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MAPPING

A PUBLICATION BY MAPLETREE

INSIDE

COVER STORY =

MPACT makes an impact on REITs

TREND =

Sustainable warehousing solutions

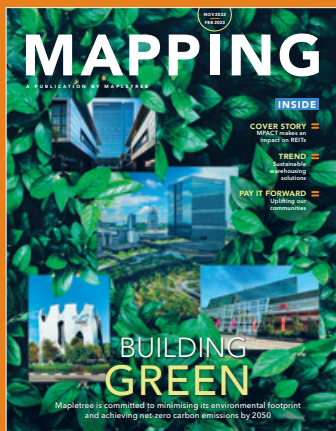
PAY IT FORWARD =

Uplifting our communities



BUILDING GREEN

Mapletree is committed to minimising its environmental footprint and achieving net-zero carbon emissions by 2050



Cover photo

Mapletree Pan Asia Commercial Trust's portfolio comprises 18 commercial properties across five key gateway markets of Asia.

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 six 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 owns and manages S\$78.7 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.

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. All information is correct at time of printing.

maple^{tree}

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1 and 1A Depot Close were redeveloped by Mapletree Industrial Trust into a purpose-built facility for HP Inc. and Hewlett Packard Enterprise comprising world-class facilities for manufacturing, product and software development, customer service and a corporate office.

On 3 August 2022, Mapletree Commercial Trust was renamed Mapletree Pan Asia Commercial Trust (MPACT) following its merger with Mapletree North Asia Commercial Trust. The merger was accompanied by a reinforced strategy to deliver sustainable returns, putting MPACT in a favourable position to ride the long-term economic recovery following COVID-19. This entity is already making an impact as one of Asia's top 10 largest real estate investment trusts, with 18 properties diversified across key gateway cities in the region.

While the pandemic negatively impacted many industries, it also boosted others, such as the logistics sector. On page 16, we examine Mapletree's strategy in navigating these opportunities as it expands its global logistics footprint in the United States, Europe and Asia Pacific markets, while remaining committed to delivering quality and sustainable warehousing solutions.

Sustainability is an essential focus in every pillar of Mapletree's business. Turn to page 34 for an overview of the Group's plans to decarbonise the whole life cycle of its built assets to reach net-zero emissions by 2050.

On page 22, gain an insight into how Mapletree Industrial Trust developed 1 and 1A Depot Close from

flatted factories into a modern and green facility. Leveraging innovative and sustainable solutions, the building has attracted technology giants such as HP Inc. and Hewlett Packet Enterprise.

Mapletree's leading malls are also making a difference against climate change. On page 24, learn how Festival Walk in Hong Kong SAR and VivoCity in Singapore are incorporating more sustainable practices to reduce their environmental impact.

Environmental stewardship among staff is equally valued at Mapletree. On pages 20 and 34, find out how staff promoted the cause at their respective offices through the Staff Green Initiative, which encourages environmentally friendly practices in the workplace.

We appreciate your continued support for *Mapping* as we bring you up to date on the latest news within the Mapletree Group and happenings around our malls in Singapore. Feel free to contact us at _mapping@mapletree.com.sg with your feedback and enquiries.

note Welcome

POISED FOR LONG-TERM STABILITY

Amid global political and economic uncertainties, the Manager of Mapletree Pan Asia Commercial Trust remains committed to driving long-term sustainable returns through its “4R” asset and capital management strategy.

WITH MANY PARTS OF THE WORLD GRADUALLY

returning to normalcy post-COVID-19, activities are progressively resuming at offices and malls once again. Nonetheless, the impact of rising interest rates and energy costs, and a prolonged Russia-Ukraine conflict, could continue to hamper full recovery.

In an interview with *The Business Times*¹ in October 2022, Mr Neo Teng Hwee, UOB Private Bank’s Chief Investment Officer, commented that rising interest costs and electricity expenses are some of the more pertinent risks for REITs. Sharing his sentiment on the office REIT sector, he said, “Office demand should remain healthy due to the reopening of the economy following the pandemic, while rents would be supported by the tight supply which will help to buffer the rising costs. However, some REITs within the sector would see a meaningful impact from the rising interest rates and there is also risk of recession, which will affect the demand for offices.”

Mapletree Pan Asia Commercial Trust (MPACT), the merged entity between Mapletree Commercial Trust (MCT) and Mapletree North Asia Commercial Trust (MNACT), comprises quality office and retail assets in key gateway markets of Asia, including Singapore, China, Hong Kong SAR, Japan and South Korea. Following the completion of the merger, the REIT was renamed MPACT on 3 August 2022.



Mapletree Anson is a 19-storey premium office building located in Singapore’s Central Business District. It is one of the first buildings in Singapore awarded the Green Mark Platinum certification by the Building and Construction Authority of Singapore, the highest accolade for environmentally sustainable developments in Singapore.



Lauded as the 'Workplace of the Future', Mapletree Business City's campus-styled work environment features Grade A building specifications with commanding views, highly flexible and expansive column-free floor plates and state-of-the-art building management systems.

QUICK FACTS ABOUT MPACT

- **MPACT is one of the top 10 largest REITs in Asia**
- **S\$10 billion market capitalisation* and S\$17.1 billion AUM#**
- **18 properties diversified across five key markets**
- **11 million square feet (sq ft) [1.02 million square metres] of net lettable area (NLA)**

* Based on closing price of S\$1.92 as at 10 August 2022

Based on AUM of MCT and MNACT as at 31 March 2022

A RECAP OF COMMERCIAL REAL ESTATE IN 2021

For 2021, the sector posted full-year returns of over 27.2 per cent in United States dollar (USD), as measured by the FTSE EPRA Nareit Developed Index, stated Morgan Stanley in its *Top Trends for Real Estate and REITs in 2022 and Beyond*² report, published in January 2022. The FTSE EPRA Nareit Developed Index is designed to track the performance of listed real estate companies and REITs worldwide.

Ms Laurel Durkay, Head of Global Listed Real Assets at Morgan Stanley and author of the report, attributed the strong showing to several macro and fundamental factors, such as monetary and fiscal stimulus, continued vaccine distribution, and the reopening — or anticipated reopening — of economies around the world.

Asian real estate markets posted full-year returns of 4.3 per cent, with Australia and Singapore taking the lead at 11.7 per cent and 3.8 per cent, respectively.

FTSE EPRA NAREIT DEVELOPED INDEX USD RETURNS

FULL YEAR 2021 (%)	
ASIA	4.3
Australia	11.7
Hong Kong	3.1
Japan	2.7
Singapore	3.8
EUROPE	10
Continent	3.7
United Kingdom	27.7
NORTH AMERICA	42.6
Canada	37.7
UNITED STATES	42.8
Data Centres	24.1
Healthcare	15.9
Hotels	15
Industrial/Logistics	62.6
Net Lease ex Retail	22.9
Office	21.5
Residential	57.9
Retail	5.1
Self Storage	79.4
GLOBAL	27.2

Source: FTSE EPRA Nareit, Morgan Stanley Investment Management

2022: A MORE SUBDUED YEAR FOR REITS

Nareit Research has a more cautious take on REITs in 2022. In a July 2022 commentary³, Mr John Worth, Executive Vice President, Research & Investor Outreach at Nareit, noted as of the middle of 2022, REITs have experienced disappointing unit price performance due to a slowing economy and investor pessimism — despite continuing to post impressive operational results with record high earnings in the first quarter and extremely resilient balance sheets. “Heading into a period of slower growth, high inflation and significantly higher interest rates, we see REITs as well-positioned for strong relative performance and stability,” said Mr Worth.

In the short-term, REITS may stave off acquiring new assets, as “higher interest rates and spreads have severely impacted transactions as buyers and sellers adjust to the new rate environment,” he added.

While slower growth and higher interest rates are a net negative for real estate performance generally, REITs are well-positioned under their robust and well-managed balance sheets. “REITs, like other forms of real estate, have historically outperformed during periods of moderate and high inflation,” said Mr Worth.

IN-PERSON SHOPPING MORE ESSENTIAL THAN EVER

E-commerce has impacted retail demand for the past few years and the COVID-19 pandemic has accelerated the shift from physical storefronts to online ones. Nonetheless, retailers have used the downtime resulting from COVID-19 restrictions to revamp their storefronts to prepare for the return of shoppers in tandem with reopening of borders and easing of safe distancing measures. “There will likely continue to be square footage rationalisation as e-commerce grows, but brick-and-mortar retail isn’t going to zero,” stated the Morgan Stanley report.

COVID-19 has also underscored the importance of a good physical location in an omni-channel distribution environment. As such, retailers are reinvesting in their stores and looking to open in well-located malls that enable them to showcase their offerings to the fullest.

MPACT is positioned to gain from the trend, due to its Manager’s curation of malls as “more than a place to shop”, according to a 19 September 2022 article from *The Edge Singapore*⁴. The article noted that businesses have been optimising their footprints by retaining only the best-performing stores. As such, established retailers such as Zara and adidas have set up flagship stores in VivoCity, Singapore, while Dyson opened its largest Demo Store in Southeast Asia in the same mall. By replicating this success in its Festival Walk mall in Hong Kong SAR and other commercial assets in key gateway markets of Asia, the MPACT Manager is set and committed to driving long-term sustainable returns for unitholders, wrote *The Edge Singapore*.

As part of its ceaseless effort in refreshing the retail mix for VivoCity, Singapore, the MPACT Manager has introduced tenants including DJI, a world-renowned maker of camera drones, and long-awaited athleisure and sports retailers such as lululemon and Foot Locker. These additions cater to the growing segment of hobbyists and athleisure devotees. The Manager has also continued to revitalise the mall’s food-and-beverage (F&B) cluster to include popular concepts such as Mr. Coconut, Tai Cheong Bakery and Una Una.

The proactive asset management efforts paid off. Despite the emergence of new virus variants and re-imposition of stringent COVID-19 measures by the Singapore government during Financial Year 2021/2022 (FY21/22), VivoCity, Singapore maintained high committed occupancy of at least 98.9 per cent, closing the year at 99.2 per cent commitment. In tandem with the subsequent easing of COVID-19 measures, tenant sales kept a steady recovery momentum, with Q1 FY22/23 and Q2 FY22/23 tenant sales surpassing pre-COVID levels.

¹ Silver linings in REITs, *The Business Times*, 4 October 2022

² Top Trends for Real Estate and REITs in 2022 and Beyond, Morgan Stanley Insights, 20 January 2022

³ REIT and Commercial Real Estate Performance in Transition, Nareit, July 2022

⁴ Why Mapletree’s REITs outperformed in the last 10 years, *The Edge Singapore*, 19 September 2022



Left: Alexandra Retail Centre, Singapore.

TECH-ENABLED AND SUSTAINABLE BUILDINGS COMMAND PREMIUMS

As governments, businesses and retailers move towards carbon neutrality by 2050, the real estate sector is playing catch up. According to the United Nations Environment Programme, building operations and construction represent 39 per cent of global greenhouse gas emissions. It estimates that direct building carbon emissions will need to be cut by half by 2030 to get on track for 2050.

