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# MAPPING

A PUBLICATION BY MAPLETREE

## RETAIL MAGIC

How Mapletree malls are redefining shopping through immersive experiences

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- TREND**  
Green data centres
- SUSTAINABILITY**  
Eco-friendly student accommodation
- PAY IT FORWARD**  
Uplifting our communities





**Cover photo**  
A phone's-eye view of retail reinvented. More about *The Rise of Experiential Shopping* on page 3.

**About Mapletree**  
Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistently attractive returns across real estate asset classes.

The Group manages three Singapore-listed real estate investment trusts ("REITs") and nine private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom ("UK") and the United States ("US"). As at 31 March 2024, Mapletree owns and manages S\$77.5 billion of office, retail, logistics, industrial, data centre, residential and student accommodation properties.

The Group's assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.

For more information, please visit [www.mapletree.com.sg](http://www.mapletree.com.sg).

**About Mapping**  
Published by Mapletree, *Mapping* is a thrice-yearly magazine focused on real estate trends and the latest developments within the organisation. If you have any suggestions on *Mapping*, or are a Mapletree tenant who would like to be featured, drop us a note at [\\_mapping@mapletree.com.sg](mailto:_mapping@mapletree.com.sg). All information is correct at time of printing.

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VivoCity is Singapore's largest mall, offering visitors a unique waterfront shopping and dining experience.



Visitors to the Donald Duck 90th Anniversary Celebration with Disney exhibition at VivoCity, Singapore between August and September 2024 would have experienced first-hand the essence of experiential shopping. This approach transcends traditional retail by immersing customers in engaging experiences that blend entertainment, education and shopping. As consumer preferences evolve, malls are embracing this trend to deepen customer engagement, build loyalty and create memorable interactions that drive footfall. The Rise of Experiential Shopping on page 3 showcases curated events at Mapletree malls and highlights how the Group is transforming its retail environment to meet emerging demands.

Harnessing the Heat for a Greener Future on page 10 centres around innovation. This article explores a growing practice in data centre management — of repurposing excess heat generated by servers and cooling systems to minimise energy waste, contributing to a more sustainable environment.

Mapletree continuously takes proactive steps to implement sustainability practices across its properties. The Group's student housing assets in the United Kingdom, the United States and Germany reduce environmental

impact and foster tenant well-being through initiatives like recycling programmes, energy-efficient upgrades and engagement in sustainable living practices. Each measure plays a pivotal role in shrinking Mapletree's carbon footprint and supports its goal of achieving Net Zero by 2050.

Mapletree also strives to make a positive impact in the communities it serves. Turn to page 14 to learn about recent corporate social responsibility initiatives, including the second edition of Mapletree Community Month held in August 2024 — which raised S\$21,000 for local beneficiaries Boys' Town and Beyond Social Services — alongside other meaningful activities. This commitment to the community extends to nurturing future talent. On page 24, discover insights from two Ngee Ann Polytechnic scholars, as they share their internship experiences, complemented by perspectives from their mentors.

Finally, for the latest retail offerings at our malls, refer to pages 26 to 29. We are committed to keeping you informed about our developments and welcome your feedback at [\\_mapping@mapletree.com.sg](mailto:_mapping@mapletree.com.sg). Thank you for your continued support.

# THE RISE OF EXPERIENTIAL SHOPPING

Mapletree malls like VivoCity, Singapore and Festival Walk, Hong Kong SAR are redefining the shopping experience, offering immersive, interactive environments that engage and keep customers coming back for more.



AT VIVOCITY, SINGAPORE, families gather around the dazzling lights of the Mid-Autumn Festival's Donald Duck 90th Anniversary Celebration with Disney event. Children marvel at the beach-party-themed installations featuring beloved Disney characters like Donald and Daisy Duck, Mickey and Minnie Mouse, and more, while parents capture these moments on their phones, preserving memories of a shopping trip that is more than just about retail transactions.

Such scenes are becoming increasingly common at Mapletree properties like VivoCity,

Singapore and Festival Walk in the Hong Kong SAR, where experiential shopping is reshaping the traditional retail landscape, turning visits into immersive, engaging experiences that foster shoppers' emotional connections with the malls.

With the rapid growth of e-commerce, physical stores are re-evaluating their strategies as consumers increasingly seek more than just transactions. A 2023 McKinsey & Company study revealed that 71% of consumers expect personalised interactions in their shopping experiences, while 76% express frustration when

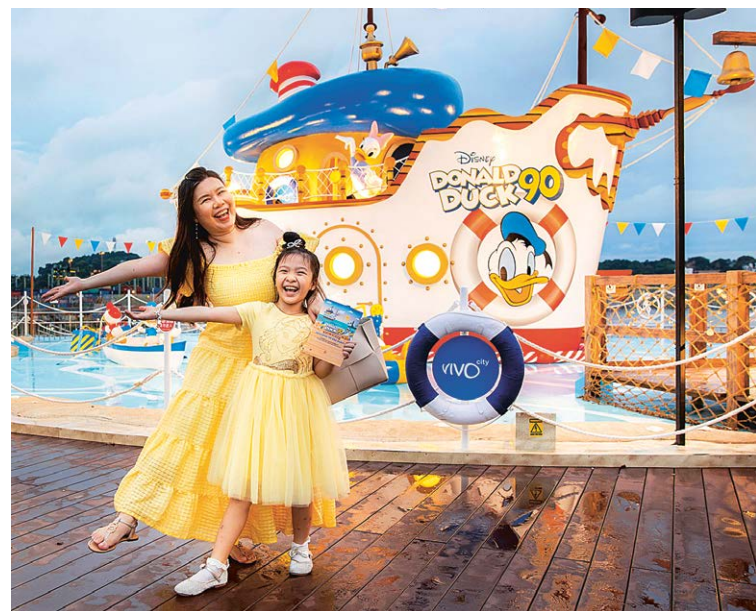


Shoppers immersing themselves in interactive kung fu-themed activities during the promotional campaign of Kung Fu Panda 4 at VivoCity, Singapore.

# note Welcome

Photo: Mapletree Pan Asia Commercial Trust





Between 20 August and 22 September 2024, VivoCity, Singapore was transformed into a spectacular beach party celebrating Donald Duck's 90th Anniversary.

### ENGAGING THROUGH SENSORY-RICH EXPERIENCES

Experiential shopping is a key strategy that engages customers on a deeper, emotional level by connecting them with the brand or shopping environment. By integrating interactivity, immersion and personalisation, retailers create a sensory-rich experience that encourages customers to linger, explore and engage beyond shopping.

**Interactivity:** Experiential shopping is often anchored by interactivity, where customers frequently engage with products and services through digital platforms. This might include interactive product displays, AR mirrors or technology-enhanced loyalty programmes.

At VivoCity, Singapore, shoppers enjoy instant crediting of reward points for in-store purchases through a system powered by local startup AiMazing. Leveraging advanced data capture technology, the system verifies the purchase amount and credits VivoRewards points to the member's account within seconds, giving greater convenience and satisfaction to shoppers.



VivoCity, Singapore worked with AiMazing to enhance the shopping experience for shoppers, offering exclusive rewards, personalised benefits and unforgettable tailored experiences.



**Immersion:** Experiential shopping seeks to immerse consumers in visually stimulating and emotionally engaging environments through pop-up exhibitions and themed events that transport shoppers into entirely new worlds.

For instance, VivoCity, Singapore hosted the *Kung Fu Panda 4* promotional campaign which featured life-sized installations, allowing fans to step directly into the world of the beloved film. Such immersive environments do more than entertain — they encourage shoppers to spend more time in the mall, thereby increasing their overall engagement with stores. To attract younger shoppers, Festival Walk hosted events featuring popular themed characters such as LINE Friends, Chiikawa and Sho-Chan.

The EV charging stations at Festival Walk, Hong Kong SAR.



Festival Walk offers opportunities for business and pleasure, including over 200 retail stores and restaurants, a multi-screen cinema and an ice rink in Kowloon Tong, Hong Kong SAR.

Photos: Mapletree Pan Asia Commercial Trust, AiMazing

The mall also introduced digital mall vouchers to further streamline its shopping experience, as well as allow customers to offset purchases directly at participating stores using VivoRewards points.

Similarly, Festival Walk embraces innovation through its exclusive collaboration with Cornerstone Technologies, a leading provider of electric vehicle (EV) charging solutions, and American Express (AMEX). This partnership allows AMEX cardholders to reserve EV charging stations in advance, adding a layer of convenience for eco-conscious customers.





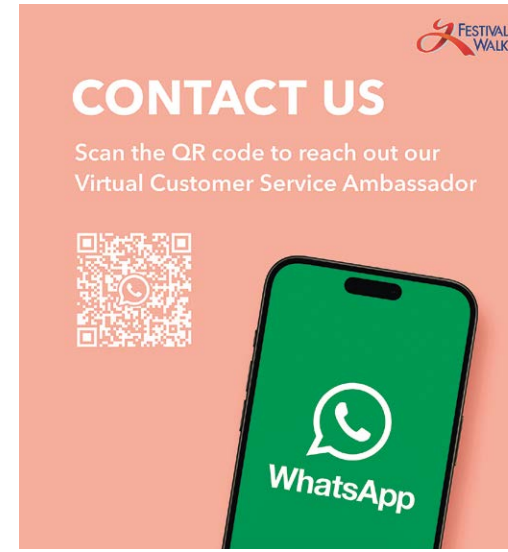
Festival Walk organises curated events such as SO-CHAN Playful studio (left) and LINES FRIENDS Meets URDU Pop-Up Event (right) to enhance the shopping experience of mallgoers.



Immersive experiences are also delivered through large-scale, themed events. At VivoCity, Singapore, the annual Christmas snow display at the Outdoor Plaza provides families with a magical winter wonderland experience, complete with faux snowfall and festive decor. This traditional holiday-themed backdrop draws shoppers in, encouraging them to linger and fully enjoy the seasonal ambience.

**Personalisation:** A key element of experiential shopping is personalisation, ensuring that every customer's visit feels tailored to their needs. Festival Walk enhances personalisation through an artificial intelligence (AI)-powered chatbot on WhatsApp, offering round-the-clock customer support. This chatbot handles routine inquiries, such as store information or promotions, while more complex issues are escalated to customer services for personalised assistance.

Festival Walk's round-the-clock customer support through an AI-powered chatbot on WhatsApp.



Photos: Mapletree Pan Asia Commercial Trust



Recent pop-up events such as ToysLab IVE x LINE Friends Pop up (above) and Haikyuu Pop-up Store (below) at Festival Walk.

**REIMAGINING RETAIL SPACES**

The push for experiential shopping is primarily driven by a shift in consumer behaviour, especially among younger generations who place greater value on experiences over material goods. These consumers seek out moments that can be shared on social media, prompting retailers to design visually engaging, 'Instagrammable' spaces and events. By integrating such elements, retailers can significantly enhance in-store experiences, footfall and brand visibility.

Flagship stores, pop-up shops and curated events have emerged as effective tools for creating these immersive environments. They allow shoppers to explore products in detail, often featuring exclusive offerings. This approach also allows retailers to engage directly with consumers, fostering deeper connections and brand loyalty.

In the past year, Festival Walk has welcomed 24 new tenants, including speciality retail stores and experiential concepts, to keep things fresh for its visitors. "Pop-up shops have been a huge success for us, offering shoppers something fresh and exclusive," said Ms Lee. These limited-time retail spaces create a sense of urgency and excitement, drawing shoppers in.

Festival Walk's frequent pop-up events are designed to attract local shoppers and visitors from the nearby Greater Bay Area. These events often align with popular cultural trends, such as the Year 2000 (Y2K) nostalgia wave, Korean-pop and Japanese anime culture, which resonate strongly with younger audiences.

**COLLABORATIONS TO ELEVATE RETAIL EXPERIENCE**

Malls are increasingly working hand-in-hand with their tenants to deliver exceptional shopping experiences. Festival Walk leverages its app as a central hub to coordinate promotional campaigns, workshops and thematic events across all tenants. This streamlined communication ensures that tenants are aligned with mall-wide initiatives, fostering a unified and engaging environment for shoppers." By implementing these



strategies, we ensure that our collaboration with tenants results in a cohesive and immersive shopping experience that delights our customers and drives success for all parties involved," Ms Lee added.

At VivoCity, Singapore, collaboration with tenants manifests in various ways, from joint events to exclusive partnerships. Examples of collaborative efforts include department store TANGS' involvement in the Mid-Autumn Festival and Chinese New Year bazaars. VivoCity, Singapore has also worked closely with tenants like Nespresso, which hosts coffee appreciation masterclasses, and Montigo, offering customisation services for its signature tumblers. "We regularly meet with our key tenants to discuss business plans for the upcoming year while exploring new opportunities for collaboration, ensuring that tenants are consistently aligned with our vision," said Ms Wong.



VivoCity, Singapore, hosts its annual Christmas affair, featuring faux snowfall as a main attraction for children.





VivoCity, Singapore, welcoming shoppers with vibrant energy at the Chinese New Year bazaar.

### MEASURING SUCCESS

To gauge the success of its experiential shopping initiatives, Festival Walk evaluates key metrics such as foot traffic, dwell time and sales data to assess the impact of its events. The mall also monitors media coverage and gathers customer feedback through surveys and social media engagement to obtain critical insights into shopper satisfaction and areas for improvement.

