

Acquisition of Puchong 1 Property, Malaysia

12 August 2006

maple^{tree}
logisticstrust



Agenda

- **Details of the property:**
 - Puchong 1, North Puchong Industrial Town, Malaysia

- **Impact on MapletreeLog**
 - Acquisition is DPU accretive
 - Tenant concentration
 - Asset mix
 - Average lease duration
 - Unexpired lease of underlying land
 - Geographical allocation of portfolio

Puchong 1 Property



The property comprises two single-storey warehouses, each with a three-storey office block, that are linked by a covered walkway.

It is located within the North Puchong Industrial Town (Taman Perindustrian Puchong Utama) in the central region of Malaysia.

- **Purchase price: RM13.0 million (S\$5.6 million)**
- **Land tenure: Freehold**
- **Land area: 12,188 sqm
GFA: 7,678 sqm
Lettable area: 7,678 sqm**
- **Lease terms: Sale and leaseback to vendor for 3 years, with an option to extend for another term of 3 years**
- **Outgoings: Tenant bears property maintenance expenses**

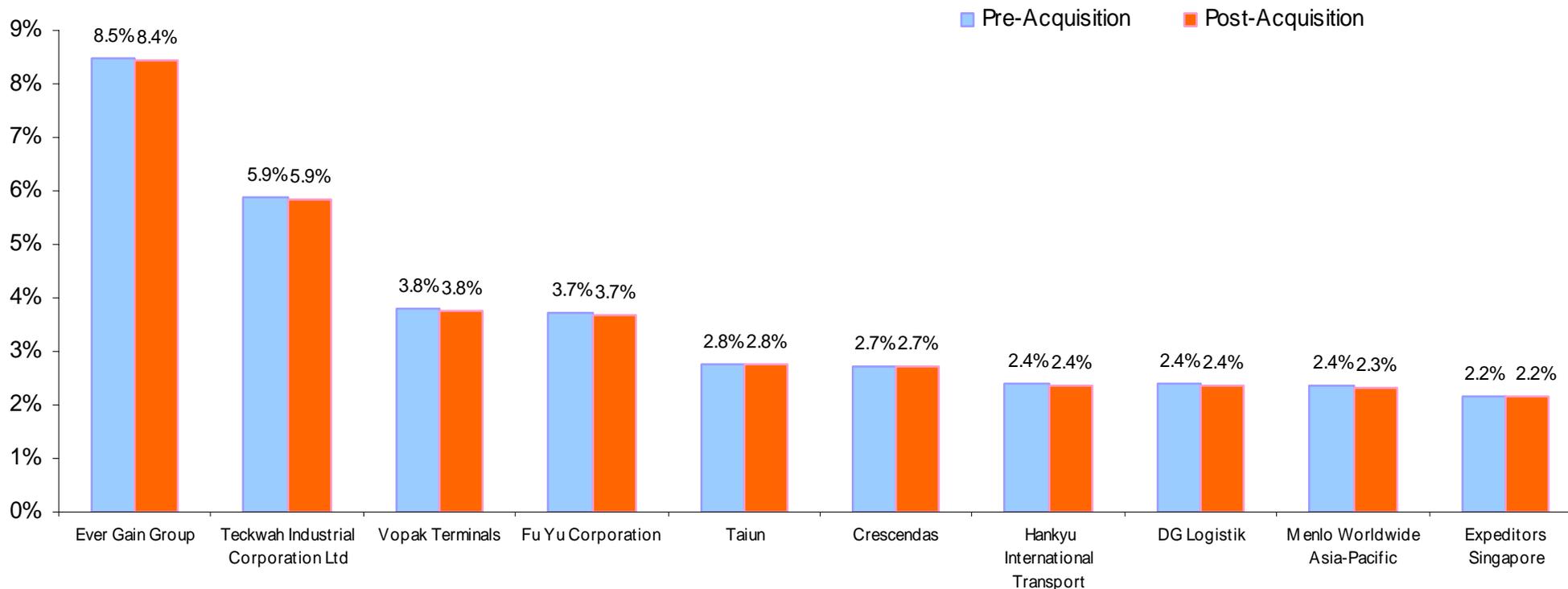
Acquisition is DPU accretive

Property	Puchong 1
Total Return (over 10 years)	11.27%
DPU impact ¹ (proforma annualised impact)	0.005 Singapore cents

