



# 1QFY22/23 Financial Results

25 July 2022



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- 02 1QFY22/23 Financial Performance**
- 03 Portfolio Update**
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***KEY HIGHLIGHTS***  
***1 APR 2022 TO 30 JUN 2022***

*Data Centres, 13831 Katy Freeway, Houston*

## ✦ Growth driven by contribution from the 29 data centres acquired in the United States

- 1QFY22/23 Distributable Income: S\$92.1 million (▲ 11.4% y-o-y)
- 1QFY22/23 DPU: 3.49 cents (▲ 4.2% y-o-y)

## ✦ Portfolio and investment updates

- Average Overall Portfolio occupancy increased q-o-q from 94.0% to 95.3%
- Improved occupancies across all property segments in Singapore and North America
- Completed divestments of 19 Changi South Street 1, Singapore for S\$13.0 million on 21 Apr 2022 and 19675 West Ten Mile Road, Southfield, Michigan for US\$10.0 million on 9 Jun 2022

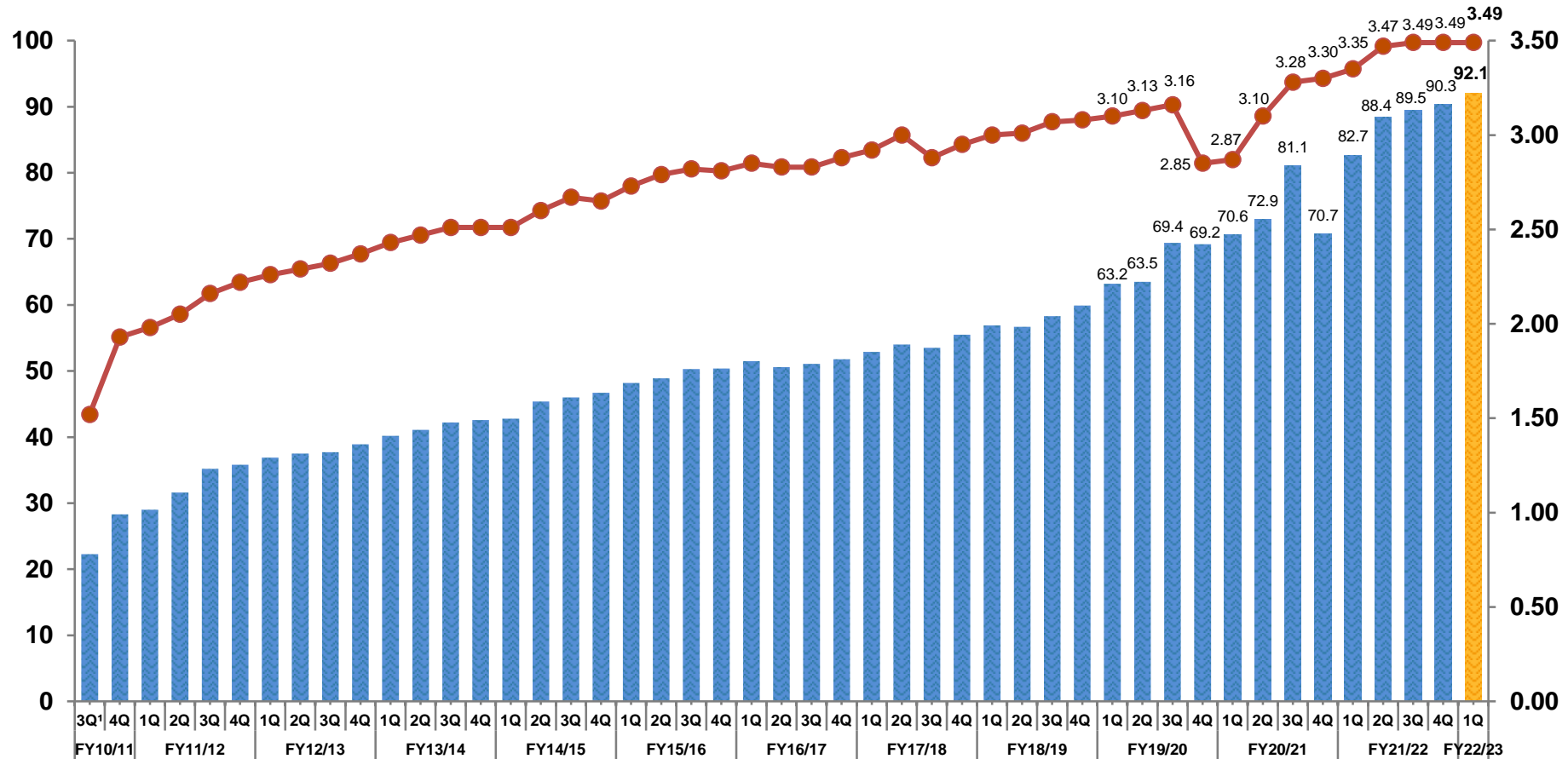
## ✦ Capital management update

- Hedged borrowings of 72.3% and weighted average hedge tenor of 4.2 years
- No significant replacement risks for interest rate hedges expiring in FY22/23

# Sustainable and Growing Returns

Distributable Income  
(S\$ million)

DPU  
(cents)



DPU  
(cents)

3.45	8.41	9.24	9.92	10.43	11.15	11.39	11.75	12.16	12.24	12.55	13.80
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<sup>1</sup> MIT was listed on 21 Oct 2010.



# **1QFY22/23 FINANCIAL PERFORMANCE**

*Hi-Tech Buildings, build-to-suit project for HP*

# Statement of Profit or Loss (Year-on-Year)

	1QFY22/23 (S\$'000)	1QFY21/22 (S\$'000)	↑ / (↓)
Gross revenue	167,805	128,059	31.0%
Property operating expenses	(37,902)	(23,340)	62.4%
<b>Net property income</b>	<b>129,903</b>	<b>104,719</b>	<b>24.0%</b>
Borrowing costs	(19,947)	(15,238)	30.9%
Trust expenses	(16,558)	(12,943)	27.9%
Gain on divestment of investment properties <sup>1</sup>	3,759	507	>100%
Share of joint venture's results <sup>2</sup>	9,333	8,980	3.9%
<b>Profit before income tax</b>	<b>106,490</b>	<b>86,025</b>	<b>23.8%</b>
Income tax expense	(5,418)	(1,414)	>100%
<b>Profit for the period</b>	<b>101,072</b>	<b>84,611</b>	<b>19.5%</b>
Profit attributable to perpetual securities holders	2,356	1,295	81.9%
<b>Profit attributable to Unitholders</b>	<b>98,716</b>	<b>83,316</b>	<b>18.5%</b>
Net non-tax deductible items	(12,612)	(7,248)	74.0%
Distributions declared by joint venture	6,034	6,628	(9.0%)
<b>Amount available for distribution to Unitholders</b>	<b>92,138</b>	<b>82,696</b>	<b>11.4%</b>
<b>Distribution per Unit (cents)</b>	<b>3.49<sup>3</sup></b>	<b>3.35</b>	<b>4.2%</b>

1 Gain on divestment of investment properties arose from the divestment of 19 Changi South Street 1 and 19675 Wet Ten Mile Road, Southfield for the quarter ended 30 Jun 2022. For quarter ended 30 Jun 2021, divestment gain arose from divestment of 26A Ayer Rajah Crescent.