The carbon-neutral movement is driving demand for energy-efficient building features that prioritise tenants' health and well-being. Landlords who are focused on water and waste reduction, as well as air-filtration for a more comfortable experience, can command higher rentals and navigate inflationary pressures going forward, said Morgan Stanley's Ms Durkay.

Real estate also has one of the lowest technology-adoption rates when compared to other industries, which presents growth opportunities for landlords who adopt "prop-tech". For instance, lift systems can save energy by going into "sleep mode" or data tracking to monitor and improve energy spend. Offices equipped with intelligent features such as smart building sensors can predict building maintenance, which in turn, prevent building failures and potential incidents in future.

MPACT's retail and office assets comprise state-of-the-art building technologies and green features, making them well-poised to attract large corporations and quality tenants.

In Singapore, all of MPACT's properties have attained at least BCA Green Mark Gold^{PLUS} Award, with key assets VivoCity and Mapletree Business City (MBC) achieving Green Mark Platinum, Singapore's highest accolade in recognition of a building's environmentally friendly features. MBC II has maintained its Leadership in Energy and Environmental Design (LEED) certification, further demonstrating MPACT's best-in-class building strategies and practices. Festival Walk in Hong Kong SAR and the Japan properties are also highly rated for their respective performance.



Centrally located in the lively district of Kowloon Tong, Festival Walk offers excellent connectivity to various parts of Hong Kong SAR and mainland China.



Above: VivoCity, Singapore.



Above: Bank of America HarbourFront in Singapore.

Photovoltaic panels have been installed at VivoCity, Singapore, Bank of America HarbourFront (BOAHF), MBC and Festival Walk to generate solar energy, with plans to install more in the near future.

Over 108 electric vehicle charging stations have been installed across the portfolio. Other initiatives include overhauling chillers and cooling towers, upgrading air-handling units, installing Internet of Things (IoT) sensors and embarking on retro-commissioning studies.

MPACT's green push is in line with its sponsor Mapletree's "triple bottom line" mission of achieving economic, social and environmental sustainability. Its commitment to being "Net-Zero by 2050" involves reducing emissions to a carbon-neutral level at both the Group and REIT levels. It will consider an asset's environmental impact when looking at potential acquisitions, preferring assets with a green or an energy-rating certificate. If such certifications are unavailable, the MPACT Manager will consider putting in eco-friendly measures and features to enhance the asset's sustainability performance.

RIDING THE LONG-TERM ECONOMIC RECOVERY

MPACT's iconic properties in Singapore — VivoCity and MBC — are just two of the 18 assets in its portfolio, which is spread across key Asian gateway cities. VivoCity, Singapore's first quarter tenant sales for FY22/23 rebounded 53.3 per cent year-on-year, surpassing pre-COVID-19 levels and outpacing the recovery of shopper traffic.

With the strength from MCT and the growth potential of MNACT, anchored by a high quality and diversified portfolio

spanning key gateway cities in Asia, MPACT is prepared to capitalise on the post-COVID-19 economic recovery and long-term growth of the region. Mr Worth of Nareit added there are continuing concerns about the potential longer-lasting effects of the pandemic on how people use commercial real estate, especially due to work-from-home (WFH) trends impacting overall demand for office space.

The MPACT Manager is mindful of this trend and is adapting to the shift to WFH and hybrid work arrangements resulting from the pandemic, by stepping up its tenant engagement efforts to anticipate changing business needs and bringing in new tenants. "Although uncertainties posed by WFH policies will continue to exist in the immediate term, we believe offices will continue to play an integral role, and good-quality shopping malls will remain relevant in Asia in the long run," said the MPACT Manager. In Q1 FY22/23, Singapore-based MBC recorded S\$55.7 million in gross revenue and S\$45.2 million in net property income (NPI), up 5.5 per cent and 5.8 per cent, respectively, on a year-on-year basis.

China, as the world's second largest economy after the United States, is one of the focus markets for MPACT. The MPACT Manager noted that China's policies of boosting domestic demand and capabilities are good for long-term sustainability of the country.

"In spite of the challenges posed by COVID-19, Gateway Plaza and Sandhill Plaza posted high committed occupancy levels of 92.8 per cent and 98.9 per cent, respectively (as at 30 June 2022). We remain confident of China's long-term outlook and our properties' performance," said the MPACT Manager.



"4R" Asset and Capital Management Strategy

MPACT's "4R" strategy will include:



Driving NPI and Distribution per Unit (DPU) growth through cross-pollination of teams and active asset management while capitalising on market recovery



Unlocking value through selective strategic divestments at an opportune time



Focusing on accretive acquisitions of office and office-like business park assets in key gateway cities, anchored by tenants in high-growth sectors and leveraging the enlarged balance sheet and enhanced financial flexibility

PURSUING LONG-TERM GROWTH IN ASIA

MPACT's combined entity not only brings together the respective strengths from MCT and MNACT, but also creates an enlarged platform with enhanced financial flexibility to better pursue growth opportunities. "Our biggest responsibility will be to execute the '4R' asset and capital management strategy, and to harness the best of both teams to capitalise on market recovery," said the MPACT Manager.

For China, it will continue looking out for office and office-like business park assets like Sandhill Plaza, where growing sectors such as IT and biomedical industries are expected to drive demand and rental growth.

South Korea has favourable market dynamics and remains primed for targeted expansion, noted the Manager. It has indicated that it may acquire the remaining stake in The Pinnacle Gangnam in Seoul subject to the right market conditions.

Singapore will remain a core segment of the portfolio to provide underlying stability during MPACT's next phase of growth. There is potential to acquire right of first refusal assets from Mapletree to strengthen its presence in the Greater Southern Waterfront precinct. "The enlarged scale and stronger financial muscle will enable MPACT to undertake capital recycling opportunities, take on value-enhancing asset enhancement and pursue larger acquisitions in Asia's key gateway markets, including but not limited to Singapore, Hong Kong SAR, China, Japan and South Korea," added the MPACT Manager.

Located at Gangnam-gu, Seoul, South Korea, The Pinnacle Gangnam is a 20-storey freehold office building with six underground floors.



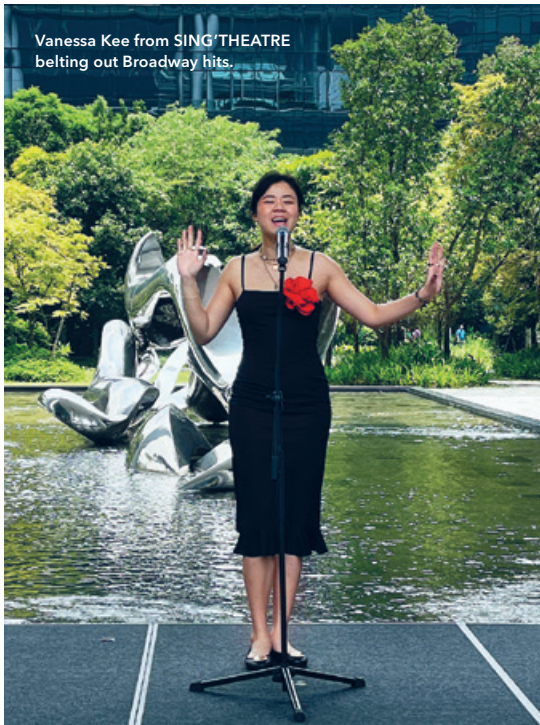
Sandhill Plaza is a premium quality business park development comprising a 20-storey tower and seven blocks of 3-storey buildings in the mature area of Zhangjiang Science City, Shanghai, China.



MPACT'S GLOBAL ASSETS

NAME OF BUILDING	CITY/COUNTRY	ASSET TYPE	NLA (sq ft)
VivoCity	Singapore	Retail	1,077,382
MBC I		Office and Business Park	1,707,426
MBC II		Business Park and Retail	1,184,704
mTower		Office and Retail	526,066
Mapletree Anson		Office	329,237
BOAHF		Office	215,734
Festival Walk	Hong Kong SAR	Mall and Office	801,485
Gateway Plaza	Beijing, China	Office	1,145,886
Sandhill Plaza	Shanghai, China	Business Park	681,184
The Pinnacle Gangnam	Seoul, South Korea	Office	265,335 ⁵
IXINAL Monzen-nakacho Building	Tokyo, Japan	Office	73,753
Higashi-nihonbashi 1-chome Building		Office	27,996
TS Ikebukuro Building		Office	43,073
Omori Prime Building		Office	73,168
Hewlett-Packard Japan Headquarters		Office	457,422
SII Makuhari Building	Chiba, Japan	Office	761,476
Fujitsu Makuhari Building		Office	657,543
mBAY POINT Makuhari		Office	912,487
ABAS Shin-Yokohama Building	Yokohama, Japan	Office	34,121

⁵ MPACT's effective interest in The Pinnacle Gangnam is 50.0%. NLA refers to 100% of The Pinnacle Gangnam's NLA.



Peranakan Sayang entertaining with their repertoire of local folk songs.

ON THE COMEBACK

Arts programmes at Mapletree Business City return to delight and inspire.

WITH SINGAPORE gradually returning to everyday life, arts programmes at Mapletree Business City (MBC) are also back in full swing. The lunchtime concert series, *Arts in the City*, made a comeback on 28 September 2022 at the open-air Plaza which featured local singing group Peranakan Sayang and musical theatre specialists SING'THEATRE. The performance provided the artists a platform to showcase their talents and entertain the MBC office crowd with lively covers of Singaporean folk songs and Broadway hits.

"Bringing music to the community is essential to creating bonds and memories, and to building a better society. Thank you Mapletree, for contributing to creating a better world. You are definitely a real estate company with a heart!" said SING'THEATRE's Artistic Director, Ms Nathalie Ribette.

"It was great to be invited for the restart of Mapletree's *Arts in the City*! Nothing beats the feeling of performing to a live audience. It was a pleasure to bring joy and laughter to those who caught our singing performance," said Mr Alvin Oon from Peranakan Sayang.

The *MBC Public Art Trail* — another initiative by Mapletree to bring the arts closer to the public — takes visitors on a guided walking tour of MBC to view 14 art installations and artefacts by local and international artists, such as Dan Graham, Zulkifli Mahmod, Tomás Saraceno and Yinka Shonibare. Participants can find out more about each artist's vision and learn how art can bring vitality to the environment and enhance community spaces in our urban landscape. Past participants appreciated the variety of sculptures and enjoyed learning from the knowledgeable guides about the artists and their installations.



The MBC lunchtime crowd gathering at the open-air Plaza to catch the musical performances.



Mapletree organises the *MBC Public Art Trail* for the public, such as this group of students from LASALLE College of the Arts, who were taken on a guided walking tour of MBC to learn how commercial spaces can be vitalised by art.



TRAIL

On 5 October 2022, Mapletree organised a guided tour for a group of students and lecturers from LASALLE College of the Arts, giving them the opportunity to observe how art can bring vitality to commercial spaces. “The tour was an eye-opening experience. I hope one day I will have one of my own artworks displayed at Mapletree,” said Ranen Chua, Student (Diploma in Fine Arts Year 1). The youth were quizzed at the end of the tour, and five winners with the most number of correct answers brought home Mapletree vouchers.



