'000**	FY18/19 $'000
Cash flows from operating activities			
Profit for the financial year after income tax		**367,143**	271,126
Adjustments for:			
– Income tax expense	9(a)	**56**	*
– Net fair value gain on investment properties and investment property under development	14(a)	**(50,798)**	(30,757)
– Interest income		**(2,634)**	(246)
– Borrowing costs	7	**45,019**	40,108
– Manager's management fees paid/payable in units		**3,012**	2,988
– Amortisation of rental incentives		**(1,461)**	(4,552)
– Depreciation	15	**55**	40
– Share of joint ventures' results		**(76,506)**	(26,138)
– Net foreign exchange differences		**(389)**	21
Operating cash flows before working capital changes		**283,497**	252,590
Change in operating assets and liabilities			
– Trade and other receivables		**830**	(3,583)
– Trade and other payables		**1,395**	(4,388)
– Other current assets		**834**	84
Cash generated from operations		**286,556**	244,703
Interest received		**362**	245
Income tax paid	9(b)	**(32)**	(*)
Net cash provided by operating activities		**286,886**	244,948
Cash flows from investing activities			
Additions to investment properties and investment property under development		**(50,108)**	(131,518)
Acquisition of a subsidiary, net of cash received	18	**–**	(252,616)
Additions to plant and equipment		**(37)**	(140)
Investment in a joint venture		**(394,264)**	–
Loan to a joint venture		**(333,180)**	–
Repayment of loan from a joint venture		**330,389**	–
Distributions received from joint ventures		**17,775**	14,622
Net cash used in investing activities		**(429,425)**	(369,652)
Cash flows from financing activities			
Repayment of bank loans		**(874,957)**	(598,805)
Payment of financing fees		**(2,230)**	(1,758)
Gross proceeds from bank loans		**904,746**	772,576
Net proceeds from issuance of new units		**393,614**	198,964
Distribution to Unitholders		**(219,263)**[1]	(203,959)[2]
Interest paid		**(43,650)**	(39,723)
Payment of lease liabilities		**(2,307)**[3]	–
Net cash provided by financing activities		**155,953**	127,295
Net increase in cash and cash equivalents		**13,414**	2,591
Cash and cash equivalents at beginning of financial year		**40,010**	37,419
Effects of currency translation on cash and cash equivalents		**12**	*
Cash and cash equivalents at end of financial year	11	**53,436**	40,010

* Amount less than $1,000

[1] Excludes $4.4 million distributed through the issuance of 2,172,035 new units in MIT in FY19/20 as part payment of distributions for the period from 20 February 2019 to 31 March 2019, pursuant to the Distribution Reinvestment Plan ("DRP").

[2] Excludes $55.8 million distributed through the issuance of 29,239,867 new units in MIT in FY18/19 as part payment of distributions for the period from 1 July 2018 to 19 February 2019, pursuant to the DRP.

[3] Includes payment of finance cost for lease liabilities.

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

RECONCILIATION OF LIABILITIES ARISING FROM FINANCING ACTIVITIES

	Borrowings, interest payable and prepaid financing fees		Lease liabilities	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Balance at beginning of year	**1,402,404**	1,223,261	**–**	–
Principal repayments and interest payments	**(16,091)**	132,290	**(2,307)**	–
Adoption of SFRS(I) 16	**–**	–	**25,502**	–
Borrowing cost	**44,552**	41,306	**1,104**	–
Non-cash movements:				
– Foreign exchange movement	**6,124**	4,561	**–**	–
– Fair value changes on derivative financial instruments	**1,990**	986	**–**	–
– Addition of lease liabilities	**–**	–	**854**	–
Balance at end of year	**1,438,979**	1,402,404	**25,153**	–

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
OPERATIONS				
Balance at beginning of year	**952,473**	941,088	**908,907**	915,043
Profit for the year	**367,143**	271,126	**311,423**	253,605
Distributions	**(223,665)**	(259,741)	**(223,665)**	(259,741)
Balance at end of year	**1,095,951**	952,473	**996,665**	908,907
UNITHOLDERS' CONTRIBUTION				
Balance at beginning of year	**2,100,514**	1,839,263	**2,100,514**	1,839,263
Issue of new units pursuant to the private placement	**399,999**	201,035	**399,999**	201,035
Issue of new units pursuant to the DRP	**4,402**	55,781	**4,402**	55,781
Manager's management fees paid in units	**2,567**	3,143	**2,567**	3,143
Manager's acquisition fee paid in units	**–**	3,363	**–**	3,363
Issue expenses	**(6,385)**	(2,071)	**(6,385)**	(2,071)
Balance at end of year	**2,501,097**	2,100,514	**2,501,097**	2,100,514
HEDGING RESERVE				
Balance at beginning of year	**(5,340)**	393	**(2,772)**	(133)
Fair value losses	**(24,144)**	(3,939)	**(24,144)**	(3,939)
Cash flow hedges realised and transferred to borrowing cost (Note 7)	**1,258**	1,300	**1,258**	1,300
Share of hedging reserves of a joint venture	**(10,361)**	(3,094)	**–**	–
Balance at end of year	**(38,587)**	(5,340)	**(25,658)**	(2,772)
FOREIGN CURRENCY TRANSLATION RESERVE				
Balance at beginning of year	**(121)**	(672)	**–**	–
Net translation differences relating to financial statements of foreign joint ventures	**1,781**	551	**–**	–
Balance at end of year	**1,660**	(121)	**–**	–
Total Unitholders' funds at the end of the year	**3,560,121**	3,047,526	**3,472,104**	3,006,649

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENT

AS AT 31 MARCH 2020

Description of property/cluster[1]	Acquisition date	Term of lease*	Remaining term of lease*	Location
Investment properties held under MIT				
Hi-Tech Buildings				
1 & 1A Depot Close	01/07/2008	60 years	48 years	1 & 1A Depot Close Singapore
7 Tai Seng Drive[2]	27/06/2018	30 + 30 years	33 years	7 Tai Seng Drive Singapore
26A Ayer Rajah Crescent	27/01/2015[3]	30 years	23 years	26A Ayer Rajah Crescent Singapore
30A Kallang Place	01/07/2008	33 years	21 years	30A Kallang Place Singapore
K&S Corporate Headquarters	04/10/2013[3]	30 + 28.5 years	51 years	23A Serangoon North Avenue 5 Singapore
Kolam Ayer 2[4]	01/07/2008	43 years	31 years	155, 155A & 161 Kallang Way Singapore
Mapletree Sunview 1	13/07/2018[3]	30 years	27 years	12 Sunview Drive Singapore
Serangoon North	01/07/2008	60 years	48 years	6 Serangoon North Avenue 5 Singapore
Toa Payoh North 1	01/07/2008	30 years	18 years	970, 978, 988 & 998 Toa Payoh North Singapore
Woodlands Central	01/07/2008	60 years	48 years	33 & 35 Marsiling Industrial Estate Road 3 Singapore
Flatted Factories				
Chai Chee Lane	26/08/2011	60 years	51 years	510, 512 & 514 Chai Chee Lane Singapore
Changi North	01/07/2008	60 years	48 years	11 Changi North Street 1 Singapore
Clementi West	01/07/2008	30 years	18 years	1 Clementi Loop Singapore
Kaki Bukit	01/07/2008	60 years	48 years	2, 4, 6, 8 & 10 Kaki Bukit Avenue 1 Singapore

The accompanying notes form an integral part of these financial statements.

Gross revenue		Average occupancy rate		Latest valuation date	Valuation as at		Percentage of total net assets attributable to Unitholders as at	
FY19/20 $'000	FY18/19 $'000	**FY19/20 %**	FY18/19 %		**31/03/2020 $'000**	31/03/2019 $'000	**31/03/2020 %**	31/03/2019 %
38,701	38,204	**100.0**	100.0	31/03/2020	**410,500**	394,000	**11.6**	12.9
4,383	–	**93.9**	–	31/03/2020	**99,000**	Reclassified	**2.8**	–
8,902	8,727	**100.0**	100.0	31/03/2020	**125,000**	125,000	**3.5**	4.1
11,911	5,736	**93.5**	22.5	31/03/2020	**103,800**	98,200	**2.9**	3.2
8,128	7,996	**98.4**	98.7	31/03/2020	**66,000**	61,700	**1.9**	2.0
–	–	**–**	–	31/03/2020	**112,000**	Reclassified	**3.2**	–
4,740	3,145	**100.0**	92.9	31/03/2020	**75,000**	75,000	**2.1**	2.5
19,233	18,042	**99.2**	94.3	31/03/2020	**186,600**	182,000	**5.2**	6.0
13,271	13,118	**92.1**	90.3	31/03/2020	**111,000**	111,000	**3.1**	3.6
11,490	11,206	**99.2**	98.4	31/03/2020	**116,500**	114,000	**3.3**	3.8
11,967	12,406	**88.0**	87.9	31/03/2020	**151,000**	151,000	**4.3**	5.0
1,781	1,763	**94.0**	92.5	31/03/2020	**20,100**	19,700	**0.5**	0.6
4,396	4,366	**92.0**	87.6	31/03/2020	**35,900**	36,300	**1.0**	1.2
14,483	16,790	**69.7**	72.0	31/03/2020	**206,400**	203,000	**5.8**	6.7

PORTFOLIO STATEMENT

AS AT 31 MARCH 2020

Description of property/cluster[1]	Acquisition date	Term of lease*	Remaining term of lease*	Location
Flatted Factories (continued)				
Kallang Basin 1	26/08/2011	20 years	11 years	5 & 7 Kallang Place Singapore
Kallang Basin 2	26/08/2011	20 years	11 years	9 & 11 Kallang Place Singapore
Kallang Basin 3	26/08/2011	30 years	21 years	16 Kallang Place Singapore
Kallang Basin 4	01/07/2008	33 years	21 years	26, 26A, 28 & 30 Kallang Place Singapore
Kallang Basin 5	01/07/2008	33 years	21 years	19, 21 & 23 Kallang Avenue Singapore
Kallang Basin 6	01/07/2008	33 years	21 years	25 Kallang Avenue Singapore
Kampong Ampat	01/07/2008	60 years	48 years	171 Kampong Ampat Singapore
Kampong Ubi	26/08/2011	60 years	51 years	3014A, 3014B & 3015A Ubi Road 1 Singapore
Kolam Ayer 1	01/07/2008	43 years	31 years	8, 10 & 12 Lorong Bakar Batu Singapore
Kolam Ayer 2	01/07/2008	43 years	31 years	155, 155A & 161 Kallang Way Singapore
Kolam Ayer 5	01/07/2008	43 years	31 years	1, 3 & 5 Kallang Sector Singapore
Loyang 1	01/07/2008	60 years	48 years	30 Loyang Way Singapore
Loyang 2	01/07/2008	60 years	48 years	2, 4 & 4A Loyang Lane Singapore
Redhill 1	01/07/2008	30 years	18 years	1001, 1001A & 1002 Jalan Bukit Merah Singapore
Redhill 2	01/07/2008	30 years	18 years	1003 & 3752 Bukit Merah Central Singapore
Tanglin Halt	01/07/2008	56 years	44 years	115A & 115B Commonwealth Drive Singapore

The accompanying notes form an integral part of these financial statements.

Gross revenue		Average occupancy rate		Latest valuation date	Valuation as at		Percentage of total net assets attributable to Unitholders as at	
FY19/20 $'000	FY18/19 $'000	**FY19/20 %**	FY18/19 %	**date**	**31/03/2020 $'000**	31/03/2019 $'000	**31/03/2020 %**	31/03/2019 %
2,894	2,838	**93.6**	90.2	31/03/2020	**15,500**	16,600	**0.4**	0.5
4,955	5,078	**87.5**	89.1	31/03/2020	**28,000**	30,100	**0.8**	1.0
7,591	7,663	**87.4**	86.0	31/03/2020	**75,000**	77,400	**2.1**	2.5
7,903	7,814	**89.9**	84.7	31/03/2020	**72,700**	72,600	**2.0**	2.4
6,109	6,099	**91.8**	91.5	31/03/2020	**55,900**	55,400	**1.5**	1.8
4,630	4,397	**89.6**	85.4	31/03/2020	**41,200**	40,400	**1.1**	1.3
11,554	11,390	**99.9**	98.7	31/03/2020	**120,000**	116,000	**3.4**	3.8
10,894	10,864	**96.2**	95.9	31/03/2020	**126,000**	125,000	**3.5**	4.1
7,135	7,224	**91.4**	92.5	31/03/2020	**76,100**	75,200	**2.1**	2.5
4,947	6,865	**67.9**	87.1	31/03/2020	**Reclassified**[4]	70,200	**–**	2.3
9,510	9,094	**98.3**	90.7	31/03/2020	**91,000**	89,000	**2.6**	2.9
5,817	5,937	**82.0**	82.0	31/03/2020	**66,900**	66,300	**1.9**	2.2
4,084	3,778	**96.0**	82.1	31/03/2020	**41,400**	40,400	**1.2**	1.3
6,479	6,594	**90.4**	89.8	31/03/2020	**57,300**	61,800	**1.6**	2.0
5,284	5,496	**84.3**	86.7	31/03/2020	**50,600**	53,000	**1.4**	1.7
4,289	4,263	**95.1**	93.6	31/03/2020	**47,000**	47,000	**1.3**	1.5

PORTFOLIO STATEMENT

AS AT 31 MARCH 2020

Description of property/cluster[1]	Acquisition date	Term of lease*	Remaining term of lease*	Location
Flatted Factories (continued)				
Tiong Bahru 1	01/07/2008	30 years	18 years	1090 Lower Delta Road Singapore
Tiong Bahru 2	01/07/2008	30 years	18 years	1080, 1091, 1091A, 1092 & 1093 Lower Delta Road Singapore
Toa Payoh North 2	01/07/2008	30 years	18 years	1004 Toa Payoh North Singapore
Toa Payoh North 3	01/07/2008	30 years	18 years	1008 & 1008A Toa Payoh North Singapore
Business Park Buildings				
The Signature	01/07/2008	60 years	48 years	51 Changi Business Park Central 2 Singapore
The Strategy	01/07/2008	60 years	48 years	2 International Business Park Singapore
The Synergy	01/07/2008	60 years	48 years	1 International Business Park Singapore
Stack-up/Ramp-up Buildings				
Woodlands Spectrum 1 & 2	01/07/2008	60 years	48 years	2 Woodlands Sector 1, 201, 203, 205, 207, 209 and 211 Woodlands Avenue 9 Singapore
Light Industrial Building				
2A Changi North Street 2	28/05/2014	30 + 30 years	41 years	2A Changi North Street 2 Singapore
Subtotal – Investment properties held under MIT				
Investment property under development held under MIT				
Hi-Tech Building				
7 Tai Seng Drive	27/06/2018	30 + 30 years	33 years	7 Tai Seng Drive Singapore
Subtotal – Investment property under development held under MIT				
Subtotal – MIT				

The accompanying notes form an integral part of these financial statements.

Gross revenue		**Average occupancy rate**		**Latest valuation date**	**Valuation as at**		**Percentage of total net assets attributable to Unitholders as at**	
FY19/20 $'000	FY18/19 $'000	**FY19/20 %**	FY18/19 %		**31/03/2020 $'000**	31/03/2019 $'000	**31/03/2020 %**	31/03/2019 %
2,254	2,176	**87.3**	83.3	31/03/2020	**18,900**	19,300	**0.5**	0.6
7,497	7,367	**90.1**	87.6	31/03/2020	**64,400**	65,300	**1.8**	2.1
2,571	2,559	**93.6**	92.8	31/03/2020	**19,800**	20,500	**0.6**	0.7
3,072	2,915	**93.2**	89.3	31/03/2020	**25,500**	26,500	**0.7**	1.0
14,100	14,181	**88.4**	88.8	31/03/2020	**151,800**	151,000	**4.3**	5.0
21,921	20,800	**80.1**	72.4	31/03/2020	**301,100**	298,000	**8.5**	9.8
11,113	11,535	**82.8**	84.0	31/03/2020	**135,400**	132,000	**3.8**	4.3
44,358	43,853	**91.6**	90.3	31/03/2020	**488,700**	473,000	**13.7**	15.5
182	1,164	**15.6**	100.0	31/03/2020	**13,200**	14,500	**0.4**	0.5
364,529	353,443				**4,002,200**	3,807,400		
–	260	**–**	14.8	31/03/2020	**Reclassified**[2]	82,100	**–**	2.7
	260					82,100		
364,529	353,703				**4,002,200**	3,889,500		

PORTFOLIO STATEMENT

AS AT 31 MARCH 2020

Description of property/cluster[1]	Acquisition date	Term of lease*	Remaining term of lease*	Location
Investment properties held under Mapletree Singapore Industrial Trust ("MSIT")				
Hi-Tech Buildings				
19 Tai Seng Drive	21/10/2010	30 + 30 years	31 years	19 Tai Seng Drive Singapore
STT Tai Seng 1	21/10/2010	30 + 30 years	49 years	35 Tai Seng Street Singapore
Light Industrial Buildings				
19 Changi South Street 1	21/10/2010	30 + 30 years	37 years	19 Changi South Street 1 Singapore
26 Woodlands Loop	21/10/2010	30 + 30 years	35 years	26 Woodlands Loop Singapore
45 Ubi Road 1	21/10/2010	30 + 30 years	33 years	45 Ubi Road 1 Singapore
Subtotal – MSIT				
Investment property held under MIT Tai Seng Trust ("MITTST")				
Hi-Tech Building				
18 Tai Seng	01/02/2019	30 years	24 years	18 Tai Seng Street Singapore
Subtotal – MITTST				
Gross revenue / investment properties and investment property under development – Group[5]				
Right-of-use assets (Note 14)				
Total investment properties (Note 14)				
Investments in joint ventures (Note 20)				
Other assets and liabilities (net) – Group				
Net assets attributable to Unitholders – Group				

* Refers to the tenure of underlying land. Remaining term of lease includes option to renew the land leases.