2 Share of joint venture's results relates to MIT's equity interest in the joint venture with Mapletree Investments Pte Ltd ("MIPL"). The results of the joint venture were equity accounted at the Group level.

3 Includes the distribution of divestment gain from 26A Ayer Rajah Crescent over eight quarters from 2QFY21/22.



# Statement of Profit or Loss (Qtr-on-Qtr)

	1QFY22/23 (S\$'000)	4QFY21/22 (S\$'000)	↑ / (↓)
Gross revenue	167,805	164,092	2.3%
Property operating expenses	(37,902)	(39,885)	(5.0%)
<b>Net property income</b>	<b>129,903</b>	<b>124,207</b>	<b>4.6%</b>
Borrowing costs	(19,947)	(18,979)	5.1%
Trust expenses <sup>1</sup>	(16,558)	(20,913)	(20.8%)
Gain on divestment of investment properties <sup>2</sup>	3,759	-	*
Net fair value gain on investment properties and investment property under development	-	7,170	*
Share of joint venture's results <sup>3</sup>	9,333	88,994	(89.5%)
<i>Comprising:</i>			
- Net profit after tax	9,333	9,150	2.0%
- Net fair value gain/(loss) on investment properties	-	79,844	*
<b>Profit before income tax</b>	<b>106,490</b>	<b>180,479</b>	<b>(40.9%)</b>
Income tax expense	(5,418)	(22,587)	(76.0%)
<b>Profit for the period</b>	<b>101,072</b>	<b>157,892</b>	<b>(36.0%)</b>
Profit attributable to perpetual securities holders	2,356	2,330	1.1%
<b>Profit attributable to Unitholders</b>	<b>98,716</b>	<b>155,562</b>	<b>(36.5%)</b>
Net non-tax deductible items	(12,612)	(72,556)	(82.6%)
Distributions declared by joint venture	6,034	7,322	(17.6%)
<b>Amount available for distribution to Unitholders</b>	<b>92,138</b>	<b>90,328</b>	<b>2.0%</b>
<b>Distribution per Unit (cents)</b>	<b>3.49<sup>4</sup></b>	<b>3.49<sup>4</sup></b>	<b>-</b>

\* Not meaningful.

1 Other trust expenses for 4QFY21/22 include provision for tenant compensation claims.

2 Gain on divestment of investment properties arose from the divestment of 19 Changi South Street 1 and 19675 Wet Ten Mile Road, Southfield for the quarter ended 30 Jun 2022.

3 Share of joint venture's results relates to MIT's equity interest in the joint venture with MIPL. The results of the joint venture were equity accounted at the Group level.

4 Includes the distribution of divestment gain from 26A Ayer Rajah Crescent over eight quarters from 2QFY21/22.

# Statement of Financial Position

	30 Jun 2022	31 Mar 2022	↑ / (↓)
Total assets (S\$'000)	8,581,859	8,479,971	1.2%
Total liabilities (S\$'000)	3,225,858	3,201,113	0.8%
<b>Net assets attributable to Unitholders (S\$'000)</b>	<b>5,056,529</b>	<b>4,977,056</b>	<b>1.6%</b>
<b>Net asset value per Unit (S\$)<sup>1</sup></b>	<b>1.88</b>	<b>1.86</b>	<b>1.1%</b>

<sup>1</sup> Net tangible asset per Unit was the same as net asset value per Unit as there were no intangible assets as at reporting dates.

# Strong Balance Sheet

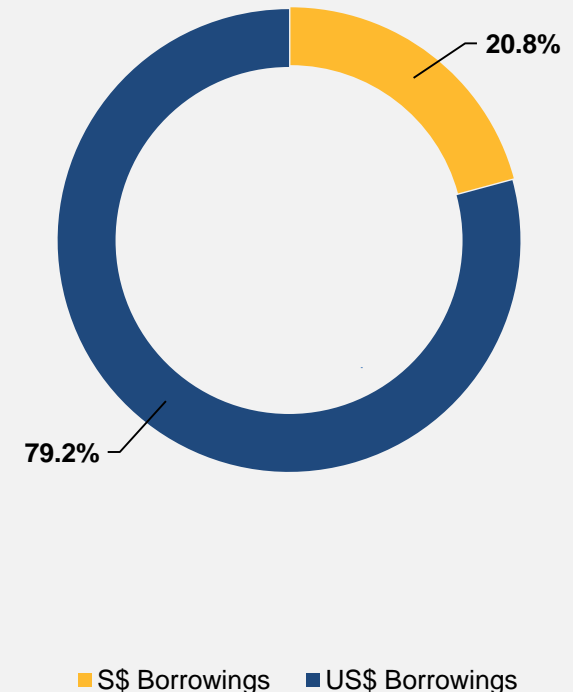
	30 Jun 2022	31 Mar 2022
Total debt	<b>S\$2,940.7 million</b>	S\$2,904.1 million
Weighted average tenor of debt	<b>3.7 years</b>	3.8 years
Aggregate leverage ratio <sup>1</sup>	<b>38.4%</b>	38.4%

## Strong balance sheet to pursue growth opportunities

- ✦ 'BBB+' rating with Stable Outlook by Fitch Ratings
- ✦ 100% of loans unsecured with minimal covenants
- ✦ DRP take-up rate of 30.0% for 4QFY21/22 Distribution. DRP will be applied for 1QFY22/23 Distribution

