

MAR 2022
JUN 2022

MAPPING

A PUBLICATION BY MAPLETREE

INSIDE

— TREND

Mapletree grows its
data centre footprint

— DESTINATION

Oakwood Premier Melbourne
welcomes you back to Australia

— PAY IT FORWARD

Uplifting our communities

TURN UP THE POWER

Conserving the rich industrial heritage
of St James Power Station





Cover photo

Mapletree's efforts to restore and revitalise the historic St James Power Station through adaptive reuse gives the heritage building a new lease of life as a centre of innovation.

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 seven 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.

About Mapping

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

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Singapore's southern waterfront, which has witnessed the island's transformation through the centuries, is undergoing a dramatic makeover. But different aspects of its rich heritage continue to endure, including the St James Power Station, which faithfully powered the country from 1927 until 1975. It begins a new chapter as a centre of innovation in the HarbourFront Precinct, following an extensive and meticulous restoration by Mapletree.

As the restored St James Power Station looks to the future, it remembers its history through a Heritage Gallery and Trail with curated exhibits such as maritime artefacts and old photos displayed in and around this National Monument. Explore these points of interest in our cover story on page 3, and learn how they will preserve St James Power Station's legacy for generations to come.

Setting our sights across the globe: if you are looking to set up business in the Netherlands, consider Utrecht, one of the fastest-growing cities in the country — and home to Mapletree's Papendorp Park. The property is a 10-minute drive away from the central business district and comprises six Grade A office towers of seven to 12 floors. Read more about this development on page 16.

From northern Europe, we bring your attention to the south Pacific. Not being able to travel for the past two years has highlighted just how important vacations

are to our mental well-being. Good news. Several countries, including Australia, have officially reopened their borders to fully vaccinated tourists. Bookmark page 18 as we recommend the must-visit coffee houses in Australia's cultural capital, Melbourne. When you are there, stay at a brand-new Oakwood Premier. Standing at 140 metres tall, Oakwood Premier Melbourne offers comfortable rooms and an exquisite panorama of the city, overlooking Albert Park, Port Phillip Bay, the Central Business District and Williamstown.

Going places is not the only key to wellness, as the Mapletree community knows. The Group's corporate wellness programme, an initiative that helps employees maintain overall well-being amid their busy work schedules, is a hit. On page 14, we speak with two Mapletree employees who spearhead Wellness@Mapletree globally and at their respective offices. As they share, activities such as group workouts and mindfulness practice enhance team camaraderie and promote healthy living.

We hope you will find these tips — as well as the latest news within the Mapletree Group and the happenings around our malls in Singapore — useful. We are grateful for your continued support of *Mapping*. As always, feel free to drop us a line at _mapping@mapletree.com.sg with your feedback and enquiries.



Recognising the potential of Utrecht, Mapletree acquired Papendorp Park in 2020 for EUR145 million. The property comprises six Grade A office towers of seven to 12 floors and has a total net lettable area of 43,282 square metres.

Photo: Mapletree Investments

note
Welcome

GIVING NEW LIFE TO POWER

The Mapletree-restored **St James Power Station**, complete with a new Heritage Trail and Gallery, encapsulates its architectural legacy in full glory.

RELIABLE AND STEADY ACCESS to electricity is something that many of us take for granted. We use it to power much of our daily lives, from smart devices to home appliances and, increasingly, cars and buses. This, however, was not always so. At the start of the 20th century, electricity was just beginning to take off in homes and businesses around the world.


That changed in the 1920s, which dramatically accelerated global power usage. It was no different in Singapore, which was already a bustling port city by that time. It was not just businesses that needed electricity. Households, too, were becoming reliant on the technology, requiring it to power their radios, fans and refrigerators.

To cope with this burgeoning demand, the authorities built Singapore's first municipal power station — also the country's one and only coal-fired power plant — in 1927 to

provide electricity for the island. Engineers sought a suitable location to house the plant and settled on a narrow piece of land in the south of the island. Named Cape St James, this area would usher in the country's electrical age.

St James Power Station faithfully powered the country from 1927 until 1976. Still, nearly 100 years after its construction, the building, with its iconic red brick walls, remains an enduring landmark along Singapore's southern waterfront. Its recent restoration by Mapletree will ensure that even as the waterfront undergoes a dramatic facelift, St James Power Station will be a familiar sight for generations to come.

Read on for a glimpse into this restoration and the new Heritage Trail and Gallery that comes with it.



St James Power Station was gazetted as a National Monument in 2009 and has been part of Mapletree's portfolio since the establishment of the Group in 2000.



WALK AND LEARN

The Heritage Trail and Gallery tells the remarkable story of St James Power Station and its role in powering the factories and port, which helped build the Singapore we know today. Here, historical artefacts are showcased, presenting rare vestiges of the country's first and oldest deep-water harbour.

The St James Power Station Heritage Trail covers five stations:

- The New Harbour and Surrounds
- Global Networks
- In Brick and Steel
- Powering the Town
- Steam

It begins at the link bridge connecting VivoCity, Singapore and St James Power Station (accessible via Lobby F of the shopping mall). Panels on the overhead bridge showcase photos of a very different HarbourFront from the one Singaporeans are familiar with. There was no criss-cross of roads that leads to Sentosa and no cable cars suspended in the air. Instead, the prints show an early Singapore with unpaved roads leading to colonial bungalows, as well as an island that was overrun with forests. The contrast is stark. Spending some time reading about HarbourFront's past will help visitors better appreciate the importance of St James Power Station.

The next part of the trail takes visitors through the outdoor landscape area of St James Power Station. Scattered around here are fascinating artefacts that help to tell the story of the building. You will see the first two artefacts as you descend from the bridge. Here sit two large white stone posts, each about a metre (m) high. These structures used to flank the entrance of the wharf in the 19th century and were salvaged during demolition. Look closely and visitors will spot the crest of the column's manufacturer, a now-defunct British company known as the Rising Sun.

Looking towards Sentosa from the base of the bridge, it is hard to miss what appears to be a crane on a track. It is the exact steam crane that once lifted cargo from a plethora of ships that called at Singapore ports every year. Right next to the steam crane is a pair of gate posts that is believed to date back to 1864, when they marked the entrance to "Victoria Dock", as the area was then known after the then-reigning monarch, Queen Victoria. The gate posts have remained in place since that time, witnessing more than a century of the docklands' transformation.

Two other distinct artefacts on the grounds of St James Power Station are a two-metre-high anchor and a harpoon gun. Both have a fascinating history. The anchor was commonly used by ships in the 20th century and owing to its design, made for easy storage on the vessels. The harpoon gun started its journey in the mid-20th century, mounted on a whaling ship. The fleet would often dock in Singapore during its expeditions to the Indian Ocean. When the practice of whaling declined in the 1970s, the harpoon gun was gifted to the former Maritime Museum.

The final stop on the Heritage Trail resembles an art installation on the grounds of St James Power Station. Some of the green windows on display are cherished relics from





Left: Tall mild steel windows with green glazing that were part of the original façade, bathing the interior with soft, diffused light.

the past: these pieces were built by Crittall Windows Ltd in the early 20th century to cover the power station. The information panels next to the windows give visitors insights into the construction of the power station and how it supported Singapore's burgeoning economy at the time.

SHOW AND TELL

Upon completing the Heritage Trail, head to the building's west chimney, which now houses the St James Power Station Heritage Gallery. While the outdoor area focuses on the legacy of Singapore's maritime and port industry, the indoor gallery hones in on the historical, urban, architectural and economic significance of St James Power Station.

Rising to a height of 32 m, the conspicuous chimney was one of two added in the late 1950s, which marked a significant milestone in the power station's history. This was when it switched from steam to gas turbines to meet the growing demand for electricity during the post-World War II era.

Visitors will get a glimpse of how the power plant operated through an interactive installation designed by renowned artist Jerome Ng. Using augmented reality (AR) technology, it brings to life the operations and staff of the former power plant in a visually stunning manner. The gallery is also a treasure trove of historical accounts from the men and women who worked in and around the power station. Their narratives, captured through oral interviews and videos, add an unforgettable dimension to the experience.



Above and below: The west chimney now houses the St James Power Station Heritage Gallery, which showcases the rich and fascinating history of the building.



KEY MILESTONES

- 1927** Opening of St James Power Station as Singapore's first municipal power station
- 1932** First expansion of the power station
- 1958** Upgraded with the conversion from coal to gas-powered generation
- 1976** Decommissioned following completion of new power stations at Pasir Panjang and Jurong
- 1981** Repurposed as a warehouse
- 1984** Transferred from the Public Utilities Board to the Port of Singapore Authority
- 2000** Made part of Mapletree's portfolio in the HarbourFront Precinct
- 2009** Gazetted as a National Monument by Singapore's National Heritage Board
- 2021** Restoration and adaptive reuse as a Technology Centre with a Heritage Gallery. It is currently leased by Dyson.



Clockwise from top left: The steam crane functioned for more than 100 years before it was decommissioned in 1983; Standing two metres high, this anchor was commonly used in vessels in the 20th century; This harpoon gun belonged to a whaling fleet, which often docked in Singapore during its expeditions to the Indian Ocean.



BEHIND THE SCENES

To restore the wider St James Power Station premises, Mapletree worked with W Architects, which has pioneered urban conservation, through its work on shophouses and other historical buildings like the National Museum of Singapore, Victoria Theatre and Victoria Concert Hall. Explaining the firm's eagerness to undertake the project, W Architects Managing Director Mr Mok Wei Wei says, "In addition to being a national monument, St James Power Station is also an important representation of early British industrial-style architecture. Being an industrial building, it is a type that we have not worked on before and, therefore, we were particularly keen to take the project on."

W Architects also invited Studio Lapis, an architectural conservation consultancy, to contribute to the project. Says its Founding Partner Mr Ho Weng Hin, "We cherished the unique opportunity to re-imagine and restore St James Power Station, which is Singapore's first industrial building to be gazetted as a National Monument, and convert it into an exciting new use as a workplace for the 21st century."

Mapletree, W Architects and Studio Lapis all agreed that the restoration should celebrate the building's gloried past while looking forward to a rich future. In this vein, the team meticulously restored the building's iconic fair-faced brick walls, using steam to remove the soot and dirt accumulated over the years. A much more delicate process than jet-washing, steam cleaning prevents damage on the brickwork but is extremely time-consuming. "This approach retains the patina of ageing accumulated over the years while preserving its integrity," shares Mr Mok. "Our method differs from the common practice of restoring brickwork completely by replacement and over-cleaning, until it looks almost new."