[1] A cluster consists of one or more individual buildings situated on the same land lot or adjoining land lots.

[2] The acquisition of 7 Tai Seng Drive was completed on 27 June 2018. The upgraded data centre at 7 Tai Seng Drive had obtained its Temporary Occupation Permit ("TOP") on 3 July 2019 and was reclassified as an investment property. The lease commenced on 20 July 2019. As at 31 March 2020, the occupancy rate was 100%.

[3] Refers to TOP date.

[4] The proposed redevelopment of the Kolam Ayer 2 Cluster into a high-tech industrial precinct is expected to commence in the second half of 2020. Provisional Permission for the proposed development was granted by the Urban Redevelopment Authority on 6 December 2019. On 31 March 2020, the Kolam Ayer 2 Cluster was reclassified from a Flatted Factory to a Hi-Tech Building Cluster.

[5] Investment properties comprise a portfolio of industrial buildings that are leased to external customers.

The accompanying notes form an integral part of these financial statements.

Gross revenue		Average occupancy rate		Latest valuation date	Valuation as at		Percentage of total net assets attributable to Unitholders as at	
FY19/20 $'000	FY18/19 $'000	**FY19/20 %**	FY18/19 %		**31/03/2020 $'000**	31/03/2019 $'000	**31/03/2020 %**	31/03/2019 %
2,318	2,274	**100.0**	100.0	31/03/2020	**22,500**	21,800	**0.6**	0.7
10,998	10,784	**100.0**	100.0	31/03/2020	**94,000**	95,700	**2.7**	3.1
1,204	1,249	**85.5**	85.5	31/03/2020	**12,800**	13,000	**0.4**	0.4
2,443	2,190	**100.0**	100.0	31/03/2020	**25,500**	25,500	**0.7**	0.8
2,396	2,418	**99.2**	98.9	31/03/2020	**22,500**	22,500	**0.6**	0.7
19,359	18,915				**177,300**	178,500		
21,970	3,483	**96.6**	91.5	31/03/2020	**268,400**	268,300	**7.5**	8.8
21,970	3,483				**268,400**	268,300		
405,858	376,101				**4,447,900**	4,336,300	**124.9**	142.3
					25,153	–	**0.7**	–
					4,473,053	4,336,300	**125.6**	142.3
					642,198	194,101	**18.0**	6.4
					(1,555,130)	(1,482,875)	**(43.6)**	(48.7)
					3,560,121	3,047,526	**100.0**	100.0

The carrying amounts of the Singapore investment properties were based on independent valuations as at 31 March 2020. The independent valuer's valuation methods and estimates were based on information provided and prevailing market data as at 31 March 2020. The valuations were undertaken by Savills Valuation and Professional Services (S) Pte. Ltd. ("Savills"), an independent valuer. Savills has appropriate professional qualifications and experience in the location and category of the properties being valued. The valuations of the investment properties were based on the Income Capitalisation method, Discounted Cash Flow method and Residual Land Value method, where applicable as described in Note 14(d). It is the intention of the Group and MIT to hold the investment properties for the long term.

These notes form an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL INFORMATION

Mapletree Industrial Trust ("MIT") is a Singapore-domiciled Real Estate Investment Trust constituted pursuant to the Trust Deed dated 29 January 2008 (as amended) between Mapletree Industrial Fund Management Pte. Ltd. and Mapletree Trustee Pte. Ltd.. The Trust Deed is governed by the laws of the Republic of Singapore. Mapletree Industrial Trust Management Ltd. (the "Manager") replaced Mapletree Industrial Fund Management Pte. Ltd. as Manager of MIT on 27 September 2010 and DBS Trustee Limited (the "Trustee") replaced Mapletree Trustee Pte. Ltd. as Trustee of MIT on 27 September 2010.

MIT was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 21 October 2010 ("Listing Date") and was included under the Central Provident Fund ("CPF") Investment Scheme on 6 September 2010.

The principal activity of MIT and its subsidiaries (the "Group") is to invest in a diverse portfolio of industrial properties and data centres with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth.

In addition to the Trust Deed, MIT has entered into several service agreements in relation to the management of MIT and its property operations. The fee structures for the services are as follows:

(A) Trustee's fees

The Trustee's fees shall not exceed 0.1% per annum of the value of all the assets of Group ("Deposited Property") (subject to a minimum of $12,000 per month) or such higher percentage as may be fixed by an Extraordinary Resolution of a meeting of Unitholders. The Trustee's fees are payable monthly in arrears out of the Deposited Property of the Group. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

Based on the current arrangement between the Manager and the Trustee, the Trustee's fees are charged on a scaled basis of up to 0.02% per annum of the value of the Deposited Property (subject to a minimum of $12,000 per month).

(B) Manager's Management fees

The Manager is entitled under the Trust Deed to receive the following remuneration:

(i) A base fee of 0.5% per annum of the value of MIT's Deposited Property or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders; and

(ii) A performance fee of 3.6% per annum of the net property income of MIT or such higher percentage as may be approved by an Extraordinary Resolution of a meeting of Unitholders.

The management fees payable to the Manager will be paid in the form of cash and/or units. The base and performance fees are paid quarterly and annually, in arrears respectively.

1. GENERAL INFORMATION (CONTINUED)

(C) Acquisition, Divestment and Development Management fees

The Manager is entitled to receive the following fees (if not prohibited by the Property Funds Appendix or if otherwise permitted):

(i) an acquisition fee not exceeding 1.0% of the acquisition price of real estate or real estate-related assets acquired directly or indirectly, through one or more Special Purpose Vehicles ("SPV"), pro-rated if applicable to the proportion of MIT's interest. For the purpose of this acquisition fee, real estate-related assets include all classes and types of securities relating to real estate;

(ii) a divestment fee not exceeding 0.5% of the sale price of real estate-related assets disposed, pro-rated if applicable to the proportion of MIT's interest. For the purposes of this divestment fee, real estate-related assets include all classes and types of securities relating to real estate; and

(iii) a development management fee not exceeding 3.0% of the total project costs incurred in a development project undertaken by the Manager on behalf of MIT.

The acquisition and divestment fees will be paid in the form of cash and/or units and are payable as soon as practicable after completion of the acquisition and disposal respectively.

The development management fee will be paid in the form of cash and is payable in equal monthly instalments over the construction period based on the Manager's best estimate of the total project costs and construction period and, if necessary, a final payment of the balance amount when the total project costs are finalised.

(D) Property Manager's Management fees

(i) Property management services

The Trustee will pay Mapletree Facilities Services Pte. Ltd. (the "Property Manager"), for each fiscal year (as defined in the Property Management Agreement), a fee of up to 2.0% per annum of the gross revenue of each property.

(ii) Lease management services

The Trustee will pay the Property Manager, for each fiscal year, a fee of up to 1.0% per annum of the gross revenue of each property.

(iii) Marketing services

The Trustee will pay the Property Manager, the following commissions:

- Up to 1 month's gross rent inclusive of service charge, for securing a tenancy of 3 years or less;
- Up to 2 months' gross rent inclusive of service charge, for securing a tenancy of more than 3 years;
- Up to 0.5 month's gross rent inclusive of service charge, for securing a renewal of tenancy of 3 years or less; or
- Up to 1 month's gross rent inclusive of service charge, for securing a renewal of tenancy of more than 3 years.

If a third party agent secures a tenancy, the Property Manager will be responsible for all marketing services commission payable to such third party agent, and the Property Manager will be entitled to a marketing services commission of:

- Up to 1.2 months' gross rent inclusive of service charge, for securing a tenancy of 3 years or less; or
- Up to 2.4 months' gross rent inclusive of service charge, for securing a tenancy of more than 3 years.

1. GENERAL INFORMATION (CONTINUED)

(D) Property Manager's Management fees (continued)

(iv) Project management services

The Trustee will pay the Property Manager, for each development or redevelopment, the refurbishment, retrofitting and renovation work of a property located in Singapore, the following fees:

- Where the construction costs are $2.0 million or less, a fee of 3.0% of the construction costs;
- Where the construction costs exceed $2.0 million but do not exceed $20.0 million, a fee of 2.0% of the construction costs or $60,000, whichever is the higher;
- Where the construction costs exceed $20.0 million but do not exceed $50.0 million, a fee of 1.5% of the construction costs or $400,000, whichever is the higher; and
- Where the construction costs exceed $50.0 million, a fee to be mutually agreed by the Manager, the Trustee and the Property Manager.

The Property Manager's fees will be paid in the form of cash and are payable monthly, in arrears.

2. SIGNIFICANT ACCOUNTING POLICIES

2.1 Basis of preparation

The financial statements have been prepared in accordance with Singapore Financial Reporting Standards (International) ("SFRS(I)"), the applicable requirements of the Code on Collective Investment Schemes ("CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed.

These financial statements, which are expressed in Singapore Dollars and rounded to the nearest thousand, have been prepared under the historical cost convention, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with SFRS(I) requires management to exercise its judgement in the process of applying the Group's accounting policies. It also requires the use of certain critical accounting estimates and assumptions. The area involving a higher degree of judgment, where assumptions and estimates are significant to the financial statements, is disclosed in Note 14 – Investment properties and investment property under development. The assumptions and estimates were used by the independent valuer in arriving at their valuations.

Interpretations and amendments to published standards effective in FY19/20

On 1 April 2019, the Group has adopted the new or amended SFRS(I) and Interpretations of SFRS(I) ("INT SFRS(I)") that are mandatory for application for the financial year. Changes to the Group's accounting policies have been made as required, in accordance with the transitional provisions in the respective SFRS(I) and INT SFRS(I).

The adoption of these new or amended SFRS(I) and INT SFRS(I) did not result in substantial changes to the accounting policies of the Group and MIT and had no material effect on the amounts reported for the current or prior financial years except for:

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.1 Basis of preparation (continued)

Adoption of SFRS(I) 16 Leases

(a) When the Group is the lessee

Prior to the adoption of SFRS(I) 16, non-cancellable operating lease payments were not recognised as liabilities in the balance sheet. These payments were recognised as rental expenses over the lease term on a straight-line basis.

The Group's accounting policy on leases after the adoption of SFRS(I) 16 is as disclosed in Note 2.20.

The Group has adopted SFRS(I) 16 using the modified retrospective approach and apply the following practical expedients:

(i) For all contracts entered into before 1 April 2019 and that were previously identified as leases under SFRS(I) 1-17 *Lease* and SFRS(I) INT 4 *Determining whether an Arrangement contains a Leases*, the Group has not reassessed if such contracts contain leases under SFRS(I) 16; and

(ii) On a lease-by-lease basis, the Group has:

  (a) relied on previous assessments on whether leases are onerous as an alternative to performing an impairment review; and

  (b) excluded initial direct costs in the measurement of the right-of-use ("ROU") asset at the date of initial application.

There were no onerous contracts as at 1 April 2019.

For leases previously classified as operating leases on 1 April 2019, the Group has applied the following transition provisions:

(i) On a lease-by-lease basis, the Group chose to measure its ROU assets which meet the definition of an investment property at their fair values at 1 April 2019; and

(ii) Recognised its lease liabilities by discounting the remaining lease payments using the incremental borrowing rate for each individual lease as at 1 April 2019.

(b) When the Group is the lessor

The Group leases its investment properties. The Group classifies these lease as operating leases. There are no material changes to accounting by the Group as a lessor.

The effects of adoption of SFRS(I) 16 on the Group's financial statements as at 1 April 2019 are as follows:

	Increase $'000
Investment properties	25,502
Borrowings	25,502

The difference between the operating lease commitments previously disclosed in the Group's financial statements as at 31 March 2019 and the lease liabilities recognised in the balance sheet as at 1 April 2019 is due to non-lease component of $7,580,000 and the discounting effect of the remaining lease payments using the weighted average incremental borrowing rate of 4.19% of $14,959,000.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.2 Revenue recognition

Revenue comprises the fair value of the consideration received or receivable for the rendering of services in the ordinary course of the Group's activities. Revenue is presented net of goods and services tax ("GST"), rebates and discounts.

Revenue is recognised as follows:

(a) Rental income and service charges from operating leases

Rental income and service charges (net of any incentives given to the lessees) from operating leases on the investment properties are recognised on a straight-line basis over the lease term.

(b) Other operating income

Other operating income comprises carpark income and other ancillary income. Other operating income is recognised when the right to receive payment is established after services have been rendered.

(c) Interest income

Interest income is recognised using the effective interest method.

(d) Investment income

Distribution income is recognised when the right to receive payment is established, it is probable that the economic benefits associated with the dividend will flow to the Group, and the amount of the dividend can be reliably measured.

2.3 Government grants

Grants from government are recognised as receivable at their fair value when there is reasonable assurance that the grant will be received and the Group will comply with all the attached conditions.

Government grants receivable are recognised as income over the periods necessary to match them with the related costs which they are intended to compensate, on a systematic basis. Government grants relating to expenses are shown separately as other income.

Government grants relating to assets are deducted against the carrying amount of the assets.

2.4 Expenses

(a) Property operating expenses

Property operating expenses are recognised on an accrual basis. Included in property expenses are Property Manager's fees which are based on the applicable formula stipulated in Note 1(D).

(b) Manager's management fees

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(B).

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Income tax

Current income tax for current and prior periods is recognised at the amount expected to be paid to or recovered from the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the reporting date. The Manager periodically evaluates positions taken in tax returns with respect to situations in which applicable tax regulation is subject to interpretation. It establishes provisions, where appropriate, on the basis of amounts expected to be paid to the tax authorities.

Deferred income tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements except when the deferred income tax arises from the initial recognition of an asset or liability in a transaction that is not a business combination and affects neither accounting nor taxable profit or loss at the time of the transaction.

A deferred income tax liability is recognised on temporary differences arising from investments in subsidiaries and joint ventures, except where the Group is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

A deferred income tax asset is recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised.

Deferred income tax is measured:

(i) at the tax rates that are expected to apply when the related deferred income tax asset is realised or the deferred income tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the reporting date; and

(ii) based on the tax consequence that will follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amounts of its assets and liabilities except for investment properties. Investment property measured at fair value is presumed to be recovered entirely through sale.

Current and deferred income taxes are recognised as income or expense in the Statements of Profit or Loss, except to the extent that the tax arises from a business combination or a transaction which is recognised directly in equity.

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the taxation of MIT for the income earned and expenditure incurred after its listing on the SGX-ST.

