

- **Learn About Our Properties In Japan !**

Out and About
in your estate!

Check out
What's Happening!

Special focus on
Smiling Orchid

- **Find Out About Our Business Leadership Talk !**

- **Check out our new asset enhancement project**

PLUS!

Win attractive prizes on p16

Editor's Note

WELCOME TO THE THIRD ISSUE OF **CiTRuS!**

Greetings!

It has been an exciting 6 months for us at Mapletree Industrial!

Mapletree Industrial is moving into Japan and putting our mark on Japan's industrial real estate market. Read all about The Mapletree Japan Business Space Fund on page 3.

We are pleased to share that Mapletree Industrial Trust (MIT) through DBS Trustee Limited as trustee of MIT, has bought Tranche 2 of JTC's divestment portfolio of flatted factories and amenity centres. The properties are located within established industrial estates, and are well-connected by major roads and expressways. More on page 4!

INNO • CENTRE has officially opened its doors and is in operation! More pictures and reviews on page 6. Get rewarded when you refer a tenant successfully. Details are on page 7.

Find out more about what is happening in your properties at Out and About. Also read about the interesting events that we have organized for our tenants.

We talked to our tenant in Kampong Ampat, Smiling Orchid, in this issue. Find out more about this pioneer firm in the F&B industry and its success story.

We have more prizes to give away in this issue. Take part in our Quiz on page 16!

Have fun reading this issue!

The Editor

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Check out our new address, what tenants have to say about us, and take note of important numbers.

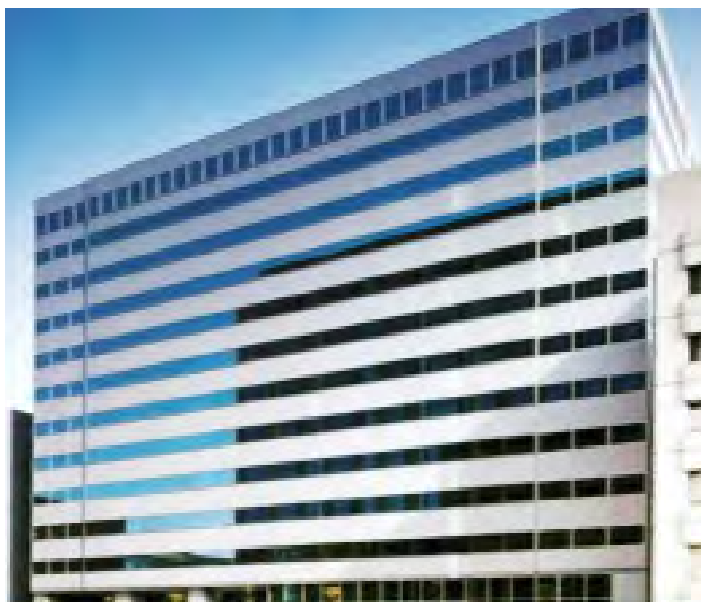
Mapletree Industrial In the Land of the Rising Sun



▲ IXINAL Monzen-Nakacho, Koto Ward

Mapletree Industrial is moving into Japan and putting its mark on the country's industrial real estate market. We are planning to set up a Mapletree Japan Business Space Fund (the "Fund") to invest in a unique asset class of high quality and well located income producing properties in the main cities of Japan. The Fund will offer investors a robust and recurring income yield with potential for capital appreciation. At the moment, we are planning to seed assets of about ¥15 billion - HNB, IXINAL Monzen-Nakacho and Omori to inject into the Fund when it is set up. We are evaluating another ¥25 billion worth of projects.

The properties that we own are primarily used for middle or back offices and or for light industrial use. These assets are located strategically in the main cities of Japan, primarily in Greater Tokyo, and are on or around the fringe areas of the Central Business Districts with good public transport connectivity. They are characterized by capital values and rentals which are less volatile. Tenants within these properties are of high quality with good credit standing in robust industries.