MBC Public Art Trail tours are scheduled for December 2022 and January 2023.

Scan the QR code or visit bit.ly/mbcpat to sign up.

“
The *MBC Public Art Trail* was as enriching as it was therapeutic, with each carefully curated art piece stirring our imagination and interpretation. The experienced delivery of the guides who imparted gems of insight and thought affirms the unwavering appreciation of art in Singapore.”

Ilya Suraya Binte Ahmad Razib,
Student from LASALLE College of the Arts
(Diploma in Broadcast Media Year 1)



LASALLE College of the Arts students and lecturers who embarked on the *MBC Public Art Trail*.



MUSIC MOVES

Talented musicians from The TENG Ensemble dazzled a sold-out crowd with renditions of K-pop hits.

SINCE 2018, *Once Upon a Full Moon* has been part of an annual series of concerts by Mapletree and The TENG Ensemble that celebrates the Mid-Autumn Festival and Lunar New Year. Due to the COVID-19 pandemic, the events were put on hold in 2020 and 2021.

Following the successful return of the series in February 2022, Mapletree and The TENG Ensemble were proud to be back with another instalment on 9 and 10 September. Held at the VivoCity Amphitheatre, *Once Upon a Full Moon 2022* was sold out on both nights, with more than 1,600 spectators in attendance.

On the second evening, a Scholarship Presentation Ceremony was held to recognise the 2022 batch of Mapletree-TENG Academy Scholars. The certificates were presented by Mapletree Chairman, Mr Edmund Cheng. "Mapletree is pleased to play our part in building a sustainable arts ecosystem by



Above: Jadelynn performed her solo to an appreciative audience on both nights.

Below: Lanterns were given out at the concert to celebrate Mid-Autumn.



supporting local arts groups like TENG that continuously push creative boundaries. It is wonderful to see a growing, vibrant arts scene in Singapore," said Mr Cheng.

A DIVERSE MUSICAL SHOWCASE

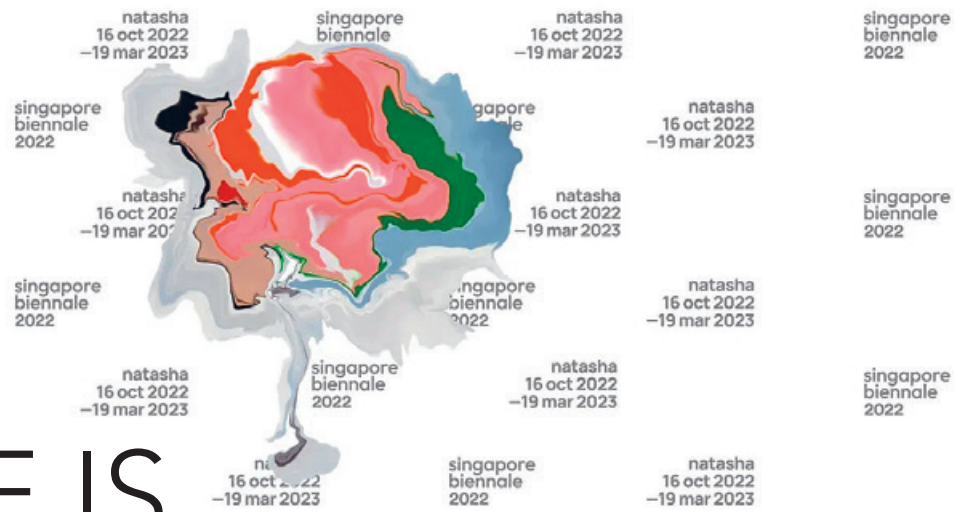
The TENG Ensemble performed captivating renditions of songs by K-pop sensation BTS, and songs from popular K-drama *Crash Landing on You*. Two new original works were also premiered, one of which was composed by Singaporean musician Evan Low, creator of the viral Singapore National Day song *The Road Ahead*.

For the first time in the series, the concert was hosted by TENG's Executive Director Mr Yang Ji Wei, along with Creative Director Dr Samuel Wong. Three guest performers — Mapletree-TENG Academy scholars Ryan Lim and Jadelynn Soh, and Singaporean soprano Moira Loh — also took turns to serenade the audience.

Said Samuel, "TENG's partnership with Mapletree has allowed us time and again to bring our brand of fusion music to the wider public and to share educational and entertaining arts programmes in a family-oriented and festive concert setting."



Mr Wan Kwong Weng (3rd from left), Group Chief Corporate Officer, Mapletree; Mr Edmund Cheng (4th from left), Chairman, Mapletree; and Ms Elaine Teo (5th from left), Chairman, TENG Ensemble Ltd, with the performers of *Once Upon a Full Moon 2022*.



"MY NAME IS NATASHA"

The Mapletree-supported Singapore Biennale 2022 explores how naming can encourage engagement and transform our connection to the world.

MAPLETREE IS PROUD TO BE the sole Principal Supporter of the *Singapore Biennale 2022 (SB2022)* to grow the visibility of the arts. Running from 16 October 2022 to 19 March 2023, *SB2022* is organised by the Singapore Art Museum and commissioned by the National Arts Council.

SB2022 has been named *Natasha* by its Co-Artistic Directors Binna Choi, Nida Ghouse, June Yap and Ala Younis. The act of naming encourages artists, collaborators and audiences to rediscover ways of seeing and relating to the world as they embrace intimacy and spontaneity towards the transformative potentials in life and relationships within it.

EXPLORE THE ARTS

With more than 50 artists and collaborators from around the world participating in *SB2022*, audiences can look forward to an immersive and engaging line-up of arts offerings.

Art installations are presented in various public spaces across Singapore, including Tanjong Pagar Distripark, Yan Kit Playfield and public libraries. Highlights include an interactive showcase by Valentina Desideri (Italy) and Denise Ferreira da Silva (Brazil), facilitating collaborative studying and experimenting with different tools for reading and healing within the exhibition space. Materials and reading tools are provided for the public to engage with. The artists also conduct workshops within the space, allowing for more personalised public participation.

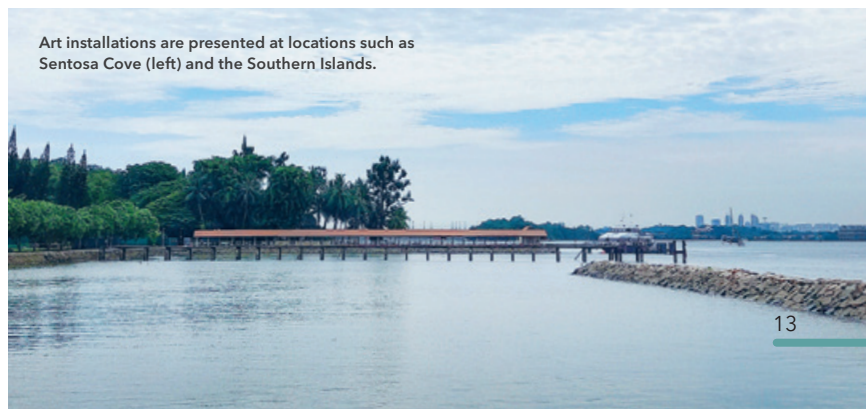
SUPER SEVEN

Established in 2006 and into its seventh edition, the *Singapore Biennale* is the city's preeminent platform for international dialogue in contemporary art. It presents the vigour of artistic practices in Singapore and the region within a global context.

Scan the QR code for the programme listing and ticketing details:



Tanjong Pagar Distripark, where the Singapore Art Museum is located.



Art installations are presented at locations such as Sentosa Cove (left) and the Southern Islands.



IT'S ALL IN



Scoring goals and developing friendships at the Mapletree Youth Futsal Camp.

MORE THAN 50 YOUTH ENROLLED in the Mapletree Youth Futsal Camp, held at Mapletree Business City on 6 and 7 September 2022. Into its fourth year, the camp attracted participants aged between eight and 15 years old, who are children of the Group's tenants and employees. As part of Mapletree's ongoing efforts to support youth from less-privileged backgrounds, beneficiaries from Boys' Town and Beyond Social Services also took part in the camp.

“

I was excited to learn that the futsal camp was brought back this year, especially since COVID-19 had put a stop to such events for two years! I had a great time brushing up on my rusty futsal skills and made new friends at this camp. Thank you, Mapletree!”

”

Brendan Heng, 11, Participant



FUTSAL THROUGH THE YEARS

“It has been a great experience for me! The coaches were knowledgeable about the futsal techniques and could guide everyone along despite our varying levels of skills. I think it was great to sweat it out today, and I had fun!”

Lucas Vong, 13, Participant

From 2017 to 2019, Mapletree organised annual futsal camps for youth beneficiaries from Boys' Town and Beyond Social Services, as well as children of Mapletree employees and tenants, and students from nearby schools during their school holidays. Due to COVID-19, there was a two-year hiatus in 2020 and 2021. This year, Mapletree resumed the futsal camp to much enthusiasm from staff, tenants and beneficiaries alike.

THE GAME

Aspiring footballers learnt techniques such as dribbling and kicking and improved their physical and mental speed. Teams then put the newly acquired skills into practice in matches, which saw new friendships formed between the players.

Said Mr Edmund Cheng, Chairman of Mapletree, “I am happy to see our youth participate in this year's futsal camp with much enthusiasm. It is encouraging to see them hone their futsal skills while learning the importance of teamwork and sportsmanship. This camp is organised as part of Mapletree's ongoing Corporate Social Responsibility efforts to support youth across backgrounds through education, arts and sports programmes.”



Chairman of Mapletree Mr Edmund Cheng (above) and Board Member Mr Tan Wah Yeow (above, left) presenting medals and certificates to participants.



FINDING THE RIGHT SPACE AT THE RIGHT PRICE

Businesses globally are seeking high-quality, sustainable warehousing solutions that offer value amid tightening supply.

ACCORDING TO REAL ESTATE CONSULTANCY SAVILLS¹, total warehousing property costs increased by an average of 8.4 per cent in the 12 months to June 2022 across 52 global markets. This surge in demand has boosted warehouse rents, which have been further compounded by a shrinking supply of such spaces. While slowing economic growth and rising inflation might slow future hikes, Savills noted that occupational markets have yet to be impacted.

Warehousing costs are not a large component of an occupier's cost, and rental increases have so far been underpinned by strong fundamentals. According to Savills, a brick-and-mortar retailer

might expect warehouse rent to make up just under 20 per cent of its total logistics costs. This proportion drops even further to under 10 per cent for a parcel delivery company, the consultancy estimated.

Reflecting the buoyant demand for warehousing in the Asia Pacific, Mapletree Logistics Trust (MLT) reported positive rental reversions across its nine markets in the region, averaging 3.4 per cent in the first quarter (Q1) of Financial Year 2022/2023 (FY22/23).