Subject to meeting the terms and conditions of the tax ruling which include a distribution of at least 90% of the taxable income of MIT, the Trustee will not be taxed on the portion of taxable income of MIT that is distributed to Unitholders. Any portion of the taxable income that is not distributed to Unitholders will be taxed on the Trustee. In the event that there are subsequent adjustments to the taxable income when the actual taxable income of MIT is finally agreed with the IRAS, such adjustments are taken up as an adjustment to the taxable income for the next distribution following the agreement with the IRAS.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.5 Income tax (continued)

Although MIT is not taxed on its taxable income distributed, the Trustee and the Manager are required to deduct income tax at the applicable corporate tax rate from the distributions of such taxable income of MIT (i.e. which has not been taxed in the hands of the Trustee) to certain Unitholders. The Trustee and the Manager will not deduct tax from the distributions made out of MIT's taxable income to the extent that the beneficial Unitholder is:

- An individual (excluding partnerships);
- A tax resident Singapore-incorporated company;
- A body of persons registered or constituted in Singapore (e.g. town council, statutory board, registered charity, registered co-operative society, registered trade union, management corporation, club and trade and industry association);
- A Singapore branch of a foreign company;
- An international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act; and
- Real estate investment trust exchange-traded funds which have been accorded the tax transparency treatment.

The above tax transparency ruling does not apply to gains from sale of real properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trustee. Where the gains are capital gains, the Trustee will not be assessed to tax and may distribute the gains without tax being deducted at source.

2.6 Group accounting

(a) Subsidiaries

(i) Consolidation

Subsidiaries are all entities (including structured entities) over which the Group has control. The Group controls an entity when the Group is exposed to, or has rights to, variable returns from its investment with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are fully consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date that control ceases.

In preparing the consolidated financial statements, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated unless the transaction provides evidence of an impairment indicator of the transferred asset. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Group accounting (continued)

(a) Subsidiaries (continued)

(ii) Acquisitions

The acquisition method of accounting is used to account for business combinations entered into by the Group.

The consideration transferred for the acquisition of a subsidiary or business comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes any contingent consideration arrangement and any pre-existing equity interest in the subsidiary measured at their fair values at the acquisition date.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

The excess of (a) the consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the (b) fair value of the identifiable net assets acquired is recorded as goodwill.

For acquisition of subsidiaries which do not qualify as business combination, the transaction is accounted for in accordance with the respective accounting policy for the assets acquired and the liabilities assumed.

(iii) Disposals

When a change in MIT's ownership interest in a subsidiary results in a loss of control over the subsidiary, the assets and liabilities of the subsidiary including any goodwill are derecognised. Amounts previously recognised in other comprehensive income in respect of that entity are also reclassified to the Statements of Profit or Loss or transferred directly to retained earnings if required by a specific standard.

Any retained interest in the entity is remeasured at fair value. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in the Statements of Profit or Loss.

Please refer to the paragraph "Investments in subsidiaries and joint ventures" for the accounting policy on investments in subsidiaries in Note 2.7.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.6 Group accounting (continued)

(b) Transactions with non-controlling interests

Changes in MIT's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with equity owners of the Group. Any difference between the change in the carrying amounts of the non-controlling interests and the fair value of the consideration paid or received is recognised within equity attributable to the Unitholders of MIT.

(c) Joint ventures

Joint ventures are entities over which the Group has joint control as a result of contractual arrangements, and rights to the net assets of the entities. Investments in joint ventures are accounted for in the consolidated financial statements using the equity method of accounting less impairment losses, if any.

(i) Acquisitions

Investments in joint ventures are initially recognised at cost. The cost of an acquisition is measured at the fair value of the assets given, equity instruments issued or liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Goodwill on joint ventures represents the excess of the cost of acquisition of the joint ventures over the Group's share of the fair value of the identifiable net assets of the joint venture and is included in the carrying amount of the investments.

(ii) Equity method of accounting

Under the equity method of accounting, the investments are initially recognised at cost and adjusted thereafter to recognise Group's share of its joint ventures' post-acquisition profits or losses of the investee in the Statements of Profit or Loss and its share of movements in other comprehensive income of the investee's other comprehensive income. Dividends received or receivable from the joint ventures are recognised as a reduction of the carrying amount of the investments. When the Group's share of losses in joint ventures equals to or exceeds its interest in the joint ventures, the Group does not recognise further losses, unless it has legal or constructive obligations to make, or has made, payments on behalf of the joint ventures. If the joint venture subsequently reports profits, the Group resumes recognising its share of those profits only after its share of the profits equals the share of losses not recognised.

Unrealised gains on transactions between the Group and its joint ventures are eliminated to the extent of the Group's interest in the joint ventures. Unrealised losses are also eliminated unless the transactions provide evidence of impairment of the assets transferred. The accounting policies of the joint ventures are changed where necessary to ensure consistency with the accounting policies adopted by the Group.

(iii) Disposals

Investments in joint ventures are derecognised when the Group loses joint control. If the retained equity interest in the former joint venture is a financial asset, the retained equity interest is measured at fair value. The difference between the carrying amount of the retained interest at the date when joint control ceases, and its fair value and any proceeds on partial disposal, is recognised in the Statements of Profit or Loss.

Please refer to the paragraph "Investments in subsidiaries and joint ventures" for the accounting policy on investments in joint ventures in the separate financial statements of the Trust.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Investments in subsidiaries and joint ventures

Investments in subsidiaries and joint ventures are carried at cost less accumulated impairment losses in MIT's Statement of Financial Position. On disposal of such investments, the difference between the disposal proceeds and the carrying amounts of the investments are recognised in the Statements of Profit or Loss.

2.8 Financial assets

(a) Classification and measurement

The Group classifies its financial assets as amortised cost.

The classification depends on the Group's business model for managing the financial assets as well as the contractual terms of the cash flows of the financial asset.

(i) At initial recognition

At initial recognition, the Group measures a financial asset at its fair value plus directly attributable transaction costs.

(ii) At subsequent measurement

Financial assets mainly comprise of cash and cash equivalents, trade and other receivables, other current assets (except prepayments) and loans to subsidiaries that are subsequently carried at amortised cost.

Financial assets that are held for collection of contractual cash flows where those cash flows represent solely payments of principal and interest are measured at amortised cost. A gain or loss on financial assets that is subsequently measured at amortised cost and is not part of a hedging relationship is recognised in the Statements of Profit or Loss when the asset is derecognised or impaired. Interest income from these financial assets is included in interest income using the effective interest rate method.

(b) Impairment

The Group assesses on a forward looking basis the expected credit losses associated with its debt financial assets carried at amortised cost. The impairment methodology applied depends on whether there has been a significant increase in credit risk. Note 27(b) details how the Group determines whether there has been a significant increase in credit risk.

For trade receivables, the Group applies the simplified approach permitted by SFRS(I) 9, which requires expected lifetime losses to be recognised from initial recognition of the receivables.

(c) Recognition and derecognition

Financial assets are derecognised when the rights to receive cash flows from the financial assets have expired or have been transferred and the Group has transferred substantially all risks and rewards of ownership.

On disposal of a financial asset, the difference between the carrying amount and the sale proceeds is recognised in the Statements of Profit or Loss. Any amount previously recognised in other comprehensive income relating to that asset is reclassified to the Statements of Profit or Loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.9 Borrowing costs

Borrowing costs are recognised in the Statements of Profit or Loss using the effective interest method except for those costs that are directly attributable to the construction or development of properties and assets under construction. This includes those costs on borrowings acquired specifically for the construction or development of properties and assets under construction, as well as those in relation to general borrowings used to finance the construction or development of properties and assets under construction.

The actual borrowing costs incurred during the period up to the issuance of the temporary occupation permit less any investment income on temporary investment of these borrowings, are capitalised in the cost of the property under development. Borrowing costs on general borrowings are capitalised by applying a capitalisation rate to construction or development expenditures that are financed by general borrowings.

2.10 Investment properties and property under development

Investment properties are properties that are held for long-term rental yields and/or for capital appreciation and right-of-use assets relating to leasehold land that is held for long-term capital appreciation. Investment property under development includes property that is being constructed or developed for future use as an investment property. Certain of the Group's investment properties acquired through interests in subsidiaries, are accounted for as acquisition of assets.

Investment properties are accounted for as non-current assets and are initially recognised at cost including transaction costs and borrowing costs and subsequently carried at fair value. Fair values are determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuer at least once a year, on the highest and best-use basis in accordance with the CIS Code. Changes in fair values are recognised in the Statements of Profit or Loss.

Investment properties are subject to renovations or improvements at regular intervals. The costs of major renovations, improvements and initial direct costs incurred in negotiating and arranging leases relating to the investment properties are capitalised and the carrying amounts of the replaced components are written off to the Statements of Profit or Loss. The costs of maintenance, repairs and minor improvements are charged to the Statements of Profit or Loss when incurred.

On disposal of an investment property, the difference between the net disposal proceeds and the carrying amount is taken to the Statements of Profit or Loss.

2.11 Cash and cash equivalents

For the purposes of presentation in the consolidated statement of cash flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are subject to an insignificant risk of change in value.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.12 Plant and equipment

(a) Measurement

Plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and impairment losses.

The cost of an item of plant and equipment initially recognised includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

(b) Depreciation

Depreciation on plant and equipment is calculated using the straight-line method to allocate their depreciable amounts over their estimated useful lives as follows:

	Useful life
Plant and equipment	3 – 5 years

The residual values, estimated useful lives and depreciation method of plant and equipment are reviewed, and adjusted as appropriate at each reporting date. The effects of any revision are recognised in the Statements of Profit or Loss when the changes arise.

(c) Subsequent expenditure

Subsequent expenditure relating to plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits in excess of the originally assessed standard of performance of the existing asset will flow to the Group and the cost can be reliably measured. Other subsequent expenditure is recognised as an expense in the Statements of Profit or Loss when incurred.

(d) Disposal

On disposal of an item of plant and equipment, the difference between the net disposal proceeds and its carrying amount is recognised in the Statements of Profit or Loss.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.13 Impairment of non-financial assets

Plant and equipment and investments in subsidiaries and joint ventures are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing, the recoverable amount (i.e. the higher of the fair value less cost to sell and the value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the Cash Generating Unit ("CGU") to which the asset belongs.

If the recoverable amount of the asset (or CGU) is estimated to be less than its carrying amount, the carrying amount of the asset (or CGU) is reduced to its recoverable amount. The difference between the carrying amount and recoverable amount is recognised as an impairment loss in the Statements of Profit or Loss.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated depreciation) had no impairment loss been recognised for the asset in prior years.

A reversal of impairment loss for an asset other than goodwill is recognised in the Statements of Profit or Loss, unless the asset is carried at revalued amount, in which case, such reversal is treated as a revaluation increase. However, to the extent that an impairment loss on the same revalued asset was previously recognised as an expense, a reversal of that impairment is also recognised in the Statements of Profit or Loss.

2.14 Financial guarantees accounted for as insurance contracts

Corporate guarantees issued by MIT to banks for borrowings are financial guarantees as MIT is require to reimburse the banks for any default payment in accordance with the terms of the borrowings. MIT has issued corporate guarantees to banks for bank borrowings of its subsidiary and joint ventures. These financial guarantees are accounted for as insurance contracts. Provision is recognised based on MIT's estimate of the ultimate cost of settling all claims incurred but unpaid at the end of the reporting period. The provision is assessed by reviewing individual claims and tested for adequacy by comparing the amount recognised and the amount that would be required to settle the guarantee contract. Intra-group transactions are eliminated on consolidation.

2.15 Borrowings

Borrowings are initially recognised at fair value (net of transaction costs) and subsequently carried at amortised cost. Any difference between the proceeds (net of transaction costs) and the redemption value is recognised in the Statements of Profit or Loss over the period of the borrowings using the effective interest method.

Borrowings which are due to be settled within twelve months after the reporting date are presented as current borrowings in the Statement of Financial Position even though the original term was for a period longer than twelve months and an agreement to refinance, or to reschedule payments, on a long-term basis is completed after the reporting date and before the financial statements are authorised for issue. Other borrowings due to be settled more than twelve months after the reporting date are presented as non-current borrowings in the Statement of Financial Position.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.16 Trade and other payables

Trade and other payables represent liabilities for goods and services provided to the Group prior to the end of the financial year which are unpaid. They are classified as current liabilities if payment is due within one year or less (or in the normal operating cycle of the business if longer). Otherwise, they are presented as non-current liabilities.

Trade and other payables are initially recognised at fair value and subsequently carried at amortised cost using the effective interest method.

2.17 Derivative financial instruments and hedging activities

A derivative financial instrument is initially recognised at its fair value on the date the contract is entered into and is subsequently carried at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged. The Group designates each hedge as either: (a) fair value hedge; (b) cash flow hedge; or (c) net investment hedge.

Fair value changes on derivatives that are not designated or do not qualify for hedge accounting are recognised in the Statements of Profit or Loss when the changes arise.

The Group documents at the inception of the transaction the relationship between the hedging instruments and hedged items, as well as its risk management objective and strategies for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis on whether the hedging relationship meets the hedge effectiveness requirements under SFRS(I) 9.

The fair value of various derivative financial instruments used for hedging purposes are disclosed in Note 23. The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged instrument is more than 12 months, and as a current asset or liability if the remaining expected life of the hedged instrument is less than 12 months. The fair value of a trading derivative is presented as a current asset or liability.

The following hedges in placed at reporting date qualified respectively as fair value, cash flow and net investment hedges under SFRS(I) 9. The Group's management strategies and hedge documentation are aligned with the requirements of SFRS(I) 9 and are thus treated as continuing hedges.

(a) Fair value hedge

The Group has entered into fixed to floating interest rate swaps that are fair value hedges for the fair value exposures to interest rate movements of its borrowings ("hedged item"). The fair value changes on the hedged item resulting from the fair value risk are recognised in the Statements of Profit or Loss. The fair value changes on the effective portion of interest rate swaps designated as fair value hedges are recognised in the Statements of Profit or Loss within the same line item as the fair value changes from the hedged item. The fair value changes on the ineffective portion of interest rate swaps are recognised separately in the Statements of Profit or Loss and presented separately in "other gains and losses".

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.17 Derivative financial instruments and hedging activities (continued)

(b) Cash flow hedge

(i) Interest rate swaps

The Group has entered into interest rate swaps that are cash flow hedges for the Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates.

The fair value changes on the effective portion of interest rate swaps designated as cash flow hedges are recognised in other comprehensive income, accumulated in the hedging reserve and reclassified to the Statements of Profit or Loss when the hedged interest expense on the borrowings is recognised in the Statements of Profit or Loss. The fair value changes on the ineffective portion of interest rate swaps are recognised immediately in the Statements of Profit or Loss.

(ii) Currency forwards

The Group has entered into currency forwards that qualify as cash flow hedges and are used to hedge the highly probable forecasted foreign currency dividend income receivable from the investments in joint ventures. The fair value changes on the effective portion of the currency forwards designated as cash flow hedges are recognised in the hedging reserve and transferred to the Statements of Profit or Loss upon receipt of the dividend income.

The fair value changes on the ineffective portion of currency forwards are recognised immediately in the Statements of Profit or Loss. When a forecasted transaction is no longer expected to occur, the gains and losses that were previously recognised in hedging reserve are reclassified to the Statements of Profit or Loss immediately.

(c) Net investment hedge

The Group has foreign currency borrowings that qualify as net investment hedges of foreign operations. These hedging instruments are accounted for similarly to cash flow hedges. The currency translation differences on the borrowings relating to the effective portion of the hedge are accumulated in the foreign currency translation reserve and reclassified to the Statements of Profit or Loss as part of the gain or loss on disposal of the foreign operations. The currency translation differences relating to the ineffective portion of the hedge are recognised immediately in the Statements of Profit or Loss.

2.18 Fair value estimation of financial assets and liabilities

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques. The Group uses a variety of methods and makes assumptions based on market conditions that are existing at each reporting date. Where appropriate, quoted market prices or dealer quotes for similar instruments are used. Valuation techniques, such as discounted cash flow analysis, are also used to determine the fair values of the financial instruments.

The fair values of currency forwards are based on valuations provided by the banks. The fair values of interest rate swaps are calculated as the present value of the estimated future cash flows discounted at actively quoted interest rates.

The fair values of current financial assets and liabilities carried at amortised cost approximate their carrying amounts.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.19 Provisions

Provisions are recognised when the Group has a present legal or constructive obligation as a result of past events, it is more likely than not that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated.

2.20 Leases

The accounting policy for leases from 1 April 2019 are as follows:

(a) When the Group is the lessee

At the inception of the contract, the Group assesses if the contract contains a lease. A contract contains a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. The Group recognised a right-of-use asset and lease liability at the date which the underlying asset is available for use. Reassessment is only required when the terms and conditions of the contract are changed.

(i) Right-of-use assets

Right-of-use assets are measured at cost which comprises the initial measurement of lease liabilities adjusted for any lease payments made at or before the commencement date and lease incentive received. Any initial direct costs that would not have been incurred if the lease had not been obtained are added to the carrying amount of the right-of-use assets.

