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# MAPPING

A PUBLICATION BY MAPLETREE

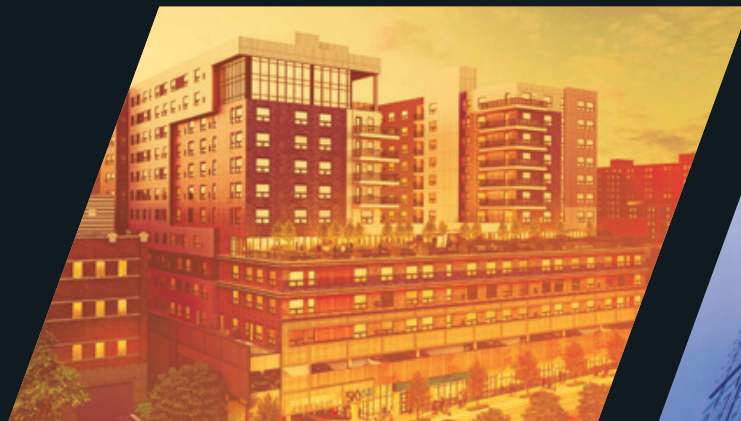


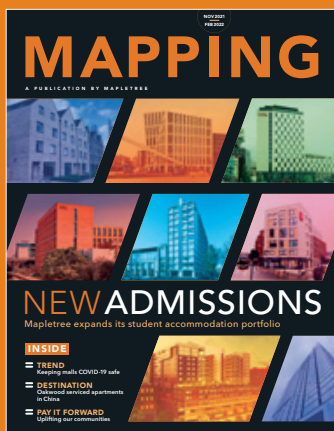
## NEW ADMISSIONS

Mapletree expands its student accommodation portfolio

### INSIDE

- TREND**  
Keeping malls COVID-19 safe
- DESTINATION**  
Oakwood serviced apartments in China
- PAY IT FORWARD**  
Uplifting our communities





#### Cover photo

Mapletree's footprint in the student accommodation sector spans 55 assets with over 23,000 beds located across 37 cities in the United Kingdom, the United States and Canada.

#### About Mapletree

Mapletree is a leading real estate development, investment, capital and property management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes. As at 31 March 2021, Mapletree owns and manages S\$66.3 billion of office, retail, logistics, industrial, data centre, residential, and lodging properties. The Group manages four Singapore-listed real estate investment trusts ("REITs") and five 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"). 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](http://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](mailto:_mapping@mapletree.com.sg). All information is correct at time of printing.

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Students are trickling into university campuses around the world again now that lockdowns and travel restrictions have eased in favoured educational destinations such as the United Kingdom (UK) and the United States. Learn more about how Mapletree is poised to ride this trend with its latest acquisition of four Purpose-Built Student Accommodation (PBSA) assets. The acquisition brings the Group's growing PBSA collection, which has expanded over five years, to 55 assets across more than 35 cities. The cover story on page 3 tracks this expansion and spells out what is next for this fast-growing sector.

The easing of travel restrictions might also see you taking a trip for work or leisure. If China is your destination, why not stay at one of Oakwood's luxurious properties? Whether your days are occupied by meetings or sightseeing, you will be glad for the comfortable space provided by Oakwood. Read more on page 18.

The easing of lockdowns also bodes well for Mapletree's retail arm. However, safety remains paramount, especially since more shoppers will file back in for the festive periods. On page 10, find out what VivoCity, Singapore and other Mapletree malls in China, Hong Kong SAR, Malaysia and Vietnam have done to ensure that their malls are COVID-19-safe for all shoppers, tenants and employees.

Beyond the pandemic, another issue that requires urgent attention is sustainability. Mapletree is firmly committed to building a greener tomorrow, and this ethos lives in its various properties. Hone in on how the Group does this at the state-of-the-art Mapletree Benoi Logistics Hub, which makes it easier than ever for partners to adopt sustainable practices. Learn more on page 16.

As we cap a challenging but successful year, Mapletree remains committed to giving back to the community. This issue highlights the various ways this has been done — by supporting the passion of young talents of Chinese classical music through the Mapletree-TENG Academy Scholarship; by promoting creativity in the School of the Arts Primary 6 Art Competition; and by donating to Vietnam's COVID-19 fund. Read about them on pages 14, 32 and 34.

Through *Mapping*, we will continue to keep you informed of these efforts, as well as broader developments within the Mapletree Group. Take care, and on behalf of the Mapletree Group, here is wishing you and your loved ones a healthy and happy festive season. As always, feel free to drop us a note at [\\_mapping@mapletree.com.sg](mailto:_mapping@mapletree.com.sg).

A studio unit located within Station Street in Nottingham, the UK. This PBSA is one of four student housing assets that the Group acquired in August 2021.



Photo: Mapletree Investments

note  
Welcome



# A LONG-AWAITED RETURN TO SCHOOL

Following the disruptions to the education sector over the past two years, the student accommodation sector is set to shine again, as universities around the world resume in-person lessons.

Top to bottom rows, left to right: Millennium View and Portland Crescent; Station Street, Lightfoot Hall and Portland House; SkyVue Apartments.



**RIISING COVID-19 VACCINATION RATES** have led a number of countries to ease their border and domestic restrictions. This spells good news for students who, after being forced by the pandemic to stay at home or have lessons online for much of 2020 and 2021, are trickling back to their campuses.

The United Kingdom (UK) and the United States (US), two destinations popular with Asian and international students, have recently re-opened their doors to international travellers. According to the US State Department data, American consulates approved almost 117,000 F-1 visas in May and June 2021 — about 90 per cent of figures in 2019 — signalling a recovery to levels preceding the coronavirus pandemic. The F-1 visa allows a traveller to enter the US as a full-time student at an accredited college, university, seminary, conservatory, academic high school, elementary school, or other academic institution, or in a language training programme.



This return to normalcy is giving a boost to the Purpose-Built Student Accommodation (PBSA) sector that caters to both domestic and international students. "In the aftermath of challenges faced by the sector in 2020 during the COVID-19 pandemic, the PBSA markets in the UK and the US are experiencing robust recovery with schools re-opening for face-to-face lessons in the new academic year," said Mr Chua Tiow Chye, Deputy Group Chief Executive Officer, Mapletree.

"The high vaccination rates and strong student enrolment figures in these two markets have also enabled strong pre-leasing rates of student beds for the next academic year to be achieved," he added.

Reflecting the Group's confidence in the sector, Mapletree acquired four PBSA assets in the UK from residential developer Vita Group for over £165 million (~S\$306.2 million), expanding its student accommodation portfolio to a total of 55 assets worth around S\$4 billion. This is made up of over 23,000 beds across more than 35 cities in the UK, the US and Canada.

### SIGNS OF RECOVERY

The PBSA market in the UK has been remarkably resilient despite the challenges posed by COVID-19. According to a report by global commercial real estate services firm Cushman & Wakefield, the number of new beds has increased, while the development pipeline remains strong. As such, the real estate firm believes that the future for PBSA is bright as "the UK's position as an academic powerhouse is set to outlive any pandemic uncertainties".

There are currently around 681,000 student accommodation beds across the UK, with almost 25,000 entering the market for the 2020/21 academic year, a net increase of 21,000 from the previous academic year. Meanwhile, 115,000 beds are in the development pipeline, with around 58 per cent of these having obtained full



Zed Alley features a range of amenities and facilities including a library (above), and is a short stroll from the University of Bristol and the city centre.

planning permission. The sector in the UK is currently worth around £60 billion (~S\$111.1 million) and "remains the go-to alternative asset of choice for investors," Cushman & Wakefield assessed. The report also noted that quality continues to be a key priority among students as demand for en-suite beds remains resilient.

Further fuelling optimism in the UK market is the latest application data (as of June 2021 deadline cycle) from the Universities and Colleges Admissions Service, which shows that there have been 28,490 applications from Chinese students to UK universities to date. This is up from 24,430 applications the previous year, or a 16.6 per cent increase.

"The sector has traditionally proven to be countercyclical and the huge increase in applications for the 2021 entry suggests that this will continue to be the case in a difficult economic environment," said Mr David Feeney, partner, Student Accommodation Advisory, Cushman & Wakefield.

He added, "Coupled with continued increases in international student applications and projections of a rising population of 18-year-olds in the UK, market dynamics continue to look strong. Fundamentally, the market remains undersupplied with high quality student accommodation."



Portland House is a nine-minute cycle to the University of Exeter and is in close proximity to the city centre and the Guildhall Shopping Centre. It features studio apartments with a comfortable living area.





Pablo Fanque House offers a high-quality stay in Norwich city centre.



Westwood Student Mews is a 452-bed property located in close proximity to the University of Warwick.

The US student accommodation sector also managed to stage a recovery following the uncertainty that started in March 2020, when universities across the country were forced to close campuses and switch to virtual classes.

However, the sector managed a turnaround by the end of 2020, with student accommodation investments reaching almost US\$4.5 billion (~S\$6.1 billion) in 2020, compared to US\$5.8 billion (~S\$7.9 billion) in 2019, according to global commercial real estate services and investment firm CBRE. Occupancy in 2020 also barely changed from the 96 per cent level recorded in the preceding years.

"We saw more international investor interest towards the end of last year (2020) as the fundamentals were reported, and it came to pass that the industry had performed well," Ms Jaclyn Fitts, who co-leads CBRE's national student housing team in the US, told real estate publication *PERE*.

## SEIZING THE OPPORTUNITY

The PBSA sector's resilience during downturns has proven to be one of its main attractions to investors. Student accommodation has a track record of being relatively recession-proof when compared to offices or retail buildings.

Occupancy rates and rental growth in PBSA buildings have generally remained high even when the economy slumps, buoyed by resilient demand for higher education globally. Reflecting the allure of this relatively low-risk and

defensive sector, global investments in PBSA reached a record US\$16.3 billion (~S\$21.9 billion) in 2018, according to data from global property consultancy Knight Frank. In the fourth quarter of 2019, PBSA investment surpassed US\$7.6 billion (~S\$10.3 billion), more than double that of the same period in 2018.

Even amid the unprecedented challenges of the pandemic, demand for student accommodation has held up due to the continued desire of students to have a physical learning experience on campus. "People started to realise that even though universities might be closed and only doing virtual classes, students still had the desire to be on campus and learn with their friends," said Ms Fitts.

Against this favourable backdrop, Mapletree recognised the immense opportunities of diversifying its portfolio in a sector known for providing stable, secure income streams. The Group was one of the first Singapore companies that entered the student accommodation sector through acquisitions in the UK and the US some five years ago.

Mapletree entered the market in March 2016 with the acquisition of a portfolio of 25 PBSA assets across 12 core university cities such as London, Oxford and Manchester in the UK. This was followed by the acquisition of seven properties serving top-tier universities in the US that same year.

## DETERMINING FACTORS

WHEN DECIDING ON NEW ACQUISITIONS, MAPLETREE TAKES THE FOLLOWING INTO CONSIDERATION:

### Vendor pricing

- Is the asset likely to meet Mapletree's investment goals?

### Local market dynamics

- How deep is the PBSA competitive landscape?
- Has the enrolment numbers of universities nearby increased in recent years?
- Is the university spending money to enhance and grow its faculties?

### Specifics of the property

- How close is the property to the university campus?
- How new is the property, or when was it last refurbished?
- What environmental certifications does it have?
- Do the number and style of rooms meet market demand?
- What amenities does it provide?
- Has the property enjoyed a healthy occupancy rate in recent academic years, and what is the current leasing profile for the next year?

