

Mapletree Industrial Trust to Grow Hi-Tech Buildings Segment with Acquisition and Upgrading of 7 Tai Seng Drive

Mapletree Industrial Trust (“MIT”) has executed a novation agreement in respect of an Option to Purchase for an industrial property located at 7 Tai Seng Drive (the “Property”) with its Sponsor, Mapletree Investments Pte Ltd (through its wholly-owned private trust), and the vendor of the Property, Mapletree Logistics Trust. MIT has also signed an agreement to lease (“ATL”) with an established information and communication technology (“ICT”) company (the “Tenant”). Pursuant to the ATL, MIT will be upgrading the Property into a high-specification building. Subject to the approvals of JTC Corporation and relevant authorities, upon the completion of the upgrading works in the second half of 2019, the Property will be fully leased to the Tenant for an initial term of 25 years¹ with annual rental escalations and an option to renew exercisable by the Tenant for the remaining land lease tenure. MIT will acquire the Property at a purchase consideration of S\$68.0 million².

SUMMARY OF PROPOSED ACQUISITION AND UPGRADING



Proposed acquisition and upgrading of 7 Tai Seng Drive into a high-specification industrial building

- ✦ Acquisition and upgrading of a seven-storey Property into a high-specification building
- ✦ Upgrading works include increasing power and floor loading capacities and installing additional telecommunication infrastructure
- ✦ Gross floor area: About 256,600 square feet (“sq ft”)
- ✦ Land area: About 96,500 sq ft
- ✦ Land tenure: 30 years + 30 years (from 16 Mar 1993)
- ✦ Land use zone: Business 2
- ✦ Purchase consideration: S\$68.0 million²
- ✦ 100% committed by an established ICT company for an initial term of 25 years¹ with annual rental escalations

BENEFITS TO MIT

- ✦ **Strategic addition to the portfolio**
 - Accretive to MIT’s distributable income upon completion of upgrading works
 - Increases the portfolio’s weighted average lease to expiry
 - Strategically located within the Tai Seng Industrial Estate
 - Enhances income stability from an established Tenant in the ICT sector
- ✦ **Reinforces strategy to grow the Hi-Tech Buildings segment**
 - Addition of a new high-specification building to MIT’s portfolio
 - Enlarges revenue contribution from the Information and Communications Sector
- ✦ **Delivery of customised real estate solutions**
 - Addition to MIT’s development track record of 4 customised projects for established clients

¹ Subject to MIT exercising the option to extend the land lease for the additional 30 years.

² The total cost of the Proposed Acquisition and upgrading works is expected to be S\$95 million.