Right-of-use asset which meets the definition of an investment property is presented within "Investment properties" and accounted for in accordance with Note 2.10.

(ii) Lease liabilities

The initial measurement of lease liability is measured at the present value of the lease payments discounted using the implicit rate in the lease, if the rate can be readily determined. If that rate cannot be readily determined, the Group shall use its incremental borrowing rate. Lease payments include the following:

- Fixed payment (including in-substance fixed payments), less any lease incentives receivables; and
- Variable lease payment that are based on an index or rate, initially measured using the index or rate as at the commencement date.

For contract that contain both lease and non-lease components, the Group allocates the consideration to each lease component on the basis of the relative stand-alone price of the lease and non-lease component. The Group has elected to not separate lease and non-lease component for property leases and account these as one single lease component.

Lease liability is measured at amortised cost using the effective interest method. Lease liability shall be remeasured when:

- There is a change in future lease payments arising from changes in an index or rate;
- There is a change in the Group's assessment of whether it will exercise an extension option; or
- There are modifications in the scope or the consideration of the lease that was not part of the original term.

Lease liability is remeasured with a corresponding adjustment to the right-of-use asset or is recorded in the Statements of Profit or Loss if the carrying amount of the right-of-use asset has been reduced to zero.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.20 Leases (continued)

The accounting policy for leases from 1 April 2019 are as follows: (continued)

(b) When the Group is the lessor

The accounting policy applicable to the Group as a lessor in the comparative period remains the same under SFRS(I) 16.

The Group recognises lease payments received from investment properties under operating leases as income on a straight-line basis over the lease term as part of revenue.

For contract which contains lease and non-lease components, the Group allocates the consideration based on a relative stand-alone selling price basis.

The accounting policy for leases before 1 April 2019 are as follows:

(c) When the Group is the lessee

The Group leases land from non-related parties under non-cancellable operating lease agreements.

Leases where substantially all risks and rewards incidental to ownership are retained by the lessors are classified as operating leases. Payments made under operating leases (net of any incentives received from the lessors) are recognised in the Statements of Profit or Loss on a straight-line basis over the period of the lease.

When an operating lease is terminated before the lease period expires, any payment required to be made to the lessor by way of penalty is recognised as an expense in the period in which termination takes place.

(d) When the Group is the lessor

Leases of investment properties where the Group retains substantially all risks and rewards incidental to ownership are classified as operating leases. Rental income from operating leases (net of any incentives given to the lessees) is recognised in the Statements of Profit or Loss on a straight-line basis over the lease term.

2.21 Currency translation

(a) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The financial statements are presented in Singapore Dollars, which is the functional currency of MIT.

(b) Transactions and balances

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Currency translation resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are recognised in the Statements of Profit or Loss, except for currency translation differences on the net investment in foreign operations, borrowings in foreign currencies and other currency instruments qualifying as net investment hedges for foreign operations, which are included in the foreign currency translation reserve within the Statement of Movements in Unitholders' Funds of the Group.

2. SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.21 Currency translation (continued)

(c) Translation of Group entities' financial statements

The results and financial position of all the group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

(i) assets and liabilities are translated at the closing rates at the reporting date;

(ii) income and expenses are translated at average exchange rates (unless the average rate is not a reasonable approximation of the cumulative effect of the rates prevailing on the transaction dates, in which case income and expenses are translated using the exchange rates at the dates of the transactions); and

(iii) all resulting exchange differences are taken to the foreign currency translation reserve within the Statements of Movements in Unitholders' Funds of the Group.

(d) Consolidation adjustments

On consolidation, currency translation differences arising from the net investment in foreign operations, borrowings in foreign currencies and other currency instruments designated as hedges of such investments, are taken to the foreign currency translation reserve. When a foreign operation is sold, such currency translation differences recorded in the foreign currency translation reserve are recognised in the Statements of Profit or Loss as part of the gain or loss on sale.

2.22 Units and unit issuance expenses

Proceeds from the issuance of Units in MIT are recognised as Unitholders' funds. Incremental costs directly attributable to the issuance of new Units are deducted directly from the net assets attributable to the Unitholders.

2.23 Segment reporting

Operating segments are reported in a manner consistent with the internal reporting provided to the Manager who is responsible for allocating resources and assessing performance of the operating segments.

2.24 Distribution policy

MIT's distribution policy is to distribute at least 90% of its adjusted taxable income, comprising substantially its income from the letting of its properties and related property services income after deduction of allowable expenses and allowances, as well as interest income from the placement of periodic cash surpluses in bank deposits. Distributions, when paid, will be in Singapore Dollars.

3. GROSS REVENUE

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Rental income and service charges	**379,130**	350,287	**340,461**	328,443
Other operating income	**26,728**	25,814	**24,068**	25,260
	405,858	376,101	**364,529**	353,703

Gross revenue is generated by the Group's and MIT's investment properties.

Other operating income comprises of car park revenue and other income attributable to the operations of the properties. Majority of the Group's and MIT's gross revenue is earned over time.

The Group's and MIT's revenue are derived in Singapore.

4. PROPERTY OPERATING EXPENSES

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Operation and maintenance	**37,037**	38,601	**34,170**	37,150
Property tax	**31,483**	29,144	**28,665**	27,852
Property and lease management fees	**12,129**	11,252	**10,888**	10,580
Marketing expenses	**6,535**	6,760	**6,016**	6,628
Land rental expenses on operating leases	**–**	2,149	**–**	939
Other operating expenses	**605**	425	**549**	405
	87,789	88,331	**80,288**	83,554

All of the Group's and MIT's investment properties generate rental income and the above expenses are direct operating expenses arising from its investment properties.

The land rental expenses on operating leases is accounted for in accordance with SFRS(I) 16 from 1 April 2019.

5. INTEREST INCOME

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Financial assets measured at amortised cost				
– loan to a joint venture	**2,268**	–	**2,268**	–
– loan to a subsidiary	**–**	–	**4,561**	732
– fixed deposits	**131**	31	**91**	26
– third parties	**235**	215	**205**	213
	2,634	246	**7,125**	971

6. INVESTMENT INCOME

	MIT	
	FY19/20 $'000	FY18/19 $'000
Distribution income from:		
– subsidiaries	**24,296**	15,191
– joint ventures	**24,144**	15,192
	48,440	30,383

7. BORROWING COSTS

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Interest expense				
– Bank borrowings	**28,289**	25,307	**28,289**	25,307
– Medium term notes	**13,854**	13,794	**–**	–
– Loans from a subsidiary	**–**	–	**13,854**	13,794
– Finance cost on lease liabilities	**1,104**	–	**559**	–
	43,247	39,101	**42,702**	39,101
Financing fees	**1,462**	1,206	**1,462**	1,206
Cash flow hedges reclassified from hedging reserves (Note 24)	**1,258**	1,300	**1,258**	1,300
Finance income on interest rate swap treated as fair value hedge	**(311)**	(301)	**(311)**	(301)
Fair value (gains)/losses on derivative financial instrument (Note 23)	**(1,990)**	(986)	**(1,990)**	(986)
Fair value adjustment on hedged item (Note 22)	**1,990**	986	**1,990**	986
	–	–	**–**	–
Less: Borrowing costs capitalised in investment property under development [Note 14 (a)]	**(637)**	(1,198)	**(637)**	(1,198)
Borrowing costs recognised in the Statements of Profit or Loss	**45,019**	40,108	**44,474**	40,108

8. OTHER TRUST EXPENSES

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Listing expenses	**886**	978	**886**	978
Valuation fee	**113**	109	**97**	104
Audit fee	**153**	139	**133**	126
Legal and other professional fees	**372**	775	**347**	759
	1,524	2,001	**1,463**	1,967

9. INCOME TAX

(a) Income tax expense

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Tax expense attributable to profit is made up of:				
– Current income tax	**56**	*	**56**	–
Over provision in prior financial year				
– Current income tax	**(*)**	*	**–**	–
	56	*	**56**	–

* Amount less than $1,000

The tax on total profit before tax differs from the theoretical amount that would arise using the Singapore standard rate of income tax as follows:

	Group		MIT	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Profit before tax	**367,199**	271,126	**311,479**	253,605
Share of joint ventures' results	**(76,506)**	(26,138)	**–**	–
Profit before tax excluding share of joint ventures' results	**290,693**	244,988	**311,479**	253,605
Tax calculated at a tax rate of 17% (FY18/19: 17%)	**49,418**	41,648	**52,951**	43,113
Effects of:				
– Expenses not deductible for tax purposes	**788**	1,159	**788**	1,159
– Income not subjected to tax due to tax transparency ruling (Note 2.5)	**(41,514)**	(37,578)	**(43,844)**	(39,409)
– Net fair value gain on investment properties and investment property under development	**(8,636)**	(5,229)	**(9,839)**	(4,863)
– Over provision in prior financial year	**(*)**	*	**–**	–
	56	*	**56**	–

* Amount less than $1,000

9. INCOME TAX (CONTINUED)

(b) Current income tax liabilities

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Beginning of financial year	**240**	32	**32**	32
Tax expense	**56**	*	**56**	–
Over provision in prior financial year	**(*)**	*	**–**	–
Income tax paid	**(32)**	(*)	**(32)**	–
Acquisition of a subsidiary	**–**	208	**–**	–
End of financial year	**264**	240	**56**	32

* Amount less than $1,000

The income tax liabilities relate to taxable income of MIT, Mapletree Industrial Trust Treasury Company Pte. Ltd and MITTST when it was a private trust.

10. EARNINGS PER UNIT

	Group	
	FY19/20	FY18/19
Total profit attributable to Unitholders of the Group ($'000)	**367,143**	271,126
Weighted average number of units outstanding during the year ('000)	**2,114,207**	1,902,627
Basic and diluted earnings per unit (cents per unit)	**17.37**	14.25

Diluted earnings per unit is the same as the basic earnings per unit as there were no dilutive instruments in issue during the financial year.

11. CASH AND CASH EQUIVALENTS

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Cash at bank	**39,436**	21,010	**34,490**	14,308
Short–term bank deposits	**14,000**	19,000	**–**	8,000
	53,436	40,010	**34,490**	22,308

Short-term bank deposits as at 31 March 2020 have a weighted average maturity of approximately 1 month (31 March 2019: 1 month). The interest rates ranged from 0.25% to 0.92% (31 March 2019: 1.40% to 1.61%) per annum.

12. TRADE AND OTHER RECEIVABLES

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Trade receivables				
– third parties	**1,660**	1,855	**1,421**	1,512
– subsidiaries	**–**	–	**2**	–
Less : Allowance for impairment of receivables	**–**	–	**–**	–
Trade receivables – net	**1,660**	1,855	**1,423**	1,512
Interest receivables				
– third parties	**4**	1	**–**	1
– subsidiary	**–**	–	**449**	732
– joint venture	**2,328**	–	**2,328**	–
Distribution receivable				
– subsidiaries	**–**	–	**5,771**	5,022
– joint ventures	**9,842**	3,804	**9,842**	3,804
Other receivables				
– third parties	**200**	26,893	**119**	21,202
– related party	**–**	–	**–**	2
Accrued revenue	**1,125**	932	**1,047**	810
Net GST receivable	**1**	2	**–**	–
	15,160	33,487	**20,979**	33,085

Other receivables due from a related party (non-trade) is unsecured, interest free and repayable on demand.

13. OTHER CURRENT ASSETS

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Prepayments	**918**	1,564	**900**	987
Deposits	**42**	163	**20**	151
	960	1,727	**920**	1,138

14. INVESTMENT PROPERTIES AND INVESTMENT PROPERTY UNDER DEVELOPMENT

(a) Investment properties and investment property under development

	Group		MIT	
	Investment properties $'000	Investment property under development $'000	Investment properties $'000	Investment property under development $'000
31 March 2020				
Beginning of financial year	**4,254,200**	**82,100**	**3,807,400**	**82,100**
Adoption of SFRS(I) 16 (Note 2.1)	**25,502**	**–**	**12,403**	**–**
Additions during the year[1]	**28,332**	**4,391**	**27,632**	**4,391**
Net transfers during the year	**86,491**	**(86,491)**	**86,491**	**(86,491)**
Net fair value gain	**78,528**	**–**	**80,848**	**–**
End of financial year	**4,473,053**	**–**	**4,014,774**	**–**
Fair value on investment properties (on net basis)	**4,447,900**	**–**	**4,002,200**	**–**
Add: Carrying amount of lease liabilities (Note 22)	**25,153**	**–**	**12,574**	**–**
Carrying amount of investment properties	**4,473,053**	**–**	**4,014,774**	**–**
31 March 2019				
Beginning of financial year	3,856,600	51,700	3,678,700	51,700
Acquisition of a subsidiary	266,208	–	–	–
Additions during the year	109,506	21,529	108,966	21,529
Net transfers during the year	(8,869)	8,869	(8,869)	8,869
Net fair value gain	30,755	2	28,603	2
End of financial year	4,254,200	82,100	3,807,400	82,100

[1] Includes remeasurement of lease liabilities, due to leasehold land rental revisions, of $854,000 and $470,000 for the Group and MIT respectively.

Net fair value changes of investment properties recognised in the Statements of Profit or Loss during the financial year comprises the following:

	Investment properties	
	Group $'000	MIT $'000
31 March 2020		
Statements of Profit or Loss		
Net fair value gain on investment properties	**79,730**	**81,147**
Net fair value loss on ROU assets	**(1,202)**	**(299)**
	78,528	**80,848**
Effects of lease incentives and marketing commission amortisation	**(27,730)**	**(22,970)**
Net fair value gain on investment properties recognised in the Statements of Profit or Loss	**50,798**	**57,878**

Details of the properties are shown in the Portfolio Statement.

During the year, borrowing costs amounting to $637,000 (FY18/19: $1,198,000) have been capitalised.

14. INVESTMENT PROPERTIES AND INVESTMENT PROPERTY UNDER DEVELOPMENT (CONTINUED)

(a) Investment properties and investment property under development (continued)

Valuation processes of the Group

The Manager engaged external, independent and qualified valuers to determine the fair value of the Group's properties at the end of every financial year based on the properties' highest and best use.

(b) Fair value hierarchy

The following level represents the investment properties and investment property under development at fair value and classified by level of fair value measurement hierarchy:

- Level 1 : quoted prices (unadjusted) in active markets for identical assets;
- Level 2 : inputs other than quoted prices included within Level 1 that are observable for the asset, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and
- Level 3 : inputs for the asset or liability that are not based on observable market data (unobservable inputs).

All properties within MIT and the Group's portfolio are classified within Level 3 of the fair value hierarchy.

(c) Reconciliation of Level 3 fair value measurements

The reconciliation between the balances at the beginning of the financial year is disclosed within the investment properties and investment property under development movement table presented in Note 14(a).

(d) Valuation techniques and key unobservable inputs

The fair values are generally derived using the following methods:

- Income capitalisation – Properties are valued by capitalising the net property income at an appropriate rate of return to arrive at the market value. The net property income is the estimated annual net rental income of the building at current rate after deducting all necessary outgoings and expenses. The adopted yield reflects the nature, location, tenure, tenancy profile of the property together with the prevailing property market condition.

- Discounted cash flow – Properties are valued by discounting the future net cash flow over a period to arrive at a present value.

- Residual land value – Investment property under development are valued, as a starting point using the Income Capitalisation method and Discounted Cash Flow method to derive the fair value of the property as if the development was already completed at reporting date. Deductions from that fair value, such as estimated construction cost and other costs to completion and estimated profit margin required to hold and develop the property to completion are made to reflect the current condition of the property under development.

14. INVESTMENT PROPERTIES AND INVESTMENT PROPERTY UNDER DEVELOPMENT (CONTINUED)

(d) Valuation techniques and key unobservable inputs (continued)

The following table presents the valuation techniques and key inputs that were used to determine the fair value of investment properties and investment property under development categorised under Level 3 of the fair value hierarchy:

Property segment	Valuation techniques	Key unobservable inputs[#]	Range of unobservable inputs
Hi-Tech Buildings	Income capitalisation	Capitalisation rate	From 5.25% to 6.50% (31 March 2019: From 5.70% to 7.05%)
	Discounted cash flow	Discount rate	8.00% (31 March 2019: 7.75%)
	Residual land value	Gross development value	The same capitalisation rate and discount rate as disclosed for this property segment have been applied in determining the gross development value.
Flatted Factories	Income capitalisation	Capitalisation rate	From 6.00% to 7.25% (31 March 2019: From 6.50% to 7.75%)
	Discounted cash flow	Discount rate	8.00% (31 March 2019: From 7.75% to 9.00%)
Business Park Buildings	Income capitalisation	Capitalisation rate	5.75% (31 March 2019: 5.90%)
	Discounted cash flow	Discount rate	8.00% (31 March 2019: 7.25%)
Stack-up/Ramp-up Buildings	Income capitalisation	Capitalisation rate	6.50% (31 March 2019: 6.50%)
	Discounted cash flow	Discount rate	8.00% (31 March 2019: 7.75%)
Light Industrial Buildings	Income capitalisation	Capitalisation rate	From 6.00% to 6.25% (31 March 2019: From 6.50% to 7.00%)
	Discounted cash flow	Discount rate	8.00% (31 March 2019: 7.75%)

(#) There were no significant inter-relationships between unobservable inputs.