## DEBT CURRENCY PROFILE

As at 30 June 2022

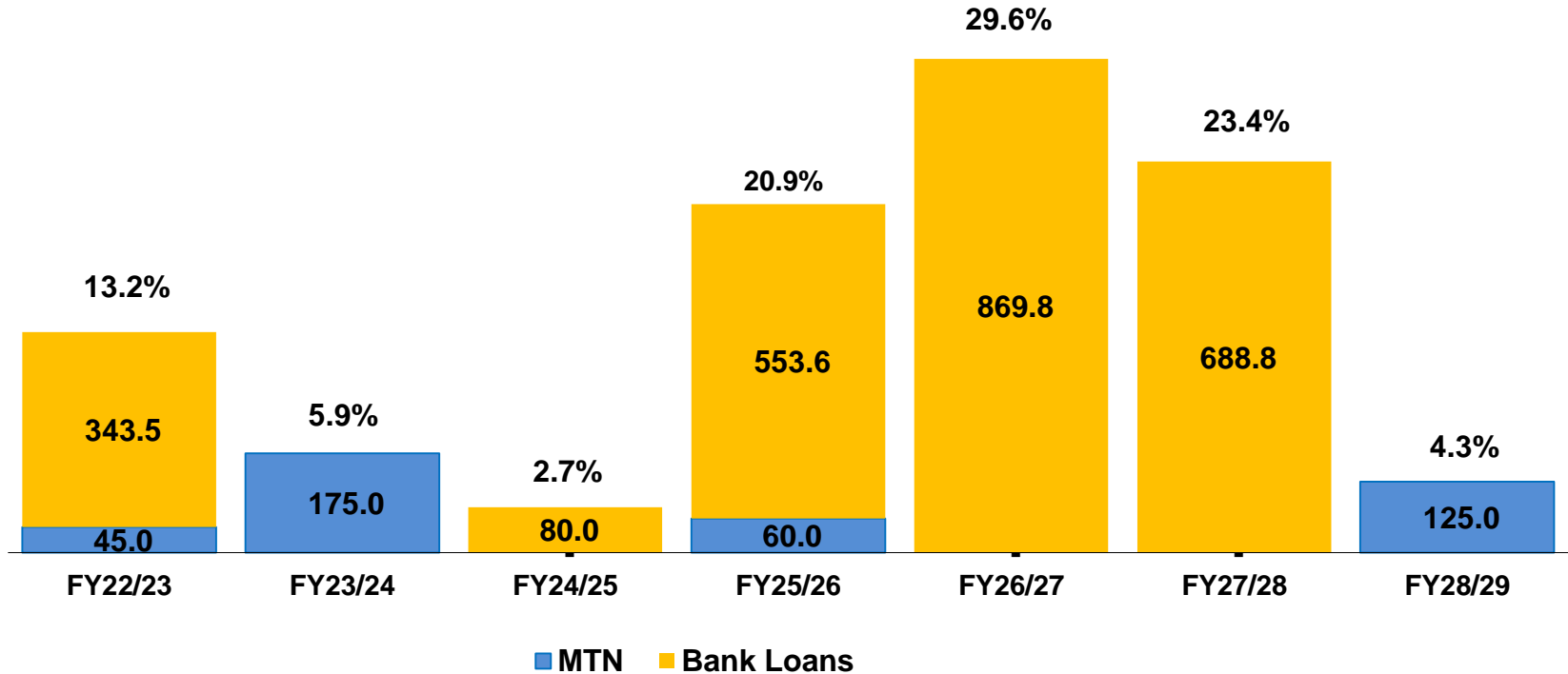


<sup>1</sup> In accordance with Property Funds Guidelines, the aggregate leverage ratio includes proportionate share of aggregate leverage as well as deposited property values of joint venture. As at 30 Jun 22, aggregate leverage including MIT's proportionate share of joint venture is S\$3,508.0 million.

# Well Diversified Debt Maturity Profile

## DEBT MATURITY PROFILE

As at 30 June 2022



Amounts in S\$ million

Weighted Average Tenor of Debt = 3.7 years

# Risk Management

	30 Jun 2022	31 Mar 2022
Fixed as a % of total debt	<b>72.3%</b>	70.5%
Weighted average hedge tenor	<b>4.2 years</b>	3.6 years
Weighted average all-in funding cost for the quarter	<b>2.5%</b>	2.4%
Interest coverage ratio (“ICR”) for the quarter	<b>6.0 times</b>	5.7 times
ICR for the trailing 12 months <sup>1</sup>	<b>6.2 times</b>	6.4 times
Adjusted ICR for the trailing 12 months <sup>1</sup>	<b>5.5 times</b>	5.7 times

<sup>1</sup> Calculated in accordance with Property Funds Guidelines dated 16 Apr 2020

# PORTFOLIO UPDATE



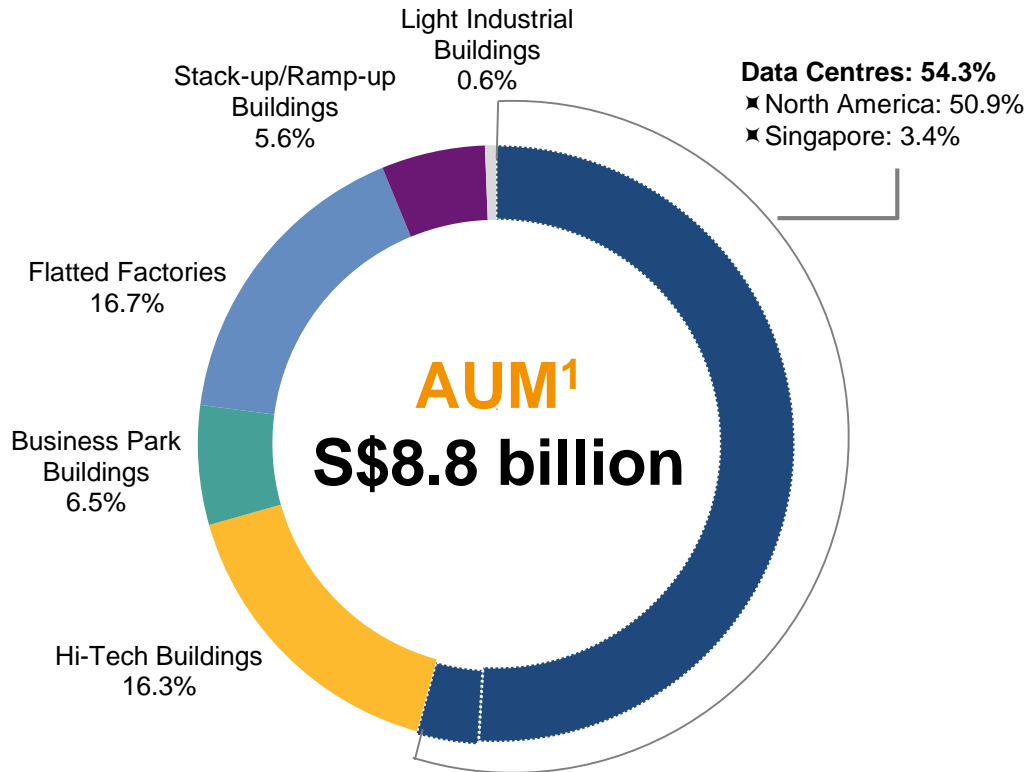
*Business Park Buildings, The Strategy and The Synergy*

