



(Constituted in Republic of Singapore pursuant to a Trust Deed dated 29 January 2008 (as amended))

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## **ANNOUNCEMENT**

### **MAPLETREE INDUSTRIAL TRUST TO DEVELOP BUILD-TO-SUIT FACILITY FOR KULICKE & SOFFA**

*10 May 2012* – Mapletree Industrial Trust Management Ltd. (“MITM”), as manager of Mapletree Industrial Trust (“MIT”) wishes to announce that DBS Trustee Limited, in its capacity as trustee of MIT, has signed agreements to develop a build-to-suit (“BTS”) facility for Kulicke & Soffa (“K&S”). MIT has been allocated the land at Lot 17622A Pt Mukim 18 (within Serangoon North Industrial Estate) by JTC Corporation for this BTS development.

The proposed site is within an established industrial estate in the North-East region of Singapore. Located close to mature housing estates, it is easily accessible via major expressways and well-connected by the public transportation network. The BTS facility will be a five-storey high specification light industrial building with a gross floor area of about 30,800 square metres. Total development cost is estimated to be S\$50 million.

K&S, an existing tenant of MIT, is a global leader in the design and manufacture of semiconductor and LED assembly equipment and is listed on the NASDAQ Stock Exchange. The facility is expected to be completed in the second half of 2013. K&S will occupy 69% of the net lettable area for a 10-year lease term with the option to renew for two additional 10-year terms.

<p>DBS Bank Ltd. and Goldman Sachs (Singapore) Pte. were the joint global coordinators for the initial public offering (“IPO”) and listing of MIT. The issue managers for the IPO, were DBS Bank Ltd., Goldman Sachs (Singapore) Pte., Citigroup Global Markets Singapore Pte. Ltd. and Standard Chartered Securities (Singapore) Pte. Limited.</p>
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The addition of this BTS facility to the MIT portfolio will lengthen the portfolio's weighted average lease to expiry and increase the contribution of Light Industrial Buildings to the portfolio. This provides further diversification to MIT's portfolio and strengthens its resilience and robustness. The development is expected to be accretive to MIT's distribution per unit upon completion.

MIT has sufficient financial flexibility and capacity to fund the development of this BTS facility. Assuming that the development is fully funded by debt, the aggregate leverage ratio is expected to increase marginally from 37.8% to 38.8%.

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By order of the Board  
Wan Kwong Weng  
Joint Company Secretary  
Mapletree Industrial Trust Management Ltd.  
(Company Registration No. 201015667D)  
As Manager of Mapletree Industrial Trust

## **Important Notice**

The value of units in MIT (“**Units**”) and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, Mapletree Industrial Trust Management Ltd., as Manager of MIT (the “**Manager**”), or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of MIT may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

The past performance of MIT is not necessarily indicative of the future performance of MIT.