## A GROWING FOOTPRINT

Mapletree has continued to expand its PBSA portfolio in the ensuing years to take advantage of growing demand in key markets. Announced in August 2021, the Group's latest acquisition in the UK from Vita Group comprises four assets totalling 921 beds: A 156-bed asset in Exeter, a 132-bed asset in Bristol, a 312-bed asset in Leeds, and a 321-bed asset in Nottingham. *(See page 27 for more information.)*

These properties are strategically located within walking distance to Russell Group Universities, such as the University of Exeter and University of Leeds, and are close to amenities such as town centres and train stations. The Vita Group has been appointed as the operator for the four assets.

"The acquisition of four high-quality assets will enhance the scale and reach of our PBSA presence in the UK. This also underscores our commitment to grow the student accommodation sector as a stable and resilient asset class, with growth anchored by strong underlying and positive demographic and student enrolment trends," said Mr Chua.

"Mapletree will also continue to work closely with best-in-class operators to actively manage the assets for growth," he added.

“The acquisition of four high-quality assets will enhance the scale and reach of our PBSA presence in the UK. This also underscores our commitment to grow the student accommodation sector as a stable and resilient asset class, with growth anchored by strong underlying and positive demographic and student enrolment trends.”

**Mr Chua Tiow Chye,**

Deputy Group Chief Executive Officer, Mapletree



Leeds Portland Crescent is located on Woodhouse Lane directly next to Leeds Beckett University's Business School and a short walk from the University of Leeds. Communal facilities include a dining area and gym.



## DESIRABLE LOCATIONS, QUALITY RESIDENCES

The offerings of Mapletree's student accommodations are key to their success. Most are strategically located and close to popular universities, and tend to be relatively new energy-efficient properties that are well-furnished with modern, quality fittings. The assets are designed and built specifically to cater to twin-user demands for a comfortable living environment and a vibrant student community life. Students can choose from a wide range of living options depending on their needs, ranging from studio flats to shared apartments.

Just as importantly, Mapletree properties are installed with the latest security technology, featuring CCTV systems, 24-hour on-site staff, key-card entry and perimeter gates. They are also equipped with amenities and facilities like laundry and parking, as well as complimentary shuttle bus services to and from the university.





Station Street is located along the Nottingham Canal and next to Nottingham train and tram station. It also features modern gym facilities.



## DO YOUR HOMEWORK

Some things for students to consider when choosing a student accommodation:



### BUDGET

Get a unit that you can afford.



### HYGIENE

Check that the property has COVID-19 safety measures in place.



### FACILITIES

Ensure that the amenities offered by the property fit your lifestyle, e.g. does it have a gym or coin-operated onsite laundry?



### LOCATION

An accommodation close to your university saves time and transport cost.



### HIDDEN COSTS

Find lodging where the rent is all-inclusive to avoid surprises.



### SECURITY

Features such as security card access, responsive and professional management and security guards put residents at ease.



### COMMUNITY

Do a vibe check with the friendly and responsive community teams.



Todd, located in Columbia, Missouri, is within walking distance to the University of Missouri.



700 on Washington is located in the heart of University of Minnesota's East Bank campus.



The Chestnut at University City is situated within the University of Pennsylvania Campus.



Another key attraction is the 'all bills included' rent feature that is designed to provide extra convenience for students. Under these all-inclusive deals, the rental covers utilities such as water, gas, electricity and Wi-Fi.

In the thick of the pandemic, several asset enhancement initiatives were also undertaken to take advantage of the downtime and to reposition the assets. This included the conversion of twin units into studios, and improving the bed-bath parity by increasing the number of bathrooms where possible. The asset managers are also exploring ways to tap on renewable energy and enhance energy efficiency.

"Our student accommodation properties cover a range of price-points for our residents, catering to the needs of diverse student profiles — from undergraduates who prefer standalone studios to post-graduate students with families who require more space. Regardless of their choice, we aim to ensure that our residents' experience at university is the best it can be through the way we operate and manage our properties," said Mr Iain McKillop, Head of Student Housing, Mapletree.

"Our partner operators have years of experience of running student accommodation properties and are very in touch with the needs of our residents. This goes beyond physical maintenance and cleanliness, and includes being attentive and quick to respond to students' queries, as well as providing pastoral care and social engagement to make



Take your pick from studio units to two-bedroom apartments at The Chestnut at University City. The property comes with a rooftop pool.





Amenities at The Chestnut at University City include 24-7 concierge service.

sure our residents are well looked after. We strive to provide a warm, collegial, friendly and safe environment for all our residents at their 'home away from home,'" he added.

In addition to growing the portfolio through acquisitions, Mapletree is also leveraging its development capabilities to create new PBSA assets, especially in desired locations. Over the past two years, the Group has developed the 453-bed Westwood Student Mews in the UK, which is located in close proximity to the University of Warwick; and The Chestnut at University City in Philadelphia, the US, situated within the University of Pennsylvania Campus. The latter, a 29-storey mixed-used residential property, is Mapletree's first development project in the US and sits on land that was formerly part of a church.

"The student accommodation team is actively on the lookout for locations with favourable conditions for the development of additional high-quality assets or redevelopment of existing properties to meet the future needs of students — to create a portfolio that is resilient and sustainable," said Mr McKillop.

"Over the longer term, we will continue to grow our student accommodation portfolio globally. We are keen to develop our footprint in the US, the UK and Canada, where we already have assets, as well as explore expansion into new markets including Australia and Continental Europe."



**The student accommodation team is actively on the lookout for locations with favourable conditions for the development of additional high-quality assets or redevelopment of existing properties to meet the future needs of students – to create a portfolio that is resilient and sustainable.**



**Mr Iain McKillop,**

Head of Student Housing, Mapletree

## MAPLETREE PBSA PROPERTIES

### THE US

#### **The Chestnut at University City**

3720 Chestnut Street, Philadelphia,  
PA 19104

[thechestnutucity.com](http://thechestnutucity.com)

#### **700 on Washington**

716 Washington Avenue Southeast,  
Minneapolis, MN 55414

[700washington.com](http://700washington.com)

#### **Todd**

601 S Fifth Street, Columbia,  
MO 65201

[toddliving.com](http://toddliving.com)

### THE UK

#### **Westwood Student Mews**

Marler Road, Coventry, CV4 8BU

[wearehomesforstudents.com](http://wearehomesforstudents.com)

#### **Portland Crescent**

93 Portland Crescent, Leeds, LS1 3AY

[vitastudent.com](http://vitastudent.com)

#### **Station Street**

23 Station Street, Nottingham, NG2 3EQ

[vitastudent.com](http://vitastudent.com)

*For the full list of Mapletree's  
student accommodation properties,  
please visit [mapletree.com.sg](http://mapletree.com.sg).*

**AS WITH MANY COUNTRIES AROUND THE WORLD,** the phased reopening of Singapore's economy has been marked by starts and stops, with the nation toggling between Phase 2 and 3 throughout 2021. Retailers have had to nimbly adapt to the evolving Safe Management Measures (SMMs), including various steps set out by Enterprise Singapore (ESG), a government agency championing enterprise development.

At the end of the Circuit Breaker period (7 April to 1 June 2020), some categories of non-essential services were allowed to progressively reopen in **Phase 1**. Measures such as increasing the frequency of cleaning and disinfection, and placing hand sanitisers close to high-touch surfaces like entrances and elevators were introduced during this phase, and continue to be in place.

Mapletree Commercial Trust's retail property VivoCity, Singapore implemented additional health and safety protocols to protect its tenants, shoppers and employees. Thermal scanning systems, which minimise human contact, were placed

at entrances to the mall, cleaning frequency was stepped up and disinfecting robots were deployed. Campaigns were also organised to raise public awareness on safe distancing.

In **Phase 2** (19 June to 27 December 2020), retail stores were allowed to reopen with safe distancing and crowd management measures in place to identify hotspots and reduce queues. Dine-in was also allowed with a maximum of five persons per group.

SafeEntry contact tracing was introduced during **Phase 3** (from 28 December 2020). Malls and retail establishments installed electronic readers to be used with GovTech's TraceTogether token and app to facilitate national contact tracing efforts. ESG set out additional guidelines to demarcate dining areas for mall employees, taxi and private hire car drivers, and Safe Distancing Ambassadors.

### TAKING A CAUTIOUS APPROACH

In May 2021, Singapore announced a temporary return to Phase 2, following a rise in cases due to the Delta variant. From 16 May to 13 June, the occupancy limit in malls and stores was reduced to one person per 16 square metres of gross floor area, and tenant categories such as Food and

# SAFETY

Providing a safe shopping environment is key to retail recovery.

# RULES







**Left:** Temperature screening scanners were set up at entry points to VivoCity, Singapore. These were removed after 19 August 2021, when temperature screening was no longer a requirement at malls and public places.

**Below:** A shopper performing a SafeEntry check-in with his mobile phone before entering VivoCity, Singapore.



Beverage (F&B), enrichment classes and personal care services that required masks to be off were suspended.

To facilitate a precautionary surveillance testing initiative by the health authorities, people who worked at the mall over a two-week period were required to take a mandatory COVID-19 test. VivoCity, Singapore worked with ESG, the Health Promotion Board and the Ministry of Health to ensure a smooth exercise and positive takeaway for all stakeholders.

"Carrying out the testing was a pre-emptive measure by the authorities to help safeguard the health and well-being of all staff, tenants and shoppers. It was also an additional measure to give further assurance to the mall community," said the Management Team of Mapletree Commercial Property Management (MCPM). "At VivoCity, Singapore, the safety of our staff, tenants, contractors and shoppers is of utmost priority. Since day one, we have spared no effort in implementing the necessary measures to keep our mall community safe. Hence, we are incredibly heartened that no positive cases were identified in spite of the scale of the exercise."

In July 2021, the Singapore Government announced that they would adopt a "COVID-resilient" approach. The objective was to get as many people vaccinated as possible and gradually ease up on restrictive measures. By 9 August, Singapore had reached its target vaccination rate of 70 per cent and before the end of August, the vaccination coverage had hit 80 per cent.

Temperature screening for entry to malls was no longer required from 19 August. F&B establishments were allowed to reopen with dining groups of up to two persons, so malls no longer had to designate a dining area for their staff or mobile workers.



As of September 2021, the country entered the Stabilisation Phase. SMMs were tightened from 27 September through 21 November to slow down the rise in community transmissions, which had gone up to more than 3,000 daily cases on average between September and October. The latest measures (as of press time) to ensure the health and safety of shoppers and mall tenants include:

- Ensuring all staff of mall operators and enterprises operating stores or booths located within the malls undergo Fast and Easy Testing (FET) using the COVID-19 Antigen Rapid Test (ART) every seven days.
- Requiring employees working at malls to be fully vaccinated or undergo regular testing under the "Vaccinate or Regular Test" regime. Unvaccinated employees and those who are unable to be vaccinated for medical reasons are required to undergo twice-weekly testing.
- Allowing only vaccinated persons entry to malls and to dine out in groups of two, as part of the Vaccination-Differentiated Safe Management Measures (VDS).

### OVERCOMING THE ODDS

Even before COVID-19, brick-and-mortar retailers in Singapore have been facing different challenges, such as labour crunch and, in particular, consumers' shift to digital shopping platforms. And with physical stores closing temporarily during the critical months of the pandemic, many consumers who had never shopped online turned to e-commerce. Those who already had, spent even more hours browsing and shopping via websites, apps and livestreams.