1. Assuming MapletreeLog had purchased, held and operated the property for the whole of the financial year 31 December 2005 (based on 18 properties)

Tenant concentration

Top 10 Tenants of the Entire Portfolio by Gross Revenue for the Month of March 2006



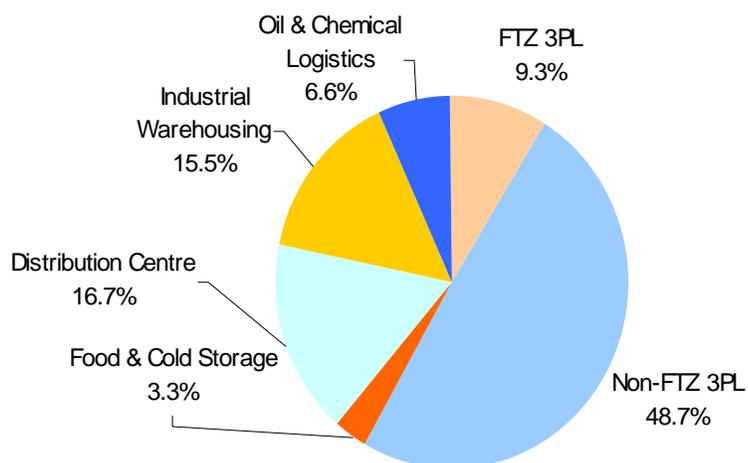
Pre-Acquisition (portfolio of 42 properties, including announced acquisitions)

Post-Acquisition (portfolio of 43 properties, including announced acquisition, Puchong 1 property)

Asset mix

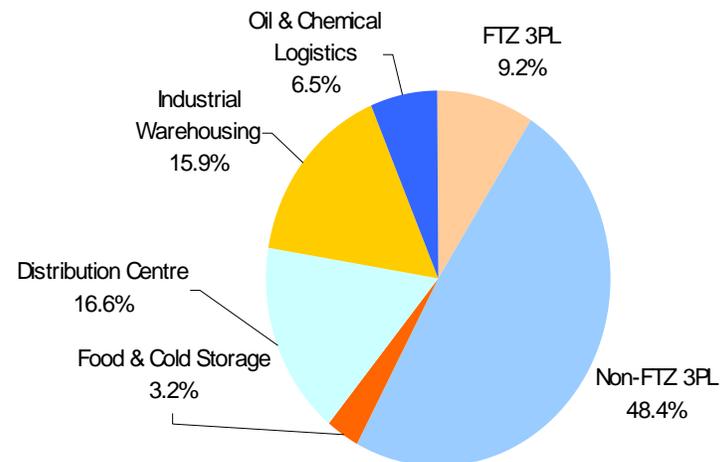
Before the acquisition*

Gross Revenue Contribution by Trade (Pre-Acquisition)



