

(Constituted in Republic of Singapore pursuant to a Trust Deed dated 29 January 2008 (as amended))

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## **PRESS RELEASE**

### **Mapletree Industrial Trust Poised to Offer More Build-to-Suit Solutions for Growth**

*20 February 2014* – Mapletree Industrial Trust Management Ltd., as manager (the “Manager”) of Mapletree Industrial Trust (“MIT”) and NASDAQ-listed Kulicke & Soffa (“K&S”) celebrated the grand opening of K&S Corporate Headquarters. The event was graced by the Guest of Honour, Mr. S. Iswaran, Minister, Prime Minister’s Office, Second Minister for Home Affairs and Second Minister for Trade and Industry.

Completed in October 2013, K&S Corporate Headquarters was developed by MIT as a build-to-suit (“BTS”) project to meet the existing and expansion needs of K&S. The five-storey high-specification industrial building with a net lettable area of 285,500 square feet serves as the new global headquarters for K&S in Singapore. The customised building comprises facilities for manufacturing, research and development and a corporate office. K&S occupies 69% of the net lettable area for a 10-year lease term with the option to renew for two additional 10-year terms.

Mr Tham Kuo Wei, Chief Executive Officer of the Manager, said, “BTS solutions enable our clients to focus on their core businesses, as we handle the entire real estate development process from planning, design to project management. They also provide our clients with rental certainty through long-term lease arrangements without the significant capital expenditure associated with the development process. MIT, with its development expertise, is poised to develop more customised facilities which meet the operational and expansion needs of businesses.”

The grand opening of K&S Corporate Headquarters underscores MIT’s growing focus on offering BTS solutions. Other BTS projects in MIT’s portfolio included a flagship data centre for Tata Communications International Pte. Ltd at Paya Lebar iPark completed in April 2010

**Mapletree Industrial Trust Management Ltd.**

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and Equinix Singapore’s third International Business Exchange data centre which is under development at one-north.

The high-specification K&S Corporate Headquarters, which has high floor loading, high floor-to-floor height and large floor-plate, allows evolving business space needs to be accommodated flexibly. The space is ideal for high-tech companies in the clean and light manufacturing sectors. The façade and interiors are designed to reduce heat build-up, thereby reducing energy usage for cooling and ventilation. Other energy-saving measures included the installation of energy-efficient light fittings as well as motion sensors in toilets and staircases. K&S Corporate Headquarters was awarded the Green Mark Gold Award by the Building and Construction Authority.

**K&S Corporate Headquarters: Building Specifications**

Floor Loading	1 <sup>st</sup> floor : 20 kN / m <sup>2</sup> 3 <sup>rd</sup> to 5 <sup>th</sup> floor : 15 kN / m <sup>2</sup>
Floor-to-Floor Height	1 <sup>st</sup> floor : 8 metres 3 <sup>rd</sup> to 5 <sup>th</sup> floor : 6 metres
Car Park Lots	1 <sup>st</sup> floor: 15 open car park lots 2 <sup>nd</sup> floor : 245 sheltered car park lots
Air-conditioning	Air-conditioned lobbies and corridors Central air-conditioning (water-cooled chiller system)
Power Provision	6 MVA (3 x 2 MVA transformers)
Lifts	4 Passenger Lifts 4 Cargo Lifts (5 tonnes each)
Building Security	24-hour security services Designed for localised card access system

Located at 23A Serangoon North Avenue 5 within the Serangoon North Industrial Estate, K&S Corporate Headquarters is easily accessible via major expressways and is well-connected by the public transportation network.



*Grand Opening of K&S Corporate Headquarters, 20 February 2014*

*From left to right:*

*Mr Wong Meng Meng, Chairman of Mapletree Industrial Trust Management Ltd.*

*Mr MacDonell Roehm, Jr., Chairman of the Board of Directors of Kulicke & Soffa,*

*Mr S. Iswaran, Minister, Prime Minister's Office, Second Minister for Home Affairs and Second Minister for Trade and Industry*

*Mr Bruno Guilmart, President & Chief Executive Officer of Kulicke & Soffa*

*Ms Eunice Koh, Assistant Chief Executive Officer, Cluster Development Group 2, JTC Corporation*

*Mr Chang Chin Nam, Executive Director, Precision Engineering and Singapore Welcome Centre for Corporates, Singapore Economic Development Board (EDB)*



*K&S Corporate Headquarters (Build-to-Suit Project by Mapletree Industrial Trust)*



*Lobby at K&S Corporate Headquarters*

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### **About Mapletree Industrial Trust**

Mapletree Industrial Trust is a Singapore-focused real estate investment trust (“REIT”) that invests in a diversified portfolio of income-producing real estate used primarily for industrial purposes, whether wholly or partially, in Singapore, as well as real estate-related assets.

MIT’s portfolio of 83 properties in Singapore is valued at approximately S\$2.9 billion as at 31 March 2013 and has a total gross floor area of approximately 19.1 million square feet. MIT has a large and diversified tenant base of more than 2,000 multi-national companies and local enterprises. MIT is managed by Mapletree Industrial Trust Management Ltd. and sponsored by Mapletree Investments Pte Ltd.

### **About Mapletree Industrial Trust Management Ltd.**

Mapletree Industrial Trust Management Ltd. is the manager of MIT. It manages MIT’s assets and liabilities for the benefit of the Unitholders, sets MIT’s strategic directions and provides recommendations on the acquisition, divestment, development and/or enhancement of MIT’s assets in accordance with MIT’s investment strategy. Employing active asset management, acquisition growth, capital and risk management, and selective development strategies, Mapletree Industrial Trust Management Ltd. seeks to generate returns for Unitholders by providing regular and stable distributions, as well as through achieving long-term growth in distribution per unit and net asset value per unit. Mapletree Industrial Trust Management Ltd. is a wholly-owned subsidiary of Mapletree Investments Pte Ltd.

### **About Mapletree Investments Pte Ltd**

Mapletree Investments Pte Ltd (“MIPL”) is a leading Asia-focused real estate development, investment and capital management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential in Asia. By combining its key strengths as a developer, an investor and a capital manager, MIPL has established a track record of award-winning projects in Singapore and delivered consistent and high returns from across various real estate classes in Asia.

As at 31 March 2013, MIPL owned and managed S\$21.8 billion of office, logistics, industrial, residential and retail/lifestyle properties. Currently, it manages four Singapore-listed REITs and five private equity real estate funds, which together hold a diverse portfolio of assets in Singapore and throughout Asia. MIPL has also established an extensive network of offices in Singapore, China, Hong Kong SAR, India, Japan, Malaysia, South Korea and Vietnam to support its regional expansion. MIPL's property portfolio includes award-winning projects in Singapore such as the VivoCity, Mapletree Business City, and Tata Communications Exchange as well as mixed-use developments in the region such as Future City and Nanhai Business City in China.