

# Highlights of the Year



VivoCity Nanhai in China opened for business in May 2014

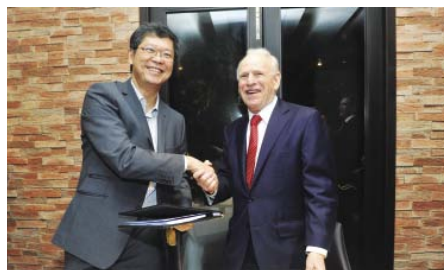
## APRIL 2014

VivoCity was voted 'Best Family-Friendly Mall' and 'Top 3 Best Shopping Centre (City)' at the AsiaOne People's Choice Awards, affirming its position as an iconic retail, entertainment and lifestyle destination in Singapore.

Mapletree expanded into the corporate lodging/serviced apartment business with the signing of a joint venture with Oakwood Worldwide to acquire/develop corporate lodging/serviced apartment assets around the world. The joint venture also saw Mapletree acquire a 49% stake in Oakwood Asia Pacific Pte, Ltd., Oakwood Worldwide's business in Asia.

## MAY 2014

Mapletree celebrated the opening of VivoCity Nanhai located in Foshan, Guangdong. The four-storey mall had pre-leased close to 70% of its lettable area prior to opening. To enervise the retail scene in Foshan, about 20% of the mall's space features new to market brands.



Signing ceremony with Oakwood Worldwide

Mapletree celebrated the groundbreaking of Nanhai Business City (NBC) Phase 4, which is strategically located in the Guangzhou-Foshan and Greater Pearl River Delta region. It will have a gross floor area (GFA) of 445,000 square metres (sqm) and comprise multi-concept components including residential, commercial and an international education hub.

## JUNE 2014

Mapletree Logistics Trust (MLT) acquired Flex Hub, an industrial warehouse in Iskandar Malaysia from Mapletree Industrial Fund for MYR88.5 million. The property consists of seven blocks of single- and double-storey industrial warehouses and an office block, with a total GFA of about 63,750 sqm. Representing MLT's fourth asset in Iskandar, the acquisition is in line with MLT's strategy to scale its presence in Malaysia.



GA Tama Building, Japan – an asset acquired by MJOF in FY14/15



Flex Hub, Malaysia

Mapletree China Opportunity Fund II successfully bid for a prime mixed-use site in Ningbo City, Zhejiang province, for about RMB1 billion. To be carried out in two phases, the 8.5-hectare development will comprise residential and retail/lifestyle components as well as a medical centre, and will cater to upwardly mobile young families with higher spending power.

MJLD held its first and final close with total committed capital of JPY51 billion. MJLD will primarily invest in logistics development assets in Japan. The former will predominantly comprise build-to-suit (BTS) projects with some multi-tenanted developments.

MJOF held its first close with JPY56.5 billion in capital commitments. Seeded with four assets, the fund targets high-quality office space located at the fringe of the Tokyo central business district (CBD) and within Greater Tokyo, with good connectivity and a stable income profile.

## JULY 2014

SC VivoCity achieved strong pre-leasing commitment ahead of its soft opening in April

2015. Located within District 7 of Ho Chi Minh City, SC VivoCity will offer 62,000 sqm of GFA spread over five storeys.

MLT received the Silver award for 'Best Investor Relations' in the REITs and Business Trusts category at the Singapore Corporate Awards 2014 co-organised by the Institute of Singapore Chartered Accountants, Singapore Institute of Directors and The Business Times.

MLT acquired Daehwa Logistics Centre (renamed Mapletree Logistics Centre - Baekam 2) in South Korea for KRW25.5 billion. With a GFA of approximately 25,600 sqm, the three-storey Grade-A ramp-up warehouse is located in Gyeonggi province, a key logistics cluster.

Mapletree Logistics Trust Management Ltd. (MLTM) was named one of Singapore's 'Top 50 Brands' by Brand Finance for the third year running. MLTM garnered a consistent Brand Rating score of A, indicating strong positive performance.