“By combining various metrics, we can comprehensively assess the success of our experiential shopping initiatives and continuously improve them to enhance the overall shopping experience at Festival Walk,” said Ms Lee. Additionally, tenant collaboration serves as another key metric, as successful initiatives often result in increased footfall and higher sales for the retailers involved.

“The role of shopping malls is evolving from being mere retail hubs to centres of immersive experiences. To deliver memorable experiences to the shoppers, retailers and mall operators must start creating environments where customers can interact with products and brands through more engaging, hands-on methods – whether through interactive displays, live demonstrations or customisable products.”

### Ms Charissa Wong

Head of Retail Management, MPACT Property Management Pte Ltd

Similarly, VivoCity, Singapore measures customer involvement by tracking shopper interaction with digital touchpoints such as receipt uploads and app engagement. Shopper surveys further provide direct feedback from customers, enabling the mall to identify the strengths of its initiatives and areas for enhancement.

### THE FUTURE OF RETAIL

Experiential shopping is poised to stay in the retail landscape, as advancing technology continues to reshape the way we shop. Retailers are increasingly investing in innovations such as AR, AI and omni-channel retail strategies, seamlessly blending online and offline experiences to meet consumer expectations. By creating experiences that extend beyond the mere act of shopping, malls seek to blend retail with entertainment, technology and personalisation in ways that e-commerce platforms cannot replicate.

## SEEKING THE PERSONAL TOUCH

- **71%** of consumers expect companies to deliver **personalised interactions** in their shopping experience
- **76%** of consumers feel frustrated when they do not receive personalised experiences, underlining the increasing demand for brands to tailor their offerings
- During the pandemic, **75%** of consumers switched to a new store, product or buying method, and **more than 80%** of those intend to stick with these new behaviours
- Companies that excel in personalisation generate **40% more revenue** compared to those that are average in this area
- Personalisation typically drives a **10-15% lift in revenue**, though for top performers, this can span from **5-25%** depending on the sector and the effectiveness of their execution
- **78%** of consumers are more likely to repurchase from a brand when they receive personalised communications, showing its strong influence on customer loyalty

Source: McKinsey & Company, “The Value of Getting Personalization Right — Or Wrong — Is Multiplying”

Photos: Mapletree Pan-Asia Commercial Trust

## A CALENDAR OF EXCITEMENT

EXPERIENTIAL EVENTS AT VIVOCITY, SINGAPORE AND FESTIVAL WALK, HONG KONG SAR.

### Mid-Autumn Festival 2024: Donald Duck 90<sup>th</sup> Anniversary Celebration with Disney

A visually stunning display of lanterns featuring popular Disney characters, complete with larger-than-life, interactive installations and themed photo spots.

VivoCity, Singapore



VivoCity, Singapore

### Annual Christmas Snow Display

This flagship event transforms the Outdoor Plaza into a snowy winter wonderland. Families can enjoy faux snowfall, festive decorations and live performances.

VivoCity, Singapore



### Chinese New Year Celebrations

Celebrate the Lunar New Year with lion dances, traditional performances and special promotions at various stores. Exclusive themed decor are displayed throughout the mall.

VivoCity, Singapore

### Kung Fu Panda 4 Promotional Campaign

An immersive experience featuring life-sized character installations, interactive games and exclusive merchandise. Fans took photos and enjoyed themed activities.



Festival Walk, Hong Kong SAR



### Festive Light Show at the Ice Rink

The mall's ice rink transforms into a spectacle of light and sound, combining skating performances with dynamic visual effects and festive music.

Festival Walk, Hong Kong SAR

### Exclusive Pop-up Shops Featuring Emerging Designers

The mall hosts several pop-up shops featuring emerging local and international designers. These limited-time retail spaces offer unique fashion, home decor and art pieces.



# HARNESSING THE HEAT

## FOR A GREENER FUTURE

Heat reuse could be the answer to make data centres more sustainable.

**AS THE DIGITAL ECONOMY** continues to grow, the amount of data being generated and processed is increasing at an unprecedented rate. From streaming services and social media platforms to cloud computing and artificial intelligence, almost every aspect of modern life relies on vast amounts of data being processed in real time. This surge in data generation means that data centres — facilities that store and manage this information — are becoming essential, with their demand growing in tandem with the need for more processing power.

However, as data centres work harder, they also generate higher amounts of excess heat. Managing this heat not only requires significant amounts of electricity to cool these facilities but, if left unchecked, can also contribute to environmental damage. This makes the need for sustainable solutions more urgent than ever.

What if this excess heat could be turned into a resource instead of a problem? This is where the concept of heat reuse comes in, a potential solution that not only addresses the climate crisis but also offers a more sustainable approach to data centre operations.

### UNLOCKING THE BENEFITS OF HEAT REUSE

Heat reuse involves capturing the excess heat generated by data centres and repurposing it for other uses, such as heating homes, workplaces or public amenities like swimming pools. Instead of allowing this heat to be wasted or requiring additional energy to dissipate it, facilities can redirect it into heating systems, reducing both energy consumption and waste.

The idea of reusing heat from data centres is already being realised. In the United Kingdom (UK), a leading renewable energy company has made a substantial £200 million investment in a tech firm that specialises in heat reuse technology. This innovative model allows data centres to provide excess heat to nearby energy-intensive facilities like leisure centres. One example is a swimming pool in Devon that cut its heating bills by 60% by using heat generated by a local data centre. Not only does this approach make the data centres more energy-efficient, but it also provides a tangible benefit to the community.

Photos: Shutterstock

Left: Data centres require substantial power to operate servers, which in turn produces a significant amount of surplus heat that must be efficiently managed.

Mapletree recognises the benefits of heat reuse for its data centre assets, as it aims to enhance sustainability across its properties and contribute to its environmental goals. While tenants are traditionally responsible for the majority of the data centre facility infrastructure, Mapletree is committed to working with its tenants to promote sustainability initiatives.

Furthermore, Mapletree is exploring the feasibility of integrating advanced heat exchange systems to improve the efficiency of heat capture and distribution. These efforts reflect the company's commitment to sustainable and innovative practices in its data centre operations, with the potential to deliver significant environmental benefits over the long term.

Beyond reducing waste, heat reuse technology also lowers overall energy consumption, making data centres a part of a more sustainable energy ecosystem.

### ROADBLOCKS TO REPURPOSING HEAT

Despite the clear benefits of heat reuse, scaling this technology to meet the growing needs of the data centre industry comes with its share of challenges — one of which is infrastructure.

In the UK, much of the heat network infrastructure is incompatible with the low-temperature waste heat generated by data centres. Older systems, built with traditional boilers and fossil fuel-based heating in mind, struggle to integrate these new technologies efficiently.

Retrofitting existing data centres to support heat reuse can also be both expensive and complex. Heat pumps, heat exchangers and the necessary pipework may not have been included in the original design, making it difficult to add these components later.

Furthermore, many data centres operate in remote areas, far from potential heat recipients like homes or public buildings. This distance complicates the process of building an infrastructure that can capture and redistribute the heat effectively.

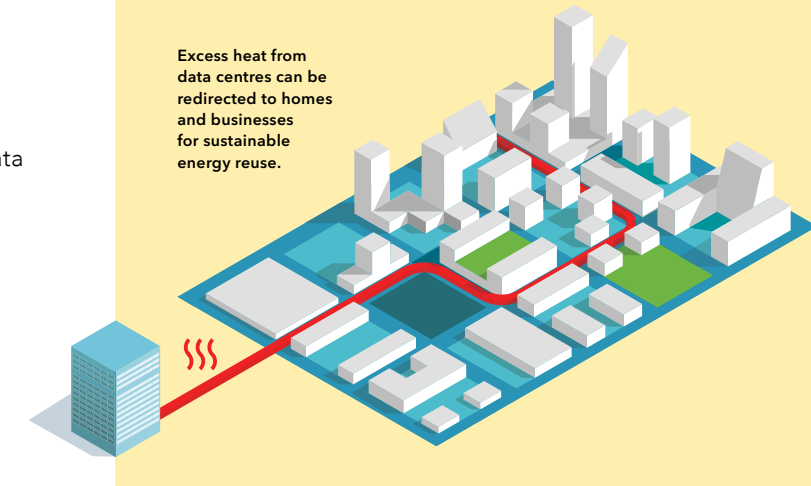
Another key issue is seasonality. Data centres require cooling year-round, but the demand for heating varies with the seasons. During the summer months — when heating needs are minimal — the excess heat produced by data centres may not have a reusable or storage outlet, leading to inefficiencies in the system. As such, balancing heat production with fluctuating seasonal demand remains a challenge in implementing heat reuse on a large scale.

Projecting the long-term heat output of data centres is another challenge. As technology evolves and servers become more efficient, the amount of heat they produce over time will decrease. This makes it difficult for planners to predict future heat output accurately and design a system that can handle both current and future needs.

### SUCCESS STORIES FROM EUROPE

Despite these challenges, several cities in Europe have already demonstrated that heat reuse can work well. Stockholm, Sweden, and Helsinki, Finland, are two notable examples of cities that have successfully integrated data centre heat reuse into their urban infrastructure.

Excess heat from data centres can be redirected to homes and businesses for sustainable energy reuse.



Stockholm has long been a leader in sustainability initiatives, and its district heating system is one of the most advanced in the world. By incorporating heat generated by data centres into its district heating network, the city has reduced its dependence on fossil fuels and lowered its overall energy costs.

Stockholm's data centre, Stockholm Data Parks, is a standout example, feeding excess heat into the city's heating system. This in turn provides warmth to homes and businesses throughout the city.

Helsinki has followed a similar path, leveraging the excess heat produced by data centres to warm thousands of homes and office buildings. The key to Helsinki's success lies in its efficient heat distribution network, which can transport captured heat across large distances to areas in need. By reducing its reliance on traditional heating methods, Helsinki has achieved significant energy savings while simultaneously cutting its carbon footprint.

Elsewhere in Europe, Dublin, Ireland, has also joined the heat reuse revolution. One data centre, for instance, captures excess heat and uses it to warm water, which is then piped into public and commercial buildings. This system has helped reduce carbon dioxide emissions by approximately 1,500 tonnes each year.

These cities not only demonstrate the feasibility of heat reuse, but also its meaningful impact on reducing carbon emissions and energy consumption.

### A PROMISING OUTLOOK

Heat reuse holds immense promise for the future of data centres and the environment. As the digital economy expands, the need for sustainable solutions has never been greater. By adopting heat reuse technologies, these facilities can play a pivotal role in reducing energy waste and contributing to broader sustainability efforts.

That said, there are multiple obstacles to widespread adoption, especially in terms of infrastructure and seasonal variations in heat demand. However, the success stories emerging from Europe show that, with the right investment and planning, heat reuse can be a viable solution.

As more data centres come online, particularly in areas where energy consumption is a pressing concern, the potential for heat reuse to mitigate environmental impacts is significant. With the right policies, investments and innovations, data centres could transform from energy-intensive giants into key players in the global push for a greener, more sustainable future.



# BUILT FOR THE NEXT WAVE

Mapletree (Hoskote) Logistics Park in Bengaluru, India, is set to capitalise on the city's booming industrial growth, offering state-of-the-art infrastructure to meet the growing demands of e-commerce and logistics industries.

**INDIA IS ON THE CUSP** of a major economic leap.

As forecasted by World Economic Outlook, the country is expected to become the world's third-largest economy by 2027. Against this backdrop of growth and development, Mapletree has been steadily increasing its presence in India, with a key part of this expansion involving the logistics and industrial sectors.

In 2022, Mapletree took a significant step forward by announcing its first greenfield development in India: a large-scale, modern logistics park in Bengaluru, also known as the 'Silicon Valley of India'. The southern metropolis is not only a bustling technology hub, but also home to the Indian headquarters of major e-commerce giants like Amazon and Flipkart. These companies have become critical players in the region's logistics landscape.

"The demand for high-quality logistics spaces in Bengaluru is immense, driven by e-commerce growth and supply chain modernisation," said Ms Ng Kiat, Regional Chief Executive Officer, Logistics Development, Asia Pacific, Mapletree. "Mapletree (Hoskote) Logistics Park is strategically designed to fill this gap in the market by offering world-class infrastructure." The facility, set to be operationally ready by January 2025, aims to meet the growing need for Grade A logistics parks, which are currently in short supply in this dynamic city.

This new development spans an impressive 50 acres and marks Mapletree's first venture into southern India, a region that generates nearly 30% of the country's total gross domestic product, based on data from the country's Economic Advisory Council to the Prime Minister. With an additional 1.2 million square feet of space, the park significantly enhances Mapletree's footprint across India. Ms Ng added, "This project enables Mapletree to demonstrate our flagship design standards and construction quality, ensuring a long-lasting impact on India's logistics infrastructure."

**INFRASTRUCTURE BUILT FOR SUCCESS**

The Mapletree (Hoskote) Logistics Park is not just a logistical asset; it represents a blueprint for modern, sustainable industrial spaces. Designed with advanced infrastructure, the park has been pre-certified with Silver rating by the Indian Green Building Council, showcasing its commitment to environmental sustainability. Key environmental features include top-soil conservation practices, rainwater harvesting systems and sewage treatment plants that recycle water for non-potable uses such as gardening and toilet flushing.