The greatest challenge of restoring St James Power Station was balancing its preservation with functionality. "We had to maintain the original spatial quality and large,

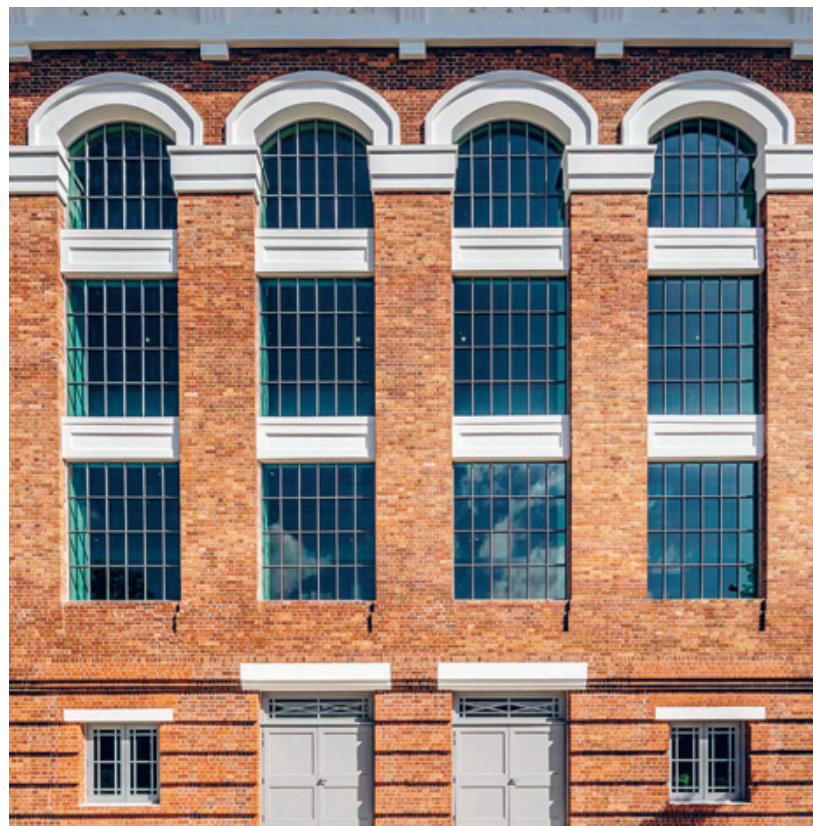
“

We cherished the unique opportunity to re-imagine and restore St James Power Station, which is Singapore's first industrial building to be gazetted as a National Monument, and convert it into an exciting new use as a workplace for the 21st century. ”

Mr Ho Weng Hin,
Founding Partner, Studio Lapis



Below: St James Power Station's fair-faced brickwork was carefully and meticulously restored to undo the wear and tear over the years while retaining the unique patina.





Left and above: The interior of St James Power Station after the building's restoration. (Photos taken prior to handover to Dyson for their fitting out works.)

“

It is an exciting journey for Mapletree to unfold the next chapter of the iconic national monument, St James Power Station. Our efforts to restore and revitalise the historic building through adaptive reuse gives the building a new lease of life as a centre of innovation. The Heritage Gallery will showcase the rich and fascinating history of St James Power Station and its role in the evolution of power generation in Singapore. ”

Mr Hiew Yoon Khong, Group Chief Executive Officer, Mapletree

cavernous interior spaces while increasing the gross floor area quantum,” says Mr Mok. The team tackled this by introducing a new structure within the building. The new structure is conceived as a series of floating decks supported by independent columns. The team then conducted a heritage survey to ensure that these new structures did not damage the old ones, explains Mr Ho. The famed cavernous spaces were maintained at strategic locations throughout the building as well.

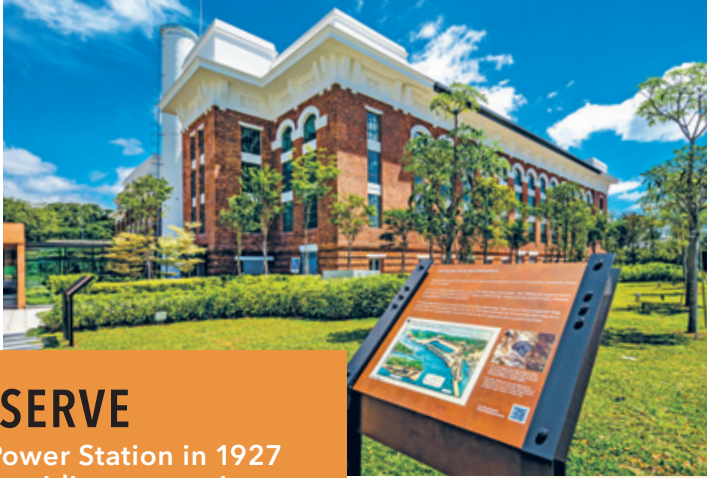
The iconic windows of the old building were also replaced. Although they look identical to the original, the new panels were adapted to accommodate double-glazing to keep the building cool and offer better acoustics. Says Mr Mok, “The width of the profiles had to be enlarged to fit the new double-glazed units, which were much thicker

and heavier than the original glass used. The profiles were then designed with a sharp edge resembling the original, while accommodating the additional width and weight.”

These improvements have enabled St James Power Station to become a hub of research and innovation for British electronics giant Dyson.

Mr Hiew Yoon Khong, Mapletree’s Group Chief Executive Officer says, “It is an exciting journey for Mapletree to unfold the next chapter of the iconic National Monument, St James Power Station. Our efforts to restore and revitalise the historic building through adaptive reuse gives the building a new lease of life as a centre of innovation. The Heritage Gallery will showcase the rich and fascinating history of St James Power Station and its role in the evolution of power generation in Singapore.”

Right: Informational graphic panels such as this highlight the history of St James Power Station and the HarbourFront Precinct.



Mild steel windows.

POWERED UP TO SERVE

The opening of St James Power Station in 1927 revitalised Singapore by providing convenient and reliable access to electricity.

- More affluent homes started to adopt electric lights and fans.
- The Municipal Electricity Department opened a showroom in Orchard Road (named the Hiring Department) in 1928 to rent out fans, water heaters and other modern appliances to consumers. The Municipality installed the first electric traffic lights at Empress Place in 1930; and the first air-conditioned cinema, the Cathay, was constructed and opened in 1941. Brightly lit streets and signages enlivened the town at night.
- The introduction of electricity allowed ice factories to open in Singapore for local production, which was a rarity then as ice had to be imported from overseas.
- As wages and living standards rose, electrical appliances became more accessible to middle-income households by the late 1950s and 60s. These appliances were touted as essential to a modern home. Advertisements portrayed the ideal home as having access to lights and other electrical products, including refrigerators, irons, fans and vacuum cleaners.

Below: One of two stone posts that have stood at the boundary of the wharf since the 1850s.



Harpoon gun and anchor.

Uncover the historic wharves and islands while overlooking the transformed landscape.



Visitors can put the past and present side by side while reading about what the harbour used to be like.



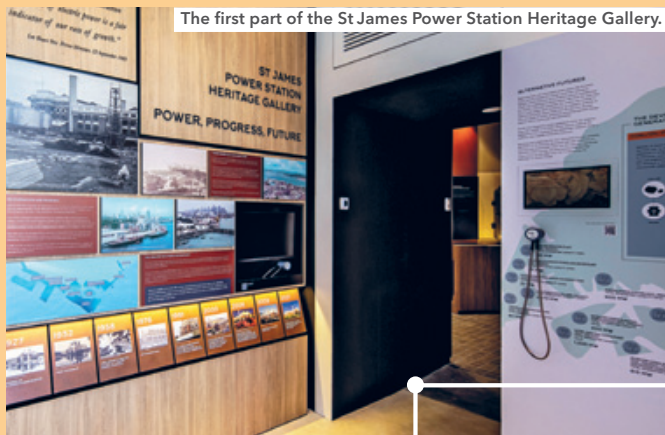
Steam crane.

LOOKING AHEAD

For decades, St James Power Station has been an iconic landmark in Singapore's southern waterfront. This status will continue even as the country embarks on its Greater Southern Waterfront Master Plan. First announced in 2013, this plan ushers in a new phase of development for the precinct. The remaining ports around the HarbourFront Precinct, Keppel and Pasir Panjang, will be relocated to Tuas, freeing up prime land close to the Central Business District for new residential, commercial and leisure developments.

The restoration of St James Power Station has given the building a new lease of life as a centre of innovation along this evolving seafront promenade. It will be integrated into larger plans for the entire HarbourFront Precinct — mostly owned and managed by Mapletree — to harness the synergy from the wider transformation of the Greater Southern Waterfront, especially when plans for Pulau Brani and the surroundings are activated after the port moves out. Singapore's southern coast will be transformed after the Master Plan is implemented, but the St James Power Station Heritage Trail and Gallery will ensure that future generations can get a glimpse into the histories of the landmark and the surrounding HarbourFront.

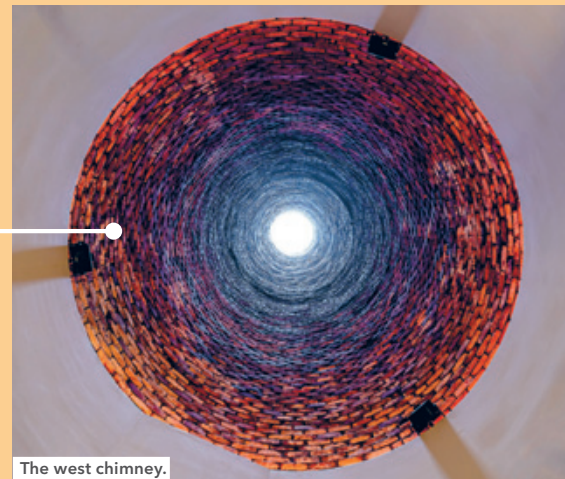
St James Power Station is located at 3 Sentosa Gateway, Singapore 098544. The St James Power Station Heritage Gallery and Trail is open to the public from 31 March 2022. For more information, visit stjamespowerstation.sg.



The first part of the St James Power Station Heritage Gallery.



3D AR model by Jerome Ng.



The west chimney.



Read about the power station's beginnings in the early 1900s.



These two cast-iron gate posts possibly date back to 1864, when they marked the entrance to "Victoria Dock".

