

MAR 2024
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MAPPING

A PUBLICATION BY MAPLE TREE

INSIDE

TREND =

Streamlining operations
with smart facilities
management

SPACES =

Explore the new
Mapletree Gallery

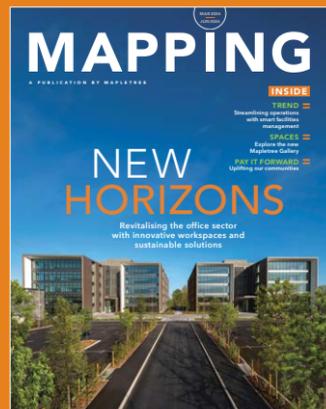
PAY IT FORWARD =

Uplifting our communities

NEW HORIZONS

Revitalising the office sector
with innovative workspaces and
sustainable solutions





Cover photo
400 & 450 Longwater Avenue in Green Park, located in Reading, the United Kingdom.

About Mapletree

Headquartered in Singapore, Mapletree is a global real estate development, investment, capital and property management company committed to sustainability. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes. The Group manages three Singapore-listed real estate investment trusts (“REITs”) and eight private equity real estate funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom (“UK”) and the United States (“US”). As at 31 March 2023, Mapletree owns and manages S\$77.4 billion of office, retail, logistics, industrial, data centre, residential and student accommodation properties. The Group’s assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.

For more information, please visit www.mapletree.com.sg.

About Mapping

Published by Mapletree, *Mapping* is a thrice-yearly magazine focused on real estate trends and the latest developments within the organisation. If you have any suggestions on *Mapping*, or are a Mapletree tenant who would like to be featured, drop us a note at _mapping@mapletree.com.sg. All information is correct at time of printing.

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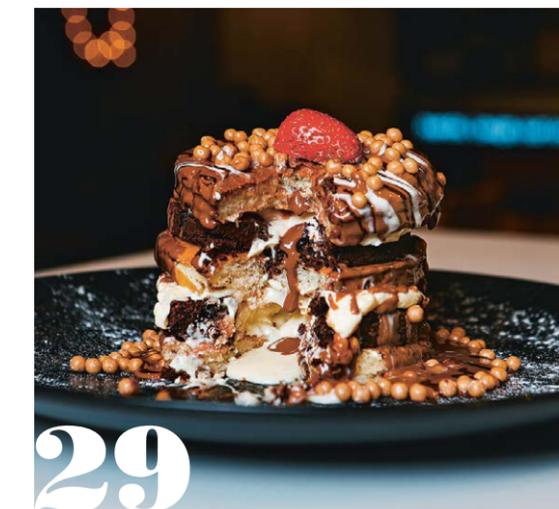
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Signs of stability and a measured recovery are on the horizon for the global office sector despite ongoing market challenges. Across the United States, the United Kingdom and Europe, opportunities for investment and growth in prime office spaces are emerging as demand remains resilient. On the next page, learn how Mapletree keeps its portfolio relevant and competitive to meet the evolving expectations of tenants in the post-pandemic era.

In this issue, we explore the transformative effects of technology on building management and operations. Facilities management teams are reaping benefits such as increased efficiency, streamlined operational processes, enhanced user experiences and more informed decision-making. Read more about this and the challenges of technology adoption on page 10.

Mapletree remains committed to giving back to the community. This includes partnering with Institutes of Higher Learning and non-profit organisations to nurture the entrepreneurial spirit of youths, groom future leaders

in sustainability and provide educational as well as vocational training access to underprivileged students. Learn more about these initiatives from pages 16 to 23.

Sustainability is a collective endeavour that requires the commitment and collaboration of both real estate organisations and tenants. To achieve net zero carbon emissions by 2050, Mapletree has adopted green leases for new and existing tenants. Learn about this strategy on page 24.

Keen to know more about the Mapletree Real Estate Programme at the Singapore Management University? Turn to page 26 to hear from three Mapletree staff on how the programme propelled them into rewarding careers with the Group.

Thank you for your continued support for Mapping as we strive to keep you informed of the latest developments within the Mapletree Group and around our malls in Singapore. Feel free to contact us at _mapping@mapletree.com.sg with your feedback and enquiries.



REVITALISING WORKSPACES

As the global office sector forges a path in the post-pandemic era, Mapletree rises to meet the evolving expectations of tenants.

ACROSS THE UNITED STATES (US), THE UNITED KINGDOM (UK) AND EUROPE, the office real estate sector in 2024 appears to be showing signs of stabilisation. Despite this, uncertainties remain in property valuations, primarily due to a marked discrepancy between seller expectations and buyer pricing — a result of high interest rates and a scarcity of transactions, changing economic conditions and the ongoing evolution of hybrid work models.

Nonetheless, opportunities for investment and growth in prime office spaces are becoming increasingly apparent. A central theme across these markets is the growing demand for superior office environments with sustainable features, accessibility to amenities and adaptability to hybrid work models. Furthermore, the office sector's progression will continue to be shaped by technological innovations and the shifting preferences of tenants.

Above: 1009 Think Place is a Class A five-storey office building located in Morrisville, North Carolina, the US.

Photos: Mapletree Investments



Above: As part of Mapletree's commitment to plant 100,000 trees by 2030 across its assets and the communities it operates in, the Group collaborated with Nanyang Polytechnic and Temasek Polytechnic to plant a total of 100 trees over two days.

note Welcome

CHANGING ECONOMIC PROSPECTS

In the US, the office real estate market in 2024 faces a year of contrasting fortunes. While economic growth is expected to slow, a recession seems unlikely. According to CBRE's 2024 US Real Estate Outlook, commercial real estate transaction values and investment volumes are expected to dip during the first half of the year. However, a modest rebound is anticipated in the second half, indicating a steady path towards recovery.

In Q4 2023, national office vacancy rates hit a 30-year high at 18.6% and are projected to peak at 19.8% in 2024. In the same quarter, the net absorption rate continued to be negative for the fifth consecutive quarter, reaching approximately 269,000 square metres (sqm). Yet, the extent of negative demand has been diminishing since its peak of negative 1.5 million sqm in Q1 2023.

Leasing activity in the office sector is also expected to see a modest upturn in 2024, albeit remaining lower than pre-pandemic levels. CBRE pointed out that demand is likely to concentrate on office spaces smaller than 1,900 sqm. Furthermore, a deceleration in office construction could lead to a shortfall of Class A office spaces as the year unfolds.

The US has seen new office space deliveries totalling 17 million sqm since 2020, contributing to the spike in

office vacancies. Looking ahead, deliveries over the next four years are projected to fall to a third of the volume seen since 2020. This contraction is predicted to bolster office market fundamentals and mitigate supply-side risks to vacancy rates.

"Despite projections of vacancy rates peaking in 2024, demand for premium office space in the US has proven resilient," said Mr Richard Prokup, Chief Executive Officer, United States, Mapletree. "Recently, completed Class A offices have been shown to significantly outperform lower-quality offices as companies prioritise high-quality, amenity-rich assets that enhance employee experience and well-being. This is reflected in demand for post-2010 buildings, which has been consistently positive since the start of the pandemic."

RISING DEMAND FOR HIGH-QUALITY OFFICES IN EUROPE

Besides the US, the office markets within Europe and the UK are also adapting to economic shifts this year. These regions have been feeling the impact of rising interest rates since the latter half of 2022, which have dampened investment volumes. While these conditions will likely soften later in the year, investment volumes are expected to stay subdued in the earlier months.



Located in the Uptown District of Oakland, California, the US, Uptown Station comprises nine storeys of office space and features a diverse retail base on the ground floor of the building.



Despite projections of vacancy rates peaking in 2024, demand for premium office space in the US has proven resilient. Recently, completed Class A offices have been shown to significantly outperform lower-quality offices as companies prioritise high-quality, amenity-rich assets that enhance employee experience and well-being. This is reflected in demand for post-2010 buildings, which has been consistently positive since the start of the pandemic.

Mr Richard Prokup

Chief Executive Officer, United States, Mapletree

Furthermore, the ripple effect of increased interest rates is predicted to curb the growth of the job market. After notable gains in the previous two years, office-based employment is projected to plateau throughout 2024.

Despite the cautious start, investor interest — especially in value-add prospects with sustainable features located in the right locations — is forecasted to grow. Nonetheless, investors are likely to maintain a prudent approach towards transactions of large asset sizes.

According to CBRE, demand for high-quality buildings in prime European locations is poised to remain consistent in 2024 across all markets while the disparity between these properties and secondary stock is likely to widen further.

Occupiers in the UK and Europe will continue to optimise their workplace strategies, focusing on raising utilisation levels, rightsizing portfolios and offering quality space as part of their employee value proposition. However, these development efforts will be balanced against cost considerations, which are expected to dominate office attendance trends and leasing activities in 2024.

THE IMPACT OF HYBRID WORK MODELS

Hybrid work models have increasingly become the standard across various sectors, prompting companies to reassess their space requirements and reconfigure their offices to align with their employees' changing needs.

In the US, the Kastle Back to Work Barometer* has shown that office utilisation rates have surpassed 50% on multiple weeks, with a peak record at 53% in early February 2024. However, most respondents in CBRE's office occupier survey believe that utilisation rates are now reaching a plateau.

The shrinking demand for traditional office space is leading companies to prioritise flexible office layouts,



Above: In Reading, the UK, the team at Green Park organises a full programme of social and sporting activities every year to engage tenants and foster a sense of community within the park.

collaborative spaces and technology infrastructure that supports both on-site and remote teamwork.

In Europe, a large number of companies have implemented return-to-office policies mandating three to four days of on-site work per week, reaffirming the office's critical role as a centre for collaboration, innovation and social interaction. This shift has led to physical occupancy rates rising to 70% in the UK and over 60% in Europe.

"Structural vacancies are starting to correct as limited development pipeline comes through, but big questions are being asked of landlords and owners to provide best-in-class space with good amenities, connectivity and flexibility," said Mr Andres Van de Riet, Chief Executive Officer, Europe, Mapletree.



Located in Warsaw, Poland, West Station comprises two office buildings that are easily accessible via public transport and in close proximity to the city centre.

SUSTAINABILITY AT THE FOREFRONT

Both tenants and investors are increasingly prioritising environmental, social and governance (ESG) considerations in their leasing and investment decisions. This shift has intensified the focus on integrating ESG criteria into investment strategies, with a growing preference for assets that adhere to sustainable and responsible practices.

The Mapletree US Income Commercial Trust (MUSIC) portfolio — which comprises five freehold Grade A office properties with high occupancy rates and a diversified tenant base across key US cities, Oakland, Dallas, Raleigh and Minneapolis — proactively embraces these trends.

MUSIC has further committed to environmental stewardship by incorporating green clauses into all new and renewal leases to improve environmental reporting, enhance energy and water efficiency, and promote waste reduction and recycling initiatives.

Stakeholders are also engaged through activities that emphasise environmental performance and best practices, occupant health and wellness, and local community support. To encourage the use of renewable energy, electric vehicle charging stations are also installed across the majority of the properties.

GREENING THE OFFICE

Various strategies have been implemented to enhance the sustainability credentials of the MUSIC portfolio, which comprises 17 assets. A significant portion of its offices boast Energy Star and LEED certifications, with the entire portfolio having achieved the WELL Health-Safety Rating.

- **ENERGY STAR**, a programme run by the US Environmental Protection Agency and US Department of Energy that promotes energy efficiency: In 2023, 13 out of 17 assets held Energy Star certifications.
- **Leader in Energy and Environmental Design (LEED)**, a certification programme by the US Green Building Council: In 2022, 13 out of the 17 assets were granted LEED V4.1 O+M certification for three years.
- **WELL Health-Safety Rating**, a certification by the International WELL Building Institute that promotes green building practices by design: All 17 assets received this designation in 2022, with the portfolio's recertification successfully achieved in Q4 2023.



Photos: Mapletree Investments

“Structural vacancies are starting to correct as limited development pipeline comes through, but big questions are being asked of landlords and owners to provide best-in-class space with good amenities, connectivity and flexibility.”

Mr Andres Van de Riet

Chief Executive Officer, Europe, Mapletree

To track its environmental impact accurately, assets within the MUSIC portfolio have adopted a data management platform that streamlines the collection of utility data across its assets.

In Europe and the UK, ESG factors are also driving decision-making in the real estate sector, spurred by stringent legislative mandates and heightened expectations from tenants and investors.

With projections indicating that over 75% of office stock in Europe may become obsolete by 2030, property owners are repositioning their prime, Grade A and high-ESG-rated buildings to offer energy-efficient, carbon-neutral facilities with extensive amenities.

On the investment front, significant price adjustments are being made for non-premium assets to reflect



Above: 400 Longwater Avenue in Reading, the UK offers high-quality office space, and features a spacious and bright lobby to welcome occupiers.

the substantial upgrades needed to comply with emerging regulations.

As such, Mapletree's European offices stand to benefit from strong ESG credentials, alongside a continuous programme of property enhancements designed to ensure its portfolio remains among the highest-ranking.

“One of our main focus areas going forward is ensuring access to accurate data on building performance and working with our stakeholders to reduce emissions through the implementation of green leases and data management platforms, as well as our continued development of tenant engagement programmes across the portfolio,” said Mr Van de Riet.



