Mapletree Industrial Trust ("MIT") will be redeveloping the Kolam Ayer 2 Flatted Factory Cluster into a high-tech industrial precinct (the "Proposed Redevelopment") at a total project cost of about S$263 million. The Proposed Redevelopment will include a build-to-suit facility (the "BTS Facility") for a global medical device company headquarterd in Germany (the “Anchor Tenant”). MIT is offering a Tenant Assistance Package to the existing tenants who are affected by the redevelopment works.

### ABOUT KOLAM AYER 2 CLUSTER

<table>
<thead>
<tr>
<th>Address: 155, 155A &amp; 161 Kallang Way</th>
<th>Land lease tenure: 43 years (from 1 Jul 2008)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Land area: ~346,270 sq ft</td>
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#### Existing Flatted Factory Cluster
- 2 Flatted Factories and an amenity centre
- Gross floor area: ~506,720 sq ft
- Plot ratio: 1.5
- Gross revenue contribution: 1.8% (for FY18/19)

#### New High-tech Industrial Precinct
- New Hi-Tech Buildings including a BTS Facility for the Anchor Tenant
- Gross floor area: ~865,600 sq ft
- Plot ratio: 2.5
- Timeline: Commencement in 2H2020 and completion in 2H2022

### BTS FACILITY FOR A GLOBAL MEDICAL DEVICE COMPANY

- The Anchor Tenant is a global medical device company headquartered in Germany.
- The new Hi-Tech Building will serve as the Anchor Tenant's new central hub in Asia Pacific, which includes facilities for manufacturing as well as research and development.

#### New Hi-Tech Buildings
- Seven-storey Hi-Tech Building
- Gross floor area: ~211,000 sq ft (approximately 24.4% of total GFA)
- Lease Structure
  - 15 years + 5 years + 5 years
  - 6-month rent-free period over first six years with annual rental escalations
  - Tenant pays operating expenses and property tax

### NEW HI-TECH BUILDINGS

- New Hi-Tech Buildings will be developed next to the BTS Facility suitable for end-users looking for high-quality customised industrial space at the city fringe.

#### New Hi-Tech Buildings
- Gross floor area: ~654,600 sq ft
- Layout: Flexibility in design
- Target prospects: Companies in advanced manufacturing, information and communications technology sectors

### BENEFITS TO MIT

- Unlocks value for the Portfolio with about 24.4% of new space committed
- Grows the Hi-Tech Buildings segment and strengthens the Portfolio
- Adds to track record of redevelopment and BTS projects

As at 10 Jul 2019