INVESTING IN A

DATA-DRIVEN

Data centres offer investors a way to gain exposure to the booming digital economy and generate higher returns.

AMID A LOW-YIELD ENVIRONMENT, investors have been buying new assets to achieve higher returns. Data centres are increasingly favoured as an asset class, with remote work requirements and e-commerce continuing to drive demand.

As real estate yields continue to compress and occupiers demand more, landlords are striving to provide new amenities for tenants or invest in operationally intensive asset classes such as data centres, according to PwC's *Emerging Trends in Real Estate Asia Pacific 2022* report.

BACKBONE OF THE DIGITAL ECONOMY

Data centres have become an essential pillar of the booming global digital economy. The rapid growth of digitalisation around the world — accelerated by the COVID-19 pandemic — has led to rising demand for these facilities, which enable companies to store their data and information at an off-site property. Apart from improving efficiency, this could also reduce businesses' energy costs, as they may no longer need to confine their data servers to a restricted area within the office building.

The data centre services market is expected to grow rapidly in the coming years, more than doubling in size from a value of US\$48.9 billion in 2020, to an estimated US\$105.6 billion by 2026, according to Mordor Intelligence's *Data Center Services Market Report*.

The main drivers of this growth are:

- Remote working as the "new" normal
- Digitisation of existing processes
- Growing industrial sector using digital technologies
- Rise in the number of small and medium-sized enterprises adopting digital technologies
- Growing use of over-the-top services i.e. streaming services that deliver content over the Internet
- Development of data-generating and data-hungry technologies, such as Internet of Things (IoT) or Machine Learning

Meanwhile, the global leased data centre market revenue is expected to grow at a compound annual growth rate (CAGR) of 9.2 per cent between 2019 and 2025, with data centre space expected to increase from 1,069 million square feet (sq ft) in 2020 to 1,185 million sq ft



Above: Mapletree Sunview 1 is a six-storey purpose-built data centre for an established data centre operator in the West Region of Singapore.

FUTURE

in 2025, a forecast by 451 Research / S&P Global Market Intelligence, showed.

The pandemic has further underscored the important role of data centres not only in ensuring that businesses continue to function, but also in the daily lives of ordinary users. The pandemic forced many companies to work remotely and schools to teach remotely — activities that data centres have helped to facilitate by providing rapid access to information.

Singapore, already a hosting services and data centre powerhouse in the ASEAN region, is set to see further demand for such services in the next few years as cloud adoption and remote working trends continue to rise. The city-state was

ranked second, tied with the United States' (US) Silicon Valley, in a ranking of top data centre markets by Cushman & Wakefield.

Singapore is currently considering a more sustainable approach for the growth of data centres. The Singapore government recently lifted a 2019 moratorium on new data centre developments, and will once again allow construction of new data centres within its borders, provided that they meet the criteria for energy efficiency.

FUTURE OF DATA CENTRES

Edge computing — which brings data storage and processing closer to data sources — will play a large role in the development of future data centres. As an increasing number of people adopt smart solutions, not only in workplaces but also in their own homes, the demand for edge computing will continue to grow. This in turn will shape the data centre market as the decentralisation of computing power will have a direct impact on the type of data centre we will see in the future.

As businesses become increasingly aware of the urgency to address climate change, data centre operators are also seeking to integrate sustainability into their strategies. According to the *Journal of Science*, data centres were responsible for 1 per cent of the world's total energy consumption.

While the workload of data centres between 2010 and 2020 increased sixfold, the level of energy consumption did not increase proportionally to these numbers. This suggests that the advances in data centre technologies as well as more energy-efficient storage solutions are helping to enhance the sustainability of these facilities.



Left: 44490 Chilum Place (ACC2), Northern Virginia is a turnkey data centre located in Ashburn, Virginia, the US.



Clockwise from above: Data centres in the US at 180 Peachtree, Atlanta, Georgia; 400 Minuteman Road, Andover, Massachusetts; 2601 West Broadway Road, Tempe, Arizona; and 250 Williams Street NW, Atlanta, Georgia.

MAPLETREE'S DATA CENTRE PORTFOLIO

THE GROUP HAS A TOTAL OF 61 DATA CENTRES ACROSS SINGAPORE AND NORTH AMERICA AS AT 31 DECEMBER 2021, INCLUDING:

- 44490 Chilum Place (ACC2), Northern Virginia, the US
- 13831 Katy Freeway, Houston, the US
- 400 Minuteman Road, Andover, the US
- 180 Peachtree, Atlanta, the US
- Mapletree Sunview 1, Singapore
- STT Tai Seng 1, Singapore



Data centres remain resilient with attractive growth opportunities, which are underpinned by the acceleration of digitalisation, cloud adoption and e-commerce during the pandemic. In addition, data centres are expected to benefit from nascent trends with enormous potential, which include the rollout of 5G networks, the proliferation of IoT, autonomous vehicles and artificial intelligence. ”



MAPLETREE'S GROWING DATA CENTRE FOOTPRINT

In 2007, Mapletree acquired its first data centre in Singapore. Since then, the Group has successfully expanded its presence in this sector through acquisitions and developments of data centres in Singapore, North America and beyond.

In February 2021, Mapletree announced the acquisition of a land parcel for its first data centre development in the Hong Kong SAR. The proposed development is capable of delivering up to 50 MVA (mega volt-ampere) of building power and can be leased to an end-user or a data centre operator upon completion in 2023.

Meanwhile, in July 2021, Mapletree Industrial Trust (MIT) acquired a US\$1.32 billion portfolio of 29 data centres in the US. The acquisition makes MIT one of the largest owners of data centres among real estate investment trusts (REITs) listed in the Asia Pacific. The acquisition has expanded MIT's footprint to new major data centre markets such as Chicago, Silicon Valley, Los Angeles and Houston, while deepening its strategic presence in Northern Virginia and Atlanta. Following the acquisition, MIT has a presence in 13 out of the top 15 data centre markets in North America. As at 31 December 2021, data centres comprise 53.2 per cent of MIT's portfolio (by assets under management).

Data centres remain resilient with attractive growth opportunities, which are underpinned by the acceleration

of digitalisation, cloud adoption and e-commerce during the pandemic. In addition, data centres are expected to benefit from nascent trends with enormous potential, which include the rollout of 5G networks, the proliferation of IoT, autonomous vehicles and artificial intelligence.

North America is the second-largest data centre region in the world after Asia Pacific, accounting for about 30.5 per cent of the global insourced and outsourced data centre space by net operational sq ft, according to data from 451 Research / S&P Global Market Intelligence. The US is not only the world's largest and most established country market, but also home to the world's largest metro market, Northern Virginia.

Looking ahead, MIT will continue to focus on growing its presence in the US, while exploring markets in other regions. The US is a natural consideration as it is the world's largest and most established data centre market. MIT is also interested in investment opportunities in established data centre markets in Europe and Asia Pacific. These are strategically located markets in countries with highly developed infrastructure.

Data centres may comprise up to two-thirds of Mapletree's portfolio (by assets under management) in the medium term over the next three to five years, in view of the scalability and growth potential of this asset class.

WE ARE



REAP THE CLUB BENEFITS



Caitlin Kelly, 32, is Mapletree's Legal Counsel based in Sydney, Australia. She has been the Chairperson of the Australia Recreation Club since its inception in 2021.

Give us an overview of Wellness@Mapletree.

Wellness@Mapletree is an initiative that brings together all Mapletree offices across the globe to collaborate and share ideas that would enhance employees' health and wellbeing. The Wellness@Mapletree Champions in each office encourage their colleagues to participate in a plethora of wellness activities that may be virtual or in-person.

Tell us more about what the Australia office has done to promote Wellness@Mapletree.

The Australia Recreation Club (Rec Club) organises regular events and activities to enhance team camaraderie, while promoting and supporting health and wellbeing. It has six committee members who ensure that each business unit is represented. We try to conduct at least one activity a month.

How did you get involved in the company's employee wellness programme?

I was approached by the Group Human Resources team if I would like to be a Wellness Champion. I was delighted to be asked!

What are some activities that you have helped organised?

In September 2021, we organised the "September Challenge", where staff in the Australia office competed to

see who could walk the most steps throughout the month. This initiative was to motivate the team to enjoy the fresh air outdoors. The winner did over 790,000 steps — equivalent to a half-marathon — daily! The team also participated in an "R U Ok" session, which focused on verbally communicating how we are coping mentally, physically and emotionally. To enhance feelings of togetherness, we arranged several virtual Friday afternoon trivia sessions where the team answered a diverse range of questions while enjoying a few laughs and some Aussie banter.

What are your views on current health and wellness issues?

We are living in an era of unprecedented emphasis on health and wellbeing. Not only has the recent COVID-19 pandemic highlighted the necessity to be fit and healthy, but it has also made us more aware of how precious life is. We are also seeing a generational shift across the globe where millennials are expecting more support from their employers and the flexibility to live a healthy life. Organisations now have an opportunity to really support the betterment of the health and wellbeing of their staff. Initiatives such as Wellness@Mapletree achieve this.

THE CHAMPIONS

Meet two Mapletree employees who spearhead Wellness@Mapletree globally and at their respective offices.

STAY WELL AS A GROUP

Leslie Lim, 28, is a Mapletree Human Resource Executive based in Singapore. His responsibilities include managing the Wellness@Mapletree programme in the Singapore office. Leslie is currently expanding and consolidating the activities across the organisation's offices around the world.

"COVID-19 HAS BROUGHT to attention the importance of our health and how we should never take it for granted.

Launched in 2018, Wellness@Mapletree is a corporate wellness programme that aims to help our employees maintain overall wellbeing amid their busy work schedules.

Wellness programmes are organised every month, while workout sessions are conducted weekly on alternate months and workshops are run throughout the year. Typically, these activities are held at the country level and all staff are welcome to join.

We try to include all aspects of wellness, such as physical fitness, nutrition, ergonomics and mental wellness, in our activities. Before the pandemic, such sessions were conducted in the office. Since then, we pivoted to hold them virtually so that employees working from home can continue to participate.

In October 2021, we launched Mindfulness@Mapletree, a mental wellness campaign comprising a series of workshops on topics such as stress management and positive thinking. These sessions were especially popular with my colleagues as mental wellness has been a trending health theme since the start of COVID-19.

Prior to 2021, we organised activities mainly for Singapore staff. Similarly, country wellness champions from Mapletree's various global offices organised wellness activities for the staff in their respective countries. However, we realised there were benefits to expanding and coordinating wellness activities across offices. My role is to actively consolidate the wellness programme at the Group level.