Located in the city of Utrecht, the Netherlands, Papendorp Park comprises six Grade A office towers varying between seven and 13 floors.



The ability to up or downsize within a building has become key for businesses to manage their changing requirements, and as such, the ability of the landlord to provide this optionality is coming to the forefront in a meaningful way.

Mr Richard Prokup

Chief Executive Officer, United States, Mapletree

DRIVING EFFICIENCY WITH TECHNOLOGY

Technological advancements are at the core of Mapletree's operational strategy for its office portfolio, aiming to enhance operational efficiencies, data management and security.

The Group recently deployed the MRI software suite — a comprehensive and flexible technology platform for real estate management solutions — across its entire US office portfolio to boost portfolio analytics, reporting and budgeting capabilities. The software streamlines lease and accounting management processes, and simplifies the extraction of standard business reports, significantly reducing the man-hours required to consolidate property data.

In Europe, Mapletree has introduced technologies to monitor and reduce energy consumption, cut down on water usage and improve tenant engagement.



Above: Galatyn Commons, situated within the Dallas Metroplex in the US, offers a range of amenities for tenants to enjoy, such as an outdoor communal space featuring grill stations, bocce courts and an amphitheatre, among others.



Above: 50 South Sixth, located in the heart of Downtown Minneapolis in the US, features quality amenities such as a spacious and modern lounge.

RAMPING UP TECHNOLOGY

In the UK and Europe, Mapletree has implemented a range of digital solutions aimed at enhancing operational efficiencies and achieving cost savings. These include:



- **Deepki** - A data management platform used to monitor the Energy Use Intensity of properties, enabling the proactive identification and improvement of underperforming buildings.
- **SMART FLOW** - A water management system that has facilitated up to a 60% reduction in water usage at some Mapletree properties.
- **Equiem** - This tenant engagement application has proven instrumental in delivering up to 550 events annually across Mapletree Europe's portfolio, fostering community spirit and enhancing on-site amenities. With an impressive 96% satisfaction rate reported by 11,000 registered European users, the platform also serves as a feedback channel. This valuable tenant insight informs Mapletree's asset management strategies, ensuring that the specific requirements of tenants are addressed.

MEETING CHANGING TENANT PREFERENCES

In response to the changing expectations of tenants, Mapletree is actively refurbishing its spaces, hosting events to foster tenant engagement and making significant investments in technology infrastructure.

Tenants are increasingly seeking flexible lease agreements and versatile spaces that can support various working models, including remote and hybrid structures. Mapletree's adaptive approach is designed to accommodate these shifting priorities, providing tenants with the dynamic environments they desire.

"The ability to up or downsize within a building has become key for businesses to manage their changing requirements, and as such, the ability of the landlord to provide this optionality is coming to the forefront in a meaningful way," said Mr Prokup.

The trend of 'hotelification' in office design is gaining traction, with a focus on creating more inviting breakout spaces complete with a variety of amenity and retail options. To this end, Mapletree is actively rejuvenating its buildings — particularly in high-traffic areas such as receptions, lobbies and communal spaces — to create an environment that encourages employees to return to the office.

Tenant engagement events are also pivotal in drawing employees back to the workplace, and fostering a sense of community and collaboration. Numerous initiatives aimed at promoting sustainability and wellness have been implemented within the MUSIC portfolio. These include educational lunch-and-learns, sustainability-themed newsletters, recycling campaigns, yoga and fitness sessions, blood donation drives, local community school supply collections and more.

The demand for fitted office spaces is also becoming prevalent, with tenants favouring setups that allow for rapid occupation and minimal capital expenditure upon lease commencement. In addition, sustainability features, state-of-the-art technology infrastructure, and convenient locations are increasingly influential in tenants' office space decisions.

To stay competitive in the evolving office sector landscape, Mapletree engages in proactive asset management. The Group's asset managers regularly review property performance and maintain active dialogue with tenants to anticipate and adapt to their changing needs. Strategic property enhancements, coupled with creative and flexible leasing strategies, are central to this approach.

Mapletree's resilient financials — especially at a time when many property owners struggle to finance property improvements and leasing costs — are another attractive selling point. The Group continues to broadcast its financial strength to attract and retain tenants, ensuring its properties remain attractive in the competitive market.



Above: Other amenities offered at Galatyn Commons include a newly renovated fitness centre to enhance the experience of tenants.

BUILDING THE WAY FORWARD

Advanced technology and modern facilities management are revolutionising the way properties are managed and operated.

THE ADOPTION OF ADVANCED TECHNOLOGY

in facilities management is driving unprecedented improvements in operational efficiency, cost reduction, and safety and security enhancements. Technology is being used to automate routine tasks and workflows, allowing facilities management teams to concentrate on more strategic and high-value activities.

There are several aspects of facilities management that are being reshaped by the use of advanced technology. One such example is the utilisation of the Internet-of-Things (IoT) — a network of physical devices, vehicles, appliances and other objects embedded with sensors, software and connectivity capabilities that enable these devices to collect and exchange data over the internet.

PREDICTIVE MAINTENANCE

By analysing a blend of historical and real-time data from building systems using IoT, facility managers can better understand the status of equipment performance and usage patterns to forecast potential failures before they happen. This approach is widely regarded as predictive maintenance, which can significantly reduce downtime and help prevent major malfunctions, minimising disruptions to services or business continuity. Overall, it provides an effective way to manage an asset's life cycle.

Predictive maintenance can also be used to monitor the performance of heating, ventilation and air conditioning (HVAC) systems. It pinpoints issues such as pressure discrepancies, blocked filters, deteriorating motor belts and

coolant leaks, among other concerns. "By utilising advanced digital solutions, facilities management professionals can gather early insights and make more informed decisions to improve maintenance responses," said Mr Li Lit Siew, Head, Group Property Management, Mapletree.

ENHANCING USER EXPERIENCE

The integration of digital solutions in facilities management transforms the way tenants and visitors interact with their surroundings. For example, artificial intelligence (AI)-enabled applications offer intuitive navigation by suggesting the most efficient routes and providing maintenance alerts, thereby minimising disruptions. These advancements not only enrich the overall user experience but also optimise the flow of movement within the building. Such technology also introduces a new level of personalisation, allowing for customised lighting, temperature and access controls to suit the preferences of each tenant.

Additionally, the installation of IoT sensors throughout the building offers a continuous flow of real-time data on key indicators, including occupancy levels, energy consumption and ambient conditions — all of which have a direct bearing on tenant comfort. This rich data equips property managers with vital insights, enabling them to constantly refine and improve living or working spaces for tenants.

STREAMLINING COMMUNICATION, BOLSTERING DECISION-MAKING

Advanced technology can also refine communication channels and enhance the decision-making process. For example, the implementation of chatbots and virtual assistants as integral components of customer service has markedly improved the quality of responses to enquiries. These tools deliver instantaneous replies and can trigger coordinated service actions, significantly boosting the responsiveness of facilities management teams.

Photos: Shutterstock



“By utilising advanced digital solutions, facilities management professionals can gather early insights and make more informed decisions to improve maintenance responses.”

Mr Li Lit Siew
Head, Group Property Management, Mapletree

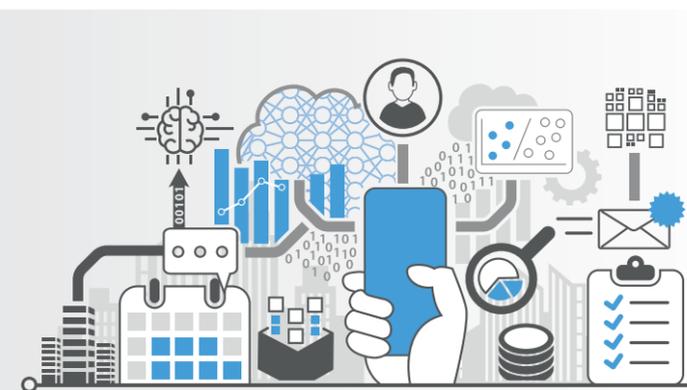
Large Language Models (LLMs) also ease the administration of documents and contracts, as their algorithm uses deep learning techniques and large data sets to organise, summarise and manage critical documents like leases and contracts. They facilitate the intelligent scanning and extraction of pertinent details, such as renewal dates and payment terms, simplifying the workload for facility managers.

LLMs elevate reporting and analytics by processing written or printed data from diverse sources to produce detailed reports with insights into key performance indicators such as operational efficiency and tenant satisfaction. This significantly optimises operations, as facilities management teams make better-informed decisions to strengthen the quality of services for tenants.

PROMOTING ENVIRONMENTAL SUSTAINABILITY

The impact of technology extends beyond operational efficiency — it also promotes green practices in facilities management.

Central to this is the ability of digital systems to monitor and optimise energy and water consumption by intelligently controlling HVAC, lighting, water and



other utility systems. With the help of such solutions, facility managers can swiftly detect and address inefficiencies and wastage. Equipment malfunctions and maintenance can also be better anticipated to reduce downtime and prevent critical breakdowns, extending the lifespan of assets while fortifying operational resilience. Furthermore, advanced algorithms are instrumental in the management of renewable energy technology, like solar panels and wind turbines, to reduce reliance on fossil fuels.

NAVIGATING COMPLEXITIES

Employing technologies in facilities management offers notable benefits, but it is not without its challenges. The initial transition to smart systems demands substantial investments, including the costs of embedding sensors and training staff to proficiently use these technologies.

The financial returns on these investments can also vary considerably across properties, depending on unique operational demands and the setup of existing infrastructure. In particular, older buildings may struggle to adapt due to outdated systems lacking modern capabilities and digital infrastructure, such as IoT sensors, meters and algorithms.

Another barrier to incorporating digital solutions is the lack of standardisation among different building systems and technologies, which can lead to operational bottlenecks. Each property comes with its distinct design and

environmental considerations, adding layers of complexity to the integration of new systems. Therefore, specialised expertise is needed for the seamless operation and maintenance of advanced technology systems, potentially escalating costs and causing downtime.

Overcoming these challenges requires the establishment of open standards and protocols to promote interoperability, which can add substantially to the initial cost, especially if retrofitting established buildings.

Besides these technicalities, the successful application of digital solutions in property management hinges on the facilities management team’s competencies. A thorough understanding of data analytics is indispensable for the extraction of actionable insights.

ENHANCING CYBERSECURITY

Similar to other industries, cybersecurity remains a key challenge in the adoption of technology in facilities management. The potential for data breaches necessitates stringent security measures such as robust encryption and secure communication protocols to protect data, in compliance with privacy regulations. Property management teams should also be equipped with a foundational knowledge of IT infrastructure and the intricacies of integrating disparate systems.



Facilities management teams must navigate cybersecurity risks by enforcing stringent data protection measures and integrating secure IT systems in line with privacy regulations.



Mapletree has been gradually implementing technology that emphasises automation to reduce labour-intensive work processes and improve tenant and visitor experiences in our buildings. Prudent sandbox deployment is critical to safeguard business continuity, such as utilising stringent Proof of Concepts to explore and evaluate any technology implementation.

Mr Li Lit Siew

Head, Group Property Management, Mapletree

To address cybersecurity risks, a multifaceted approach is advised:

- **Regulatory Compliance** - Adhere to the data privacy laws of each country or region
- **Framework and Connectivity** - Construct IoT frameworks and connectivity with robust security to prevent breaches
- **Policies** - Establish clear policies and procedures on the secure use of IoT devices
- **Data Storage Solutions** - Evaluate the pros and cons of using on-premises or cloud-based servers and consider the specific needs of the business and the architectural setup of the system before making decisions
- **Encryption and Firewalls** - Use strong encryption, firewalls and authentication mechanisms to secure data and prevent unauthorised access
- **Training** - Equip facilities management professionals with fundamental knowledge of IoT practices and threat awareness

Through these measures, facility managers can reap the benefits of technology while safeguarding the integrity of building operations and protect sensitive information within intelligent management systems.

LOOKING AHEAD

The future of technology in facilities management is met with optimism, with industry experts acknowledging the profound impact of technological innovation on operational efficiency, environmental sustainability and economic viability. In particular, the implementation of Building Management Systems and IoT sensors is expected to elevate the sustainability and productivity of operations.

Smart technology is also rapidly advancing towards plug-and-play solutions, which could drastically shorten the research and development, and testing phases of project implementation. Additionally, robotics will be increasingly used to perform repetitive tasks like cleaning and maintenance, further automating and streamlining facility management processes.

Yet, with the adoption of these cutting-edge tools, prudence is essential. As Mr Li reiterated, “The implementation must include safeguards to protect corporate data, and ensure that the integration of smart technologies into facilities management is both secure and beneficial.”

