

MAPPING

A PUBLICATION BY MAPLETREE

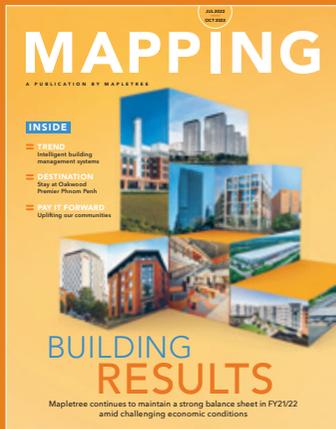
INSIDE

- TREND**
Intelligent building management systems
- DESTINATION**
Stay at Oakwood Premier Phnom Penh
- PAY IT FORWARD**
Uplifting our communities



BUILDING RESULTS

Mapletree continues to maintain a strong balance sheet in FY21/22 amid challenging economic conditions



Cover photo

A sample of Mapletree's diversified portfolio of properties across asset classes and geographical locations.

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 four 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 owns and manages S\$78.7 billion of office, retail, logistics, industrial, data centre, residential and lodging 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.

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Mapletree achieved positive results in FY21/22 despite disruptions in the global economy.

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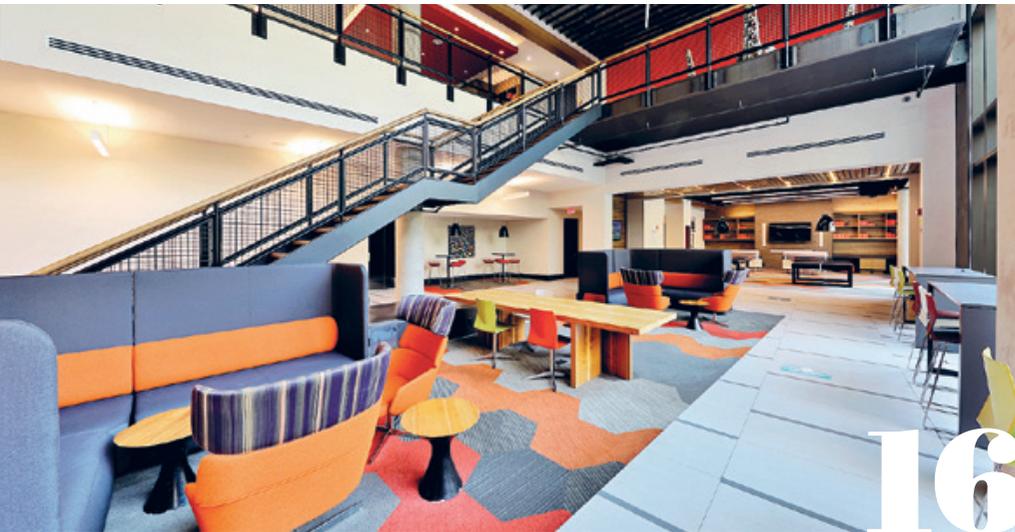
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Mapletree capped off Financial Year 2021/2022 with a set of strong results. This success paves the way for the Group to achieve its goals by the end of its third Five-Year Plan in 2024. For a detailed rundown of the company's progress in the past year, read our cover story on the next page. In the article, Mr Hiew Yoon Khong, Mapletree's Group Chief Executive Officer, also shares Mapletree's commitment to sustainability with a strategy that includes developing a "Net-Zero by 2050" roadmap.

To stay future-ready, companies have to be open to adopting new technology and innovation. An example of such advancement in the real estate sector is the intelligent building management systems (IBMS).

Apart from improving day-to-day operations, it plays a key role in helping buildings become environmentally sustainable. Many recognise the efficient solutions offered by IBMS and global demand for it has been steadily expanding. Gain an insight into this trend on page 10.

The second half of 2022 is an exciting time for university students worldwide as their academic year begins. Those seeking their tertiary education at the University of Maryland in the United States will find the ideal living space in Terrapin Row. It is Mapletree's newest and biggest student housing property, located just 10 minutes from campus. Discover more about this 1,493-bed accommodation on page 16.

With many countries easing their COVID-19 restrictions, more in-person activities and events have resumed — and this has been a boon for Mapletree's staff-led Corporate Social Responsibility (CSR) initiatives. On page 14, read about the experiences of the London and Amsterdam teams who volunteered to spruce up animal enclosures at the London Zoo, as well as pack and distribute food to those seeking aid from Amsterdam's Foodbank, respectively. Turn to page 34 to find out what other teams from Chennai, Chicago, Guangzhou and Seoul did for their staff-led CSR projects.

Thank you for following our journey in *Mapping* as we keep you abreast of the latest news within Mapletree Group and the happenings around our malls in Singapore. Feel free to contact us at _mapping@mapletree.com.sg with your feedback and enquiries.

Mapletree employees in the United Kingdom cleaned and restored London Zoo's gorilla and pygmy hippo enclosures as part of a staff-led CSR initiative.



note

Welcome

A STEADY BUILD-UP

Despite disruptions in the global economy, Mapletree achieved positive results in FY21/22. Group CEO Mr Hiew Yoon Khong shares the numbers, as well as his outlook for the Group in the coming year.

MAPLETREE ACHIEVED ANOTHER

impressive year of positive results in Financial Year 2021/2022 (FY21/22), as the global economy bounced back from the effects of the COVID-19 pandemic. The Group registered a higher profit after tax and minority interests (PATMI)¹ of S\$1,964.9 million, a 6.2 per cent increase from the previous financial year, and delivered a Recurring PATMI¹ of S\$810.2 million.

Consequently, the Group's return on equity (ROE)² held steady at more than 10 per cent. These resilient results were driven by enhanced operational performance and contributions from the Group's new acquisitions.

"Despite the challenging market conditions, we remained focused on executing our business plan in a disciplined and calibrated manner, seeking opportunities to syndicate more capital management products and embark on capital recycling initiatives to deliver attractive returns," says Mr Hiew Yoon Khong, Group CEO of Mapletree.

To this end, Mapletree deepened its exposure to resilient asset classes, such as the logistics and student accommodation sectors. Logistics properties now account for 37 per cent of the Group's total assets under management (AUM), up from 31 per cent a year ago. The Group also made significant acquisitions in the student accommodation sector in FY21/22, adding S\$800 million in AUM and over 2,500 beds to its portfolio.



Mr Hiew Yoon Khong, Group CEO of Mapletree.



Located in close proximity to the Port of Savannah, the fourth-largest seaport in the US, 951 Interstate Centre Boulevard is a modern, Class A bulk distribution warehouse with more than 55,700 sqm of NLA.

CROSSING NEW MILESTONES

With prudent structuring and fundraising capabilities, Mapletree, in FY21/22, reinforced its strong reputation in the private capital management business beyond the Singapore public real estate investment trust (REIT) market.

In the last decade, the Group's third-party managed AUM grew from S\$11.4 billion to S\$58.5 billion, representing a managed to owned AUM ratio of 2.9 times. "We believe our capital management business has achieved the requisite scale and track record to capitalise on more opportunities to accelerate AUM growth," says Mr Hiew.

Private real estate funds

In FY21/22, the Group broke previous fundraising records, achieving a total private fundraise of US\$2 billion (~S\$2.7 billion) and increasing its private fund AUM to S\$19.7 billion. It successfully syndicated Mapletree US Income Commercial Trust (MUSIC),

a US\$552 million (~S\$745.2 million)³ United States (US) office fund that features five Class A commercial properties; and Mapletree US Logistics Private Trust (MUSLOG), a US\$1.4 billion (~S\$1.9 billion)³ US logistics fund comprising 155 logistics assets located across 19 states.

REITs

Mapletree's four Singapore-listed REITs continued to deliver stable returns to investors, despite the challenges brought on by the COVID-19 pandemic.

In FY21/22, Mapletree Logistics Trust (MLT) announced the acquisition of 23 logistics facilities in Singapore, Australia, China, Japan, Malaysia, South Korea and Vietnam, for approximately S\$1.9 billion. This includes the acquisition of a S\$946 million logistics portfolio from Mapletree. In addition to stabilised assets, MLT announced the proposed acquisition of two leasehold industrial land plots in Subang Jaya, Selangor, for redevelopment. These

land plots are adjacent to MLT's existing properties, Subang 3 and 4.

Meanwhile, Mapletree Industrial Trust (MIT) deepened its data centre presence in the US with the completion of a US\$1.32 billion (~S\$1.8 billion) acquisition of 29 data centres across 18 states in July 2021. In Singapore, MIT embarked on the redevelopment of Kallang Way from Flatted Factories into a new high-tech industrial precinct, which is slated for completion in the first half of 2023, and will increase gross floor area (GFA) by approximately 70 per cent to 80,420 square metres (sqm).

Mapletree North Asia Commercial Trust (MNACT) remained focused on strengthening portfolio resilience during FY21/22, achieving a high portfolio occupancy of 97.4 per cent through proactive leasing. In line with the strategy to diversify its income stream, MNACT expanded its portfolio with the acquisition of Hewlett-Packard Japan Headquarters, a high-quality

office building located in Tokyo, for S\$483.4 million in June 2021. This was partially funded by MNACT's inaugural issue of S\$250 million worth of perpetual securities. As a reaffirmation of the MNACT Manager's commitment to sustainability, all nine Japan Properties achieved CASBEE⁴ certifications during the year, bringing the total number of green building certifications for the MNACT portfolio from two in FY20/21 to 11 to date.

Meanwhile, the proposed merger between Mapletree Commercial Trust (MCT) and MNACT to form Mapletree Pan Asia Commercial Trust (MPACT), a flagship Asian commercial REIT with a diversified portfolio of 18 high-quality commercial assets, was successfully passed at the Extraordinary General Meeting held on 23 May 2022.

"We would like to thank our investors and unitholders for their support of the MCT Manager's commitment towards optimising returns and enhancing MPACT's financial performance by rebalancing the portfolio," says Mr Hiew.

Distributions per unit and unit prices of the Group's four REITs have continued to grow since inception with sustained organic and acquisition growth. Fee income from the four REITs and seven private funds contributed S\$448.2 million to the Group's total fee income⁵ of S\$464.2 million.

“

We would like to thank our investors and unitholders for their support of the MCT Manager's commitment towards optimising returns and enhancing MPACT's financial performance by rebalancing the portfolio.”

Mr Hiew Yoon Khong

Group CEO, Mapletree

STRATEGIC ACQUISITIONS AND INVESTMENTS

Mapletree saw a robust increase of 18.7 per cent in its total AUM to S\$78.7 billion, where 74 per cent are third-party managed assets under its Singapore-listed REITs and seven private funds. Such a diversified portfolio has enabled the Group to consistently achieve a track record of stable and attractive returns, and to formulate new products for syndication under its various fund platforms.

Logistics acquisitions and developments

The logistics sector has benefitted from structural shifts even before the COVID-19 pandemic. The acceleration of e-commerce and the increase in companies shifting towards just-in-case supply chain management have resulted in the significant growth of the logistics sector worldwide.

Riding on this opportunity, Mapletree successfully syndicated MUSLOG on the back of its plan to scale up its logistics presence in the US through two portfolio acquisitions of 141 assets for a total investment value of approximately US\$3 billion (~S\$4.1 billion) in September 2021. Together with assets acquired under Mapletree US & EU Logistics Private Trust (MUSEL), which was syndicated in 2019, the Group now manages 355 logistics facilities in the US with an AUM of S\$10.7 billion, positioning Mapletree among the top 11 managers of logistics real estate in the US.