One of my most memorable experiences was organising the virtual seminar 'Nutrition for Weight Management', which provided recommendations on nutrition and weight-loss tips. The event drew over 300 attendees. During the question-and-answer session, there was plenty of interaction among staff across the various offices. The overall success was very gratifying and we look forward to more colleagues participating actively in other wellness programmes!"



KEEP THESE IN MIND

Caitlin shares six things that you can do to improve your mental wellbeing.

- Write a list of weekly goals you want to achieve and endeavour to achieve those goals.
- Keep to a consistent diet without splurging on fast food or alcohol.
- Do at least 30 minutes of exercise daily, preferably outdoors.
- Check in with at least two friends or extended family members weekly.
- Try different activities. I did some painting during the COVID-19 lockdown and started listening to new podcasts.
- Smile often — even when no one is looking!



TAKE TIME OUT

Leslie's recommendations for good mental health:

"Going for nature walks is something that I enjoy doing with loved ones — it is a good way to recharge and get some fresh air. You can also pick up mindfulness exercises and, most importantly, do not be afraid to seek help."

MARKING ITS SPOT ON AN EMERGING HUB

THE NETHERLANDS IS HOME

to an innovative and thriving start-up ecosystem. Its business-friendly start-up network and tech-savvy, highly educated workforce have led to numerous global accelerators and incubators flocking to the country for venture finance. According to the Dutch Startup Association, about EUR5.3 billion (\$\$8.04 billion) was invested in young local companies in 2021, three times higher than the amount invested in 2020. The association attributes the sharp increase in investment to American investors, with their share of funding doubling from 2018.

THE UTRECHT APPEAL

Most start-ups in the Netherlands are based in Amsterdam, the country's capital, but activities are quickly spilling over to nearby cities. One of these is Utrecht, which is steadily emerging as the next place-to-be for newly formed businesses. Its start-up ecosystem comprises innovators in medical technology, sustainable energy, food technology, life sciences, e-commerce and gaming. UtrechtInc, the city's forerunning incubator that is connected to various institutions of higher learning including Utrecht University, has invested EUR2.9 billion (\$\$4.4 billion) in start-ups since it was conceived in 2009.

Utrecht University (or *Universiteit Utrecht*) is the country's top university and one of the best in the world. It is ranked 50th in the Academic Ranking of World Universities (Shanghai) 2021 and 69th on Times Higher Education World University Ranking 2022.

In the areas of technology and innovation, Utrecht has made significant strides. For example, the Utrecht Science Park — the largest science park in the Netherlands — is at the core of the country's biotechnology and medical fields, researching the latest in regenerative medicine, 3D-bioprinting, cancer cures and stem cell use.

A 30-minute drive away from Amsterdam and with a population of 350,000, Utrecht is the fourth-largest and fastest-growing

city in the Netherlands. It is also strategically located near key European cities and hubs, and is easily accessible by car from the major highways that pass through. Utrecht sits along the A2 motorway, one of the country's main highways leading from the capital to the south of the country, as well as the A12 motorway that connects Rotterdam and the Hague to the east of the Netherlands and Germany.

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A WALK THROUGH PAPENDORP PARK

Recognising the potential of Utrecht, Mapletree acquired Papendorp Park in 2020 for EUR145 million (\$\$216 million).

Located in the southeast of Papendorp — a 10-minute drive away from the central business district of Utrecht — the property comprises six Grade A office towers of seven to 12 floors. It has a total net lettable area of 43,282 square metres and is the third-largest property in Mapletree Europe Income Trust's (MERIT) portfolio.

Designed by acclaimed Amsterdam architecture firm de Architekten Cie, Papendorp Park's office towers are housed in a spacious and attractive landscaped campus park. The campus park's facilities include a sports court for employees. The ground floor consists of a large plaza connecting the six towers, as well as a relaxing lounge area with café amenities and a grocery shop. Ample parking spaces (1,249 lots) ensure a good parking ratio. Bicycle racks have also been recently installed within the compound.

Papendorp Park is located five kilometres southwest of the Utrecht City Centre and enjoys excellent accessibility by car due to its direct access to the major arterial motorways A2 and A12, with the nearby A27 and A28 reachable within five to 10 minutes.

MERIT

In March 2021, Mapletree Investments announced that it had closed Mapletree's first Europe office fund, the MERIT, a EUR507 million fund. It added that MERIT is targeting a 12 per cent internal rate of return. The trust has a term of five years with provision for two, one-year extensions.



Photo: Mapletree Investments

PAPENDORP PARK FACTS

- Total net lettable area of 43,282 square metres
- A business park comprising six Grade A office towers of seven to 12 floors
- Office towers are housed in a spacious and landscaped campus park
- Facilities include a sports court, a lounge area with café amenities and a grocery shop
- Located five kilometres southwest of the Utrecht City Centre and linked to major arterial motorways
- 1,249 parking spaces; bicycle racks are also available
- An eco-friendly property with Green certification EPC 'A' Label

The business park is a 15-minute bus ride from Utrecht Central Station, the busiest train station in the Netherlands, and a 35-minute drive away from Amsterdam Airport Schiphol, the Netherlands' main international airport.

Papendorp Park is an eco-friendly property — it has a Green certification Energy Performance Certificate (EPC) 'A' Label, while LED lighting throughout the property is in line with its environmental, social and governance measures. It is in the midst of obtaining a Building Research Establishment's Environmental Assessment Method (BREEAM) certification "Very Good" in the Asset and Building Management category.

HOSTING TECH'S BEST

Most of Papendorp Park's tenants are in the technology, media and telecommunications sectors. Its anchor tenant is Bol.com, the Dutch equivalent of Amazon and the country's market leader in e-commerce. Amid the pandemic, Bol.com has reported revenue growth and is expanding its headcount — which has led the online retailer to increase its office space in Papendorp Park.

Regus, Papendorp Park's serviced office tenant, is also poised to benefit from increasing demand in flexible and hybrid working arrangements post-pandemic.



Papendorp Park is part of the first Mapletree European office fund consisting seven high-quality and strategically located office assets. Despite the COVID-19 pandemic, Papendorp Park in Utrecht is close to 100 per cent occupied by high-credit-worthy companies, providing stable and resilient income for its investors.

Mr Michael Smith,

Regional Chief Executive Officer, Europe and USA, Mapletree Investments





MELBOURNE, WE MEET AGAIN

Return to Australia's cultural capital with a stay at the Oakwood Premier Melbourne, the first Oakwood Premier property Down Under.



Above: The entrance and driveway of Oakwood Premier Melbourne.

THE DATE 21 FEBRUARY 2022 marked a major milestone in Australia's battle against COVID-19. After two years, the country finally reopened its borders to vaccinated tourists, ending one of the world's strictest COVID-19 border controls. "If you're double-vaccinated, we look forward to welcoming you back," declared the country's Prime Minister Scott Morrison.

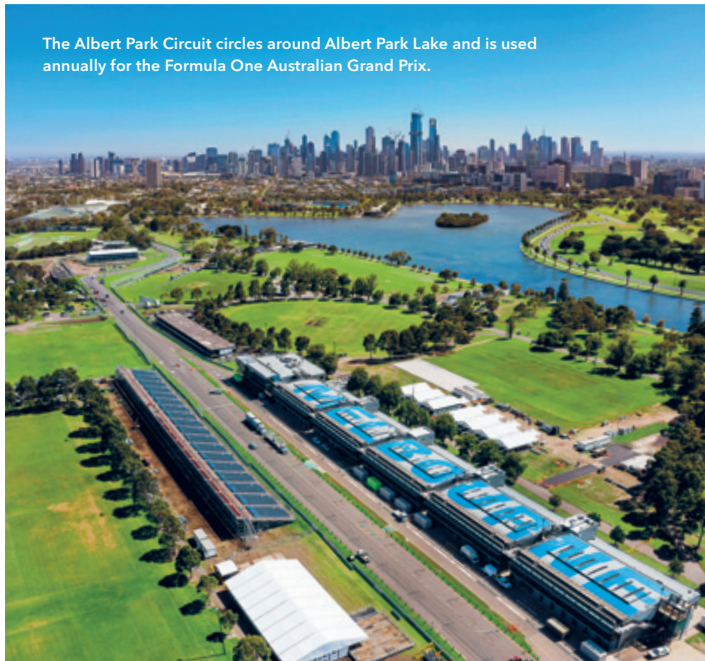
Before the pandemic, Melbourne was one of Australia's most popular destinations, attracting droves of visitors with its pristine beauty and untouched nature. Beyond holidaymakers, the city was also abuzz with business travellers flying in for meetings related to its largest economic sectors, such as digital technology and professional services. With Australia's reopening, many Melbournites hope that the coastal capital of the south-eastern state of Victoria will regain its position among the country's most-visited cities.

STAY IN FIVE-STAR COMFORT

Getting to Melbourne can be a long journey: despite its connectivity, its position on Australia's southern coast means that flying there will take you at least seven hours from east Asia, and even longer from Europe and the Americas. So pamper yourself upon arrival by checking in to **Oakwood Premier Melbourne** (202 Normanby Road, Southbank 3006, Victoria, oakwood.com), the first Oakwood Premier property Down Under.

Left: Opened in 1888, the iconic Princes Bridge is Melbourne's grandest and oldest bridge that forms a gateway into the central city from the south-eastern suburbs.

The Albert Park Circuit circles around Albert Park Lake and is used annually for the Formula One Australian Grand Prix.



BEHIND THE NAME

When Melbourne was founded in the 1830s, Queen Victoria, the great-great-grandmother of the reigning Queen Elizabeth II, decided to name the settlement "Melbourne". This was in honour of former British Prime Minister William Lamb, 2nd Viscount Melbourne, who had served as the political mentor to the young Queen.

Photos: Oakwood, Shutterstock



Those familiar with Melbourne will realise that Oakwood Premier Melbourne is unlike any landmark in the city. Not only is it one of the tallest single-purpose developments in the southern hemisphere, the 140-metre-tall property also awes with its blend of classic grandeur and contemporary design features. Yet, in some ways, Oakwood Premier Melbourne pays homage to the city, thanks to its many art installations inspired by the sights and wonders of Australia, and created by homegrown artists.