Diners keeping a safe distance as they wait to enter American burger restaurant Shake Shack at VivoCity, Singapore.



Markers are placed at strategic locations around VivoCity, Singapore to ensure safe distancing between shoppers.

While the virus is changing shopping habits, physical stores are not about to call it a day any time soon. People seek sensory experiences and human interaction, which physical malls provide. One only has to look at the spike in human traffic to malls and dining establishments every time COVID-19 restrictions are lifted. A global survey found that three in four shoppers visited physical stores during the pandemic, and almost half of them purchased a product after seeing it in the store.

To keep VivoCity, Singapore's offerings relevant while providing a safe and appealing retail experience, the mall has accelerated its asset enhancement initiatives (AEI). Plans to reconfigure units and introduce new tenants to provide more choices and improve the shopping environment were already in the works before COVID-19 happened.

"We took the opportunity during quieter periods to expedite the projects, such as replacing floor tiles, in order to be better prepared for the time when more restrictions would be lifted and we could see an increase in shopper traffic," said the Management Team of MCPM. "To boost shopper traffic and help our tenants, VivoCity, Singapore also offered rental rebate assistance and distributed tenant vouchers through various marketing campaigns and platforms to encourage higher spending and spur repeat visits from shoppers," they added.

Although the past year has seen some retailers move out, there were also new entrants, as well as existing retailers that expanded in the middle of the pandemic. "Due to the shift towards working from home, we observed lower demand in fashion retail. However, the demand has shifted towards athleisure, where we are seeing exponential growth. adidas opened their flagship store in 2021, while Foot Locker and lululemon have opened over the past months. There are plans for Nike and PUMA's expansion in VivoCity, Singapore too," shared MCPM's Management Team.





**At VivoCity, Singapore, the safety of our staff, tenants, contractors and shoppers is of utmost priority. Since day one, we have spared no effort in implementing the necessary measures to keep our mall community safe.**

Management Team of Mapletree Commercial Property Management

F&B is another growing trade category, especially if the concept, ambience and offerings are unique and niche. "Tenant groups such as EN group, Minor Food Group Singapore and Paradise Group have expanded their footprint with us. Candy Empire and MINISO have relocated their stores within the mall as well. Such advance planning of relocation minimises the impact of lease downtime and creates an operational retail environment that is conducive to shoppers," said the MCPM Management Team.

They added that the mall has prepared itself to adapt to the continuing changes in the retail industry. "We will review our practices to stay relevant, such as developing a fair tenancy framework, recalibrating the trade mix, optimising lease area and rental assessment to support tenants. The standard operating procedures and best practices built up over this period have provided us with a robust and adaptable framework that will help us navigate sudden events going into the future, and to keep the mall a safe and healthy environment for both mall staff and shoppers."

## SAFETY MEASURES IN MAPLETREE MALLS INTERNATIONALLY

	Jaya Shopping Centre, Selangor, MALAYSIA	VivoSquare, Ningbo, CHINA (slated to open in late 2021)	SC VivoCity, Ho Chi Minh City, VIETNAM	Festival Walk, HONG KONG SAR
Limit on number of visitors	No.	No.	Yes.	No.
Change in mall or store operation hours	All stores are allowed to open except for tenants in the entertainment and education categories.	Normal operation hours for all tenants, including non-essential services.	Mall reopened on 1 Oct 2021. Current restrictions include delivery-only for F&B and closure of cinemas. Reopening of all trades in the mall will be in phases.	Normal operation hours except for F&B, where current restrictions for restaurants (classified from Type A to D) apply for dining in, as well as different limits on number of patrons per table and restaurant seating capacity.
Mandatory temperature check	Yes.	Yes.	Yes.	No.
Proof of vaccination or health status	Visitors must scan the MySejahtera app which shows their vaccination status. Those who are not vaccinated can still enter the mall for essential services such as supermarkets. Customers must be fully vaccinated before entering shops that sell sports equipment, electronic appliances, furniture, clothing, jewellery and car accessories.	Visitors must show their Health Code status on the WeChat or AliPay platforms. Users are assigned one of three colours – green, yellow or red – based on their location, basic health information and travel history. Only visitors with a green status are allowed to enter the mall.	Visitors must show the digital Green Pass which is issued to fully vaccinated individuals or those who have recovered from COVID-19 in the previous six months.	Visitors are required to use the LeaveHomeSafe app when they dine in at the Foodfest food court and other F&B outlets.
Mandatory use of health tracking and contact tracing app	Yes. MySejahtera is a contact tracing app.	Yes. Visitors must show Health Code status before entering the mall.	Not yet. A contact tracing app will eventually be introduced.	No. However, visitors are advised to use LeaveHomeSafe app to enter or after entering the mall.
Increased frequency of cleaning and disinfection of high-touch areas	Yes. Use of disinfecting antimicrobial coating for high-touch areas.	Yes.	Yes. Use of special chemical treatments may be implemented soon.	Yes. Special chemicals are used for cleaning and long-term disinfection. Air filters in ventilation systems have been upgraded to higher-efficiency ones and are cleaned more frequently.
Change to entry or exit points	Yes. Secondary entrance is closed.	Yes.	Yes.	No.
Deployment of manpower to manage shopper traffic, and check temperature and health pass/contact tracing app	Yes. At main entrance and carpark entry.	Yes.	Yes.	More manpower is deployed to Foodfest to check if visitors have provided their contact details or used the LeaveHomeSafe app, and to perform temperature checks before entry.

18 Tai Seng, Alexandra Retail Centre and HarbourFront Centre follow substantially the same measures as required in Singapore.

Information is correct at time of print. As the COVID-19 situation in each country continues to be fluid, measures and restrictions are subject to change.

# CLASSICAL MOVES

## "I STARTED TO APPRECIATE

Chinese classical music when I was in Secondary Two after a few friends introduced me to the unique style and sounds of this genre. Chinese classical music has many intricacies that I have yet to understand and explore fully. This made me curious about it.

I play both Western and Chinese percussion instruments. The percussion family includes many different types of instruments. Still, it is mainly categorised as either pitched (such as the xylophone and marimba), or non-pitched (such as *da gu* and snare drum). The hardest part about mastering percussion is understanding how different techniques work for different instruments to produce the best sound.

A teacher in my secondary school told me about the Mapletree-TENG Academy Scholarship and asked if I would be interested in applying. The selection

## DRUMMING UP INTEREST

*Tan Jiale, 17, a student at the Nanyang Academy of Fine Arts, is a percussionist who plays the da gu (Chinese bass drum) and snare drum. He has been a recipient of the Mapletree-TENG Academy Scholarship since March 2020.*



process involved an audition. I had to perform a piece to a panel of judges and answer a few questions regarding my interest in Chinese classical music and motivation for this scholarship. It was super nerve-wracking at the time, but I am glad I did it.

Thanks to this scholarship, I am able to access TENG's premises to play percussion instruments freely. This is a great experience as it is difficult to find a place to practise loudly without anyone complaining. I have also learnt from instructors and amazing musicians who were kind and patient throughout my learning process. They provided me with insights that helped me forge my path as an aspiring musician.

I play both classical and contemporary Chinese pieces. It is hard to say which I prefer more, but I did have a lot of fun learning the *pai gu* (a set of tuned drums) part for 'A Well-Matched Fight' (龙腾虎跃).

My family supports my passion wholeheartedly. I am the only musician in the household and everyone is intrigued by my interest. My peers, too. They do not find anything strange about my musical inclinations. That said, it is challenging to make Chinese classical music appealing to mainstream audiences, as many believe the music is slow or boring. Young people, in general, are unfamiliar with, and disconnected from Chinese classical music. I hope to contribute to the growth of the Chinese classical music scene by introducing them to, and getting them interested in this genre.

The most valuable thing I have learnt from the scholarship experience is this: Improving and maintaining your skills are important but raising your level of self-confidence is equally vital. Being confident in my own abilities and knowing my limits have helped me become a better performer."



Two recipients of the Mapletree-TENG Academy Scholarship share their passion and hopes for Chinese traditional music.

*Athena Hong Xin Ying, 12, is a student from Tao Nan School who plays the guzheng (Chinese zither). She has been a recipient of the Mapletree-TENG Academy Scholarship since March 2020.*



**The Mapletree-TENG Academy Scholarship**, established by Mapletree and non-profit arts group The TENG Company in 2018, provides young talents between the ages of seven to 21 with financial assistance to pursue the learning of Chinese classical music. Each scholarship is tenable for a period of two years.



SCAN THE QR CODE FOR MORE INFORMATION

## MAKING HER MUSIC HEARD

### How did you get to know about the Mapletree-TENG Academy Scholarship?

My *guzheng* instructor shared this opportunity with me. The two-year scholarship includes instructor fees, music exam fees, theory lessons and an opportunity to participate in The TENG Ensemble's community initiatives and concerts.

### How else have you benefitted from the scholarship?

The greatest benefit is that my *guzheng* skills have improved greatly! I also appreciate the feedback received from experienced and professional musicians. As a Mapletree-TENG Academy scholar, I have access to a conducive space — the TENG office — to practise the *guzheng*.

### What is your favourite Chinese classical piece to play?

I like 'Fighting Against Typhoon' (战台风), as it depicts a dramatic battle against the forces of nature. It is a very exciting piece to perform.

### What are the challenges of performing Chinese classical music?

Many youths today do not appreciate Chinese classical music as they are more interested in Western pop, rock or K-pop. My friends, for instance, find it hard to relate to my musical interest. Gradually, the number of people listening to and playing this form of music will decrease. If this carries on, Chinese classical music may become outdated. The challenge is to convince the young to appreciate and show interest in Chinese classical music.

### What are your hopes for yourself and the classical Chinese music scene in Singapore?

I am currently trying to play buddy to — or mentor in a sense — a Primary 6 student from another school on how to play the *guzheng* every once a week. I hope to use my skills to help more youths develop a passion for music and the arts, as well as appreciate Chinese musical instruments. Music is for everyone and nobody should be deprived of the opportunity to learn how to play an instrument.

### How did you become interested in Chinese classical music?

When I was in Primary 1, I attended a co-curricular activity open house organised by my school. I learnt about the Chinese orchestra and developed an interest in Chinese classical music. I feel that music can express what we may not be capable of conveying verbally. We often must deal with anger, love, depression and many other emotions and feelings. Connecting with music helps us cope better with our state of mind; it makes us more honest with ourselves.

### Tell us about the instrument you play.

The *guzheng* is played by picking or plucking the strings with your right hand, and pushing or pulling the strings with your left to change the pitch and create vibrato. The *guzheng* sounds like a waterfall or flowing stream. It can also sound like great waves in the ocean. To master the instrument, you must have good muscle memory and rhythm. In some musical pieces, the player must reach a certain speed, which can be challenging if your fingers cannot move fast enough.

# A GREEN MOVEMENT

Mapletree Benoi Logistics Hub is keeping global supply chains moving while championing sustainability.

## WITH THE LOGISTICS INDUSTRY

responsible for the movement of goods and materials around the world, it is sometimes easy to assume that this sector and sustainability are not natural bedfellows. But with rising awareness on climate change, an increasing number of logistics providers are focusing on environmental responsibility — which includes reducing carbon emissions, noise pollution and accidents — giving rise to the term “sustainable logistics”.