Distinguished for its strong emotional appeal as a premier lifestyle retail destination by over 2.5 million voters, Festival Walk was the winner of the 'Yahoo! Emotive Brand Awards' in the shopping centre category. It is also the first mall in Hong Kong SAR to receive the award for two consecutive years.



Festival Walk, a winner at the 'Yahoo! Emotive Brand Awards'



## AUGUST 2014

Mapletree acquired a 184-unit freehold apartment complex in Sunnyvale, situated at the heart of Silicon Valley, for US\$70 million. Renamed Oakwood Silicon Valley, this is Mapletree's first corporate lodging/serviced apartment acquisition following its joint venture with Oakwood Worldwide. Mapletree will embark on an asset enhancement initiative to retrofit and upgrade the asset into a modern serviced property.



Oakwood Silicon Valley, USA

## SEPTEMBER 2014

Mapletree acquired Arca Building in Beijing, China. The three-storey research and development office building with a canteen at the basement level is located in Zhongguancun Software Park, also known as the Silicon Valley of China.



Arca Building, Beijing, China

Mapletree acquired SII Makuhari Building, a 26-storey office building located in Chiba, Japan. Located at the fringe of Tokyo Metropolitan Prefecture, with a GFA of 72,248 sqm, the property is MJOF's maiden acquisition following the fund's first closing in June 2014.

## OCTOBER 2014

Mapletree completed the divestment of Mapletree Yangshan Bonded Logistics Park and Mapletree Zhengzhou International Logistics Park to MLT for RMB197.2 million and RMB205.6 million respectively. The two Grade-A logistics facilities are located in the Shanghai Pilot Free Trade Zone and Zhengzhou, Henan respectively.

For the third time, MLTM was named Frost & Sullivan's 2014 'Asia Pacific Logistics Infrastructure Developer of the Year' in recognition of its excellent track record in growing its market presence and managing logistics infrastructure development in the region.

VivoCity was recognised for 'Outstanding Efforts in Advertising & Promotions' at the 2014 SRA Retail Awards by the Singapore Retail Association.

Mapletree Industrial Trust Management Ltd was runner-up for the 'Singapore Corporate Governance Award' (REITs and Business Trusts category) while Mapletree Commercial Trust Management Ltd was runner-up for 'Most Transparent Company Award' (REITs and Business Trusts category) at the SIAS Investors' Choice Awards 2014.



MCT at the SIAS Investors' Choice Awards 2014

## NOVEMBER 2014

Moody's Investors Services upgraded Mapletree Commercial Trust's (MCT) issuer rating from Baa2 to Baa1. The upgrade reflects an improved and a stronger operating performance across MCT's property portfolio since MCT's listing in April 2011, as well as the trust's proactive approach to capital management.

MLT acquired 190A Pandan Loop in Singapore for S\$34 million. The four-storey purpose-built food distribution centre with chiller and freezer facilities has a GFA of approximately 10,400 sqm. An attractive property with good specifications and a prime location in a JTC Food Zone, it is well-suited for dry or cold store warehouse operations.

VivoCity Nanhai was named the 2014 'Commercial Landmark in Foshan City' and the 'Most Influential District Shopping Mall' by Guangzhou Daily.

Mapletree acquired a Grade-A office building in South Brisbane, Australia, for A\$93 million. 144 Montague Road is a six-storey office building with 14,742 sqm of net lettable area (NLA). This marked Mapletree's first acquisition in Australia, as part of its strategic plans to venture into new markets.



144 Montague Road, Brisbane, Australia

Festival Walk was named 'Hong Kong Consumers' Most Favoured Shopping Mall' and 'Mainland Consumers' Most Favoured Shopping Mall in Hong Kong' at the Prestigious Corporate Brand Awards co-organised by Ming Pao and the Chinese University of Hong Kong.

Both awards served as recognition to Festival Walk's efforts to be a top choice retail and lifestyle destination.