# 141 Properties Across 6 Property Segments

**\$8.8 billion<sup>1</sup>**  
AUM

**24.1 million<sup>2</sup>**  
NLA (sq ft)

**>2,000 tenants**  
Tenant Base



## AUM by geography

North America	50.9%
Singapore	49.1%

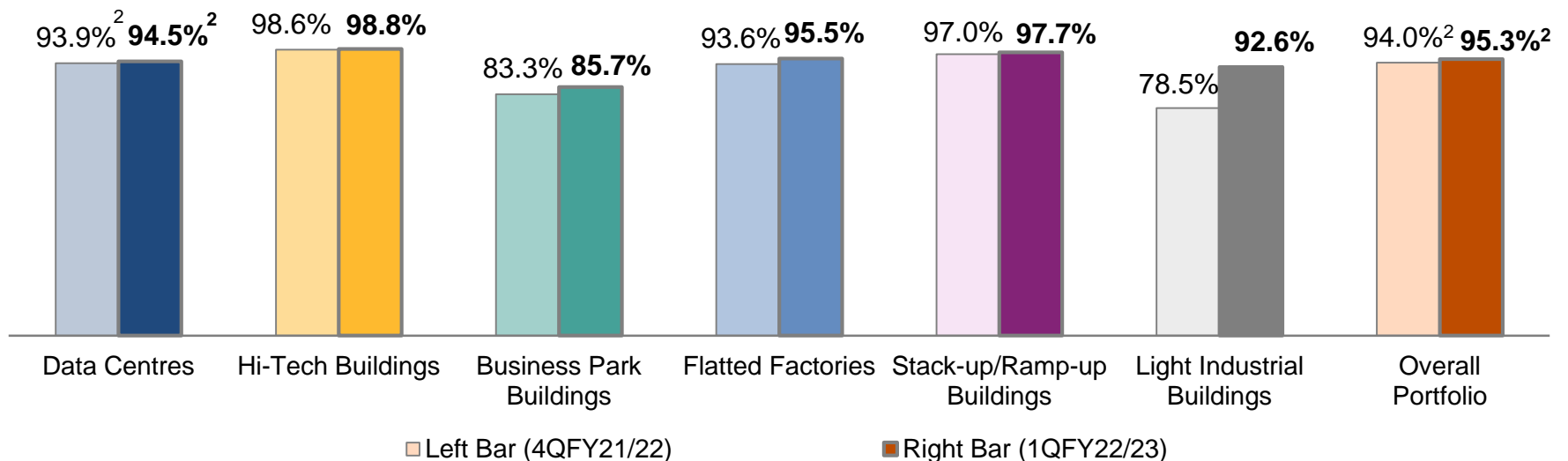
<sup>1</sup> Based on MIT's book value of investment properties as well as MIT's interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America and included MIT's right-of-use assets as at 30 Jun 2022.

<sup>2</sup> Excludes the parking decks (150 Carnegie Way and 171 Carnegie Way) at 180 Peachtree.

# Portfolio Overview

	Singapore Portfolio	North American Portfolio	Overall Portfolio
Number of properties	85	56	141
NLA (million sq ft)	15.8	8.3 <sup>1</sup>	24.1 <sup>1</sup>
Occupancy (%)			
<b>1QFY22/23</b>	<b>96.0</b>	<b>94.0</b>	<b>95.3<sup>2</sup></b>
<i>4QFY21/22</i>	<i>94.4</i>	<i>93.3</i>	<i>94.0<sup>2</sup></i>

## SEGMENTAL OCCUPANCY RATES<sup>1</sup>



<sup>1</sup> Excludes the parking decks (150 Carnegie Way and 171 Carnegie Way) at 180 Peachtree.

<sup>2</sup> Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through Mapletree Rosewood Data Centre Trust ("MRODCT").



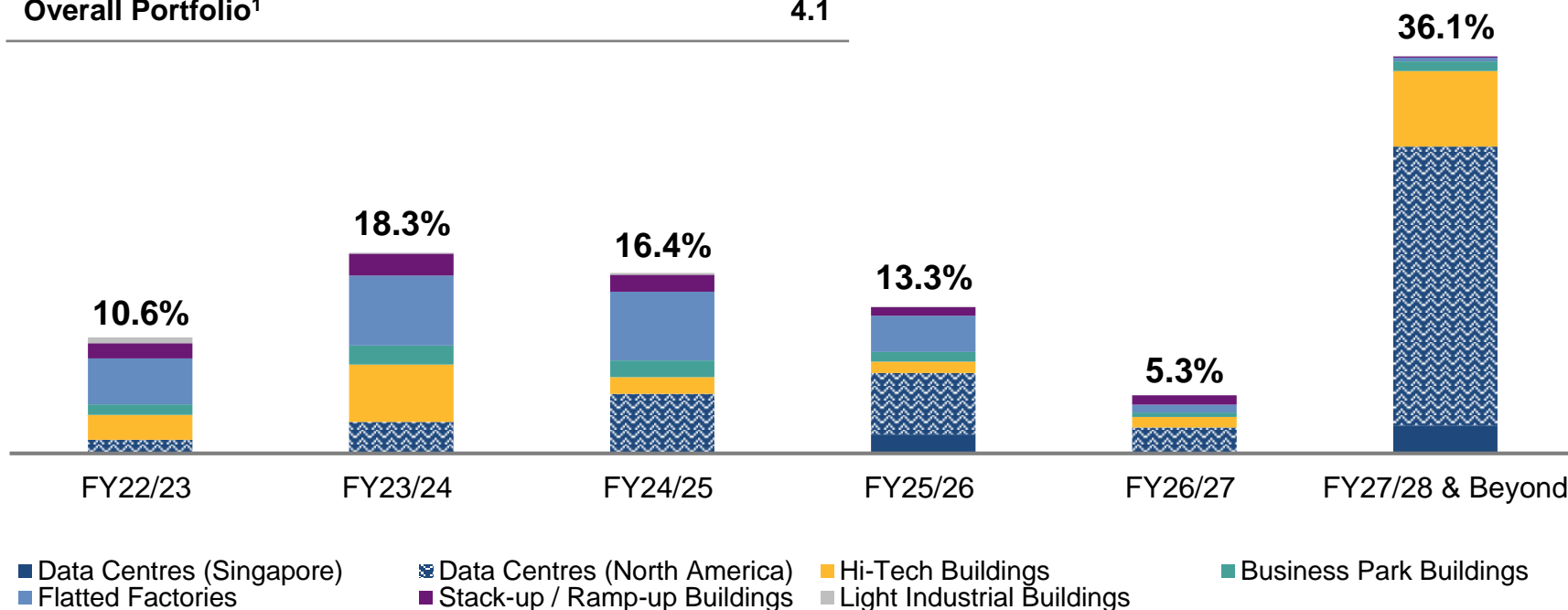
# Lease Expiry Profile

## EXPIRING LEASES BY GROSS RENTAL INCOME<sup>1</sup>

As at 30 June 2022

### WALE based on date of commencement of leases (years)<sup>2</sup>

North American Portfolio	6.2
Singapore Portfolio	2.7
<b>Overall Portfolio<sup>1</sup></b>	<b>4.1</b>