**MAPLETREE'S GROWING FOOTPRINT IN INDIA**

- 2.2 million square feet of logistics space in Pune (Chakan and Talegaon)
- 300,000 square feet in Farrukhnagar — National Capital Region (NCR)
- 50 acres in Bengaluru with 1.2 million square feet of built area
- 46 acres recently acquired in Chennai with 1 million square feet of development potential
- Active pursuit of further land acquisitions in Chennai, Hosur, NCR, Pune and opportunities for in-city warehouse developments

"Our park is designed to not only meet the logistics demands of the present but also to adapt to the future needs of the industry," explained Mr Souvik Mukherjee, Head, Logistics Development, India, Mapletree. The park's roof structures are designed to support solar panel installations, allowing for further sustainability upgrades down the line.

Safety is another cornerstone of the development. All construction follows strict environment, health and safety (EHS) standards, with comprehensive on-site safety training for workers. Key logistical features include two entrance and exit gates for smoother traffic flow, truck parking spaces and wide aprons (18.5 metres) that allow for easy manoeuvring of large container trucks. Certain blocks within the park also boast cross-docking facilities, and the entire development is equipped with advanced fire-fighting systems, ensuring a safe working environment.

Approximately 10% of the park's total area is dedicated to green spaces, reinforcing its sustainability credentials. These green zones are more than aesthetic; they provide an essential buffer, helping to reduce the environmental footprint of the logistics operations.

The Mapletree (Hoskote) Logistics Park is designed to cater to a broad range of industries. Mr Mukherjee noted, "We expect strong demand from third-party logistics providers, e-commerce companies, and lightweight manufacturing sectors such as textiles, aviation and electric vehicles." Mapletree is particularly optimistic about the rise of electric vehicles (EVs) in India and believes that its state-of-the-art infrastructure can support this burgeoning industry.

**HOSKOTE: THE PRIME ADVANTAGE LOCATION**

Bengaluru has long been one of India's fastest-growing cities, driven by its thriving technology industry and expanding industrial base. However, its growth has extended beyond its urban core, with satellite towns like Hoskote emerging as key industrial and logistical hubs. Located in the eastern part of the city, Hoskote has attracted various global and local companies, including Volvo and Gopalan Enterprises, cementing its reputation as an up-and-coming industrial powerhouse.

One of the key factors behind Hoskote's rise is its proximity to the upcoming Satellite Town Ring Road (STRR). This major



The Mapletree (Hoskote) Logistics Park features state-of-the-art infrastructure to meet the increasing demands of e-commerce and logistics industries.



infrastructure project is designed to connect 12 key satellite towns around Bengaluru, easing traffic congestion and improving connectivity between industrial zones. The STRR is expected to become a vital artery for freight and logistics operations, especially for heavy vehicles transporting goods in and out of the city.

"The STRR is a game-changer for the region that not only reduces traffic within Bengaluru, but also provides direct access for logistics companies operating in Hoskote," explained Mr Mukherjee. The enhanced connectivity is expected to make Hoskote an even more attractive destination for manufacturers and logistics firms, driving economic growth in the area.

The improved road network will shorten delivery times and reduce transportation costs for tenants operating out of the Mapletree (Hoskote) Logistics Park. Furthermore, the STRR will support long-distance freight movement, optimising supply chains and reducing delays for businesses dependent on timely cargo shipments.

Another infrastructure closer to The Mapletree (Hoskote) Logistics Park is the Bengaluru-Chennai Expressway, which starts from Hoskote and ends at Sriperumbaddur in Chennai. This will significantly reduce the travel time between the two cities, as well as promote the Chennai Bengaluru Industrial Corridor, which will boost this area's manufacturing sector.

The Mapletree (Hoskote) Logistics Park's proximity to Kempegowda International Airport also makes it a great location for all the logistics firms and aerospace companies.

As Hoskote continues to develop, it is becoming a focal point for both industrial and logistical investments. This combination of strategic location, top-tier infrastructure and proximity to the STRR places the Mapletree (Hoskote) Logistics Park in a prime position to capture the next wave of economic growth in Bengaluru and southern India.



The Mapletree (Hoskote) Logistics Park is conveniently linked to the upcoming Satellite Town Ring Road project which will seamlessly connect 12 key satellite towns around Bengaluru.

Artist impressions: Mapletree Investments





Above: To highlight Mapletree's commitment to the environment, the Group engaged The Sustainability Project to hold a workshop in upcycling used orange peels.

# CHAMPIONING SOCIAL IMPACT

The second edition of Mapletree Community Month enriches society through engaging and impactful programmes.

**OVER 200 STAFF** from 32 tenant companies and 260 Mapletree employees in Mapletree Business City (MBC), mTower and Alexandra Retail Centre came together to participate in meaningful activities across Mapletree's four CSR pillars — Arts, Education, Environment and Healthcare — during *Mapletree Community Month* in August 2024.

Aimed at rallying tenants and staff to volunteer and give back to the community, the month-long initiative dedicated over 360 volunteer and learning hours across a series of engagement programmes held in August. A total of S\$21,000 was also raised for social service agencies Boys' Town and Beyond Social Services — which have been Mapletree's beneficiaries since 2016 and 2017, respectively — through the *Mapletree Futsal Challenge*. The amount was an increase of over 20% compared to the donations collected last year.

"This second edition of *Mapletree Community Month* reinforces our commitment to enrich communities wherever we operate. This year, we identified more community needs, established new community partnerships, and encouraged more employees and tenants to volunteer. I am heartened by the good work that the Group has been doing together with our tenants," said Mr Edmund Cheng, Chairman, Mapletree.



Above: Mapletree partnered with SA Deaf to conduct a deaf awareness workshop for Mapletree tenants and staff.

## ARTS: CULTURE MEETS COMMUNITY

Under the Arts pillar, activities included a *Mapletree Arts in the City (MAITC)* performance, an Urban Sketching Workshop and a Sketchwalk in partnership with Urban Sketchers Singapore (USkSG).

Seniors from Care Corner SG (Toa Payoh) were invited to MBC for lunch, games and an MAITC performance, where local artists Flame of the Forest, Roseville and yIN Harmony entertained with National Day favourites.

At the Urban Sketching Workshop, participants learnt key techniques, such as identifying visual shapes and adjusting focus through light and shadow. In a separate event, more than 80 USkSG members participated in a monthly Sketchwalk at MBC, drawing inspiration from the property's many art installations.

Left and above: Mapletree staff and tenant volunteers befriended seniors from Care Corner SG (Toa Payoh) over a lunch, games and a concert; Mapletree invited USkSG to visit MBC for their monthly community sketch walk.

Below: Mapletree staff and tenants learnt the basics of urban sketching and tested their newfound skills around MBC.



A guided butterfly trail walk was organised by NSS to raise awareness about butterfly conservation and showcase the biodiversity in the Alexandra Precinct.

## ENVIRONMENT: APPRECIATING NATURE

As part of its environmental initiatives, Mapletree hosted an orange peel upcycling workshop, which demonstrated sustainable living by transforming orange peels into body scrub using coconut oil and sugar. In collaboration with the Nature Society Singapore (NSS), a guided butterfly walk was held from MBC to HortPark, where participants spotted 18 butterfly species in their natural habitat.



Above: Mapletree staff volunteers visited seniors at St Andrew's Nursing Home (Henderson) to bring them some National Day cheer.



Above: Fourteen teams, comprising Mapletree staff and tenants, competed in the *Mapletree Futsal Challenge 2024* (Open Category) over two days at the MBC Futsal Courts.

Below: Seven teams from Nanyang Polytechnic, Singapore Management University, Boys' Town and Beyond Social Services participated in the *Mapletree Futsal Challenge 2024* (Youth Category). Team 1 from Beyond Social Services (featured below) emerged victorious.



Photos: Mapletree Investments

## EDUCATION: PROMOTING SPORTS AND INCLUSIVENESS

In the spirit of education, Mapletree hosted the sixth *Mapletree Futsal Challenge* fundraiser and a deaf awareness workshop. For the futsal competition, tenants and staff pledged a minimum of S\$500 per team to participate in the Open Category. University and tertiary students also took part in the Youth Category by pledging a minimum of S\$50 per team.

"We are extremely delighted to have participated in this meaningful and fun activity, which brings a very diverse group of people together for a good cause," said Mr Lukas Wellinger, captain of Google's futsal team, which emerged as champions.

At the deaf awareness workshop conducted by The Singapore Association for the Deaf (SA Deaf), participants learnt how to sign iconic locations — such as Sentosa and VivoCity, Singapore — as well as words from the local vernacular to communicate effectively with the deaf using Singapore Sign Language.

## HEALTHCARE: BRINGING CHEER, UPLIFTING LIVES

Mapletree extended its efforts in healthcare by visiting St Andrew's Nursing Home (Henderson), hosting a mobile blood donation drive and organising a travel health talk.

During the nursing home visit, 23 Mapletree employees engaged with residents, bringing warmth and cheer. "They [the seniors] are the best storytellers. When you sit with them, you'll hear stories of their lives and challenges. We can all take valuable lessons from these stories," shared Mapletree volunteer, Ms Stella Koh.

The mobile blood donation drive at MBC, organised in partnership with the Singapore Red Cross, saw over 120 individuals donate blood, resulting in the collection of 76 units — enough to save approximately 230 lives.

To raise health awareness, a lunchtime talk, held in collaboration with SingHealth Community Hospitals, offered essential travel health tips, from vaccinations and medications to food safety and emergency preparedness.





# MOONLIGHT

**IN A TRIBUTE TO** tradition and musical innovation, The TENG Ensemble held a series of ticketed performances from 13 to 15 September at VivoCity Amphitheatre to commemorate the Mid-Autumn Festival. Presented by Mapletree Investments, *Once Upon a Full Moon 2024* showcased the Singapore ensemble's signature fusion of classical and contemporary music. Local singer-songwriter Charlie Lim added a special touch to the event by premiering two Mapletree-commissioned songs alongside TENG musicians.

## CELEBRATING MILESTONES AND LOCAL TALENTS

To mark The TENG Ensemble's 20<sup>th</sup> anniversary, audiences were treated to some of its well-loved pieces, including 'Childhood', 'Kallang Uproar' and 'Soaring'. The concerts also saw the stage debuts of Mapletree-TENG scholars Claudia Xie and Clarissa See, who performed on Chinese classical instruments, the 阮 (*ruǎn*) and 二胡 (*èrhú*), respectively, demonstrating the depth of young talent fostered by this initiative. A presentation ceremony on the first night recognised the achievements of the 2024 batch of six scholars.

"Mapletree champions the importance of making the arts accessible to all as part of our corporate social responsibility commitment," said Mr Edmund Cheng, Chairman, Mapletree. "As we celebrate TENG's 20<sup>th</sup> anniversary, we look forward to co-creating more meaningful and enjoyable performances together, while finding ways to help Singaporean Chinese music and musicians shine."

# MELODIES

Over three nights, The TENG Ensemble captivated audiences with their musical performances at a Mid-Autumn Festival concert presented by Mapletree.



## INSPIRE AND INFLUENCE

The *Once Upon a...* series continues the annual concert tradition that started in 2018, celebrating Lunar New Year and Mid-Autumn Festival. These events provide The TENG Ensemble with a platform to reach a broader audience.

Photos: Mapletree Investments



# RIGHT ON TARGET

**THE MAPLETREE YOUTH FUTSAL CAMP 2024** drew a record 99 participants, aged between seven and 16, who gathered at Mapletree Business City (MBC) between 11 and 13 June. The three-day event was a whirlwind of action, focusing on building essential football skills such as dribbling, passing, defending and shooting under the guidance of coaches.

Mr Edmund Cheng, Chairman, Mapletree, shared that the annual camp is a cornerstone of the Group's corporate social responsibility efforts under education. "As we continue to make a positive impact in communities where we operate, we are delighted to host another successful edition of Mapletree Youth Futsal Camp at MBC," he said. "This programme provides students with a beneficial environment to learn the fundamentals of teamwork and form camaraderie while creating lasting memories."



Fostering community and sportsmanship, the *Mapletree Youth Futsal Camp 2024* saw record participation and enthusiasm among young athletes.

## BUILDING SKILLS AND COMMUNITY

Eight-year-old Jonathan Duck, a returning participant, shared his excitement. "This is my second year participating in this futsal camp as I love football," he said. "I was very excited when my mum told me that the camp was being organised during the June school holidays. Thank you Mapletree, for providing me with a chance to improve my skills. I made many new friends today and enjoyed myself!"

Fellow sports fan Koen Choo, nine, added, "I was very happy to join the camp this year. It was good exercise, and I made lots of friends! The coaches were nice and friendly, and I learnt to make better passes to my teammates."

## SCORING GOALS FOR GOOD

Aside from the camp, Mapletree organised the fundraiser equivalent — the *Mapletree Futsal Challenge* — in August 2024. This annual charity event was open to the Group's tenants and staff, as well as selected schools. All proceeds went towards supporting Mapletree's long-time beneficiaries. See page 15 for the full story.





# SPECTACULAR FEATHERS



Over 120 species of birds, including endangered ones, were observed at the Panti Bird Race in Negeri Johor, Malaysia.



Above: Birdwatching and photography teams getting ready for the Bird Race at the flag-off point.

Above: The winning team of the advanced category, M.R.S. Flyers, receiving their prizes from YB Ling Tian Soon, Johor State Health and Environment Committee Chairman.

**ARMED WITH BINOCULARS**, cameras and smartphones equipped with bird identification applications, over 140 participants from Malaysia, Singapore, India, China, Sri Lanka and Zimbabwe convened at the Panti Forest Reserve in Negeri Johor, Malaysia, on 27 April 2024 for the inaugural *Panti Bird Race Johor*. The event was organised by the Malaysian Nature Society (MNS), Johor State Forestry Department and Tourism Johor, with Mapletree as one of its main sponsors.