The state-of-the-art Mapletree Benoi Logistics Hub in Singapore has proven that navigating sustainable logistics does not have to be a challenging exercise. The infrastructure of this five-storey ramp-up facility promotes sustainability and eco-consciousness among its eight tenants. They include global players in the supply chain industry such as Germany’s DB Schenker and XPO Logistics from the United States.

“The features at Mapletree Benoi Logistics Hub make it easy for us to run more sustainably, in line with our vision of green operations,” shares Mr Koh Sze Chee, Country General Manager, Singapore & Malaysia Operations, XPO Logistics. “The cross-ventilation design of the warehouses means that we can conserve energy during day-to-day operations. Besides reducing our carbon footprint, this also allows us to lower operating costs.”

## CHARGED UP WITH CLEANER ENERGY

A cornerstone of the building’s clean energy consumption plan is its large solar panel, which enables Mapletree Benoi Logistics Hub to benefit from Singapore’s tropical climate. Besides that, the facility boasts purpose-built features that support sustainable operations. These include LED

lighting with motion sensors, which ensures operational efficiency and reduces energy consumption. As LED lights are mercury-free, they also do not pollute the environment as much as conventional lamps and tubes when disposed of.

Tenants have more reasons to switch to electric vehicles (EVs) for their operations. Strategically placed isolator points allow tenants to install chargers to charge their electric forklifts. The benefits of EVs range from lower carbon emissions to reduced running costs. With electric forklifts, tenants also do not have to worry about oil or fluid waste leaking onto warehouse floors. Such leaks can be hazardous for operations as they may lead to accidents among workers.

## RESUSE AND RECOVER

Recycling is another initiative that Mapletree Benoi Logistics Hub advocates. Placing recycling bins in common areas makes the sustainable practice more convenient and intuitive. Research has shown that the use of recycling bins increases when the containers are accessible at the point of disposal. The bins have also been adapted to the unique operations of the logistics sector: by not having a lid, they can hold large wooden pallets that are commonly disposed of in supply chains.

This ethos of recycling extended to the construction of the property as well. When the facility was constructed in 2013, it made sustainability a core principle: the structure was built using sustainable materials and recycled concrete aggregates. The latter is created when clean concrete waste is recycled, which reduces the environmental impact of the construction process. Concrete was not the only raw material that was recycled for the project; Mapletree ensured extensive recycling of demolished materials from the previous facility housed on the same site.



### MAPLETREE BENOI LOGISTICS HUB

21 Benoi Sector Singapore 629853

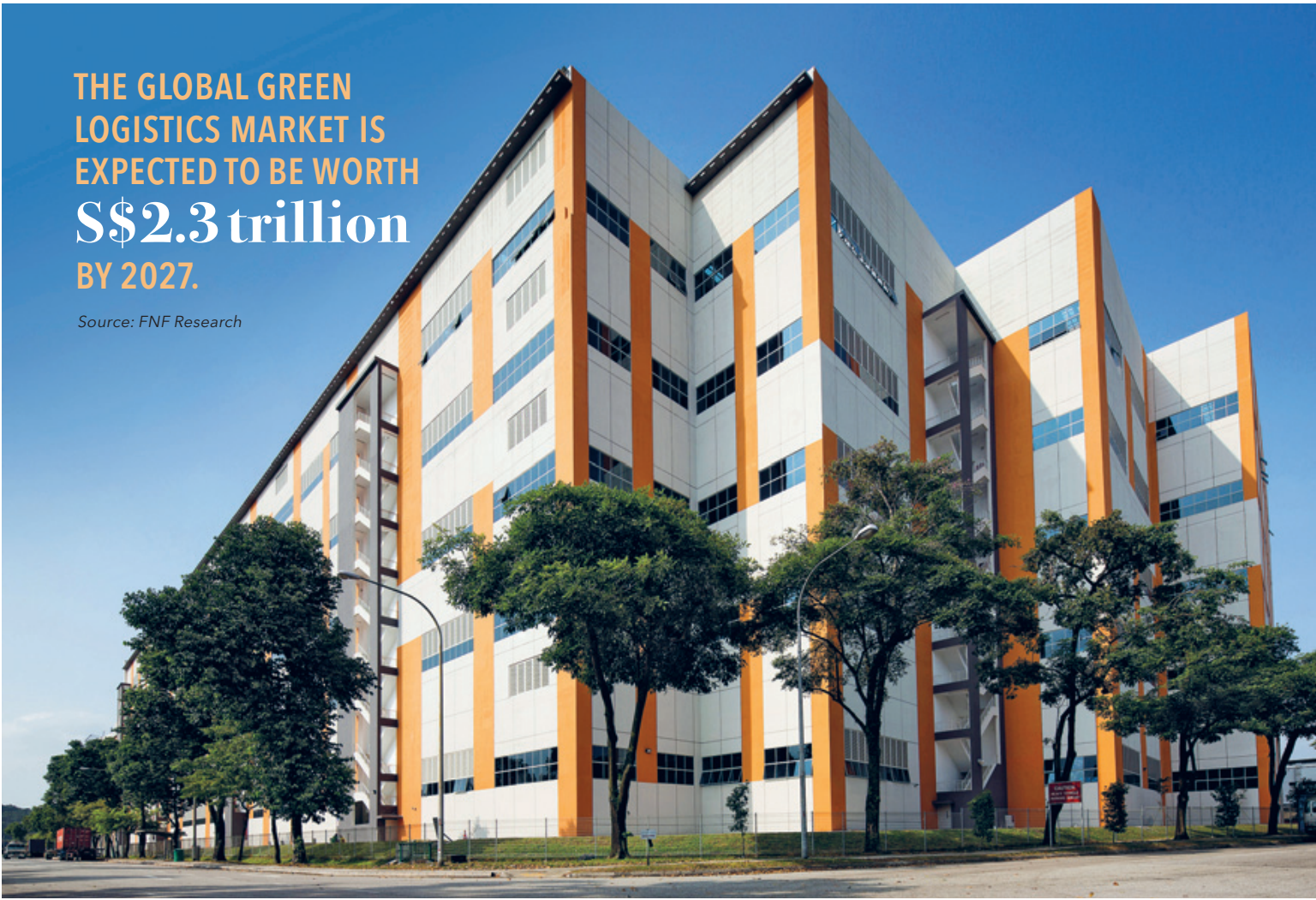
Gross floor area: 92,171 sqm

Net lettable area: 90,043 sqm



# THE GLOBAL GREEN LOGISTICS MARKET IS EXPECTED TO BE WORTH **S\$2.3 trillion** BY 2027.

Source: FNF Research



Such green initiatives led Mapletree Benoi Logistics Hub to receive its first Green Mark Platinum Award by the Singapore Building and Construction Authority (BCA) in 2014. Presented annually, the BCA Green Mark awards recognise developers, building owners and individuals who have made outstanding achievements in environmental sustainability. This culminated in the property being one of the first warehouse facilities in Singapore to be certified as a Super Low Energy (SLE) Building by the BCA in 2021, an accolade that underscores its best-in-class energy efficiency and smart energy management features.

## SMOOTH AND SEAMLESS

Mapletree Benoi Logistics Hub is well-regarded for its design and operational features. These include a ramp-up warehouse with direct loading facilities and dedicated loading bays with dock levellers that make the unit-to-container movement an efficient and easy process. The high floor loading capacity of 40 kilogram-force per

## Other Sustainable Features of Mapletree Benoi Logistics Hub

- Open-top containers to recycle unused pallets
- Water fittings rated 'Excellent' for Water Efficiency Labelling
- Private meters for leak detection at areas with major water usage
- Indoor paints and materials with low volatile organic compound content
- Flat slab design resulting in low concrete usage index of 0.48 m<sup>3</sup>/m<sup>2</sup>
- 2,233 kWp solar installation

square metre (KN/m<sup>2</sup>) and the clear height of up to 12 metres (m) allow tenants to use the space to move goods of different sizes.

Mapletree Benoi Logistics Hub is also popular with tenants for its location in the heart of Singapore's industrial district in Jurong. This puts it within proximity of the Ayer Rajah Expressway and Pan-Island Expressway, allowing easy access to the rest of the island. The Second Link bridge to Malaysia is about 10 minutes away by lorry, while the Tuas mega port can be reached in half an hour. Workers can also easily access the nearby Joo Koon MRT station by public transport in under 10 minutes.

Security is another major highlight of Mapletree Benoi Logistics Hub, which is fitted with a licence plate recognition parking system. This system ensures quick and accurate reading of vehicle licence plates in a way that does not disrupt or slow down operations.

"All in all, the Mapletree Benoi Logistics Hub meets all of our needs — sustainable operations that align with our organisation's values and the movement of products around the world more efficiently and cost-effectively," said Mr Koh.



**LUSH FORESTS, SPECTACULAR MOUNTAINS,** traditional villages and modern metropolises — China is home to myriad landscapes, promising a different experience for every traveller. Although borders have been largely closed to international visitors since the start of the COVID-19 pandemic, its tourism industry has been far from stagnant. Some might even say it is booming. During the annual “Golden Week” (a seven-day holiday from 1 October to 7 October to mark the founding

of modern China) in 2021, more than 500 million domestic tourists criss-crossed the country to take in the sights and sounds. These figures represent about 70 per cent of pre-pandemic levels, suggesting strong growth to come for China’s hospitality sector.

Besides holidaymakers, China also sees a significant number of people travelling for work. As it is a market that values face-to-face interaction, air transport taking passengers between commercial commerce centres

Take in the country’s breathtaking sceneries with luxurious stays at Oakwood properties.

# MAKE IT A FINE





for business meetings and events are high in demand. According to aviation consultancy AirPlus International, the number of domestic flights in the first five months of 2021 (January to May) was 9.5 per cent higher than in the pre-COVID-19 year of 2019. Flights between Shanghai and Beijing were the most booked, accounting for 7 per cent of domestic business trips. This was closely followed by connections between Shenzhen and Shanghai, which made up 6 per cent of domestic business trips.

Oakwood, with its expanding portfolio of premium accommodations in China, is poised to take advantage

of these trends. Since debuting in the country 20 years ago, the hospitality brand has doubled its footprint in the Mainland, with four new properties opening in 2021-2022. These are dotted around the nation, covering both cities and natural getaways. They build on a presence that is already lauded: Oakwood was recently recognised as the "Best Serviced Apartment Operator" at the 16<sup>th</sup> China Hotel Starlight Awards Ceremony, dubbed the 'Oscars' of the industry.

Here are some new and soon-to-be opened Oakwood properties that you can consider for your next holiday or work trip to China.

# CHINA SOJOURN

The Oakwood Premier Tonglu offers panoramic views of the Fuchun River.

**Right:** Choose from a range of fully furnished room options at the property.



## FOR CITY SIGHTS

### Oakwood Premier Tonglu

1 Meilin Road, Tonglu County, 311500, Hangzhou, Zhejiang, China  
Hotel rooms: 45 Serviced apartments: 154

Oakwood Premier Tonglu sits on the edge of the emerald waters of the Fuchun River, which offers sweeping views of the river basin. Nestled within LIT City, Tonglu's first cultural and creative complex, the service apartment provides convenient access to various retail, entertainment and dining options.

