

## Mapletree Industrial Trust Signs Agreement to Develop Data Centre for Equinix

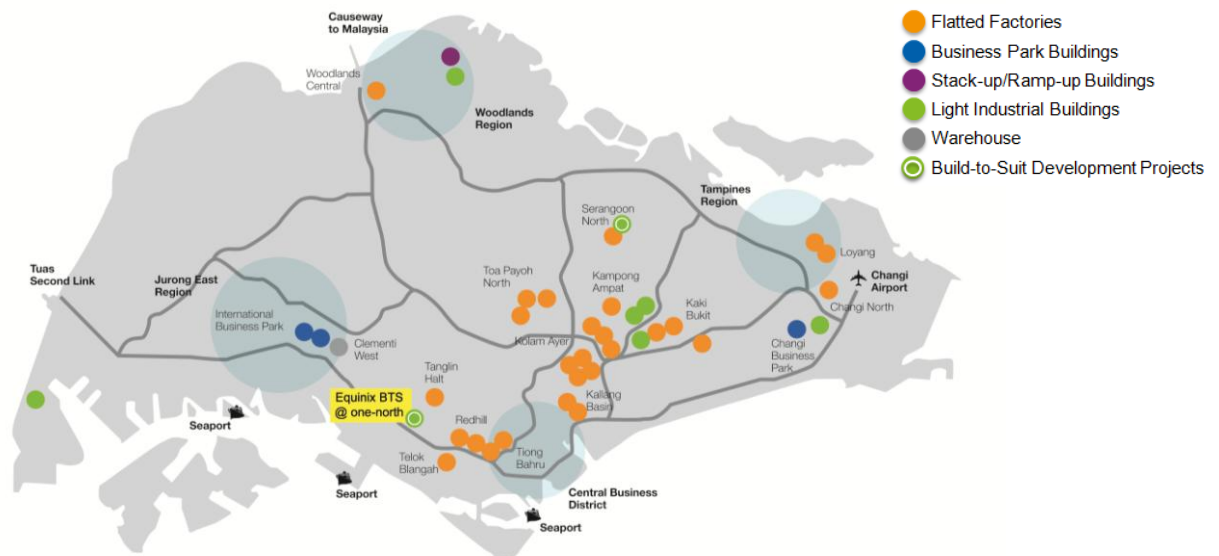
Mapletree Industrial Trust (MIT) has signed an agreement to develop and lease a build-to-suit (BTS) facility for Equinix Singapore (Equinix), a wholly-owned subsidiary of Equinix Inc. The seven-storey high specification building will be Equinix's third data centre in Singapore. MIT has been allocated a plot of land within one-north by JTC Corporation for the development.

### About Equinix Inc.

Equinix Inc. is a global interconnection and data centre company, routing more than 90% of the world's internet traffic over 900 telecommunication exchanges. Equinix Inc. is listed on NASDAQ with a market capitalisation of US\$10.3 billion as at 26 March 2013.

### SUMMARY OF BTS DEVELOPMENT FOR EQUINIX

- Location: one-north
- Land Use Zone: Business Park
- Land Tenure: 30 years
- Gross Floor Area: About 385,000 square feet
- Expected Cost: S\$108 million to S\$217 million<sup>1</sup>
- Completion Date: 2<sup>nd</sup> Half of 2014
- Lease Agreement:
  - ✓ 100% committed by Equinix Singapore
  - ✓ Lease term of 20 years + 5 years + remaining land lease



### BENEFITS TO MIT

- ✓ **Quality tenant in a growing industry**
  - Equinix Inc. operates data centres in 31 markets across 15 countries internationally
  - Addition of 3<sup>rd</sup> data centre is a response to strong demand for data centre services
- ✓ **Expands MIT's foothold in data centre segment**
  - MIT's 2<sup>nd</sup> data centre development
- ✓ **Extends MIT's BTS capabilities**
  - 2<sup>nd</sup> BTS project secured in FY2012/2013
- ✓ **Enlarges and diversifies portfolio**
  - Lengthens the portfolio's weighted average lease to expiry (WALE)
  - Diversification of MIT's tenant trade sector, increasing the contribution from the Infocomm segment (currently at 9.13%)
- ✓ **Accretive to MIT's distributable income**

<sup>1</sup> Should the Infrastructure Options be exercised, the estimated total cost will be S\$217 million and additional rent would be payable by Equinix.