In China, Mapletree continues to maintain a leading position in the logistics market with a total AUM of approximately S\$6 billion across completed as well as development projects. This year, the Group widened its China logistics footprint with

Mapletree Logistics Park - Crestmead Phase 1 comprises two buildings with a combined GFA of 62,817 sqm.



the completion of 21 logistics parks, adding 1.6 million sqm of net lettable area (NLA) to the portfolio. Another 44 projects are under development, including 17 new sites acquired during the financial year, which will add 3 million sqm of NLA. The Group's completed development projects include Mapletree Chengmai Jinma Logistics Park in June 2021 — marking Mapletree's first foray into Hainan province — and Mapletree (Suzhou) Modern Service Intelligent Park, which is well connected to both Suzhou and Shanghai in the Yangtze River Delta.

In total, Mapletree has committed about RMB19 billion (~S\$4.1 billion) for logistics development projects in China.

The Group has also actively pursued expansion opportunities in China, securing a land parcel in Nanning, Guangxi Province, in August 2021. This will yield an NLA of about 61,000 sqm of Grade A logistics space by 2023. In September 2021, it acquired a prime development opportunity in Shanghai, with a land area of 106,500 sqm, to further strengthen Mapletree's presence in the area.

Reinforcing its global logistics footprint, Mapletree also continued expanding in Vietnam, securing two land parcels — a 39.5-hectare (ha) development site in Thuan Thanh Industrial Park III, Bac Ninh Province, which will be developed into a logistics park yielding about 247,122 sqm of GFA; and a 33.5-ha site in Hoa Phu,



Terrapin Row is a 1,493-bed student accommodation asset located in Maryland, the US.

Bac Giang Province, also slated for development into a logistics park. Construction of Mapletree Logistics Park Hung Yen 1 Phases B and C is underway, and is scheduled for completion in June 2022 and March 2023 respectively.

In the South of Vietnam, the final two phases of Mapletree Logistics Park, Phase 6 and Phase 4, were completed in March and April 2022 respectively, and have been receiving strong interest from end-users and third-party logistics operators (3PLs) due to their proximity to Ho Chi Minh City. In December 2021, the Group completed its first logistics land acquisition of a 49.7-acre site in Bengaluru, India, with a logistics development potential of 107,942 sqm.

In Malaysia, Mapletree has focused logistics development efforts in Shah Alam, Selangor, which serves the

Greater Kuala Lumpur area, and sees high demand from 3PLs and end-users for distribution and delivery. The Group is redeveloping Mapletree Logistics Hub — Jubli Shah Alam into a four-storey ramp-up warehouse facility of about 130,064 sqm in GFA and Mapletree Logistics Hub — Utas Shah Alam into a four-storey ramp-up logistics hub with a GFA of about 342,020 sqm.

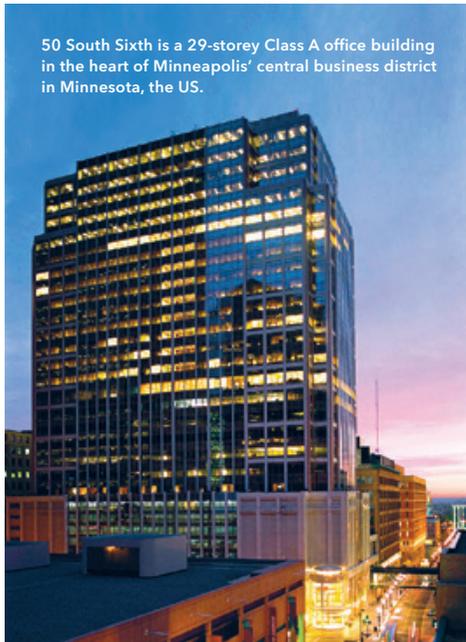
In Brisbane, Australia, the Group completed Mapletree Logistics Park — Crestmead Phase 1 in April 2022, comprising two buildings with a combined GFA of 62,817 sqm.

Overall, the Group's exposure to logistics properties increased significantly in FY21/22.

Student accommodation acquisitions

With rising vaccination rates and the reopening of international borders worldwide, students are resuming overseas studies, positioning student accommodation as another resilient asset class. In August 2021, the Group acquired four student housing assets in the United Kingdom (UK) comprising 921 beds, for a total consideration exceeding GBP165 million (~S\$293.5 million). These assets are situated in Nottingham, Leeds, Exeter and Bristol, and are within walking distance to Russell Group Universities.

“
In China, Mapletree continues to maintain a leading position in the logistics market with a total AUM of approximately S\$6 billion across completed as well as development projects.”



50 South Sixth is a 29-storey Class A office building in the heart of Minneapolis' central business district in Minnesota, the US.



The newly restored St James Power Station is located in Singapore's HarbourFront Precinct.



Above: The New Century Place Building portfolio is owned by Mapletree and comprises three buildings, totalling 270 beds.

In September 2021, Mapletree acquired New Century Place Building 1 and 2 with 135 beds in Reading, the UK. The properties are near Reading University, one of the UK's top 30 universities. Together with the acquisition of New Century Place Building 3 in FY20/21, Mapletree now owns the entire New Century Place portfolio of 270 beds. Subsequently, in December 2021, Mapletree acquired Terrapin Row, a 1,493-bed student accommodation in Maryland, the US, situated near the University of Maryland, which ranks 58th nationally. This is Mapletree's single largest student housing asset, which has high-quality specifications and is within walking distance of the university campus.

Office acquisition and developments

With the easing of COVID-19 restrictions worldwide and the return of employees to the workplace, demand for quality office space continues to be robust. The Group focuses on locations where this demand is underpinned by the technology, healthcare as well as media and telecommunications sectors.

The Group also completed the refurbishment of 50 South Sixth, a 65,032 sqm building located in the heart of the Downtown Minneapolis central business district to elevate the safety, security and wellness of tenants. In Singapore, Mapletree completed the restoration and adaptive reuse of St James Power Station (SJPS) which was started in 2018, and launched the

SJPS Heritage Trail and Gallery, which showcases the history of SJPS, the evolution of the HarbourFront Precinct, as well as restored maritime relics and an interactive digital art display. The work on SJPS focused on preserving the historical architectural elements of the iconic monument while integrating it with modern building technologies. The building is leased to Dyson as its global headquarters and research centre.

Residential developments

In FY21/22, the Group continued to widen its residential portfolio in China. Construction of King's Residences in Guangzhou commenced in August 2021 and is slated for completion in late 2023. The seven blocks of high-

rise residential towers and street-front shophouses are conveniently located near Metro station Line 21. They target young families and talent inflow from the Greater Bay Area. Another development under construction is Viva Riverside in Xinwu District, Wuxi, which is situated next to Metro station Line 2 and comprises 1,438 residential units and 165 strata title shop units.

ON TRACK FOR SUCCESS

Although FY21/22 was characterised by a gradual, worldwide recovery from the pandemic, this was interrupted by rising inflation rates, persistent supply chain disruptions and geopolitical instability.

“Amid these challenges, the Group continues to invest in asset classes that provide a reasonable risk-to-reward ratio, especially as capitalisation rates across sectors remain low and interest rates rise. The Group has now concluded the third year of our third Five-Year Plan, and I am pleased to share that we are on track to meet most of the targets,” reveals Mr Hiew.

Average ROIE^{6,7} and Average ROE^{2,7} since FY19/20 stand at 13.1 per cent

and 10.7 per cent respectively, while the Group’s Average Recurring PATMI^{1,7} increased to S\$732 million. Meanwhile, the debt to equity ratio dropped 2.2 percentage points to 58.3 per cent from 60.5 per cent in FY20/21 due to the syndications of new funds and reinvestment of portfolios.

Logistics remains a primary focus for the Group, and it has identified Vietnam as a key growth market with strong economic fundamentals favouring logistics growth. With the development of several logistics parks underway, over 100,000 sqm of GFA will be added to the portfolio. The Group is also acquiring more than

70 ha of land for the development of logistics facilities.

The Group will also continue to focus on the student accommodation sector due to its good long-term potential and identify suitable housing assets to bolster our portfolio.

Currently, Mapletree has 57 student accommodation assets with over 24,000 beds located across 38 cities in Canada, the UK and the US.

In line with its business objectives to deliver consistent and high returns, Mapletree plans to sponsor more private funds and public-listed REITs to reinvest capital and develop quality investment products for our investors.

THIRD FIVE-YEAR PLAN

Key Performance Indicators (KPIs)	Targets by FY23/24	FY21/22 Final Results
Returns		
Average ROIE ^{6,7}	10% to 15%	13.1%
Average ROE ^{2,7}	10% to 15%	10.7%
Earnings/Cash Flow		
Average Recurring PATMI ^{1,7}	S\$900 million to S\$1 billion	S\$732 million
Recycled Proceeds ^{8,9}	>S\$20 billion	S\$15.4 billion
Capital Management		
Fee Income ⁸	>S\$2.5 billion	S\$1.3 billion
AUM Ratio	>3x	2.9x
AUM	S\$80 billion to S\$90 billion	S\$78.7 billion

An artist’s impression of Viva Riverside in Xinwu District, Wuxi, China, which offers 1,438 residential units and 165 strata title shop units.





Above: Since 2017, Global Infocity Park Chennai's rooftop solar panels have had a generating capacity of 164.25 kWp.



One of the electric vehicle charging points at the office building West Station in Poland.

STRIVING FOR SUSTAINABILITY

In the important area of sustainability, Mapletree recognises that climate change is a global phenomenon that requires the concerted efforts of governments, regulators, investors, corporates and individuals. "As Mapletree is a global real estate player, what we do impacts people's lives, communities and the planet," says Mr Hiew.

In FY21/22, Mapletree made a commitment to develop a "Net-Zero by 2050" roadmap. This includes embedding environmental, social and governance (ESG) considerations into key business policies, driving change through various energy and water reduction initiatives, and increasing the use of renewable energy across its portfolio.

In addition, Mapletree¹⁰ will participate in the inaugural Global Real Estate Sustainability Benchmark (GRESB) Real Estate Assessment in 2022.

The Group continues to encourage the upskilling of all employees. In FY21/22, more than 4,900 training programmes were offered to Mapletree employees globally. In support of the transition to a more ESG-conscious organisation, the Group is developing in-house sustainability learning materials, which will be rolled out in the coming months. On the Corporate Social Responsibility front, the Group committed and disbursed over S\$2.3 million to various arts, education, environment, and healthcare initiatives in this financial year.

Mapletree is determined to ensure

that it upholds good corporate governance. In FY21/22, there were zero incidences of corruption or non-compliance with relevant laws and regulations.

THE ROAD AHEAD

The volatile macroeconomic and geopolitical environment means that Mapletree will have to navigate elevated uncertainty over the next few years. Says Mr Hiew: "Accordingly, we will focus on strengthening our balance sheet through the strategic reinvestment of capital via our private and public capital management vehicles. This will enable us to remain financially flexible as we face incoming challenges and capitalise on growth opportunities."

¹ PATMI denotes net profit after tax and non-controlling interests attributable to Perpetual Securities Holders and Equity Holder of the Company.