▲ Omori, Shinagawa Ward



▲ HNB, Chuo Ward

MAPLETREE INDUSTRIAL AWARDED S\$400.3 MILLION OF JTC'S DIVESTMENT PORTFOLIO



▲ Kallang Basin 1,2 & 3



▲ Bedok

Mapletree Industrial Trust (MIT), through DBS Trustee Limited as trustee of MIT, has been awarded Tranche 2 of JTC Corporation's second phase divestment exercise portfolio of flatted factories and amenity centres at a price of S\$400.3 million.

The acquisition consists of 11 properties in 5 property clusters, comprising 8 flatted factories and 3 amenity centres located at Bedok, Kallang Basin, and Kampong Ubi.

Located within established industrial estates in the Central and Eastern regions of Singapore, the acquisition has a total Gross Floor Area (GFA) of over 196,000 square meters (sq m).

The properties are well-connected by major roads and expressways.

As at 31 March 2011, the average occupancy rate of the acquisition portfolio is more than 95%.

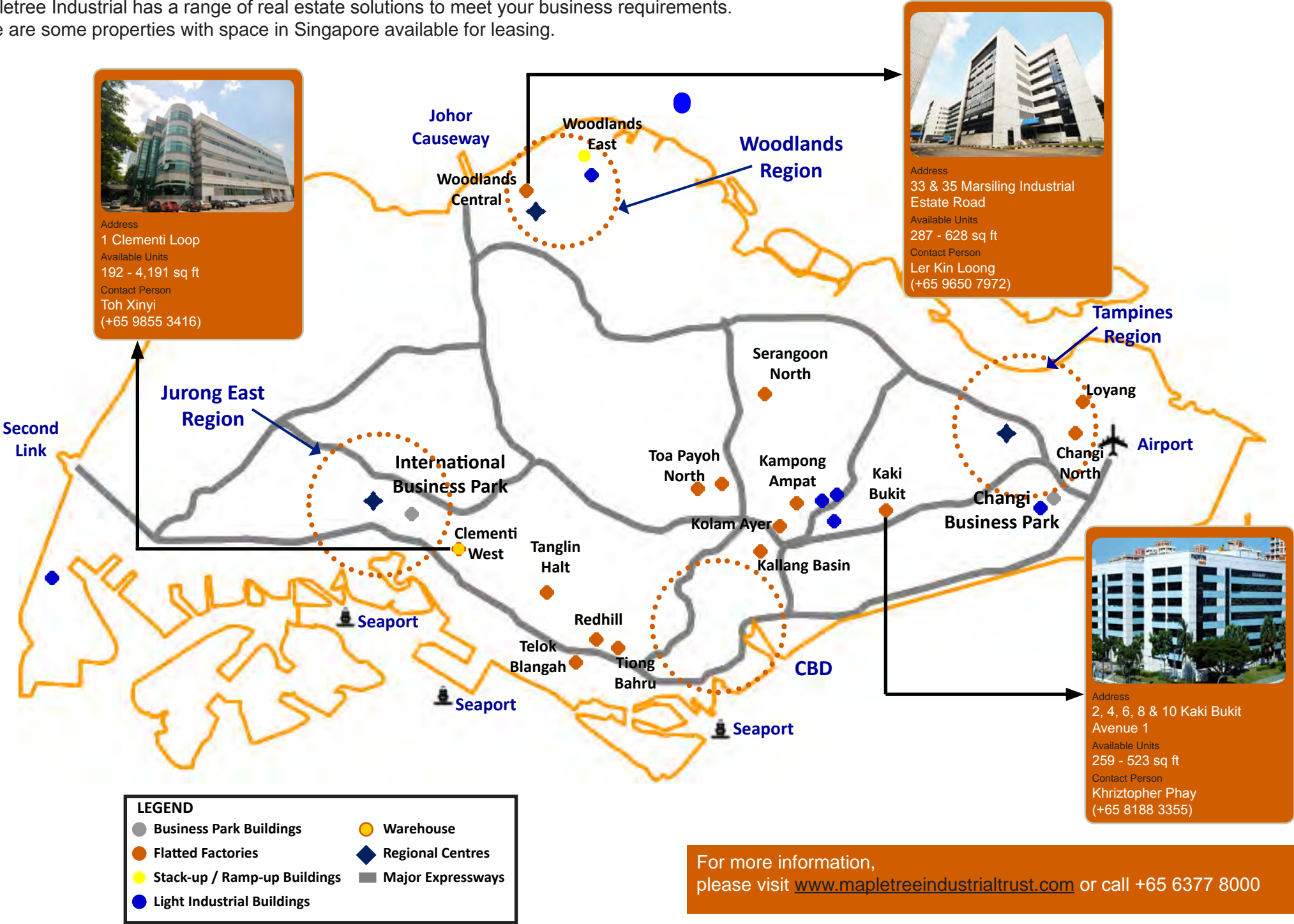
Completion of the sale for the properties is expected to be by end-August 2011.