The Tonglu region is set to grow further in importance in 2022 when it becomes the southern terminus of the Huzhou-Hangzhou high-speed railway. With this connection, it will be easier than ever to enjoy the vibrancy of Hangzhou, famed for being the headquarters of tech giant Alibaba. But even with its futuristic central business district, Hangzhou has retained much of the classical charm and beauty that led Venetian explorer Marco Polo to declare it the world's most beautiful city over 700 years ago. Most magnificent is the West Lake, which has been immortalised in countless works of literature and art. At dusk, join locals to take in an unforgettable view by its shores, named one of the world's most superb sunset spots by CNN.

## STEAK YOUR CLAIM

Do not miss Steak House, Oakwood Premier Tonglu's in-house steak bar. Choose your favourite cut of meat and have it charcoal-grilled or pan-fried to perfection by the restaurant's chefs. For a delectable dining experience, pair the prime cuts with choice bottles from Steak House's extensive wine list.



**Below:** Admire the panoramic sunset views of the Fuchun River from your hotel room.



## Setting the Standard

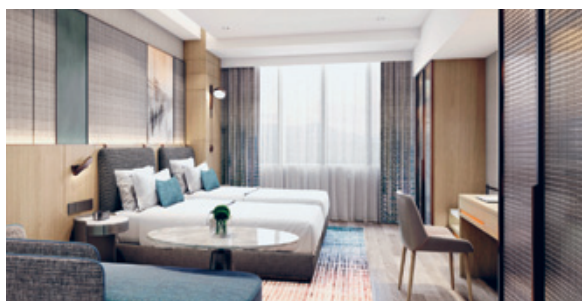
Travellers hankering for a sustainable, smart and personalised sanctuary need not look further than **Oakwood Beluxs** ([oakwood.com/oakwood-beluxs](http://oakwood.com/oakwood-beluxs)), a new brand co-developed by Oakwood and China's Country Garden Commercial and Culture Tourism Group. Each of the 100 Oakwood Beluxs properties set to open in China will reflect these discerning travellers' sense of style, penchant for aesthetics and care for the environment. The properties will open in the 50 most affluent cities in China progressively by 2030, with two slated to open in the second half of 2022: Oakwood Beluxs Yantai and Oakwood Beluxs Qingdao.

Early reviews are positive, with the brand recognised as the "Best Serviced Apartment Brand" at the 16<sup>th</sup> China Hotel Starlight Awards Ceremony. "We are honoured to have support from Country Garden Commercial and Culture Tourism Group in co-creating Oakwood Beluxs to provide quality residential spaces for this growing segment of sophisticated travellers that will push the boundaries for hospitality experience; and look forward to announcing our first few properties in Southern China in due course," said Mr Dean Schreiber, interim Chief Executive Officer of Oakwood.



**Above:** The Qiandenghu Park circles a large lake, which you can explore by small boats.

**Right:** The facade of Oakwood Residence Foshan.



**Above:** The Studio Superior Twin comes with an ensuite bathroom with rain shower, and a fully-equipped kitchen.

**Right:** The lobby of Oakwood Hotel & Apartments Daxing Beijing.



## GOAL GREEN

Oakwood Hotel & Apartments Daxing Beijing lives and breathes sustainability. Electric cars are used for all transfers and guests are free to borrow bicycles to commute to nearby areas or offices – a must-try during a crisp autumn day in the Chinese capital.

## FOR ECO TOURISM

### Oakwood Hotel & Apartments Daxing Beijing (Opening in 2022)

29 Xinyuan Street, Daxing District, 102600, Beijing, China

Serviced apartments: 165

Daxing district, which surrounds Oakwood Hotel & Apartments Daxing Beijing, is famous for its ecological agriculture and tourism. One of its most unique attractions is Dongfangqishi Horse Riding Paradise, an enclave of restaurants and stables. Visitors can get up close to more than 60 horses of different varieties, including Erie horses from the steppes of northern China and southern Russia. Those in search of adventure can ride one of these majestic beauties down a dedicated track.

Do not leave the area without a trip to LIVAT Centre Beijing, recognised as Daxing district's best shopping centre. Home to over 455 tenants, the retail paradise boasts an extensive line-up of fashion brands. Also available are more than 100 food and beverage (F&B) outlets, an IMAX cinema and a karaoke lounge.

Daxing's other big draw is Beijing's Daxing International Airport, which opened to much fanfare in 2019, with 240 routes that connect 171 global cities. Oakwood Hotel & Apartments Daxing Beijing is just 25 minutes away by car from the aviation hub, offering business travellers an oasis of calm after their flight.



**Left:** The LIVAT Centre, which is a 25-minute drive from the property.



**Above:** Beijing's Daxing International Airport is a 25-minute drive from Oakwood Hotel & Apartments Daxing Beijing.





## A FAMILIAR TASTE

The bold and vibrant flavours of Southeast Asia will follow you during your stay in China, thanks to Treat Restaurant, Oakwood Residence Foshan's F&B establishment. Need a liquid fix? Unwind and relax over a cocktail at the in-house Churchill's Bar.



**Below:** The Two-Bedroom Deluxe apartments with large balconies offer 180-degrees view of Foshan city on levels 22 to 29 and 36 to 38 of the property.



## FOR A QUAIN GETAWAY

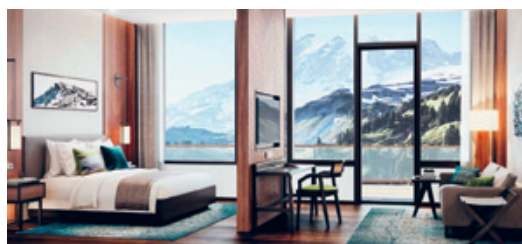
### Oakwood Residence Foshan (Opening in 2022)

*Elegance Mall (East Tower) 38 Haiba East Road Nanhai District, 528200, Foshan City, Guangdong Province, China*

**Serviced apartments: 386**

Staying at Oakwood Residence Foshan puts you within walking distance of the serene Qiandenghu Park. Foshan's answer to New York City's Central Park is a sprawling sanctuary of green, offering the city's seven million residents a scenic space to unwind and recharge.

Foshan is also the ancestral home of many Chinese martial arts legends, including *Wing Chun* (a southern Chinese style of kung fu) grandmaster Ip Man and the family of superstar Bruce Lee. The city has preserved many monuments and sites related to its famous sons. These make for a unique walking tour, allowing visitors to better understand one of China's most successful cultural exports. More tourists are expected to flock to Foshan as it plans to develop a large "kung fu town", which would house a kung fu experience and outreach centre.



Oakwood Suites Chongli during winter.



## FOR NATURAL WONDERS

### Oakwood Suites Chongli

*Taizicheng Resort, Chongli District, 076350, Zhangjiakou, Hebei, China*

**Serviced apartments: 137**

Oakwood Suites Chongli is located within the 2022 Beijing Winter Olympics Zhangjiakou zone, promising to bring much international attention to the winter wonderland that is Hebei. The mountains surrounding the serviced apartment are famous for offering powder-snow skiing, snowboarding, snow rafting, reindeer sledding, snowmobile adventures and more.

But do not write off Hebei as just a winter destination — it buzzes with life during the summer as well, when trekkers, mountain bikers and trail runners hit its picturesque mountain ranges for their dose of adrenaline rush. Oakwood Suites Chongli is well-placed to cater to these disparate groups of travellers, thanks to its strategic location at the heart of the Taizicheng ski resort.

## INSIDER INSIGHT

Oakwood Suites Chongli's dedicated concierge can share local knowledge of the area and curate a bespoke experience for its visitors.





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# REFUEL AND RECHARGE

Test your mettle on an indoor wall, snack on delicious nibbles and beverages, and savour Korean soontofu soups.



## WORK YOUR WAY UP

Pick up a new sport and enjoy a good workout at Boulder Movement, a bouldering gym in the north-eastern region of Singapore. Unlike indoor rock climbing — which requires ropes and harnesses — all you need for bouldering are sports chalk and climbing shoes.

Walls at Boulder Movement reach heights of around four metres and landings are protected by gymnastic-grade safety mattresses. Testing one's sense of balance and muscular coordination, the goal is to complete pre-set problems on the walls.

The gym is designed to be easy for beginners. No climbing shoes or chalk? Just rent them on site. Amateur climbers can start with the easier problems, demarcated by colour and graded in order of difficulty. Those who prefer guidance in a communal setting can sign up for classes. Personalised training programmes are also available.

With a floor space of 3,000 square feet (~279 square metres), the gym can comfortably accommodate 30 climbers at a time, with safe distancing measures in place.

Says Mr Jansen Ko, co-founder of Boulder Movement, "The sport is fun and inclusive. It offers a full-body workout and is a great way to relieve stress. Try climbing with us — it might be the start of a lifelong adventure!"

### Boulder Movement

#01-09 18 Tai Seng, 18 Tai Seng Street, Singapore 539775

Climb session schedule varies. Download the Boulder Movement app for operating hours.







**Left:** The silken tofu is handmade fresh daily.  
**Below:** For a complete meal, order a set such as the Seafood Soontofu and Chicken Teriyaki Combo.

## THE TASTE OF SMOOTH

Specialising in soontofu soups (where soon means “soft” in Korean), SBCD Korean Tofu House draws diners with silken *tofu* handmade daily and served in a broth that comes in four levels of spiciness: mild, medium, spicy and crazy hot.

There are various soontofu soups on the menu, with options ranging from Original Beef to Seafood. For a delectable mix of everything, go for the Assorted Soontofu Soup — an enthralling stew of beef, clam, crab, shrimp and squid.

To savour a variety of Korean delicacies, many customers order the combo meals, each consisting of a soontofu soup and a choice of main dish. Bestsellers include the LA Galbi Combo (short ribs) and the Cockles Bibimbap Combo.

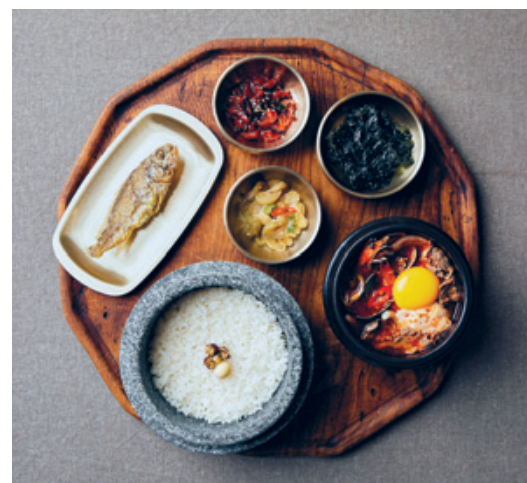
Exclusive to the restaurant’s Alexandra Retail Centre (ARC) branch is the *hanjeongsik*, a lavish Korean-style full-course meal, featuring seasonal ingredients from Korea and presented with a modern touch.

With a maximum seating capacity of 110 (may be less when safe distancing measures are in place) and four private dining rooms, SBCD Korean Tofu House is the ideal venue for a gathering of friends, a corporate meal or a family meal. The kids’ menu makes it all the more attractive to those dining with children.

### SBCD Korean Tofu House

#02-21 Alexandra Retail Centre, 460 Alexandra Road, Singapore 119963

Opens: Mon to Fri 11.30am to 3pm, 5pm to 10pm; Sat and Sun 11.30am to 10pm.







Lok Lok Loh offers diners more than 15 items to choose from, and they include fusion skewers such as charcoaled dough fritter, beancurd skin with meat and cheese *mantou*.



Enjoy your skewered food with speciality sauces, such as chilli crab, salted egg and yuzu mayonnaise.