Photos: Shutterstock

THOUGHTFUL TECHNOLOGY INTEGRATION AT MAPLETREE PROPERTIES

The Group adopts four fundamental principles in integrating advanced technologies into its real estate operations and management practices:

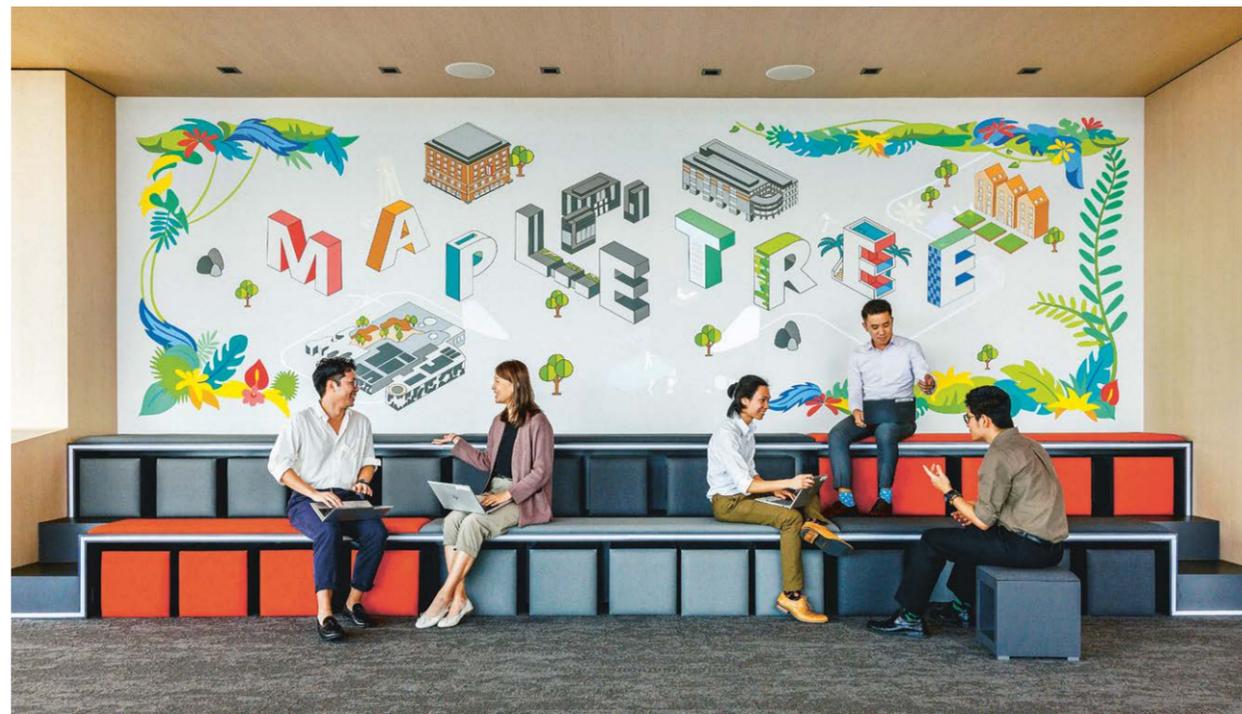
PROCESS
Identify processes that requires automation and inclusion of technology

OPPORTUNITY
Identify opportunities or use cases to implement technology or AI algorithms

PROOF OF CONCEPT (POC)
Implement POCs to derive feasibility

ACT
Implement if POC provides expected results

These guidelines are systematically applied in the development of Mapletree’s building automation, management systems and building command centres to bolster safety and security efficiently.



Left and above: The tiered benches, stow-away stools and sofas can seat up to 60 people.



Right: The LED wall projects presentations and other media via HDMI cable or Wi-Fi.

A UNIQUE SHOWCASE

The revamped Mapletree Gallery offers a state-of-the-art virtual tour of Mapletree Business City (MBC), showcases Mapletree's assets around the world and serves as a functional event space.

ENCOMPASSING NEARLY 270,000 SQUARE METRES (SQM) of premium office, business park and retail space, MBC is designed to epitomise the future of workspaces and features Grade A building specifications with commanding views, highly flexible and expansive column-free floor plates, high-quality finishes and cutting-edge building management systems. The property is distinguished by its aesthetically pleasing green spaces and common areas, contributing to its status as Mapletree's flagship asset in Singapore.

UNVEILING THE NEW MAPLETREE GALLERY

Mapletree recently inaugurated a digital gallery located within the Mapletree office at level 13 of MBC 10. Here, the grandeur of MBC is distilled into an interactive virtual exhibition, complete with an augmented reality model of the Alexandra Precinct and immersive virtual tours showcasing the development's extensive amenities.

Beyond the digital installations, the approximately 139-sqm Mapletree Gallery comprises four interactive stations featuring Mapletree's assets. Here, visitors can explore over 900 properties within the Group's diverse portfolio across 13 markets and learn more about Mapletree's capabilities as a leading developer, investor, capital and property manager.

The Mapletree Gallery, set against the backdrop of the Alexandra Precinct skyline, doubles as a versatile space for meetings and events. It is outfitted with an LED wall and a 75-inch TV screen to ensure an impeccable experience for guests.

The space is designed with adaptable seating, featuring movable and comfortable stools to accommodate various configurations, from a 60-person seminar to an open area perfect for interactive team-building or social gatherings.

Upon entry, visitors are greeted by a living green wall adorned with verdant foliage, symbolising Mapletree's commitment to sustainability and net zero emissions goals. A mural featuring key Mapletree properties springs to life with animated projections, further captivating those who step into the space.

The new Mapletree Gallery was launched in July 2023, marking a pivotal moment for the Group. Singapore's Minister for National Development and the Minister-in-Charge of Social Services Integration, Mr Desmond Lee, visited the gallery for its official opening and explored its various highlights in the company of Mapletree's executive leaders.



Above: Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree (second from left) demonstrating the process of using the Mapletree Asset Presentation Platform to access properties' details to Ms Amy Ng, Regional Chief Executive Officer, South East Asia & Group Retail, Mapletree (far left); Minister Lee (second from right); and Mr Edmund Cheng, Chairman, Mapletree (far right).

ABOUT THE TRANSFORMATION

Originally unveiled in 2012 with 14 physical property models and multimedia displays, the Mapletree Gallery has been a venue to showcase the Group's expansive business growth and expertise to delegations from across the globe during key meetings.

As Mapletree's portfolio diversified internationally, there was a need to create a sustainable and adaptable way to exhibit its dynamic range of properties. The solution was a digital interactive display — spotlighting Mapletree's prized assets and marking a departure from the static property models — which have since been thoughtfully repositioned within MBC and mTower.

"Although the physical models were impressive, we wanted a more flexible platform to showcase our expanding portfolio. Our goal was to find an efficient means to display an extensive array of properties and to facilitate easy updates," said Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree.

The Mapletree Gallery's animated mural exemplifies Mapletree's fusion of artistry with technological innovation.



Take a virtual tour of MBC and its surroundings via an immersive, custom-built application at the augmented reality table.

Photos: Mapletree Investments

PAY IT FORWARD

Shortlisted RHBHacks 2024 teams, judges and guests at MBC.



READY FOR BUSINESS

The Mapletree-supported RHBHacks fosters innovation among youth, inspiring the entrepreneurial leaders of tomorrow.

AT THIS YEAR'S RIVER HONGBAO (RHB), a signature Lunar New Year event in Singapore, visitors experienced innovative products created by the young winners of the RHBHacks 2024.

Sponsored by Mapletree Investments for the sixth year running and supported by the Singapore Chinese Chamber of Commerce & Industry (SCCCI), RHBHacks encourages enterprising tertiary students to present their business proposals to an expert panel.

The competition's finale, held at Mapletree Business City (MBC) on 28 December 2023, drew 38 submissions. To commemorate the centenary of Singapore's founding Prime Minister, Mr Lee Kuan Yew, who was a proponent of bilingualism and multiculturalism, the competition's theme was 'Together, United, Inclusive'.

"Our pioneers' spirit of unity and mutual support, as well as virtues of perseverance and resilience, have made Singapore what it is today. These are values that have helped us overcome difficult times, including the recent COVID-19 pandemic," said Guest-of-Honour Ms Gan Siow Huang, Minister of State, Ministry of Education and Ministry of Manpower. "I am encouraged to see that our youth participants have embraced the challenge to think creatively, foster innovation and exemplify inclusivity in social entrepreneurship."



The top four finalist teams for RHBHacks 2024.

THE STANDOUT PROPOSALS

Besides prize money, winning teams were given the invaluable opportunity to run a booth selling their winning product or service at RHB from 8 to 17 February 2024. They also received individual mentoring sessions with Mapletree's retail expert, Ms Gwen Au, Vice President, Marketing Communications, MPACT Property Management. 70% of their booth earnings were contributed to charities with Institution of Public Character status of their choice, aligned to Mapletree's CSR pillars.

"Mapletree continues to support RHBHacks each year because it is a platform for budding entrepreneurs to channel their passion into creating innovative and socially responsible solutions. Winning teams also have the unique opportunity to put their ideas to the test at RHB Carnival. We hope this will spur them in their entrepreneurship journeys," shared Mr Edmund Cheng, Chairman of Mapletree.

AWARDS	TEAM	PRODUCT/SERVICE
Top Four Finalists (in alphabetical order)	Ateteen , from Temasek Polytechnic	Inclusive kitchen utensils for the visually impaired
	High5 , from Temasek Polytechnic	A photo booth that produces photo strips adorned with iconic Singapore-inspired motifs
	Team Kaius , from Temasek Polytechnic	<i>Don't Say Bojjo</i> , a Singapore-themed board game
	TeePee , from Nanyang Technological University & Singapore Management University (also winner of <i>Most Innovative Award</i>)	Customisable terrariums featuring 3D-printed iconic landmarks
Best Pitch Award	Team Henosis , from Singapore Polytechnic	<i>Unheard Stories</i> , a subscription box service featuring unconventional cultural experiences in Singapore

Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree (fourth from left), with the RHBHacks 2024 judging panel and guests.



AVIAN ENTHUSIASTS TAKE FLIGHT

Mapletree celebrates biodiversity and community engagement with the annual Singapore Bird Race.

BIRD ENTHUSIASTS and nature lovers flocked to Sungei Buloh Wetland Reserve to spot and document an impressive array of winged wonders at the 39th Singapore Bird Race. The event, spanning 4 and 5 November 2023, set a new record with over 360 participants, including students from the Nature Society Singapore's Every Singaporean a Naturalist Programme.

Sponsored by Mapletree Investments and organised by the Nature Society (Singapore) and BirdLife International, with the support of the National Parks Board, the event celebrates Singapore's urban biodiversity with the theme 'City in Nature'. This was also reflected in the event logo which features the Blue-crowned Hanging Parrot, Collared Kingfisher and Black-naped Oriole — species that thrive in the city's green spaces.

Remarking on the 39th Singapore Bird Race's success, Mr Edmund Cheng, Chairman of Mapletree, said, "It is heartening to see more bird watchers and

nature enthusiasts signing up for this flagship event. We hope participation in the Singapore Bird Race, especially for first-time bird watchers, will encourage more people to embrace the nature around us. Mapletree looks forward to building on our commitment to enrich communities through meaningful environmental awareness initiatives and establishing MBC as the axis for Southern Corridor birdwatching."



Above: A family spotting birds during the race. Below: Flag-off at Sungei Buloh Wetland Reserve, Singapore.



WINGS OF WONDER

Mapletree remains committed to fostering a passion for wildlife conservation across Asia.

IN A TRIBUTE TO VIETNAM'S STUNNING avian diversity, Mapletree Investments, in collaboration with BirdLife International, WildTour and the Vietnam Bird Conservation Society, captivated over 500 guests in Ho Chi Minh City with the *Wild Birds of Vietnam* photography exhibition.

Coinciding with World Migratory Bird Day on 14 October 2023, the exhibition at Mapletree's SC VivoCity marked the grand finale of a two-month-long photography competition that drew the country's finest photographers. Winning entries featured the imperilled Beautiful Nuthatch, the majestic Green Peafowl and the Red-necked Phalarope, known for its extensive migratory journey from the high Arctic to Vietnam. The exhibits also spotlighted other spectacular species like the Black-faced Spoonbill and Spoon-billed Sandpiper, highlighting the need to protect these endangered migratory birds.

