mapletree industrial

FACTSHEET

Mapletree Industrial Trust to Develop S$250 million Build-to-Suit Facility

Mapletree Industrial Trust ("MIT") has signed an agreement to develop and lease a new build-to-suit facility (the "BTS Facility") at its existing Telok Blangah Cluster with Hewlett-Packard Singapore (Private) Limited (the "Client"). The Telok Blangah Cluster will be redeveloped and repositioned as a high-tech industrial cluster. MIT is offering a Tenant Assistance Package to all tenants who are affected by the redevelopment works.

ABOUT TELOK BLANGAH CLUSTER

- Address: 1160, 1200 and 1200A Depot Road
- Land area: approx. 329,800 square feet ("sq ft")
- Land lease tenure: 60 years (from 1 July 2008)
- Easily accessible via public transport and major expressways
- Close to business and lifestyle precincts at Alexandra and HarbourFront

EXISTING CLUSTER

- **2 Flatted Factories and a canteen**
- **Gross floor area: approx 437,300 sq ft**
- **Plot ratio: 1.3**
- **Gross revenue contribution: 1.9%[1]**

NEW BTS FACILITY[2]

- **2 new Hi-Tech Buildings**
- **Gross floor area: approx 824,500 sq ft**
- **Plot ratio: 2.5**
- **Development cost: approx S$250 million[3]**
- **Phase 1:** Commence in 2H2014 and complete in 2H2016
- **Phase 2:** Commence in 1H2015 and complete 1H2017
- **Lease arrangement:**
  - ✓ 100% committed by the Client
  - ✓ Lease term of 10.5[4] + 5 + 5 years
  - ✓ Annual rental escalations

ABOUT THE CLIENT

Hewlett-Packard Singapore (Private) Limited is the Asia Pacific and Japan Headquarters of Hewlett-Packard Company. Hewlett-Packard Company is a global provider of products, technologies, software, solutions and services in over 170 countries around the world.

BENEFITS TO MIT

- **Unlocks value for the portfolio**
  - ✓ Repositions cluster to cater to higher-value industrial uses
  - ✓ Maximises plot ratio from current 1.3 to 2.5
- **Adds to BTS track record with largest BTS development to date**
- **Grows Hi-Tech Buildings segment**
- **Strengthens portfolio**
  - ✓ Lengthens the portfolio's weighted average lease to expiry
  - ✓ Provides income stability
  - ✓ Accretive to MIT's distribution per unit upon completion

[1] From 1 April 2013 to 31 December 2013 (first nine months of Financial Year 2013/2014)
[2] Subject to approval from the relevant authorities
[3] Includes construction and other costs but excludes book value of existing Telok Blangah Cluster
[4] Includes a rent-free period of six months

As at 21 March 2014