The situation is similar in markets in the west. Global commercial real estate services company CBRE² reported that

Located in Romeoville, Illinois, the US, 920 West Taylor Road is in close proximity to multiple intermodal facilities, including BNSF Railway.



BMW BTS is located in Western Poland, Swiecko, Lubuskie voivodship – less than four kilometres away from the A2 motorway, which runs from the border of Germany to Warsaw.



prime rental grew 14.6 per cent year-on-year in the United States (US), and 13.2 per cent year-on-year in the European Union (EU) countries where Mapletree US & EU Logistics Private Trust (MUSEL) operates.

“The US and Europe logistics sectors have benefitted from structural shifts that have been accelerated by the pandemic. Demand for warehouse space has been fuelled by rising e-commerce penetration and a reconfiguration of the supply chain away from a ‘just-in-time’ to a ‘just-in-case’ inventory model. This is reflected in the all-time low vacancies seen in the US and Europe industrial sectors of 2.9 per cent and 2.5 per cent in Q2 2022,” says Mr Michael Smith, Regional Chief Executive Officer, Europe and USA at Mapletree.

Warehousing property costs can vary widely depending on which market you are in. Savills data showed that London is the world’s most expensive warehousing market, with costs totalling US\$35 per square foot (sq ft), partly because the UK

boasts the highest e-commerce penetration rate in Europe. Hong Kong SAR and Tokyo, Japan were the next two priciest markets, respectively. In these land-scarce cities, warehousing competes with other asset classes, while low supply has kept vacancy rates for prime space under 3 per cent.

Meanwhile, US cities were the fastest risers in global rankings in the last year. Savills reported that warehousing rents across seven of the major US industrial and logistics markets spiked by an average of 20.1 per cent in the 12 months to June 2022, making up six of the 10 fastest risers globally.

FLIGHT TO QUALITY

Inflation is pushing energy and labour costs higher, impacting the margins of warehouse occupiers. Companies also have to navigate increasingly complex supply chains. A quality warehouse space is therefore required to meet their specific needs. Location remains at the top of the list of requirements — specifically distance to transport hubs, major highways, manufacturing plants and proximity to labour pools and end markets.



The US and Europe logistics sectors have benefitted from structural shifts that have been accelerated by the pandemic. Demand for warehouse space has been fuelled by rising e-commerce penetration and a reconfiguration of the supply chain away from a ‘just-in-time’ to a ‘just-in-case’ inventory model.

Mr Michael Smith, Regional Chief Executive Officer, Europe and USA, Mapletree

¹ Global warehousing costs, *Impacts*, Savills, July 2022

² CBRE Erix, September 2022



Mapletree Kobe Logistics Centre is a prime Grade A four-storey logistics facility strategically located within an established logistics cluster in Kobe, Japan.

The capacity to implement automated technology in warehouses has also become a must-have for many businesses. Increasingly, users are prioritising Grade A warehouse spaces that leverage automation to enable same-day delivery options for end consumers, while adhering to safety protocols.

Mapletree has local teams on the ground that are in regular contact with customers to better understand their needs and cater to their evolving demand for warehouse space. This provides the company with sufficient lead time to effectively respond to any changes in customer requirements.

To this end, Mapletree monitors the lease expiry profiles closely and collaborates with tenants, in order to plan for opportunities to refurbish their properties with additional dock doors, upgraded truck courts and more trailer parking lots. Such engagement has resulted in several asset-enhancement opportunities to expand existing warehouses and improve building specifications to meet customer needs. In 2021, for example, Mapletree successfully completed about 14,600 square metres (sqm) of expansion works in Ohio, the US. It is in the process of tenant expansion works for another 7,000 sqm in France.

In other instances, customers may have short-term space requirements, which Mapletree tries to accommodate to retain them within its portfolio. There is also the potential of converting temporary demand into a longer-term lease when the opportunity arises.

Meanwhile, Mapletree is increasing the level of automation at its warehouses to address rising costs and labour shortages in markets such as Japan. In markets where land costs are high and where local authorities allow for higher plot ratios such as Singapore and Hong Kong SAR, the company will build multi-storey warehouses to maximise value.

SUSTAINABILITY IS KEY

With consumers increasingly conscious of the environmental impact of their purchases, retailers are actively seeking greener warehouses, which also helps lower operating costs.

“Environmental, Social, and Governance (ESG) is an emerging trend of growing importance for warehouse occupiers. Mapletree is committed to delivering high ESG standards across its business, which are no different in the logistics sector. We strive to create long-term value for our stakeholders by incorporating sustainable practices into our operations,” says Mr Smith.

Among other sustainable solutions, occupiers are looking for alternative energies on site, such as charging points for electric vehicles (EV), LED lighting and rainwater harvesting.

5200 Tradeport Drive, Memphis, Tennessee, the US, is within 16 kilometres of Memphis International Airport and BNSF Railway.



“

Environmental, Social, and Governance (ESG) is an emerging trend of growing importance for warehouse occupiers. Mapletree is committed to delivering high ESG standards across its business, which are no different in the logistics sector. We strive to create long-term value for our stakeholders by incorporating sustainable practices into our operations.”

Mr Michael Smith, Regional Chief Executive Officer, Europe and USA, Mapletree

This trend will drive the construction of greener, safer, and more hygienic warehouses and industrial facilities to meet the demands of tenants.

Mapletree has introduced a host of measures to address sustainability in their warehousing business. These include employing ESG data management and performance-monitoring systems to track utility consumption; engaging tenants to explore renewable energy partnerships; implementing sustainable building upgrades to improve the energy efficiency of its warehouses; and exploring onsite solar energy generation.

These green solutions not only improve the sustainability of Mapletree’s warehousing assets but are also cost-effective in reducing utility costs, benefitting tenants and landlords in the long run. For instance, Mapletree has implemented a system to monitor and analyse water consumption at its German facilities, to minimise consumption and manage utility costs.

Looking ahead, the demand for flexible and sustainable warehousing solutions, low-vacancy rates and the continued growth of e-commerce will continue to support rental-rate increases, even as the pace of such hikes potentially slow amid economic headwinds.

Photo: Mapletree Investments



MAPLETREE LOGISTICS TRUST'S SUSTAINABILITY MEASURES



Expanding rooftop solar capacity

In FY21/22, MLT expanded its total solar energy capacity to 13.8 megawatt peak (MWp), a 31 per cent annual increase. MLT is committed to doubling its total solar energy capacity across its portfolio by 2030 from the FY20/21 baseline.

Progressive upgrades to LED lighting and energy-efficient air-conditioning systems



In FY21/22, conventional lighting was replaced with LED lighting at 13 properties and air-conditioning replacements were installed at nine properties, including tenanted areas.



Carbon sequestration measures to remove emissions

Mapletree planted more than 1,000 trees across its markets in FY21/22.

Increase certified green space

For FY22/23, MLT targets to increase its certified green space by 25 per cent (by gross floor area), and will be introducing green leases, starting with Singapore, before progressively rolling out to other markets.



Adding electric vehicle charging stations to warehouses

In China, EV charging stations have been installed at selected properties for charging delivery trucks and electric bicycles. In Singapore, EV charging stations were installed at Mapletree Benoi Logistics Hub and will be installed in other ramp-up buildings in the future. This is to support the increased adoption of EVs – including cars, delivery trucks and forklifts – as part of its efforts toward decarbonising the logistics sector.



THE ENVIRO STEW

The Staff Green Initiative was launched by Mapletree to encourage staff worldwide to adopt environmentally friendly practices in the office. Find out how two team leaders promoted the cause with their line-up of eco-friendly activities.

HONING THEIR GREEN FINGERS

SRIGANDH NAGARAJ, 30, is an Executive with the Environment (Health & Safety) department at the Mapletree India office based in Bengaluru. At the beginning of 2022, he led his team in planting saplings and creating a vegetable-and-herb garden to green the urban office environment.

Tell us more about how your team contributed to Mapletree's Staff Green Initiative.

My team and I utilised the surroundings of our office to plant trees, giving others working in the area a chance to be closer to nature. We planted 36 different types of fruit trees and 34 shade trees at designated areas within Global Technology Park in Bengaluru. We also set up a garden consisting of 20 types of vegetables, medicinal plants and herbs. To improve air quality within the office, we planted 71 species of indoor plants. Aside from growing plants and trees, we encourage the use of recycled products — such as eco-board planters and office stationery — to show our commitment towards the use of functional products made from waste materials.



What inspired you and your team to plant trees?

I am an environmental engineer with a coffee plantation and farming background. I grew up in the countryside among beautiful, tranquil landscapes and lush green spaces with good air quality. Our past experience helped us choose the right plants and trees suitable for an urban environment.

What are some things you and your team learnt from participating in this ground-up project?

It has taught us to contribute to the world in a sustainable way and helped us understand the long-term benefits of greening our spaces, especially urban areas surrounded by buildings. We also learnt that we could make an environment more attractive by adding greenery; the vegetables we grow and harvest are potentially more nutritious and safer than store-bought ones. Other things like how soil conditions affect plants interest me as well, since climate change has impacted soil conditions and it is important to have a good understanding of this when growing plants.

What do you have in mind for the next Staff Green Initiative project?

To counteract the effects of climate change, we should all learn to make small changes and adopt a sustainable lifestyle, such as switching to green modes of transport. The Staff Green Initiative is a good way to raise awareness on how sustainable living can benefit all of us. I would like to focus on reusing and recycling next. Efficient waste-management practices can lead to a direct positive impact on the environment.



NMENTAL ARDS OF MAPLETREE

DOING MORE WITH LESS

AMY BURBAGE, 33, is a Senior Executive with the Asset Management department based in Mapletree's United Kingdom office in Reading. She spearheaded a meat-free movement that was well-received by colleagues.

"IN NOVEMBER 2021, my team and I introduced 'Meat Free With Mapletree', an initiative that encourages colleagues in our London and Green Park, Reading offices to commit to at least one meat-free day a week. Many opted to commit to more! The initiative is ongoing, but we have almost reached our first full year.

At the Green Park office, we launched another initiative where staff were each given a small plant to care for, such as an orchid and monstera, and ensure it thrives in the office environment.

Both initiatives not only encourage a healthier lifestyle, but they also promote a positive impact on the wider environment. Being based at Green Park, we understand the positive impact that nature and plants have on humans — both physically and mentally — so the idea of bringing plants into the office seemed like a great thing



to do. I have been a pescatarian (someone who does not eat red meat or poultry but does consume fish and other seafood) for three years. Through conversations, I have learnt that some colleagues also choose not to eat meat. This sparked the idea to introduce 'Meat Free With Mapletree'.

We have had such a fantastic response, where 16 staff members have committed to going meat-free at least one day a week. We have set up an email group where we share meat-free recipes and photos. It is lovely to have a topic of conversation flowing around a common interest, as this helps to bring the team closer.

The most valuable lesson I have learnt leading the Staff Green Initiative is that if you have an idea that you feel passionate about, just speak up and share. Unless you do, you would not realise how many people may share your passion.