Oakwood Premier Melbourne is also a great place to get breathtaking views: its impeccable facilities and thriving dining areas offer an exquisite panorama of the city, overlooking Albert Park, Port Phillip Bay, the Central Business District and Williamstown. You can also appreciate the visual splendour from both the common areas and the property's rooms.

Oakwood Premier Melbourne offers a mix of hotel rooms for transient guests and short stays; and serviced apartments comprising studios, one-bedroom and two-bedroom suites for those who are on a longer trip or prefer a generous living space. Access these rooms with your smartphone instead of a key card to preserve your wellbeing. You can also enjoy a mobile bar experience, where a mixologist creates seasonal cocktails in the privacy of your apartment. A selection of canapés is included, with a rotating menu of hot and cold savouries or sweet treats to choose from.

If you are working or holding your meetings at Oakwood Premier Melbourne or its immediate vicinity, and have little time to venture further, dine in at **Fifth**, the property's signature all-day dining venue. Its menu is rooted in modern Australian cuisine with a Pacific Rim influence: think Australian cod served with seared scallops and Davidson plum; or tender chicken breast, sous-vide to perfection and accompanied by butter poached asparagus, braised puy lentils and jus gras. Leading the charge in the kitchen is Executive Chef Kaustav Pandey, whose credentials include stints at famed hotels in India. His decadent meals are the perfect fuel for your time in Melbourne and are best capped with a cocktail at the hotel's sky bar.

Left: Fifth offers modern Australian cuisine with a Pacific Rim influence.



Above: Oakwood Premier Melbourne's Studio Room kitchenette.
Below: The Studio Room with City View overlooks the Melbourne Convention and Exhibition Centre.



IN A CLASS OF ITS OWN

With the opening of Oakwood Premier Melbourne in December 2021, Oakwood crossed the historic milestone of **10,000** keys across more than **62** operating properties worldwide.

The Oakwood Premier brand has a presence in **10** of the world's favourite gateway cities, including Bengaluru, Guangzhou, Incheon, Jakarta, Singapore, Seoul, Tokyo and Tonglu.

Three further developments are in the pipeline: Oakwood Premier Phnom Penh and Oakwood Premier Jakarta (both open in 2022), as well as Oakwood Premier Kuala Lumpur (opening in 2024).



Above: Bourke Street Mall, open only to trams and pedestrians, is a popular shopping destination with tourists.

Below: The beloved Queen Victoria Market is the largest open-air market in the Southern Hemisphere.



EXPERIENCE THE CITY

No business trip is complete without some time in and around Melbourne's major attractions — and Oakwood Premier Melbourne's location in the heart of the city makes these places easy to reach.

Bourke Street Mall, a pedestrian-and-tram-only street, is 20 minutes away from Oakwood Premier Melbourne by tram. Melbourne natives make a beeline to this stretch for two large department stores: **David Jones** (310 Bourke Street, davidjones.com), which occupies three buildings; and **Myer** (314-336 Bourke Street, myer.com.au) that offers nine stories of fashion, home furnishings and everything in between. Another 20-minute tram ride takes you to the lively inner suburb **Fitzroy**, where art galleries and retail shops sit alongside pubs, restaurants and cafes. It is a trendy go-to spot in Melbourne for students, weekenders and young professionals.

Once you have had your fill of retail therapy, take in some street food at the iconic **Queen Victoria Market** (Queen Street, qvm.com.au), the city's oldest open-air market that has been operating since 1878. It is also the largest in the southern hemisphere. Reminiscent of its counterparts in Europe, this bazaar is known by locals as Queen Vic and serves up everything from lamb sausages to Australian bush herbs. A favourite among locals and tourists alike are bowls of steamed mussels at The Mussel Pot. The best day to visit the market is Wednesday, when it stays open until 10pm (*the night market is seasonal; check the website for details*).

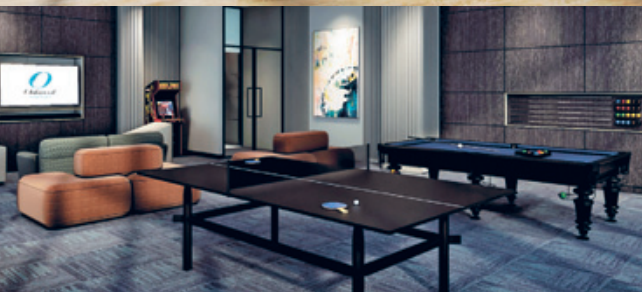
If you want to unwind on a beach, head to the suburb of **St Kilda**, a 10-minute drive from Oakwood Premier Melbourne. Its laidback vibes are the perfect antidote to a packed week of meetings. Visit the precinct's **Acland Street Village**, which is home to some of Australia's best cake shops.



Right: Acland Street offers a great mix of retail, restaurants, bars and theatres.

A GUIDE TO OAKWOOD PREMIER MELBOURNE

- **WELL-POSITIONED:** Its location in the heart of Melbourne's Southbank precinct puts it within easy reach of major attractions and transport nodes. Melbourne Airport, for instance, is 30 minutes away by car.
- **FLEXIBLE ACCOMMODATION:** Staying for a short trip? Check into one of the 132 short-stay rooms. If you are here longer or need more space, opt for one of the 260 serviced apartments that come in varying sizes.
- **WORK FROM HERE:** Three private meeting rooms, a co-working space and two large multipurpose function areas make working from Oakwood Premier Melbourne a breeze. The property is a four-minute stroll to the Melbourne Convention & Exhibition Centre.
- **UNWIND IN STYLE:** Take your pick from these amenities: a premium lobby bar, a sky bar, a state-of-the-art fitness centre.



COFFEE RUN

Melbourne's two most famous exports are pop queen Kylie Minogue and coffee culture. While it is unlikely that you would bump into the former, you can easily indulge in the latter at Melbourne's many cafes. After all, the city is said to have the most number of cafes per person in the world. Here are some must-visit coffee houses:

- **Axil Coffee Roasters** (322 Burwood Road, Hawthorn, axilcoffee.com.au). Sitting in a former bowling alley, this hip joint is an Instagrammer's paradise and definitely worth the trip if you are drawn to a place's atmosphere as you are its coffee.
- **Seven Seeds Coffee Roasters** (114 Berkeley Street, Carlton, sevenseeds.com.au). Visit if you want to try different coffee beans — its owners painstakingly source seasonal coffee beans from around the world.
- **ST. Ali** (12-18 Yarra Place, South Melbourne, stali.com.au). The original owner is Mark Dundon, dubbed the godfather of Melbourne's coffee culture, who popularised locally roasted beans. Swing by for a taste of the city's homegrown best.

FURTHER AWAY

You do not have to limit yourself to Melbourne for a good time. Day trips out of the city are a good way of seeing a different side of the state of Victoria.

Much of Melbourne's wine-growing region is in the **Yarra Valley**, located east of the city. The region is famous for its Chardonnay, Pinot Noir and sparkling wines. Even in the summer, the wine region enjoys a cool climate, with temperatures barely going over 25 degrees Celsius. Wine is not the only alcohol produced in the Yarra Valley; it also has a rich heritage of making craft beers and ciders.

If you have time, consider a trip to the **Mornington Peninsula**, home to various landscapes, from coastal cliffs to scrubby beaches. **The Mornington Peninsula National Park**, a two-hour drive from the city, is popular for swimming, walking, picnics and surfing. For more spectacular views, head to **Steavenson Falls**, also a two-hour drive away. Standing at the base of this majestic waterfall, it is easy to see why Melbourne and its surrounding areas are worth visiting time and time again.



Above: Steavenson Falls is one of Victoria's highest, dropping 84 metres into the valley below.



Above: The Yarra Valley is among the most-visited wine regions in the world.



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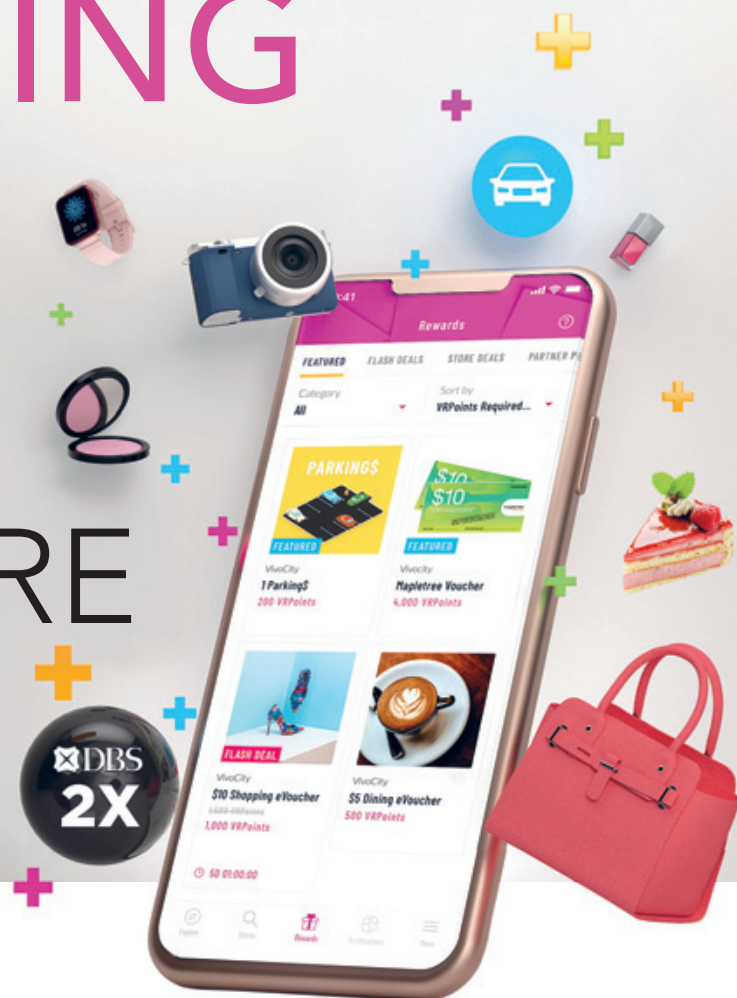


Scan the QR code!

HOTDESKS | DEDICATED DESKS | PRIVATE SUITES | MEETING ROOMS

REWARDING VIVOCITY SHOPPERS WITH SO MUCH MORE

More perks and savings with the all-new VivoRewards+ loyalty programme.



SHOPPERS AT VIVOCITY, SINGAPORE can now enjoy more discounts, benefits and perks with its improved loyalty programme. Re-launched as VivoRewards+ in October 2021, it is now an all-inclusive shopper loyalty programme, enabling all shoppers to choose from a variety of attractive rewards from its in-app Rewards Catalogue.