14. INVESTMENT PROPERTIES AND INVESTMENT PROPERTY UNDER DEVELOPMENT (CONTINUED)

(d) Valuation techniques and key unobservable inputs (continued)

Relationship of key unobservable inputs to fair value

- The higher the capitalisation rate, the lower the fair value.
- The higher the discount rate, the lower the fair value.
- The higher the gross development value, the higher the fair value.

The significant unobservable inputs correspond to:

- Capitalisation rate corresponds to a rate of return on investment properties based on the expected income that the property will generate.
- Discount rate, based on the risk-free rate for 10-year bonds issued by the government in Singapore, adjusted for a risk premium to reflect the increased risk of investing in the asset class.

The independent valuer's valuation methods and estimates were based on information provided and prevailing market data as at 31 March 2020. The Manager is satisfied with the appropriateness of valuation methods, assumptions and outcomes applied by the independent valuer. Subsequent events relating to impact arising from COVID-19 pandemic outbreak have been disclosed in Note 33.

15. PLANT AND EQUIPMENT

	Group and MIT	
	31 March 2020 $'000	31 March 2019 $'000
Cost		
Beginning of financial year	**262**	123
Additions	**37**	139
End of financial year	**299**	262
Accumulated depreciation		
Beginning of financial year	**79**	39
Depreciation charge	**55**	40
End of financial year	**134**	79
Net book value		
End of financial year	**165**	183

16. LEASES - WHERE THE GROUP IS A LESSEE

Nature of the Group's leasing activities

The Group and MIT lease leasehold land from non-related parties under non-cancellable lease agreements. The right-of-use of the land is classified as an investment property (Note 14).

The leases are subjected to revision of land rents at periodic intervals. There are no externally imposed covenant on these lease arrangements.

(a) Carrying amounts

The right-of-use asset relating to the leasehold land is presented under investment properties (Note 14(a)), stated at fair value and has a carrying amount at balance sheet date of $25,153,000 and $12,574,000 for the Group and MIT respectively.

(b) Interest expense

The financing costs on lease liabilities are disclosed in Note 7.

(c) Total cash outflow for all the leases in FY19/20 was $2,307,000.

(d) Future cash outflow which are not capitalised in lease liabilities

The lease payments relating lease extension period for certain leasehold lands leases had not been included in lease liabilities as the Group (and MIT) is not reasonably certain if the lease extension option will be exercised.

17. LEASES – WHERE THE GROUP AS A LESSOR

The Group and MIT lease out investment properties to related and non-related parties under non-cancellable operating leases. The leases are classified as an operating lease because the risk and rewards incidental to ownership of the assets are not substantially transferred.

Rental income from investment properties are disclosed in Note 3.

Undiscounted lease payments from the operating leases to be received after the reporting date are disclosed are as follows:

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Not later than one year	**363,160**	359,931	**324,019**	323,268
Between one and two years	**287,707**	273,726	**247,749**	240,246
Between two and three years	**196,614**	202,026	**164,063**	168,743
Between three and four years	**123,684**	135,207	**104,686**	108,315
Between four and five years	**93,076**	105,943	**77,953**	90,022
Later than five years	**485,875**	561,632	**463,183**	524,223
Total undiscounted lease payment (Note 26(c))	**1,550,116**	1,638,465	**1,381,653**	1,454,817

18. INVESTMENTS IN SUBSIDIARIES

	MIT	
	31 March 2020 $'000	31 March 2019 $'000
Equity investments at cost		
Beginning of financial year	**113,585**	*
(Write-off)/additions	**(6)**	113,585
Equity investments at cost	**113,579**	113,585

* Amount less than $1,000

On 1 February 2019, the Group acquired 100% of the equity interest in MITTST from a related party. The principal activity of MITTST is to invest in the property with the primary objective of achieving an attractive level of return from rental income and for long-term capital growth. From the Group's perspective, the transaction has been accounted for as an acquisition of a group of assets and liabilities.

Details of the consideration paid, the assets acquired and liabilities assumed and the effects on the cash flows of the Group at the acquisition date, are as follows:

	$'000
Total assets	277,484
Total liabilities	(13,996)
Net assets acquired	263,488
Less: Cash and cash equivalents in subsidiary acquired	(10,872)
Cash outflow on acquisition	252,616

Details of the subsidiaries are as follows:

Name of subsidiaries	**Principal activities**	**Country of business/ incorporation**	**Equity interest held by MIT**	
			31 March 2020 %	31 March 2019 %
Mapletree Singapore Industrial Trust**	Property investment	Singapore	**100**	100
MIT Tai Seng Trust**	Property investment	Singapore	**100**	100
Mapletree Industrial Trust Treasury Company Pte. Ltd.**	Provision of treasury services	Singapore	**100**	100

** Audited by PricewaterhouseCoopers LLP, Singapore

19. LOAN TO SUBSIDIARIES

	MIT	
	31 March 2020 $'000	31 March 2019 $'000
Beginning of financial year	**323,394**	166,594
Addition	**–**	156,800
End of financial year	**323,394**	323,394

An interest free loan amounting to $166,594,000 was extended to one of its subsidiaries. The loan has no fixed repayment terms and is intended to be a long-term source of additional funding for the subsidiary. Settlement of these loans are neither planned nor likely to occur in the foreseeable future.

In the prior year, MIT extended a loan to one of its subsidiaries amounting to $156,800,000 which is unsecured and repayable in full on 18 January 2024. The effective interest rate of the loan at reporting date is 2.90% (31 March 2019: 2.89%) per annum and the interest rates are repriced at each interest period mutually agreed between the subsidiary and MIT.

20. INVESTMENTS IN JOINT VENTURES

	MIT	
	31 March 2020 $'000	31 March 2019 $'000
Equity investments at cost	**560,850**	166,158

On 16 September 2019, MIT formed an unlisted single purpose trust, Mapletree Rosewood Data Centre Trust ("MRODCT") with Mapletree Investments Pte Ltd ("MIPL") (i) to acquire 100% interest in 10 powered shell data centres (the "Powered Shell Portfolio") and (ii) entered into a joint venture with Digital Realty Trust, L.P. ("DLR") to co-invest in three fully fitted hyperscale data centres (the "Turnkey Portfolio"). The 13 data centres are located in North America, with 12 in the United States of America and one in Canada. MRODCT held 100% interest in the Powered Shell Portfolio and 80% interest in the Turnkey Portfolio. Under the joint venture agreement, MIT and MIPL each holds 50% interest in MRODCT. MRODCT is deemed to be a joint venture of the Group as the relevant activities of the investment are decided by unanimous consent resulting in joint control over the investment.

There are no contingent liabilities relating to the Group's interest in the joint ventures. MIT issued corporate guarantees to the banks for borrowings of Mapletree Redwood Data Centre Trust ("MRDCT") and MRODCT (Note 27 (b)).

Details of the joint ventures are as follows:

Name of joint ventures	Principal activities	Country of business/ incorporation	Equity interest held by MIT and the Group	
			31 March 2020 %	31 March 2019 %
Mapletree Redwood Data Centre Trust	Property investment	The United States/ Singapore	**40**	40
Mapletree Rosewood Data Centre Trust	Property investment	The United States/ Singapore	**50**	–

20. INVESTMENTS IN JOINT VENTURES (CONTINUED)

Summarised financial information for joint ventures

Set out below are the summarised financial information (in SGD equivalent):

(i) MRDCT

Summarised statement of financial position

	31 March 2020 $'000	31 March 2019 $'000
Non-current assets		
Investment properties	**1,143,463**	1,086,659
Current assets		
Cash and cash equivalents	**16,936**	14,770
Other current assets	**7,554**	11,416
Total assets	**1,167,953**	1,112,845
Current liabilities	**18,123**	18,671
Non-current liabilities		
Borrowings	**622,578**	608,579
Other non-current liabilities	**40,119**	10,676
Total liabilities	**680,820**	637,926
Net assets	**487,133**	474,919

Summarised statement of comprehensive income

	31 March 2020 $'000	31 March 2019 $'000
Gross revenue	**95,704**	93,506
Property operating expenses	**(25,739)**	(24,870)
Interest expense	**(22,554)**	(21,634)
Net fair value gain of investment properties	**18,593**	23,618
Profit before income tax	**66,004**	70,620
Income tax expense	**459**	(5,277)
Profit for the financial year	**66,463**	65,343
Other comprehensive (loss)/income	**(7,054)**	8,009
Total comprehensive income	**59,409**	73,352
Dividends declared/received from joint venture	**15,798**	15,192

20. INVESTMENTS IN JOINT VENTURES (CONTINUED)

(ii) MRODCT

Summarised statement of financial position

	31 March 2020 $'000
Non-current assets	
Investment properties	**813,570**
Other non-current assets	**1,177,964**
Current assets	
Cash and cash equivalents	**34,353**
Other current assets	**16,143**
Total assets	**2,042,030**
Current liabilities	**34,664**
Non-current liabilities	
Borrowings	**1,137,109**
Other non-current liabilities	**3,263**
Total liabilities	**1,175,036**
Net assets	**866,994**

Summarised statement of comprehensive income

	Period from 16 September 2019 to 31 March 2020 $'000
Gross revenue	**14,116**
Property operating expenses	**(5,084)**
Interest expense	**(10,979)**
Share of joint venture's results	**62,478***
Net fair value gain of investment properties	**45,432**
Profit before income tax	**105,963**
Income tax expense	**(6,123)**
Profit for the period	**99,840**
Other comprehensive loss	**(11,280)**
Total comprehensive income	**88,560**
Dividends declared/received from joint venture	**8,346**

* Includes share of net fair value gain of investment properties attributable to MRODCT relating to the Turnkey Portfolio amounting to $34,250,000.

The information above reflects the amounts presented in the financial statements of the joint ventures (and not the Group's share of those amounts), adjusted for differences in accounting policies between the Group and the joint ventures.

20. INVESTMENTS IN JOINT VENTURES (CONTINUED)

Reconciliation of summarised financial information

Reconciliation of the summarised financial information presented, to the carrying amount of the Group's interest in joint ventures, are as follows:-

	MRDCT		MRODCT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Net assets	**487,133**	474,919	**866,994**	–
Group's equity interest	**40%**	40%	**50%**	–
Group's share of net assets	**194,853**	189,968	**433,497**	–
Acquisition cost	**4,133**	4,133	**9,715**	–
Carrying value of the Group's interest in joint ventures	**198,986**	194,101	**443,212**	–

21. TRADE AND OTHER PAYABLES

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Current				
Trade payables				
– third parties	**1,109**	1,460	**1,086**	1,401
– related parties	**2,079**	1,324	**1,686**	1,153
Accrued operating expenses	**37,689**	31,275	**34,809**	28,902
Accrued retention sum	**6,474**	13,256	**3,608**	10,291
Accrued development cost	**2,827**	14,921	**1,907**	12,200
Tenancy related deposits	**31,170**	27,975	**29,930**	26,140
Rental received/billed in advance	**2,661**	2,667	**764**	824
Net GST payable	**4,703**	4,146	**4,116**	3,691
Interest payable	**5,293**	5,889	**4,004**	4,606
Interest payable to a subsidiary	**–**	–	**1,289**	1,283
Other payables	**821**	301	**819**	303
Withholding tax payable	**–**	1,436	**–**	1,436
Amount due to a subsidiary	**–**	–	**–**	68
	94,826	104,650	**84,018**	92,298
Non-current				
Tenancy related deposits	**47,447**	54,827	**43,238**	51,807
	142,273	159,477	**127,256**	144,105

The non-trade amount due to a subsidiary is unsecured, interest free and repayable on demand.

22. BORROWINGS AND LOANS FROM A SUBSIDIARY

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Current				
Borrowings				
Bank loans	**–**	75,000	**–**	75,000
Transaction cost to be amortised	**–**	(18)	**–**	(18)
	–	74,982	**–**	74,982
Lease liabilities	**1,275**	–	**320**	–
	1,275	74,982	**320**	74,982
Non-current				
Borrowings				
Bank loans	**1,029,084**	918,171	**1,029,084**	918,171
Transaction cost to be amortised	**(1,850)**	(1,501)	**(1,850)**	(1,501)
	1,027,234	916,670	**1,027,234**	916,670
Medium term notes	**405,000**	405,000	**–**	–
Change in fair value of hedged item (Note 7)	**2,911**	921	**–**	–
Transaction cost to be amortised	**(731)**	(859)	**–**	–
	407,180	405,062	**–**	–
Lease liabilities	**23,878**	–	**12,254**	–
	1,458,292	1,321,732	**1,039,488**	916,670
Loans from a subsidiary				
Loans from a subsidiary	**–**	–	**405,000**	405,000
Change in fair value of hedged item (Note 7)	**–**	–	**2,911**	921
Transaction cost to be amortised	**–**	–	**(731)**	(859)
	–	–	**407,180**	405,062
	1,458,292	1,321,732	**1,446,668**	1,321,732
	1,459,567	1,396,714	**1,446,988**	1,396,714

The above loans and notes are unsecured and, except for loans from a subsidiary, are subject to negative pledge on certain investment properties.

(a) Maturity of borrowings

There is no current bank loan, medium term note and loan from a subsidiary as at reporting date (31 March 2019: The current bank loans mature within 6 months).

The non-current bank loans, medium term notes and loans from a subsidiary mature between 2021 and 2029 (31 March 2019: between 2020 and 2029).

22. BORROWINGS AND LOANS FROM A SUBSIDIARY (CONTINUED)

(b) Weighted average interest rates

The weighted average all-in interest rates of total borrowings, including interest rate swaps as at the reporting date were as follows:

	Group		MIT	
	31 March 2020	31 March 2019	**31 March 2020**	31 March 2019
Bank loans (current)	**–**	2.87%	**–**	2.87%
Bank loans (non-current)	**2.67%**	2.87%	**2.67%**	2.87%
Medium term notes (non-current)	**3.28%**	3.36%	**–**	–
Loans from a subsidiary (non-current)	**–**	–	**3.28%**	3.36%

(c) Medium term notes

In August 2011, the Group established a $1,000,000,000 Multicurrency Medium Term Note Programme ("MTN Programme"), via a subsidiary, Mapletree Industrial Trust Treasury Company Pte. Ltd ("MITTC"). Under the MTN Programme, MITTC may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes in series in Singapore Dollars or any other currency ("MTN").

In September 2018, the Group established a $2,000,000,000 Euro Medium Term Securities Programme ("EMTN Programme"), via MITTC. Under the EMTN Programme, MITTC may, subject to compliance with all relevant laws, regulations and directives, from time to time issue notes or perpetual securities in series or tranches in Singapore Dollars or any other currency ('EMTN").

Each series of notes may be issued in various amounts and tenors, and may bear fixed, floating or variable rates of interest. Hybrid notes or zero coupon notes may also be issued under the MTN and EMTN Programmes.

The MTN and EMTN shall constitute direct, unconditional, unsecured and unsubordinated obligations of MITTC ranking *pari passu*, without any preference or priority among themselves and *pari passu* with all other present and future unsecured obligations of MITTC. All sums payable in respect of the notes will be unconditionally and irrevocably guaranteed by DBS Trustee Limited, in its capacity as Trustee of MIT.

Total notes outstanding under the MTN and EMTN Programme as at the reporting date were as follows:

Maturity date	**Interest rate per annum**	**Frequency of interest payment**	**31 March 2020 $'000**	31 March 2019 $'000
7 September 2022	3.65%	semi-annually	**45,000**	45,000
11 May 2023	3.02%	semi-annually	**75,000**	75,000
28 March 2024	3.16%	semi-annually	**100,000**	100,000
2 March 2026	3.79%	semi-annually	**60,000**	60,000
26 March 2029	3.58%	semi-annually	**125,000**	125,000
			405,000	405,000

22. BORROWINGS AND LOANS FROM A SUBSIDIARY (CONTINUED)

(d) Loans from a subsidiary

MITTC has on-lent the proceeds from the issuance of the MTN and EMTN to MIT, who has in turn used these proceeds to refinance its borrowings.