▲ Kampong Ubi

Property Cluster	Land Area (sq m)	Gross Floor Area (sq m)
Bedok	38,480	90,454
Kallang Basin1	9,690	17,713
Kallang Basin 2	14,604	34,024
Kallang Basin 3	17,739	46,852
Kampong Ubi	29,957	67,208
TOTAL	110,470	256,251

Mapletree Industrial has a range of real estate solutions to meet your business requirements. Here are some properties with space in Singapore available for leasing.



Welcome to INNO • CENTRE !

INNO • CENTRE – MIT's latest asset enhancement project in the industrial portfolio – opened its doors for public viewing on 16 and 17 March 2011. Over a short 2 days, there were more than 50 prospects and marketing agents who have viewed the property. We also received more than 30 enquiries via various platforms, including phone, email and the Internet.

Prior to the official open house in mid-March, more than 50% of INNO • CENTRE has been taken up. The property is a big hit with entrepreneurs and small business start-ups in the IT and media related industries due to the good-size spaces available, excellent facilities and superior location.

Located on the seventh level of 1003 Bukit Merah Central, INNO • CENTRE is conveniently located near public transport like Redhill MRT station and Bukit Merah Bus Interchange. Those who drive have easy access to the other parts of Singapore via major expressways such as the Ayer Rajah Expressway (AYE) and Central Expressway (CTE).

FAST FACTS

- Brand new fitted business space.
- Well equipped shared facilities like conference room, meeting room, wet pantries, discussion area and reception area.
- Sizes start from 297 sq ft onwards.



What Our Tenants Say:

"INNO • CENTRE is ideally located near to several of my company's business functions. The renovated office setup matches perfectly with what we have been looking for to suit our business activities."

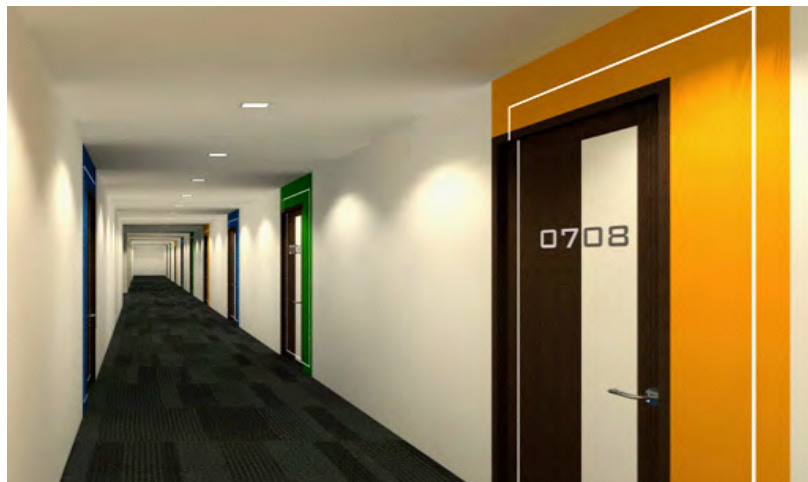
- M.K.Loh, Zenovous Pte. Ltd.-

"INNO • CENTRE is conveniently located near many of my company's business functions. Everything was well designed with the necessary facilities for us to present to our clients. Staff are efficient in the way they handle and assist us with our needs. Thumbs up to the staff who handled this project."