## UNDERGROUND LOK STAR

Lok Lok Loh literally offers a melting pot of cultures and tastes. "You can enjoy Taiwan street-style fried chicken skewers torched with *mentaiko* sauce or Japanese *shabu* beef skewers dipped in chilli crab sauce, which together produce a range of sensory experiences for all food lovers," says founder Mr Shawn Seah.

Located at basement two of VivoCity, Singapore, the kiosk is inspired by Malaysia's traditional *lok lok* stalls (where skewered food are cooked in boiling water or deep-fried, and then dipped in sauces). Take your pick from over 15 meat, seafood and vegetable items, which are deep-fried only at the point of order. Accompany these savoury sticks with an array of home-made speciality sauces such as chilli crab, salted egg and yuzu mayonnaise.

Take a break from shopping and whet your appetite with crispy bites on the go!

### Lok Lok Loh

#B2-K15 VivoCity, 1 HarbourFront Walk, Singapore 098585  
Opens: 10.30am to 9.30pm daily





**Above:** Smoothie Shiok's most popular item – the Coconut Shake.  
**Right:** Also well-loved by customers is the Avocado Gula Melaka.



The Frothy Taro Coconut is one of the five "frothy" items on the menu.



## SIP AND ENJOY

Feeling the heat? Quench your thirst with a coconut shake from Smoothie Shiok, a new-to-market beverage kiosk that whips up liquid refreshers made with 100 per cent fresh coconut. Enjoy the fruit straight up (Coconut Shake and Coconut Fresh Juice with meat) or blended with other fruits (Coconut Mango Shake, Frothy Taro Coconut, Coconut Soursop Shake and more). Those with adventurous palates can try the Coco Oreo Shake, Coco Blue Coral Shake and Coconut Matcha Green Tea with cream topping. All its smoothie and shake recipes use quality ingredients such as Australian avocados and Thai honey mangoes and coconuts.

Two other star offerings to try are the Coconut Ice Cream served in a husk and filled with colourful toppings like roasted peanuts, corn and red bean; and the Avocado Gula Melaka Milkshake, a go-to choice for those with an extra sweet tooth.

### Smoothie Shiok

#B1-K10 HarbourFront Centre, 1 Maritime Square, Singapore 099253  
Opens: 10am to 10pm daily



**Above:** The Coconut Ice Cream with meat in a husk is served with different toppings.  
**Left:** The Coconut Banana Shake is blended with premium Dole bananas.



# SETTING UP HOUSE

Mapletree acquires four student accommodation properties in the UK.

**MAPLETREE INVESTMENTS** continues to expand its student housing portfolio with the GBP165 million (~S\$300 million) acquisition of four Purpose-Built Student Accommodation (PBSA) assets in the United Kingdom (UK).

The PBSA assets; located in Exeter, Bristol, Leeds and Nottingham; total 917 beds and are within walking distance to various universities. They are also within close proximity to town centres, train stations and other amenities.

Mr Chua Tiow Chye, Mapletree's Deputy Group Chief Executive Officer, highlighted that the acquisition underscores the Group's commitment to grow the student accommodation sector as a stable and resilient asset class, with growth anchored by strong underlying and positive demographic and student enrolment trends.

He added, "In the aftermath of challenges faced by the sector last year during the COVID-19 pandemic, the PBSA markets in the UK and the United States (US) are experiencing robust recovery with schools reopening for face-to-face lessons in the next academic year. The high vaccination rates and strong student enrolment figures in these two markets have also enabled strong pre-leasing rates of student beds for the next academic year to be achieved."

With this acquisition, Mapletree's student accommodation portfolio comprises 55 assets with over 23,000 beds located across more than 35 cities in the UK, the US and Canada. The total assets under management amount to approximately S\$4 billion. About 60 per cent of these beds are held by Mapletree's private fund, Mapletree Global Student Accommodation Private Trust.



**Portland House, Exeter (156 beds)**

Distance to Universities:  
University of Exeter (1 km)  
Exeter College (0.8 km)



**Zed Alley, Bristol (132 beds)**

Distance to Universities:  
University of Bristol (0.3 km)  
City College of Bristol (0.8 km)



**Station Street, Nottingham (321 beds)**

Distance to Universities:  
University of Nottingham (3 km)  
Nottingham Trent University (1.2 km)



**Portland Crescent, Leeds (308 beds)**

Distance to Universities:  
University of Leeds (0.5 km)  
Leeds Beckett University (0.1 km)



# MATCH MADE IN MELBOURNE

The proposed acquisition of a logistics facility by Mapletree Logistics Trust in Australia to support the robust cold storage sector.

**STRENGTHENING ITS PRESENCE** in Melbourne, Australia, Mapletree Logistics Trust (MLT) announced the proposed acquisition of a cold storage facility at a purchase price of A\$42.8 million (~S\$42.8 million) in August. Post-acquisition, MLT will have five logistics assets in Melbourne and a total of 13 assets in Australia, with over A\$870 million (~S\$870 million) in assets under management and 352,400 square metres (sqm) of leasable space.



## PRIME ACQUISITION

Located at 5-17 Leslie Road and 6-10 Pipe Road within the inner west precinct of Melbourne — an established industrial and logistics region in the vicinity of MLT's existing four properties — the property offers excellent connectivity to major arterial routes. The precinct's proximity to the city centre and the Port of Melbourne makes it a choice location for users from the logistics, light manufacturing and food distribution industries.

With a total net lettable area (NLA) of approximately 14,747 sqm, the property includes five blocks of cold and freezer warehouse (comprising 77 per cent of NLA), ambient warehouse, office and other amenities.

The property is primed to support the robust cold storage sector. In 2020, strong growth was recorded for the e-commerce, food and grocery sectors. This, in turn, has led to steady demand for cold storage facilities.

The property is 100 per cent leased for the next 13 years to Austco Polar Cold Storage. A national and international red meat exporter, Austco Polar provides blast freezing, storage and distribution services for domestic and international markets. With annual rent escalations, the acquisition will provide MLT with a stable and growing income stream backed by an established tenant.

The property is located within the inner west precinct of Melbourne and boasts excellent connectivity to major arterial routes.

# STRENGTH & SECURITIES

Mapletree shores up its balance sheet with the issue of the first subordinated fixed for life perpetual securities in the Singapore-dollar market.

**MAPLETREE TREASURY SERVICES LIMITED**, a wholly owned subsidiary of Mapletree Investments, has launched and priced S\$600 million principal amount of 3.70 per cent perpetual securities, issued pursuant to its US\$5 billion Euro Medium Term Note Programme. The securities will be unconditionally and irrevocably guaranteed by Mapletree.

Mapletree received orders in excess of S\$1 billion, with participation from about 60 high-quality investors. The securities, issued in denominations of S\$250,000,

will be perpetual, first callable at the issuer's option on 12 August 2024. Proceeds from the offering of the securities will be used by the Group for general corporate purposes.

Ms Wendy Koh, Group Chief Financial Officer of Mapletree, said, "Despite the current, challenging climate brought about by COVID-19, we went ahead to launch this first subordinated fixed for life perpetual securities in the Singapore-dollar market. We are glad that it was well-received by both the institutional

and high-net-worth investors. The success is a testament to investors' recognition of Mapletree's brand, strong credit and proven financial track record. The securities issuance will further strengthen Mapletree's balance sheet and financial flexibility as the Group continues to grow our business globally to deliver consistently high returns to our stakeholders."

DBS Bank Ltd, HSBC and OCBC are joint lead managers for the offering.





# GETTING THE MUSIC OUT

Mapletree's inaugural US office fund struck a chord with investors.



**Clockwise from above:** 50 South Sixth, a 29-storey office tower with NLA of 64,903 sqm located in downtown Minneapolis, Minnesota; Perimeter Properties comprises three office buildings in Raleigh, North Carolina; Galatyn Commons in Dallas, Texas comprises four buildings; Uptown Station is located in downtown Oakland, California; 8 Pack comprises eight office buildings in Raleigh, North Carolina.

**MAPLETREE INVESTMENTS** closed its maiden United States (US) office fund, the Mapletree US Income Commercial Trust (MUSIC), in September 2021, with US\$552 million (~S\$745.2 million) in total fund equity — all of which was fully invested at closing.

There was strong participation from new and repeat investors, comprising pension funds, insurance companies, investment companies, asset managers and private banking clients. The trust, in line with Mapletree's aim to structure attractive products for a wide spectrum of investors, has a target 12 per cent internal rate of return, representing both a yield plus growth total return from a resilient and income-generating portfolio.

## CHOICE INVESTMENTS

MUSIC consists of five freehold Class A commercial properties with a total net lettable area of approximately 285,000 square metres (sqm) and a total asset value of approximately US\$1.3 billion (~S\$1.8 billion). These office assets are located in key growth cities across the US, namely Oakland, Raleigh, Dallas and Minneapolis, which boast favourable socio-economic and demographic profiles.

The portfolio has a long weighted average lease expiration of 8.8 years and enjoys an occupancy rate of 96 per cent. It is anchored around a diversified and high-quality tenant base with significant exposure to the growth sectors of technology, media and telecommunications, as well as healthcare and pharmaceuticals.

Mapletree's assets under management in the US currently stand at US\$14.8 billion (~S\$19.8 billion) across a range of asset classes, comprising logistics, data centre, commercial, multifamily, serviced apartments and student accommodation.

"MUSIC's successful closing reflects the Group's ability to source, acquire, manage and structure quality investment products that are aligned with investors' requirements and interests. It is also underpinned by the Group's strong operations team of onshore asset and property managers. Going forward, we will continue to formulate new products for syndication," said Mr Hiew Yoon Khong, Mapletree's Group Chief Executive Officer.

## GOING GREEN

The Group is committed to incorporating sustainable practices and minimising its environmental footprint in its business operations. In line with Mapletree's economic, social and governance strategy, the buildings in MUSIC's portfolio are focused on ensuring the health and well-being of tenants; obtaining green building certifications; and implementing sustainable operations, including green lease adoptions.

With MUSIC, Mapletree successfully closed two private funds in 2021, making it a **record fundraising year**. The other is the Mapletree Europe Income Trust (MERIT), a EUR507 million (~S\$806.1 million) European office fund.

**Clockwise from right:**  
These properties are part of the 141 assets acquired and are strategically located along key transportation nodes.



# A SOLID BUILD-UP

Portfolios comprising 141 income-producing assets form the latest of Mapletree's acquisitions in the US.

**MAPLETREE INVESTMENTS** scaled up its logistics presence in the US with the acquisition of two high-quality portfolios for a total investment value of approximately US\$3 billion (~S\$4 billion).

The first portfolio comprises 24 assets totalling 6.1 million square feet (sq ft) of net lettable area across Dallas, Memphis, Greater Chicago, Central Florida and Boston. The portfolio has a high occupancy of 98.9 per cent and has a weighted average lease to expiry (WALE) of 3.3 years.

The second portfolio comprises 117 assets spanning 22.3 million sq ft of NLA across Greater Chicago, the Carolinas, Memphis, Houston and Washington DC/Baltimore. This portfolio is 94.1 per cent occupied and has a WALE of 4.1 years.

## HIGH PERFORMERS

Located in core logistics hubs, the assets are strategically situated along key transportation nodes, providing excellent connectivity to highways, air and sea ports. They are also

in close proximity to large population catchments. The portfolios' well-diversified tenant base includes companies in third-party logistics, consumer goods, wholesale and e-commerce sectors.