"VivoRewards+ marks a new milestone in our shopper reward journey and is a shift away from a simple parking rewards scheme to a full-fledged shopper loyalty programme that is inclusive and has something of interest for every shopper," says Ms Gwen Au, Vice-President for Marketing Communications, Mapletree Commercial Property Management.

IN JUST A FEW EASY STEPS

To reap the benefits of VivoRewards+, all shoppers need to do is download the VivoCity SG App and sign up for a VivoRewards+ account. After making purchases or dining at the mall, shoppers can easily snap and submit their receipts via the app to earn VRPoints. Accumulated VRPoints can be converted into attractive store eVouchers or Parking\$ to offset your parking charges at the mall, or exchanged for Mapletree vouchers.

Shoppers can also accumulate multiplied VRPoints by linking their VivoRewards+ and DBS PayLah! accounts. Upon link up,

VIVO
rewards+



they can earn double VRPoints for qualifying transactions paid with their DBS/POSB cards at participating stores*. As a bonus, linked members receive four times the VRPoints for qualifying transactions made during their birthday month.

With VivoRewards+, shopping and dining at Singapore's largest retail and lifestyle destination has never been more satisfying!

TIME-LIMITED TREATS

Look out for periodic **Flash Deals** and redeem rewards in-app at a fraction of the usual VRPoints required. Access the in-app rewards catalogue for the latest deals.

Terms and conditions apply.

Please refer to www.vivocity.com.sg/vivorewards for more details.

* DBS PayLah! is a mobile payment and mobile wallet service offered by DBS Bank Ltd.

+ Please visit www.vivocity.com.sg/AppTCPP to view the full VivoRewards+ Programme Terms & Conditions, and www.vivocity.com.sg/VRstores-IR for DBS x VivoRewards+ Programme participating store list.



Scan the QR Code
to download
VivoRewards+

Below: The Hakka Sauce Pan Mee with century egg includes toppings such as *ikan bilis* and black fungus.



SLURP IT UP

If you are bowled over by dish names such as Signature Bursting Meatball Mi Xian Superior Soup, Spain Pork Belly Slice Mi Xian Superior Soup, Trio Beef Combo Superior Soup and Hakka Sauce Pan Mee, be sure to try them at Go Noodle House.

Originating in Malaysia, Go Noodle House has been gaining followers in Singapore with its flavourful broth kept faithful to an age-old family recipe. Forty different types of regionally sourced fish bones are boiled in a fireproof room in Shah Alam, Malaysia, frozen and then delivered to its neighbouring city-state for the enjoyment of diners.

Other soupy treasures to try include the Trio Seafood Combo Superior Soup and Handmade Fish Paste Superior Soup.

Occupying approximately 112 square metres at VivoCity, Singapore, Go Noodle House seats a maximum of 60 customers



Above: The Trio Beef Combo – beef balls, slices and tendon.

NEW ON THE

Visitors to VivoCity, Singapore and Alexandra Retail Centre (ARC) can check out these fresh and exciting additions.



Above: The signature Bursting Meatballs in fish broth.

(38 with current safe-distancing measures in place), offering families and executives in search of affordable dining options an attractive choice.

Go Noodle House

#B2-24 VivoCity, 1 HarbourFront Walk, Singapore 098585

Opens: 11am to 9pm daily



Above: The Superior Soup Pan Mee.



SCENE

Besides sweet bites, Nasty Cookie also serves milkshakes, including Nutella (left) and Biscoff (right) flavours.



Left: Take away a Choco Bueno Tart.
Right: B.O.B. is one of Nasty Cookie's most popular orders.



Enjoy a Biscoff Tart if you prefer your sweet treat served cold.



CHUNKY, CRUNCHY AND CHEWY

Craving a sweet nibble in between your shopping spree? Make a stopover at Nasty Cookie, a dessert café that dazzles the senses with a selection of decadent snacks served by young and bubbly staff.

Choose from mouth-watering cookie varieties such as Choco Bueno (dark chocolate chip paired with Kinder Bueno chocolate bar and a marshmallow-filled centre), Biscoff (cookie dough topped with caramelised biscuits and a *dulce de leche* centre), B.O.B. (Biscoff Oreo Brownie) and Red Velvet Crumble (red velvet dough with Hershey white chocolate, topped with red velvet cookie and cheesecake-based crumbs).

Want to sample as many flavours as possible? Get the bestselling box of six.

Beyond the oversized and loud cookies, other must-tries include Nasty Cookie's line of tarts, milkshakes and soft serve (vanilla ice cream).

Nasty Cookie

#02-51 VivoCity, 1 HarbourFront Walk, Singapore 098585

Opens: 12pm to 9.30pm daily

The goodness in a Choco Bueno cookie.



Above: The Biscoff cookie with a *dulce de leche* centre.



The Original Soymilk Tea with White Jade Balls.

Below: The Mango Pomelo Beancurd.



Below: Bring home a bottle of soymilk with tea.



The Black Sesame Soymilk Tea with Jade Balls.



THE GOODNESS OF SOY

With some ingenuity, simple ingredients can be spun off to a range of tasty treats. That is what soy specialist Chinese Tofu Magician (半仙豆腐) has done, winning over customers with its soy-based beverages, desserts and snacks.

Using a traditional stone-grinding technology, high-quality soybeans are turned into soymilk, from which star items like the Original Soymilk Tea with White Jade Balls (served hot or cold) are created. This bestseller is a clever combination of soymilk tea topped with creamy soy foam, a skewer of *mochi* balls and a sprinkle of soybean powder.

Also popular is the Black Sesame Soymilk Tea with Jade Balls, a delectable fusion of textures and flavours. If you are drawn to the quirky and unusual, try the Cat Miao Miao Watermelon Soymilk with Chestnut Cream, or the Mango Pomelo Sago Soymilk with Ice Cream. Besides beverages, there are also the Mango Pomelo Beancurd and Soymilk Ice Cream Cone to sink your teeth into. Savour and enjoy.

Chinese Tofu Magician

#02-135 VivoCity, 1 HarbourFront Walk,
Singapore 098585

Opens: 11am to 8.30pm daily

For a unique taste, order a Refreshing Matcha Soymilk (left) or a Refreshing Watermelon Soymilk (below).



Right: Topping the cute factor is the Cat Miao Miao Watermelon Soymilk with Chestnut Cream.





BFT at ARC caters to members with different fitness needs and aims.



THE RIGHT FIT

Sign up for a membership at Body Fit Training (BFT) and be part of a global fitness community focusing on small group high-intensity interval training, plus strength and conditioning training. Think of it as the closest thing to personal training — minus the premium price tag.

BFT's proprietary heart rate wearable technology devices, as well as Olympic lifting weights and rig, are all part of the comprehensive training equipment designed to ensure members progress and see results, whether they are working out to lose weight or build muscle tone.

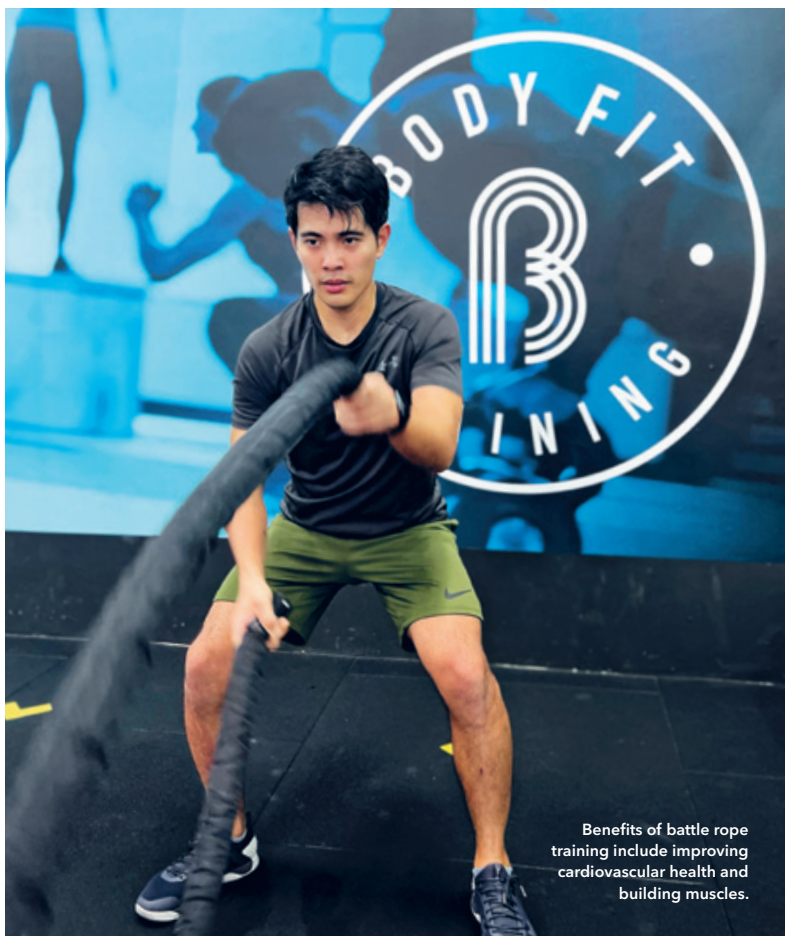
The gym offers daily 50-minute coach-led sessions spanning 14 unique full-body training programmes over an eight-week training block. At the end of each training block, you will experience better cardio conditioning while building lean muscle.

At approximately 279 square metres, BFT at ARC can accommodate 26 members per session with safe-distancing measures in place. When measures are further relaxed, the space can fit between 30 to 35 members, depending on class type.

"We opened BFT at ARC to service the huge business and residential community who want to de-stress and see real results in a super-efficient 50-minute daily programme, where they don't have to think about their workouts — we do that for you," says Ms Holleigh Mason, owner of BFT. "Physical and mental health is what we are all about, releasing those endorphins to power you through your day or assist you to wind down at the end of it."