- Lawrence Lim, Evez-motion -

"INNO • CENTRE is a good place to run business for newly set-up and established entrepreneurs. Its well structured and modern settings equip SMEs with a good corporate image and a comfortable environment. The dedicated counter-staff support is a great value-added service. We like the concept of this place cause it's well-suited for SMEs."

- Johnson, ABSCorporate -



▲ Modern and sophisticated office space



▲ Location map of INNO • CENTRE

REFER A TENANT SUCCESSFULLY FOR **INNO • CENTRE** AND RECEIVE MAPLETREE VOUCHERS WORTH \$500*



Reception



Meeting Rooms



Discussion Corners



Lift Lobby

INNO • CENTRE @ **1003 Bukit Merah Central Level 7**

- Small fitted business space from 312 sqft onwards
- Shared facilities such as broadband connectivity, reception area, discussion corner, meeting room and pantry area.
- Targeted group and trade: Telecommunication infrastructures, Software developer & IT service provider, Small & medium enterprise, Webpage developer and Entrepreneur



THE QUALIFYING PERIOD IS FROM
1 JUN TO 31 AUG 2011

*Exclusive for Mapletree Industrial Trust tenants only.
*Terms and Conditions apply.



CALL 6377 8000 NOW!

For more information, visit www.mapletreeindustrialtrust.com
or email chee.yunxuan@mapletree.com.sg

maple^{tree}
industrialtrust

New Eats At The Strategy

Looking for a lunch getaway with a wide variety of food at affordable prices that will not burn a hole in your pockets? Come check out Yummy Yummy at The Strategy!

Yummy Yummy Cafeteria reopened on 28 March 2011 with a whole new dining experience! Located at level 1 of Strategy at 2 International Business Park, our tenants and the public enjoy a fully air-conditioned, well ventilated space with comfortable tables and chairs. This new food haven offers a wide variety of western, chinese, indonesian cuisines and local delights to suit your palates. Steak, sandwiches, pastries, ayam penyet, mee bakso, chicken rice, economical rice are just some of the great food for you to satisfy your hunger pangs! The efficient team of cleaners will ensure that you get a clean table quickly.

This place is very popular with hungry patrons during lunch hour. Do drop by soon for a gastronomic experience. Bon Appetit!



▲ Flooded with hungry patrons at lunch time !



▲ Yummy-licious sandwiches !