Mr Andre Lim, Chief Executive Officer, Vietnam, Mapletree, emphasised the company's ethos of community enrichment in

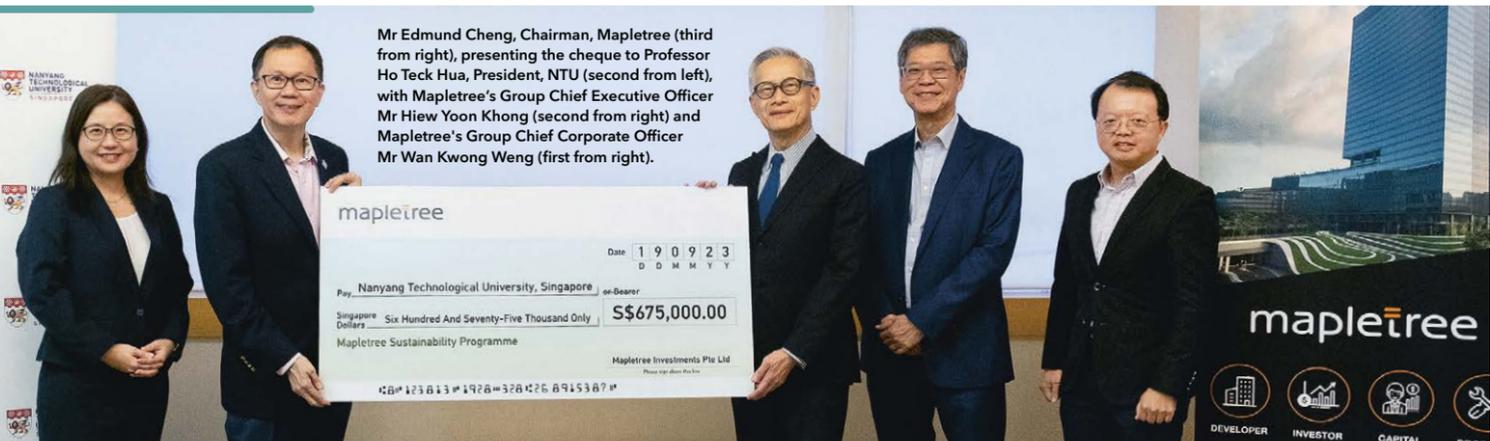


Above: Guests-of-Honour Mr Andre Lim, Chief Executive Officer, Vietnam, Mapletree (first from left); Mr Doan Hoi Trung, Chairman of the Ho Chi Minh City Photography Association (second from left); and event organising committee members Mr Thuan Vo (second from right) and Mr Nguyen Hoi Bao (first from right), receiving a copy of *Asia's Greatest Wildlife Sanctuaries* from Dr Yong Ding Li of BirdLife International (third from left).

tandem with the Group's business growth in the region. "As a socially conscious real estate company, Mapletree is committed to contributing positively to our local communities. Through this initiative, we hope to spark an interest among members of the public in conservation of nature through birdwatching and Vietnam's rich natural heritage," he said.

Below: Over 50 species of wild birds were documented in the exhibition.

Photos: River Hongbao 2024 Organising Committee and Nature Society (Singapore)



Mr Edmund Cheng, Chairman, Mapletree (third from right), presenting the cheque to Professor Ho Teck Hua, President, NTU (second from left), with Mapletree's Group Chief Executive Officer Mr Hiew Yoon Khong (second from right) and Mapletree's Group Chief Corporate Officer Mr Wan Kwong Weng (first from right).

BUILDING A LEGACY OF ENVIRONMENTAL STEWARDSHIP

Mapletree partners NTU to groom future sustainability leaders.

IN A STRATEGIC COLLABORATION, Mapletree Investments and Nanyang Technological University, Singapore (NTU Singapore) launched the Mapletree Sustainability Programme in September 2023, to cultivate leaders in sustainability and heighten awareness of pivotal environmental, social and governance concerns.

The programme is funded by a S\$675,000 donation from Mapletree to NTU Singapore, including an endowment which will fund annual lectures and scholarships to promote continuous learning in the field of sustainability. The Mapletree Sustainability Scholarship is awarded to exemplary NTU undergraduates specialising in sustainability-related disciplines.

Additionally, the Mapletree Annual Sustainability Lecture, debuting this year, is organised by NTU's Asian School of the Environment (ASE). This lecture series spotlights emerging topics in environmental science

Right: Professor Adam Switzer, Assistant Dean (Development) at NTU College of Science, engaging with Mapletree's Chairman Mr Edmund Cheng and Mapletree's Group Chief Executive Officer Mr Hiew Yoon Khong at the Asian School of the Environment, NTU Singapore.



and overarching sustainability issues, featuring insights from global sustainability and environmental pioneers.

Professor Adam Switzer, representing NTU ASE and serving as Assistant Dean (Development) at NTU College of Science, expressed, "Sustainability is one of humanity's key challenges today, and true sustainability requires a concerted effort in education, research and public outreach to tackle it. The Mapletree Annual Sustainability Lecture, organised by ASE, will broaden engagement with sustainability in both the university and the wider community. The lecture series and scholarships aim to inspire and nurture the next generation of thought leaders and innovators in creating a sustainable future for all."

"We are delighted to collaborate with NTU to nurture a new generation of professionals who will blaze a trail in sustainability," said Mr Edmund Cheng, Chairman of Mapletree. "As a strong supporter of education causes, the S\$675,000 gift affirms Mapletree's Corporate Social Responsibility efforts to invest in communities that we operate in. We hope students will emerge with a multidisciplinary understanding of sustainability problems to strengthen climate resilience and address environmental hot buttons."

Left: Mapletree and NTU Singapore mark the university's first philanthropic donation towards a sustainability-focused lecture and scholarships.



A VISION FOR THE FUTURE

Mapletree's new partnership paves the way for underprivileged students in Vietnam to thrive in the burgeoning digital economy.

AS A STRONG SUPPORTER OF EDUCATION as a means of empowerment and social mobility, Mapletree signed a three-year commitment in October 2023 with Passerelles Numériques (PN) to support disadvantaged youths in Vietnam as part of its Corporate Social Responsibility efforts.

EMPOWERING YOUTHS FOR TECH

Operating in Vietnam since 2010, PN Vietnam is a non-profit organisation dedicated to providing educational and vocational training for young individuals from disadvantaged backgrounds. Its three-year training programme equips youths who face educational barriers due to socio-economic circumstances with the necessary skills to embark on successful careers in Vietnam's thriving Information Technology sector. Annually, PN Vietnam prepares about 150 students to become proficient web developers, application testers and systems analysts.

Mapletree's commitment includes financial support of over US\$50,000 for six students through the Mapletree-PNV Scholarships, to fund their education from their first year of study until their graduation.

Below: PN Vietnam trains disadvantaged youths through a vocational programme in digital education.



Photos: NTU Singapore, Passerelles Numériques



“As a long-standing advocate for access to quality education, Mapletree has supported students from lower-income backgrounds through various initiatives over the past decade. While we continue to deepen our presence in Vietnam, we are proud to alleviate the financial burdens of these students by benefitting from PN Vietnam's programme. We look forward to seeing them build outstanding and meaningful careers after graduation.”

Mr Edmund Cheng, Chairman, Mapletree



Left and below: Guests and participants touring the start-up showcase at MBC.



TECH IT TO THE NEXT LEVEL

Mapletree championed the entrepreneurial and technological aspirations of youths at UNICON 2024.

UNICON 2024, Asia's largest student-driven conference on entrepreneurship and technology, saw some 600 participants engaging with 37 professionals from leading tech-driven companies like Grab, Shopback and Visa. Discussions delved into a spectrum of subjects, ranging from the evolution of Artificial Intelligence to the pivotal role of sustainable finance in shaping the future.

Hosted at Mapletree Business City (MBC) on 26 and 27 January 2024, the conference was organised by the National University of Singapore's Entrepreneurship Society (NES) and supported by Mapletree Investments.

In his opening address, Mr Alvin Tan, Minister of State for Trade and Industry and Culture, Community and Youth, urged youths to be bold and innovative, leveraging the vast resources and dynamic ecosystem that Singapore offers to foster their entrepreneurial ventures.



Above: Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree, delivering the opening address at UNICON 2024.

Echoing this sentiment, Mr Edmund Cheng, Chairman of Mapletree, said, "UNICON 2024 is an excellent launchpad to inspire young, outstanding talent through success stories within Singapore's start-up ecosystem. By investing in the future leaders of the business world, students are empowered to be catalysts of change, driving progress and shaping a brighter tomorrow."

PITCHING FOR SUCCESS

UNICON 2024 played host to the Asia chapter of TigerLaunch, the largest global student-run pitching contest, organised by Princeton Entrepreneurship Club in partnership with NES. Mapletree awarded the top three finalists with cash prizes totalling S\$6,000 for their innovative business concepts. These winners also earned the chance to compete at Princeton University for a prize pool of US\$60,000 and entry into exclusive accelerator programmes such as the prestigious Y Combinator programme.

Left (left to right): Ms Ayushi Lahiry, Vice President Internals, UNICON 2024; Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree; Mr Alvin Tan, Minister of State, Ministry of Culture, Community and Youth & Ministry of Trade and Industry; Mr Akshay Salunkhe, President, UNICON 2024; and Ms Adele Lim, Vice President Externals, UNICON 2024.

CULTURAL CHEER

Mapletree Investments heralded the Lunar New Year with The TENG Ensemble's enchanting harmonies.



NO LUNAR NEW YEAR FESTIVITY AT VIVOCITY, SINGAPORE is complete without the captivating performances of The TENG Ensemble. The local arts group headlined the fifth instalment of the community concert series, *Once Upon a Time*, on 2 and 3 February 2024 at the Amphitheatre at VivoCity, Singapore.

Presented by Mapletree Investments, the one-hour concert showcased festive tunes and music from hit shows alongside the premiere of a new original work composed by TENG's Composer-in-Residence Chow Junyi. Two Mapletree-TENG scholars, Preston Ang and Li Zhixin, made their stage debut displaying their finesse on traditional Chinese instruments, the 唢呐 (*suǒnà*) and 阮 (*ruǎn*), respectively.

The concert also featured guest performer, award-winning singer Lennerd Lim, who was the champion of *Hua Yi Icon Search 2018*, the first runner-up for *Campus Superstar 2013* and a finalist of *The Voice Singapore/Malaysia*.

Mr Edmund Cheng, Chairman of Mapletree said, "We are delighted to welcome The TENG Ensemble back to the VivoCity Amphitheatre for the fifth edition of the Lunar New Year community concert series *Once Upon a Time*. As a long-time advocate for the arts, we continually seek to enrich communities by supporting local talent and the artistic landscape. Beyond the melodies, this concert serves as a symphony of meaningful connections, cultural appreciation and shared purpose."



Above: The audience clapping along to the TENG Ensemble's performance.



Right (left to right): Ms Ooi Chee Kar, Mapletree CSR Board Committee Member, at *Once Upon a Time 2024*, with Dr Samuel Wong, TENG's Co-Founder and Creative Director, and guests.

IMMERSE AND CREATE

In conjunction with Singapore Art Week, Mapletree unveiled a fusion of creativity and community through programmes designed around the Public Art Trail at Mapletree Business City (MBC).

AS A STEADFAST SUPPORTER of the arts in Singapore, Mapletree organises regular guided walking tours of the Public Art Trail at MBC. A special edition of the tour, The Mapletree Public Art Trail & Kids' Craft Workshops, was held on 20 January 2024, as part of Singapore Art Week. Participants went on a guided tour around MBC and learnt about the 15 onsite art installations from renowned local and international artists. The latest art piece, *Swirling Surrounds* by B. Jane Cowie, was installed in 2023. The tour ended with a workshop where participants crafted their own miniature replica of the Fullerton Lighthouse — an artefact found within MBC — to bring home.



Photos: Mapletree Investments

Above and right: Participants trying their hand at art and viewing sculptures.



Far right: Participants with their personally crafted mini versions of the Fullerton Lighthouse.



HARMONISING OPPORTUNITY WITH MUSICAL TALENT

With the Mapletree-TENG Scholarship programme, these four young performers strike the right note in their journey through Chinese music.

BEHIND EVERY MASTERFUL PERFORMANCE are countless hours of learning, practice, and rehearsals — which are often financially demanding. To support budding talents in Chinese music, Mapletree collaborates with The TENG Company for the annual Mapletree-TENG Scholarship. To date, 26 scholarships have been given under this initiative to benefit promising young musicians.

Valued at S\$11,000 per recipient, the scholarship covers not only course materials and fees for lessons and exams, but also includes a comprehensive two-year programme featuring mentorships, one-to-one lessons and performance opportunities. This holistic approach ensures that scholars have all they need to excel and reach new heights in their musical careers.

Four recipients of the Mapletree-TENG Scholarship share more about how the programme has enhanced their musical journey.

GIVING BACK

“I’ve enjoyed listening to all genres of music since I was young, but it wasn’t until I joined the Chinese Orchestra in Primary 2 that my love of Chinese music was sparked. I was introduced to the 扬琴 (yángqín), often referred to as the ‘Chinese piano’ or the ‘King of Strings’ because it has 144 strings.

The instrument’s captivating melodies and rich history ignited my dedication to master it, but I encountered challenges in affording the instrument and training. The scholarship not only enabled me to concentrate on my music education without worrying about financial constraints but has also had a profound impact on my family, particularly my parents.

They work tirelessly to support my large family with four children and have always strived to provide the best opportunities for my education. I hope to pay it forward in the future by sharing my knowledge and passion for the instrument with others, through teaching and inspiring young individuals to develop a strong interest in Chinese music.”



RAESHON NG, 13, Secondary 1 student at Tanjong Katong Secondary School; has played the yangqin for four years.



ANG DE JIN, 19, Year 2 student at Temasek Polytechnic; has played the zhongruan for nine years.

OPENING DOORS

“Growing up in a Chinese family, my exposure to, and appreciation for Chinese music was a natural part of my upbringing. After a few years exploring different instruments, I discovered the versatility and intriguing nature of the 中阮 (zhōngruǎn), which motivated me to pursue my grading diploma journey with it.

However, I faced challenges in covering the lesson fees, which meant I could afford lessons only once every two to four weeks. This slowed down my progress. The scholarship has allowed me to have lessons every week, significantly accelerating my learning.