These loans are unsecured and repayable in full, consisting of:

Maturity date	Interest rate per annum	Frequency of interest payment	31 March 2020 $'000	31 March 2019 $'000
7 September 2022	3.65%	semi-annually	**45,000**	45,000
11 May 2023	3.02%	semi-annually	**75,000**	75,000
28 March 2024	3.16%	semi-annually	**100,000**	100,000
2 March 2026	3.79%	semi-annually	**60,000**	60,000
26 March 2029	3.58%	semi-annually	**125,000**	125,000
			405,000	405,000

(e) Carrying amount and fair value of non-current borrowings

The carrying amounts of the borrowings approximate their fair values, except for the following fixed-rate non-current borrowings:

	Carrying amounts		Fair value	
	31 March 2020 $'000	31 March 2019 $'000	31 March 2020 $'000	31 March 2019 $'000
Group				
Bank loans	**100,000**	100,000	**101,397**	99,257
Medium term notes	**405,000**	405,000	**417,260**	410,820
MIT				
Bank loans	**100,000**	100,000	**101,397**	99,257
Loans from a subsidiary	**405,000**	405,000	**417,260**	410,820

The fair values above are determined from the cash flow analysis, discounted at the following market borrowing rates of an equivalent instrument at the reporting date at which the Manager expects to be available to the Group:

	Group		MIT	
	31 March 2020	31 March 2019	31 March 2020	31 March 2019
Bank loans	**1.8%**	3.0%	**1.8%**	3.0%
Medium term notes	**2.7%**	3.0%	**–**	–
Loans from a subsidiary	**–**	–	**2.7%**	3.0%

The fair values are within Level 2 of the fair value hierarchy.

22. BORROWINGS AND LOANS FROM A SUBSIDIARY (CONTINUED)

(f) Interest rate risks

The exposure of the borrowings of the Group and MIT to interest rate changes and the contractual repricing dates at the reporting dates after taking into account interest rate swaps as follows:

	Group and MIT	
	31 March 2020 $'000	31 March 2019 $'000
6 months or less	**380,941**	298,637

23. DERIVATIVE FINANCIAL INSTRUMENTS

		Group and MIT		
	Maturity	**Contract notional amount $'000**	**Fair value assets $'000**	**Fair value liabilities $'000**
31 March 2020				
Fair value hedge				
– Interest rate swap	**2023**	**75,000**	**2,911**	**–**
Cash flow hedges				
– Interest rate swaps	**2020 – 2026**	**734,038**	**–**	**24,555**
– Currency forwards	**2020 – 2022**	**20,575**	**–**	**1,103**
Total		**829,613**	**2,911**	**25,658**
Less: Current portion			**–**	**(4,663)**
Non-current portion			**2,911**	**20,995**
31 March 2019				
Fair value hedge				
– Interest rate swap	2023	75,000	921	–
Cash flow hedges				
– Interest rate swaps	2019 – 2026	723,779	302	2,811
– Currency forwards	2019 – 2022	18,627	33	296
Total		817,406	1,256	3,107
Less: Current portion			(114)	(238)
Non-current portion			1,142	2,869

23. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

Hedging instruments used in Group's hedging strategy in FY19/20:

		Carrying amount		Changes in fair value used for calculating hedge ineffectiveness*			
	Contractual notional amount 31 March 2020 $'000	**Assets/ (Liabilities) 31 March 2020 $'000**	**Financial statement line item**	**Hedging instrument $'000**	**Hedged item $'000**	**Weighted average hedged rate**	**Maturity date**
<u>Group and MIT</u>							
Fair value hedge							
Interest rate risk							
– Interest rate swap to hedge fixed rate borrowing	**75,000**	**2,911**	**Derivative financial instruments**	**1,990**	**(1,990)**	**3.02%**	**2023**
Cash flow hedges							
Interest rate risk							
– Interest rate swaps to hedge floating rate borrowings	**734,038**	**(24,555)**	**Derivative financial instruments**	**(22,046)**	**22,046**	**SGD: 1.93%** **USD: 2.24%**	**2020 – 2026**
Currency risk							
– Currency forwards to hedge quarterly dividend income receivable in foreign currency	**20,575**	**(1,103)**	**Derivative financial instruments**	**(840)**	**840**	**SGD: 1.35** **USD: 1.00**	**2020 – 2022**
Net investment hedge							
– Borrowings to hedge net investments in foreign operations	**–**	**(453,284)**	**Borrowings**	**(290,116)**	**290,116**	**SGD: 1.39** **USD: 1.00**	**2022 – 2026**

* There are no hedge ineffectiveness and costs of hedging recognised in the Statements of Profit or Loss in FY19/20.

23. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

Hedging instruments used in Group's hedging strategy in FY18/19:

		Carrying amount		Changes in fair value used for calculating hedge ineffectiveness*			
	Contractual notional amount 31 March 2019 $'000	**Assets/ (Liabilities) 31 March 2019 $'000**	**Financial statement line item**	**Hedging instrument $'000**	**Hedged item $'000**	**Weighted average hedged rate**	**Maturity date**
Group and MIT							
Fair value hedge							
Interest rate risk							
– Interest rate swap to hedge fixed rate borrowing	75,000	921	Derivative financial instruments	986	(986)	3.02%	2023
Cash flow hedges							
Interest rate risk							
– Interest rate swaps to hedge floating rate borrowings	723,779	(2,509)	Derivative financial instruments	(2,361)	2,361	SGD: 1.97% USD: 2.29%	2019 – 2026
Currency risk							
– Currency forwards to hedge quarterly dividend income receivable in foreign currency	18,627	(263)	Derivative financial instruments	(277)	277	SGD: 1.32 USD: 1.00	2019 – 2022
Net investment hedge							
– Borrowings to hedge net investments in foreign operations	–	(163,168)	Borrowings	(4,540)	4,540	SGD:1.36 USD: 1.00	2021 – 2022

* There are no hedge ineffectiveness and costs of hedging recognised in the Statements of Profit or Loss in FY18/19.

23. DERIVATIVE FINANCIAL INSTRUMENTS (CONTINUED)

Effect of fair value hedge on hedged items are as follows:

	Carrying amount of assets/ (liabilities) $'000	Financial statement line items that includes hedged items	Accumulated amount of fair value adjustments $'000
2020			
Group and MIT			
Fair value hedge			
Interest rate risk			
– Interest rate swap to hedge fixed rate borrowings	**77,911**	**Borrowings**	**2,911**
2019			
Group and MIT			
Fair value hedge			
Interest rate risk			
– Interest rate swap to hedge fixed rate borrowings	75,921	Borrowings	921

24. HEDGING RESERVE

Movements in hedging reserve by risk category:

	31 March 2020			31 March 2019		
	Interest rate risk $'000	**Foreign exchange risk $'000**	**Total $'000**	**Interest rate risk $'000**	**Foreign exchange risk $'000**	**Total $'000**
Group						
Beginning of financial year	**(5,077)**	**(263)**	**(5,340)**	379	14	393
Fair value losses	**(23,304)**	**(840)**	**(24,144)**	(3,662)	(277)	(3,939)
Cash flow hedges realised and transferred to borrowing cost	**1,258**	**–**	**1,258**	1,300	–	1,300
Share of hedging reserve of joint venture	**(10,361)**	**–**	**(10,361)**	(3,094)	–	(3,094)
End of financial year	**(37,484)**	**(1,103)**	**(38,587)**	(5,077)	(263)	(5,340)
MIT						
Beginning of financial year	**(2,509)**	**(263)**	**(2,772)**	(147)	14	(133)
Fair value losses	**(23,304)**	**(840)**	**(24,144)**	(3,662)	(277)	(3,939)
Cash flow hedges realised and transferred to borrowing cost	**1,258**	**–**	**1,258**	1,300	–	1,300
End of financial year	**(24,555)**	**(1,103)**	**(25,658)**	(2,509)	(263)	(2,772)

25. UNITS IN ISSUE

	Group and MIT	
	31 March 2020	31 March 2019
Beginning of financial year	**2,021,111,388**	1,885,217,601
Creation of new units arising from:		
Settlement of manager's management fees [Note 25(a)]	**1,118,736**	1,609,789
Settlement of manager's acquisition fees [Note 25(b)]	**–**	1,684,131
Private placement [Note 25(c)]	**176,600,000**	103,360,000
Distribution Reinvestment Plan [Note 25(d)]	**2,172,035**	29,239,867
End of the financial year	**2,201,002,159**	2,021,111,388

During the financial year, MIT issued the following units:

(a) 1,118,736 (31 March 2019: 1,609,789) new units at the issue prices ranging from $2.0659 to $2.5534 (31 March 2019: $1.8978 to $2.0159) per unit, as part payment of the base fees to the Manager in units.

(b) 1,684,131 new units at the issue prices of $1.9941 and $2.0079 per unit, as payment of the acquisition fees to the Manager in units in previous financial year.

(c) 176,600,000 (31 March 2019: 103,360,000) new units at $2.2650 (31 March 2019: $1.9450) each pursuant to the private placement exercise.

(d) 2,172,035 (31 March 2019: 29,239,867) new units at the issue price of $2.0193 (31 March 2019: $1.8612 to $1.9434) per unit were issued pursuant to the DRP where Unitholders have the option to receive their distribution in Units instead of cash or a combination of Units and cash.

Each unit in MIT represents an undivided interest in MIT. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of MIT by receiving a share of all net cash proceeds derived from the realisation of the assets of MIT less any liabilities, in accordance with their proportionate interests in MIT. However, a Unitholder does not have the right to require that any assets (or part thereof) of MIT be transferred to him; and
- Attend all Unitholders' meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or Unitholders representing not less than 10.0% of the issued units of MIT) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of MIT in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in MIT. The provisions of the Trust Deed provide that no Unitholder will be personally liable to indemnify the Trustee or any creditor of the Trustee in the event that the liabilities of MIT exceed its assets.

26. COMMITMENTS

(a) Capital commitments

Significant capital expenditures contracted for at the reporting date but not recognised in the financial statements, excluding those relating to investments in joint ventures (Note 20), are as follows:

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Development expenditure contracted	**23,056**	37,899	**22,643**	37,264

(b) Operating lease commitments – where the Group is a lessee

The Group and MIT lease land from non-related parties under non-cancellable operating lease agreements. As at 31 March 2019, the future minimum lease payables under such non-cancellable operating leases contracted for but not recognised as liabilities, are as follows:

	Group $'000	**MIT $'000**
Not later than one year	2,464	1,017
Between one and five years	9,434	4,002
Later than five years	36,143	23,209
	48,041	28,228

The operating leases are subjected to revision of land rents at periodic intervals. For the purpose of the above disclosure, the prevailing land rent rates are used.

As disclosed in Note 2.1, the Group has adopted SFRS(I) 16 on 1 April 2019. These lease payments have been recognised as ROU assets and lease liabilities on the balance sheet as at 31 March 2020.

(c) Operating lease commitments – where the Group is a lessor

The Group and MIT lease out investment properties to related and non-related parties under non-cancellable operating leases. As at 31 March 2019, the future minimum lease receivables under such non-cancellable operating leases contracted for at the reporting date but not recognised as receivables, are analysed as follows:

	Group $'000	**MIT $'000**
Not later than one year	359,931	323,268
Between one and five years	716,902	607,326
Later than five years	561,632	524,223
	1,638,465	1,454,817

The Group has adopted SFRS(I) 16 on 1 April 2019 and the undiscounted lease payments from the operating leases to be received after 31 March 2020 is disclosed in Note 17.

27. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to market risk (including currency risk and interest rate risk), credit risk and liquidity risk in the normal course of its business. The Group's overall risk management strategy seeks to minimise any adverse effects from the unpredictability of financial markets on the Group's financial performance. The Group uses financial instruments such as currency forwards and interest rate swaps to hedge certain financial risk exposures.

Risk management is carried out under policies approved by the Manager. The Manager provides written principles for overall risk management as well as written policies covering specific areas, such as currency risk, interest rate risk, credit risk and liquidity risk. Risk management policies and systems are reviewed regularly to reflect changes in market conditions and the Group's activities.

(a) Market risk

(i) Currency risk

The Manager's investment strategy includes investing in real-estate related assets used primarily as data centres worldwide beyond Singapore. In order to manage the currency risk involved in investing in assets outside Singapore, the Manager adopts currency risk management strategies that may include:

- The use of foreign currency denominated borrowings to match the currency of the asset management as a natural currency hedge. Borrowings designated and qualified as hedges of net investments in the Group's joint ventures have a carrying amount of $453,284,000 as at 31 March 2020 (31 March 2019: $163,168,000). The fair values of the borrowings approximate their carrying values except for the fixed-rate non-current borrowings disclosed in Note 22(e).
- Entering into currency forwards to hedge the foreign currency income to be received from the offshore assets, back into Singapore Dollars.

The Group's and MIT's main currency exposure to USD based on the information provided to key management is as follows (SGD equivalent):

	Group and MIT	
	31 March 2020 $'000	31 March 2019 $'000
Financial assets		
Cash and cash equivalents	**7,443**	520
Interest receivable from a joint venture	**2,328**	–
Distribution receivable from joint ventures	**9,842**	3,804
	19,613	4,324
Financial liabilities		
Borrowings	**(453,284)**	(163,171)
Interest payable	**(716)**	(340)
	(454,000)	(163,511)
Net financial liabilities	**(434,387)**	(159,187)
Add: Non-financial assets		
Investment in joint ventures	**628,350**	189,968
Net assets	**193,963**	30,781
Less: Notional amount of currency forwards	**(20,575)**	(18,627)
Currency profile including non-financial assets and liabilities	**173,388**	12,154
Currency exposure of net financial assets less borrowings designated as net investment hedge	**18,897**	3,981

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(a) Market risk (continued)

(i) Currency risk (continued)

Sensitivity analysis

As at 31 March 2020, if the USD strengthen/weaken by 5% against SGD, with all other variables including tax being constant, the Group and MIT's total profit would have been higher/lower by $945,000 (31 March 2019: $199,000) and the Group's other comprehensive income would have been higher/lower by $429,000 (31 March 2019: $127,000).

(ii) Cash flow and fair value interest rate risks

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates. As the Group has no significant interest bearing assets, the Group's income and operating cash flows are substantially independent of changes in market interest rates.

The Group is exposed to interest rate risk on borrowings. The Group manages the risk by maintaining an appropriate mix of fixed and floating rate interest-bearing liabilities. This is achieved using fixed rate borrowings and interest rate swaps.

The Group enters into interest rate swaps with the same critical terms as hedged item, such as reference rate, reset dates, payment dates, maturities and notional amount. The Group does not hedge 100% of its loans, therefore the hedged item is identified as a proportion of the outstanding amount of the borrowings. As all critical items matched during the year, the economic relationship was 100% effective.

Hedge effectiveness

Hedge effectiveness is determined at the inception of the hedging relationship, and through periodic prospective effective assessments to ensure that an economic relationship exists between the hedged item and hedging instrument.

The Group enters into hedge relationships where the critical terms of the hedging instrument match exactly with the terms of the hedged item, and so a qualitative assessment of effectiveness is performed. If changes in circumstances affect the terms of the hedged item such that the critical terms no longer match exactly with the critical terms of the hedging instrument, the Group uses the hypothetical derivative method to assess effectiveness. Hedge ineffectiveness may occur due to changes in the critical terms of either the interest rate swaps or the borrowings.

The Group and MIT's borrowings and loan to one of its subsidiaries at variable rates on which effective hedges have not been entered into are denominated in USD and SGD (31 March 2019: SGD). As at 31 March 2020, if the interest rates increase/decrease by 50 basis points (31 March 2019: 50 basis points) with all other variables including tax rate being held constant, the Group's total profit would have been lower/higher by $1,905,000 (31 March 2019: $1,493,000) and the hedging reserve attributable to Unitholders would have been higher/lower by $7,750,000 (31 March 2019: $6,042,000).

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations resulting in financial loss to the Group. The Group adopts the policy of dealing with customers of appropriate credit history and obtaining sufficient security to mitigate credit risk.