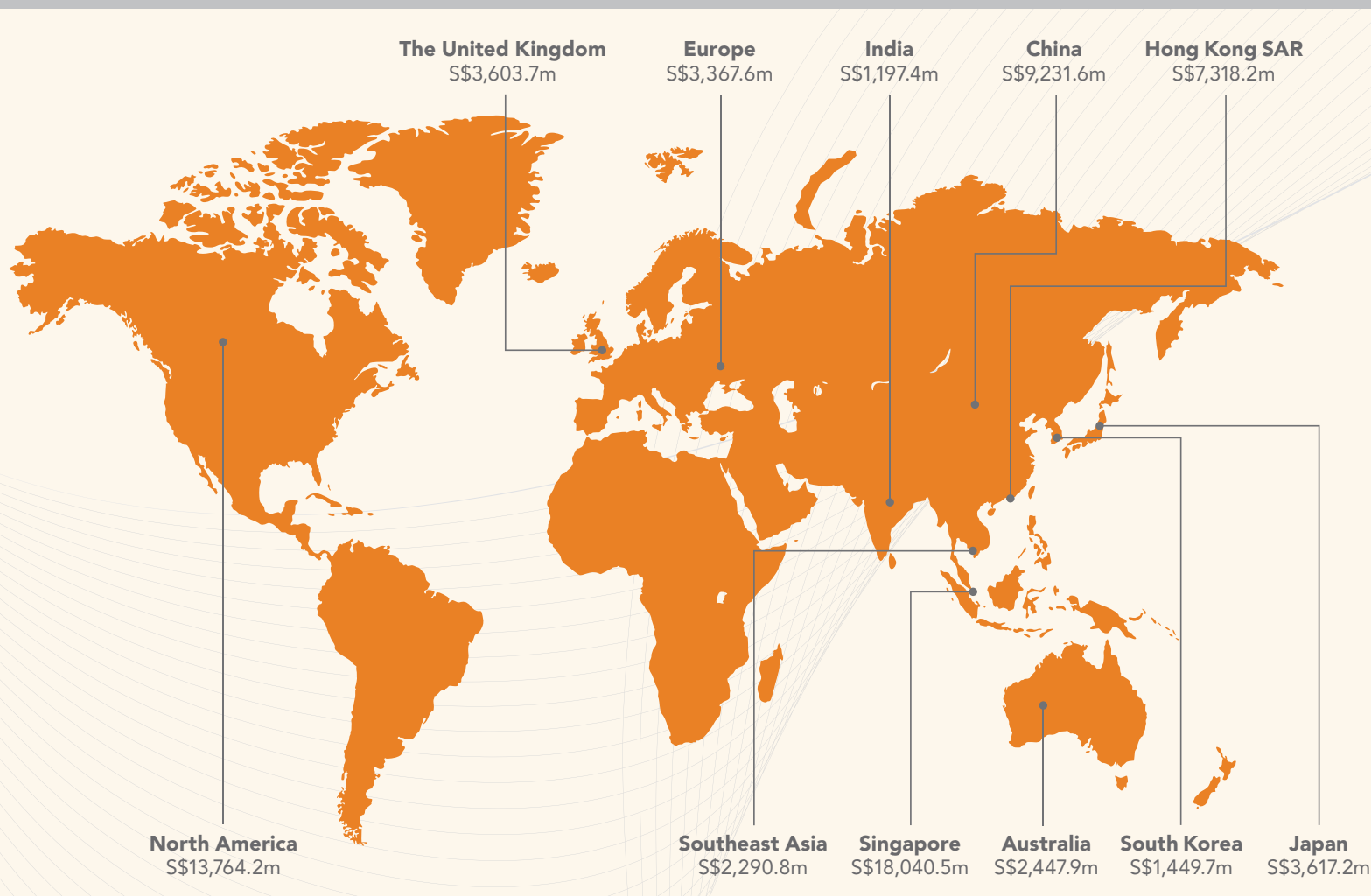
Mr Michael Smith, Regional Chief Executive Officer of Europe and USA, said, "The US logistics sector is among the best performing and most resilient of all the real estate markets in which Mapletree operates globally. By combining these recently acquired assets with 14 logistics facilities that we currently own, we have attained sufficient scale and investor interest to create a fourth US-focused private fund with a fully seeded portfolio of 155 logistics assets."

With the acquisitions, Mapletree will manage approximately US\$14.8 billion (~S\$19.8 billion) of real estate across the US in the logistics, data centre, commercial, multifamily, serviced apartment and student accommodation sectors. It also brings Mapletree's global logistics assets under management to S\$25.5 billion.



# ASSETS UNDER MANAGEMENT

BY GEOGRAPHY



\*As at 31 March 2021.

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

## ABOUT MAPLETREE

Mapletree Investments (Mapletree) is a leading real estate development, investment, capital and property management company headquartered in Singapore. Its strategic focus is to invest in markets and real estate sectors with good growth potential. By combining its key strengths, the Group has established a track record of award-winning projects, and delivers consistent and high returns across real estate asset classes. As at 31 March 2021, Mapletree owns and manages S\$66.3 billion of office, retail, logistics, industrial, data centre, residential, and lodging properties. The Group manages four Singapore-listed real estate investment trusts (REITs) and six 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). 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.

**TO BRING THE ARTS CLOSER TO** the communities and spur interest among young children, Mapletree held the School of the Arts (SOTA) Primary 6 Art Competition Exhibition, from 1 to 14 September 2021, at VivoCity, Singapore.

This is the third year that Mapletree has supported the SOTA Primary 6 Art Competition. The Group launched the exhibition in 2019 and continued its support for the competition in 2020, despite the exhibition being suspended due to COVID-19 restrictions.

"SOTA is delighted to work with Mapletree once again, and thankful that Mapletree is providing this additional showcase opportunity for the participants. We hope that viewing



# STATE OF THE ARTS

Artworks of 50 young talents were on show at the SOTA Primary 6 Art Competition 2021 Exhibition.



Left to right: Mr Edmund Cheng, Chairman, Mapletree; Mrs Mary Seah, Principal, SOTA; Ms Chan Chia Lin, CSR Board Committee Member, Mapletree; Mr Hiew Yoon Khong, Group Chief Executive Officer, Mapletree; and Ms Amy Khoo, Vice-Principal, Arts, SOTA, visiting the SOTA P6 Art Competition 2021 Exhibition at VivoCity, Singapore on 3 September 2021.



# PUBLIC ENGAGEMENT

An Instagram competition invited members of the public to take a selfie with their favourite artwork and upload it onto Instagram with the hashtag #SOTAP6ArtComVivo. Five entries were chosen to win \$30 Mapletree vouchers each.



the world through the eyes of these young artists will inspire both the young and old," said Mrs Mary Seah, SOTA Principal.

To date, Mapletree has committed S\$48,000 to fund the SOTA Primary 6 Art Competition from 2019 to 2022.

## BACK AND BETTER

This year's themes — "Looking Out of My Window", "Space Zoo" and "Tropical Fruit" — challenged participants to draw inspiration from their experience and imagination during COVID-19. The competition received more than 1,000 submissions representing over 166 primary schools — up from over 800 submissions received in 2020. Of these, artworks from 50 finalists were showcased at the exhibition.

"Year after year, the art pieces by Primary 6 students never cease to amaze me. The students are able to express and communicate their experiences during the pandemic through their art," said Mr Edmund Cheng, Mapletree Chairman.



Mr Edmund Cheng, Chairman, Mapletree (centre), taking a walk through the exhibition with Mrs Mary Seah, Principal, SOTA (left), and Ms Chan Chia Lin, CSR Board Committee Member, Mapletree (right).



Left to right: Mr Tan Wah Yeow, CSR Board Committee Member, Mapletree; and Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree, appreciating the students' works at the exhibition.





# A SHOT IN THE ARM

Mapletree contributed to Vietnam's COVID-19 fund to help healthcare frontliners and the local community.

**TO SUPPORT VIETNAM'S BATTLE** against COVID-19, Mapletree donated S\$1 million (~VND17.3 billion) to the Vietnam Fund for Vaccination and Prevention of Coronavirus Disease 2019. This donation is used to acquire COVID-19 vaccines for the Vietnamese community.

## FOSTERING CLOSE TIES

In 2011, Mapletree's support for the Vietnamese community started with the provision of health cards for the less-fortunate in Ho Chi Minh City. In 2017, the Group donated 20 wheelchairs to the Thuy An Centre for Nurturing Old People and Disabled Children. The Mapletree Vietnam team has also been active and regular participants in the Group's annual Staff Corporate Social Responsibility (CSR) programme since 2018.

"Mapletree believes in giving back to the communities in the markets which we operate. In over 15 years of presence in Vietnam, we have consistently supported the community through donations for local causes, as well as CSR activities initiated by our staff. Aligned to our CSR pillar of healthcare, we hope that this donation will play a role in protecting the health of frontliners and the community in Vietnam," said Ms Amy Ng Lee Hoon, Mapletree's Regional Chief Executive Officer of South East Asia & Group Retail.



## EMPOWERING INDIVIDUALS

TO DATE, MAPLETREE HAS DISBURSED  
**MORE THAN S\$20 MILLION**  
TO FUND CSR CAUSES IN  
MARKETS WHERE IT HAS A PRESENCE.

- **2011:** Mapletree provides health cards for the less-fortunate in Ho Chi Minh City
- **2017:** Mapletree donates 20 wheelchairs to Thuy An Centre for Nurturing Old People and Disabled Children
- **2018-present:** Mapletree's Vietnam team regularly participates in the Group's annual Staff CSR programme
- **2021:** Mapletree donates S\$1 million (~VND17.3 billion) to the Vietnam Fund for Vaccination and Prevention of Coronavirus Disease 2019

# SPOT ON!

Mapletree lent its support to *This Little Red Dot...*, Singapore Art Museum's National Day-themed giveaway.



**TWENTY PARTICIPANTS OF *This Little Red Dot...*** each took home S\$100 Mapletree gift vouchers for their winning works. Organised by Singapore Art Museum (SAM) to celebrate National Day 2021, the giveaway was an opportunity for participants of all ages to illustrate their hopes and well-wishes for Singapore in an artistic and original way.

Using a template featuring a centrally positioned red dot, participants were invited to submit either a two-dimensional illustration or a short animation on Facebook or Instagram. The winning entries were featured on SAM's and Mapletree's social media pages.