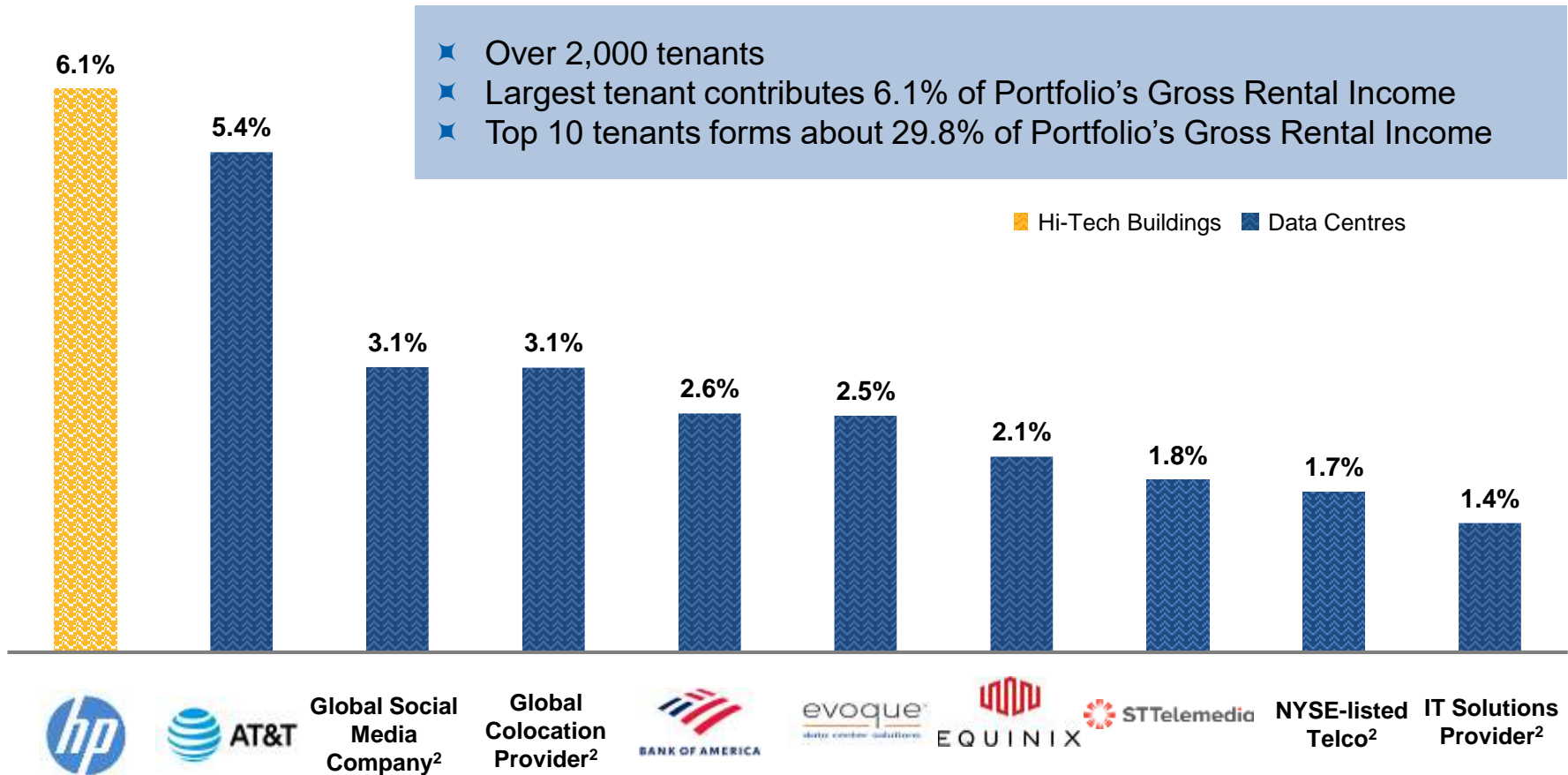
<sup>1</sup> Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

<sup>2</sup> Refers to leases which commenced prior to and on 30 Jun 2022.

# Large and Diversified Tenant Base

## TOP 10 TENANTS BY GROSS RENTAL INCOME<sup>1</sup>

As at 30 June 2022



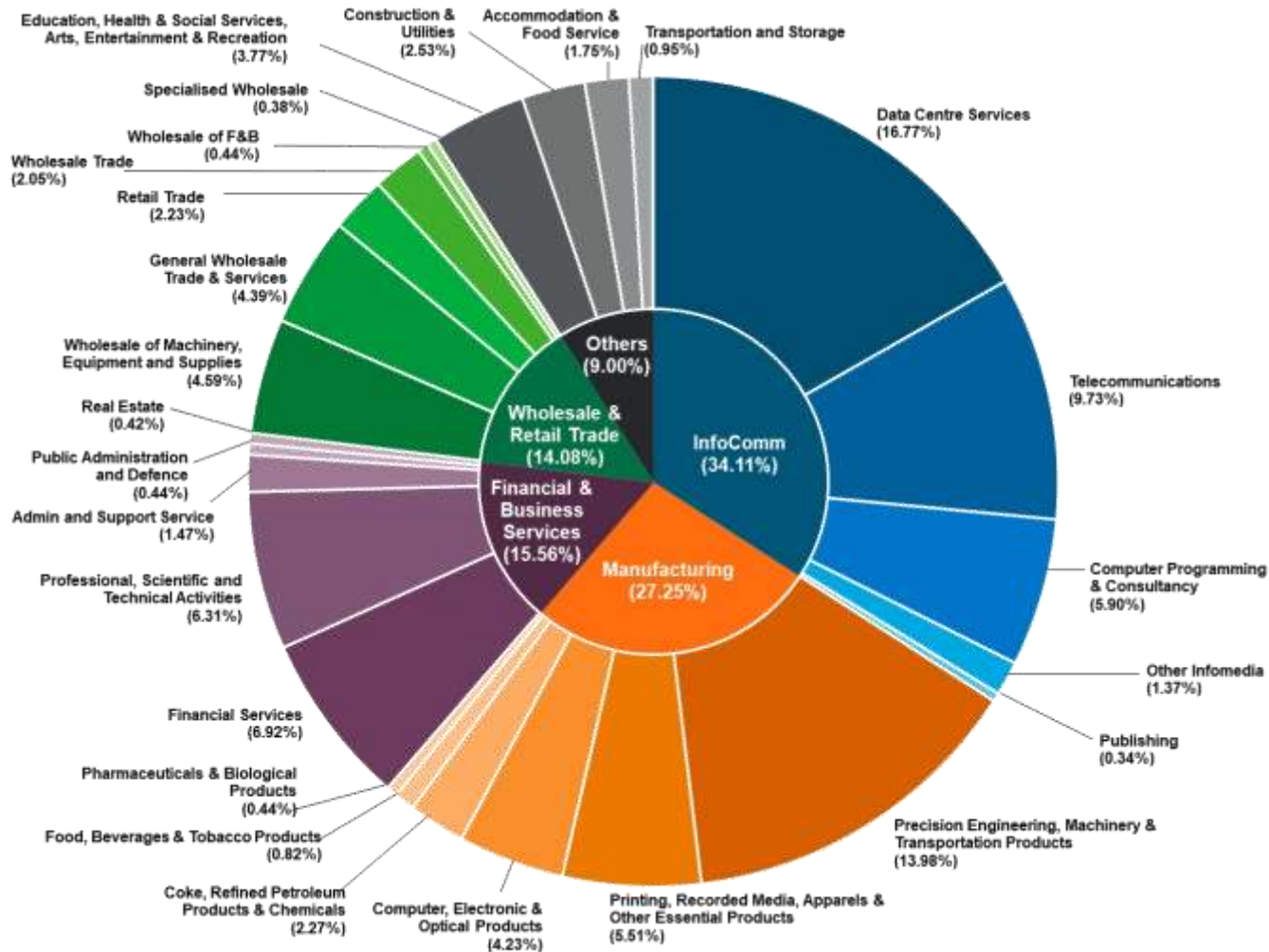
- ✦ Over 2,000 tenants
- ✦ Largest tenant contributes 6.1% of Portfolio's Gross Rental Income
- ✦ Top 10 tenants forms about 29.8% of Portfolio's Gross Rental Income