Corporate green initiatives are absolutely welcomed by employees. When it comes to your job and career, it is important to have a sense of purpose and to feel that you are making a difference, no matter how big or small. When your company decides to add green initiatives to its strategy, you feel you are part of a team that is taking an important step forward into the future."



SOUTHEAST ASIA IS ONE OF THE WORLD'S fastest-growing economies, with science, technology and innovation hubs springing up around the region. With this global shift, many of the world's largest multinational corporations — from financial services to pharmaceuticals, and consumer goods to electronics and technology — see vibrant Singapore as a launchpad into Asia and beyond, and have established their regional centres here.

A MODERN CAMPUS BY A MODERN DEVELOPER

Mapletree plays a vital role in developing the buildings and hubs that support Singapore's expansion as a regional hub that drives the engines of economic growth. Recognising that companies need customised solutions to scale and flourish, Mapletree leveraged advanced technology and architecture to construct 1 and 1A Depot Close.

Located close to the business and lifestyle precincts at Alexandra and HarbourFront, as well as the Central Business District, 1 and 1A Depot Close are fully leased to HP Inc. for an initial term of 10.5 years with annual rental escalations. The two modern facilities are well-served by an accessible transport network that includes the Ayer Rajah Expressway and Central Expressway, as well as the Labrador Park Mass Rapid Transit Station.

BUILDING FOR THE FUTURE

With the state-of-the-art and environmentally sustainable **1 and 1A Depot Close**, Mapletree Industrial Trust attracts leading companies such as HP Inc. and Hewlett Packard Enterprise (HPE).



1A DEPOT CLOSE



Right: Well-designed spaces that enhance the comfort of occupants.



“The redevelopment of flatted factories into a modern, world-class facility for HP Inc. demonstrates our capabilities to grow the Hi-Tech Building segment through customised industrial solutions and reinforces our track record of developing environmentally sustainable buildings.”

Mapletree Industrial Trust



Photos: Mapletree Industrial Trust

1 and 1A Depot Close, purpose-built by Mapletree Industrial Trust (MIT) and fully completed in 2017, is leased to HP Inc. and is home to its Asia Pacific and Japan headquarters, as well as HPE. A brand synonymous with information technology (IT), HP Inc. has revolutionised the digital generation's personal computing, imaging and printing technologies.

For this new campus, the IT giant wanted a space to house its entire regional operations, from product and software development to manufacturing, and customer service to the corporate office. This facility would be an epicentre to develop new technologies. To align with HP Inc.'s vision for a greener future, the modern building also had to be environmentally sustainable and future-proofed. It had to be customised for high-specification use, yet versatile enough to grow with the company and adapt to its evolving needs in an ever-changing technology landscape.

MIT designed two world-class high-tech facilities. The first is an 11-storey building of approximately 39,100 square metres (sqm), and the second is an eight-storey building of approximately 37,500 sqm. These stunning structures were customised to HP Inc.'s specifications, including having large contiguous floor plates with clear heights of up to six metres and a high floor load capacity to accommodate the company's manufacturing needs.

BUILT WITH SUSTAINABILITY IN MIND

While technology remained the cornerstone of the development, the construction of HP Inc.'s facilities also took into consideration

its community of talents. Pockets of green spaces — particularly on the ground and second floors — were introduced, making 1 and 1A Depot Close a conducive work environment that uplifts spirits and encourages creativity among its occupants. The lush indoor environment forms part of the development's sustainable architecture, which was designed to maximise comfort and minimise carbon emissions.

An innovative construction system was adopted to reduce concrete usage and optimise space usage without compromising the buildings' structural integrity.

Well-designed walls, windows and roofs reduce heat gain and keep the buildings at an optimal temperature throughout the day. The buildings also utilise as much natural light as possible to enhance the well-being of its occupants and reduce the cost of lighting.

To further reduce energy consumption, 1 and 1A Depot Close were fitted with motion-activated LED lights at staircases and toilets. To reduce potable water consumption, the buildings use NEWater (highly treated reclaimed wastewater produced by Singapore's Public Utilities Board) for cooling towers, landscaping and toilet flushing. All these elements were seamlessly integrated into the design and building management such that sustainability has become an intuitive way of life within the HP Inc. community.

In Financial Year 2021/2022, 1 and 1A Depot Close was re-certified with the BCA Green Mark Platinum Award by Singapore's Building and Construction Authority (BCA).

MALLS' EFFORT INTO GREENING

Sustainable trends sweeping through shopping centres are not only reducing carbon emissions, but also paving the way for greener lifestyle habits within the communities they serve.

IN MANY CITIES WORLDWIDE, malls are the epicentres of urban life. Home to retail stores, eateries, event spaces, healthcare services and various other lifestyle amenities, they are where people congregate, eat, drink, shop and meet loved ones.

With the pressing climate crisis, one of the most critical changes sweeping through malls is a switch towards sustainable practices. However, unlike green buildings in other sectors, malls have a broader influence on the community because they are where most consumers discover and explore the latest lifestyle trends.

Embracing this new role in the fight against climate change, leading malls such as Mapletree's Festival Walk

in Hong Kong SAR and VivoCity, Singapore have been implementing greener choices. From building design to operations to campaigns, these adjustments have a crucial trickle-down effect on their consumers and the community.

DESIGNING LOW-CARBON BUILDINGS

Owing to their large size, the building and running of malls can be carbon-intensive. Hence, one of the biggest sustainability challenges is preserving such spaces for the community to gather and enjoy their time while minimising any negative environmental impact.

This urgent need is fuelling innovation in building design and technology. Starting from the drawing board,

Festival Walk in Hong Kong SAR constantly manages and reduces the environmental impact of its operations.





As the country's largest shopping mall, VivoCity, Singapore is committed to reducing its carbon footprint.

more developers are opting for low-carbon and recycled building materials to reduce the carbon footprint of their developments. For example, some are incorporating green roofs to reduce the building's cooling load, protect the facade from harsh elements, provide acoustic insulation, reduce the Heat Island Effect* and improve air quality.

WATER

A substantial amount of water is required to maintain, clean and manage a large space. To reduce wastage, sustainable malls not only ensure water-efficient fittings in toilets, but some also collect rainwater or use reclaimed wastewater for toilet flushing, irrigation and landscaping. Festival Walk was a pioneer in the Hong Kong SAR government's Pilot Scheme for Wider Use of Fresh Water in Evaporative Cooling Towers for Energy-Efficient Air Conditioning Systems in the early 2000s. Under the scheme, Festival Walk has been using bleed-off water from the air-conditioning cooling towers as flushing water.

*The Heat Island Effect comes from urbanised areas with higher temperatures than outlying areas. Structures such as buildings, roads and other infrastructure absorb and re-emit the sun's heat more than natural landscapes such as forests and water bodies.
SOURCE: Environmental Protection Agency, United States

TRANSPORTATION

An indirect but significant factor that impacts the carbon footprint of malls is the vehicle exhaust generated when people travel to these destinations. The greenhouse gases contribute to climate change and pollute our cities. To tackle this issue, some malls offer shuttle buses for pick-ups from central locations and ample bicycle parking space to promote alternative modes of transport.

For consumers who prefer travelling by private vehicles, malls like Festival Walk and VivoCity, Singapore encourage the use of greener alternatives such as electric vehicles. Both malls have installed electric vehicle charging stations, and plan to introduce more charging points in future.



Electric vehicle charging stations at VivoCity, Singapore.

SOLAR ENERGY

Another key investment malls are making is tapping into solar energy as a clean energy source. VivoCity, Singapore, which has been awarded the BCA Green Mark Platinum Award by the country's Building and Construction Authority (BCA), is partially powered by 872 kilowatt peak (kWp) solar panels located at the roofs of the mall and multi-storey carpark. There are plans to install more panels at the mall in the near future. Festival Walk, which has been awarded Final Platinum rating under the Building Environmental Assessment Method (BEAM) Plus Existing Building (EB) V2.0 Comprehensive Scheme, has over 700 solar panels installed at the roofs of its shopping mall and office tower, with a rated power of 286 kWp generating 330,000 kWh in clean energy annually.



Above: An aerial view of Festival Walk's rooftop with solar panels.



LIGHTING

Keeping a large building well-lit is energy-consuming. As a first step, switching from traditional incandescent lighting to energy-efficient light-emitting diode (LED) alternatives slashes energy consumption by at least 75 per cent.

Clever designs also allow many malls to optimise natural light and reduce the use of artificial lights. The 4,000-square-metre skylight at Festival Walk, for instance, illuminates the space beautifully without unnecessary electricity wastage. The building's innovative low-emissivity (or low-e) curtain wall system also maximises daylight and insulates the building for greater energy efficiency.

ENGAGING RETAILERS AND TENANTS

How a building is designed can only partially mitigate its environmental impact. What is equally important is how the building is being used. For that, malls are beginning to reach out to retailers and tenants to work together to reduce energy, water and resource wastage.

Festival Walk is a participant in the Hong Kong SAR government's Energy Saving Charter that outlines various practices to reduce energy consumption. Another similar scheme, the 4T Charter (Target, Timeline, Transparency and Together), encourages companies to set energy-saving targets and timelines, and to share the data with employees and other stakeholders. It welcomes tenants to register and participate as well.

Through the continuous implementation of energy- and water-saving initiatives, Festival Walk has achieved approximately 50 per cent in energy savings since it started its sustainability journey in 2000. A bonus benefit is that this helps tenants and retailers generate corporate savings.



Above and right: Festival Walk's building design optimises natural light.



Above: Solar panels installed on the rooftop of VivoCity, Singapore.

Above: VivoCity, Singapore has been awarded the BCA Green Mark Platinum Award for its outstanding achievement in environmental sustainability in the built environment.

FROM THE GROUND UP

With their diverse and ever-changing consumer demographic, malls are uniquely positioned to influence consumer behaviour. By curating an exciting mix of green brands with environmentally friendly products and sustainable practices, they offer consumers more choices to their lifestyle.

In 2019, Festival Walk jointly launched Hong Kong SAR's first plastic bottle recycling scheme in collaboration with Swire Coca-Cola HK, Octopus Cards Limited and the World Green Organization. Consumers are rewarded with a HK\$0.10 rebate by Swire Coca-Cola via their Octopus Card when they recycle a used beverage bottle through the Reverse Vending Machine placed at the mall.

Leading by example through its staff corporate social responsibility project, Festival Walk's corporate team volunteered at Food Angel, a programme run by a local charity to collect surplus edibles from the food industry and

turn them into meals. In 2021, 20 staff volunteered to sort, clean and cut 120 kilograms of raw vegetables, and prepare 7,628 meal boxes for underprivileged communities including the elderly, the homeless and low-income families. Festival Walk also allows shoppers to convert their mall bonus points into a meal box for Food Angel, simultaneously expanding the impact and including shoppers in the initiative.

Tenants also play an important role in encouraging greener habits among consumers. Some on-ground initiatives driven by brands in Festival Walk include outreach activities such as organising exhibitions and recycling drives to boost environmental awareness, and implementing green programmes that incentivise sustainable behaviour and offer rewards for switching to recyclables, such as reusable bags and cutlery.

