

Mapletree Affirms its Commitment to Sustainability

SINGAPORE, 13 April 2023 – Mapletree Investments (“Mapletree” or “the Group”) further reinforced its economic, social and governance (“ESG”) commitment today with a target to plant at least 100,000 trees by 2030 across its assets, as well as in the communities it operates in. Together with over 120 employees and Board Members from Mapletree, Mapletree’s Chairman, Mr Edmund Cheng and Non-Executive Chairman and Director of Mapletree Industrial Trust Management Ltd. (“MITM”), Mr Cheah Kim Teck, the Group commemorated its commitment with a tree planting initiative at Mapletree Industrial Trust’s (“MIT”) newest development, *Mapletree Hi-Tech Park @ Kallang Way*.

This initiative saw 80 trees being planted within the park and is part of a series of activities that the Group is undertaking in its journey to achieve its Net Zero target by 2050. In the past two years, Mapletree has planted around 3,000 trees across its assets globally.

“Within the overall ESG philosophy of Mapletree, the Net Zero by 2050 target is part of our response to climate change needs. The tree planting initiative is just one of the activities that the Group has embarked on to address the impact of climate change on our business and the environment. We will continue to incorporate sustainability principles across all aspects of our business culture – from our investments, operations, developments, and especially in our people,” said Mr Cheng.

In addition to adopting such nature-based solutions, the Group strives to increase the generation and usage of renewable energy across its portfolio through the installation and harnessing of solar panels across existing assets and developments, and sourcing for alternative forms of sustainable energy. In addition, as a property developer and manager, Mapletree aims to reduce its carbon emissions in the life cycle management of its properties, from utilising sustainable construction materials for new builds to leveraging technology and alternative forms of sustainable energy to optimise energy consumption in buildings.

Mr Cheah said, “The tree planting initiative is symbolic of our commitment to provide sustainable real estate solutions to our clients. Aside from the positive impact on our carbon

footprint and the creation of a greener and more pleasant surrounding for tenants and visitors in the park, the tree planting initiative also fosters greater ownership for doing our part for the environment.”

Blocks 161 and 163 in the park have been awarded the Building and Construction Authority (“BCA”) Green Mark Platinum Award. This is also in line with MIT’s efforts in building a climate-resilient portfolio, as it commits to attaining BCA Green Mark (Gold) ratings and higher for its future developments. In FY22/23, solar panels were installed at five MIT property clusters with solar generating capacity of 4,000 kilowatt-peak (“kWp”). MIT will be embarking on the next phase of solar panel installations in Singapore to help achieve its commitment on solar generating capacity of 10,000 kWp by 2030.

Details of Mapletree Hi-Tech Park @ Kallang Way

Please refer to the factsheet appended for more information.



From left to right: Ms Chan Chia Lin, Independent Non-Executive Director of MITM; Mr Dennis Woon, Group Chief Development Officer, Mapletree; Mr Edmund Cheng, Chairman, Mapletree; Mr Hiew Yoon Khong, Group Chief Executive Officer, Mapletree.



From left to right: Mr Cheah Kim Teck, Non-Executive Chairman and Director of MITM; Ms Ler Lily, Chief Financial Officer of MITM; Mr Tham Kuo Wei, Chief Executive Officer of MITM; Mr Pok Soy Yoong, Independent Non-Executive Director of MITM.

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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 consistent and high returns across real estate asset classes.

The Group manages three Singapore-listed real estate investment trusts (“REITs”) and seven 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 2022, Mapletree has assets under management of S\$78.7 billion, comprising 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

ABOUT MAPLETREE INDUSTRIAL TRUST

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

As at 31 December 2022, MIT’s total assets under management was S\$8.8 billion, which comprised 85 properties in Singapore and 56 properties in North America (including 13 data centres held through the joint venture with Mapletree Investments Pte Ltd). MIT’s property portfolio includes Data Centres, Hi-Tech Buildings, Business Park Buildings, Flatted Factories, Stack-up/Ramp-up Buildings and Light Industrial Buildings.

MIT is managed by Mapletree Industrial Trust Management Ltd. and sponsored by Mapletree Investments Pte Ltd.

For more information, please visit www.mapletreeindustrialtrust.com

Overview of Mapletree Hi-Tech Park @ Kallang Way

The completion of the redevelopment of a Flatted Factory Cluster into a new hi-tech park at Kallang Way represents a significant portfolio rejuvenation milestone for Mapletree Industrial Trust (“MIT”). The incorporation of environmentally sustainable features throughout the hi-tech park also underscores MIT’s focus on building a climate-resilient platform.

Location : 161, 163 & 165 Kallang Way

Project Cost : S\$300 million¹

Net Lettable Area (“NLA”) : Approximately 729,100 sq ft

Completion : 23 March 2023

SUSTAINABLE FEATURES

<p>Energy Conservation</p> 	<p>The buildings have adopted passive design strategies in terms of their appropriate site orientation and layout as well as effective façade design. These have helped to enhance thermal comfort while reducing the need for air-conditioning. The Envelope Thermal Transfer Value (“ETTV”) of the buildings is 28.52 w/m², which is highly efficient for an air-conditioned non-residential building. This is in comparison to an ETTV of 38 w/m² or lower for buildings under the BCA Green Mark Certification Scheme.</p> <p>Other energy conservation measures include the provision of the water-cooled chiller plant system with an overall efficiency of 0.732 kilowatts to refrigeration tons and the use of motion-activated Light-Emitting Diode lights at staircases and toilets. The provision of lifts with regenerative drives will capture and convert the mechanical heat generated by the lifts into electrical energy, which will save up to 20% of the lifts’ total energy consumption.</p>
<p>Water Conservation</p> 	<p>Efficient water fittings rated by PUB are installed to ensure water conservation.</p> <p>The provision of water sub-meters for major water usage systems and the smart remote monitoring for water leak detection will help with the monitoring of water consumption.</p> <p>The provision of reclaimed water, NEWater² for cooling towers will reduce the consumption of potable water.</p>
<p>Environmentally Friendly Features</p> 	<p>Extensive greenery including the roof garden at 163 Kallang Way has been planned at the project design phase. Over 10,000 shrubs and 296 trees will be planted in the precinct, which led to an overall Green Plot ratio of 2.2.</p> <p>Provision of sheltered bicycle lots and electric vehicle charging stations will promote and facilitate green transport.</p>
<p>Indoor Environmental Quality</p> 	<p>The provision of an Ultraviolet Germicidal Irradiation (UVGI) system will help to control airborne pathogens at air handling units’ filtration. In addition, the air purging system is in place to replace contaminated indoor air with outdoor fresh air.</p>

¹ Includes the book value of the Kolam Ayer 2 Cluster at S\$70.2 million as at 31 March 2019 prior to the commencement of the redevelopment.

² NEWater refers to reclaimed water produced by Singapore’s Public Utilities Board (“PUB”).

Photos of Mapletree Hi-Tech Park @ Kallang Way