With over 250 bird species inhabiting its area — including the endangered Great Argus and Wrinkled Hornbill — the reserve provided the perfect backdrop for participants to explore and identify diverse bird species such as broadbills and bee-eaters.

“It is heartening to see the passion from the birdwatching and nature photography communities in both Malaysia and Singapore joining this event along with our first bird race,” said Dato’ Haji Salim Bin Aman, Director of the Johor State Forestry Department. “We hope that the Panti Bird Race can encourage more people to embrace nature-based activities in Johor, which can also directly benefit local communities.”

Mr Edmund Cheng, Chairman, Mapletree, shared that the Group is thrilled to sponsor the *Panti Bird Race Johor*. “This event embodies our corporate social responsibility commitment to enrich communities through meaningful environmental awareness initiatives,” he said. “The race brings together like-minded individuals who share a passion for the environment

## WINNING TEAMS

Team Name	Number of species observed
<b>Novice category</b>	
Manbird	50
Feathers	41
MFC	41
Trailblazers	37
NSM	33
<b>Advanced category</b>	
M.R.S. Flyers	81
The Crow	66
Bornean Bristlehead	59
Birdwatching Asia	52
Tempua 3	47
<b>Photo Race</b>	
Wild Only	30
Skyhawks	27
The Green Burds 1	19
SWAG Zebra Doves	17
Hornbills	17

Photos: Malaysian Nature Society Johor Branch

and allows them to connect with a deeper appreciation for nature.”

The *Panti Bird Race Johor* concluded with a prize presentation and a closing ceremony at the Panti Bird Sanctuary’s visitor centre. Dignitaries including YB Ling Tian Soon, Chairman, Johor State Health and Environment Committee; Kota Tinggi District Officer Tuan Haji Ahmad Nazir Mohd Nasir; and Dato’ Haji Salim Bin Aman graced the event, along with representatives from the Forestry, Wildlife and Tourism Departments.



Left: An avid birdwatcher trying to spot a bulbul high up in the Panti Forest canopy.



Left: Ms Michelle Ling (fifth from left), Mapletree’s CEO for Private Capital Management, speaking with attendees from SMU.

# LEARNING FROM THE BEST

Future real estate leaders from Singapore Management University (SMU) gained valuable career insights from seasoned professionals at the *Mapletree Real Estate Career Panel*.

**HOSTED AT SMU** on 5 September 2024, the *Mapletree Real Estate Career Panel* connected more than 70 SMU students and alumni with leading real estate experts.

The panel featured three distinguished speakers who shared their career trajectories and offered practical advice for building a successful career in real estate. Ms Michelle Ling, Chief Executive Officer for Private Capital Management, Mapletree, emphasised the value of

diverse internship experiences, the importance of networking and the traits of an effective team member. Similarly, Mr Ashley Wee of VestAsia Group and Mr Han Khim Siew from OUE REIT discussed strategies for thriving in the global real estate market and underscored the necessity of adaptability and continual learning.

The event was moderated by Mr Frank Ng from EZA Hill. It is part of



Above: Dr John Sequeira, Associate Professor of Finance (Practice); Coordinator, Real Estate Programme, Singapore Management University, presenting a token of appreciation to Ms Michelle Ling.



the Mapletree Real Estate Programme at SMU, a core component of the Group’s commitment to corporate social responsibility. The Programme was set up through endowed and term donations totalling S\$5.5 million since 2018, aimed at nurturing individuals ready to contribute to the expanding real estate investment industry.

Left: (From left) Panellists Mr Ashley Wee, Mr Han Khim Siew and Ms Michelle Ling discussing their professional journeys.





# GREENING THE FUTURE OF STUDENT HOUSING

Through targeted building improvements and ongoing resident engagement, Mapletree’s student accommodations are advancing sustainability while cultivating a sense of community and well-being.

## MAPLETREE ACTIVELY TAKES STEPS TO INTENSIFY

sustainability efforts across its properties, including its student accommodation portfolio. These efforts — which include recycling and waste reduction programmes, energy-efficient building upgrades and proactive resident engagement on sustainable living practices — reduce environmental impact and create a sense of community and well-being among residents.

The Group’s sustainability initiatives in student accommodation are integral to its overall goal of achieving Net Zero by 2050. Every measure — from building improvements to tenant education — plays a pivotal role in reducing Mapletree’s carbon footprint.

Here is an overview of some key sustainability efforts within Mapletree’s student accommodation portfolio and how they contribute to the Group’s goal of achieving net zero emissions.

## ENHANCING ENERGY EFFICIENCY

Mapletree’s 33,000 beds are in 47 cities across Canada, Germany, the United Kingdom (UK) and the United States (US). Ideally positioned close to campuses and transportation hubs in vibrant university towns, they comprise a mix of modern, striking developments and historic buildings.

However, many of the older buildings in the Group’s student accommodation portfolio lack the energy-saving features present in newer properties, leading to higher energy consumption and a larger carbon footprint. “Addressing this challenge is critical to reducing environmental impact,” said Mr Matt Walker, Chief Executive Officer, Student Housing.

In the UK, for instance, while double-glazed windows are designed to reduce heat loss in cold weather, poor insulation in older buildings means heat still escapes, leading residents to rely heavily on heaters. This dependence drives up energy costs and increases carbon emissions.

Mapletree was also concerned about the reliance on fossil fuels to power its student accommodations, recognising that heavy heater use was costly and incompatible with its net zero ambitions.

Reducing energy consumption is key to lowering carbon emissions. However, retrofitting older buildings with energy-saving solutions — such as improved insulation or smart energy management systems — can be costly and complex. “While the long-term savings are clear, the initial investment may be difficult to justify for some of our older properties,” said Mr Walker.

Rather than undertaking expensive renovations, Mapletree made a strategic switch to renewable energy across its UK student accommodations, fully transitioning away from fossil fuels. “These are now powered by clean energy sources such as wind, solar and hydropower,” highlighted Mr Walker.

In addition to switching to renewables, Mapletree is implementing targeted upgrades, including installing electric heating panels, energy-efficient LED lighting and improved extractor fans for better summer ventilation. These enhancements will further boost the energy efficiency of its properties.

To enhance its energy monitoring capabilities, Mapletree installed automated meter readings for gas and electricity across all its UK student accommodation properties. These meters provide real-time, half-hourly data, enabling the team to quickly identify and address energy wastage.

Mapletree’s sustainability efforts in the UK are showing tangible results. Most of its student accommodation properties are on track to achieve a B rating for the Energy Performance Certificate (EPC) by 2030. UK building regulations mandate that all commercial properties must achieve at least a B rating for energy performance. To determine a building’s energy efficiency, independent assessors evaluate various aspects, including insulation, window glazing and heating controls. Millennium View in Coventry, the UK, already holds an A rating, demonstrating the effectiveness of its energy-saving strategies.

Mapletree’s US student accommodation portfolio consists primarily of modern, energy-efficient buildings, mostly constructed after 2010. Unlike some of the properties in the UK, which require retrofitting, these newer buildings allow the Group to focus on equipment inspections, maintenance and replacements.

As of last year, 13 of its 20 US properties achieved Energy Star certification, each with an Energy Star score of 75 or higher. This score indicates a higher efficiency of energy use than at least 75% of similar buildings nationwide. Additionally, 12 properties received an Environmental Protection Agency Water Score of 80 and above, highlighting their commitment to efficient water use.

Air-conditioning is prevalent across the US properties, and Mapletree plans to install smart controls and thermostats to improve energy efficiency. The company also engages residents in energy-saving behaviours, such as opening blinds to allow natural light during winter. “By making simple adjustments, residents can significantly reduce their energy usage,” Mr Walker said.



Above: Mapletree installed water-saving showerheads across its UK student accommodations, cutting both water usage and heating costs.

## CONSERVING WATER USE

Mapletree installed low-flow, water-saving showerheads across all its UK student accommodations, reducing water usage by 20% and energy costs for heating by 5%. These innovative showerheads feature silicon tips that change colour when replacements are needed, ensuring minimal water wastage at all times.

At Janet Poole House, a 51-bed property in London, the UK, Mapletree partnered with SMART FLOW water management to achieve up to 90% water savings. The system helped identify a major leak, reducing daily water consumption from 25,000 litres to just 5,000 litres. “This resulted in 7.3 million litres of water saved annually and about £20,000 (~\$34,100) in cost savings,” said Mr Walker.

## EMPOWERING RESIDENTS

Reducing the carbon footprint requires collective action at the resident level. Mapletree encourages its student residents in the UK and the US to adopt energy-saving habits, such as turning off heaters before leaving their rooms or wearing warmer clothing instead of relying solely on heating. These programmes are actively enforced to educate new residents who move in at the start of every semester. Additionally, residents in Mapletree’s student accommodation markets are encouraged to follow the Sustainable Lease Addendum, which outlines efficiency standards for responsible living.

In Financial Year 2024/2025, Mapletree will launch the Sustainability Influencer Programme at Cira Centre South and Campus at Knollwood in the US. This initiative involves student influencers who engage their peers on social media, sharing best practices for energy efficiency, seasonal reminders, wellness activities and community-building events. “By empowering our tenants to make these small changes, we can make a big impact,” said Mr Walker.

Also in the US, Mapletree continues to educate and engage students on environmental and social issues through community-driven events. For example, its student housing properties partner with *Move for Hunger*, a non-profit organisation that combats food waste by donating surplus food to local food banks. “This partnership reduces waste and, at the same time, makes a positive impact in the communities we serve,” said Mr Walker.





Above: The cosy living room with recycled furniture at Central Point, Plymouth, UK.



Left and above: Mapletree's Student Castle hosts sustainability initiatives, including a pre-loved goods exchange; a used piano finds new life at a Student Castle property, adding charm and creativity to the space.

**BUILDING A SENSE OF COMMUNITY**

Many international students arrive in new cities without established social networks, leading to feelings of loneliness and isolation. "We recognise that creating a sense of community is just as important as providing quality accommodation," said Mr Walker.

To foster belonging, Mapletree promotes social engagement through thoughtfully designed communal spaces and interactive activities. At Student Castle Brighton in the UK, residents participate in an urban farm project, where a rainwater collector and food composter on the communal terrace help recycle food waste and garden clippings. A trial insect hotel was also added to enhance biodiversity.

At The Glasshouse in Nottingham, UK, Mapletree recently renovated several common areas, including a meditation room, reading room, dining room, cinema, gaming room and meeting rooms. These naturally lit communal spaces are designed to encourage students to connect, relax and build friendships during their stay.

Over in Bremen, Germany, tenants at Galileo Residenz are encouraged to actively participate in recycling, sorting waste into colour-coded bins. Meanwhile, at Westfield Student Castle in Edinburgh, Scotland, a used piano was rescued, tuned and placed in communal areas for students to enjoy. "Simple initiatives like these add to the cultural and social fabric of our properties, enriching the student living experience," said Mr Walker.

The Student Castle Property Management Services team has been proactive in creating green spaces and promoting upcycling across all its properties in the UK. One of its initiatives includes repurposing seven sofas, cabinets, desks and chairs, valued at £7,500 (~S\$12,700), from Mapletree's former London Head Office. These were redistributed to various Student Castle properties for a second lease of life. "Upcycling reduces waste and gives items a second life, contributing to our sustainability goals," said Mr Walker.

As a global real estate development, investment, capital and property management company, Mapletree leverages its extensive network and influence to drive environmental and social initiatives that promote positive change. "The contributions of our tenants are integral to achieving our sustainability and community-focused goals," said Mr Walker.