Whether they be big or small in scale, such changes make a significant difference in the ongoing battle against climate change. With community at the heart of malls, the most forward-thinking establishments are rallying and embracing their roles as test grounds for new sustainable lifestyle trends and as important catalysts of change.

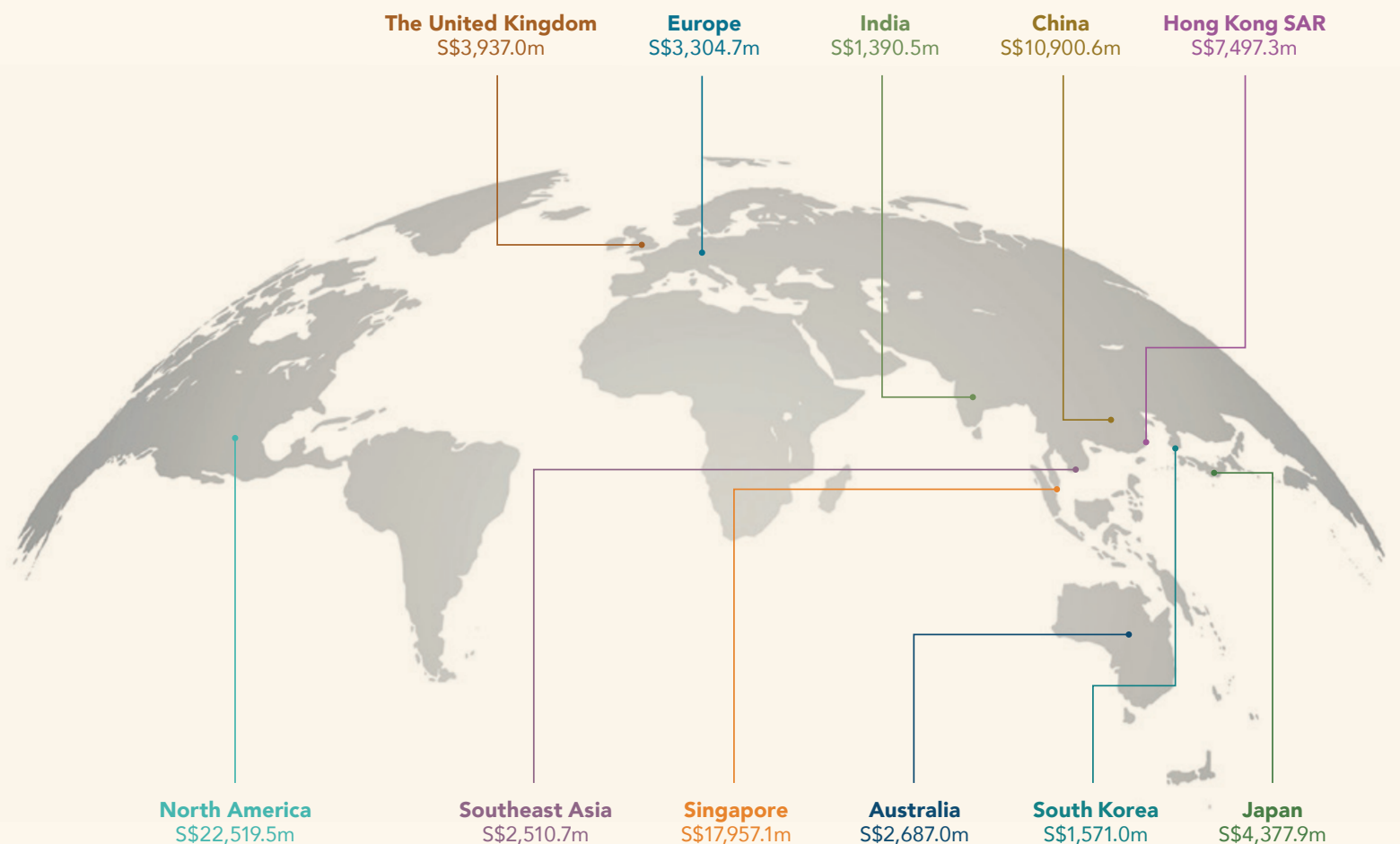
Left: A Reverse Vending Machine at Festival Walk that collects used beverage bottles for recycling.



“How a building is designed can only partially mitigate its environmental impact. What is equally important is how the building is being used. Malls such as Festival Walk are beginning to reach out to retailers and tenants to work together to reduce energy, water and resource wastage.”

ASSETS UNDER MANAGEMENT

BY GEOGRAPHY*



*As at 31 March 2022.

*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 consistent and high returns across real estate asset classes.

The Group manages three Singapore-listed real estate investment trusts (REITs) and six 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 owns and manages S\$78.7 billion of office, retail, logistics, industrial, data centre 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.

SUSTAINABILITY IS AT THE CORE OF MAPLETREE'S BUSINESS. WE ARE COMMITTED TO TRANSFORMING OUR BUSINESS MODEL TO REACH NET ZERO BY 2050.

Our key initiatives include:

1 REDUCING EMBODIED CARBON EMISSIONS

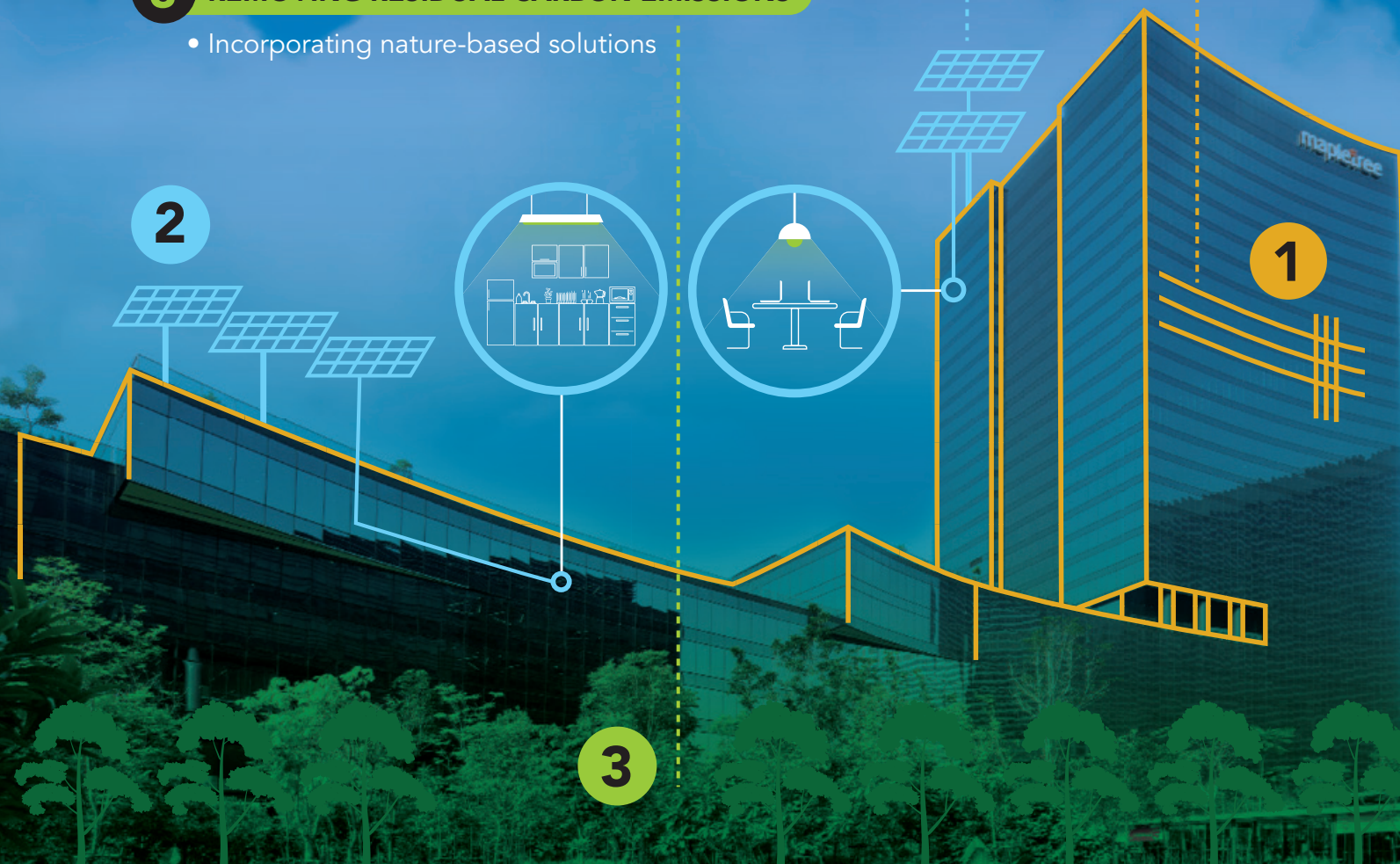
- Using sustainable construction materials for new builds

2 REDUCING OPERATIONAL CARBON EMISSIONS

- Reducing energy consumption in assets
- Increasing usage of renewable energy

3 REMOVING RESIDUAL CARBON EMISSIONS

- Incorporating nature-based solutions



mapletree

Developer | Investor | Capital Manager | Property Manager

www.mapletree.com.sg

Signatory of:

PRI | Principles for
Responsible
Investment



PRISM+ sells a range of curved, flat and ultra-wide monitors that enhances the gaming experience, as well as improves productivity at work.



NEW TO THE SCENE

VivoCity, Singapore welcomes three fresh dining and shopping experiences, while Alexandra Retail Centre presents an express facial treatment service.

SCREEN ATTRACTION

Singapore brand PRISM+ has been winning fans by delivering quality viewing with its Android TVs and monitors. The 57-square-metre (sqm) store at VivoCity, Singapore is its first experiential store in the city, and is all the invitation you need to be immersed in the full PRISM+ experience.

"Our experiential stores are designed to add a human touch to the digital experience. They offer consumers the chance to interact with our products first-hand, with the guidance of professional staff who are trained to better understand their needs," says Mr Jonathan Tan, Managing Director and Founder. "We believe that having a friendly face builds trust and offers added assurance alongside the warranties we provide on all our products," he adds.

Bestsellers include the Q-Series Android TV and the stylishly slim Alpha Series OLED TV, as well as its range of smart air-conditioners with inverter technology to reduce energy consumption. Other appliances include monitors that come in curved, flat and ultra-wide options, as well as soundbars, monitor arms and TV stands.

Mr Tan highlights that the company has chosen to open a store in VivoCity, Singapore as the mall is a popular destination for many Singaporeans and boasts a diverse footfall demographic.

PRISM+

#02-12 VivoCity, 1 HarbourFront Walk, Singapore 098585

Opens: 11am to 10pm daily



Above: PRISM+'s Android TVs offer the extra features and functionalities of an Android operating system.

Below: Smart air-conditioners with inverter technology.