It’s also opened doors to numerous performance opportunities, including my participation in TENG’s *Once Upon a Time* concert at VivoCity, Singapore and Lunar New Year events. Furthermore, at the Singapore Chinese Music Competition in 2022 where I achieved third place, the TENG team arranged for players specialising in our instruments to provide feedback on our performances. Their constructive insights helped me identify areas for improvement that I might not have noticed on my own and played a pivotal role in my success.

Given the opportunity, I aim to contribute to the revitalisation and sustained vibrancy of the Chinese music scene through teaching. I hope to inspire more individuals to take up a Chinese instrument, fostering an appreciation for the rich musical heritage they hold.”

Photos: Mapletree Investments and The TENG Company



LI ZHIXIN, 12, Primary 6 student at Maha Bodhi School; has played the zhongruan for three years.

A GAME-CHANGING OPPORTUNITY

“When I was seven years old, I accompanied my sister to her 古筝 (gǔzhēng) lesson and laid eyes on a 中阮 (zhōngruǎn) for the first time. I was immediately drawn to its appearance and beautiful tone. Unfortunately, due to financial constraints, I had to wait a year before I could attend a trial lesson. Following the lesson, I was certain that I wanted to specialise in it.

Receiving the scholarship was a turning point. Besides the expenses associated with training and instruments, I had struggled with expressing myself with confidence. The scholarship alleviated my family’s financial burden and reinforced my determination to succeed. With access to quality training and resources, I overcame my shyness and further developed my musical skills.

One recent highlight was the *Once Upon a Time 2024* concert at VivoCity, Singapore. It was an exhilarating experience where I got to showcase my skills and passion on stage — a moment of immense pride and fulfilment that I will always cherish.”



JULIETTE GOH, 20, Year 1 undergraduate at the National University of Singapore; has played the guzheng for nine years.

ADDING DYNAMISM TO LEARNING

“Playing the 古筝 (gǔzhēng) has been a significant part of my life since I joined the Guzheng Ensemble in secondary school. Before being awarded the scholarship, I faced challenges in attending proper lessons as the fees were beyond my financial capacity. The scholarship has been transformative for me, providing the opportunity for regular lessons, as well as valuable guidance in reading Western musical notation and understanding music theory. These newfound skills have helped me to progress further in my musical endeavours.

The chance to showcase my skills and share music in a group setting — such as the *Once Upon a Full Moon 2023* concert — alongside musicians from The TENG Ensemble, has added a dynamic and fulfilling dimension to my musical journey. I hope to complete my diploma grading examinations in *guzheng* and continue my journey of learning for as long as I can.”



Above and below: The performers of *Once Upon A Like*.

MODERN TWIST ON A CLASSIC TALE

Mapletree’s inaugural theatrical sponsorship offers a whimsical take on social media through a reimagined fairy tale.

PRESENTED BY Mapletree Investments and staged by Sing’theatre at the Amphitheatre at VivoCity, Singapore on 4 November 2023, *Once Upon a Like* is a witty musical rendition of the classic Cinderella story, reworked for the social media age. The audience meets Cindy, a modern-day Cinderella grappling with the relentless demands for likes, followers and subscribers. In parallel, Influencer Charming wrestles to escape the shackles of his online fame and familial expectations, aspiring to pursue his genuine interests.

Expressing the Group’s support for the arts, Mr Edmund Cheng, Chairman of Mapletree, said, “Sing’theatre first performed at our lunchtime performance series, *Mapletree Arts in the City*, in September 2022. With arts being one of the four key Corporate Social Responsibility pillars at Mapletree, we are pleased to bring them to VivoCity, Singapore for a full-fledged, one-hour inaugural performance. We look forward to presenting more artistic genres to the community moving forward.”

The production premiered as a short musical in 2018. It was so well-received that the creative team transformed it into a one-hour show, replete with contemporary allusions and satirical commentary on today’s digital engagement culture.



A PARTNERSHIP IN GOING GREEN

Green leases enable tenants and landlords to achieve their sustainability goals.

REDUCING CARBON EMISSIONS is a collective endeavour — from organisations to individuals, we strive to lessen our dependence on fossil fuels and minimise waste, while deepening our understanding of the impact of our daily activities on the environment.

In Singapore, buildings contribute to over 20% of the nation's carbon emissions*, and consume more than a third of the nation's electricity. Property developers and building owners, therefore, play a pivotal role in driving sustainability.

Beyond retrofitting assets with energy-efficient features or investing in green assets, real estate firms can foster a mutually beneficial relationship with their tenants through green leases.

Mapletree is one such organisation, adopting green leases for both new and existing tenants in alignment with its aspiration to reach net zero carbon emissions by 2050. In October 2022, the company launched its Group Sustainable Operations Policy, mandating the incorporation of green provisions in new lease agreements.

These provisions span various requirements and guidelines that promote tenants' sustainable practices, facilitating a collaborative relationship that helps both Mapletree and its tenants meet their Environmental, Social and Governance (ESG) objectives.

One such green lease provision is direct data collection from tenants, which bolsters Mapletree's ability to garner a

precise assessment of its greenhouse gas (GHG) emissions and aids in identifying opportunities to reduce utility consumption and costs. This enables business units to identify anomalies and optimise energy consumption through tenant engagement to further improve performance through operational changes or equipment upgrading.

"Since implementing the Group Sustainable Operations Policy, we encourage business units to mobilise resources needed to implement the policy's provisions, acknowledging that full implementation will take time," said Mr Chua Tiow Chye, Deputy Group Chief Executive Officer and Co-Chairman of the Sustainability Steering Committee, Mapletree.

UNPACKING A MAPLETREE GREEN LEASE

Mapletree's green leases encompass various obligations and stipulations for tenants. Primarily, all green leases are expected to include the following, where feasible:

- Provision of utility consumption data to Mapletree for Scope 3 GHG emission calculations and reporting.
- Adoption of onsite-generated renewable energy (e.g. solar and wind energy) if applicable, contingent upon market-competitive pricing and terms.
- Adherence to sustainable fit-out operations, and maintenance protocols as requested by the landlord. Examples include:
 - Use of green products/materials with a recognised green label, such as Singapore Green Label Scheme and Singapore Green Building Council's Green Product Certification
 - Older light fixtures to be replaced with LEDs or an environmentally friendly alternative where practicable

* Source: Singapore Green Building Council and Building and Construction Authority Leadership in Sustainability Awards 2022.



Photo: Shutterstock

GREEN

Mapletree's definition of a green lease is aligned with that of the Global Real Estate Sustainability Benchmark (GRESB) standards, the leading real estate benchmark — with at least two topics within each of the categories: Cooperation and Works, Management and Cooperation, and Reporting and Standards.

Each category has specific guidelines, with the following being particularly notable:

- Within Cooperation and Works, green lease clauses could require tenants to implement environmentally sustainable initiatives like recycling and green cleaning practices, and the designation of an ESG information-sharing liaison.
- Management and Cooperation involves energy management, necessitating tenants to install metering devices, initiate energy-reduction programmes, educate employees, facilitate energy data sharing, and install energy-efficient products.
- Under Reporting and Standards, a clause may require contractors to comply with waste management programmes.

"Green clauses help our tenants kickstart their own sustainability journeys. They serve as a framework for those new to sustainability and are looking for some guidance on where and how to start," said Mr Chua.

GETTING TENANTS ON BOARD

Convincing tenants to sign green leases comes with its own set of challenges. While some tenants have existing ESG policies or are in the process of developing them (and are thus receptive to green leases) others may not recognise the long-term benefits of sustainability programmes, and may thus resist the inclusion of green clauses in their lease agreements. "However, it is heartening to see more of our tenants prioritising ESG and we look forward to collaborating with them to jointly achieve our mutual goal of reducing the impact of our business on the environment," explained Mr Chua.

CARBON EMISSIONS ACCORDING TO GHG PROTOCOL

Carbon emissions can be classified into three scopes.

- 1 Direct emissions from sources that are owned or controlled by Mapletree.
- 2 Indirect emissions from the generation of purchased energy that Mapletree consumes.
- 3 All other indirect emissions that occur in Mapletree's value chain, including those from Mapletree's tenants, business units and visitors.



A LEADER IN GREEN LEASING



Mapletree's logistics portfolio in the United States (US) won the Green Lease Leaders (Gold) Award, presented by the US Department of Energy's Better Buildings Alliance and the Institute for Market Transformation. The award recognises landlords and tenants who modernise their leases to spur collaborative action on energy and water efficiency, cost-savings, air quality improvement and sustainability in buildings.

The US team used the Green Lease Leaders programme guidelines to create the US green lease form in 2021. To achieve the Gold level designation, it demonstrated successful implementation, which included providing documentation of the following:

- Executed leases that include energy and water transparency requirements, tenant procurement of renewable energy, implementation of energy management best practices and minimum fit-out guidelines.
- Ongoing energy and water performance monitoring.
- Development of tenant engagement programme materials, correspondence and performance trackers.
- Training of internal asset management team and external partners to engage tenants on green lease clauses, utility data sharing and sustainable operations.
- Regular property inspections and preventative maintenance.

To address these issues, Mapletree has integrated tenant engagement into its green lease strategy as an educational tool on the importance of ESG. Efforts include providing manuals outlining new sustainable fit-out standards, promoting best practices and facilitating discussions on future ESG collaborations through feedback sessions, training and related events.

Though early in its Net Zero by 2050 journey, Mapletree has already made notable progress in Financial Year 2022/2023 (FY22/23). It has secured over 300 green building certifications, doubled its solar generation capacity, and reduced energy consumption in its Singapore assets by 5% compared to FY19/20, mitigating 2,268 tonnes of carbon dioxide emissions through renewable energy.

The assimilation of tenant utility data, as mandated by green leases, will significantly enhance Mapletree's environmental data management system, which is currently being deployed. This system will lay the groundwork for robust monitoring and reporting, marking the next milestone on its path to net zero.

"Our commitment is to place our tenants at the forefront and understand their needs. Through our tenant engagement programme, we aim to collaboratively reduce our carbon footprint and lessen our environmental impact," said Mr Chua.

BUILDING FUTURE REAL ESTATE INDUSTRY LEADERS

For these Singapore Management University graduates, embarking on the real estate track in their undergraduate programme has led to fulfilling careers at Mapletree.



Above: Stanley (far right) at an outdoor walk with his Mapletree colleagues.

REAL ESTATE IS A FIELD rich with opportunities, a fact reflected in the academic pathway offered by the Singapore Management University (SMU)'s Lee Kong Chian School of Business. With an endowed support of S\$3 million in 2017 from Mapletree as part of its Corporate Social Responsibility efforts to support education, the Mapletree Real Estate Programme (MREP) was established at SMU. Another S\$2.5 million enhancement donation was made in 2021 to further the objectives of the programme for a 10-year period. The MREP provides aspiring real estate professionals with exposure to regional real estate markets and trends through overseas study trips, and equips them with the cross-disciplinary skills and knowledge needed to kick-start successful careers in this dynamic sector.

Three graduates, who have embarked on their professional journeys with Mapletree, recount their academic journey under the MREP.

EXPANDING HORIZONS ABROAD

MR STANLEY GOH, Senior Executive, Investment and Asset Management, Student Housing, graduated in 2021 with a Bachelor of Science in Economics and a second major in Finance.

Why did you enrol in the real estate track at SMU?

I had prior interest in real estate, so when the MREP was set up, it was an opportune moment to learn and gain exposure to the industry. A further draw was the overseas study trip to Vietnam where we got to visit various assets owned by Mapletree. It was an eye-opening trip as we learnt how Mapletree expanded its operations overseas in tandem with its growth in Singapore.

How did you end up working at Mapletree?

Upon graduation during the COVID-19 pandemic in 2021, I found that Mapletree, like most companies, offered traineeship programmes. I decided to apply as Mapletree is one of the largest real estate players in Singapore and has assets both locally and in key overseas markets like the United States and the United Kingdom. Thankfully, I was successful!

What is your current job role?

I conduct financial feasibility studies for investment deals through qualitative research on markets and use models to calculate potential returns. Apart from investments, I also do portfolio management where I execute variance analyses on both the top line and bottom line of Mapletree's assets. With the insights gained, the team implements various strategies to maximise the returns on our student housing assets. Student housing is an operationally heavy asset class. It is highly dynamic where new issues can surface daily. I'm challenged to find and implement various strategies to address these issues, and it brings a sense of fulfilment when I solve them.



Samantha hopes to take on more responsibilities and explore leadership roles within the real estate sector.

PUTTING THEORY INTO PRACTICE

MS SAMANTHA GABRIELLA WONGSODIHARDJO, Executive, Mapletree Associate Programme, graduated in 2023 with a Bachelor of Science in Economics and a second major in Finance, and supports the Mapletree Pan Asia Commercial Trust (MPACT) team.

I chose the real estate track because ... of my strong interest in the sector and the promising career opportunities in Singapore and Asia Pacific.

The MREP provided ... hands-on knowledge and exposure to real-world applications, bridging the gap between theoretical knowledge and practical skills. These were attained through opportunities like internships and compulsory subjects at university such as property valuation, taxation and real estate law.

My key takeaways included ... a deeper understanding of the different real estate asset classes, better financial analysis skills and the experience of working effectively in a team — all of which have been critical to my current role involving lease analysis, asset reporting and collaborative work with cross-functional teams.