² ROE denotes return on equity and is computed based on PATMI attributable to Equity Holder of the Company over shareholder's funds.

³ S\$ exchange rate as at date of fund inception.

⁴ Comprehensive Assessment System for Built Environment Efficiency (CASBEE) is a widely adopted green certification system in Japan.

⁵ Includes REIT management fees.

⁶ ROIE is computed based on adjusted* PATMI over the Group's equity held at original invested cost (OIC).

⁷ From FY19/20 to FY21/22.

⁸ KPIs measured on a five-year cumulative basis.

⁹ Measured on Mapletree Investments' balance sheet perspective (excluding REITs and private funds).

¹⁰ Several assets held under The HarbourFront Pte Ltd will participate in 2022's GRESB Real Estate Assessment.

* Adjusted to exclude non-cash and non-operating items such as unrealised revaluations gains or losses, mark-to-market fair value adjustments, gains and losses on foreign exchange, negative goodwill and dilution gains and losses and include OIC gains from any gains and losses on disposal and corporate restructuring surplus or deficit.

THE GAME-CHANG

INTELLIGENT BUILDING MANAGEMENT SYSTEMS ARE HELPING FACILITIES MANAGERS BECOME MORE EFFICIENT WHILE ENHANCING THE TENANT EXPERIENCE.

ANYONE WHO HAS EVER TRIED TO USE smart home technology has probably, at one time or another, experienced the frustration of getting their gadgets to work together seamlessly. Building and facilities managers have to deal with this problem on a far larger scale, as they try to find a way to connect and monitor a host of disparate applications — from heating, ventilation and air conditioning (HVAC) to security systems, electrical power and building access.

Thankfully, the development of increasingly advanced intelligent building management systems (IBMS) in recent years provides a central point of control for all of a building's operations, putting separate applications onto a single monitoring platform to cut costs and improve efficiency in the long term.



Photo: Shutterstock

ING BLOCK

Specifically, IBMS leverages advanced technologies such as the Internet of Things (IoT) and cloud services to enable users to remotely monitor different informational technology (IT) systems and sensors located under one roof. For instance, users can respond to alarms, and manage tenants and visitors, as well as track maintenance activities. A smart building system can also help automate mundane and repetitive tasks, potentially reducing human errors and the number of employees needed to manage a facility.

As technology progresses, IBMS platforms can be expected to become even more powerful in the coming years. Already, newer, more robust systems are employing advanced machine learning and artificial intelligence solutions to analyse large volumes of data that are collected during the monitoring of a building's systems. Such analysis and modelling of building data can be used to predict potential problems on the horizon.

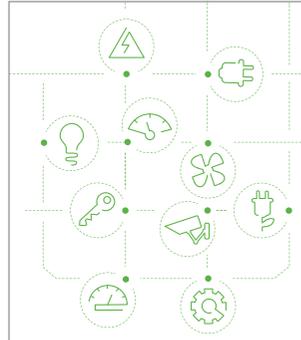
GROWING ADOPTION

Industry watchers expect global demand for IBMS solutions to expand rapidly over the next five years. According to a 2022 report by market research and consulting company Emergen Research, the global Intelligent Building Automation Technologies market size is forecasted to reach US\$125.7 billion in 2028, and register a revenue compound annual growth rate (CAGR) of 7.1 per cent over the forecast period. The report cited the "rising need for improvement of security and safety in intelligent buildings" as the drivers for this growth.

Another 2022 report by market research curator Valuates Reports projects the Building Automation Market to grow to US\$59.6 billion by 2028 at a CAGR of 5.4 per cent. Valuates Reports states that the need for building automation systems to make buildings energy-efficient is rising in response to global concerns about energy conservation and higher energy costs.



IBMS leverages advanced technologies such as the Internet of Things and cloud services to enable users to remotely monitor different informational technology systems and sensors located under one roof. ”



FEATURES OF INTELLIGENT BUILDING MANAGEMENT SYSTEMS

Building managers are looking for smart building solutions that can connect previously siloed systems, and provide them with a holistic view of what is happening across the entire space, from the whole building down to a single visitor.

An IBMS is typically made up of the following components which are integrated to create an optimal and central hub of control.

Systems

An ideal smart building solution should integrate IT systems in the following areas:

- **Building management** – controls and monitors different aspects of a building, including climate control, fire safety, security and lighting.
- **Asset and resource management** – helps manage various aspects of facilities management functions. For instance, they could link desk access control systems to intelligent power supply and phone controls.
- **Access and security management** – connects CCTV and access control devices to create a safer and more efficient workplace.
- **Maintenance management** – allows for reactive and planned maintenance and task management.
- **Space management** – facilitates more efficient use of space, and informs decisions regarding occupancy and management of estate portfolios.
- **IoT systems** – uses sensors throughout a building to optimise management by generating data based on variable factors such as occupancy.

Services

An IBMS provides multiple services, including:

- Air-handling units floor by floor and air distribution
- Air quality and humidity control
- HVAC systems with the capability of providing natural air
- Fire detection and suppression systems
- Lighting controls
- Heat storage and recovery systems
- Security systems with CCTV and card access control
- Intelligent lift controls
- Location-based services
- Resource and asset management, room scheduling

Management

A smart building can help ensure that a building continues to be efficient and deliver cost savings by constantly monitoring and reviewing a facility's data to optimise performance. To do this effectively, building managers should establish key performance indicators for the building.



Photos: Shutterstock

“**Tenants can enjoy a host of benefits from leasing an IBMS-controlled space. For example, occupants will be more comfortable due to improved lighting, enhanced indoor air quality, increased security and high-quality sanitation facilities. Facilities managers can use an IBMS to monitor the deployment of cleaners to ensure cleanliness is optimised for tenants and visitors.**”

“Building automation market growth is likely to be driven by the increasing deployment of building automation systems in big office buildings, shopping malls and public transportation facilities such as railway stations and airports to minimise building operating costs,” the report stated.

Geographically, the building automation system market in Asia Pacific is predicted to grow at the fastest rate globally, driven by the region’s economic expansion, as well as rising construction and industrial activities in key countries.

According to Valuates Reports, consumers in the region are interested in achieving energy savings through the adoption of such systems, which directly translates into cost savings. “Smart cities are increasingly being developed in countries like China and India. In these countries, building automation systems are critical to reaching energy-saving goals.”

Increasing regulation, particularly concerning sustainability and energy efficiency, is another growth driver for IBMS. For instance, there has been an increasing focus in many countries on green building certifications, such as Leadership in Energy and Environmental Design (LEED), and the value they can add to a building. Applicable to almost all building types, LEED is the most widely used green building rating system in the world, providing a framework for healthy, highly efficient, and cost-saving spaces.

In Singapore, the Building and Construction Authority (BCA) launched the BCA Green Mark in 2005 to kick-start its effort to green the nation's physical landscape. The Green Mark is a rating system that evaluates a building's environmental impact and recognises its sustainability performance. The rating is designed specifically for buildings in the tropics. The Green Mark was refreshed in 2021, requiring buildings to meet higher minimum energy efficiency levels, among other changes.

The Inter-Ministerial Committee on Sustainable Development, which tracks Singapore's national sustainability strategies, has set a goal for 80 per cent of the country's buildings to be certified green by 2030. This requires buildings to be energy- and water-efficient, with a high-quality and healthy indoor environment, integrated with green spaces and constructed from eco-friendly materials. The goal is part of the government's 80-80-80 vision, which also aims for an 80 per cent improvement in energy efficiency and 80 per cent of buildings to be super low-energy spaces from 2030.

This focus on greening buildings is key as these spaces account for one-third of greenhouse gas emissions, two-fifths of global energy consumption and resources, and a quarter of global water consumption, according to the United Nations Environment Report. Against this backdrop, IBMS is likely to play a key role in helping businesses and governments worldwide achieve their green building objectives.

REAPING THE BENEFITS

The ability to help reduce the energy use and carbon footprint of a building is one of the key benefits of implementing an IBMS. For instance, facilities managers can use the insights obtained from an intelligent building system to optimise the performance of heating and cooling equipment, thereby saving energy and reducing emissions.

A centralised control system will also make building management far more efficient and help increase the productivity of the facilities team. With an IBMS in place, team members will no longer have to keep track of multiple IT systems that manage different aspects of a building's operations.

In terms of maintenance, facilities managers can use a building automation system to keep track of when a system is not performing optimally or is close to failure, requiring upkeep or some other action to address the problem. For example, an IBMS can notify a user when there is a dip in an air handler filter bank, indicating that the filters need to be changed.

By addressing maintenance issues on a timely basis, building managers can reduce the need for physical inspection, cut down on errors and equipment failures, improve building safety and comply with regulations.

Collectively, the benefits can boost the bottom line of building owners and managers, resulting in a building enjoying



a longer life cycle. However, it is not just about costs. An intelligent building also gives its owners various opportunities to increase their revenue. For instance, smart building landlords could potentially command higher rental rates due to various advantages that such a space provides to its tenants.

IMPROVING THE TENANT EXPERIENCE

Tenants can enjoy a host of benefits from leasing an IBMS-controlled space. For example, occupants will be more comfortable due to improved lighting, enhanced indoor air quality, increased security and high-quality sanitation facilities. Facilities managers can use an IBMS to monitor the deployment of cleaners to ensure cleanliness is optimised for tenants and visitors.

Furthermore, landlords today often provide mobile applications (apps) for tenants to have greater control over their experience within the building. These apps can be used to book and access meeting rooms, as well as allow frictionless access (quicker secured processing) so that tenants can move about as smoothly as possible across different spaces — from the carpark to the lift, and into offices, gyms or other amenities.

Meanwhile, tenants can expect their guests to have a similarly superior experience when visiting their offices, as the visitors would enjoy the same comforts the tenants experience on a daily basis.

As the business landscape continues to evolve in the post-pandemic era — and with more companies adopting a hybrid approach to work — demand for such flexible and frictionless office spaces driven by IBMS is expected to rise. Smart buildings powered by advanced technology will soon become the norm among companies looking to gain an edge in an increasingly uncertain and competitive world.



Above, from left: Merijn, Dorota, Pauline, Jesse, Riemer and Jankees lending a hand at Foodbank Amsterdam.



Left and below: This is the second year in a row that Mapletree staff, including Bas, have volunteered with Foodbank Amsterdam.



FROM FOOD WASTE TO FOOD GRACE

Mapletree staff in the Netherlands found an equal measure of nourishment for others and themselves in their CSR initiative.

FOODBANK (VOEDSELBANK)

AMSTERDAM provides food relief to approximately a million people in the Netherlands who live below the poverty line. The organisation does this by receiving donations of food, beverages and essentials from supermarkets, restaurants and consumer goods companies. A broad range of companies also donate money to its cause.

The team at Mapletree Amsterdam noticed a 40 per cent increase in those seeking aid from Foodbank during the COVID-19 pandemic. Donations had also dropped. Thus, the staff put together a corporate social responsibility (CSR) programme to help out.

Grace Ibanez, Accountant, Finance, and **Bas Bennema**, Senior Analyst, Asset Management, led some of Mapletree's Amsterdam staff in packing and distribution efforts over three shifts in March 2022.

What was the most satisfying aspect of taking part in this CSR activity?