## DECEMBER 2014

The Building and Construction Authority of Singapore's (BCA) inaugural Building Energy Benchmarking Report 2014 named Mapletree Business City (MBC) as one of the Top 10 Performing Office Buildings (Private) and HarbourFront Centre as one of the Top 10 Performing Buildings (Mixed Development) for their energy efficiency.

MBC Shanghai and VivoCity Shanghai were awarded Best Chinese Futura Mega Project – Bronze at the MIPIM Asia Awards 2014.



*VivoCity Shanghai, China*

MLT acquired Smart Logistics Centre (renamed Mapletree Logistics Centre – Majang 1) in Gyeonggi province, South Korea, for KRW21.4 billion. Located in Fashion Forest, the country's first and largest fashion distribution park, the three-storey Grade-A ramp-up warehouse has a GFA of approximately 19,300 sqm. The acquisition is in line with MLT's strategy to strengthen its presence in South Korea.

Mapletree acquired a 232-unit apartment property in Dallas, Texas for approximately US\$60 million. Located three kilometres north of the Dallas CBD, the property has been renamed Oakwood Dallas Uptown and will gradually be converted from an un-serviced to a serviced property.

VivoCity Nanhai was named 'Top 10 Commercial Real Estate' by Winshang.com and 'Top 10 Commercial Landmark' by Pearl River Times. Pearl River Times also awarded Mayfair, the residential component of NBC Phase 1, 'Top 10 Residential Landmark in Foshan'.

## JANUARY 2015

Mapletree celebrated the groundbreaking of Noda Logistics Centre, a joint venture with ITOCHU Corporation under MJLD. Located in Chiba, Japan, the project is a four-storey ramp-up logistics facility that will offer a GFA of 63,000 sqm and will be completed by early 2016.

Mapletree was ranked 8<sup>th</sup> in the 2014/2015 APAC Fund Manager Guide, and 5<sup>th</sup> among Asia-based fund managers by PERE Magazine. The ranking is based on capital raised for Asia-Pacific focused private real estate investment vehicles between January 2009 and September 2014.

MJOF held its final closing in January 2015 and brought total capital commitments of the fund to JPY65 billion.

Mapletree Industrial Trust obtained the Temporary Occupation Permit for its BTS development for Equinix Singapore. The seven-storey and eco-friendly data centre in one-north is easily accessible by major expressways and public transportation. The data centre has been awarded the prestigious BCA-IDA Green Mark (Platinum) Award for New Data Centres.



*Build-to-suit data centre for Equinix, SG3*

## FEBRUARY 2015

Festival Walk was named the 'Top 10 My Favourite Mall' and 'Best Fashion Mall' at the inaugural Apple Daily Mall Awards 2014. Selected by a panel of judges, mystery shoppers and members of public, these awards attest to Festival Walk's commitment to provide a unique and exciting shopping experience.

Ahead of obtaining its occupancy certificate, Global Technology Park (GTP) at Bangalore, India achieved strong pre-leasing with about half of its approximately 79,100 sqm of NLA in Phase 1 taken up by four Nasdaq-listed multinational corporations. GTP is an information technology (IT) park comprising an existing and fully leased building of 25,700 sqm, as well as approximately 154,600 sqm NLA of ready-built and BTS IT space, which is currently being developed over two phases.

## MARCH 2015

MJOF acquired GA Tama Building, a multi-tenanted office building with GFA of 10,398 sqm, located in Greater Tokyo.

Mapletree was awarded the SG Mark Award 2015 for its MBC II development. Awarded by Design Business Chamber Singapore and modelled after Japan's prestigious Good Design Mark (G Mark), the award recognises MBC II's innovative and exceptional design.

Mapletree acquired its second Silicon Valley located apartment complex for US\$84.0 million. Renamed Oakwood Redwood City, the 141-unit development located at the heart of Redwood City will cater to world-leading technology and healthcare companies located in Silicon Valley.