I joined Mapletree ... through the Mapletree Associate Programme. I was attracted by the company's prominence in the real estate sector and its reputation for providing a dynamic environment conducive for professional growth.

In my current role ... I support MPACT's Retail Leasing team in preparing Approval Papers and Term Sheets, as well as checking Letters of Offer (LOOs) and Lease Agreements (LAs). I also contribute to weekly lease reviews and support the monthly Asset Control Group reporting to determine the performance of various properties.

The most satisfying aspect of my job is ... the dynamic nature of the real estate industry and its diverse challenges. The active discussions with tenants for lease renewals and my involvement in forecast meetings are particularly interesting, as they enable me to see the big picture of a property's cashflow updates. I also enjoy applying legal insights from my studies to my checks for LOOs and LAs. These add depth to understanding real estate transactions.

CHARTING CLEARER GOALS

MS LIU YUSHAN, Senior Executive, Investment and Asset Management, Australia & North Asia, received her Bachelor of Science in Economics with a second major in Finance in 2020, and her Master of Science in Quantitative Finance in 2022.

"In my senior year, I was a bit lost and unsure of which industry and job to pursue. However, after enrolling in the real estate track under the MREP, my career path became much clearer. Since real estate is multidisciplinary, I could still be exposed to fields such as finance and accounting, while learning more about the industry.

During a 2018 study trip to Shanghai, we visited different properties across asset classes and attended lectures by real estate developers, investors and operators. This benefitted me during job interviews, as I already had a prior understanding of real estate from various perspectives. The experience taught me to keep learning and be mindful of the fundamentals when performing real estate analysis.

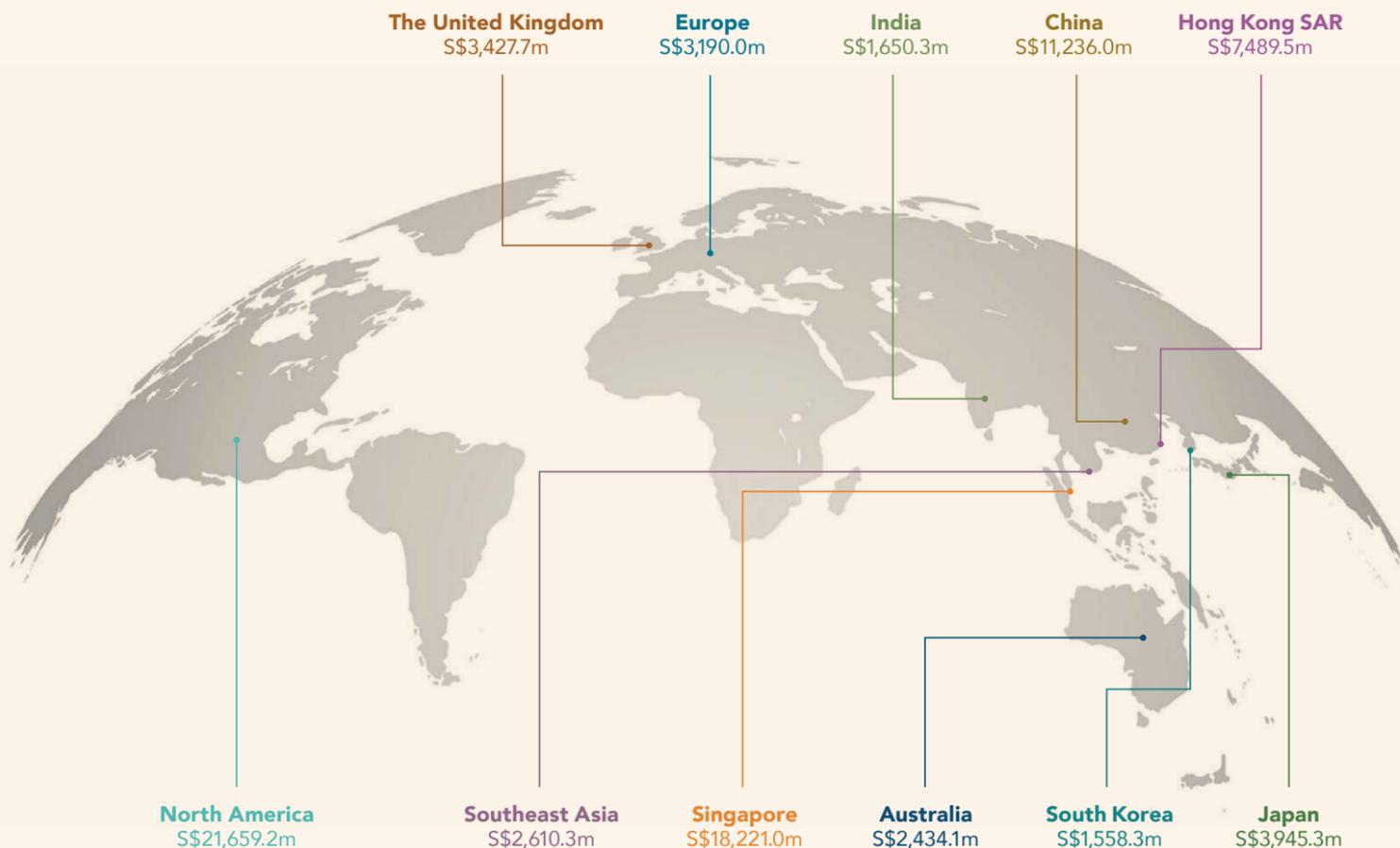
I graduated during the COVID-19 pandemic, which was a difficult period to get a job. However, the real estate track's then-programme manager informed our batch about job opportunities at Mapletree. This caught my interest as I knew that the company is an industry leader that could help me chart my career path — which has proven to be true. My current role in the headquarter office exposes me to different areas; I consolidate inputs from country and corporate function teams on our assets in Australia, Japan, Hong Kong SAR and South Korea. This requires me to understand different parts of the business beyond investment and asset management — such as accounting, tax, treasury and more — which presents good learning opportunities."

Below: Yushan graduated from SMU with a Master of Science in Quantitative Finance in 2022.



ASSETS UNDER MANAGEMENT

BY GEOGRAPHY*



*As at 31 March 2023.

*Geography covers regions in accordance with Mapletree's business and capital management platforms.

ABOUT MAPLETREE

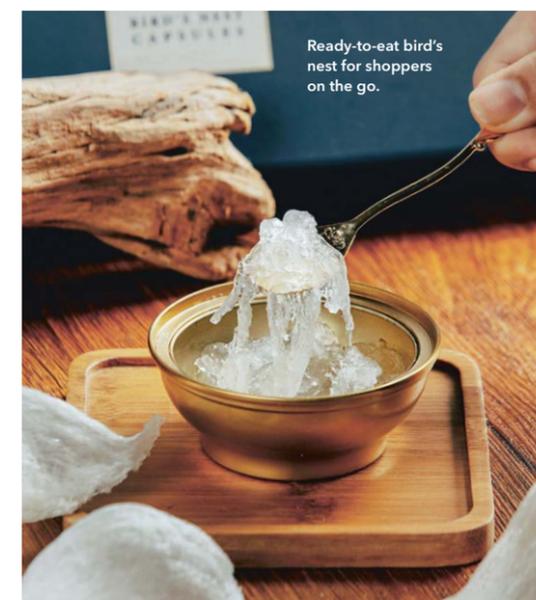
Mapletree Investments Pte Ltd (Mapletree) is a global real estate development, investment, capital and property management company committed to sustainability. Headquartered in Singapore, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes. Its strategic focus is to invest in markets and real estate sectors with good growth potential.

The Group manages three Singapore-listed real estate investment trusts (REITs) and eight private equity funds, which hold a diverse portfolio of assets in Asia Pacific, Europe, the United Kingdom (UK) and the United States (US). As at 31 March 2023, Mapletree has assets under management of S\$77.4 billion, comprising office, retail, logistics, industrial, data centre, residential and student accommodation properties.

The Group's assets are located across 13 markets globally, namely Singapore, Australia, Canada, China, Europe, Hong Kong SAR, India, Japan, Malaysia, South Korea, the UK, the US and Vietnam. To support its global operations, Mapletree has established an extensive network of offices in these countries.

STEP RIGHT IN

New offerings to try at Alexandra Retail Centre and VivoCity, Singapore.



A FRESH TAKE ON A TREASURED DELICACY

At Bliss Nest Capsules (BNC), bird's nest takes a contemporary twist—its capsule packaging and single-serve portions make enjoying this age-old tonic both stylish and effortless.

Nestled within VivoCity, Singapore, the intimate 42-square-metre (sqm) BNC invites shoppers to take a pause with an authentic bird's nest beverage. An exquisite assortment awaits: The Classic Capsule, featuring whole bird's nests sourced from the forests of Kalimantan, Indonesia; the Beauty Capsule, bird's nest infused with Vitamin C and collagen for wellness and vitality; and the Prime Capsule, a blend of bird's nest, Tibetan cordyceps and Korean ginseng for a robust boost. These premium offerings are presented in elegantly designed gift boxes, perfect as presents for loved ones or treats for hardworking colleagues.

BNC's menu also includes an array of drinks, from fragrant Jasmine Milk Tea to invigorating Wolfberry Lychee Tea, and delightful desserts such as Pistachio Avocado and Mango Sago.

Mr Eric Wang, founder of BNC, said, "VivoCity, Singapore is a lifestyle shopping centre offering a variety of high-quality products from established brands. Entering the mall is a strategic step in our brand-building strategy."

BLISS NEST CAPSULES

#01-91 VivoCity, 1 HarbourFront Walk, Singapore 098585

Opens: 11am to 9pm (Sun to Thu); 11am to 9.30pm (Fri and Sat)



Photos: Bliss Nest Capsule, ENChanko, dipndip, Hundred Grains, Private Room



Left: BNC also offers a selection of tea and blended fruit beverages.



Left: The Chocolate Burj is a tower of chocolatey goodness.



Savour the Mighty Crepe.



Above: dipndip's signature method of pouring chocolate from a height.

SYMPHONY OF SWEETNESS

Chocolate café dipndip is all about edible happiness. Dig into its buttermilk pancakes, available in variations such as Sweet and Simple, Strawberry Banana Delight and Pancake Brownie Club. The latter is a decadent stack of pancakes layered with brownies, strawberries, cream cheese mousse and a trio of chocolate flavours, finished with a sprinkle of salted caramel pearls. Also not to be missed is the Fettuccine Crepe, featuring crêpes sliced into ribbons and served with your choice of ice cream and chocolate.

The Chocolate Burj is another crowd-pleaser made with caramelised biscuit crunch, vanilla ice cream, cream puffs, meringue and scattered salted caramel pearls. dipndip's extensive menu further tantalises with waffles, fondue, ice cream, cakes and milkshakes.

dipndip has more than 140 branches across 18 countries, but the 190-sqm VivoCity, Singapore outlet with space for 60 diners is currently the only one in Singapore. "We chose to open our first outlet at VivoCity, Singapore because it's such an iconic, vibrant mall that attracts customers from all walks of life," explained Mr Zishan Amir, Chief Commercial Officer of dipndip Singapore. "It's a strategic choice to have our flagship outlet here so that we can connect with chocolate enthusiasts, families and anyone seeking a memorable dining experience."

DIPNDIP

#01-51 VivoCity, 1 HarbourFront Walk, Singapore 098585
Opens: 10am to 10pm daily



Above: The Fettuccine Crepe is the perfect pick-me-up.



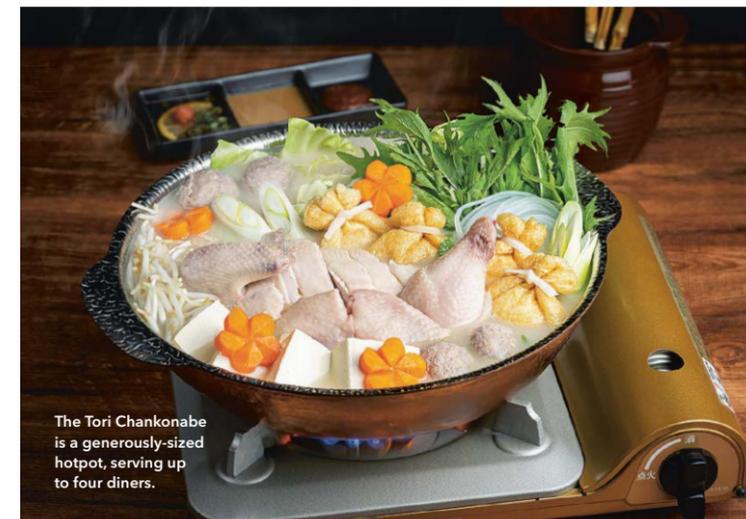
HEAVYWEIGHT FLAVOURS

ENChanko Hotpot & Kamameshi distinguishes itself from other Japanese dining options in Singapore with its speciality in *chankonabe*. This dish, rooted in the nourishing diets of sumo wrestlers, is a hearty stew known for its rich flavours and nutritional value. Traditionally served to wrestlers as a daily staple, *chankonabe* is prepared in large quantities, brimming with an abundance of protein and a medley of vegetables to sustain rigorous training regimens.