A MODERN TWIST

Foodies on the hunt for unique flavours will appreciate the artisanal efforts of chef Renée Tang, who helms Jelebu Dry Laksa. The 70-seater eatery is a new entrant to VivoCity, Singapore, serving modern-Singapore creations.

Signature dishes Whole Lobster Dry Laksa and Grilled Tiger Prawn Dry Laksa take diners on a robust, *umami*-layered and multi-textured taste adventure. There is also the savoury Duck Confit Teochew Braised Risotto, which Chef Tang describes as “duck rice in an elevated form”.

Other recommended items include Larb Moo on Perilla Leaf, a Thai-inspired specialty featuring minced pork and crispy pork crackling. The Marmite Brussel Sprouts, a personal favourite of Chef Tang, is a nod to her childhood, where Marmite with soft-boiled eggs was a staple.

If you are dining with kids, let them loose on the smoky and creamy Butter Chicken Mac & Cheese or the Stuffed Har Cheong Gai, deboned fried chicken filled with prawns and spring onions. Vegetarians can dig into the light and refreshing Chilled Udon. Finish your meal with the Kaya Goreng, a delectable creation of kaya mousse piped into a savoury and crispy cone.

Chef Tang says that she grew up eating a lot of strong-flavoured food. Her menu reflects her attention to Southeast Asian flavours mixed with memories of childhood meals. “I want to create something familiar yet interesting for the customers,” she says.

Jelebu Dry Laksa

#02-48 VivoCity, 1 HarbourFront Walk, Singapore 098585

Opens: 11.30am to 10pm daily



Above: Dishes such as the Grilled Tiger Prawn Dry Laksa are prepared using premium ingredients and a complex spice paste of 12 herbs and spices.



Clockwise from above: Scallop Otah Pillow, Larb Moo on Perilla Leaf, Marmite Brussel Sprouts, Whole Lobster Dry Laksa and Duck Confit Teochew Braised Risotto.



Left: Saboten's tonkatsu sauce is made with more than 10 different types of spices, fruits and vegetables.

LIGHT, CRISPY AND JUICY

Among the many varieties of Japanese cuisine available in Singapore, *tonkatsu* counts as one of food lovers' most favoured. With the opening of Saboten at VivoCity, Singapore, diners can now satisfy their craving for the deep-fried breaded pork cutlet when visiting the mall.

Saboten is well-known for its premium *tonkatsu* set meals that come with *chawanmushi*, chilled cabbage, miso soup, imported Japanese rice and matcha ice-cream. Must-try sets include the signature Loin Katsu, Tenderloin Katsu and the Saboten Special. The latter consists of fried shrimp, mini pork tenderloin *katsu*, half pork loin *katsu* and crab cream croquette.

You can also opt for the equally popular Cheese Tenderloin and Loin Katsu Set for a variation in flavours. Whichever you choose, enjoy your meat with the house-blend sauce, a velvety and creamy mix that adds a punch to your meal. Look out too for seasonal specials like Hiroshima Oyster Katsu and Hokkaido Scallop Katsu.

Spanning approximately 147 sqm, the restaurant seats 68 diners and is popular with families. Says Mr Roger Soh, Vice President for GS Restaurants Pte Ltd, which manages Saboten, "VivoCity is the largest mall in Singapore and is positioned as a family-centric mall. This is well-aligned with Saboten's concept and positioning."

Saboten

#02-49 VivoCity, 1 HarbourFront Walk, Singapore 098585

Opens: 11.30am to 10pm daily



Above: The secret to Saboten's crispy *tonkatsu* lies in its freshly made breadcrumbs.

Below: Saboten's interior provides a comfortable setting for friends and family to enjoy a meal together.



Kskin uses Korean facial technology to cleanse, extract and hydrate skin.



FACE VALUE

For busy individuals and impulse customers, express Korean facial specialist Kskin is the perfect solution for skincare on the go. "Fifteen minutes is all it takes to get your skin refreshed, prepped and glowing!" says Kskin Director Mr Brian Ng. "Our facial treatments by trained therapists are targeted and offer the best from Korean skincare solutions," he adds. The best part? No appointment is required and customers do not have to buy packages either.

With 25 other outlets across the island, Mr Ng says that he chose to open Kskin at Alexandra Retail Centre (ARC) because the mall is located near offices, schools and residences, and is linked to Labrador Park MRT station. "ARC offers a varied mix of food and beverage businesses, a supermarket and a gym, as well as other services and retail tenants. Many of our customers are professionals, managers, executives and businessmen who prefer a quick facial service at their convenience. We look forward to extending our services to the ARC community."

Kskin Vitamin C Serum is targeted at reducing signs of ageing.



Above: Kskin's range of facial masks can be purchased in-store.



Kskin

#02-14 Alexandra Retail Centre,
460 Alexandra Road, Singapore 119963
Opens: 10.30am to 9pm daily

#02-120 HarbourFront Centre,
1 Maritime Square, Singapore 099253
Opens: 10.30am to 9pm daily



CLIMATE ACTION

In solidarity with governments worldwide, Mapletree pledges to achieve net-zero emissions by 2050.

GLOBALLY, MORE THAN 130 COUNTRIES — responsible for over 85 per cent of the world's greenhouse gas emissions — are considering or already implementing commitments to achieve net-zero emissions.

In support of this target, Mapletree has plans to decarbonise the whole life cycle of its built assets — from design and development to the operations and management of buildings and infrastructure — as part of its goal to reach net-zero by 2050. This is a commitment to reduce both embodied and operational carbon emissions and to neutralise any residual emissions.

KEY INITIATIVES

- Implementing an **environmental data management system** to provide an overview of landlord and tenant environmental data. This can help track the progress of carbon-reduction targets.
- Having a **greater focus on renewable energy** through increasing onsite renewable energy across Mapletree assets.
- Using **sustainable construction materials or features** in new builds. Energy- and water-efficient fittings as well as district cooling systems are employed in developments, where feasible.
- Exploring **nature-based solutions** to achieve net-zero plans. One example is investing to protect natural ecosystems that capture carbon dioxide emissions, benefit local communities and improve biodiversity.



JOIN THE GREEN CLUB

How Mapletree staff worldwide are doing their part for the environment.

THE MAPLETREE STAFF GREEN INITIATIVE

encourages employees to adopt environmentally friendly practices at work. From learning more about microgreens to adopting meat-free days, the ground-up project has seen more than 540 staff across 13 countries contributing ideas and implementing 20 programmes to green the office environment in Financial Year 2021/2022.



VIETNAM

Staff launched an educational campaign to replace plastic water bottles with reusable bottles, glasses and jugs. In addition, the team embarked on a three-month-long programme where they went meat-free for two meals a day per month. Their actions helped drive the message that overconsumption of meat leads to the excessive release of greenhouse gases.



AUSTRALIA

Each employee received an indoor plant and participated in a competition to see who could grow and maintain their potted blooms well in the office. They also attended a presentation on the importance of tree-planting and shared sustainable methods of operations within Mapletree's commercial and industrial properties in Australia.

INDUSTRIAL

SINGAPORE

Tanjong Pagar Distripark

37 and 39 Keppel Road, Singapore 089064/089065
Contact: Ellis Leong
Phone: +65 6807 4032
Email: ellis.leong@mapletree.com.sg
Unit sizes: 120 – 1,620 sqm

LOGISTICS

AUSTRALIA

Mapletree Logistics Park – Crestmead

Lots 1 and 2 Clarke Road and Green Road,
Crestmead, Brisbane, Australia
Contact: Harrison Ridgewell
Phone: +61 420 574 783
Email: harrison.ridgewell@mapletree.com.sg
Unit sizes: 8,000 – 20,000 sqm

CHINA

Mapletree Shenyang Tiexi Logistics Park

No. 4 Hunhe Shiba Street, Tiexi EDZ, Shenyang,
Liaoning Province 110027, China
Contact: Fisher Yao
Phone: +86 135 8199 8049
Email: fisher.yao@mapletree.com.cn
Unit sizes: 3,000 – 3,800 sqm

Mapletree Nanchang Logistics Park

No. 3688 Jingkai Avenue, ETDZ,
Qingshanhu District, Nanchang City,
Jiangxi Province 330013, China
Contact: Annie Chen
Phone: +86 134 212 2193
Email: annie.chen@mapletree.com.cn
Unit sizes: 3,000 – 5,100 sqm

Mapletree Zhengzhou Airport Logistics Park

The intersection of Xingang 8 Road and
Guihua 6 Road, Zhongmou Town, Zhengzhou,
Henan Province 451163, China
Contact: Fisher Yao
Phone: +86 135 8199 8049
Email: fisher.yao@mapletree.com.cn
Unit sizes: 3,400 – 10,000 sqm



JAPAN

Higashi Hiroshima Centre

67-1 Shiwacho-Kanmuri, Higashi Hiroshima-shi,
Hiroshima, Japan
Contact: Kazuhiro Oya
Phone: +81 70 4337 3104
Email: kazuhiro.oya@mapletree.com.sg
Unit sizes: 3,000 – 18,000 sqm

MALAYSIA

Mapletree Logistics Hub – Jubli Shah Alam

No. 72, Pesiaran Jubli Perak, Seksyen 22,
40000 Shah Alam, Selangor Darul Ehsan,
Malaysia
Contact: Sean Liong
Phone: +60 12 447 6747
Email: sean.liong@mapletree.com.sg
Unit sizes: 4,147 – 6,645 sqm

SOUTH KOREA

Mapletree Logistics Centre – Hobeob 2

217-42, Deokpyeong-ro, Hobeob-myeon,
Icheon-si, Gyeonggi-do
Contact: John Lee
Phone: +82 2 6742 3200
Email: johns.lee@mapletree.com.sg
Unit size: 3,249 sqm

Mapletree Logistics Centre – Baekam 1

54, Jugyang-daero 912 beon-gil, Baekam-myeon,
Choein-gu, Yongin-si, Gyeonggi-do
Contact: Amy Choi
Phone: +82 2 6742 3200
Email: choi.hyojung@mapletree.com.sg
Unit size: 2,022 sqm

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

OFFICE

SINGAPORE

HarbourFront Tower One

1 HarbourFront Place, Singapore 098633
Contact: Lim Tze Ting
Phone: +65 6377 6396
Email: lim.tzeting@mapletree.com.sg
Unit sizes: 200 – 1,602 sqm

HarbourFront Tower Two

3 HarbourFront Place, Singapore 099254
Contact: Lim Tze Ting
Phone: +65 6377 6396
Email: lim.tzeting@mapletree.com.sg
Unit size: 1,012 – 1,014 sqm

HarbourFront Centre

1 Maritime Square, Singapore 099253
Contact: Ellis Leong
Phone: +65 6807 4032
Email: ellis.leong@mapletree.com.sg
Unit sizes: 52 – 283 sqm

20 Harbour Drive

20 Harbour Drive, Singapore 117612
Contact: Joseph Kim
Phone: +65 6377 6178
Email: joseph.kim@mapletree.com.sg
Unit sizes: 59 – 1,094 sqm

AUSTRALIA

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 size: 1,900 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: 140 – 3,800 sqm