<sup>1</sup> Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

<sup>2</sup> The identities of the tenants cannot be disclosed due to the strict confidentiality obligations under the lease agreements.

# Tenant Diversification Across Trade Sectors<sup>1</sup>

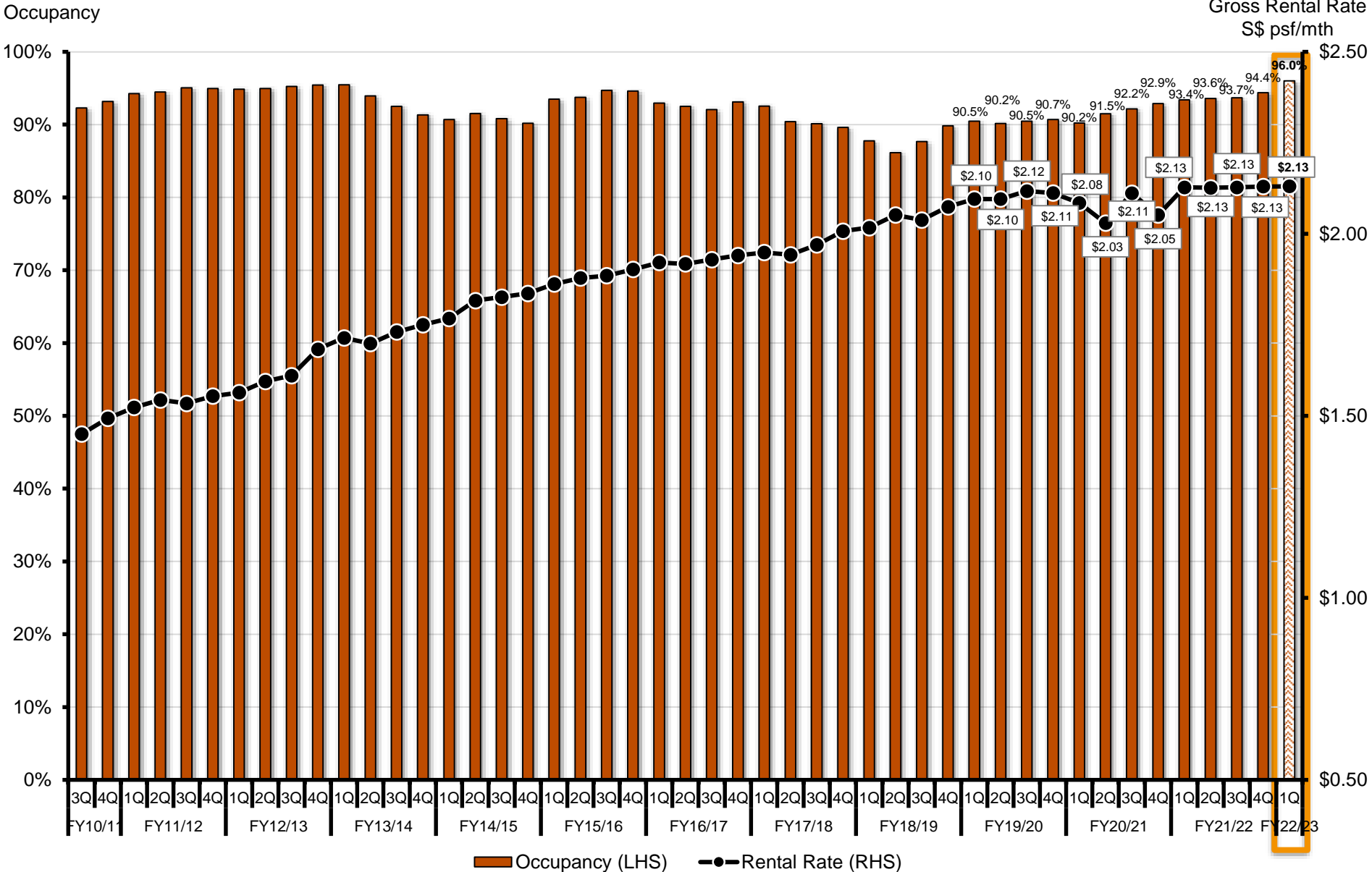
No single trade sector accounted >17% of Portfolio's Gross Rental Income



By Gross Rental Income  
As at 30 Jun 2022

<sup>1</sup> Based on MIT's 50% interest of the joint venture with MIPL in three fully fitted hyperscale data centres and 10 powered shell data centres in North America through MRODCT.