After the acquisition*

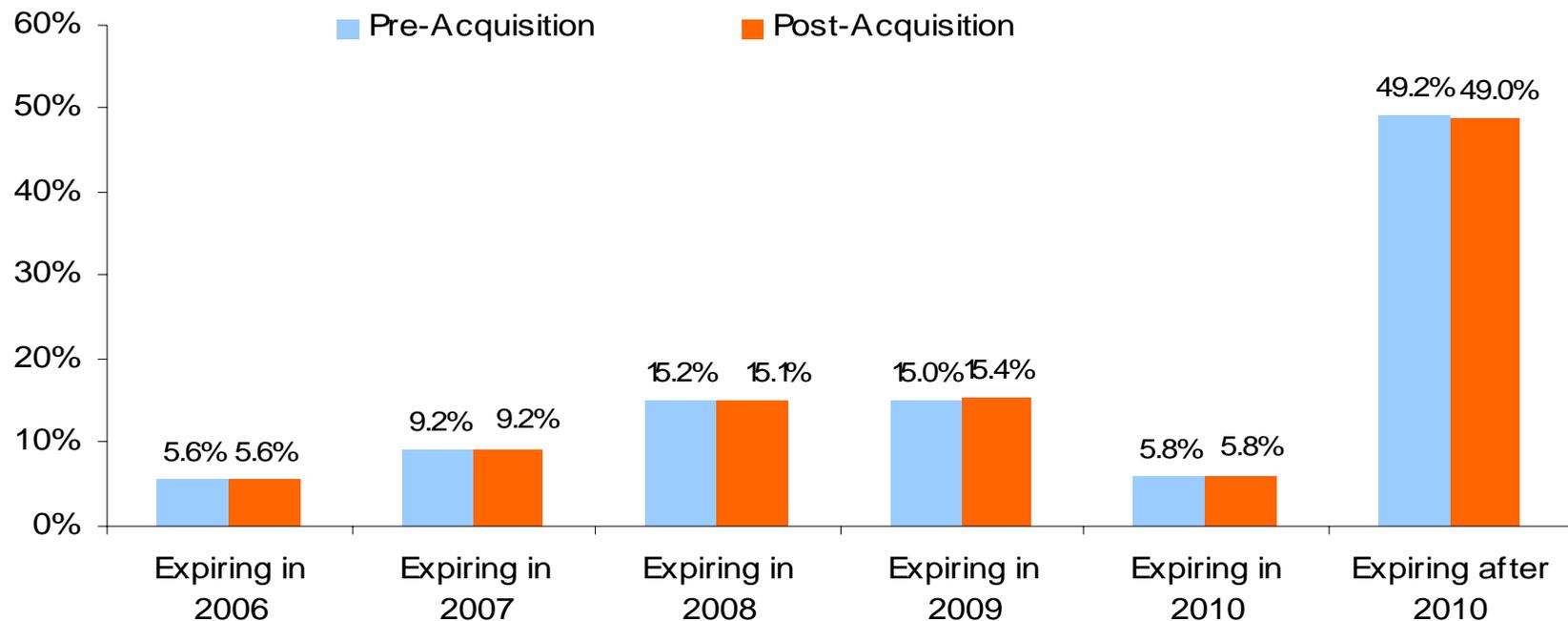
Gross Revenue Contribution by Trade (Post-Acquisition)



- * (1) Pre-Acquisition (portfolio of 42 properties, including announced acquisitions); Post-Acquisition (portfolio of 43 properties, including announced acquisition, Puchong 1 Property)
- (2) Puchong 1 Property has been classified under 'Industrial Warehousing'
- (3) The charts' Gross Revenue figures are computed for the month of March 2006, assuming that all new acquisitions announced after March 2006 have contributed to the total gross revenue for the month

Average lease duration

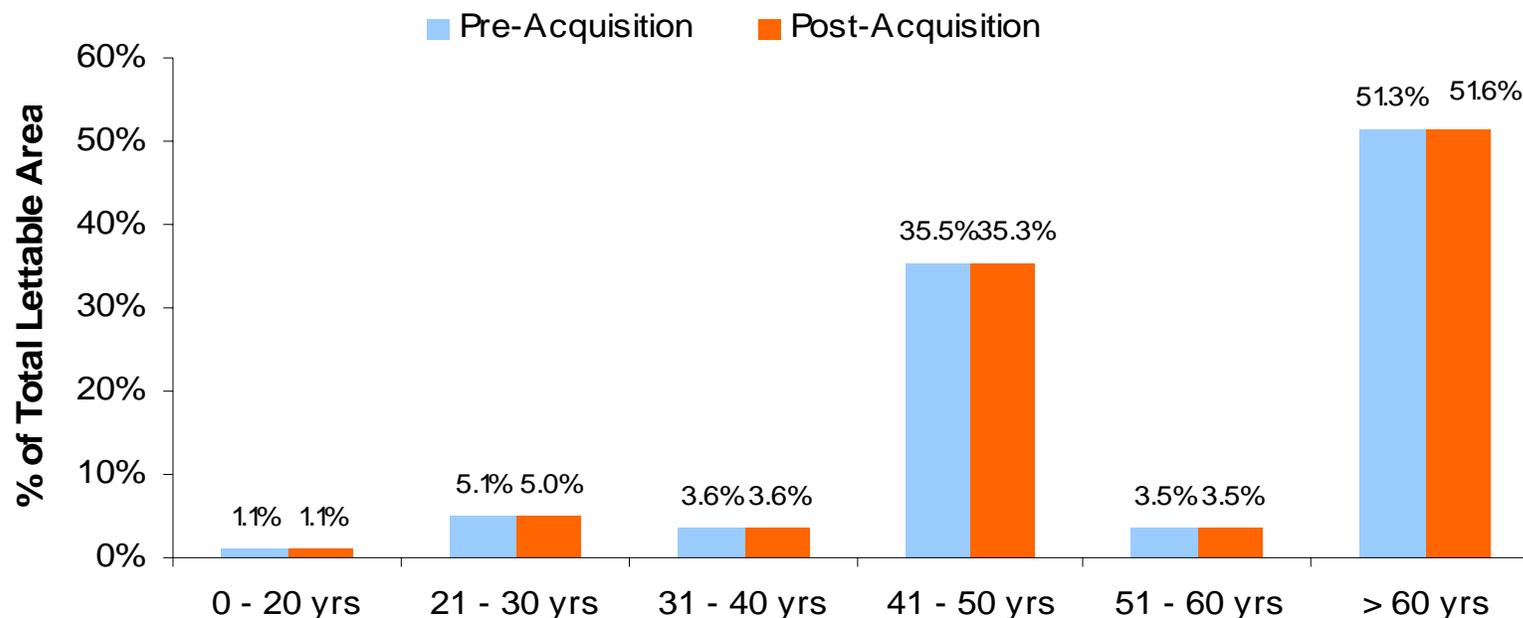
Lease Expiry Profile by Gross Revenue (for the Month of March 2006)