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: 150 – 4,500 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: 1,100 – 8,400 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 sizes: 1,100 – 2,200 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: 400 – 2,500 sqm

118 Talavera Road

118 Talavera Rd, Macquarie Park, NSW 2113, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit size: 2,000 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: 1,300 – 8,000 sqm

SPACE FOR RENT

CHINA

mTower Beijing

Building 2, No.16 Lize Road, Fengtai District,
Beijing 100073, China
Contact: Frank Zhang
Phone: +86 010 5793 0357
Email: frank.zhang@mapletree.com.cn
Unit sizes: 300 – 2,850 sqm

THE UNITED KINGDOM

3 Hardman Street

3 Hardman Street, Manchester M3 3HF, United Kingdom
Contact: Daniel Sitton
Phone: +44 20 3353 9810
Email: daniel.sitton@mapletree.com.sg
Unit size: 2,508 sqm

Green Park

100 Longwater Avenue, Green Park,
Reading RG2 6GP, United Kingdom
Contact: Rory Carson
Phone: +44 20 7605 4678
Email: roryjohn.carson@mapletree.com.sg
Unit sizes: 57 – 11,095 sqm

IQ Building

15 Justice Mill Lane, Aberdeen AB11 6EQ, United Kingdom
Contact: Daniel Sitton
Phone: +44 20 3353 9810
Email: daniel.sitton@mapletree.com.sg
Unit size: 1,440 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 sizes: 550 – 1,740 sqm

THE UNITED STATES

50 South Sixth

50 South Sixth Street, Minneapolis,
MN 55402, United States
Contact: Cameron Andrews
Phone: +1 646 908 6322
Email: cameron.andrews@mapletree.com.sg
Unit sizes: 137 – 1,549 sqm

1500 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 – 1,586 sqm

1600 Perimeter Park

1600 Perimeter Park Drive, Morrisville,
NC 27560, United States
Contact: Rosalie Morrisson
Phone: +1 203 240 4732
Email: rosalie.morrisson@mapletree.com.sg
Unit sizes: 484 – 1,096 sqm

1800 Paramount Parkway

1800 Perimeter Park Drive, Morrisville,
NC 27560, United States
Contact: Rosalie Morrisson
Phone: +1 203 240 4732
Email: rosalie.morrisson@mapletree.com.sg
Unit size: 969 sqm

3800 Paramount Parkway

3800 Paramount Parkway, Morrisville,
NC 27560, United States
Contact: Rosalie Morrisson
Phone: +1 203 240 4732
Email: rosalie.morrisson@mapletree.com.sg
Unit size: 795 sqm

VIETNAM

CentrePoint

106 Nguyen Van Troi, Ward 8, Phu Nhuan District,
Ho Chi Minh City, Vietnam
Contact: Ha Ngoc Thanh Trang
Phone: +84 833 681 594 / +84 906 625 762
Email: info@centrepoin.com.vn /
ha.ngocthanhtrang@mapletree.com.sg
Unit sizes: 150 – 600 sqm

Mapletree Business Centre

1060 Nguyen Van Linh, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
Contact: Ha Ngoc Thanh Trang
Phone: +84 906 625 762 / +84 833 681 594
Email: ha.ngochanhtrang@mapletree.com.sg
Unit sizes: 170 – 950 sqm

mPlaza Saigon

39 Le Duan Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam
Contact: Le Thu Trang
Phone: +84 35 930 7943
Email: receptionist.mplazasg@mapletree.com.sg / le.thutrang@mapletree.com.sg
Unit size: Please contact us for more details.

Pacific Place

83B Ly Thuong Kiet, Hoan Kiem District, Hanoi, Vietnam
Contact: Ta Minh Phuong
Phone: +84 4 3946 0888 (Ext: 207) / +84 93 126 99 59
Email: info@pacificplace.vn or ta.minhphuong@mapletree.com.sg
Unit size: Please contact us for more details.

RESIDENTIAL

VIETNAM

One Verandah

Bat Nan, Thanh My Loi Ward, District 2, Ho Chi Minh City, Vietnam
Contact: Do Thi Huong
Phone: +84 28 3620 663
Email: sales.vn@mapletree.com.sg
Available units: Please contact us for more details.

Pacific Place

83B Ly Thuong Kiet, Hoan Kiem District, Hanoi, Vietnam
Contact: Ta Minh Phuong
Phone: +84 4 3946 0888 (Ext: 207) or +84 93 126 99 59
Email: info@pacificplace.vn or ta.minhphuong@mapletree.com.sg
Available units: 35

RichLane Residences

1056A Nguyen Van Linh, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
Contact: Tran Thanh Hang
Phone: +84 03 8640 5246
Email: richlaneresidences@mapletree.com.sg
Available units: Please contact us for more details.

RETAIL

AUSTRALIA

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: 80 – 270 sqm

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: 176 – 350 sqm

SINGAPORE

18 Tai Seng

18 Tai Seng Street, Singapore 539775
Contact: Ng Zhen Yi / Liew Ying Ying / Regina Ang Yan Ying
Phone: +65 6807 4183 / +65 6376 9131 / +65 6377 6360
Email: ng.zhenyi@mapletree.com.sg / liew.yingying@mapletree.com.sg / regina.ang@mapletree.com.sg
Unit sizes: 26 – 202 sqm

HarbourFront Centre

1 Maritime Square, Singapore 099253
Contact: Ng Zhen Yi / Liew Ying Ying / Regina Ang Yan Ying
Phone: +65 6807 4183 / +65 6376 9131 / +65 6377 6360
Email: ng.zhenyi@mapletree.com.sg / liew.yingying@mapletree.com.sg / regina.ang@mapletree.com.sg
Unit sizes: 25 – 277 sqm

HarbourFront Towers One and Two

1 and 3 HarbourFront Place, Singapore 098633 / 099254
Contact: Ng Zhen Yi / Liew Ying Ying / Regina Ang Yan Ying
Phone: +65 6807 4183 / +65 6376 9131 / +65 6377 6360
Email: ng.zhenyi@mapletree.com.sg / liew.yingying@mapletree.com.sg / regina.ang@mapletree.com.sg
Unit sizes: 32 – 531 sqm

MALAYSIA

Jaya Shopping Centre

6th Floor, Jaya Shopping Centre, Jalan Samang, 46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia
Contact: John Kwan
Phone: +60 3 7932 0955
Email: john.kwan@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
Contact: Cameron Andrews
Phone: +1 646 908 6322
Email: cameron.andrews@mapletree.com.sg
Unit sizes: 73 – 306 sqm

VIETNAM

SC VivoCity

1058 Nguyen Van Linh Boulevard, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
Contact: Leasing Team
Phone: +84 28 3776 0468
Email: leasing@scvivo.com.vn
Available units: Please contact us for more details.

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Tel: +61 2 9026 8418

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Unit 601, Building 2, mTower Beijing, No. 16 Lize Road, Fengtai District, Beijing 100073, China
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Tel: +86 20 3250 2000

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Mapletree Hong Kong Management Limited

Suites 2001-2, 20/F, Great Eagle Centre, 23 Harbour Road, Wan Chai, Hong Kong
Tel: +852 2918 9855 Fax: +852 2918 9915

INDIA

Mapletree India Management Services Private Limited

Tower A, Ground Floor, Global Technology Park, Marathahalli Outer Ring Road, Devarabeesanahalli Village, Varthur Hobli, Bengaluru 560103, Karnataka, India
Tel: +91 80 6639 0800 Fax: +91 80 6639 0888

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Mapletree Investments Japan Kabushiki Kaisha

Level 10, Omori Prime Building, 6-21-12 Minamioi, Shinagawa-ku, Tokyo 140-0013, Japan
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MALAYSIA

Mapletree Malaysia Management Sdn Bhd

Suite 12.05, Level 12, Centrepoint North Tower, Mid Valley City, Lingkaran Syed Putra, 59200 Kuala Lumpur, Malaysia
Tel: +603 2289 9000 Fax: +603 2283 6128

POLAND

Mapletree Management (Poland) Sp. Z.O.O.

West Station, 12th Floor, Al. Jerozolimskie 142A 02-305 Warszawa, Poland
Tel: +48 22 375 94 20

SOUTH KOREA

Mapletree Korea Management Co Ltd

15F Seoul Finance Centre, 136 Sejong-daero, Jung-gu, Seoul, South Korea, 04520
Tel: +82 2 6742 3200 Fax: +82 2 6742 3230

THE NETHERLANDS

Mapletree Management (Netherlands) B.V.

Amsterdam Atrium, 5th Floor, Tower 2, Centre Building, Strawinskylaan 3071, 1077 ZX Amsterdam, The Netherlands
Tel: +31 020 820 9900

THE UNITED KINGDOM

Mapletree UK Management Limited

4th Floor, WestWorks, White City Place, 195 Wood Lane, London, W12 7FQ, United Kingdom
Tel: +44 207 6054 668

THE UNITED STATES

Mapletree US Management, LLC

5 Bryant Park, 28th Floor, New York, NY 10018, United States
Tel: +1 646 908 6300

Atlanta Office

250 Williams Street, Suite 1124, Atlanta, Georgia 30303, United States

Chicago Office

311 South Wacker Drive, Suite 520, Chicago, IL 60606, United States

Los Angeles Office

1 World Trade Center, 24th Floor, Long Beach, CA 90831, United States
Tel: +1 562 473 7300

Texas Office

5757 Alpha Road, Suite 470, Dallas, TX 75240, United States

VIETNAM

Mapletree Vietnam Management Consultancy Co Ltd

18 L2-1 Tao Luc 5 Street, Vietnam-Singapore Industrial Park II (VSIP II), Binh Duong Industry – Service – Urban Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam
Tel: +84 274 3543 688 Fax: +84 274 3767 678

Unit 501, Mapletree Business Centre, 1060 Nguyen Van Linh Parkway, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
Tel: +84 28 3776 0304/5 Fax: +84 28 3776 0375

Unit 306, Pacific Place Building, 83B Ly Thuong Kiet Street, Hoan Kiem District, Hanoi, Vietnam
Tel: +84 24 3946 0355 Fax: +84 24 3946 0359

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\$78.7 billion of assets under management across 13 markets as at 31 March 2022. 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 lodging 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.

MNACT was listed on SGX on 7 March 2013.

**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.



¹ Based on MLT's DPU CAGR and Total Return for the period from 28 July 2005 to 31 March 2022.

² Based on MIT's DPU CAGR and Total Return for the period from 21 October 2010 to 31 March 2022.

³ Based on MCT's DPU CAGR and Total Return for the period from 27 April 2011 to 31 March 2022.

⁴ Refers to the total assets under management as at 31 March 2022.

⁵ Refers to fund size. S\$ exchange rate as at date of fund inception.

⁶ Based on the assets under management of MCT and MNACT as at 31 March 2022.

maple*tree*

Developer | Investor | Capital Manager | Property Manager

www.mapletree.com.sg



Value through partnerships

Mapletree is a leading real estate development, investment, capital and property management company who believes 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.

maple^{tree}

www.mapletree.com.sg