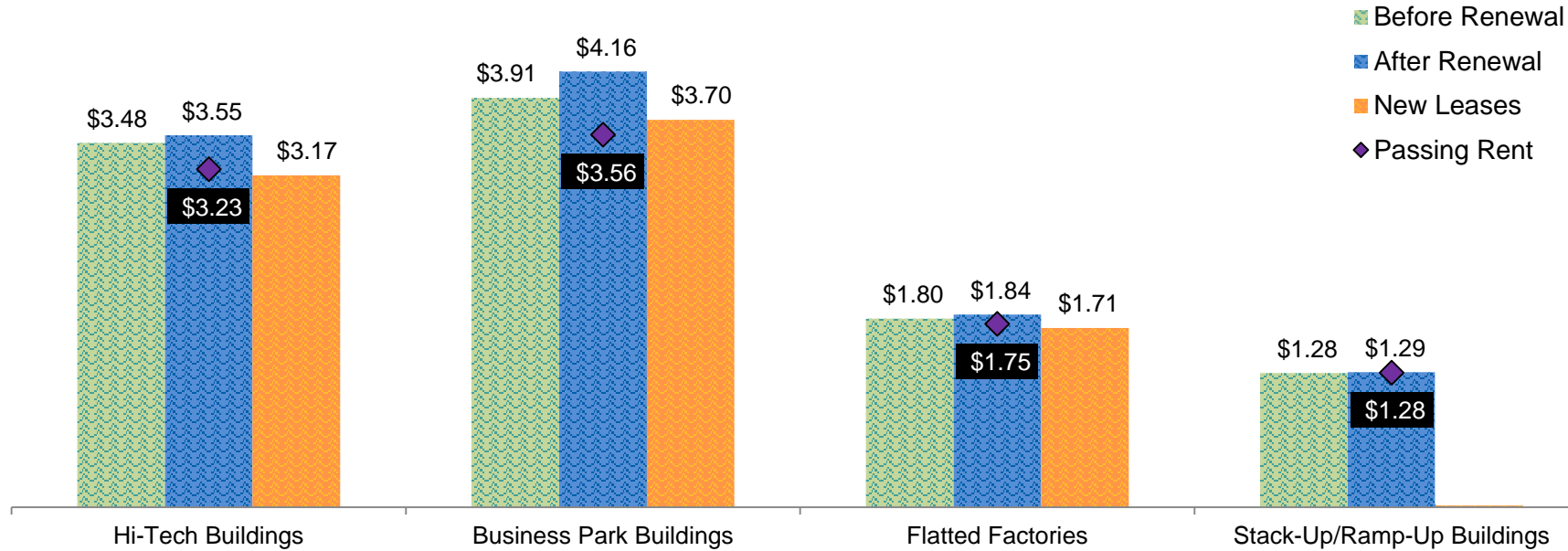
# Singapore Portfolio Performance



# Rental Revisions (Singapore)

## GROSS RENTAL RATE (\$ PSF/MTH)<sup>1</sup>

For Period 1QFY22/23



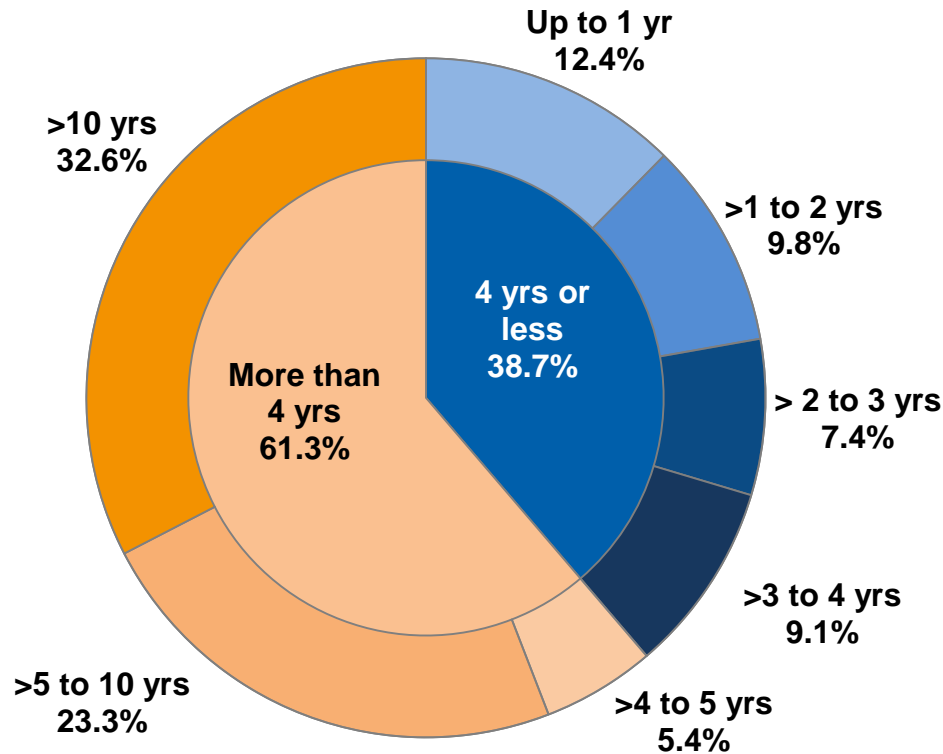
<b>Renewal Leases</b>	18 Leases (142,745 sq ft)	7 Leases (18,543 sq ft)	97 Leases (296,813 sq ft)	6 Leases (147,036 sq ft)
<b>New Leases</b>	6 Leases (9,872 sq ft)	10 Leases (33,399 sq ft)	63 Leases (218,586 sq ft)	N.A. <sup>2</sup>

<sup>1</sup> Gross Rental Rate figures exclude short term leases; except Passing Rent figures which include all leases.

<sup>2</sup> Excluded rental rate for the sole new lease at Stack-up/Ramp-up Buildings for confidentiality.

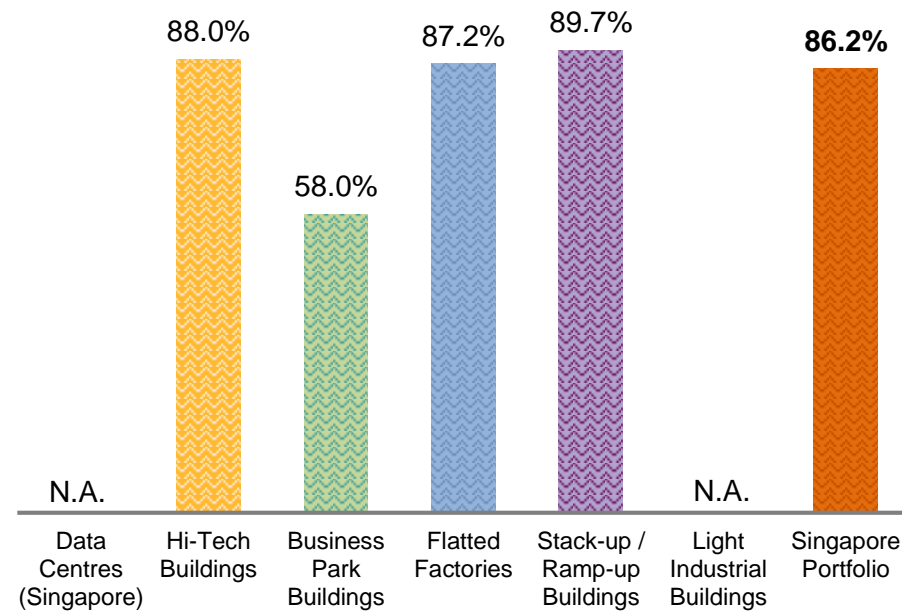
# Healthy Tenant Retention (Singapore)

## LONG STAYING TENANTS



As at 30 Jun 2022  
By number of tenants.