	Pre-Acquisition (42 properties)	Post-Acquisition (43 properties including Puchong 1 Property)
Weighted average lease term to expiry	5.4 years	5.4 years

Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease



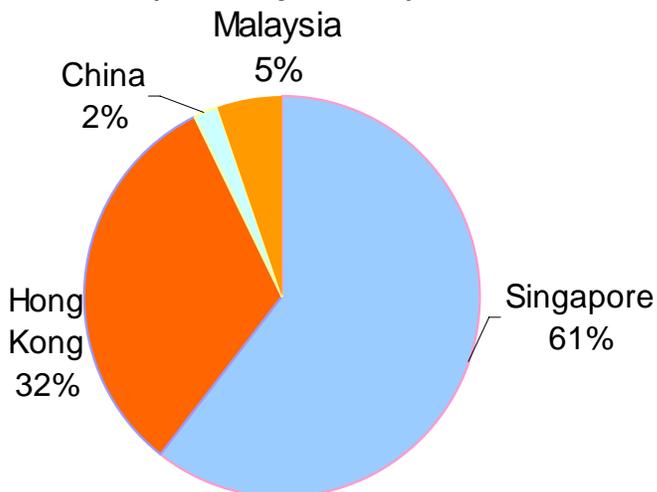
	Pre-Acquisition (42 properties)	Post-Acquisition (43 properties including Puchong 1 Property)
Weighted average of unexpired lease term of underlying land	56.5 Years	62.2 years

* Reflects year to expiry from 31 March 2006

Geographical allocation of portfolio

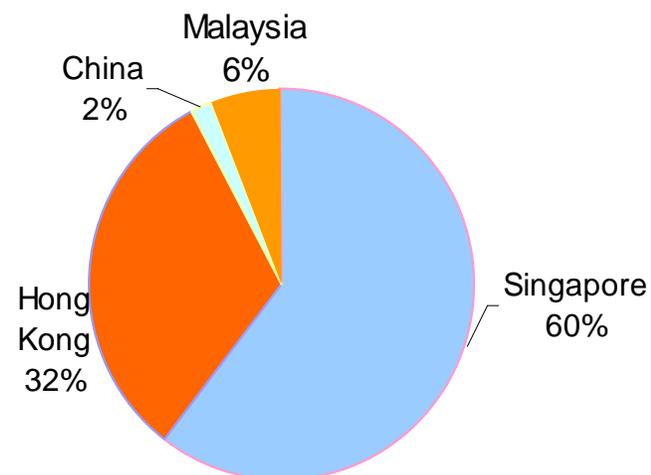
Before the acquisition*

Country Allocation - By Gross Revenue
(Pre-Acquisition)



After the acquisition*

Country Allocation - By Gross Revenue
(Post-Acquisition)



* (1) Pre-Acquisition (portfolio of 42 properties, including announced acquisitions); Post-Acquisition (portfolio of 43 properties, including announced acquisition, Puchong 1 Property)

(2) The charts' Gross Revenue figures are computed for the month of March 2006, assuming that all new acquisitions announced after March 2006 have contributed to the total gross revenue for the month

Disclaimer

The value of units in MapletreeLog (“Units”) and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of MapletreeLog is not necessarily indicative of its future performance.

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.

- END -