BFT

#02-33/34 Alexandra Retail Centre,
460 Alexandra Road, Singapore 119963
Opens: Check Instagram (BFT_Harbourfront)
for session times between 6am and 9.30pm



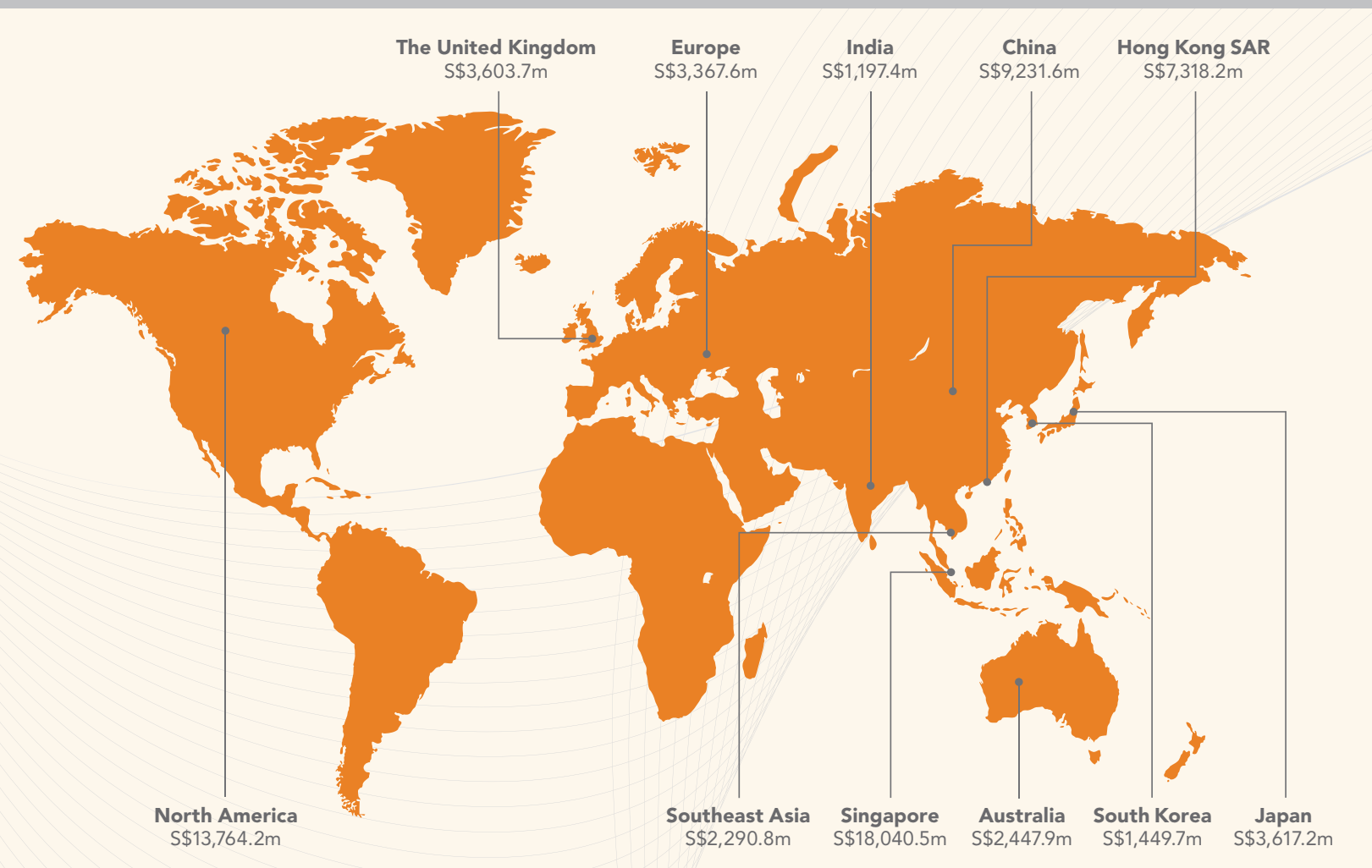
Benefits of battle rope training include improving cardiovascular health and building muscles.

BFT incorporates scientifically proven training techniques in its fitness programmes.



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 seven 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.

FLYING HIGH

The 37th Singapore Bird Race saw a sustained turnout of 109 teams despite COVID-19 restrictions.

FOR THE THIRD YEAR RUNNING, the Singapore Bird Race was sponsored by Mapletree Investments under its corporate social responsibility pillar of support for the environment. The 37th race, held on 11 and 12 December 2021, was jointly organised by BirdLife International and Nature Society (Singapore) [NSS], and supported by the National Parks Board, in collaboration with Singapore game company, Playlogue Creations.

Notwithstanding the COVID-19 pandemic, the race attracted 109 teams across six categories. Under safe distancing guidelines, the average team size was reduced to two members, except for family teams, where there was more flexibility in group size.



Bird-watching in action at the 37th Singapore Bird Race.

"The 37th Singapore Bird Race allows participants to revisit Singapore's rich biodiversity in a time where overseas travel is challenging," noted Mr Edmund Cheng, Mapletree's Chairman. "With Mapletree Business City (MBC) located in the heart of the Greater Southern Waterfront, we aspire to have MBC as the axis for Southern Corridor bird-watching in the near future."

To get ahead in the challenge, teams had to observe and record the number of bird species spotted. All bird-watching observations were recorded using mobile app *eBird*, the Cornell Lab of Ornithology's web-based platform, which enables users to submit observations of birds digitally on the go.

Of the more than 180 species of birds observed by participants, eight were migratory birds of prey.

SWOOPING INTO THE SPOTLIGHT

The 37th Singapore Bird Race was curated to raise the profile of migratory birds of prey, a group of long-distance migratory species. Singapore sits along a major migratory route for birds of prey such as the Crested Honey Buzzard, Black Baza and the Japanese Sparrowhawk, with thousands known to pass through the country each year. Recent studies show that many of these birds are in decline across the region, and more effort is needed to better conserve them.



Above: A total of 109 teams participated in the 37th Singapore Bird Race.



The closing webinar held on 12 December 2021 to conclude the race. (Clockwise, from top left): Mr Vinayagan Dharmarajah, Regional Director for BirdLife International; Emcee, Mr Geoff Lim, NSS; Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree; Mr Edmund Cheng, Chairman, Mapletree; Mr Lim Kim Chuah, Vice-Chairman of the NSS Bird Group; Dr Shawn Lum, President of the NSS; Mr Desmond Lee, Minister for National Development; Mr Tan Gim Cheong, Chairman of the NSS Bird Group.

WINNERS

CATEGORY	TEAM	NUMBER OF SPECIES
Marathon	Little Terns	94
Sprint	F2.0	81
Photographer	Singapore Stringers	70
Novice	Bird Blindness	67
Family	Nuggets	76
Youth	Unlarkly Birders	69

PAY IT FORWARD

Left to right: Cofeco's accessory trays made from recycled coffee beans; Commehners running their booth at RHB 2022; a customised Blind Box collectible by Unbox It.



NURTURING NEXT-GEN ECO-ENTREPRENEURS

Youth teams showcased their environmentally friendly business ideas at the annual hackathon sponsored by Mapletree.

COFFEE GROUNDS RECYCLED INTO

solid fuel, candles and accessory trays. Pre-loved clothes modified into new wearable designs. Plastic bags re-used as materials for school art workshops. These were some of the student-led ideas from the finalist teams that impressed judges at the Mapletree-SCCCI River Hongbao Hackathon (RHBHacks) 2022.

FIRST STEPS TO SUSTAINABILITY

Sponsored by Mapletree Investments and supported by the Singapore Chinese Chamber of Commerce & Industry (SCCCI), the competition saw participants coming up with innovative business ideas anchored on the theme "Creativity in Sustainability". 11 finalist teams made their business pitches before a judging panel on 22 December 2021, an occasion graced by Ms Low Yen Ling, Minister of State, Ministry of Culture, Community and Youth & Ministry of Trade and Industry.

"Sustainability is a key focus for Mapletree. I am glad to see that RHBHacks



Above, left to right: Mr Tan Wah Yeow, Mapletree CSR Board Committee Member; Ms Low Yen Ling, Minister of State for the Ministry of Culture, Community and Youth & Ministry of Trade and Industry; Mr Thomas Chua, Chairman of the RHB 2022 Organising Committee; and Mr Lu Cheng Yang, Secretary General, SCCCI.

has given young entrepreneurs the opportunity to not only dream big, but also craft innovative, green solutions for the future," said Mr Tan Wah Yeow, Mapletree Corporate Social Responsibility (CSR) Board Committee Member.

GETTING HANDS-ON

The three winning teams each received S\$2,000 in prize money and S\$5,000 in seed money to develop and sell their

products at River Hongbao 2022, an iconic Chinese New Year event held at Singapore's Gardens by the Bay from 30 January to 6 February.

"RHBHacks is not only a platform for youths to interact and learn from experts and from each other, the 'creative sustainability' theme also means that they are giving back to society with their ideas," said Mr Roland Ng, SCCCI President.

RHBHACKS 2022 TOP THREE FINALISTS (in alphabetical order)



MOST INNOVATIVE AWARD



BEST PITCH AWARD

Left to right: Team Cofeco from Singapore Polytechnic, who won the Most Innovative Award, for recycling coffee grounds into useful products such as solid fuel, candles and accessory trays; Team Commehners from Singapore Polytechnic, for reproducing and selling upcycled apparel; Team Unbox It from Singapore Polytechnic, for selling interchangeable accessories and display cases for Blind Box enthusiasts; and Team Deko from Yale-NUS College, who won Best Pitch Award, for delivering B2B plastic bag art workshops to schools.

A ROARING LUNAR NEW YEAR



The TENG Ensemble delighted crowds with Chinese New Year tunes and popular songs.



MAPLETREE WELCOMED the Year of the Tiger with special Chinese classical music performances by The TENG Ensemble on 11 and 12 February 2022 at VivoCity, Singapore. "Once Upon a Time 2022" was held at the mall's amphitheatre on Level 3 from 7.30pm to 8.30pm. The concerts marked The TENG Ensemble's return to VivoCity, Singapore for the first time in two years. Embracing the resumption of live performances was an audience of over 900 concertgoers.

The ensemble, comprising a collective of music educators, scholars and award-winning instrumentalists, entertained crowds with a repertoire from the past and present. Whether it was an original piece or a popular hit, the TENG musicians showcased their unique style of fusing heritage music with modern sensibilities.

"It is a privilege to welcome the public back to the VivoCity Amphitheatre and enjoy TENG's rousing performance. As part of Mapletree's corporate social responsibility efforts, we look forward to more events that will bring the arts closer to the community," said Mr Wan Kwong Weng, Group Chief Corporate Officer of Mapletree.