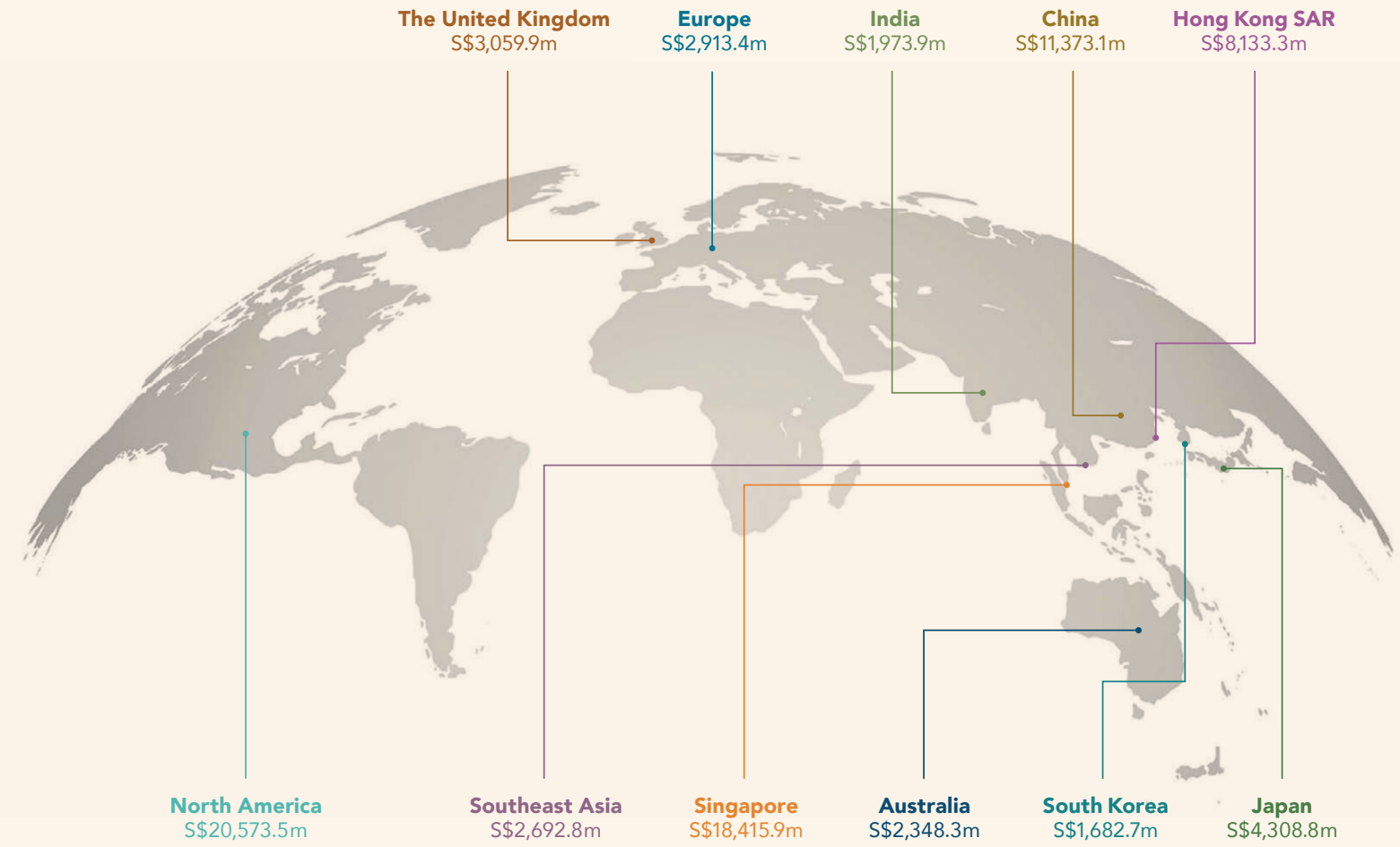
Left and below: The Glasshouse in Nottingham, UK, renovated its common areas to create a more comfortable and supportive living environment for students.



Photos: Mapletree Investments

# ASSETS UNDER MANAGEMENT

BY GEOGRAPHY\*



\*As at 31 March 2024.

\*Geography covers regions in accordance with Mapletree's business and capital management platforms.

**ABOUT MAPLETREE**

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistently attractive returns across real estate asset classes.

The Group manages three Singapore-listed real estate investment trusts (REITs) and nine private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom (UK) and the United States (US). As at 31 March 2024, Mapletree owns and manages S\$77.5 billion of office, retail, logistics, industrial, data centre, residential and student accommodation properties.

The Group's assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.



# EMPOWERING FUTURE TALENTS

The Mapletree-Ngee Ann Polytechnic Scholarship provides recipients with internship opportunities in a corporate environment. Two scholars studying Real Estate Business (REB) and interning at Mapletree, as well as their mentors, share their thoughts on the value of internships.

## BROADENING PERSPECTIVES

*See Wei Shan, 22, who interned at Mapletree from March 2024 to August 2024, was attached to the VivoCity Property Management department.*

### Why did you choose a diploma in REB?

I have an interest in urban planning, and I like how the course has exposed me to various aspects of the real estate industry, such as valuation, marketing, urban planning and property management. Specialising in REB has given me better insight into how the different disciplines in real estate complement one another.

### How did you feel when you were awarded the Mapletree-Ngee Ann Polytechnic Scholarship?

I was honoured and grateful as it signified a recognition of my academic efforts and presented me with diverse opportunities to interact with people who have vast expertise in the industry. I gained a fruitful internship experience and attended a meeting with the higher management, which enabled me to better understand Mapletree's business model and future directions in the real estate industry.

### Tell us about your role as a Mapletree intern.

My primary duties involved daily mall inspections to identify defects and raise them to relevant personnel for rectification. I also assisted in researching and proposing ideas for mall improvement works. These are crucial job scopes in property management, as they contribute to a safer and more pleasant environment for consumers.

### What valuable lessons have you learnt from this internship stint?

My biggest takeaways would be enhancing my communication skills and learning to look at things from a broader perspective. Since the job required me to engage with various stakeholders, such as technicians and contractors, I realised how vital communication is. Effective communication can lead to clear goals and methods to achieve desired outcomes. Instead of thinking one-dimensionally, broadening my perspectives has allowed me to think critically from different perspectives to resolve issues efficiently.

### How useful is it to have a mentor guide you through the internship?

Having a mentor eased me into the working life at VivoCity, Singapore, and I received feedback on my work, which helped me understand the expectations of assigned tasks and improve the overall quality of my work.



Photos: Mapletree Investments

Wei Shan (left) and Ethan (above) have gained valuable experience during their internships at Mapletree.

## MEET HER MENTOR

"My responsibilities as a mentor involved offering advice to Wei Shan if she faced any challenges or had any questions during her internship. I also shared with her the various career opportunities available at Mapletree and in the industry.

The best part of being a mentor is sharing information and advice that benefits the mentee. Being able to value-add to Wei Shan's internship experience by sharing more about the job scope, the company and the industry has helped to crystallise the professional journey that I have been through so far. Mentoring a junior and witnessing Wei Shan's development has been very fulfilling.



William Chong, 28, Senior Executive, Investments and Asset Management, MPACT Management Ltd

## GATEWAY TO GROWTH

Established in 2023, the **Mapletree-Ngee Ann Polytechnic Scholarship** provides S\$55,600 in scholarship awards to support up to eight full-time, Singaporean students from Ngee Ann Polytechnic's School of Design & Environment over five years. Each year, two Year 2 students will be awarded a scholarship worth around S\$3,400 each. The scholarships are renewable in Year 3 if the students meet the renewal criteria. This industry alliance scholarship also provides awardees with internship opportunities in Mapletree, where they also have access to mentors from the company.

## CULTIVATING A GROWTH MINDSET

*Ethan Tan, 19, who is interning with Mapletree from September 2024 to February 2025, is attached to the VivoCity Leasing Team.*

"I chose to study REB as I am fascinated by how businesses operate. My mother worked in a real estate investment trust, which further sparked my curiosity about the industry. REB offers a variety of modules ranging from facilities management, marketing, law, urban planning and finance-related modules, which provides diverse career options.

Receiving the Mapletree-Ngee Ann Polytechnic Scholarship was a pivotal moment in my academic journey as it opened doors to opportunities and experiences that will help me grow personally and professionally.

In preparation for joining the VivoCity Leasing Team, I refreshed my knowledge of leasing and read up more about Mapletree. I want to approach the internship with a positive learning attitude and pick up new skill sets that will make me a better contributor to the industry. It is all about trying to understand the company better, contributing wherever I can, and building strong relationships with the team I am assigned to.

I deeply appreciate having the guidance and support of my mentor, Kai Wen, during my internship journey. It is an invaluable opportunity to learn from him and gain insights into working life. With Kai Wen's help, I hope to better understand the department's expectations and broaden my understanding of Mapletree's culture and core business."

## MEET HIS MENTOR

"I was introduced to this mentorship opportunity by the company's Human Resources department. This is my first time mentoring someone at work — it is a fantastic way to connect and support a junior on his journey.

My responsibilities are to give Ethan an understanding of the real estate industry, including Mapletree and our businesses. I also provide Ethan with knowledge and advice on university and career choices, and how he can excel in his first job or internship. I am particularly interested in identifying the specific areas Ethan hopes to grow in — whether it is hard skills, personal development or navigating the workplace. My aim is to provide practical advice and support tailored to his needs.

Being a mentor allows me to refine my leadership and communication skills. Guiding someone requires me to articulate my thoughts clearly, and adapt my approach based on their needs and learning style. On a personal level, mentorship is an opportunity for self-reflection. As I share my experiences and insights, I gain new perspectives on my own journey and challenges. It can also be incredibly rewarding to witness Ethan's growth and accomplishments in Mapletree, which inspire me in my own pursuits."



Khor Kai Wen, 26, Executive, Mapletree Associate Programme





# NEW ARRIVALS

Explore the latest in food, fashion and fun at VivoCity, Singapore and Alexandra Retail Centre.



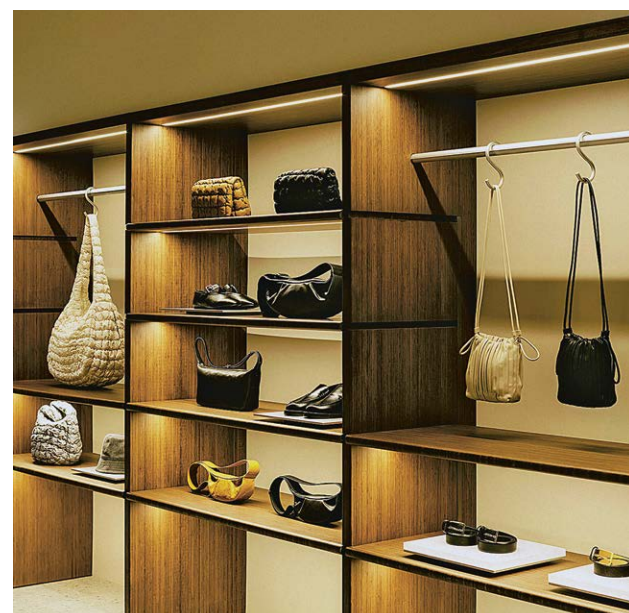
Right: The largest Toys“R”Us LEGO section in Southeast Asia.

## FASHION WITH A SUSTAINABLE EDGE

The British high-street brand COS — known for its sophisticated workwear and effortlessly chic casuals rooted in luxury design — offers shoppers more fashion choices at its new outlet in VivoCity, Singapore. Stepping into the store, you will find cool and modern wearables in a palette of soft, earthy tones. Whether you are drawn to sleek utilitarian ensembles, refined denim or understated patterns, COS curates each outfit with thoughtful details that embody both style and versatility.

The boutique also features wardrobes and display cases crafted from eco-friendly bamboo and recycled shelving, alongside marble-like floor tiles made from 90% recycled materials, adding a thoughtful touch of environmental consciousness to the space.

Below and right: COS offers a collection of contemporary and stylish clothing and footwear.



**COS**  
#01-129 VivoCity, 1 HarbourFront Walk, Singapore 098585  
Opens: 10am to 10pm daily

## PLAYTIME REIMAGINED

Toys“R”Us, a family-favourite at VivoCity, Singapore since 2006, is back and better than ever. After an exciting redesign, the massive 23,000 square feet (approximately 2,137 square metres) Asia flagship store is ready to dazzle both the young and young at heart with its elevated visual merchandising, immersive experiences and modern aesthetic complemented by vibrant colour palette.

Step into a world of fun with the store’s new highlights, including two exclusive shops-in-shop: the largest LEGO section in Southeast Asia, which houses an impressive 1:1.55 scale model of a 1970 Ferrari 512 M, and — for fans of Japanese pop culture — Singapore’s first-ever Bandai store, featuring a towering two-metre Gundam statue.

The fun does not stop there — in collaboration with Pokémon, customers can browse a wide range of Nintendo merchandise, trading cards and gaming consoles, or handpick blind boxes and figurines of Roblox, Adopt Me and Aphmau, among others. With dedicated play areas for kids and cosy spaces for parents to take a break, the redesigned Toys“R”Us promises an engaging day out for all ages.

“We are thrilled to unveil our newest store concept at VivoCity,” said Ms Adelene Teo, General Manager (Singapore, Brunei & Thailand), Toys“R”Us. “Every corner of our store is designed to captivate and inspire — it is truly a space where families with young children and adults alike can discover the joy of play together.”



Above and right: Highlights at the new Toys“R”Us include a two-metre Gundam statue and a dedicated section featuring Nintendo gaming favourites.



Photos: COS, Toys“R”Us



**TOYS“R”US**  
#02-182/3 VivoCity, 1 HarbourFront Walk, Singapore 098585  
Opens: 10am to 10pm daily

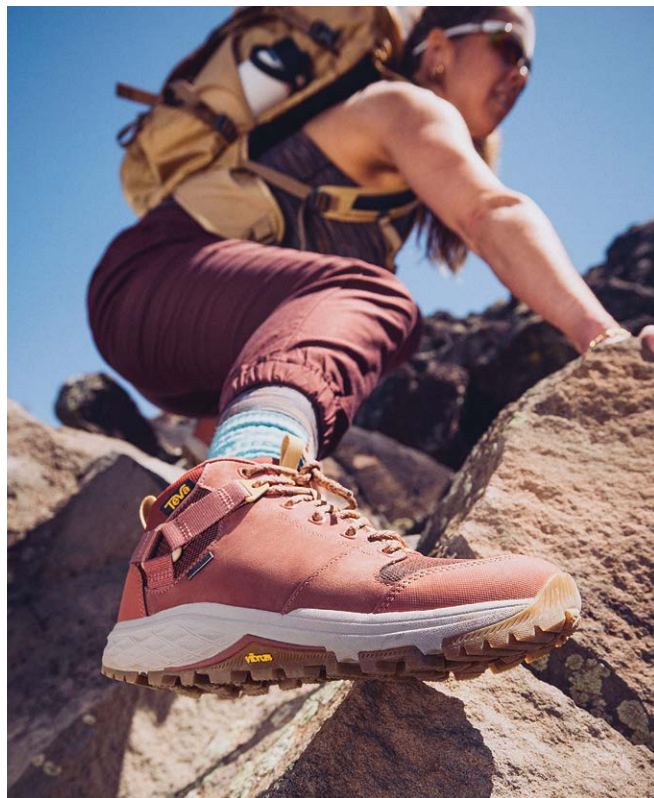


## ADVENTURE IN EVERY STEP

If you are seeking footwear with a sporty edge, Teva is your go-to choice. The brand's stores in Singapore each has their own theme. While some focus on hiking or camping, the outlet at VivoCity, Singapore features an aquatic theme, perfect for its location near island attraction Sentosa.