## RETENTION RATE FOR 1QFY22/23



Based on NLA.  
Not applicable for Data Centres (Singapore) and Light Industrial Buildings as there were no leases due for renewal.

- ✦ 61.3% of the tenants have leased the properties for more than 4 years
- ✦ Tenant retention rate of 86.2% in 1QFY22/23

# ***INVESTMENT UPDATE***

*Data Centres, 44490 Chillum Place (ACC2), Northern Virginia*

# Redevelopment – Kolam Ayer 2<sup>1</sup>

161, 163 & 165 Kallang Way <sup>1</sup>		GFA	Plot Ratio
Kolam Ayer 2 Cluster	Two Flatted Factories and an amenity centre	506,720 sq ft	1.5
After Redevelopment	Three New Hi-Tech Buildings, including a seven-storey BTS Facility for Anchor Tenant	865,600 sq ft	2.5



- ✦ Redevelopment of Flatted Factories into a new high-tech industrial precinct at total project cost of S\$300 million<sup>2</sup>
- ✦ Secured pre-commitment from a global medical device company headquartered in Germany (the “Anchor Tenant”) for about 24.4% of enlarged GFA (~211,000 sq ft)
- ✦ BTS Facility is 100% committed by Anchor Tenant for lease term of 15 + 5 + 5 years<sup>3</sup> with annual rental escalations
- ✦ Expected completions of 163 & 165 Kallang Way in 2H2022 and 161 Kallang Way in 1H2023

<sup>1</sup> Upon commencement of the redevelopment works in Jul 2020, the cluster was renamed after its new address (161, 163 & 165 Kallang Way).

<sup>2</sup> Includes the book value of the Kolam Ayer 2 Cluster at S\$70.2 million as at 31 Mar 2019 prior to the commencement of the redevelopment.

<sup>3</sup> Includes a rent-free period of 6 months distributed over the first six years. Anchor Tenant is responsible for all operating expense and property tax of the BTS Facility.



## 19 Changi South Street 1, Singapore

## 19675 West Ten Mile Road, Southfield, Michigan



<b>Description</b>	Two-storey Light Industrial Building with a four-storey extension block	Four-storey Data Centre
<b>Sale Price</b>	S\$13.0 million	US\$10.0 million
<b>Valuation</b>	S\$11.9 million <sup>1</sup>	US\$6.9 million <sup>3</sup>
<b>Purchase Price</b>	S\$12.4 million <sup>2</sup>	US\$6.1 million <sup>4</sup>
<b>Completed</b>	21 Apr 2022	9 Jun 2022
<b>Use of Net Proceeds</b>	To fund committed investments, working capital requirements and/or reduce existing debt	

<sup>1</sup> Based on the independent valuation by CBRE Pte.Ltd. on 5 Nov 2021 prior to the sale and purchase agreement entered into on 23 Dec 2021.

<sup>2</sup> 19 Changi South Street 1, Singapore was acquired by MIT on 21 Oct 2010 as part of its initial public offering portfolio.

<sup>3</sup> As at 31 Mar 2022.

<sup>4</sup> 19675 West Ten Mile Road, Southfield, Michigan was acquired through a 40:60 joint venture with MIPL on 20 Dec 2017.



# **OUTLOOK AND STRATEGY**

*Data Centres, 7337 Trade Street,  
San Diego*

## Challenging operating environment in view of global uncertainties

- ✦ Rising energy prices continue to pose a risk of increased property operating expenses amid volatile utility tariffs. Interest expenses are expected to increase in tandem with interest rate hikes as central banks tightened their monetary policies to alleviate inflation pressure. These inflationary effects are expected to affect distributions negatively. The Manager will adopt cost-mitigating measures while focusing on tenant retention to maintain a stable portfolio occupancy.

## Singapore

- Singapore economy grew by 4.8% y-o-y in the quarter ended 30 Jun 2022, extending from the 4.0% growth in the preceding quarter<sup>1</sup>
- Business sentiments moderated slightly for the second consecutive quarter in the third quarter of 2022. While the business outlook remains optimistic, the global uncertainties surrounding the Russia-Ukraine conflict as well as China's slower GDP growth are expected to weigh on sentiments<sup>2</sup>

## North America

- According to S&P Global Market Intelligence<sup>3</sup>, North America remains the world's second largest data centre region after Asia Pacific, accounting for about 33% of the global data centre space. The United States remains the largest country-level market globally and its principal metro market – Northern Virginia – is the world's biggest
- Annualised revenue for the North American leased data centre market is forecasted to reach US\$24 billion by the fourth quarter of 2026, with an expected CAGR of 7% from 2021 to 2026. Leased data centre supply (by net operational sq ft) and demand (by net utilised sq ft) are expected to grow at a CAGR of 6% and 7% respectively from 2021 to 2026<sup>3</sup>

<sup>1</sup> Source: Ministry of Trade and Industry (Advance Estimates), 14 Jul 2022.

<sup>2</sup> Source: Singapore Commercial Credit Bureau, 3Q2022.

<sup>3</sup> Source: 451 Research/S&P Global Market Intelligence, 2022.

## Stable and Resilient Portfolio

- ✦ Anchored by large and diversified tenant base with low dependence on any single tenant or trade sector
- ✦ Focus on tenant retention to maintain a stable portfolio occupancy

## Enhanced Financial Flexibility

- ✦ Hedged borrowings of 72.3% and weighted average hedge tenor of 4.2 years
- ✦ No significant replacement risks for interest rate hedges expiring in FY22/23
- ✦ Application of distribution reinvestment plan to help fund progressive needs of development projects

## Growth by Acquisitions and Developments

- ✦ Redevelopment at 161, 163 & 165 Kallang Way to be slated for full completion in 1H2023
- ✦ Divestments of 19 Changi South Street 1, Singapore and 19675 West Ten Mile Road, Southfield, Michigan in line with portfolio rebalancing strategy



# End of Presentation

For enquiries, please contact Ms Melissa Tan, Director, Investor Relations,  
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