To which Mr Yang Jiwei, Executive Director of The TENG Company, added: "We are extremely humbled by the support Mapletree has shown us over the years and being on this journey with us as great partners. To the audience present this weekend, your attendance means the world to the musicians and your applause keeps us going. Thank you for your support for the ensemble."

CELEBRATING TALENT

The musical showcase was an opportunity for Mapletree-TENG Academy scholars, Kee Teng Hwee and Ee Anzhi who play the *guzheng* and *dizi* respectively, to display their skills in front of an appreciative audience. Adding star power to the event was local singer-songwriter Alfred Sim, who won over the crowd with his livewire hosting and musical performance.

During the concert, a safely-distanced Scholar Presentation Ceremony was also carried out to award and recognise the most recent batch of Mapletree-TENG Academy scholars. Established in 2018, the scholarship programme aims to nurture a generation of Chinese musicians in Singapore who will contribute positively to society. It covers the full tuition fees of instrumental lessons, grading examinations and course materials for a period of two years.



Above: Mapletree-TENG Academy Scholars, Ee Anzhi (left) and Kee Teng Hwee (right) performing at the concert.

MAPLETREE-TENG ACADEMY SCHOLARS

2021

Teressa Teo
Jadelynn Soh En Xuan
Ang De Jin
Ryan Lim Ming Zheng

2020

Ee Anzhi
Hong Xin Ying Athena
Seetoh Yoke Cheong
Tan Jiale
Cheng Yu Xuan
Kee Teng Hwee



Some of the Mapletree-TENG Academy Scholars from the 2020 and 2021 batches at the presentation ceremony before the Saturday concert.

PAY IT FORWARD



Mapletree's Chairman Mr Edmund Cheng (right) presenting a token of appreciation to SIT's President Professor Chua Kee Chaing (left).

THE MAPLETREE BURSARY at the Singapore Institute of Technology (SIT) was established in 2014 with a S\$500,000 endowed donation as well as a S\$35,000 term donation to the university. Bursaries are awarded each year to enable financially disadvantaged, well-performing SIT undergraduates to make the most of their university education.

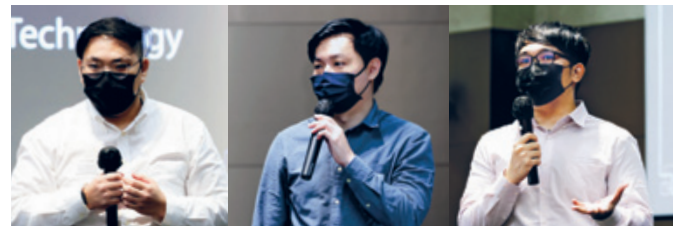
Nine recipients were invited to a special Bursary Meeting on 17 January 2022. Among them were undergraduates pursuing specialities ranging from aerospace engineering and information security to software engineering and physiotherapy. The event allowed the attendees to interact with Mapletree management, as well as to find out more about the Group.



Above: Representatives from Mapletree and SIT gathered to meet and congratulate the Mapletree Bursary Recipients.

MEETING OF MINDS

Recipients of the Mapletree Bursary learnt more about Mapletree from the Group's management at a special get-together.



Some of the Mapletree Scholarship recipients who were invited to the Bursary Meeting.

HELPING RECIPIENTS ACHIEVE THEIR ACADEMIC GOALS

Each bursary, valued at S\$5,000 and tenable for one academic year, is used to fund a recipient's tuition fees, course materials and other education-related expenses. Recipients may also get the chance to secure an internship at Mapletree.



Panellists sharing their views during the forum, moderated by Professor Melvyn Teo.

SPAC-TRUM

At the annual Mapletree Real Estate Forum at SMU, industry experts discussed possibilities, potentials and the latest buzzword in investment.

BUSINESS INSIDERS will be familiar with the investment trend, "SPAC" (short for Special Purpose Acquisition Company). Building on this interest, Mapletree Investments and SMU presented "Is a SPAC Listing Suitable for a Real Estate Company?" as the theme of the third Mapletree Real Estate Forum.

Held at SMU on 20 January 2022, the forum was conducted in a hybrid format and attracted over 200 participants, including industry professionals, real estate practitioners, students and members of the public.

GROWING THE TALENT POOL

Additional S\$2.5 million funding for the Mapletree Real Estate Programme.

Left: Cheque presentation by Mr Edmund Cheng, Chairman of Mapletree, to Professor Lily Kong, President of SMU.



THE MAPLETREE REAL ESTATE PROGRAMME

at Singapore Management University (SMU) has been enhanced by a recent contribution of S\$2.5 million from Mapletree Investments. This follows the S\$3 million previously endowed to SMU when the programme was established in 2018.

The additional funding will go towards the expansion of the programme, which will now include undergraduate scholarships, postgraduate scholarships and postgraduate overseas study trips, as well as support for Research Fellows over a period of 10 years.

"The real estate sector today requires its executives and leaders to possess a well-rounded, global understanding of the industry. Providing this enhanced gift is a gesture of Mapletree's commitment to expand the real estate programme which will provide students with skills that speak to the industry's current needs. Ultimately, we hope the programme will equip the students with leadership skills and real estate knowledge to eventually manage, lead and grow the real estate sector in Singapore," said Mr Hiew Yoon Khong, Mapletree's Group Chief Executive Officer.

Acknowledging Mapletree's contribution, SMU President Professor Lily Kong said, "Together, SMU aims to work

closely with Mapletree Investments to explore further opportunities for the development and expansion of both academic and research activities in the real estate sector. We are grateful for the continued support and partnership, and we continue to look ahead towards our collective vision of growth."

In appreciation of the enhanced funding from Mapletree, a ceremony was held at SMU on 22 November 2021. The occasion also provided scholarship recipients an opportunity to meet and get to know the leadership teams from SMU and Mapletree.



Mapletree Investments and SMU leadership with SMU Advisory Board for Real Estate Programme.

(Left to right) Front Row: Mr Wan Kwong Weng, Group Chief Corporate Officer, Mapletree; Professor Francis Koh, Professor Emeritus of Finance (Practice), Lee Kong Chian School of Business; Mr Edmund Cheng, Chairman, Mapletree; Professor Lily Kong, President, SMU; Mrs Penny Goh, Senior Adviser of Allen & Gledhill Singapore, Independent Director of Keppel Corporation. Back Row: Ms Priya Kini, Managing Director and Head of Global Banking, Singapore, HSBC; Ms Lock Yin Mei, Partner, Allen & Overy Singapore, Former Board Member, Singapore Land Authority; Professor Bert De Reyck, Dean, Lee Kong Chian School of Business; Mr Hiew Yoon Khong, Group Chief Executive Officer, Mapletree; Mr Michael Ngu, Chief Executive Officer, Architects 61.

OF IDEAS

EXPERT VIEWS

Professor Teo kickstarted the discussion with an introduction to the SPAC concept. Panellists were upbeat about SPAC as it provides investors with a level of certainty. Investors can access the outcome privately, taking advantage of opportunities that were previously privy to venture capitalists only. They added that SPAC benefits companies whose valuation may be harder to pin down, and allows the matching of the right type of capital to the right companies.

The panellists also emphasised that sponsors should consider four points when assessing candidates and conducting due diligence: the credibility of partners, domain expertise, governance structure and relevant experience.

On the topic of SPAC's relevance in the real estate industry, the panellists agreed that while real estate may not be the preferred choice of industry for SPAC investors, there are still opportunities available in high-growth areas, such as in the property technology space.

Professor Bert De Reyck, Dean of SMU Lee Kong Chian School of Business, delivering his closing remarks to conclude the annual forum.



Ms Wendy Koh, Chairman of the SMU Advisory Board for Mapletree Real Estate Programme and Group Chief Financial Officer of Mapletree Investments, welcomed participants to the event before inviting a group of panellists to share their views on the suitability, benefits and risks of SPAC Listings in Singapore.

Hailing from backgrounds spanning real estate, banking, education and law, the panellists included Mr Ronald Tan, Vice President, Equity Capital Market, Global Sales & Origination, Singapore Exchange Limited; Ms Lock Yin Mei, Partner, Allen & Overy; and Mr Indran Thana, Managing Director, Global Banking Head of SEA Consumer, Healthcare and Real Estate, UBS. Moderating the discussion was Professor Melvyn Teo, Deputy Dean (Faculty and Research), SMU Lee Kong Chian School of Business.

GET CLOSE TO ART

Mapletree organised art trails and a drawing workshop to provide opportunities for sharing, sketching and exploring.

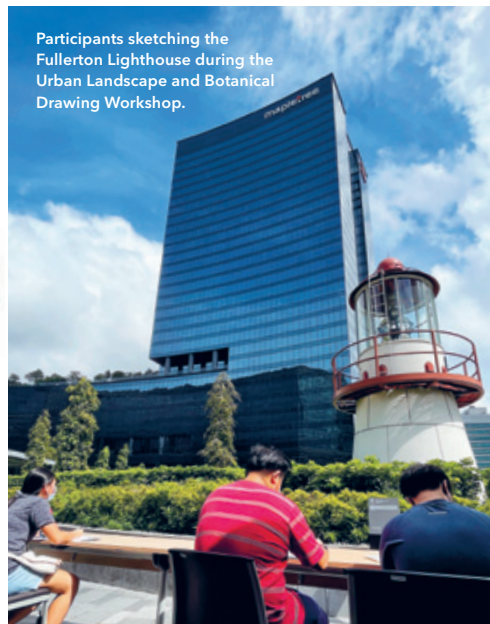


Above: Participants stopping to view and hear *Sonic Pathway*, a sound installation by Singapore artist, Zulkifli Mahmud, during the tour.



Above: Exploring the *Elliptical Pavillion* by Dan Graham.

Below: Taking some insta-worthy shots at *Silver Lining 1&2* by Jason Lim.



Participants sketching the Fullerton Lighthouse during the Urban Landscape and Botanical Drawing Workshop.



Above: Participants were given a chance to win Mapletree vouchers through a fun quiz at the end of the tours.



Above: Participants submitted their best drawings at the end of the workshop, where the top five pieces were awarded Mapletree vouchers.

DRAWING FROM SKETCH

An Urban Landscape and Botanical Drawing Workshop was held on 29 December 2021. With the guidance of instructors from the Visual Arts Centre, participants learnt different drawing techniques and sketched their interpretations of art installations along the MBC Public Art Trail.

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HarbourFront Centre

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Oakwood Premier Melbourne

Oakwood



Value through partnerships

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

maple^{tree}

www.mapletree.com.sg