Choose from a wide array of collections for men, women and children, including sandals, sports sandals, shoes, flip-flops and flatforms. Besides the popular options built for all kinds of outdoor fun — such as Hurricane XLT2, Original Universal and Hydratrek models — shoppers can look forward to the exciting offerings under Teva's seasonal collections designed for adventurers.

"VivoCity's customer profile is a vibrant mix of families and young adults who love to combine adventure with their shopping experience," said Ms Bridget Gan, Vice President of Retail, E-Commerce and Brand Marketing, Alantic Sports. "We believe Teva will be able to meet the needs of this customer profile, offering the perfect blend of style, comfort and durability for their active lifestyles."



Above: The Grandview Gore-Tex Hiking Boots by Teva.



Above: Teva's footwear are designed to keep you from slipping.

Right: The Hurricane XLT2 sandals is one of Teva's best-selling models.



Above: Teva's iconic collection of durable and stylish sandals.



### TEVA VIVOCITY

#02-59 VivoCity, 1 HarbourFront Walk, Singapore 098585  
Opens: 10.30am to 10pm daily



Photos: Alantic Sports, Jiak Ba Food Heaven



Above: The Jiak Ba Braised Meat Rice served with a secret recipe broth.

Left: Popular fried Taiwanese street snacks for any craving.

## A TASTE OF TAIWAN

Jiak Ba Food Heaven, a new cosy eatery at Alexandra Retail Centre, brings authentic Taiwanese cuisine to diners with a menu that showcases Taiwan's rich culinary heritage. Featuring an array of flavourful braised specialties and popular street snacks, each dish, whether noodles or rice, is carefully prepared to deliver the comforting taste of home-style cooking.

At the 64-seater eatery, diners can enjoy signature dishes such as Jiak Ba Braised Meat Rice, Ginger Liver Mee Sua and handmade Mee Sua topped with fried intestines or oysters. For lighter bites, choose from options like Grilled Taiwan Sausage, Golden Soft Tofu and Sweet Potato Fritters. For the early starters, breakfast delights, such as Hsinchu Vermicelli and Pork Floss Egg Pancakes, will be available soon, by pre-order only. Look out for these on Jiak Ba Food Heaven's official website (<https://jiakba.sg>) or follow its social media for updates.

Owner Ms Serene Ang said that Taiwanese cuisine would be warmly embraced by the working professionals and tenants of Alexandra Retail Centre. "We offer meals that are not only delicious and satisfying, but also affordable and wholesome," she added.

### JIAK BA FOOD HEAVEN

#01-18 Alexandra Retail Centre, 460 Alexandra Road, Singapore 119963  
Opens: Mon to Thu, 11am to 3pm, 5pm to 8.30pm;  
Fri to Sun, 11am to 8.30pm



Above: Choose from a variety of Taiwanese braised dishes, perfect over rice or enjoyed on their own.



# EXPANDING HORIZONS

From mastering data storytelling to navigating international market trends, Mapletree employees sharpened their strategies and skills at *Learning Fiesta 2024*.

**LEARNING FIESTA HAS RETURNED** for its seventh edition. This year marked a significant milestone as it expanded to a global audience and adopted a hybrid format for the first time.

Held from 10 to 12 September, *Learning Fiesta 2024* provided an essential platform for staff from Mapletree's global offices to advance their competencies across a variety of fields. The sessions — focusing on Real Estate Industry Trends, Resilience and Agility, Digital Transformation and Sustainability — ranged from 60 to 90 minutes. They were accessible both on-site in Singapore and via Microsoft Teams, and featured an array of speakers, including professional trainers and industry experts.

Employees also engaged in learning through various games, including three — Say-It-Not, Draw & Guess and Act It Out — that were customised to reflect Mapletree's unique profile. Additionally, there were fun activities, such as the Sure-Win Spin, a photo booth and a magazine booth to encourage staff to subscribe to self-development magazines. Food and beverages were also provided.



Below: An employee showcasing her creativity in the Draw & Guess game.



## MASTERING THE ART OF DATA

The 'Art of Data Storytelling' session equipped participants with skills to overcome common challenges in data visualisation and communication. Attendees learnt how to convert raw information into engaging narratives that enhance decision-making processes.

## EMBRACING SUSTAINABILITY IN CONSTRUCTION

In 'Green Building Strategies and Its Carbon Impacts', participants delved into the concepts of embodied carbon — the carbon footprint associated with the materials and construction processes of a building. Similarly, in 'Managing Embodied Carbon in New Development through Sustainable Initiatives', attendees picked up techniques on reducing embodied carbon emissions in building development activities. Both sessions aligned with global climate goals, providing insights into sustainable building practices and carbon reduction initiatives.

## GLOBAL MARKET INSIGHTS

For those keen on understanding the shifting dynamics of Mapletree's overseas markets, sessions like 'US Market Update', 'EU Market Update' and 'Asia Pacific Market Update' offered valuable overviews. These discussions helped attendees appreciate critical market trends and insights to leverage growth opportunities in these regions.

## NAVIGATING HIGH-STAKES CONVERSATIONS

The 'Crucial Conversations' addressed the essential techniques required to manage and resolve conflicts effectively, especially in high-stakes business scenarios where opinions vary and emotions run high. This session highlighted methods for transforming contentious exchanges into collaborative dialogues, fostering mutual understanding and solutions.

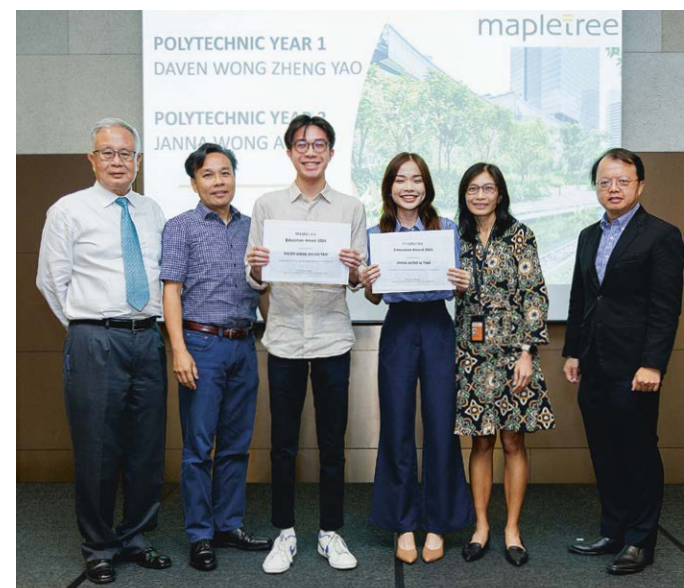
Right: Mapletree staff, professional trainers and industry experts took turns speaking and engaging minds through insightful discussions.



Left: Employees enjoying games and activities at *Learning Fiesta 2024*.



Twenty-five recipients and their families gathered together for a photo, celebrating their hard work and achievements.



Above: Guest-of-Honour Mr Kan Shik Lum (left) and Mapletree's Group Chief Corporate Officer Mr Wan Kwong Weng (right), with Mapletree employees and their children at the prize presentation ceremony.

Photos: Mapletree Investments



Right: Mr Kan Shik Lum congratulating a recipient at the 16th Mapletree Education Award.

# CLASS ACT

The 16<sup>th</sup> Mapletree Education Award recognised the outstanding academic performance of Mapletree employees' children, inspiring them to consistently excel in their academic pursuits.

## THE 16<sup>TH</sup> MAPLETREE EDUCATION AWARD (EDUAWARD)

Presentation Ceremony, held on 29 July 2024, honoured the academic achievements of Mapletree employees' children across primary to tertiary levels. Certificates and cash awards were presented to deserving students, acknowledging their hard work and motivating them to pursue further academic success. Guest-of-Honour Mr Kan Shik Lum, Board Director and Member of the Nominating and Remuneration Committee of MPACT Management Ltd., commended the students for their perseverance and dedication, reminding them of the value of continuous learning and growth.



Above: Family support shines as they gather together at the ceremony.



# TOGETHERNESS AND TRADITION

Mapletree celebrated the Mid-Autumn Festival with a programme filled with cultural activities, artistic performances and community bonding at Mapletree Business City (MBC).

**COMMUNITY BONDS** were reinforced during the Mid-Autumn Festival celebrations on 4 September 2024 at MBC. Organised by Mapletree as part of event series *An Evening with Mapletree*, this annual gathering was an opportunity for Mapletree tenants, employees and members of the community to celebrate the vibrant work-live-play environment of the Alexandra Precinct.



**Above (left to right):** Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree; Mr Wu Wen-Ling, Deputy Representative, Taipei Representative Office in the Republic of Singapore; Mr Edmund Cheng, Chairman, Mapletree; Mr Hiew Yoon Khong, Group Chief Executive Officer, Mapletree; and Mr Steven Chua, Enterprise Architecture Advisory, Premium Engagement, SAP Asia, at the launch ceremony for *An Evening With Mapletree*.

The event was graced by Mapletree's senior management Mr Edmund Cheng, Chairman; Mr Hiew Yoon Khong, Group Chief Executive Officer; and Mr Wan Kwong Weng, Group Chief Corporate Officer, as well as mTower and MBC tenant representatives Mr Wu Wen-Ling, Deputy Representative, Taipei Representative Office in the Republic of Singapore; and Mr Steven Chua, Enterprise Architecture Advisory, Premium Engagement, SAP Asia.

**Below:** Distinguished guests, including Mr Edmund Cheng, Chairman, Mapletree, with performers from Singapore University of Technology and Design's Chinese Orchestra.

Highlighting the essence of the celebration, Mr Cheng said: "Mid-Autumn is a traditional festival that focuses on reunions with families gathering to share mooncakes, lanterns and laughter under the full moon. In the same spirit of celebrating togetherness, we have organised this event to foster stronger connections with our tenants, our staff and the community groups we work closely with."



Local singer and songwriter Ben Hum serenading the crowd.

Photos: Mapletree Investments



**Right:** Celebrating the flavours of Mid-Autumn with an assortment of mooncakes.

**Below:** Event participants snapping a group photo for the riddle hunt.



A member of the audience was invited on stage to perform a plate-spinning trick.

## ARTS AND UNITY

The festival featured a rich tapestry of activities. These included a calligraphy fan-making workshop, a riddle hunt within MBC, a Chinese cultural performance showcasing plate-spinning and vanishing rice bowl trick, a local crafters' market, a lucky draw and mooncake tasting. Adding to the party atmosphere were live performances from local singer and songwriter Ben Hum and medleys from the Singapore University of Technology and Design's Chinese Orchestra band.

Leading up to the event, lantern painting and colouring contests were organised to engage seniors and children within the Alexandra Precinct. The winning entries were showcased in a community-crafted installation, highlighting the event's theme of 'Art, Culture and Community'.

**Right:** Madam Koh, one of the Top 3 winners from the Colouring Contest - Senior Category, engaging with distinguished guests at the event.

**Left:** Consolation prize winners of the Lantern Painting Contest, with Ms Lee Shiau Fei, Head, Group Human Resource, Mapletree.



**Left:** Consolation prize winners of the Colouring Contest - Senior Category, with Mr Wu Wen-Ling, Deputy Representative, Taipei Representative Office in the Republic of Singapore.

**Below:** Winners of the Colouring Contest - Junior Category, with Mr Edmund Cheng, Chairman, Mapletree.



Activities included a calligraphy fan painting workshop.



**Above:** Attendees having their picture taken at a themed photo booth.



**Above:** Mapletree tenants, employees and members of the community were invited to celebrate Mid-Autumn Festival at MBC.



# REDEFINING HOSPITALITY

Mapletree's rebranded JW Marriott Hotel & Suites Saigon in Ho Chi Minh City, Vietnam promises upscale accommodation and premium experiences.

**AS PART OF ENHANCEMENT PLANS** for mPlaza in Ho Chi Minh City, Vietnam, Mapletree Investments signed an agreement with Marriott International to operate the Group's hotel and serviced apartments in the prime mixed-use asset. Rebranded JW Marriott Hotel & Suites Saigon, these facilities welcomed their first guests in September 2024.