The maximum exposure to credit risk for each class of financial instruments is the carrying amount of that class of financial instruments presented on the Statements of Financial Position, except as follows:

	Group and MIT	
	31 March 2020 $'000	31 March 2019 $'000
Corporate guarantees provided for borrowings of joint ventures	**821,557**	244,102

Trade receivables

The Group uses a provision matrix to measure the lifetime expected credit loss allowance for trade receivables.

In measuring the expected credit losses, trade receivables are grouped based on shared credit risk characteristics and days past due.

In calculating the expected credit loss rates, the Group considers historical loss rates for each category of customers and adjusts to reflect current and forward-looking macroeconomic factors affecting the ability of the customers to settle the receivables.

Trade receivables are written off when there is no reasonable expectation of recovery, such as a debtor failing to engage in a repayment plan with the Group. The Group considers a financial asset as in default if the counterparty fails to make contractual payments within 90 days when they fall due, and writes off the financial asset when a debtor fails to make contractual payments greater than 120 days past due. Where receivables are written off, the Group continues to engage in enforcement activity to attempt to recover the receivables due. Where recoveries are made, these are recognised in the Statements of Profit or Loss.

There is no material impact on the provision for impairment of the above financial assets.

The Manager monitors the outstanding balances of the tenants by ageing profile on an ongoing basis. There were no significant concentration credit risk as at 31 March 2020 and 31 March 2019. Concentrations of credit risk relating to trade receivables is limited to the Group's many and varied tenants. The tenants are engaged in diversified business and are of acceptable credit rating.

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(b) Credit risk (continued)

The Group's and the MIT's credit risk exposure in relation to trade receivables under SFRS(I) 9 at reporting date are set out in the provision matrix as follows:

	Within 30 days $'000	31 to 60 days $'000	61 to 90 days $'000	More than 90 days $'000	Total $'000
31 March 2020					
Group					
Trade receivables	**1,064**	**375**	**89**	**132**	**1,660**
Loss allowance	**–**	**–**	**–**	**–**	**–**
	1,064	**375**	**89**	**132**	**1,660**
MIT					
Trade receivables	**955**	**268**	**87**	**113**	**1,423**
Loss allowance	**–**	**–**	**–**	**–**	**–**
	955	**268**	**87**	**113**	**1,423**
31 March 2019					
Group					
Trade receivables	928	514	160	253	1,855
Loss allowance	–	–	–	–	–
	928	514	160	253	1,855
MIT					
Trade receivables	710	423	139	240	1,512
Loss allowance	–	–	–	–	–
	710	423	139	240	1,512

The Manager believes that no additional allowance is necessary in respect of the remaining trade receivables as these receivables are mainly from tenants with good records and with sufficient security in the form of bankers' guarantees, insurance bonds, or cash security deposits as collaterals.

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk

The Group and MIT adopt prudent liquidity risk management by maintaining sufficient cash on demand and banking facilities to meet expected operational expenses for a reasonable period, including the servicing of financial obligations.

The table below analyses the maturity profile of the non-derivative financial liabilities of the Group and MIT based on contractual undiscounted cash flows. Where it relates to a variable amount payable, the amount is determined by taking reference to the last contracted rate.

Group

	Less than 1 year $'000	Between 1 and 5 years $'000	Over 5 years $'000
At 31 March 2020			
Trade and other payables	**82,169**	**47,326**	**121**
Borrowings and interest payables	**42,380**	**1,008,971**	**566,157**
Lease liabilities	**2,335**	**8,601**	**28,366**
	126,884	**1,064,898**	**594,644**
At 31 March 2019			
Trade and other payables	90,512	50,809	4,017
Borrowings and interest payables	122,604	932,571	543,277
	213,116	983,380	547,294

MIT

	Less than 1 year $'000	Between 1 and 5 years $'000	Over 5 years $'000
At 31 March 2020			
Trade and other payables	**73,845**	**43,186**	**52**
Borrowings and interest payables	**42,380**	**788,971**	**381,157**
Loans from a subsidiary	**–**	**220,000**	**185,000**
Lease liabilities	**866**	**3,464**	**16,064**
	117,091	**1,055,621**	**582,273**
At 31 March 2019			
Trade and other payables	80,458	47,795	4,012
Borrowings and interest payables	122,604	712,571	358,277
Loans from a subsidiary	–	220,000	185,000
	203,062	980,366	547,289

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(c) Liquidity risk (continued)

The table below analyses the Group's and MIT's derivative financial instruments for which contractual maturities are essential for an understanding of the timing of the cash flows into relevant maturity groupings based on the remaining period from the reporting date to the contractual maturity date. The amounts disclosed in the table are the contractual undiscounted cash flows. Balances due within 12 months approximate their carrying balances as the impact of discounting is not significant.

	Group and MIT		
	Less than 1 year $'000	Between 1 and 5 years $'000	Over 5 years $'000
At 31 March 2020			
Net-settled interest rate swaps – fair value and cash flow hedges			
– Net payments	**(3,059)**	**(8,085)**	**(1,707)**
Gross-settled currency forwards			
– Receipts	**13,514**	**7,061**	**–**
– Payments	**(13,848)**	**(7,277)**	**–**
	(3,393)	**(8,301)**	**(1,707)**
At 31 March 2019			
Net-settled interest rate swaps – fair value and cash flow hedges			
– Net receipts/(payments)	712	439	(90)
Gross-settled currency forwards			
– Receipts	8,233	10,394	–
– Payments	(8,476)	(10,632)	–
	469	201	(90)

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(d) Capital risk

The Manager's objective when managing capital is to optimise the Group's capital structure within the borrowing limits set out in the CIS Code to fund future acquisitions and asset enhancement works. To maintain or achieve an optimal capital structure, the Manager may issue new units or source additional borrowing from both financial institutions and capital markets.

The Group is subject to the aggregate leverage limit as defined in Appendix 6 of the CIS Code ("Property Funds Appendix"). The Property Funds Appendix stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund should not exceed 45.0% of its Deposited Property.

The Group has an aggregate leverage ratio of 37.6% (31 March 2019: 33.8%) at the reporting date. Lease liabilities and right-of-use assets arising from the adoption of SFRS(I) 16 were excluded when computing net debt and total deposited property value respectively.

In accordance with Property Funds Appendix, the aggregate leverage ratio includes MIT's proportionate share of its joint ventures' borrowings and deposited property values.

The Group and MIT are in compliance with the borrowing limit requirements imposed by the CIS Code and all externally imposed capital requirements for the financial years ended 31 March 2020 and 31 March 2019.

(e) Fair value measurements

The assets and liabilities recognised and measured at fair value and classified by level of the following fair value measurement hierarchy are presented as follow:

(i) Level 1 : quoted prices (unadjusted) in active markets for identical assets or liabilities;

(ii) Level 2 : inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices); and

(iii) Level 3 : inputs for the asset or liability that are not based on observable market data (unobservable inputs).

Fair value measurement disclosure of other assets that are recognised or measured at fair value can be found at Note 14.

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques. The fair values of currency forwards are based on valuations provided by the banks. The fair values of interest rate swaps are calculated as the present value of the estimated future cash flows discounted at actively quoted interest rates.

27. FINANCIAL RISK MANAGEMENT (CONTINUED)

(e) Fair value measurements (continued)

The fair values of the derivative financial instruments are presented below:

	Group and MIT	
	31 March 2020 $'000	31 March 2019 $'000
Level 2		
Assets		
Derivative financial instruments		
– Interest rate swaps	**2,911**	1,223
– Currency forwards	**–**	33
	2,911	1,256
Liabilities		
Derivative financial instruments		
– Interest rate swaps	**24,555**	2,811
– Currency forwards	**1,103**	296
	25,658	3,107

The carrying amount of trade and other receivables, other current assets and trade and other payables approximate their fair values. The fair value of financial liabilities are estimated by discounting the future contractual cash flows at the current market interest rate that is available to the Group for similar financial instruments. The carrying value of borrowings approximate its fair value except for fixed rate non-current borrowings as disclosed in Note 22(e).

(f) Financial instruments by category

The carrying amount of the different categories of financial instruments is as disclosed on the face of the Statements of Financial Position and in Note 23 except for the following:

	Group		MIT	
	31 March 2020 $'000	31 March 2019 $'000	**31 March 2020 $'000**	31 March 2019 $'000
Financial assets at amortised cost	**68,639**	73,658	**378,883**	379,052
Financial liabilities at amortised cost	**1,594,476**	1,549,378	**1,569,364**	1,536,304

28. IMMEDIATE, INTERMEDIATE AND ULTIMATE HOLDING COMPANIES

For financial reporting purposes under SFRS(I) 10 *Consolidated Financial Statements*, the Group is regarded as a subsidiary of Mapletree Investments Pte Ltd. The immediate, intermediate and ultimate holding companies are Mapletree Dextra Pte. Ltd., Mapletree Investments Pte Ltd and Temasek Holdings (Private) Limited respectively. The immediate, intermediate and ultimate holding companies are incorporated in Singapore.

29. RELATED PARTY TRANSACTIONS

For the purpose of these financial statements, parties are considered to be related to the Group when the Group has the ability, directly or indirectly to control the party or exercise significant influence over the party in making financial and operating decisions, or vice versa, or where the Group and the party are subject to common significant influence. Related parties may be individuals and entities. The Manager and the Property Manager are indirect wholly-owned subsidiaries of the intermediate holding company.

During the financial year, in addition to the information disclosed elsewhere in the financial statements, the following related party transactions took place at terms agreed between the parties as follows:

	Group		**MIT**	
	FY19/20 $'000	FY18/19 $'000	**FY19/20 $'000**	FY18/19 $'000
Acquisition fees paid/payable to the Manager	**9,268**	3,363	**9,268**	3,363
Property and lease management fees paid/payable (including reimbursable expenses) to the Property Manager	**18,454**	16,542	**16,711**	15,601
Marketing commission paid/payable to the Property Manager	**6,114**	6,327	**5,728**	6,305
Development management fees paid/payable to the Manager	**(49)**	581	**(49)**	581
Project management fees paid/payable to the Property Manager	**154**	346	**154**	346
Interest expense and financing fees paid/payable to a related party	**9,859**	6,060	**9,859**	6,060
Other products and service fees paid/payable to related parties	**8,694**	9,003	**8,438**	8,939
Rental and other related income received/receivable from related parties	**19,999**	15,951	**6,676**	2,905
Novation of option to purchase 7 Tai Seng Drive from a related party	**–**	680	**–**	680
Purchase of 7 Tai Seng Drive	**–**	68,000	**–**	68,000

30. FINANCIAL RATIOS

	Group	
	FY19/20	FY18/19
Ratio of expenses to weighted average net assets[1]		
– including performance component of asset management fee	**1.10%**	1.19%
– excluding performance component of asset management fee	**0.75%**	0.82%
Portfolio Turnover Ratio[2]	**–**	–

[1] The ratios are computed in accordance with the guidelines of Investment Management Association of Singapore dated 25 May 2005. The expenses used in the computation relate to expenses of the Group, excluding property expenses, borrowing costs, foreign exchange gain/ (loss) and income tax expense.

[2] In accordance with the formulae stated in the CIS Code, the ratio reflects the number of times per year that a dollar of assets is reinvested. The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value.

31. SEGMENT INFORMATION

The operating segments have been determined based on the reports reviewed by the management in making strategic decisions.

The Manager considers the business from a business segment perspective; managing and monitoring the business based on property types.

The Manager assesses the performance of the operating segments based on a measure of Net Property Income (“NPI”). Interest income and borrowing costs (excluding finance cost on lease liabilities) are not allocated to segments, as the treasury activities are centrally managed by the Group. In addition, the Manager monitors the non-financial assets as well as financial assets directly attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment.

31. SEGMENT INFORMATION (CONTINUED)

The segment information provided to the Manager for the reportable segments for year ended 31 March 2020 is as follows:

	Hi-Tech Buildings $'000	Flatted Factories $'000	Business Park Buildings $'000	Stack-up/ Ramp-up Buildings $'000	Light Industrial Buildings $'000	Total $'000
Gross revenue	**156,045**	**152,096**	**47,134**	**44,358**	**6,225**	**405,858**
Net property income	**128,394**	**117,699**	**32,004**	**35,216**	**4,756**	**318,069**
Interest income						**2,634**
Borrowing costs						**(43,915)**[1]
Finance cost on lease liabilities	**(975)**	**–**	**–**	**–**	**(129)**	**(1,104)**
Manager's management fees						**(33,930)**
Trustee's fees						**(642)**
Other trust expenses						**(1,524)**
Net foreign exchange gain						**307**
Net fair value gain/(loss) on investment properties	**54,922**	**(14,478)**	**(1,359)**	**14,243**	**(2,530)**	**50,798**
Share of joint ventures' results	**76,506**	**–**	**–**	**–**	**–**	**76,506**
Profit before income tax						**367,199**
Income tax expense						**(56)**
Profit after income tax						**367,143**
Segment assets						
– Investment properties	**1,812,165**	**1,506,600**	**588,300**	**488,700**	**77,288**	**4,473,053**[2]
– Investments in joint ventures	**642,198**	**–**	**–**	**–**	**–**	**642,198**
– Trade receivables	**75**	**837**	**105**	**436**	**207**	**1,660**
						5,116,911
Unallocated assets						
– Cash and cash equivalents						**53,436**
– Other receivables						**13,500**
– Other current assets						**960**
– Derivative financial instruments						**2,911**
– Plant and equipment						**165**
Consolidated total assets						**5,187,883**
Segment liabilities	**41,092**	**38,556**	**11,238**	**11,380**	**4,207**	**106,473**[3]
Unallocated liabilities						
– Trade and other payables						**60,953**
– Borrowings						**1,434,414**[3]
– Derivative financial instruments						**25,658**
– Current income tax liabilities						**264**
Consolidated total liabilities						**1,627,762**

[1] Exclude finance cost on lease liabilities.

[2] Include right-of-use ("ROU") assets balance of $25.2 million, net fair value gain on properties (excluding ROU) of $79.7 million and additions of $31.9 million during the year.

[3] Lease liabilities were included under segment liabilities

31. SEGMENT INFORMATION (CONTINUED)

The segment information provided to the Manager for the reportable segments for year ended 31 March 2019 is as follows:

	Hi-Tech Buildings $'000	Flatted Factories $'000	Business Park Buildings $'000	Stack-up/ Ramp-up Buildings $'000	Light Industrial Buildings $'000	Total $'000
Gross revenue	122,975	155,736	46,516	43,853	7,021	376,101
Net property income	97,698	118,505	31,403	35,055	5,109	287,770
Interest income						246
Borrowing costs						(40,108)
Manager's management fees						(30,893)
Trustee's fees						(581)
Other trust expenses						(2,001)
Net foreign exchange loss						(202)
Net fair value gain/(loss) on investment properties and investment property under development	34,628	(11,296)	2,181	5,784	(540)	30,757
Share of joint venture's results	26,138	–	–	–	–	26,138
Profit before income tax						271,126
Income tax expense						*
Profit after income tax						271,126
Segment assets						
– Investment properties	1,546,700	1,578,000	581,000	473,000	75,500	4,254,200[1]
– Investment property under development	82,100	–	–	–	–	82,100[1]
– Investment in a joint venture	194,101	–	–	–	–	194,101
– Trade receivables	185	608	211	482	369	1,855
						4,532,256
Unallocated assets						
– Cash and cash equivalents						40,010
– Other receivables						31,632
– Other current assets						1,727
– Derivative financial instruments						1,256
– Plant and equipment						183
Consolidated total assets						4,607,064
Segment liabilities	18,065	39,485	14,895	11,508	1,551	85,504
Unallocated liabilities						
– Trade and other payables						73,973
– Borrowings						1,396,714
– Derivative financial instruments						3,107
– Current income tax liabilities						240
Consolidated total liabilities						1,559,538

* Amount less than $1,000

[1] Include net fair value gain on properties of $30.8 million and additions of $397.2 million during the year.

32. NEW OR REVISED ACCOUNTING STANDARDS AND INTERPRETATIONS

Below are the mandatory standards that have been published, and are relevant for the Group's accounting periods beginning on or after 1 April 2020 or later periods and which the Group had not early adopted:

(a) Amendments to SFRS(I) 3 *Business Combination* (effective for annual periods beginning on or after 1 January 2020)

The acquisition meets the definition of a business under SFRS(I) 3. To be considered a business, an acquisition would have to include an output and a substantive process that together significantly contribute to the ability to create outputs. A framework is introduced to evaluate when an input and substantive process are present. To be a business without outputs, there will now need to be an organised workforce.

