

Redevelopment of Kolam Ayer 2 Cluster into a High-Tech Industrial Precinct

Mapletree Industrial Trust (“MIT”) will be redeveloping the Kolam Ayer 2 Flatted Factory Cluster into a high-tech industrial precinct (the “Proposed Redevelopment”) at a total project cost of about S\$263 million. The Proposed Redevelopment will include a build-to-suit facility (the “BTS Facility”) for a global medical device company headquartered in Germany (the “Anchor Tenant”). MIT is offering a Tenant Assistance Package to the existing tenants who are affected by the redevelopment works.

ABOUT KOLAM AYER 2 CLUSTER

Address: 155, 155A & 161 Kallang Way
Land area: ~346,270 sq ft

Land lease tenure: 43 years
(from 1 Jul 2008)

Existing Flatted Factory Cluster

- **2 Flatted Factories and an amenity centre**
- **Gross floor area:** ~506,720 sq ft
- **Plot ratio:** 1.5
- **Gross revenue contribution:** 1.8% (for FY18/19)

New High-tech Industrial Precinct

- **New Hi-Tech Buildings including a BTS Facility for the Anchor Tenant**
- **Gross floor area:** ~865,600 sq ft
- **Plot ratio:** 2.5
- **Timeline:** Commencement in 2H2020 and completion in 2H2022

BTS FACILITY FOR A GLOBAL MEDICAL DEVICE COMPANY

- ✦ The Anchor Tenant is a global medical device company headquartered in Germany.
- ✦ The new Hi-Tech Building will serve as the Anchor Tenant’s new central hub in Asia Pacific, which includes facilities for manufacturing as well as research and development.



- **Seven-storey Hi-Tech Building**
- **Gross floor area:** ~211,000 sq ft (approximately 24.4% of total GFA)
- **Lease Structure**
 - ❖ 15 years + 5 years + 5 years
 - ❖ 6-month rent-free period over first six years with annual rental escalations
 - ❖ Tenant pays operating expenses and property tax

NEW HI-TECH BUILDINGS

- ✦ New Hi-Tech Buildings will be developed next to the BTS Facility suitable for end-users looking for high-quality customised industrial space at the city fringe.

- **New Hi-Tech Buildings**
- **Gross floor area:** ~654,600 sq ft
- **Layout:** Flexibility in design
- **Target prospects:** Companies in advanced manufacturing, information and communications technology sectors



BENEFITS TO MIT

- ✦ Unlocks value for the Portfolio with about 24.4% of new space committed
- ✦ Grows the Hi-Tech Buildings segment and strengthens the Portfolio
- ✦ Adds to track record of redevelopment and BTS projects