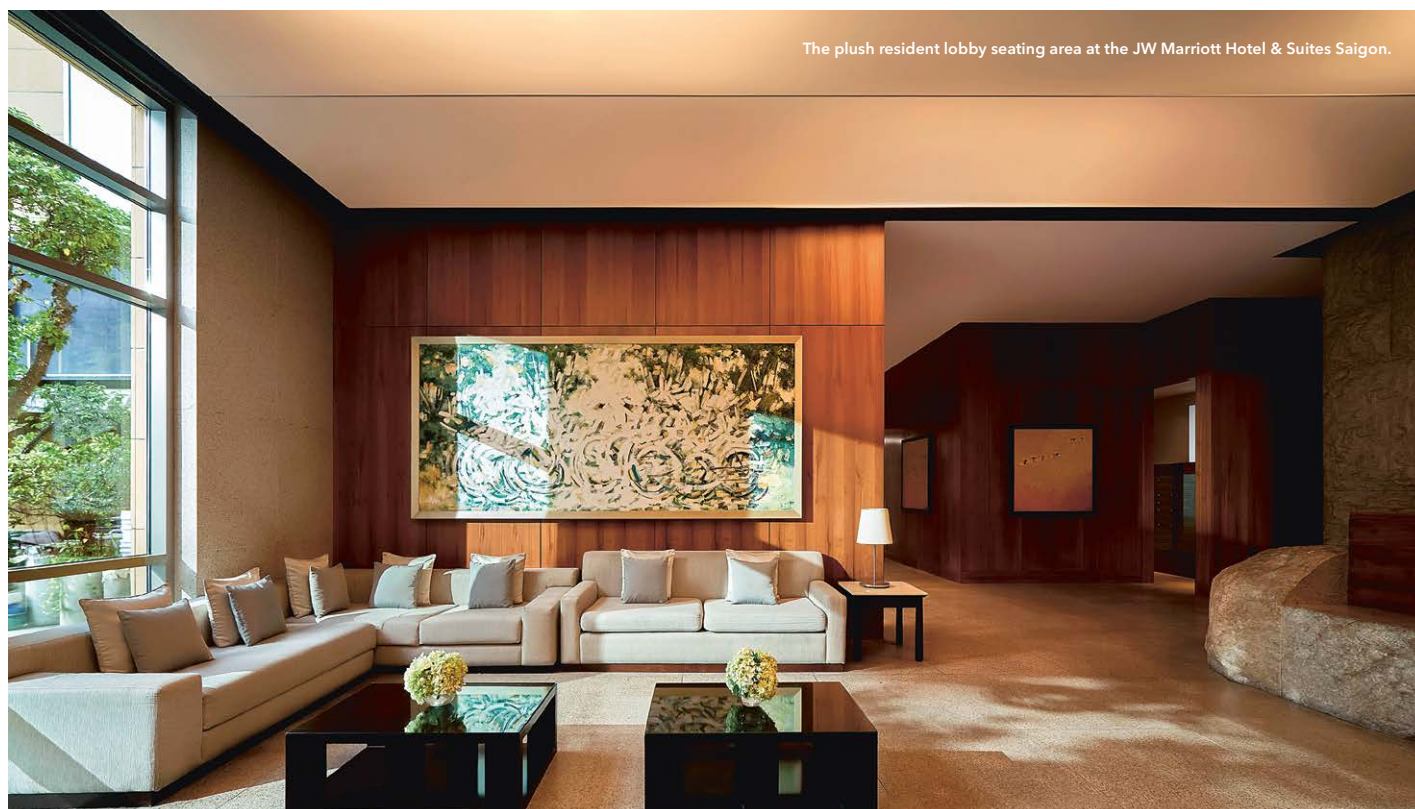
## ELEVATING LUXURY

The JW Marriott Hotel & Suites Saigon features distinct residential offerings across a 21-storey hotel tower and a 31-storey serviced apartment tower. These units range from one- to three-bedroom apartments, each providing stunning panoramic views of the city skyline and the Saigon River. The property — just six kilometres from Ho Chi Minh City's Tan Son Nhat International Airport — is ideally placed near major attractions like Ben Thanh Market, Dong Khoi Street and Notre Dame Cathedral.

"We are pleased to have Marriott International on board with us to complement Mapletree's real estate expertise. We aim to deliver exceptional experiences, as well as quality services to our tenants, guests and visitors with the JW Marriott brand," said Ms Amy Ng, Regional Chief Executive Officer, South East Asia and Group Retail, Mapletree.

"Ho Chi Minh City, a vibrant metropolis and a centre of commerce and culture in Vietnam, is the perfect location to introduce our iconic JW Marriott brand. We are delighted to bring our renowned hospitality to this key market," said Shawn Hill, Marriott International's Chief Development Officer, Asia Pacific excluding China. "We look forward to working with Mapletree to introduce the brand's legacy of extraordinary hospitality, thoughtful design, and enriching experiences to this gateway city."

The plush resident lobby seating area at the JW Marriott Hotel & Suites Saigon.



Above: Located at the junction of Hai Ba Trung Street and Le Duan Boulevard, with a direct connection to the popular mPlaza Saigon, this 565-key, dual-tower property is nestled within District 1, the city's commercial and cultural hub.

## INDUSTRIAL

### SINGAPORE

**Mapletree Hi-Tech Park @ Kallang Way**  
161 and 163 Kallang Way, Singapore 349256  
Contact: Ler Kin Loong / Toh Xinyi  
Phone: +65 6377 7476 / +65 6377 7482  
Email: ler.kinloong@mapletree.com.sg / toh.xinyi@mapletree.com.sg  
Unit size: From 318 sqm

**Serangoon North**  
6 Serangoon North Ave 5 Singapore 554910  
Contact: Toh Xinyi / E Kai Siang  
Phone: +65 6377 7482 / +65 6377 9428  
Email: toh.xinyi@mapletree.com.sg / e.kaisiang@mapletree.com.sg  
Unit size: From 503 sqm

**Tanjong Pagar Distripark**  
37 and 39 Keppel Road, Singapore 089064/089065  
Contact: Lim Tze Ting  
Phone: +65 6377 6396  
Email: lim.tzeting@mapletree.com.sg  
Unit sizes: 120 – 1,620 sqm

**The Signature**  
51 Changi Business Park Central 2 Singapore 486066  
Contact: Tam Ngam Key  
Phone: +65 6377 6398  
Email: tan.ngamkey@mapletree.com.sg  
Unit size: From 200 sqm

**The Synergy**  
1 International Business Park Singapore 609917  
Contact: E Kai Siang  
Phone: +65 6377 9428  
Email: e.kaisiang@mapletree.com.sg  
Unit size: From 92 sqm

**The Strategy**  
2 International Business Park Singapore 609930  
Contact: E Kai Siang  
Phone: +65 6377 9428  
Email: e.kaisiang@mapletree.com.sg  
Unit size: From 146 sqm

**Toa Payoh North 1**  
988 Toa Payoh North Singapore 319002  
Contact: Cara Tan / Neo Su San  
Phone: +65 6807 4030 / +65 6377 7485  
Email: cara.tan@mapletree.com.sg / neo.susan@mapletree.com.sg  
Unit size: From 265 sqm

## LOGISTICS

### AUSTRALIA

**Mapletree Logistics Park – Stage 3 Crestmead**  
51 Mapletree Drive Park Ridge, Brisbane, Australia  
Contact: Harrison Ridgewell / John Puchie  
Phone: +61 420 574 783 / +61 417 447 991  
Email: harrison.ridgewell@mapletree.com.sg / john.puchie@mapletree.com.sg  
Unit sizes: 11,739 – 24,410 sqm

### CHINA

**Mapletree Nantong (Chongchuan) Logistics Park**  
No. 425 and 426 Tongsheng Ave, Nantong Economic and Technology Development Zone, Nantong, Jiangsu Province, China  
Contact: Sara Lu  
Phone: +86 138 1610 1514  
Email: sara.lu@mapletree.com.cn  
Unit size: 5,000 sqm

**Mapletree Nantong (Cixi) Logistics Park**  
No. 99 Zhenlong Second Road, Binhai Economic Development Zone, Cixi, Zhejiang Province, China  
Contact: Aaron Huang  
Phone: +86 186 0165 6332  
Email: aaron.huang@mapletree.com.cn  
Unit size: 17,000 sqm

**Mapletree Kunming Airport Logistics Park**  
No. 96 Mincheng Street, Dabanqiao Sub-district, Kunming Airport Economic Zone, Yunnan  
Contact: Tony Lin  
Phone: +86 189 8227 5080  
Email: tony.lin@mapletree.com.cn  
Unit size: 10,000 sqm

**Mapletree Yantai Modern Logistics Park**  
No. 18 Hongda Street, Fushan District, Yantai, Shandong  
Contact: Laura Zhang  
Phone: +86 185 1160 1676  
Email: laura.zhang@mapletree.com.cn  
Unit size: 15,000 sqm



## SPACE FOR RENT

Looking for space in a Mapletree building? Find what you need here.

### MALAYSIA

**Mapletree Logistics Hub – Shah Alam**  
Lot 10003, Jalan Jubli Perak 22/1A, Seksyen 22, 40000 Shah Alam, Selangor Darul Ehsan, Malaysia  
Contact: Dickson  
Phone: +60 11 3174 7469  
Email: dhevendran.thanabalan@mapletree.com.sg  
Unit sizes: 5,300 – 6,000 sqm

### SOUTH KOREA

**Mapletree Logistics Centre – Baekam 1**  
54 Jugyang-daero 912beon-gil, Baegam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do  
Contact: Amy Choi  
Phone: +82 2 6742 3200  
Email: choi.hyojung@mapletree.com.sg  
Unit size: 4,000 sqm

**Mapletree Logistics Centre – Baekam 2**  
49 Jugyang-daero 904beon-gil, Baegam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do  
Contact: Kayla Lee  
Phone: +82 2 6742 3200  
Email: kayla.lee@mapletree.com.sg  
Unit size: 5,600 sqm

**Mapletree Logistics Centre – South Anseong**  
72, Gusu-ri, Miyang-myeon, Anseong-si, Gyeonggi-do  
Contact: Kayla Lee  
Phone: +82 2 6742 3200  
Email: kayla.lee@mapletree.com.sg  
Unit size: 4,400 sqm

**Mapletree Logistics Centre – Wonsam 1**  
1566, Jugyang-daero, Wonsam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do  
Contact: Kayla Lee  
Phone: +82 2 6742 3200  
Email: kayla.lee@mapletree.com.sg  
Unit sizes: 1,800 – 17,700 sqm

### VIETNAM

**Bac Giang Logistics Park Phase 1**  
Lot CN-11 & CN-14, Hoa Phu Industrial Park, Mai Dinh Commune, Hiep Hoa District, Bac Giang Province, Vietnam  
Contact: Tran Thi Minh Phuong  
Phone: +84 963 901 795  
Email: tran.thiminhphuong@mapletree.com.sg  
Unit sizes: 2,600 – 3,400 sqm

**Mapletree Logistics Park Hung Yen 1A, 1B & 1C**  
Lot P1-CN2, Yen My Industrial Park, Yen My District, Hung Yen Province, Vietnam  
Contact: Nguyen Thi Phuong Anh  
Phone: +84 906 273 236  
Email: nguyen.thiphuonganh@mapletree.com.sg  
Unit size: Approx 3,000 sqm

**Mapletree Logistics Park Phases 4 & 6**  
Vietnam Singapore Industrial Park II, Binh Duong Industry-Service-Urban Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam  
Contact: Pham Tran Phi Thuy  
Phone: +84 988 156 760  
Email: pham.tranphithuy@mapletree.com.sg  
Unit sizes: 2,400 – 3,500 sqm

## OFFICE

### SINGAPORE

**HarbourFront Centre**  
1 Maritime Square, Singapore 099253  
Contact: Jolyn Tay  
Phone: +65 6804 8087  
Email: jolyn.tay@mapletree.com.sg  
Unit sizes: 42 – 3,271 sqm

**HarbourFront Tower One**  
1 HarbourFront Place, Singapore 098633  
Contact: Lim Tze Ting  
Phone: +65 6377 6396  
Email: lim.tzeting@mapletree.com.sg  
Unit sizes: 226 – 1,421 sqm

**HarbourFront Tower Two**  
3 HarbourFront Place, Singapore 099254  
Contact: Jolyn Tay  
Phone: +65 6804 8087  
Email: jolyn.tay@mapletree.com.sg  
Unit sizes: 317 – 1,012 sqm

### AUSTRALIA

**111 Pacific Highway**  
111 Pacific Highway, North Sydney, NSW 2060, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 200 – 6,700 sqm

**144 Montague Road**  
144 Montague Road, South Brisbane, QLD 4101, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 750 – 2,500 sqm

**1G Homebush Bay Drive**  
Building G, Rhodes Corporate Park, 1 Homebush Bay Drive, Rhodes, NSW 2138, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 200 – 3,600 sqm

**22 Giffnock Avenue**  
22 Giffnock Avenue, Macquarie Park, NSW 2113, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit size: 1,400 sqm

**417 St Kilda Road**  
417 St Kilda Road, Melbourne, VIC 3004, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 500 – 8,100 sqm

**67 Albert Avenue**  
67 Albert Avenue, Chatswood, NSW 2067, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 700 – 1,300 sqm

**78 Waterloo Road**  
78 Waterloo Road, Macquarie Park, Sydney, NSW 2113, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 500 – 1,500 sqm

### THE UNITED KINGDOM

**3 Hardman Street**  
3 Hardman Street, Manchester M3 3HF, United Kingdom  
Contact: Daniel Sitton / Henry Harrison  
Phone: +44 20 7605 4657  
Email: daniel.sitton@mapletree.com.sg / henry.harrison@mapletree.com.sg  
Unit sizes: 1,026 – 2,458 sqm

**Green Park**  
100 Longwater Avenue, Green Park, Reading RG2 6GP, United Kingdom  
Contact: Rory Carson / Henry Harrison  
Phone: +44 20 7605 4678  
Email: roryjohn.carson@mapletree.com.sg / henry.harrison@mapletree.com.sg  
Unit sizes: 70 – 12,925 sqm

