



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

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## **PRESS RELEASE**

### **Mapletree Industrial Trust Collaborates with Equinix for its Expansion in Singapore**

*Plans underway for upgrading 7 Tai Seng Drive to a data centre*

8 January 2019 – Further to the press release dated 27 April 2018, Mapletree Industrial Trust Management Ltd., as manager (the “Manager”) of Mapletree Industrial Trust (“MIT”), is pleased to collaborate with Equinix, the global interconnection and data centre company, as it expands its presence in Singapore. Following the signing of the agreement to lease with Equinix, plans have been underway for the upgrading of 7 Tai Seng Drive, Singapore (the “Property”) to a data centre with a gross floor area of about 256,600 square feet. This builds on Equinix’s current presence at MIT’s properties, 26A Ayer Rajah Crescent, Singapore (a purpose-built facility for data centre use for Equinix), and 180 Peachtree, Atlanta, the United States of America.

Mr Andrew Rigoli, Vice President, Corporate Development & Strategy, Equinix Asia-Pacific, said, “We are pleased to collaborate with MIT for our expansion in Singapore. The new International Business Exchange™ (IBX®) data centre - SG4 - will provide location diversity from our existing IBX data centres in Singapore – SG1, SG2 and SG3. Customers of SG4 will also have access to all the robust ecosystems in our foundational campus, enabling them to interconnect with their customers, partners and stakeholders across the country to thrive in the digital economy.”

**Mapletree Industrial Trust Management Ltd.**

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Mr Tham Kuo Wei, Chief Executive Officer of the Manager, said, “We are delighted that Equinix has again selected MIT to support its growth. The commitment from Equinix underscores its confidence in MIT’s ability to deliver customised industrial real estate solutions. This project is in line with our expanded strategy to capture opportunities in the fast-growing data centre sector, which is underpinned by growth in data creation and storage as well as increasing compliance requirements on data security in Singapore.”

The upgrading works at the Property have commenced progressively since September 2018 and have ramped up with the exit of the last tenant in November 2018. The scope of the improvement works includes increasing the power capacity and floor loading capacity, and providing additional telecommunication infrastructure as well as space for mechanical and electrical equipment. As per the press release, the total cost of the acquisition and upgrading of the Property is expected to be S\$95 million<sup>1</sup>.

The seven-storey Property is zoned for Business 2 use with its land lease tenure of 30 years commencing from 16 March 1993 and an option to extend an additional 30 years. This will be MIT’s third property for data centre use within the Tai Seng Industrial Estate, a strategic location for data centre operations due to its connectivity and power availability.

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<sup>1</sup> This included the purchase consideration of the Property at S\$68.0 million.



*An artist's impression of 7 Tai Seng Drive after upgrading works*

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## **About Mapletree Industrial Trust**

Mapletree Industrial Trust is a real estate investment trust (“REIT”) listed on the Main Board of Singapore Exchange. Its principal investment strategy is to invest in a diversified portfolio of income-producing real estate used primarily for industrial purposes in Singapore and income-producing real estate used primarily as data centres worldwide beyond Singapore, as well as real estate-related assets.

MIT’s property portfolio comprises 86 industrial properties in Singapore and 14 data centres in the United States (40% interest through the joint venture with Mapletree Investments Pte Ltd). The properties in Singapore include Hi-Tech Buildings, Flatted Factories, Business Park Buildings, Stack-up/Ramp-up Buildings and Light Industrial Buildings. As at 30 September 2018, MIT’s total assets under management was S\$4.4 billion.

MIT is managed by Mapletree Industrial Trust Management Ltd. and sponsored by Mapletree Investments Pte Ltd.

## **About Mapletree Industrial Trust Management Ltd.**

Mapletree Industrial Trust Management Ltd. is the manager of MIT. It manages MIT’s assets and liabilities for the benefit of the Unitholders, sets MIT’s strategic directions and provides recommendations on the acquisition, divestment, development and/or enhancement of MIT’s assets in accordance with MIT’s investment strategy. Employing proactive asset management, value-creating investment management and prudent capital management strategies, Mapletree Industrial Trust Management Ltd. seeks to deliver sustainable and growing returns for Unitholders. Mapletree Industrial Trust Management Ltd. is a wholly-owned subsidiary of Mapletree Investments Pte Ltd.

## **About Mapletree Investments Pte Ltd**

Mapletree Investments Pte Ltd (“MIPL”) is a leading real estate development, investment and capital and property management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths as a developer, an investor and a capital manager, MIPL has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes.

MIPL currently manages four Singapore-listed REIT and six private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, the United Kingdom and the United States.

As at 31 March 2018, MIPL owns and manages S\$46.3 billion of office, retail, logistics, industrial, residential, corporate housing / serviced apartment, and student accommodation properties.

MIPL’s assets are located across 12 economies globally, namely Singapore, Australia, China, Germany, Hong Kong SAR, India, Japan, Malaysia, South Korea, the United Kingdom, the United States and Vietnam. To support its global operations, MIPL has established an extensive network of offices in these countries.