



Acquisition of 6 Marsiling Lane, Singapore 739145

22 November 2006

maple^{tree}
logisticstrust



Agenda

- **Details of the property:**
 - **6 Marsiling Lane, Singapore 739145**
- **Impact on MapletreeLog**
 - **Acquisition is DPU accretive**
 - **Tenant concentration**
 - **Asset mix**
 - **Average lease duration**
 - **Unexpired lease of underlying land**
 - **Geographical allocation of portfolio**

6 Marsiling Lane



6 Marsiling Lane comprises three blocks of industrial warehousing cum ancillary office and a two-storey ancillary office building.

It is located within an established industrial and warehousing cluster in Marsiling, in the northern part of Singapore.

- Purchase price: S\$18.0 million
- Appraised value : S\$18.4 million by Chesterton International Property Consultants Pte Ltd dated 20 November 2006
- Land tenure: Expiry in 2038
- Land area : 19,347.4 sqm
GFA : 16,207.0 sqm
Lettable area : 16,207.0 sqm
- Lease terms: Sale and leaseback to Winstant & Co. Pte Ltd for 7 years with an option to extend for a further term of up to 7 years
- Outgoings: Tenant bears property tax and property maintenance expenses

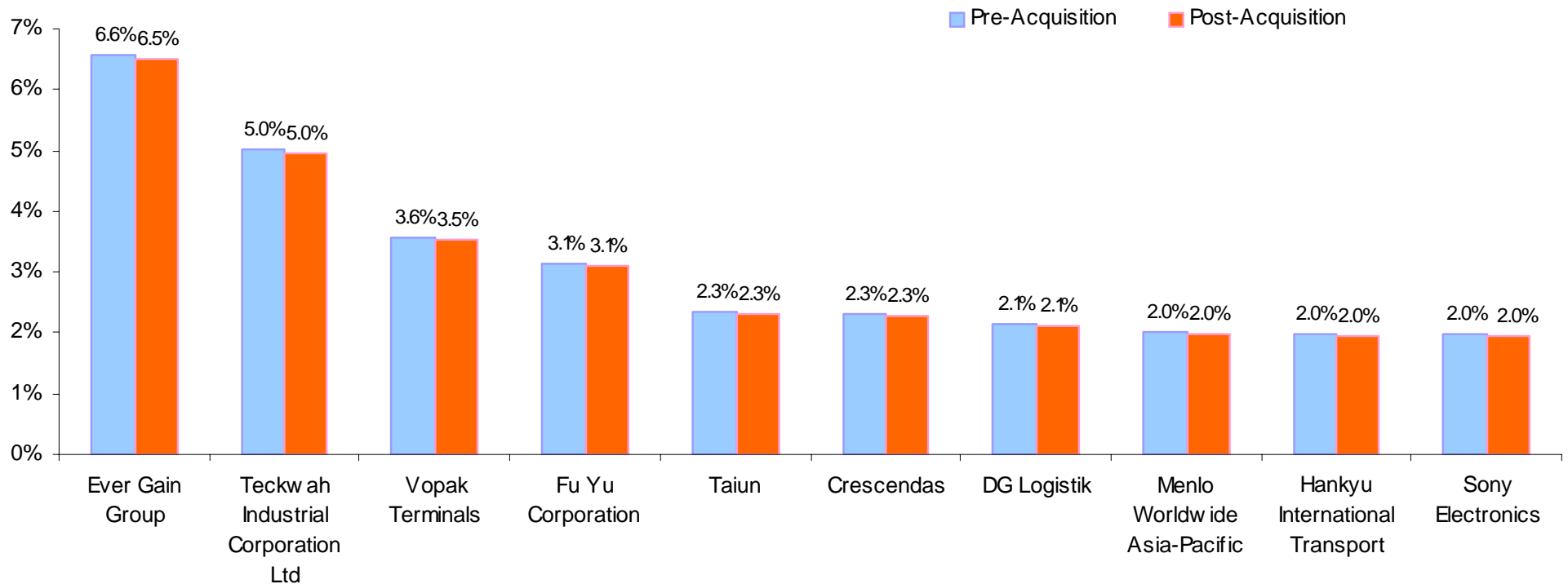
Acquisition is DPU accretive

Property	6 Marsiling Lane
Total Return (over 10 years)	10.01%
DPU impact¹ (proforma annualised impact)	0.10 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) and that the acquisition is fully funded by debt