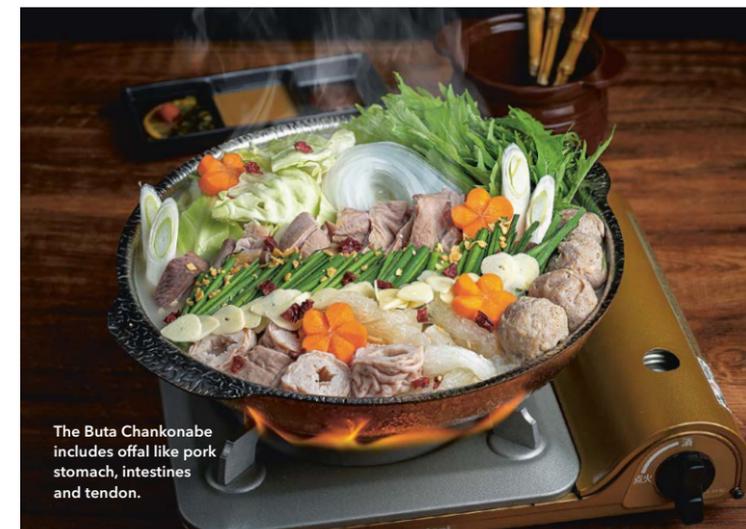
Dishes to try include the Signature Tori Chankonabe, a simmering bowl of chicken and vegetables and the Buta Motsu Chankonabe, laden with pork stomach, intestines, tendons and meatballs. These hotpots are portioned for sharing, offering a communal dining experience for groups of two or four. Individual sets are also available.

The 74-seater restaurant also serves *kamameshi*, a traditional Japanese rice dish cooked in an iron pot. Each set is accompanied by an appetiser, an *asari* (manila clams) soup and a *chawanmushi* (steamed egg custard). To best savour *kamameshi*, allow the ingredients to gently simmer and meld their flavours under the lid.

The Assorted Premium Seafood Kamameshi promises a feast for the senses, teeming with succulent tiger prawns, salmon, scallops, clams and more from the ocean's depths. Complement your meal with the irresistible Black & Red Chicken Karaage. Its smoky *teriyaki* and spicy *karamiso* glaze is bound to entice you for a second helping.



The Tori Chankonabe is a generously-sized hotpot, serving up to four diners.



The Buta Chankonabe includes offal like pork stomach, intestines and tendon.



The Assorted Premium Seafood Kamameshi set.

Photos: dipndip, ENChanko



ENCHANKO HOTPOT & KAMAMESHI

#01-52 VivoCity, 1 HarbourFront Walk, Singapore 098585
Opens: 11am to 10pm daily



Above (left to right): Home-Style Stir-Fried Pork With Chilli Pepper, Pearl Meatballs and Mala Chicken Wings.

A CHOOSE-YOUR-OWN CULINARY ADVENTURE

Immerse yourself in the vibrant and welcoming ambience of Hundred Grains, where a spectrum of flavours from the Sichuan, Hunan and Guangdong provinces in China coalesce to delight your palate.

Patrons have the luxury to peruse, select and pay based on their preferred portion sizes, making every dish an invitation to explore. The chef's top picks include the Pearl Meatballs and Mala Chicken Wings. For adventurous gourmets, there are the Spicy Pickled Pepper Frog Legs, Spicy Chicken Cube paired with Pig Intestines, and Sliced Beef and Ox Tongue in Chilli Sauce. Your culinary journey continues with a variety of dishes like the Leshan Sweet-Skin Duck, Cumin Beef, Ming Fu Belt Fish and the classic Yangzhou Fried Rice.

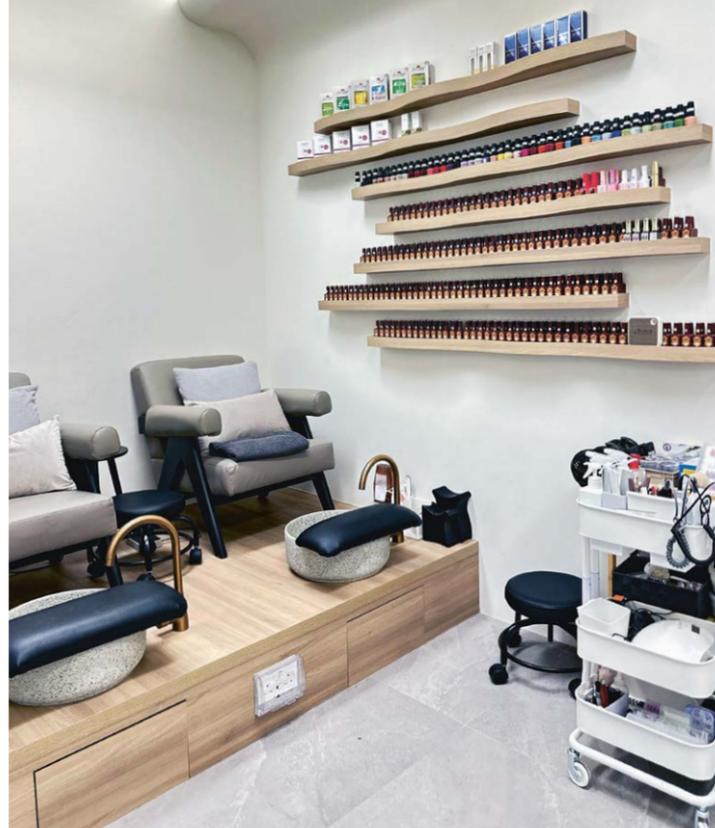
With an extensive menu offering 40 to 60 dishes complemented by free-flow beverages, make this 68-seat restaurant your next dining destination. "When customers are shopping or spending time at Alexandra Retail Centre, they can stop by and enjoy a delicious meal in a comfortable setting," shared the restaurant's spokesperson. "We believe that being in the mall allows us to be a part of our customers' day, and we look forward to making their visit even better with our tasty food and friendly atmosphere."



Above: Every dish on the buffet spread is freshly cooked in small portions for better taste.

HUNDRED GRAINS

#02-20 Alexandra Retail Centre,
460 Alexandra Road,
Singapore 119963
Opens: 11am to 9pm daily



PRIMP AND PAMPER

The next time you are around the Alexandra Precinct and in the mood to be pampered, book an appointment at Private Room. This one-stop beauty salon will have you limelight-ready with its comprehensive suite of services.

Private Room welcomes both men and women. From full-body waxing and precision eyebrow shaping — including embroidery and cloning — to hair removal using Intense Pulsed Light (IPL) technology, the salon caters to your every aesthetic need.

What could be more enjoyable than relaxing with your besties while experienced beauty therapists attend to your needs? With four lash beds, one IPL room, three pedicure seat spaces and a manicure table, you can even book a party session for a small group.



Photos: Hundred Grains, Private Room

Left and below: Private Room has areas for pedicure and manicure, IPL treatment and eyebrow shaping.



Left: Private Room serves customers working and living in the Alexandra Precinct.

PRIVATE ROOM

#02-14 Alexandra Retail Centre,
460 Alexandra Road, Singapore 119963
Opens: 10am to 8.30pm (Mon to Fri);
10am to 7pm (Sat); closed on Sundays
and Public Holidays

TREE DIMENSION

Mapletree collaborated with Institutes of Higher Learning in tree-planting efforts.

ONE HUNDRED TREES were planted over two days in November 2023 by representatives from Mapletree Investments and students and staff of Temasek Polytechnic (TP) and Nanyang Polytechnic (NYP). The initiative, organised by Mapletree and both Institutes of Higher Learning, is part of the Group's ongoing sustainability efforts to plant 100,000 trees by 2030.

"As part of our commitment to sustainability, we are proud to work with like-minded partners such as Nanyang Polytechnic and Temasek Polytechnic, who share our vision for a greener future," said Mr Edmund Cheng, Chairman of Mapletree. "This collaboration is a step closer to helping the environment. It also amplifies the benefits of trees to the students and develops a sense of environmental stewardship. As we sow the seeds today and drive significant change, we look forward to seeing our young leaders blaze the trail towards a better tomorrow."



Above: 80 students and 30 staff from TP participated on 3 November 2023.



Above: 40 students and 12 staff from NYP took part on 17 November 2023.



Photos: Mapletree Investments

Above (left to right): NYP student Chloe Pinto; Ms Shirley Tee, Assistant Director, School of Business Management, NYP; Dr Pang Chin Hong, Head of Group Sustainability, Mapletree; Mr Lee Chong Kwee, Chairman of Mapletree Logistics Trust Management Ltd.; Ms Esther Ho, Deputy Principal (Organisational Excellence), NYP; Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree; and NYP student Loh Jie Wee.



Representatives from NYP and Mapletree planting a tree.



Students from TP helping to plant trees.

SPACE FOR RENT

Looking for space in a Mapletree building? Find what you need here.

SOUTH KOREA

Mapletree Logistics Centre – Baekam 1
54, Jugyang-daero 912beon-gil, Baegam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do
Contact: Amy Choi
Phone: +82 2 6742 3200
Email: choi.hyojung@mapletree.com.sg
Unit sizes: 2,000 – 4,000 sqm

Mapletree Logistics Centre – South Anseong
72, Gusu-ri, Miyang-myeon, Anseong-si, Gyeonggi-do
Contact: Amy Choi
Phone: +82 2 6742 3200
Email: choi.hyojung@mapletree.com.sg
Unit size: 4,400 sqm

Mapletree Logistics Centre – Wonsam 1
1566, Jugyang-daero, Wonsam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do
Contact: Jake Lim
Phone: +82 2 6742 3200
Email: jake.lim@mapletree.com.sg
Unit sizes: 2,500 – 2,600 sqm

Mapletree Logistics Hub – Pyeongtaek
54, Jugyang-daero 912beon-gil, Baegam-myeon, Cheoin-gu, Yongin-si, Gyeonggi-do
Contact: John Lee
Phone: +82 2 6742 3200
Email: john.lee@mapletree.com.sg
Unit sizes: 900 – 1,300 sqm

VIETNAM

Mapletree Logistics Park Hung Yen 1A, 1B & 1C
Lot P1-CN2, Yen My Industrial Park, Yen My District, Hung Yen Province, Vietnam
Contact: Nguyen Thi Phuong Anh
Phone: +84 906 273 236
Email: nguyen.thiphuonganh@mapletree.com.sg
Unit size: Approx 3,000 sqm

Mapletree Logistics Park Phase 4 & 6
Vietnam Singapore Industrial Park II, Binh Duong Industry-Service-Urban Complex, Hoa Phu Ward, Thu Dau Mot City, Binh Duong Province, Vietnam
Contact: Pham Tran Phi Thuy
Phone: +84 988 156 760
Email: pham.tranphithuy@mapletree.com.sg
Unit sizes: 2,400 – 3,500 sqm

OFFICE

SINGAPORE

20 Harbour Drive
20 Harbour Drive, Singapore 117612
Contact: Jolyn Tay
Phone: +65 6804 8087
Email: tay.zilin@mapletree.com.sg
Unit sizes: 119 – 850 sqm

HarbourFront Centre
1 Maritime Square, Singapore 099253
Contact: Ellis Leong
Phone: +65 6807 4032
Email: ellis.leong@mapletree.com.sg
Unit sizes: 35 – 3,020 sqm

HarbourFront Tower One
1 HarbourFront Place, Singapore 098633
Contact: Lim Tze Ting
Phone: +65 6377 6396
Email: lim.tzeting@mapletree.com.sg
Unit sizes: 232 – 690 sqm

HarbourFront Tower Two
3 HarbourFront Place, Singapore 099254
Contact: Jolyn Tay
Phone: +65 6804 8087
Email: tay.zilin@mapletree.com.sg
Unit sizes: 391 – 1,012 sqm

AUSTRALIA

111 Pacific Highway
111 Pacific Highway, North Sydney, NSW 2060, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit sizes: 200 – 6,500 sqm

144 Montague Road
144 Montague Road, South Brisbane, QLD 4101, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit sizes: 750 – 8,500 sqm

INDUSTRIAL

SINGAPORE

Tanjong Pagar Distripark
37 and 39 Keppel Road, Singapore 089064/089065
Contact: Ellis Leong
Phone: +65 6807 4032
Email: ellis.leong@mapletree.com.sg
Unit sizes: 118 – 1,620 sqm

LOGISTICS

AUSTRALIA

Mapletree Logistics Park – Crestmead
Lot 2 Clarke Road and Green Road, Crestmead, Brisbane, Australia
Contact: Harrison Ridgewell / John Puchie
Phone: +61 420 574 783 / +61 417 447 991
Email: harrison.ridgewell@mapletree.com.sg / john.puchie@mapletree.com.sg
Unit sizes: 8,000 – 22,000 sqm

CHINA

Mapletree (Harbin) Logistics Park
No. 4 Hanan No.1 Road, Pingfang District, Harbin, Heilongjiang
Contact: Lexi Zhu
Phone: +86 186 1017 8516
Email: stream.wang@mapletree.com.cn
Unit size: 12,000 sqm

Mapletree (Nanchang) Logistics Park
No. 3688 Jingkai Avenue, Economic & Technology Development Zone, Nanchang, Jiangxi Province, China
Contact: Sara Lu
Phone: +86 138 1610 1514
Email: sara.lu@mapletree.com.cn
Unit size: 14,000 sqm

Mapletree Nantong (Chongchuan) Logistics Park
No. 425 and 426 Tongsheng Ave, Nantong Economic and Technology Development Zone, Nantong, Jiangsu Province, China
Contact: Sara Lu
Phone: +86 138 1610 1514
Email: sara.lu@mapletree.com.cn
Unit size: 11,000 sqm

Mapletree Shenyang Logistics Park
4A, Hunhe 18th Street, Economic and Technology Development Zone, Shenyang, Liaoning Province, China
Contact: Laura Zhang
Phone: +86 185 1160 1676
Email: laura.zhang@mapletree.com.cn
Unit size: 8,900 sqm

Mapletree (Wenzhou) Industrial Park
No. 838 Binhai No. 6 Road & No.1345, Binhai No.11 Road, Wenzhou Economics Technology Development Zone, Zhejiang
Contact: Annie Chen
Phone: +86 134 8212 2193
Email: annie.chen@mapletree.com.cn
Unit size: 17,000 sqm

Mapletree Yangzhou Industrial Park
No. 7 Longquan Road, Guangling District, Yangzhou, Jiangsu
Contact: Stream Wang
Phone: +86 138 1875 0847
Email: stream.wang@mapletree.com.cn
Unit size: 8,000 sqm



MALAYSIA

Mapletree Logistics Hub – Jubli Shah Alam
Lot 38271, Pesiaran Jubli Perak, Seksyen 22, 40000 Shah Alam, Selangor Darul Ehsan, Malaysia
Contact: Dickson
Phone: +60 11 3174 7469
Email: dhevondran.thanabalan@mapletree.com.sg
Unit size: 4,559 sqm

SPACE FOR RENT

Looking for space in a Mapletree building? Find what you need here.