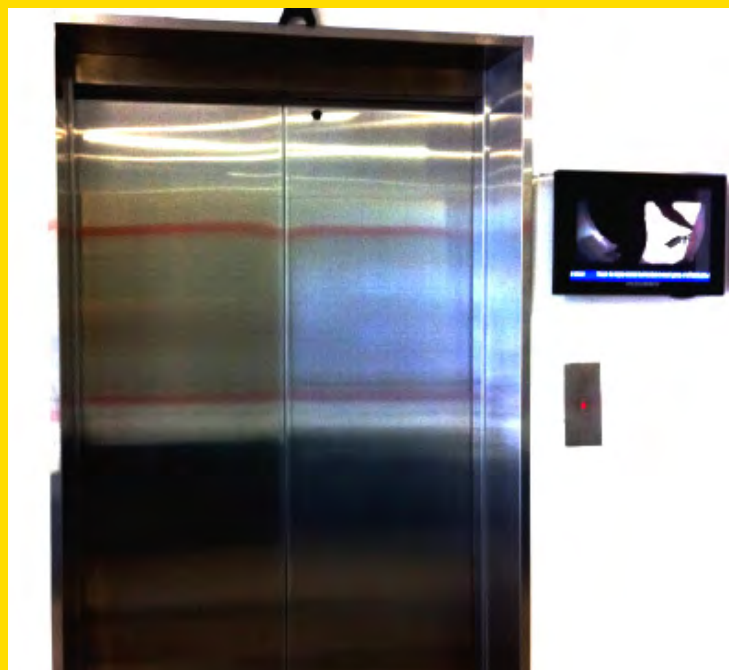


▲ Spoilt for choices snack bar !



▲ An air-conditioned canteen with the standard of a food court !

New Screens At Redhill 2 & 6 Serangoon North Clusters



We have installed brand new television commercial (TVC) screens from Focus Media at 1003 Bukit Merah Central and 6 Serangoon North in May and July 2011 respectively.

Tenants and visitors to the properties can now watch TV as they wait for their lift at the level 1 lift lobbies! These screens provide the latest programmes on fashion, shopping, fine dining, sports, lifestyle and travel to turn your mundane elevator waiting time into an entertaining experience.

We have similar screens at The Signature, The Strategy and The Synergy. There are plans to put more of such screens at some of our other properties.

We provide opportunities for you to advertise your services or businesses on these screens. Please check with us for attractive rates and details.

Contact citrus@mapletree.com.sg !

Mapletree Industrial Business Leadership Talk In Conversation With Singapore Pools



▲ Mr Tan Soo Nan, CEO of Singapore Pools (Private) Limited

▼ Left to Right: Mr Lee How Sheng (Head, Corporate Planning, Singapore Pools Pte Ltd) ; Mr Phua Kok Kim (CEO, Industrial) ; Mr Nicholas Song (General Manager, Livewire, Singapore Pools Pte Ltd) ; and Mr Tham Kuo Wei (CEO, MITM)

Mapletree Industrial successfully organized its 2nd Business Leadership Talk at Livewire @ Marina Bay Sands on 11 January 2011.

The topic was “Lady Luck, Wagering and Gaming – Myths & Reality”. We invited guest speaker Mr Tan Soo Nan, Chief Executive Officer of Singapore Pools (Private) Limited, to give everyone an insight of the gaming business in Singapore.

“Everyone thinks that this is a sure-win formula. But do they really know the mechanics of the business?” said Mr Tan. Sharing the mathematics behind the profitability of the business, Mr Tan gave a comprehensive look into what the gaming industry is all about. He also spoke on the workings behind the business, the challenges involved in making the business relevant to the changing needs of his customers and the competition that Singapore Pools faced which included online gaming sites from as far as USA.

The talk was well-received by those who attended the event. It was an afternoon peppered with interesting anecdotes and humorous quips in a casual environment with good food and company.

“This is an interesting topic - a subject I knew nothing of,” commented Mr Richard Knott from Tata Communications.



Myth

All money collected from people betting on 4D, Toto, Big Sweep and soccer goes into the pocket of the Singapore Pools.

FALSE!

The Truth

While the Singapore Pools gets a small percentage of the total sum collected as management fee, the main bulk of the money is channeled to the Tote Board who uses the money to fund social development projects that will benefit the Singapore community.

One example is the funding of “Caring Fleet”, a project working with Voluntary Welfare Organizations (VWOs), community hospitals, retirement, and nursing homes to transfer patients with mobility difficulties to where they need to be.



Earth Hour 2011: Beyond the Hour

Earth Hour is a climate change initiative that calls on individuals and businesses around the world to turn off their lights for an hour as part of the fight against global warming.

Mapletree Industrial pledged our support for Earth Hour which took place around the world on 26 March 2011, from 8:30pm to 9:30pm.

