FACTSHEET

Overview of Mapletree Hi-Tech Park @ Kallang Way

The completion of the redevelopment of a Flatted Factory Cluster into a new hi-tech park at Kallang Way represents a significant portfolio rejuvenation milestone for Mapletree Industrial Trust ("MIT"). The incorporation of environmentally sustainable features throughout the hi-tech park also underscores MIT's focus on building a climate-resilient platform.

Location : 161, 163 & 165 Kallang Way
Project Cost : S$300 million[1]
Net Lettable Area ("NLA") : Approximately 729,100 sq ft
Committed Occupancy : 44% (by NLA)
Completion : 23 March 2023

SUSTAINABLE FEATURES

Energy Conservation	The buildings have adopted passive design strategies in terms of their appropriate site orientation and layout as well as effective façade design. These have helped to enhance thermal comfort while reducing the need for air-conditioning. The Envelope Thermal Transfer Value ("ETTV") of the buildings is 28.52 w/m^2, which is highly efficient for an air-conditioned non-residential building. This is in comparison to an ETTV of 38 w/m^2 or lower for buildings under the BCA Green Mark Certification Scheme. Other energy conservation measures include the provision of the water-cooled chiller plant system with an overall efficiency of 0.732 kilowatts to refrigeration tons and the use of motion-activated Light-Emitting Diode lights at staircases and toilets. The provision of lifts with regenerative drives will capture and convert the mechanical heat generated by the lifts into electrical energy, which will save up to 20% of the lifts' total energy consumption.
Water Conservation	Efficient water fittings rated by PUB are installed to ensure water conservation. The provision of water sub-meters for major water usage systems and the smart remote monitoring for water leak detection will help with the monitoring of water consumption. The provision of reclaimed water, NEWater[2] for cooling towers will reduce the consumption of potable water.
Environmentally Friendly Features	Extensive greenery including the roof garden at 163 Kallang Way has been planned at the project design phase. Over 10,000 shrubs and 296 trees will be planted in the precinct, which led to an overall Green Plot ratio of 2.2. Provision of sheltered bicycle lots and electric vehicle charging stations will promote and facilitate green transport.
Indoor Environmental Quality	The provision of an Ultraviolet Germicidal Irradiation (UVGI) system will help to control airborne pathogens at air handling units' filtration. In addition, the air purging system is in place to replace contaminated indoor air with outdoor fresh air.

1 Includes the book value of the Kolam Ayer 2 Cluster at S$70.2 million as at 31 March 2019 prior to the commencement of the redevelopment.
2 NEWater refers to reclaimed water produced by Singapore's Public Utilities Board ("PUB").

Photos of Mapletree Hi-Tech Park @ Kallang Way