1G Homebush Bay Drive
Building G, Rhodes Corporate Park, 1 Homebush Bay Drive, Rhodes, NSW 2138, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit sizes: 250 – 3,000 sqm

22 Giffnock Avenue
22 Giffnock Avenue, Macquarie Park, NSW 2113, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit sizes: 1,400 sqm

417 St Kilda Road
417 St Kilda Road, Melbourne, VIC 3004, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit sizes: 500 – 8,800 sqm

67 Albert Avenue
67 Albert Avenue, Chatswood, NSW 2067, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit sizes: 600 – 1,300 sqm

78 Waterloo Road
78 Waterloo Road, Macquarie Park, Sydney, NSW 2113, Australia
Contact: Alex Bedrossian
Phone: +61 415 897 814
Email: alex.bedrossian@mapletree.com.sg
Unit sizes: 500 – 3,500 sqm

CHINA

mTower Beijing
Building 2, No.16 Lize Road, Fengtai District, Beijing 100073, China
Contact: Frank Zhang
Phone: +86 185 1054 0755
Email: frank.zhang@mapletree.com.cn
Unit sizes: 200 – 2,800 sqm

THE UNITED KINGDOM

3 Hardman Street
3 Hardman Street, Manchester M3 3HF, United Kingdom
Contact: Ed Smee
Phone: +44 20 7605 4694
Email: ed.smee@mapletree.com.sg
Unit sizes: 2,508 – 7,080 sqm

Green Park
100 Longwater Avenue, Green Park, Reading RG2 6GP, United Kingdom
Contact: Rory Carson
Phone: +44 20 7605 4678
Email: roryjohn.carson@mapletree.com.sg
Unit sizes: 46 – 13,006 sqm

IQ Building
15 Justice Mill Lane, Aberdeen AB11 6EQ, United Kingdom
Contact: Gavin Morris
Phone: +44 20 7605 4657
Email: gavin.morris@mapletree.com.sg
Unit sizes: 823 – 5,154 sqm

One Glass Wharf
Avon Street, Bristol BS2 0FF, United Kingdom
Contact: Daniel Sitton
Phone: +44 20 3353 9810
Email: daniel.sitton@mapletree.com.sg
Unit sizes: 550 – 1,740 sqm

IRELAND

Nova Atria
Nova Atria, Blackthorn Road, Sandyford Business Park, Sandyford, Dublin 18, Ireland
Contact: Daniel Sitton
Phone: +44 20 3353 9810
Email: daniel.sitton@mapletree.com.sg
Unit size: 1,118 sqm

THE UNITED STATES

50 South Sixth
50 South Sixth Street, Minneapolis, MN 55402, United States
Contact: James Phillips
Phone: +1 203 246 3434
Email: james.phillips@mapletree.com.sg
Unit sizes: 137 – 3,015 sqm

SPACE FOR RENT

1500 Perimeter Park
1500 Perimeter Park Drive, Morrisville, NC 27560, United States
Contact: Rosalie Morrisson
Phone: +1 203 240 4732
Email: rosalie.morrisson@mapletree.com.sg
Unit sizes: 297 – 1,586 sqm

1800 Perimeter Park
1800 Perimeter Park Drive, Morrisville, NC 27560, United States
Contact: Rosalie Morrisson
Phone: +1 203 240 4732
Email: rosalie.morrisson@mapletree.com.sg
Unit size: 3,427 sqm

3800 Paramount Parkway
3800 Paramount Parkway, Morrisville, NC 27560, United States
Contact: Rosalie Morrisson
Phone: +1 203 240 4732
Email: rosalie.morrisson@mapletree.com.sg
Unit size: 795 sqm

Galatyn Commons – Building C
2380 Performance Drive, Richardson, TX 75082, United States
Contact: James Phillips
Phone: +1 203 246 3434
Email: james.phillips@mapletree.com.sg
Unit size: 20,011 sqm

Galatyn Commons – Building D
1011 Galatyn Parkway, Richardson, TX 75082, United States
Contact: James Phillips
Phone: +1 203 246 3434
Email: james.phillips@mapletree.com.sg
Unit size: 4,137 sqm

VIETNAM

CentrePoint
106 Nguyen Van Troi, Ward 8, Phu Nhuan District, Ho Chi Minh City, Vietnam
Contact: Ha Ngoc Thanh Trang
Phone: +84 833 681 594 / +84 906 625 762
Email: info@centrepoin.com.vn / htrang@mapletree.com.sg
Unit sizes: 150 – 1,000 sqm

Mapletree Business Centre
1060 Nguyen Van Linh, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
Contact: Ha Ngoc Thanh Trang / Le Thi Thu Huong
Phone: +84 906 625 762 / +84 775 421 845
Email: htrang@mapletree.com.sg / le.thithu@mapletree.com.sg
Unit sizes: 53 – 3,000 sqm

mPlaza Saigon
39 Le Duan Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam
Contact: Bui Thu Hang / Duong Thi Diem My
Phone: +84 906 628 366 / +84 355 585 098
Email: bui.thuhang@mapletree.com.sg / duong.thidiemy@mapletree.com.sg
Unit sizes: 82 – 1,700 sqm

Pacific Place
83B Ly Thuong Kiet, Tran Hung Dao Ward, Hoan Kiem District, Hanoi, Vietnam
Contact: Ta Minh Phuong
Phone: +84 24 3946 0888 (Ext 207) / +84 931 269 959
Email: info@pacificplace.vn / ta.minhphuong@mapletree.com.sg
Unit sizes: 100 – 1,650 sqm

RESIDENTIAL

VIETNAM

mPlaza Saigon
39 Le Duan Street, Ben Nghe Ward, District 1, Ho Chi Minh City, Vietnam
Contact: Bui Thu Hang / Duong Thi Diem My
Phone: +84 906 268 366 / +84 355 585 098
Email: bui.thuhang@mapletree.com.sg / duong.thidiemy@mapletree.com.sg
Available units: *Please contact us for more details.*

One Verandah
Bat Nan, Thanh My Loi Ward, Thu Duc City, Ho Chi Minh City, Vietnam
Contact: Tran Khanh Linh
Phone: +84 28 3620 6633
Email: sales.vn@mapletree.com.sg
Unit sizes: 55 – 321 sqm

Pacific Place
83B Ly Thuong Kiet, Tran Hung Dao Ward, Hoan Kiem District, Hanoi, Vietnam
Contact: Ta Minh Phuong
Phone: +84 24 3946 0888 (Ext 207) / +84 931 269 959
Email: info@pacificplace.vn / ta.minhphuong@mapletree.com.sg
36 Available units: *Please contact us for more details.*

RichLane Residences
1056A Nguyen Van Linh, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
Contact: Tran Thanh Hang
Phone: +84 03 8640 5246
Email: richlaneresidences@mapletree.com.sg
Unit sizes: 45 – 123 sqm

RETAIL

SINGAPORE

18 Tai Seng
18 Tai Seng Street, Singapore 539775
Contact: Ng Zhen Yi / Lavinia Chu
Phone: +65 6807 4183 / +65 6807 4189
Email: ng.zhenyi@mapletree.com.sg / lavinia.chu@mapletree.com.sg
Unit sizes: 28 – 158 sqm

HarbourFront Centre
1 Maritime Square, Singapore 099253
Contact: Ng Zhen Yi / Lavinia Chu
Phone: +65 6807 4183 / +65 6807 4189
Email: ng.zhenyi@mapletree.com.sg / lavinia.chu@mapletree.com.sg
Unit sizes: 28 – 165 sqm

HarbourFront Towers One and Two
1 and 3 HarbourFront Place, Singapore 098633 / 099254
Contact: Ng Zhen Yi / Lavinia Chu
Phone: +65 6807 4183 / +65 6807 4189
Email: ng.zhenyi@mapletree.com.sg / lavinia.chu@mapletree.com.sg
Unit sizes: 33 – 245 sqm

MALAYSIA

Jaya Shopping Centre
6th Floor, Jaya Shopping Centre, Jalan Professor Khoo Kay Kim, 46100 Petaling Jaya, Selangor Darul Ehsan, Malaysia
Contact: John Kwan
Phone: +60 3 7932 0955 / +60 1 9363 1363
Email: leasing@jayashoppingcentre.my
Unit size: *Please contact us for more details.*

THE UNITED STATES

Uptown Station
1955 Broadway, Oakland, CA 94612, United States
Contact: Rosalie Morrisson
Phone: +1 203 240 4732
Email: rosalie.morrisson@mapletree.com.sg
Unit sizes: 208 – 1,327 sqm

50 South Sixth
50 South Sixth Street, Minneapolis, MN 55402, United States
Contact: James Phillips
Phone: +1 203 246 3434
Email: james.phillips@mapletree.com.sg
Unit sizes: 73 – 306 sqm

VIETNAM

SC VivoCity
1058 Nguyen Van Linh Boulevard, Tan Phong Ward, District 7, Ho Chi Minh City, Vietnam
Contact: Nguyen Thi Quynh Anh / Nguyen Quoc Thang
Phone: +84 906 202 240
Email: leasing@scvivo.com.vn
Unit sizes: 15 – 1,500 sqm

MAPLETREE OFFICES

SINGAPORE

Mapletree Investments Pte Ltd
10 Pasir Panjang Road #13-01, Mapletree Business City, Singapore 117438
Tel: +65 6377 6111 Fax: +65 6273 2753

AUSTRALIA

Mapletree Asset Management Pty Ltd
Level 9, Suite 9.01, 580 George Street, Sydney, NSW 2000, Australia
Tel: +61 2 9026 8418

CHINA

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GUIDING OUR GROWING DIVERSITY OF REAL ESTATE INVESTMENT PRODUCTS

With a proven track record of developing and managing recognised and award-winning real estate solutions, Mapletree has S\$77.4 billion of assets under management across 13 markets as at 31 March 2023. We focus on delivering value and generating consistently high returns to our stakeholders. In addition, we also strive to be the partner of choice for your real estate and investment needs.

The Group owns and manages a diversified portfolio of office, retail, logistics, industrial, data centre, residential and student accommodation properties, as well as real estate investments.

MLT was listed on SGX on 28 July 2005.
MIT was listed on SGX on 21 October 2010.
MCT was listed on SGX on 27 April 2011.
MNACT was listed on SGX on 7 March 2013.

**Following the merger of MCT and MNACT, MNACT has been delisted from the SGX and MCT has been renamed Mapletree Pan Asia Commercial Trust ("MPACT") with effect from 3 August 2022.



¹ Based on MLT's DPU CAGR and Total Return for the period from 28 July 2005 to 31 March 2023.

² Based on MIT's DPU CAGR and Total Return for the period from 21 October 2010 to 31 March 2023.

³ Based on MCT's DPU CAGR and Total Return for the period from 27 April 2011 to 31 March 2023.

⁴ Refers to the total assets under management as at 31 March 2023.

⁵ Refers to fund size. \$\$ exchange rate as at date of fund inception.

⁶ Based on the assets under management of MCT and MNACT as at 31 March 2023.

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Value through **PARTNERSHIPS**

Mapletree is a leading global real estate development, investment, capital and property management company committed to sustainability. We believe in the value of building strong relationships with our customers, business partners, investors and the community. Forging these relationships allows us to grow together and share the rewards of our collective success with our stakeholders.

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