

PRESS RELEASE

Mapletree Industrial Trust Extends Track Record in Build-to-Suit Data Centres

S\$60 million data centre development to offer portfolio diversification and income stability

5 March 2017 – Mapletree Industrial Trust Management Ltd., as manager (the “Manager”) of Mapletree Industrial Trust (“MIT”), is pleased to announce that MIT will be developing a build-to-suit (“BTS”) data centre for an established data centre operator at an estimated development cost of S\$60 million. The proposed facility will be located in the West Region of Singapore.

The six-storey purpose-built data centre with gross floor area of about 242,000 square feet (“sq ft”) will be fully leased to the client for an initial lease term of more than 10 years with staggered rental escalations as well as renewal options. The proposed BTS project is expected to be completed in the second half of 2018.

Mr Tham Kuo Wei, Chief Executive Officer of the Manager, said, “This BTS project marks MIT’s third data centre development and reinforces the strategy to grow the Hi-Tech Buildings segment by providing customised industrial real estate solutions. The long-term lease commitment from an established client in the fast growing data centre market will offer portfolio diversification and income stability to unitholders. We look forward to embarking on MIT’s latest BTS project, underscoring our capabilities in creating value through development projects.”

The proposed site in the West Region of Singapore is well-connected to the Ayer Rajah Expressway and is situated on a land area of approximately 96,800 sq ft. The site is located in a specialised industrial park for data centres with ready-built infrastructure catered to support multinational companies and enterprises. The site has been allocated by JTC Corporation and is zoned for Business 2 use with a land tenure of 30 years.

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This will be the third data centre development in the MIT portfolio after the successful completion of Tata Communications Exchange at Paya Lebar iPark in 2010 and 26A Ayer Rajah Crescent for Equinix Singapore at one-north in 2015.



An artist's impression of the BTS data centre in the West Region of Singapore

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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 real estate used primarily for industrial purposes, whether wholly or partially, in Singapore, as well as real estate-related assets.

MIT’s portfolio of 85 properties in Singapore is valued at approximately S\$3.6 billion as at 31 March 2016 and has a total gross floor area of approximately 19.7 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 proactive asset management, value-creating investment management and prudent capital management strategies, Mapletree Industrial Trust Management Ltd. seeks to deliver sustainable and growing returns for Unitholders. 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 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. By combining its key strengths as a developer, an investor and a capital manager, MIPL has a portfolio comprising award-winning developments across real estate classes that delivers consistent and high returns.

As at 31 December 2016, MIPL owns and manages S\$38.6 billion of office, retail, logistics, industrial, residential, corporate lodging/serviced apartments and student housing properties. Presently, it manages four Singapore-listed REITs and five private equity real estate funds, which hold a diverse portfolio of assets in Singapore and Asia Pacific. MIPL has also established an extensive network of offices in Singapore, China, Hong Kong SAR, India, Japan, Malaysia, South Korea, Vietnam, Australia, the United States and the United Kingdom. MIPL’s portfolio includes award-winning properties in Singapore such as the VivoCity, Mapletree Business City and Tata Communications Exchange as well as mixed-use developments in the region such as Mapletree Business City Shanghai and VivoCity Shanghai, and Nanhai Business City in China.