**IQ Building**  
15 Justice Mill Lane, Aberdeen AB11 6EQ, United Kingdom  
Contact: Daniel Sitton / Henry Harrison  
Phone: +44 20 7605 4657  
Email: daniel.sitton@mapletree.com.sg / henry.harrison@mapletree.com.sg  
Unit size: 5,065 sqm

**One Glass Wharf**  
Avon Street, Bristol BS2 0FF, United Kingdom  
Contact: Daniel Sitton  
Phone: +44 20 3353 9810  
Email: daniel.sitton@mapletree.com.sg  
Unit size: 1,740 sqm

### IRELAND

**Nova Atria**  
Nova Atria, Blackthorn Road, Sandyford Business Park, Sandyford, Dublin 18, Ireland  
Contact: Daniel Sitton  
Phone: +44 20 3353 9810  
Email: daniel.sitton@mapletree.com.sg  
Unit sizes: 114 – 1,118 sqm

### THE UNITED STATES

**50 South Sixth**  
50 South Sixth Street, Minneapolis, MN 55402, United States  
Contact: James Phillips  
Phone: +1 203 246 3434  
Email: james.phillips@mapletree.com.sg  
Unit sizes: 112 – 1,550 sqm



## SPACE FOR RENT

**Perimeter Park**  
1500 Perimeter Park Drive, Morrisville, NC 27560, United States  
Contact: Rosalie Morrisson  
Phone: +1 203 240 4732  
Email: rosalie.morrisson@mapletree.com.sg  
Unit sizes: 297 – 2,171 sqm

**Perimeter Park**  
1700 Perimeter Park Drive, Morrisville, NC 27560, United States  
Contact: Rosalie Morrisson  
Phone: +1 203 240 4732  
Email: rosalie.morrisson@mapletree.com.sg  
Unit size: up to 7,176 sqm

**Perimeter Park**  
1800 Perimeter Park Drive, Morrisville, NC 27560, United States  
Contact: Rosalie Morrisson  
Phone: +1 203 240 4732  
Email: rosalie.morrisson@mapletree.com.sg  
Unit sizes: 384 – 3,427 sqm

**Perimeter Park**  
2000 Perimeter Park Drive, Morrisville, NC 27560, United States  
Contact: Rosalie Morrisson  
Phone: +1 203 240 4732  
Email: rosalie.morrisson@mapletree.com.sg  
Unit size: up to 3,832 sqm

**Galatyn Commons – Building B**  
2380 Performance Drive, Richardson, TX 75082, United States  
Contact: James Phillips  
Phone: +1 203 246 3434  
Email: james.phillips@mapletree.com.sg  
Unit size: 15,339 sqm

**Galatyn Commons – Building C**  
2380 Performance Drive, Richardson, TX 75082, United States  
Contact: James Phillips  
Phone: +1 203 246 3434  
Email: james.phillips@mapletree.com.sg  
Unit size: 19,276 sqm

**Galatyn Commons – Building D**  
1011 Galatyn Parkway, Richardson, TX 75082, United States  
Contact: James Phillips  
Phone: +1 203 246 3434  
Email: james.phillips@mapletree.com.sg  
Unit sizes: 1,910 – 16,510 sqm

### VIETNAM

**CentrePoint**  
106 Nguyen Van Troi, Ward 8, Phu Nhuan District, Ho Chi Minh City, Vietnam  
Contact: Tran Hong Trang / Phan Thi Phuong Thao  
Phone: +84 936 288 456 / +84 932 025 901  
Email: info@centrepoint.com.vn  
Unit sizes: 160 – 400 sqm

**Mapletree Business Centre**  
1060 Nguyen Van Linh, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam  
Contact: Bui Thu Hang / Nguyen Thi Thanh Binh  
Phone: +84 906 268 366 / +84 936 643 938  
Email: bui.thuhang@mapletree.com.sg / nguyenthihanhbinh@mapletree.com.sg  
Unit sizes: 100 – 300 sqm

**mPlaza Saigon**  
39 Le Duan Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam  
Contact: Bui Thu Hang / Duong Thi Diem My  
Phone: +84 906 268 366 / +84 355 585 098  
Email: bui.thuhang@mapletree.com.sg / duong.thidiemy@mapletree.com.sg  
Unit sizes: 90 – 1,700 sqm

**Pacific Place**  
83B Ly Thuong Kiet, Tran Hung Dao Ward, Hoan Kiem District, Hanoi, Vietnam  
Contact: Ta Minh Phuong  
Phone: +84 931 269 959  
Email: info@pacificplace.vn / ta.minhphuong@mapletree.com.sg  
Unit sizes: 100 – 1,650 sqm

## RESIDENTIAL

### VIETNAM

**mPlaza Saigon**  
39 Le Duan Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam  
Contact: Bui Thu Hang / Duong Thi Diem My  
Phone: +84 906 268 366 / +84 355 585 098  
Email: bui.thuhang@mapletree.com.sg / duong.thidiemy@mapletree.com.sg  
Available units: Please contact us for more details.

**One Verandah**  
Bat Nan, Thanh My Loi Ward, Thu Duc City, Ho Chi Minh City, Vietnam  
Contact: Tran Khanh Linh  
Phone: +84 28 3620 6633  
Email: sales.vn@mapletree.com.sg  
Available units: Please contact us for more details.

### Pacific Place

83B Ly Thuong Kiet, Tran Hung Dao Ward, Hoan Kiem District, Hanoi, Vietnam  
Contact: Ta Minh Phuong  
Phone: +84 24 3946 0888 (Ext 207) / +84 931 269 959  
Email: info@pacificplace.vn / ta.minhphuong@mapletree.com.sg  
Available units: Please contact us for more details.

### RichLane Residences

1056A Nguyen Van Linh, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam  
Contact: Sales Team / General Manager  
Phone: Sales Team: +84 28 3620 6363 / +84 28 3775 3999  
General Manager: +84 938 443 007  
Email: Sales team: richlaneresidences@mapletree.com.sg / orsn.sales@oakwood.com  
General Manager: vignesh.mani@oakwood.com  
Unit sizes: 45 – 123 sqm

## RETAIL

### SINGAPORE

#### 18 Tai Seng

18 Tai Seng Street, Singapore 539775  
Contact: Ng Zhen Yi / Dova Ngo  
Phone: +65 6807 4183 / +65 6807 4189  
Email: ng.zhenyi@mapletree.com.sg / dova.ngo@mapletree.com.sg  
Unit size: 28 sqm

#### HarbourFront Centre

1 Maritime Square, Singapore 099253  
Contact: Ng Zhen Yi / Dova Ngo  
Phone: +65 6807 4183 / +65 6807 4189  
Email: ng.zhenyi@mapletree.com.sg / dova.ngo@mapletree.com.sg  
Unit sizes: 21 – 165 sqm

#### HarbourFront Towers One and Two

1 and 3 HarbourFront Place, Singapore 098633 / 099254  
Contact: Ng Zhen Yi / Dova Ngo  
Phone: +65 6807 4183 / +65 6807 4189  
Email: ng.zhenyi@mapletree.com.sg / dova.ngo@mapletree.com.sg  
Unit sizes: 78 – 245 sqm

### MALAYSIA

#### Jaya Shopping Centre

6<sup>th</sup> Floor, Jaya Shopping Centre, Jalan Professor Khoo Kay Kim, 46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia  
Contact: John Kwan  
Phone: +60 3 7932 0955 / +60 1 9363 1363  
Email: leasing@jayashoppingcentre.my  
Unit size: Please contact us for more details.

### THE UNITED STATES

#### Uptown Station

1955 Broadway, Oakland, CA 94612, United States  
Contact: Rosalie Morrisson  
Phone: +1 203 240 4732  
Email: rosalie.morrisson@mapletree.com.sg  
Unit sizes: 208 – 1,327 sqm

#### 50 South Sixth

50 South Sixth Street, Minneapolis, MN 55402, United States  
Contact: James Phillips  
Phone: +1 203 246 3434  
Email: james.phillips@mapletree.com.sg  
Unit sizes: 73 – 306 sqm

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#### SC VivoCity

1058 Nguyen Van Linh Boulevard, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam  
Contact: Leasing department  
Phone: +84 028 377 60468  
Email: leasing@scvivo.com.vn  
Unit sizes: 15 – 1,500 sqm

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MAPLETREE OFFERS REAL ESTATE INVESTMENT OPPORTUNITIES ACROSS A WIDE RANGE OF INVESTMENT PLATFORMS AND DIVERSIFIED ASSET CLASSES.

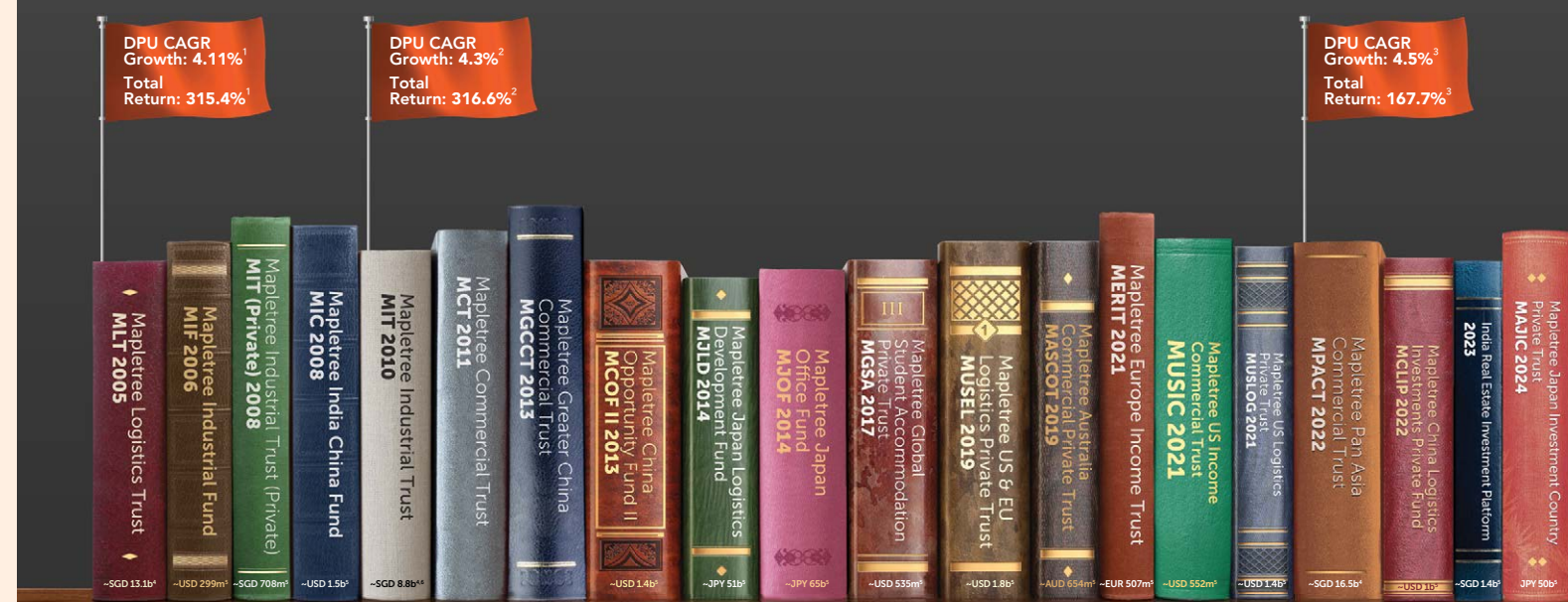
# GUIDING OUR GROWING DIVERSITY OF REAL ESTATE INVESTMENT PRODUCTS

With a proven track record of developing and managing recognised and award-winning real estate solutions, Mapletree has S\$77.5 billion of assets under management across 13 markets as at 31 March 2024. We focus on delivering value and generating consistently high returns to our stakeholders. In addition, we also strive to be the partner of choice for your real estate and investment needs.

The Group owns and manages a diversified portfolio of office, retail, logistics, industrial, data centre, residential and student accommodation properties, as well as real estate investments.

MLT was listed on SGX on 28 July 2005.  
MIT was listed on SGX on 21 October 2010.  
MCT was listed on SGX on 27 April 2011.  
MGCCT was listed on SGX on 7 March 2013 and later renamed to Mapletree North Asia Commercial Trust (MNACT) on 25 May 2018.

\*\*Following the merger of MCT and MNACT, MNACT has been delisted from the SGX and MCT has been renamed Mapletree Pan Asia Commercial Trust (MPACT) with effect from 3 August 2022.



<sup>1</sup> Based on MLT's DPU CAGR and Total Return for the period from 28 July 2005 to 31 March 2024.

<sup>2</sup> Based on MIT's DPU CAGR and Total Return for the period from 21 October 2010 to 31 March 2024.

<sup>3</sup> Based on MPACT's DPU CAGR and Total Return for the period from 27 April 2011 to 31 March 2024.

<sup>4</sup> Refers to the total assets under management as at 31 March 2024.

<sup>5</sup> Refers to fund size, S\$ exchange rate as at date of fund inception.

<sup>6</sup> Based on MIT's book value of investment properties as well as MIT's 50% interest of the joint venture with MIP in three fully fitted hyperscale data centres and 10 powered shell data centres in North America and excluded MIT's right-of-use assets as at 31 March 2024.

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Developer | Investor | Capital Manager | Property Manager

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## Value through **PARTNERSHIPS**

Mapletree is a leading global real estate development, investment, capital and property management company committed to sustainability. We believe in the value of building strong relationships with our customers, business partners, investors and the community. Forging these relationships allows us to grow together and share the rewards of our collective success with our stakeholders.

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