Grace: Volunteering helped me gain confidence; I was able to try something new and that gave me a real sense of achievement and purpose. I also had the



Above: Mapletree staff volunteered to pack food for distribution to the needy.

opportunity to meet people, be part of a community, take on a challenge, make a difference and even have fun! The fulfilling feeling of giving back and contributing to society is unparalleled.

Bas: Not everybody has the same opportunities and the CSR activity showed that there are still bigger problems out there that need to be solved. It also energises me when I am giving back to society and contributing to making a positive impact. A bonus is that it is fun to undertake such an activity with the team!

How has the experience shaped your views of helping the needy in the community?

Grace: Volunteering to support vulnerable people cultivates gratitude. Knowing how many people need help just to get basic essentials puts any personal problems into perspective — and that has made me more grateful for what I have. I also learnt that I can always make time to help others. It is very easy to fall into the mindset that



Right: Jeremy and Grace having fun while helping out at Foodbank.

the problems society face are too big for any of us to make an impact individually. But I have seen that small changes can make a great difference to needy families in the community.

Bas: To see that such a large number of people are in need of the services of Foodbank puts things into perspective. It is a problem that we sometimes read about, but to witness the amount of food and products in the distribution facility was mind-blowing.

How has this CSR experience benefitted the team as a whole?

Bas and Grace: The feedback from the team has been nothing but positive. It was both fun and good to have a positive effect on the community where you live in. Our enthusiasm has led to discussions with Foodbank Amsterdam to see if we can help out on a more regular basis.

BETTER HOMES FOR WILDLIFE

Below: The Mapletree UK team doing their part for animal welfare.

Two Mapletree UK staff share their volunteering experience sprucing up animal sanctuaries at the ZSL London Zoo.



Above: The gorilla enclosures were cleaned by Mapletree staff before visitors arrived for the day.

"EVERYONE IN OUR TEAM shares a profound love and respect for all animals — some of us have been fortunate to have visited the Zoological Society of London (ZSL) London Zoo previously, while for others, this CSR activity presented an opportunity to visit the iconic zoo for the first time. Suffice to say, we are all ardent ZSL London Zoo fans now!

For the first activity in February 2022, our team was split into two groups. One group cleaned the glass windows of the gorilla enclosure, while the other worked on tidying up other areas of the enclosure, including benches, signage and sculptures. Both groups then worked together to brush and scrub the floors before members of the public arrived en masse. We were then treated to a scatter feed of the gorillas, as well as a talk by the zookeeper about these wonderful creatures.

For the second activity in May 2022, our team was again split into two groups. Group A cleaned out the moats of the pygmy hippo enclosure, and Group B painted and spruced up the surrounding fencing. Both teams worked together to tidy up and muck out other parts of the enclosure before being treated to a "meet and greet" with Thug and Nikki (the resident pygmy hippos), a feeding session and an insightful talk about the animals by the zookeeper.

The activities were safe — for both animals and volunteers — and complied with health and safety guidelines. The animals were curious about us, not to mention very friendly!"

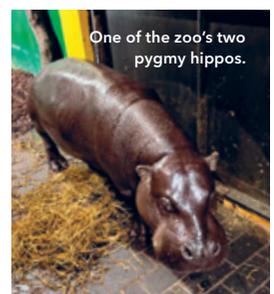
Marvi Andrikopoulou, Senior Coordinator, Human Resources, Mapletree United Kingdom



From left: Marvi, Raimond, Sam and Nasos working hard to tidy up the pygmy hippo enclosure.



Cleaning the glass windows of the gorilla enclosure.



One of the zoo's two pygmy hippos.



Above: Helping to keep the pygmy hippo moat clean.

"WE BELIEVE ALL ANIMALS have the right to thrive; looking after and respecting our environment is something all of us can do to help support this.

From both activities, our team derived a greater level of awareness vis-a-vis ZSL's conservation practices, as well as their importance to society. We discovered many interesting things about the social behaviours of gorillas and pygmy hippos, including how they interact and develop harmonious relationships with humans and other species.

In addition to learning about the importance of these beautiful creatures and gaining invaluable insights into the meaningful conservation work that ZSL does, the experiences provided our volunteer group with an opportunity to bond further as a team in a different environment. We were able to collaborate to complete various tasks and strengthen our working relationships with one another.

We wholeheartedly believe that all corporations — large and small — should set aside time whenever they can to give back to their local communities. As our volunteering experiences at ZSL has shown, such efforts benefit all parties on different levels and are always time well-spent."

Daniel McDonagh, Senior Manager, Human Resources & Administration, Mapletree United Kingdom

The sprawling compound of Terrapin Row — Mapletree’s largest student housing asset, located outside the University of Maryland — comes with everything students need and more.



BUILT FOR LIVING AND STUDYING

STUDENT HOUSING REMAINS a bright spot in the property market amid COVID-19, with British property giant Savills’ noting that it had “weathered the pandemic better than many sectors”. The reason is simple: students will always need a home when they travel overseas to study.

Renting residential properties might be an option for some, but there is a growing demand for living spaces that are purpose-built for students, with facilities and amenities they can use and make the most of in their university days. According to the 2021 Student Accommodation Survey² by real estate consultancy firm Knight Frank, students were willing to pay a premium for better wi-fi, more space, on-site gyms and 24-hour security.

The thousands of students who flock to the University of Maryland in the eastern United States (US) are among those who value such conveniences. A quarter of the 2021 cohort at the University of Maryland was from other American states and/or other countries. This figure — which has been consistent over the past three years — means that demand for student accommodation in the area will remain stable. The 1,493-bed Terrapin Row, acquired by Mapletree in December 2021, is ready to meet that need.

THE IDEAL LIVING SPACE

Terrapin Row is just a 10-minute stroll from the University of Maryland. Walking around its sprawling compound, it is easy to mistake it for a resort: there is a large pool fringed by green spaces and even a spray tanning studio. These features cater to Gen Z’s love for unique experiences that they can share on platforms like Instagram and TikTok.

Terrapin Row also provides academic facilities for students, such as dedicated study rooms and lounges on every floor, multimedia stations for printing, and spacious meeting rooms for group discussions and projects.

Health and fitness are big themes at Terrapin Row, and they remain top priorities for Gen Zs too. According to a 2018 Health Survey by UNiDAYS, a student-only shopping app, over 90 per cent of Gen Zs work out in some form or another. Weights and cardio activities were overwhelmingly popular, with half the male respondents choosing them as their preferred forms of exercise. In line with these trends, Terrapin Row offers a convenient space for its residents to work out. The 24-hour fitness centre is well-equipped with a range of exercise machines and a free-weight area. It also has a spin studio. Sports enthusiasts can try their hand at volleyball at Terrapin Row’s on-site turf court, while avid golfers will enjoy time at the golf simulator.

PICK YOUR ROOM

When it comes to apartment styles, students staying at Terrapin Row can choose a unit size that suits their needs and budgets. Some may prefer a studio apartment, while others enjoy the option of bunking with schoolmates in a larger space. More choices are offered within each apartment type: there are eight different layouts available for the 2-bedroom apartment type, while those shortlisting a 4-bedroom apartment can choose from 12 unique configurations. Regardless of size and type, each apartment shares similar features:

- **Studio:** Ideal for one person, each studio apartment is fitted with a kitchenette, a living area and an ensuite bathroom.
- **1-bedroom:** Also suitable for one person, with a separate bedroom, alongside a kitchenette, a living area and an ensuite bathroom.
- **2-bedroom:** Features two bedrooms, two ensuite bathrooms, a kitchenette and living area.
- **3-bedroom:** Three residents can live in the 3-bedroom configuration, which includes an ensuite bathroom in each room, a kitchenette and a living area.
- **4-bedroom:** Residents can choose a unit with either two or four ensuite bathrooms. All apartments are fitted with a kitchenette and a living area.

TERRAPIN ROW

4300 Hartwick Rd,
College Park, MD 20740,
United States
terrapirow.com



Model Unit 2
bedroom.

EASILY ACCESSIBLE

Terrapin Row is...

- A five-minute drive to Whole Foods, a supermarket chain
- A five-minute drive to the University of Maryland's student activity centre
- A 10-minute walk to campus

Below: One of Terrapin Row's spacious indoor lounge areas.



Below: Apartments are fully furnished to meet the needs of students.



Left: Residents can enjoy a dip at its resort-style swimming pool.

Below: Terrapin Row features a well-equipped gym.



five-minute drive from the Terrapin Row. With their newfound friends, residents can visit the sights outside of College Park, the town where the University of Maryland is located. The options are wide-ranging: US capital Washington DC and its historic monuments, such as the White House, Lincoln Memorial and the famed Smithsonian Museum, are a few kilometres from Terrapin Row. For those who prefer to stay in College Park, there is Beltway Mall, a short drive away and home to over 100 stores.

Given Gen Zs' love for everything online, Terrapin Row runs a handy blog that students can read for information on how to spend their leisure time. There are also useful tips on living in shared apartments and career advice. This is yet another way that Terrapin Row ensures that its residents make the most of their education.

BUILDING A CLOSE-KNIT COMMUNITY

Terrapin Row aims to be more than just an accommodation block for its residents. Instead, it aims to foster a community, where students feel like they belong and are at home away from home. That is why community spaces are so important here. A favourite among residents is the open-air social courtyard, complete with an outdoor kitchen and TV. Here, residents can bond as they prepare meals together and enjoy them in front of the latest streaming series. For those who prefer to de-stress with a video or board game, there is the games lounge. Monthly planned events and holiday celebrations also keep the community spirit well and alive.

Residents are encouraged to participate actively in campus life, and Terrapin Row's location encourages this. The Adele H. Stamp Student Union, commonly referred to as "Stamp", is the University's student activity centre and is just a



Terrapin Row is a 1,493-bed student housing complex.

Unit Type (Bedroom x Bathroom)	No. of Units	No. of Beds
0 x 1 (Studio)	17	17
1 x 1	5	5
2 x 2*	12	48
2 x 2	48	96
3 x 3	17	51
4 x 2	55	220
4 x 4	264	1,056
Total	418	1,493

*Double occupancy: meaning two beds in one bedroom

Apartments are fully furnished in warm woods and whites to give a cosy feel. Residents can enjoy an assortment of appliances, including a fridge, microwave, washer, dryer, stove and flatscreen TV, as well as complimentary high-speed Wi-Fi with speeds up to 200Mbps. Having these essentials ensure that residents can focus on their studies and school activities. Safety is a top priority at Terrapin Row, and all apartments are only accessible by key cards.

CAPITAL CHARMS

Here is why Phnom Penh, with its burgeoning business, art and nightlife scenes, is catching the attention of international travellers.

A HOLIDAY IN CAMBODIA is often associated with the resort town of Siem Reap, at which the ruins of Angkor Wat, the world's largest religious monument, are located. However, the country's capital Phnom Penh is increasingly making a name for itself with travellers. The southern Cambodian city is home to two million people and is filled with cultural and historical charms that makes it worth a visit.

If not for leisure, you might still be visiting the city for a business trip. After all, the rise of Cambodia's economy is one of Southeast Asia's most compelling success stories. The International Monetary Fund predicts that by 2025, the country will become the fastest-growing economy among members of the Association of South East Asian Nations.