### 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: 75 – 1,622 sqm

### LOGISTICS

#### AUSTRALIA

**Mapletree Logistics Park – Crestmead**  
Lots 1 and 2 Clarke Road and Green Road, Crestmead, Brisbane, Australia  
Contact: Craig Jones  
Phone: +61 412 944 399  
Email: craig.jones@mapletree.com.sg  
Unit sizes: 10,000 – 40,000 sqm

#### CHINA

**Mapletree Logistics Department (China)**  
11/F, Taikang Insurance Tower,  
No. 429 North Nanquan Road, Pudong New Area,  
Shanghai 200120, China  
Contact: Kev Wu Jian  
Phone: +86 21 2316 7715  
Email: kev.wu@mapletree.com.cn



#### JAPAN

**Higashi Hiroshima Centre**  
67-1 Shiwacho-Kanmuri, Higashi Hiroshima-shi,  
Hiroshima, Japan  
Contact: Ryosuke Tsai  
Phone: +81 80 2300 5044  
Email: ryosuke.tsai@mapletree.com.sg  
Unit sizes: 3,000 – 18,000 sqm

#### MALAYSIA

**Mapletree Logistics Hub – Tanjung Pelepas**  
Lots D40 and D44, Tanjung Pelepas Free Zone,  
Port of Tanjung Pelepas, Gelang Patah, Johor, Malaysia  
Contact: Jimmy Chia  
Phone: +65 9238 8047  
Email: jimmy.chia@mapletree.com.sg  
Unit sizes: 3,900 – 6,400 sqm

#### SOUTH KOREA

**Mapletree Logistics Hub – Pyeongtaek**  
1203-1 Wonjeong-ri, Poseung-eup, Pyeongtaek-si,  
Gyeonggi-do, South Korea  
Contact: Steve Kim  
Phone: +82 2 6742 3200  
Email: steve.kim@mapletree.com.sg  
Unit size: 1,300 sqm

#### VIETNAM

**Mapletree Logistics Park Binh Duong, Bac Ninh and Hung Yen**  
Binh Duong Province, Bac Ninh Province and Hung Yen Province, Vietnam  
Contact: Trang Pham  
Phone: +84 901 557 821  
Email: pham.thithuytrang@mapletree.com.sg  
Contact: Vu Tuan Minh  
Phone: +84 966 803 142  
Email: vu.tuanminh@mapletree.com.sg  
Unit sizes: 2,000 – 18,000 sqm

### OFFICE

#### SINGAPORE

**HarbourFront Tower One**  
1 HarbourFront Place, Singapore 098633  
Contact: Lim Tze Ting  
Phone: +65 6377 6396  
Email: lim.tzeting@mapletree.com.sg  
Unit sizes: 200 – 1,932 sqm

**HarbourFront Tower Two**  
3 HarbourFront Place, Singapore 099254  
Contact: Lim Tze Ting  
Phone: +65 6377 6396  
Email: lim.tzeting@mapletree.com.sg  
Unit sizes: 274 – 431 sqm

**HarbourFront Centre**  
1 Maritime Square, Singapore 099253  
Contact: Lim Tze Ting  
Phone: +65 6377 6396  
Email: lim.tzeting@mapletree.com.sg  
Unit sizes: 52 – 1,183 sqm

**20 Harbour Drive**  
20 Harbour Drive, Singapore 117612  
Contact: Lim Tze Ting  
Phone: +65 6377 6396  
Email: lim.tzeting@mapletree.com.sg  
Unit sizes: 83 – 653 sqm

#### AUSTRALIA

**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: 1,000 – 2,000 sqm

**11 Waymouth Street**  
11 Waymouth Street, Adelaide, SA 5000, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 250 – 700 sqm

**22 Giffnock Avenue**  
22 Giffnock Avenue, Macquarie Park, Sydney,  
NSW 2113, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 450 – 2,400 sqm

**67 Albert Avenue**  
67 Albert Avenue, Chatswood, Sydney,  
NSW 2067, Australia  
Contact: Alex Bedrossian  
Phone: +61 415 897 814  
Email: alex.bedrossian@mapletree.com.sg  
Unit sizes: 200 – 2,500 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: 250 – 5,000 sqm

**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: 250 – 4,000 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: 1,000 – 6,000 sqm

#### CHINA

**mPlaza Guangzhou**  
Tower A, No.109 Pazhou Avenue,  
Haizhu District, Guangzhou, China  
Contact: Rachel Liu  
Phone: +86 020 3264 0902  
Email: rachel.liu@mapletree.com.cn  
Unit sizes: 170 – 2,756 sqm

**mTower Beijing**  
Building 2, No. 16 Lize Road,  
Fengtai District, Beijing 100073, China  
Contact: Frank Zhang  
Phone: +86 010 5793 0309  
Email: frank.zhang@mapletree.com.cn  
Unit sizes: 2,750 – 2,820 sqm

#### THE UNITED KINGDOM

**3 Hardman Street**  
3 Hardman Street, Manchester M3 3HF,  
United Kingdom  
Contact: Fiona Lyons  
Phone: +44 7895 020 375  
Email: fiona.lyons@mapletree.com.sg  
Unit sizes: 465 – 3,252 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: 83 – 1,180 sqm

**iQ Building Aberdeen**  
15 Justice Mill Lane, Aberdeen AB11 6EQ,  
United Kingdom  
Contact: Fiona Lyons  
Phone: +44 7895 020 375  
Email: fiona.lyons@mapletree.com.sg  
Unit sizes: 465 – 1,438 sqm

**One Glass Wharf**  
\*Slated to open in late 2021  
Bristol BS2 0FF, United Kingdom  
Contact: Fiona Lyons  
Phone: +44 7895 020 375  
Email: fiona.lyons@mapletree.com.sg  
Unit sizes: 465 – 1,753 sqm

#### VIETNAM

**CentrePoint**  
106 Nguyen Van Troi, Ward 8, Phu Nhuan District,  
Ho Chi Minh City, Vietnam  
Contact: Ha Ngoc Thanh Trang  
Phone: +84 906 625 762  
Email: htrang@mapletree.com.sg  
Unit sizes: 50 – 1,200 sqm

**Mapletree Business Centre**  
1060 Nguyen Van Linh, Tan Phong Ward,  
District 7, Ho Chi Minh City, Vietnam  
Contact: Nguyen Hue Anh  
Phone: +84 902 435 254  
Email: nguyen.hueanh@mapletree.com.sg  
Unit sizes: 53 – 396 sqm

**mPlaza Saigon**  
39 Le Duan, District 1, Ho Chi Minh City, Vietnam  
Contact: Lee Ah Ryun  
Phone: +84 77 581 1214  
Email: lee.ahryun@mapletree.com.sg  
Unit size: Please contact us for more details.

**Pacific Place**  
83B Ly Thuong Kiet Street, Hoan Kiem District,  
Hanoi, Vietnam  
Contact: Tran Thu Lan  
Phone: +84 24 3946 0355 (Ext: 0112)  
Email: tran.thulan@mapletree.com.sg  
Unit sizes: 50 – 1,000 sqm

## RESIDENTIAL

### VIETNAM

#### One Verandah

Bat Nan, Thanh My Loi Ward, District 2,  
Ho Chi Minh City, Vietnam  
Contact: Do Thi Huong  
Phone: +84 982 259 259  
Email: do.thihuong@mapletree.com.sg  
Available units: *Please contact us for more details.*

#### Pacific Place

83B Ly Thuong Kiet, Hoan Kiem District,  
Hanoi, Vietnam  
Contact: Tran Thu Lan  
Phone: +84 24 3946 0355 (Ext: 0112)  
Email: tran.thulan@mapletree.com.sg  
Available units: 35

#### RichLane Residences

1056A Nguyen Van Linh, Tan Phong Ward,  
District 7, Ho Chi Minh City, Vietnam  
Contact: Pham Thi Hue  
Phone: +84 969 477 385  
Email: pham.thihue@mapletree.com.sg  
Available units: *Please contact us for more details.*

## RETAIL

### SINGAPORE

#### 18 Tai Seng

18 Tai Seng Street, Singapore 539775  
Contact: Liew Ying Ying  
Phone: +65 6376 9131  
Email: liew.yingying@mapletree.com.sg  
Unit sizes: 26 – 64 sqm

#### HarbourFront Centre

1 Maritime Square, Singapore 099253  
Contact: Liew Ying Ying  
Phone: +65 6376 9131  
Email: liew.yingying@mapletree.com.sg  
Contact: Gao Wei Nong  
Phone: +65 6377 6848  
Email: gao.weinong@mapletree.com.sg  
Unit sizes: 25 – 1,200 sqm

#### HarbourFront Towers One and Two

1 and 3 HarbourFront Place,  
Singapore 098633 / 099254  
Contact: Lim Tze Ting  
Phone: +65 6377 6396  
Email: lim.tzeting@mapletree.com.sg  
Unit sizes: 32 – 78 sqm

### CHINA

#### VivoSquare Ningbo

*\*Slated to open in late 2021*  
B1, VivoSquare Ningbo, 181 Jiangbei Avenue,  
Jiangbei District, Ningbo, China  
Contact: Peter Tsang  
Phone: +86 139 2591 9702  
Email: peter.tsang@mapletree.com.cn  
Unit sizes: 100 – 3,000 sqm

### MALAYSIA

#### Jaya Shopping Centre

6<sup>th</sup> Floor, Jaya Shopping Centre,  
Jalan Samangat, 46100 Petaling Jaya,  
Selangor Darul Ehsan, Malaysia  
Contact: John Kwan  
Phone: +60 3 7932 0955  
Email: john.kwan@jayashoppingcentre.my  
Unit size: *Please contact us for more details.*

### THE UNITED KINGDOM

#### 3 Hardman Street

3 Hardman Street, Manchester M3 3HF, United Kingdom  
Contact: Fiona Lyons  
Phone: +44 7895 020 375  
Email: fiona.lyons@mapletree.com.sg  
Unit sizes: 90 – 465 sqm

### VIETNAM

#### mPlaza Saigon

39 Le Duan, District 1, Ho Chi Minh City, Vietnam  
Contact: Lee Ah Ryon  
Phone: +84 77 581 1214  
Email: lee.ahryun@mapletree.com.sg  
Unit size: *Please contact us for more details.*

#### SC VivoCity

1058 Nguyen Van Linh, Tan Phong Ward,  
District 7, Ho Chi Minh City, Vietnam  
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Phone: +84 28 3776 0468 (Ext: 138)  
Email: kfchong@mapletree.com.sg  
Unit size: *Please contact us for more details.*

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### MALAYSIA

#### Mapletree Malaysia Management Sdn Bhd

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### POLAND

#### Mapletree Management (Poland) Sp. Z.O.O.

West Station II, 12<sup>th</sup> Floor, Al. Jerozolimskie 142A  
02-305 Warszawa, Poland  
Tel: +48 22 375 94 20

### SOUTH KOREA

#### Mapletree Korea Management Co Ltd

5/F Twin City Namsan, 366 Hangang-daero,  
Yongsan-gu, Seoul, South Korea, 04323  
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### THE NETHERLANDS

#### Mapletree Management (Netherlands) B.V.

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1077 ZX Amsterdam, The Netherlands  
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### THE UNITED KINGDOM

#### Mapletree UK Management Limited

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### THE UNITED STATES

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Tel: +1 646 908 6300

311 South Wacker Drive, Suite 520,  
Chicago, IL 60606, United States

1 World Trade Center, 24<sup>th</sup> Floor,  
Long Beach, CA 90831, United States  
Tel: +1 562 473 7300

180 Peachtree Street, Suite 610,  
Atlanta, GA 30303, United States

Northwood Tower, 5757 Alpha Road, Suite 470,  
Dallas, TX 75240, United States

### VIETNAM

#### Mapletree Vietnam Management Consultancy Co Ltd

18 L2-1 Tao Luc 5 Street,  
Vietnam-Singapore Industrial Park II (VSIP II),  
Binh Duong Industry – Service – Urban Complex,  
Hoa Phu Ward, Thu Dau Mot City,  
Binh Duong Province, Vietnam  
Tel: +84 274 3543 688 Fax: +84 274 3767 678

Floor 5, Mapletree Business Centre,  
1060 Nguyen Van Linh Parkway,  
Tan Phong Ward, District 7,  
Ho Chi Minh City, Vietnam  
Tel: +84 28 3776 0304/5 Fax: +84 28 3776 0375

Unit 306, Pacific Place Building,  
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