

Mapletree Industrial Trust Extends Track Record in Build-to-Suit Data Centres

Mapletree Industrial Trust (“MIT”) has secured a new build-to-suit (“BTS”) project for an estimated development cost of S\$60 million. The six-storey BTS data centre will be developed and fully leased to an established data centre operator. MIT has been allocated a plot of land in the West Region of Singapore by JTC Corporation for the development. The site is located in a specialised industrial park for data centres with ready-built infrastructure catered to support multinational companies and enterprises.

SUMMARY OF BTS PROJECT



- ✦ Development of a six-storey BTS data centre in the West Region of Singapore
- ✦ Gross floor area: About 242,000 square feet (“sq ft”)
- ✦ Land area: About 96,800 sq ft
- ✦ Land use zone: Business 2
- ✦ Land lease tenure: 30 years
- ✦ Expected cost: About S\$60 million
- ✦ Completion date: 2nd half of 2018
- ✦ Agreement to build and lease:
 - 100% committed by an established data centre operator
 - Initial lease term of >10 years
 - Staggered rental escalations

BENEFITS TO MIT

- ✦ **Strengthens portfolio**
 - Accretive to MIT’s distributable income upon completion
 - Increases the portfolio’s weighted average lease to expiry
 - Provides portfolio diversification and income stability from an established client in the fast growing data centre market
- ✦ **Extends MIT’s track record in BTS data centres**
 - Marks MIT’s third data centre development
 - Extends foothold in growing data centre market
- ✦ **Reinforces strategy to grow the Hi-Tech Buildings segment**
 - Enlarges contribution from the growing Information and Communications Sector