The definition of the term 'outputs' is narrowed to focus on goods and services provided to customers, generating investment income and other income, and it excludes returns in the form of lower costs and other economic benefits.

It is also no longer necessary to assess whether market participants are capable of replacing missing elements or integrating the acquired activities and assets. Entities can apply a 'concentration test' that, if met, eliminates the need for further assessment. Under this optional test, where substantially all of the fair value of gross assets acquired is concentrated in a single asset (or a group of similar assets), the assets acquired would not represent a business.

These amendments are applied to business combinations and asset acquisitions with acquisition date on or after 1 April 2020. Early application is permitted. The Group does not expect any significant impact arising from applying these amendments.

(b) Amendments to SFRS(I) 9, SFRS(I) 1-39 and SFRS(I) 7 *Interest Rate Benchmark Reform* (effective for annual periods beginning on or after 1 January 2020)

In December 2019, the ASC issued 'Amendments to SFRS(I) 9, SFRS(I) 1-39 and SFRS(I) 7 *Interest Rate Benchmark Reform'* (effective 1 January 2020).

The amendments provide exceptions that allow entities to continue hedge accounting for existing hedge relationships under the assumption that Inter Bank Offer Rate (IBOR) based hedged cash flows are not altered as a result of the IBOR Reform.

These amendments are issued due to global reform of interest rate benchmarks such as IBORs. IBORs are key reference rates for financial instruments such as derivatives, loans and bonds. In response to cases of attempted manipulation in relation to key IBORs, and to the decline in liquidity in key interbank unsecured funding markets, the Financial Stability Board made several recommendations relating to:

(i) strengthening of IBORs by anchoring them to a greater number of transactions, where possible, and improving the processes and controls around submissions;

(ii) identifying alternative near-risk-free rates (RFRs) and, where suitable, encouraging market participants to transition new contracts to an appropriate RFR.

Regulators in a number of jurisdictions, including Singapore, are in the midst of phasing out IBORs and replacing them with more suitable alternative reference rates. There is currently uncertainty around the timing and precise nature of these changes.

The Group continues to monitor the developments of IBOR reform and will assess the impact for the Group as further information becomes available.

33. EVENTS OCCURRING AFTER REPORTING DATE

(a) Impact arising from COVID-19 pandemic outbreak

The outbreak of Coronavirus Disease 2019 in early 2020 (the "COVID-19 outbreak") has affected businesses and economic activities to varying extents. The Group has considered the following in the assessment of the impact on its business and financials up to the date of the financial statements:

(i) The Group applies the fair value model to measure its investment properties. As at 31 March 2020, fair values of the Group's investment properties amounted to $4,473,053,000 (Note 14). Subsequent to the Group's statement of financial position date, the fair values of the Group's investment properties may be subject to fluctuation due to the COVID-19 outbreak. The Group is closely monitoring the development of the COVID-19 outbreak and its related impact on its businesses. As at the date of the financial statements, the impact is still under assessment.

(ii) The Singapore Government has announced relief schemes and assistance package to help alleviate pressure on businesses, this includes the Resilience Budget that was announced on 26 March 2020 as well as the COVID-19 (Temporary Measures) Act ("COVID-19 Act") which was passed on 7 April 2020. Some of the measures include:

(a) For industrial properties, a 30% property rebates were granted to property owners. The COVID-19 Act mandates property owners to pass the full benefit of the property tax rebates to the tenants. As the property tax rebate will be passed through in full to the tenants, this will have no material impact to the Group's financial positions.

(b) The COVID-19 Act also provides temporary and targeted protection for businesses and individuals who are unable to fulfil certain contractual obligations because of COVID-19, by suspending certain actions to enforce those obligations for six months. The Group will continue to monitor the developments and assess the impact for the Group as further information becomes available.

(iii) On 15 April 2020, the Manager announced that the Group will support tenants with a COVID-19 Assistance and Relief Programme of up to $13.7 million. This has no impact to the Group's financial position as at 31 March 2020.

(iv) On 16 April 2020, the Ministry of Finance, IRAS and MAS announced new measures to provide real estate investment trusts listed on the Singapore Exchange with greater flexibility to manage their cash flows and raise funds amid this challenging operating climate due to COVID-19. The leverage limit will be raised with immediate effect from 45% to 50%. As at 31 March 2020, the Group has an aggregate leverage ratio of 37.6%.

(b) Distribution

Subsequent to the reporting date, the Manager announced a distribution of 2.85 cents per unit for the period from 1 January 2020 to 31 March 2020.

34. AUTHORISATION OF THE FINANCIAL STATEMENTS

The financial statements were authorised for issue by the Manager and the Trustee on 27 April 2020.

STATISTICS OF UNITHOLDINGS

AS AT 29 MAY 2020

DISTRIBUTION OF UNITHOLDINGS

Size of Unitholdings	No. of Unitholders	%	No. of Units	%
1 - 99	775	2.81	34,295	0.00
100 - 1,000	7,060	25.61	6,346,333	0.29
1,001 - 10,000	16,235	58.89	60,242,011	2.74
10,001 - 1,000,000	3,474	12.60	136,263,840	6.19
1,000,001 and above	26	0.09	1,998,613,435	90.78
Total	**27,570**	**100.00**	**2,201,499,914**	**100.00**

LOCATION OF UNITHOLDERS

Country	No. of Unitholders	%	No. of Units	%
Singapore	26,988	97.89	2,192,060,863	99.57
Malaysia	409	1.48	7,266,172	0.33
Others	173	0.63	2,172,879	0.10
Total	**27,570**	**100.00**	**2,201,499,914**	**100.00**

TWENTY LARGEST UNITHOLDERS

No.	Name	No. of Units	%
1.	Mapletree Dextra Pte. Ltd.	628,027,959	28.53
2.	Citibank Nominees Singapore Pte Ltd	417,576,481	18.97
3.	DBS Nominees (Private) Limited	338,964,709	15.40
4.	DBSN Services Pte. Ltd.	218,803,737	9.94
5.	HSBC (Singapore) Nominees Pte Ltd	194,280,056	8.82
6.	Raffles Nominees (Pte.) Limited	88,955,665	4.04
7.	BPSS Nominees Singapore (Pte.) Ltd.	30,224,814	1.37
8.	DB Nominees (Singapore) Pte Ltd	17,104,566	0.78
9.	Mapletree Industrial Trust Management Ltd.	15,097,475	0.68
10.	United Overseas Bank Nominees (Private) Limited	9,924,117	0.45
11.	Phillip Securities Pte Ltd	4,639,374	0.21
12.	ABN AMRO Clearing Bank N.V.	4,468,109	0.20
13.	UOB Kay Hian Private Limited	4,301,540	0.20
14.	OCBC Securities Private Limited	3,897,959	0.18
15.	OCBC Nominees Singapore Private Limited	3,507,206	0.16
16.	Societe Generale, Singapore Branch	2,740,825	0.12
17.	Chin Poh Leng	2,384,934	0.11
18.	BNP Paribas Nominees Singapore Pte. Ltd.	2,252,249	0.10
19.	CGS-CIMB Securities (Singapore) Pte. Ltd.	1,928,088	0.09
20.	Maybank Kim Eng Securities Pte. Ltd.	1,735,089	0.08
	Total	**1,990,814,952**	**90.43**

STATISTICS OF UNITHOLDINGS

AS AT 29 MAY 2020

SUBSTANTIAL UNITHOLDERS AS AT 29 MAY 2020

		No. of Units		
No.	**Name of Company**	**Direct Interest**	**Deemed Interest**	**% of Total Issued Capital**
1.	Temasek Holdings (Private) Limited(1)	–	680,925,318	30.93
2.	Fullerton Management Pte Ltd(1)	–	643,125,434	29.21
3.	Mapletree Investments Pte Ltd(1)	–	643,125,434	29.21
4.	Mapletree Dextra Pte. Ltd.	628,027,959	–	28.53

Notes

(1) Each of Temasek Holdings (Private) Limited ("Temasek") and Fullerton Management Pte Ltd ("Fullerton") is deemed to be interested in the 628,027,959 units held by Mapletree Dextra Pte. Ltd. ("MDPL") and 15,097,475 units held by Mapletree Industrial Trust Management Ltd. ("MITM") in which Mapletree Investments Pte Ltd ("MIPL") has a deemed interest. In addition, Temasek is deemed to be interested in 37,799,884 units in which its other subsidiaries and associated companies have direct or deemed interest. MDPL and MITM are wholly-owned subsidiaries of MIPL. MIPL is a wholly-owned subsidiary of Fullerton which is in turn a wholly-owned subsidiary of Temasek. Each of MIPL and such other subsidiaries and associated companies referred to above is an independently-managed Temasek portfolio company. Neither Temasek nor Fullerton are involved in their business or operating decisions, including those regarding their unitholdings.

UNITHOLDINGS OF THE DIRECTORS OF THE MANAGER AS AT 21 APRIL 2020

		No. of Units	
No.	**Name**	**Direct Interest**	**Deemed Interest**
1.	Wong Meng Meng	268,000	–
2.	Mary Yeo Chor Gek	–	–
3.	Pok Soy Yoong	–	272,530
4.	Guy Daniel Harvey-Samuel	–	–
5.	Andrew Chong Yang Hsueh	–	–
6.	Dr Andrew Lee Tong Kin	–	–
7.	William Toh Thiam Siew	275,795	–
8.	Chua Tiow Chye	903,419	19,401
9.	Wendy Koh Mui Ai	–	1,397,999
10.	Michael Thomas Smith	–	–
11.	Tham Kuo Wei	570,692	–

FREE FLOAT

Based on the information made available to the Manager as at 29 May 2020, approximately 68.9% of the units in MIT were held in the hands of the public. Accordingly, Rule 723 of the Listing Manual of the SGX-ST has been complied with.

ISSUED AND FULLY PAID UNITS

2,201,499,914 units (voting rights: one vote per unit)
Market Capitalisation: S$5,988,079,766.08 (based on closing price of S$2.72 per unit on 29 May 2020)

INTERESTED PERSON TRANSACTIONS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

The transactions entered into with interested persons (IPTs) during the financial year, which fall under the Listing Manual of the Singapore Exchange Securities Trading Limited ("SGX-ST") and the Property Funds Appendix of the Code on Collective Investment Schemes are as follows:

Name of Interested Person	Nature of relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000 and transactions conducted under unitholders' mandate pursuant to Rule 920) S$'000	Aggregate value of all interested person transactions conducted under unitholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000) S$'000
Exempted under Rule 905 and 906 of the Listing Manual			
(i) Mapletree Investments Pte Ltd and its subsidiaries	Subsidiaries of controlling unitholder of Mapletree Industrial Trust		
– Manager's management fees		33,930	–
– Property and lease management fees		12,129	–
– Acquisition fees		9,268	–
– Marketing commission		6,114	–
– Project management fees		154	–
(ii) DBS Trustee Limited	Trustee of Mapletree Industrial Trust and its subsidiaries		
– Trustee fees		642	–
Exceptions under Rule 916 of the Listing Manual[1]			
Mapletree Investments Pte Ltd and its subsidiaries	Joint ventures of Mapletree Industrial Trust		
– Corporate guarantees provided for borrowings of Mapletree Rosewood Data Centre Trust ("MRODCT")		557,205	–
– Equity investment in MRODCT		384,977	–
– Unitholder's loan to MRODCT		333,180	–
– Manager's management fees to MRODCT		2,712	–
– Manager's management fees to MRDCT		4,424	–
– Unitholder's loan interest		2,268	–

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[1] The joint ventures are considered IPT under Rule 906 of the Listing Manual as well as Paragraph 5 of the Property Funds Appendix. However, the entry into the joint venture agreements fall within the exception under Rule 916 of the Listing Manual and accordingly, the approval of Unitholders for the joint ventures are not required. The Unitholder's loan to MRODCT was repaid on 10 January 2020 after onshore debt financing was finalised. Disclosure is based on MIT's proportionate interests in MRODCT and Mapletree Redwood Data Centre Trust ("MRDCT") .

INTERESTED PERSON TRANSACTIONS

FOR THE FINANCIAL YEAR ENDED 31 MARCH 2020

Name of Interested Person	Nature of relationship	Aggregate value of all interested person transactions during the financial year under review (excluding transactions less than S$100,000 and transactions conducted under unitholders' mandate pursuant to Rule 920) S$'000	Aggregate value of all interested person transactions conducted under unitholders' mandate pursuant to Rule 920 (excluding transactions less than S$100,000) S$'000
<u>**Non-exempted IPTs**</u>			
(i) Telechoice International Limited	Associate of Mapletree Industrial Trust's controlling unitholder		
– Lease related income		3,972	–
(ii) Temasek Holdings (Private) Limited and its related companies	Associates of Mapletree Industrial Trust's controlling unitholder		
– Operating related expenses		1,322	–
– Development related works		393	–
– Interest on loan		291	–
– Lease related income		172	–
(iii) Singapore Technologies Engineering Ltd and subsidiaries	Associates of Mapletree Industrial Trust's controlling unitholder		
– Lease related income		443	–
(iv) Starhub Ltd and subsidiaries	Associates of Mapletree Industrial Trust's controlling unitholder		
– Lease related income		329	–
(v) Singapore Airlines Limited and subsidiaries	Associates of Mapletree Industrial Trust's controlling unitholder		
– Lease related income		333	–

As set out in MIT's Prospectus dated 12 October 2010, fees and charges payable by MIT to the Manager under the Trust Deed and to the Property Manager under the Property Management Agreement are not subject to Rule 905 and Rule 906 of the SGX-ST's Listing Manual. The Property Management Agreement includes an extension of term and the Property Management Agreement will not be subject to Rule 905 and Rule 906 of the Listing Manual during the extension term.

For the purpose of the disclosure, the full contract sum was used where an interested person transaction had a fixed term and contract value, while the annual amount incurred and/or accrued was used where an interested person transaction had an indefinite term or where the contract sum was not specified.

Save as disclosed above, there were no additional interested person transactions (excluding transactions of less than S$100,000 each) during the financial year under review nor material contracts entered into by MIT Group that involved the interests of the CEO or Director of the Manager, or any controlling unitholder of MIT, either still subsisting at the end of the financial year under review or entered into since the end of the previous financial year.

MIT Group has not obtained a general mandate from Unitholders pursuant to Rule 920 for any interested person transactions for the financial year under review.

Please also see Significant Related Party Transactions in Note 29 to the Financial Statements.

CORPORATE DIRECTORY

MANAGER

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BOARD OF DIRECTORS

Mr Wong Meng Meng
Non-Executive Chairman and Director

Ms Mary Yeo Chor Gek
Lead Independent Non-Executive Director

Mr Pok Soy Yoong
Independent Non-Executive Director

Mr Guy Daniel Harvey-Samuel
Independent Non-Executive Director

Dr Andrew Lee Tong Kin
Independent Non-Executive Director

Mr William Toh Thiam Siew
Independent Non-Executive Director

Mr Andrew Chong Yang Hsueh
Independent Non-Executive Director

Mr Chua Tiow Chye
Non-Executive Director

Ms Wendy Koh Mui Ai
Non-Executive Director

Mr Michael Thomas Smith
Non-Executive Director

Mr Tham Kuo Wei
Executive Director and
Chief Executive Officer

AUDIT AND RISK COMMITTEE

Mr Pok Soy Yoong
Chairman

Mr Guy Daniel Harvey-Samuel

Dr Andrew Lee Tong Kin

Mr William Toh Thiam Siew

NOMINATING AND REMUNERATION COMMITTEE

Ms Mary Yeo Chor Gek
Chairperson

Mr Andrew Chong Yang Hsueh

Mr Chua Tiow Chye

MANAGEMENT

Mr Tham Kuo Wei
Chief Executive Officer

Ms Ler Lily
Chief Financial Officer

Mr Peter Tan Che Heng
Head of Investment

Ms Serene Tam Mei Fong
Head of Asset Management

CORPORATE SERVICES

Mr Wan Kwong Weng
Joint Company Secretary

Ms See Hui Hui
Joint Company Secretary

PROPERTY MANAGER

Mr Tan Wee Seng
Group Chief Development Officer

Ms Chng Siok Khim
Head of Marketing

Mr Paul Tan Tzyy Woon
Head of Property Management

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Ms Magdelene Chua Wei Zhen
Partner
(With effect from financial year ended 31 March 2020)

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As Manager of Mapletree Industrial Trust
(Company Registration Number: 201015667D)

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