THE PEARL OF PHNOM PENH

To explore this city, make **Oakwood Premier Phnom Penh** your base. Set to open in the third quarter of 2022, it blends traditional Khmer aesthetics and contemporary elegance across its 207 hotel rooms and serviced apartments. There



are eight room types to choose from, ranging from the penthouse with four bedrooms to three-, two- and one-bedroom varieties.

Variety is a universal theme across Oakwood Premier Phnom Penh, even in its dining experiences, with various in-house food and beverage (F&B) options. For a casual and family-friendly meal, head to **Senses** for its Mediterranean-inspired lunches. Dinner is an international affair, with an extensive menu, all expertly paired with wines from the world over. To celebrate a successful business deal or just for a weekend indulgence, try the restaurant's free-flow Sunday brunch, which comes with unlimited wine and champagne.

The **Aroma Bakery** will satisfy your hunger pangs in between meals, with its selection of bakes, pastries and cakes, best washed down with a cup of barista-brewed coffee.

Oakwood Premier Phnom Penh's location offers convenient access to Phnom Penh's first and only central business district, which is in the midst of development. According to the agency tasked to oversee the



Oakwood Premier Phnom Penh's two-bedroom deluxe apartment.

Oakwood Premier Phnom Penh

One Park, No. 58, Street R8,
Phnom Penh City Center
Sangkat Srah Chark,
Khan Daun Penh Phnom Penh,
120210, Cambodia

oakwood.com



The Royal Palace is located in the heart of Phnom Penh and is one of the city's iconic landmarks.

construction of Phnom Penh City Center (PPCC), the district will host leading banks, multinational corporate headquarters, offices of international brands and other key business operations. By 2025, PPCC is expected to house over 56,000 residents and receive more than 190,000 daily visitors. Oakwood Premier Phnom Penh is situated in the heart of this district, giving visiting business communities a cosmopolitan home away from home.

STEEPED IN HERITAGE AND HISTORY

Oakwood Premier Phnom Penh is housed in a swanky tower of glass, but surrounding it are some of the finest examples of classic Khmer architecture, most notably the **Royal Palace of Cambodia** just 10 minutes away from the property. The landmark was first built in the mid-1860s, although the original structure was demolished to make way for a newer building in the 1900s. To best take in its ornate structural design that dominates the Phnom Penh vista, hop on a Mekong River cruise at sunset and watch the sunrays dance on the palace's striking gold roofs.

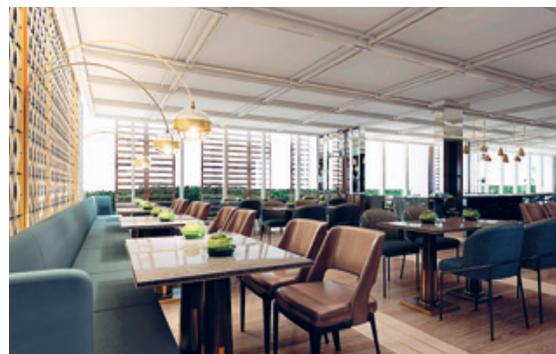
Parts of the palace compound are open to the public (at time of print, the palace is closed due to the COVID-19 pandemic). Visiting here and the **Silver Pagoda** next door make for great morning activities. The landmark is a temple that gets its name from its floor, which is covered with five tonnes of gleaming silver. While you cannot enter the pagoda, you can still catch a peek of its shimmering base from the entrance.

These two attractions provide a glimpse into the glorious periods of Cambodia's history, although the country has had its fair share of turbulent times as well. Between 1975 and 1979, Cambodia was plunged into darkness during the rule of

CRAZY FOR CURRY

Cambodian food is heavy on different kinds of curries. Here is a quick guide:

- **Num banhchok samlar kari** is a rice noodle dish eaten with a Khmer curry soup. The curry is stewed with chicken or beef, potatoes, onions and carrots.
- **Saraman curry** is a coconut-rich beef dish similar to Thai *massaman* curry and Malaysian beef *rendang*, but unique because of its roasted peanut flavour.
- **Fish amok** (below) is arguably one of Cambodia's most famous curries, a delectably steamed fish coated in a sauce with a mousse-like consistency.



Oakwood Premier Phnom Penh's All-Day Dining Restaurant (left); and the elegantly furnished Lobby Front Desk (below).



TOP FLOOR, TOP STAY

No matter where you turn in Oakwood Premier Phnom Penh, you are bound to be greeted by Khmer charm and contemporary refinement. Nowhere is this more evident than in the property's crown jewel, its penthouse. Nestled on the 17th floor, it brims with luxury. Guests get a sense of this right at its entrance, where they will be welcomed by a palatial entryway, which flows into a large living area, kitchen, dining room for 16 and four extravagantly sized bedrooms. The penthouse is reserved for long-term stays.



Above: The clock tower at Central Market (Psar Thmei), the largest market in the Cambodian capital.

the Khmer Rouge. The genocide the regime engineered led to the deaths of 1.5 to 2 million people, around a quarter of Cambodia's population. To better understand the atrocities committed, visit the grim **Tuol Sleng Genocide Museum** (tuolsleng.gov.kh/en), a 10-minute drive from Oakwood Premier Phnom Penh. Housed in a former Khmer Rouge prison and interrogation centre, it showcases the harrowing tales of those who suffered.

THE HEART OF CULTURE

Through their indomitable spirit, the Cambodian people bounced back after the collapse of the Khmer Rouge in 1979 and flocked back to cities like Phnom Penh to live and work. Markets hummed back to life, including the city's most famous **Central Market**. The attraction is a five-minute drive from Oakwood Premier Phnom Penh and is a must-visit for any tourist or long-term visitor. Housed in an art deco building from 1937, the market lets you sample the best of Cambodian handicrafts, fashion and food.

Cambodian art is fast catching the attention of the global art world. It has been 10 years since Cambodia's

first international art auction, held with the support of famed art house Christie's. Since then, Cambodia's modern art scene has exploded, thanks to the likes of artists Em Riem (@em_riem_artist_designer on Instagram) and Vutha Tor (@torvutha on Instagram). Immerse yourself in this lively scene by visiting Phnom Penh's hip art galleries. One of its finest is the **Sra'Art Gallery** (sraartstudios.com). A 10-minute drive from Oakwood Premier Phnom Penh, it is renowned for its curated urban contemporary art and Khmer renaissance art.

Cambodia is also making a splash in the world of mixology, thanks to its vibrant nightlife and flourishing bar scene. The vicinity around Oakwood Premier Phnom Penh is dotted with various cocktail bars, each with a unique style. In fact, one of the city's anticipated new entries is located within Oakwood Premier Phnom Penh: **Churchill's Whisky and Cigar Bar**, aptly named after Britain's wartime Prime Minister Winston Churchill, whose affection for quality whisky and cigars was common knowledge. **Elephant Bar** (rafflesphnompenh.com/restaurant/elephant-bar) is the go-to for gin aficionados, while those who prefer a more casual atmosphere for beer and bar bites would enjoy an evening at **Eden Garden** (facebook.com/edengardenphnompenh), a shopping mall and F&B enclave.

Whether you choose to stay-in at Oakwood Premier Phnom Penh or venture out of the property's premises, chances are, a night in Phnom Penh will be one to remember.



Above: Enjoy a cocktail at the famous Elephant Bar at Raffles Hotel Le Royal.

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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 strive to be a partner of choice for your real estate needs.

The Group owns and manages a diversified portfolio of office, retail, logistics, industrial, data centre, residential and lodging properties.

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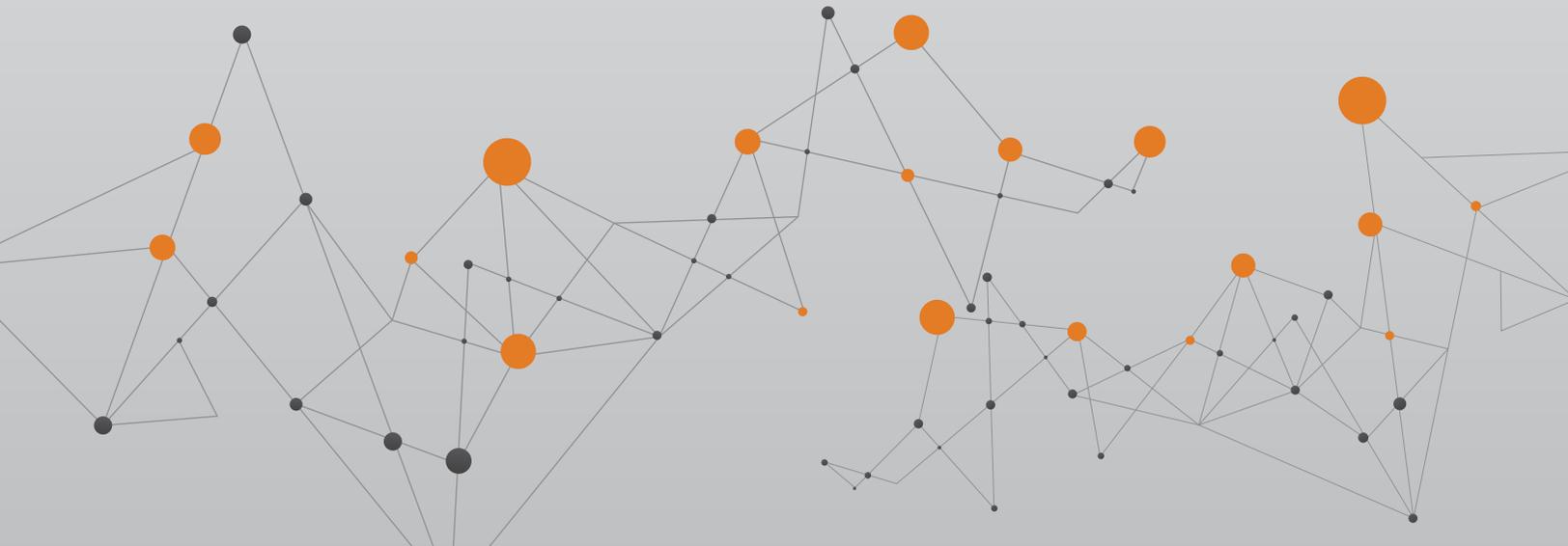
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OPEN FOR BUSINESS

New retail and dining choices take root at VivoCity, Singapore and Alexandra Retail Centre.



Saizeriya offers affordable Italian cuisine that includes pizzas, gratins and pastas.

ITALIAN FOR THE MASSES

A hit with families and students, Saizeriya is the go-to place for tasty and affordable Italian food served in a casual setting. Originating from Japan, the chain has 29 outlets in Singapore, a testament to its growing popularity.

Diners can choose from three menus — Grand Menu, Lunch Menu and Kids Menu — and feast on pastas, hamburgers, baked rice dishes, salads, pizzas and more. Bestsellers include pasta dishes like Carbonara, Vongole Spicy Tomato and Bolognese. Also in demand are the Oven Grilled Escargots and set-lunch special, Creamy Tomato Chicken Baked Rice Lunch.

For the full Saizeriya experience, fill up on appetisers like chicken wings, sausages and focaccia, before proceeding to the mains. Do save space for desserts as well, such as Tiramisu and Italian Pudding. The self-service free-flow drink bar, with hot and cold non-alcoholic beverages on tap, is another restaurant highlight and a fan favourite.