On that day, we turned off our lift lobby lightings at 4 of our properties: The Strategy, The Signature, The Synergy and 6 Serangoon North. There were no lightings to the affected area during that hour.

This initiative is to support efforts to fight global warming and provide some public education. Mapletree Industrial strongly encourages our tenants to be part of Earth Hour and make a difference. We are pleased that some of our tenants have joined hands with us to make that difference!



Greetings Gone Paperless

Mapletree Industrial welcomed the Year of The Rabbit in early February this year with a twist. We sent out Chinese New Year Greetings electronically to all tenants, instead of the traditional paper greeting cards.



This is part of our efforts to promote more care for the environment. Electronic cards allow us to cut down on the unnecessary use of paper, thus contributing in our little way to slow down the gradual depletion of the rainforests. Electronic cards also mean that we minimise the carbon footprint that a paper greeting card takes to reach its recipient. Think of the "savings" that we derive from a large mailing exercise! A carbon footprint is a measure of the impact our activities have on the environment and climate change.

We continued to build stronger relationships with our key tenants by sending them Chinese New Year hampers.

Mapletree Industrial warmly wishes all our business associates, partners and tenants a prosperous 2011!

Mapletree Industrial Supports the Arts Lion King Musical @ Marina



Picture: Adapted from the Lion King Musical

Mapletree Industrial is in on the excitement! As part of our effort to build tenant relations and support the Arts, some of our key tenants have been treated to the show.

"Hakuna Matata!" came to Singapore at the incredible Marina Bay Sands Theatre from March – May 2011. Premiering for its first time in Southeast Asia, tickets for the LION KING Musical has been selling like hotcakes.

Disney's beloved film, LION KING, has been transformed into a spectacular theatrical experience which has been seen by over 50 million people around the world and won over 70 major international theatre awards. Exploding with glorious colours, stunning effects and enchanting music, this award-winning Broadway musical has broken box-office records and wowed audiences around the world.

The LION KING is the winner of six Tony Awards in 1998, for Best Musical, Best Director of a Musical – Julie Taymor, Best Choreography – Garth Fagan, Best Scenic Design - Richard Hudson, Best Costume Design – Julie Taymor and Best Lighting Design – Donald Holder.

"A landmark event in entertainment." - Newsweek

Safeguard Your Health

Get yourself examined! This is the first step to living healthy.

As part of Mapletree Industrial's efforts to bring benefits to tenants and promote a healthy lifestyle, we collaborated with Health Outreach to bring health screenings to our properties. We organized 6 health screenings at 6 of our properties during April 2011. These clusters include Redhill, Tiong Bahru, Telok Blangah, Woodlands Central, Toa Payoh and 6 Serangoon North.

At the health screenings, tenants got to have their BMI (Body Mass Index) calculated, blood pressure read and their basic blood tests for full cholesterol and sugar level done at an exclusive price of \$8! This is a substantial saving compared to the standard market rate of \$25.

Moreover, it was hassle-free for participants to receive their health reports. The personalised medical reports were sent to each individual in a sealed envelope. Confidentiality is guaranteed.

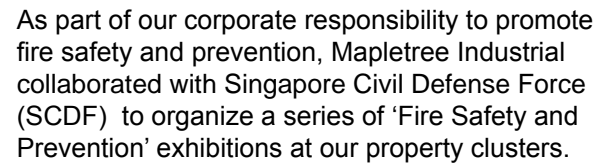
Watch out for more events coming your way!



▲ Our tenants at Woodlands cluster !



▲ Overwhelming response at Toa Payoh cluster !



Brightly coloured posters were put up at prominent locations in all three clusters for a day during the month of June. Tenants at the three clusters got detailed first hand information on what to do during a fire hazard to ensure their safety, and how to prevent fire accidents.

Let's play our part towards a safer workplace!

Mapletree Books Bazaar

The Book Bazaar generated a lot of buzz! This is part of our efforts to bring events to our tenants, inject added vibrancy into our properties and to give business back to our tenants. Both Chuangyi Publishing Pte Ltd and English Corner Publishing Pte Ltd are tenants in the Mapletree Industrial portfolio of properties.



Contact us at CIrUS@mapletree.com.sg

Smiling Orchid

ABOUT

Located in the heart of Kampong Ampat, Smiling Orchid is a household name that has become synonymous with quality service and pocket-friendly prices. Well-known for its wide variety and exquisite selection of cuisine, this caterer provides you with everything you need to impress and wow your guest from mouth watering delicacies to excellent service, dining layout and décor. They have extensive experience with various occasions, ranging from corporate events such as grand openings and anniversaries to special private events such as wedding and birthday celebrations. This is one business that goes the extra mile to exceed clients' expectations.

A pioneer in the Singapore catering industry, they first started 25 years ago, in the humble abode of the Choo family where bakery and cutlery classes were conducted for cooking enthusiasts. This love for cooking and teaching others slowly developed and expanded into a catering and bakery business. Ever since, Smiling Orchid grew from strength to strength, increasing its presence and growing its own group of loyal customers. Their clients include Singapore Changi Airport, Singapore Expo, Tan Tock Seng Hospital and the Mapletree group, to name a few.

▼ Samat Jaimon and Meilyn Choo, Smiling Orchid



WE ARE A FAMILY

Smiling Orchid is managed by Ms Meilyn Choo and her husband Mr Samat Jaimon.

Speaking on the company's culture, the couple described the company as being one big family, noting that they have staff that has been with them for 10 or even 20 years.

"We need to ensure that the business do well so that our staff earns enough to provide for their family," said Mr Samat. "And to do so, we need to make sure we are top-notch in the things we do."

Contact

171 Kampong Ampat #02-03

www.smilingorchid.com

Tel: 6471 0898

Email: catering@smilingorchid.com

Aerobic Physical Activity

Getting Your Weekly Dose

For substantial health benefits, adults 18 years or older need to do at least one of the following:

- 1) 150 minutes each week of moderate-intensity* aerobic activity
- 2) 75 minutes each week of vigorous-intensity* aerobic activity
- 3) An equivalent mix of moderate- and vigorous-intensity aerobic activity.

Aerobic activity should be performed for at least 10 minutes at a time, preferably, spread throughout the week.

Gauging intensity level

Moderate-intensity – Causes your heart rate and breathing to increase such that you can talk, but not sing during the activity.

Vigorous-intensity – Causes your heart rate and breathing to increase such that you will not be able to say more than a few words without pausing for a breath.

1 minute of vigorous-intensity aerobic physical activity ≈ 2 minutes of moderate-intensity aerobic physical activity

If you are already active and relatively fit, you may want to consider engaging in some vigorous-intensity aerobic activity. As a rule of thumb, 1 minute of vigorous-intensity aerobic activity is approximately equivalent to 2 minutes of moderate-intensity aerobic activity. For example, a 20-minute run is approximately equivalent to 40-minute brisk walk.

Weaving aerobic physical activity into your week

Many working adults find it challenging to weave aerobic physical activity into their week, particularly on weekdays.



Your weekly dose of aerobic physical activity !

Weekdays : Monday - Friday

Proposed Activities	Brisk Walking Leisure Cycling
Intensity	Moderate
Duration	10 minutes each time

Weekends : Saturday, Sunday

Proposed Activities	Jogging Running Swimming (Continuous Laps) Soccer Basketball
Intensity	Vigorous
Duration	25 minutes each time

Knowing Why I Should Fast Before A Blood Test

WE HEAR YOU

Fasting before a blood test

Why do I need to fast overnight before a blood test?

Blood tests are done to check for pregnancy, diabetes, cholesterol and vitamin and mineral problems. There are two main groups of tests that require fasting – blood sugar and lipids tests. Some examples include those measuring levels of blood glucose for patients suffering from diabetes and triglyceride levels for heart patients.