Saizeriya

#01-30/31 Alexandra Retail Centre, 460 Alexandra Road, Singapore 119963

Opens: 11am to 10pm daily



WALK RIGHT IN

If you love your footwear comfortable and trendy, you are bound to find a pair that is to your liking from Singapore shoe label prettyFIT.

The fashion-forward brand welcomes customers to its new flagship store at VivoCity, Singapore. Opened in June 2022 and occupying about 1,800 square feet (167 square metres) of retail space, the boutique enhances customers' in-store experience with an Instagrammable interior that is luxuriously spacious and designed with mood-lifting ambience.

Whether you are looking for an everyday slip-on or a pretty stiletto for special occasions, you will find an eye-catching pair from its line-up of ballerina flats, mules, pumps, sneakers, heels and more. "Every pair of prettyFIT shoes is designed to make our customers look good and feel good," says its CEO Sophia Ng.

Besides shoes, prettyFIT also carries a collection of bags and accessories.



prettyFIT

#02-08/09 VivoCity, 1 HarbourFront Walk, Singapore 098585

Opens: 11am to 10pm (Mon to Fri); 10.30am to 10pm (Sat and Sun)



prettyFIT's flagship store at VivoCity, Singapore is luxuriously spacious with Instagrammable spots.



Order a bucket of Chickenjoy to enjoy with your dining companions.



PLEASED TO MEAT YOU

When you are craving fried chicken, Jollibee does not disappoint with its crispy, juicy palate pleasers. The brand, the largest fast-food chain in the Philippines, has become a welcome addition to the Singapore dining scene with its great-tasting, quality and affordable bites. Its newest outlet at VivoCity, Singapore seats 58 diners and is an ideal choice for a tasty casual meal.

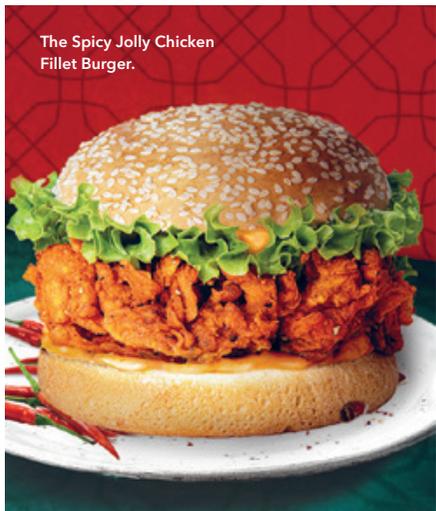
If you are dining in a group, a bucket of Chickenjoy is perfect for sharing. Otherwise, enjoy the fried delights, dunked in gravy, as part of a value meal and pair it with the famed Jollibee spaghetti prepared with an irresistible Filipino twist. Other must-tries include the Yumburger, Jolly Chicken Hotdog and Mashed Potato.



The two-piece meal comes with two regular sides and one medium drink.

Jollibee

#02-50 VivoCity, 1 HarbourFront Walk, Singapore 098585
 Opens: 11am to 9.30pm daily



The Spicy Jolly Chicken Fillet Burger.



IGNITING THE SIXTH SENSE

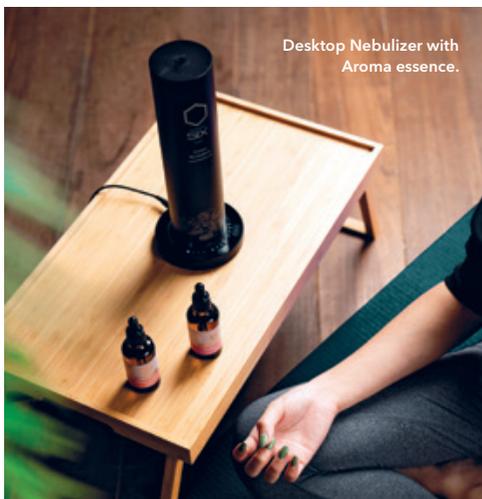
In response to the COVID-19 pandemic and the toll it has taken on mental health, Scent by SIX founder Jason Lee made it a brand mission to use its fragrances to heal, soothe and uplift one's mental wellness. For example, the Singapore brand partnered with the Singapore Association for Mental Health to create the uplifting scent, Hikaru, while another scent, Sleep, Returns, was crafted to help improve shut-eye quality.

Customers to the VivoCity, Singapore store can shop for reed diffusers, pillow mists and scent oil collections for their homes. Gift sets and perfumes are also available.

On the reason for opening at VivoCity, Singapore, Jason says, "The mall has always been an iconic, vibrant community of local and strong overseas brands. With a strong brand affinity with the mall, we are also looking forward to collaborating closely in exciting events and festivals."



Hikaru Reed Diffuser.



Desktop Nebulizer with Aroma essence.

Scent by SIX
 #B1-08 VivoCity,
 1 HarbourFront Walk,
 Singapore 098585
 Opens: 11am to 9.30pm
 (Mon to Fri); 10.30am
 to 9.30pm (Sat and Sun)

ON THE UPSIDE

Mapletree grew its net profit by 6.2 per cent to S\$1.96 billion in Financial Year 2021/2022.



FINANCIAL YEAR 2021/2022 (FY21/22) was a productive period for Mapletree. Despite the uncertainty brought about by the COVID-19 pandemic, strained US-China relations, and rising inflation and interest rates, the Group's ability to remain financially flexible and nimble helped it achieve yet another year of stable results.

Recurring earnings reached S\$810.2 million, an unprecedented year-on-year (y-o-y) increase of about 27.9 per cent from FY20/21. Stronger property revaluation gains further boosted earnings by some S\$1.1 billion. "This was driven by improved operational performance and contributions from new acquisitions in resilient sectors such as data centres, logistics, offices and student accommodation," said Mr Hiew Yoon Khong, Mapletree's Group Chief Executive Officer.

Coupled with Mapletree's ongoing efforts in building up an active capital management platform, the Group attained a robust S\$12.4 billion increase in total assets under management (AUM) to S\$78.7 billion in FY21/22.



Mapletree recorded revenue growth of 4.6 per cent y-o-y to S\$2,861.1 million. The Group's EBIT + SOA¹ rose by 9.5 per cent to S\$2,040.1 million, primarily attributed to its four Singapore-listed real estate investment trusts (REITs) and contributions from new acquisitions in the United States (US) and Europe. ROE² maintained at above 10 per cent.

As at 31 March 2022, the Group's cash reserves stood at S\$2,070.4 million and its debt to equity ratio reduced by 2.2 percentage points to 58.3 per cent. Shareholder's funds also increased by 10.5 per cent y-o-y to S\$19,519.9 million, largely due to higher PATMI³ for the financial year.

KEEPING ON TRACK

The FY21/22 achievements mark promising progress to come in the Group's penultimate year of its third Five-Year Plan.

The student housing sector, in particular, expanded with acquisitions in the United Kingdom (UK) and the US. As at 31 March 2022, the Group's student accommodation portfolio comprised 57 assets with over 24,000 beds across 38 cities in Canada, the UK and the US.

Mapletree further reinforced its global logistics footprint with its first logistics land acquisition in India. The Group also grew its global logistics AUM with two portfolio acquisitions in the US at approximately US\$3 billion (~S\$4 billion), supplementing its Asian logistics development pipeline in China and Vietnam.

Clockwise from below: 3955 East Holmes Road, Memphis, Tennessee, the US, is one of the new additions to Mapletree's logistics portfolio in FY21/22; Terrapin Row, a 1,493-bed student housing building in Maryland, the US, is in close proximity to one of the top-ranked universities in the US; Mapletree Kaifeng Logistics Park in Henan Province, China, has an NLA of 74,962 sqm.



¹ Earnings before interest and tax (EBIT) plus share of operating profit or loss of associated companies and joint ventures (SOA), excluding residential profits, incentive fee from private funds' divestment, revaluation gains or losses, divestment gains or losses, foreign exchange and derivatives gains or losses.

² ROE denotes return on equity and is computed based on PATMI attributable to Equity Holder of the Company over shareholder's funds.

³ PATMI denotes net profit (after tax and non-controlling interests) attributable to Perpetual Securities Holders and Equity Holder of the Company.

Below: Award recipients and their family with Mapletree CSR Board Committee Member Ms Chan Chia Lin (far right).



The annual Mapletree EduAwards Presentation Ceremony returned as a physical event to recognise the academic achievements of Mapletree employees' children.

PURSUIT OF EXCELLENCE



AFTER A TWO-YEAR HIATUS due to COVID-19, the Mapletree Education Awards (EduAwards) Presentation Ceremony was held in-person with Ms Chan Chia Lin, Mapletree Corporate Social Responsibility Board Committee Member, as Guest-of-Honour.

The event was conducted under Safe Management Measures, with appropriate safe-distancing, vaccination differentiation, SafeEntry check-in and mask-wearing. Employees and their children collected the certificates at registration and went on to take a photo with Ms Chan on stage. Each family also brought home a dinner bento set and a pair of tickets to visit Snow City in Singapore. The award payment was credited to the bank account of each child's parent.

Mr Wan Kwong Weng, Mapletree's Group Chief Corporate Officer (far left) and Ms Chan Chia Lin (far right) with an awardee and his family.



Celebrating Young Successes

LAUNCHED IN 2016, THE **MAPLETREE EDUAWARDS** PROVIDE CASH AWARDS BETWEEN S\$150 AND S\$500, AS A WAY TO ENCOURAGE CHILDREN OF EMPLOYEES TO STRIVE FOR GREATER ACADEMIC HEIGHTS.



A KEY BUY IN SOUTH KOREA

The acquisition of Baeksa Logistics Centre will provide Mapletree with a stable income stream.

MAPLETREE LOGISTICS TRUST (MLT) completed the acquisition of Baeksa Logistics Centre at a cost of KRW88.5 billion (~S\$100.3 million) in April 2022. The facility in South Korea is 100 percent leased to Howser. The e-commerce company specialises in furniture storage, delivery and installation, and has a partnership with the country's largest online marketplace Coupang to deliver furniture sold on its platform.

"The logistics industry has benefitted from recent structural trends such as growing e-commerce and building supply chain resiliency. This acquisition, with its modern specifications and 100 per cent occupancy underpinned by a leading e-commerce company, is expected to be yield-accretive to MLT," said Ms Ng Kiat, Chief Executive Officer of Mapletree Logistics Trust Management Ltd.

Located in northeast Icheon, Baeksa Logistics Centre was completed in December 2021 and is within the established Yongin-

Icheon logistics hub serving the Seoul Metropolitan Area. The property is a four-storey single-block dry logistics facility with a total gross floor area of over 41,100 square metres (sqm) sited on approximately 30,000 sqm of freehold land. Featuring strong floor loading of over 20 Kilonewton per sqm, and a floor-to-ceiling height of nine to 10 metres, Baeksa Logistics Centre also provides direct ramp access and spacious docking yards that facilitate efficient and high-flow logistics operations.

RIDING THE TREND

SOUTH KOREA'S E-COMMERCE MARKET RANKS AMONG THE MOST DEVELOPED IN THE WORLD AND HAS SEEN STEADY GROWTH OVER THE PAST FEW YEARS. ONLINE SALES GREW AT A COMPOUND ANNUAL GROWTH RATE OF 16 PER CENT FROM 2016 TO 2021.

BREATHING LIFE INTO TOKYO BAY

Mapletree completed the acquisition of Edge Kachidoki, a thoughtful mix of retail, office and data centre in one of Tokyo's newest residential neighbourhoods.

JUST LIKE NEIGHBOURING

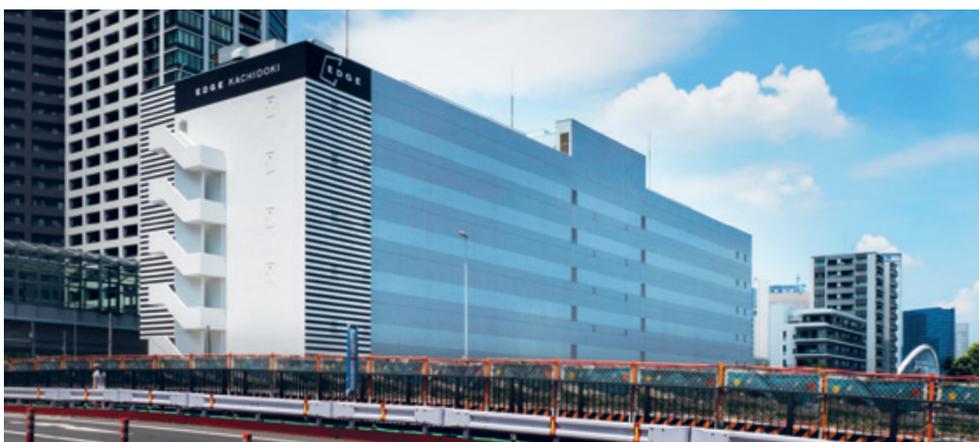
Tsukishima, Kachidoki is a district which did not exist until the late 19th and 20th centuries before the massive Tokyo Bay land reclamation project. Yet, even with a relatively shorter runway for development, Kachidoki has evolved rapidly into a vibrant residential area.

In November 2021, Mapletree made its mark in the neighbourhood by acquiring Edge Kachidoki, a six-storey

asset featuring more than 11,700 square metres (sqm) in gross floor area and approximately 7,800 sqm in net lettable area.

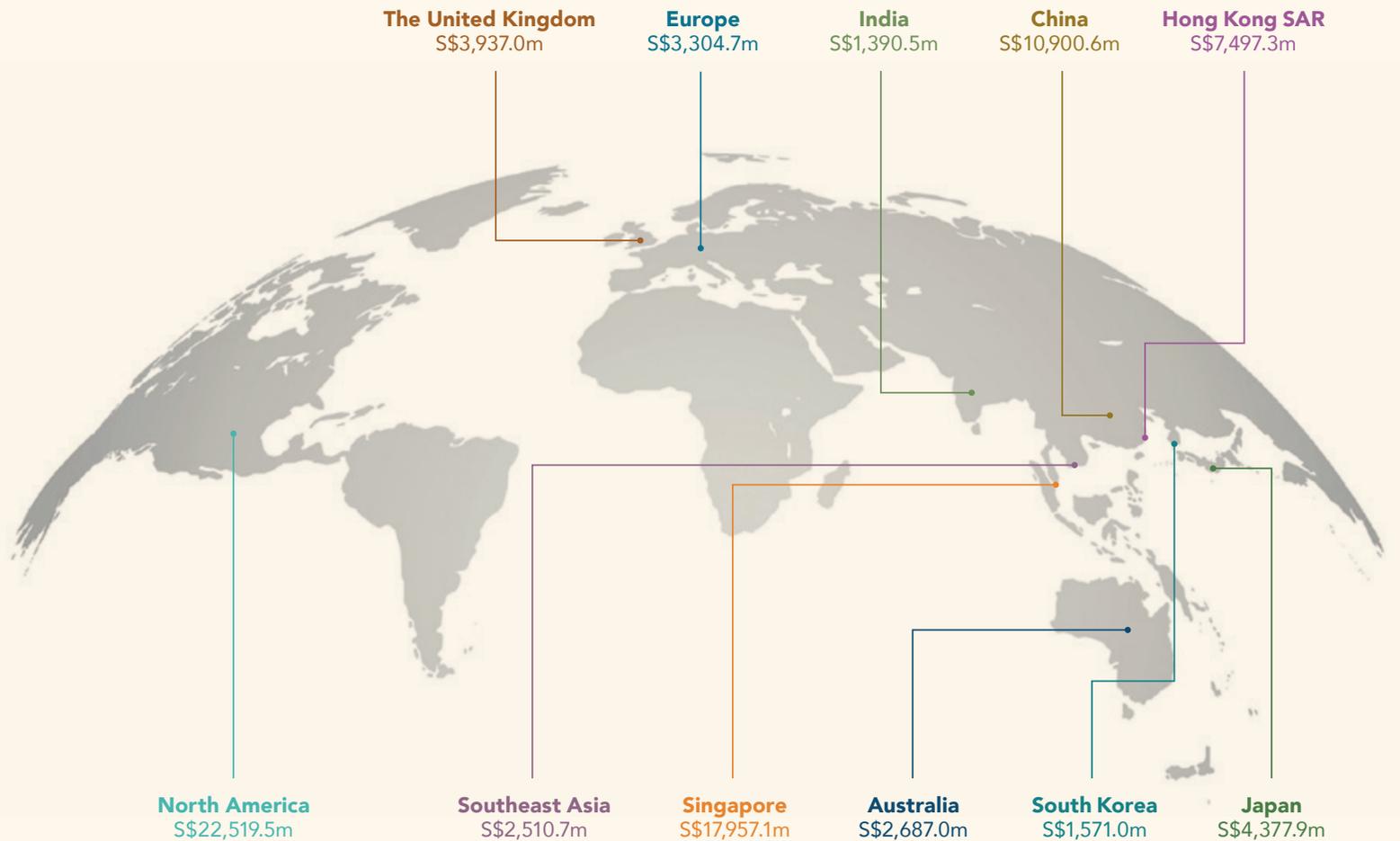
While previously considered slightly off the beaten path, the Toei Oedo line has since incorporated a subway station that lands commuters right in the heart of Kachidoki. In addition, the area is served by various public buses. Kachidoki's location in Tokyo Bay also means residents and workers not only have access to modern conveniences such as shopping malls but also scenic waterfront parks.

Amid the volatilities posed by COVID-19, Edge Kachidoki's integrated mix of office, retail and data centre tenants makes it more resilient than pure office assets. With a JPY500 million (~S\$5.9 million) refurbishment in 2018, the property has further increased its visibility in the district.



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 four 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 owns and manages S\$78.7 billion of office, retail, logistics, industrial, data centre, residential and lodging 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.

DOWN TO

Mapletree supports public artwork initiatives at Singapore's newest arts cluster.

A FINE ART



The Oort Cloud and the Blue Mountain: Edition Tanjung Pagar Distripark by Andreas Schlegel and Hazel Lim-Schlegel (above), and Creatif Kompleks by Michael Lee (below) were commissioned with the support of Mapletree Investments and as part of a public art initiative by SAM.

Photos: Mapletree and Singapore Art Museum

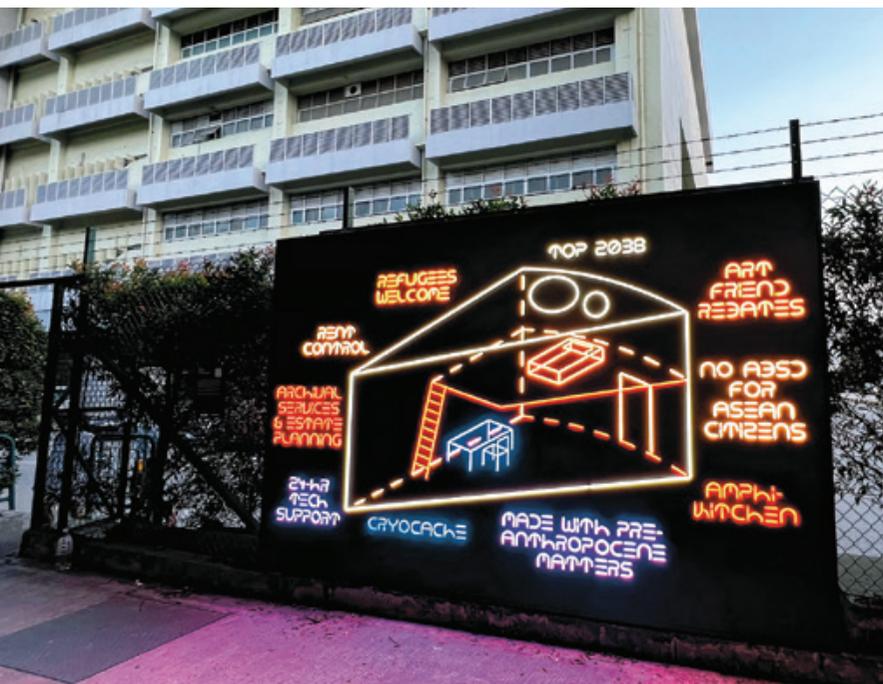
IN A CONTINUED EFFORT to make the arts accessible to the public, Mapletree commissioned two works that were recently installed at Tanjung Pagar Distripark (TPD). An up-and-coming arts cluster, TPD is home to galleries and a new contemporary art space opened by the Singapore Art Museum (SAM) in January 2022.

Visitors to SAM at TPD will be able to view *Creatif Kompleks* by Michael Lee and *The Oort Cloud and the Blue Mountain: Edition Tanjung Pagar Distripark* by Hazel Lim-Schlegel and Andreas Schlegel.

Creatif Kompleks takes the form of a diagram showing a hypothetical property development and stands out with LED rope lights and acrylic sheets. The artwork presents Michael's reflection on the function of the artist's studio within the city's arts ecology.

The Oort Cloud and the Blue Mountain explores the idea of senses and the limits of sensing with the use of vinyl sticker print, wooden relief objects, LED lights, QR codes and digital content.

Expanding on its partnership with SAM, Mapletree's support of public art initiatives is part of the Group's corporate social responsibility programme. Its sponsorship will help TPD to grow into a regional arts cluster.





Above: Mr Edmund Cheng (left), Chairman of Mapletree, with Mr Terence Ho, Executive Director of the Singapore Chinese Orchestra.

A RETURN TO LIVE MUSIC

Singapore Chinese Orchestra held its first concert at VivoCity, Singapore since the onset of the COVID-19 pandemic.

CHINESE MUSIC LOVERS were treated to a mix of nostalgic hits performed by the Singapore Chinese Orchestra (SCO) on the evening of 28 May 2022. Titled *SCO Goes to VivoCity*, the ticketed event, presented by Mapletree, was held at the mall's outdoor amphitheatre and featured more than 30 musicians.

Under the baton of SCO Resident Conductor Mr Quek Ling Kiong, the orchestra took concert-goers on a trip down memory lane with a repertoire of evergreen tunes, including "Thunder Storm and Drought" (旱天雷), "The Past Can Only Be Remembered" (往事只能回味) and "Nocturne to Victoria Harbour" (维港夜曲).

"We welcome SCO to VivoCity for this live performance," said Mr Edmund Cheng, Mapletree Chairman, who added that the concert was part of Mapletree's corporate social responsibility efforts to enrich the lives of both young and old through the gift of music.