During the day, the normal range of blood sugar and lipids undergoes changes, depending on the ingestion of food and drink. For instance, the concentration of triglycerides – a type of fat in the blood that is often tested as an indicator of heart health – increases after a meal. The effects of a meal on the levels of certain chemical substances in the blood can be felt even after 12 hours. So by fasting overnight, a blood test result will not be influenced by a recent meal.

Certain food components can also interfere with the analysis of some types of tests. For example, a meal rich in fats can cause cloudiness in a blood sample, which might compromise the accuracy of the laboratory analysis.

Most of these food-related changes are temporary and can be controlled by a simple overnight fast.



- Department of Pathology, Singapore General Hospital -

WIN ! MAPLETREE VOUCHERS



We have \$50 Mapletree vouchers to give away to the first 3 all-correct entries.

To win, simply email us your answer to the following questions :

1. Name one of the properties in the Mapletree Japan Business Space Fund?
2. What is the reward for a successful referral to INNO • CENTRE?
3. Name the 4 buildings in our portfolio that took part in Earth Hour 2011

Quiz starts:
10 Aug 2011, 9:00 am
Quiz ends:
24 Aug 2011, 5:00 pm

Send your answers, together with your name, NRIC, company name, contact & email address to: CIrRuS@mapletree.com.sg.

Terms and Conditions:

Only Singapore citizens and permanent residents in Singapore except for employees of Mapletree Investments Pte Ltd, its subsidiaries and their immediate families are eligible. Winners will be chosen from among contestants with correct entries on a first-come-first-serve basis. Participants may only send in one entry per quiz. Multiple entries will not be accepted. Winners will be contacted via email. Mapletree Industrial reserves the right to amend these terms and conditions. Our decision shall be final, binding and conclusive and no correspondence will be entertained.

OUR PREVIOUS WINNERS

Left to Right:

1. Mr Vincent Neo,
Johnson & Johnson
2. Mr Dhiraj Bablani,
Citibank Singapore
3. Mr Bronk Han,
Integrated Health
Information Systems

* Not all our winners for the last contest are listed above



Look out for the next issue of **CiTRuS** for more interesting news and to win exciting prizes.

Subscribe to **CiTRuS** at www.mapletreeindustrial.com

We Have Moved

Mapletree corporate office is now located at:
10 Pasir Panjang Road, #13-01
Mapletree Business City, Singapore 117438



Mapletree Business City is an integrated modern business hub featuring a first class business park and offices with Grade A specifications and a comprehensive range of recreation amenities.



What Our Tenants Think of Us !

Thank you for your prompt response to getting the heavy duty mild steel drain gratings installed at our unit. . We really appreciated it.
- The Gemesis Company -

A job well done in clearing the bird's nest above our compound. Keep up the good work.

Thank you for the arrangement for the Tyco people to fix all the fire alarm equipment. Really appreciate your help on this matter.
- PBA (S) Pte Ltd -

Thank you for your help. We have settled in well. Idzhar has been very helpful, prompt and kind in supporting us. Best thing is that he always keeps smiling.
- Sciente International Pte Ltd -

Thanks for following up with your management on our concerns and feedback. I appreciate the positive response. Thank you for repairing the leak pipe for the unit below the canteen and monitoring to ensure that it does not leak again.
- Univac Precision Engineering -



You are such a great help.
- Edmund Optics -
Thank you very much & you have been very helpful.
- Forte Concepts Group -

Here are some important numbers that you should know.

Essential Service Hotline (24-hour basis) 1800-377-6688
Property management matters
- Lift breakdown
- Toilet cleanlines
- Car park matters

Cutomer Service Hotline (Mon to Fri 8:30am - 6:30pm) 6377-6000
All other queries
- Lease management matter
- Billing enquiries
- Marketing opportunities