Sharing Mr Cheng's excitement was Mr Terence Ho, SCO Executive Director, "This is also the first time since the pandemic that we finally get the chance to perform in a destination mall like VivoCity. By bringing the beauty of Chinese music to the community, we look forward to working closely with Mapletree in the near future."

NURTURING A PASSION

Aspiring young musicians awarded \$10,000 scholarships each to pursue their interest.

THE MAPLETREE-TENG ACADEMY SCHOLARSHIP applicants had to first submit video recordings of their performances, then go through an intensive round of auditions. At the end of the rigorous process, four youths, who play instruments ranging from *dizi* to *guzheng*, were selected for the 2022 intake of the Mapletree-TENG Academy Scholarship. In place since 2018, the scholarship is a collaboration between Mapletree and non-profit arts group The TENG Company. It supports the musical education of young talents aged 21 and below who are passionate about Chinese music but lack the financial means to pursue this interest.

Delivered by TENG's educational arm, The TENG Academy, the scholarship presents recipients with a holistic programme through one-to-one training classes, grading examinations, mentorships and performance opportunities. Scholars also get to give back to society by showcasing their musical skills in community outreach programmes.

Mr Edmund Cheng, Mapletree Chairman, said, "Mapletree is pleased to continue working with TENG on this meaningful scholarship under the arts pillar of the Group's corporate social responsibility framework. Apart from enriching our lives, music is culturally significant, and we are happy to be able to open doors for more deserving, passionate youths to hone their craft, regardless of their financial backgrounds."

TENG's Co-Founder and Executive Director, Mr Yang Ji Wei added, "We want to express our heartfelt gratitude to Mapletree for their unwavering support. The scholarship is in its fifth year, and we are heartened to see that the passion for Chinese music still persists in the younger generations year after year."



Left to right: Ee Anzhi, 11, *dizi*, Poi Ching School; Bernice Ng Jing Xuan, 19, *guzheng*, Republic Polytechnic; Preston Ang, 14, *suona*, Raffles Institution; and Tan Ya Hui Eugenia, 21, *erhu*, Nanyang Academy of Fine Arts.

EMPOWERING INNOVATION

The Mapletree Challenge 2022 continued its support of students in their entrepreneurial journey.

TWO TEAMS FROM the Singapore Institute of Technology (SIT) emerged as joint champions of The Mapletree Challenge 2022 Grand Final after impressing judges with their sustainable innovation proposals.

Team RADnovation — comprising six Year 2 Mechanical Engineering students — created a portable, data-transmitting rehabilitation device that aids patients in performing exercises at home. The Gastronauts — made up of five Year 2 Food Technology students — proposed repurposing spent coffee grounds, packaging them into an oyster mushroom-growing kit. The two winning teams each took home a cash prize of S\$5,000 and a trophy.

Held on 5 May 2022 at Mapletree Business City, The Mapletree Challenge 2022 Grand Final was graced by Guest-of-Honour

Ms Low Yen Ling, Minister of State (MOS), Ministry of Trade & Industry and Ministry of Culture, Community and Youth.

SIT President Professor Chua Kee Chaing said, “We are delighted to continue partnering Mapletree to inspire another batch of SITizen-thinking tinkerers, who will potentially make meaningful contributions to society. The Mapletree Challenge complements the University’s pedagogy perfectly in that it enables our students to use their knowledge and skills to innovate and address problems of concern to society.”

Mapletree Chairman Mr Edmund Cheng said, “We are glad to see SIT students constantly innovating and coming up with new ways to live sustainably. We hope that The Mapletree Challenge will inspire them to dream big and make a difference in today’s world through their innovations.”



Exchange of token of appreciation between Mr Chua Chye, Deputy Group Chief Executive Officer, Mapletree (left) and Professor Chua Kee Chaing, SIT President (right), witnessed by MOS Low Yen Ling (centre).

CHALLENGING MINDS

Launched in 2018, The Mapletree Challenge is a series of programmes that aims to promote entrepreneurship innovation, problem-solving and presentation finesse among SIT undergraduates. By providing a platform for them to present their business ideas, the competition aims to encourage students to become future sustainable innovators.

This year’s Challenge, themed “Improving Our World Through Sustainability and Innovation”, saw the participation of 120 SIT students who attended training and mentorship programmes, masterclasses and a forum discussion. Some of the ideas presented by the other finalist teams include a mobile app for cyclists and sustainable water generation equipment that converts oxygen into water using solar energy.

The top three teams of The Mapletree Challenge 2022 with MOS Low Yen Ling and senior management of Mapletree and SIT.



PAY IT FORWARD

EVERY YEAR, as part of Mapletree's Staff Corporate Social Responsibility (CSR) programme, employees across all markets are tasked to form teams and submit ideas that create community impact. Successful teams are awarded S\$5,000 each to implement their initiatives. The criteria for receiving the seed funding include the quantifiable impact of the initiative, staff commitment and long-term partnership with beneficiaries.

MAKING A GLOBAL IMPACT

In Financial Year 2021/2022 (FY21/22), a record-breaking 33 ideas were submitted, resulting in 19 teams receiving seed funding to carry out their initiatives. The teams spanned 11 markets — Australia, China, Hong Kong SAR, Japan, the Netherlands, Poland, Singapore, South Korea, the United Kingdom, the United

DELIVERING KINDNESS TO THOSE IN NEED



Above and below: Mapletree staff in Chicago, the US, held Christmas and Halloween celebrations for beneficiaries.

In FY21/22, Mapletree committed S\$95,000 in seed funding to staff-led CSR initiatives, benefitting more than 20,000 individuals worldwide.



States (US) and Vietnam — and involved 245 staff volunteers. Separately, three additional teams from India also carried out staff-led CSR initiatives but tapped on their respective entity's budget for CSR as mandated by the India Company Act.

While the CSR initiatives in different countries reflected a variety of needs, many of them served a common demographic: children and youth. In Guangzhou, China, for example, Mapletree staff arranged for a magician to conduct a Magic Camp for 40 young participants. Some of the contents were shared on TikTok (or *Douyin*) so their peers who were homebound due to COVID-19 restrictions could participate in the learning. Following the workshop, the participants and Mapletree volunteers visited and performed their magic tricks to seniors living alone, as an act of support for the vulnerable in the community.

In South Korea, Mapletree staff packed

and delivered sanitary care kits to a group of teenage girls living in the Seoul and Gyeonggi districts. These kits were so well-received by the beneficiaries that they sent thank-you letters to the team for helping them reduce their monthly expenses.

Recognising that public institutions like schools form the foundation of the community, some ideas were tailored to enhance the quality of education. In Chennai, India, sports was used to educate and inspire. Besides teaching the new activities to students, Mapletree staff also contributed basic sports and recreational gear such as table tennis equipment, a carom board and kho-kho poles. A donation was also made to provide the school and its students with basic indoor and outdoor infrastructure for sports and recreational activities.

Halfway across the globe, Mapletree staff in Chicago, the US, provided opportunities for students to learn beyond their classrooms. In collaboration with a community-based leadership and mentoring programme for youth, beneficiaries celebrated Halloween in 2021 by visiting a zoo and going trick-or-treating. For Christmas, seven families who had been affected by the COVID-19 pandemic were gifted presents and complimentary photography services. They also visited the Mapletree office in downtown Chicago and learnt about careers in real estate development.



Mapletree staff in South Korea distributed sanitary care kits.



Above: A bicycle parking lot contributed to a government school by staff in Mapletree Chennai, India.



Above and right: Mapletree staff in Guangzhou, China organised a Magic Camp for children.



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 Ridgwell
Phone: +61 420 574 783
Email: harrison.ridgwell@mapletree.com.sg
Unit sizes: 10,000 – 20,000 sqm

CHINA

Mapletree Logistics Department (China)
11/F, Taikang Insurance Tower,
No. 429 North Nanquan Road, Pudong New Area,
Shanghai 200120, China
Contact: Kev Wu Jian
Phone: +86 21 2316 7715
Email: kev.wu@mapletree.com.cn



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: 3,837 sqm

VIETNAM

**Mapletree Logistics Park Binh Duong,
Bac Ninh and Hung Yen**
Binh Duong Province, Bac Ninh Province and
Hung Yen Province, Vietnam
Contact: Trang Pham
Phone: +84 901 557 821
Email: pham.thithuytrang@mapletree.com.sg
Contact: Vu Tuan Minh
Phone: +84 966 803 142
Email: vu.tuanminh@mapletree.com.sg
Unit sizes: 2,000 – 18,000 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: 560 sqm

HarbourFront Centre
1 Maritime Square, Singapore 099253
Contact: Ellis Leong
Phone: +65 6807 4032
Email: ellis.leong@mapletree.com.sg
Unit sizes: 52 – 726 sqm

20 Harbour Drive
20 Harbour Drive, Singapore 117612
Contact: Joseph Kim
Phone: +65 6377 6178
Email: joseph.kim@mapletree.com.sg
Unit sizes: 83 – 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 sizes: 1,800 – 3,800 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 – 4,000 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

CHINA

mPlaza Guangzhou
Tower A, No.109 Pazhou Avenue,
Haizhu District, Guangzhou, China
Contact: Rachel Liu
Phone: +86 020 3264 0902
Email: rachel.liu@mapletree.com.cn
Unit sizes: 170 – 2,756 sqm

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: 2,750 – 2,820 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: 28 – 11,095 sqm

iQ Building Aberdeen
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 – 1,550 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 – 1,585 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 – 1,100 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 sizes: 548 – 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 3776 0304/5 or +84 906 625 762
 Email: info@centrepoint.com.vn or ha.ngocthanhtrang@mapletree.com.sg
 Unit sizes: 50 – 1,200 sqm

Mapletree Business Centre

1060 Nguyen Van Linh, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
 Contact: Nguyen Thi Hong Ngoc
 Phone: +84 28 3776 0304
 Unit size: *Please contact us for more details.*

mPlaza Saigon

39 Le Duan, District 1, Ho Chi Minh City, Vietnam
 Contact: Duong Ngoc Nha
 Phone: +84 934 120 188
 Email: receptionist.mplazasg@mapletree.com.sg
 Unit size: *Please contact us for more details.*

Pacific Place

83B Ly Thuong Kiet Street, Hoan Kiem District, Hanoi, Vietnam
 Contact: Tran Thu Lan
 Phone: +84 4 3946 0888 (Ext: 500)
 Email: info@pacificplace.vn
 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: Tran Thu Lan
 Phone: +84 4 3946 0888 (Ext: 500)
 Email: info@pacificplace.vn
 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 28 3620 6363
 Email: richlaneresidences@mapletree.com.sg
 Available units: *Please contact us for more details.*

RETAIL

SINGAPORE

18 Tai Seng

18 Tai Seng Street, Singapore 539775
 Contact: Liew Ying Ying
 Phone: +65 6376 9131
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 Unit sizes: 26 – 200 sqm

HarbourFront Centre

1 Maritime Square, Singapore 099253
 Contact: Ng Zhen Yi
 Phone: +65 6807 4183
 Email: ng.zhenyi@mapletree.com.sg
 Unit sizes: 25 – 277 sqm

HarbourFront Towers One and Two

1 and 3 HarbourFront Place, Singapore 098633 / 099254
 Contact: Regina Ang
 Phone: +65 6377 6360
 Email: 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: 200 – 1,325 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: 109 – 306 sqm

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Beijing Mapletree Huaxin Management Consultancy Co Ltd

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