Tenant concentration

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



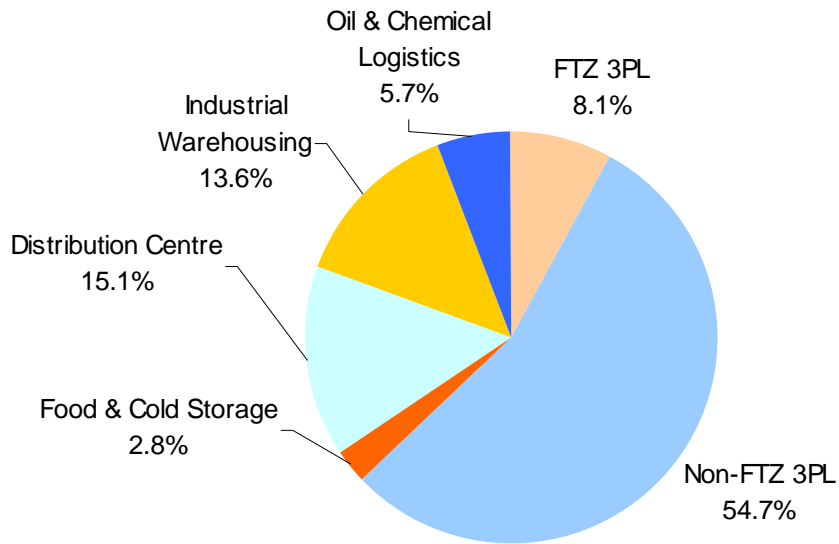
Pre-Acquisition (portfolio of 46 properties, including all announced acquisitions)

Post-Acquisition (portfolio of 47 properties, including all announced acquisitions and 6 Marsiling Lane)

Asset mix

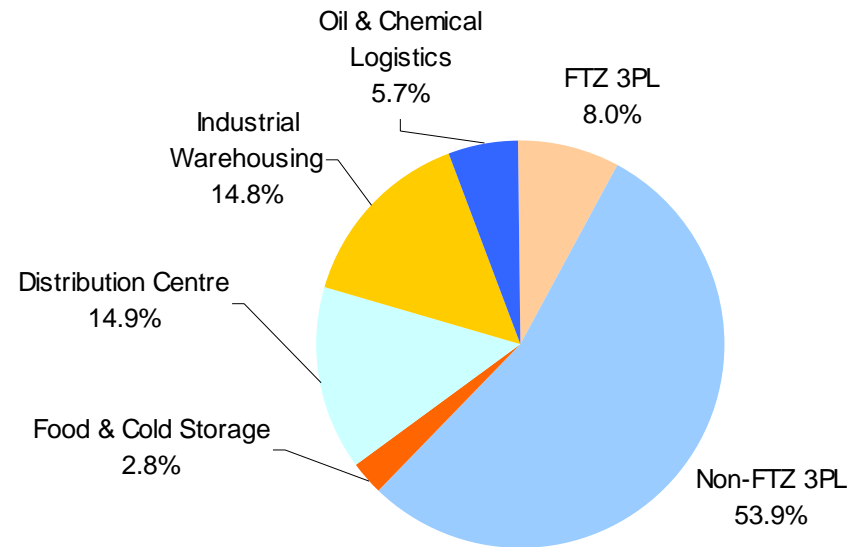
Before the acquisition*

Gross Revenue Contribution by Trade (Pre-Acquisition)



After the acquisition*

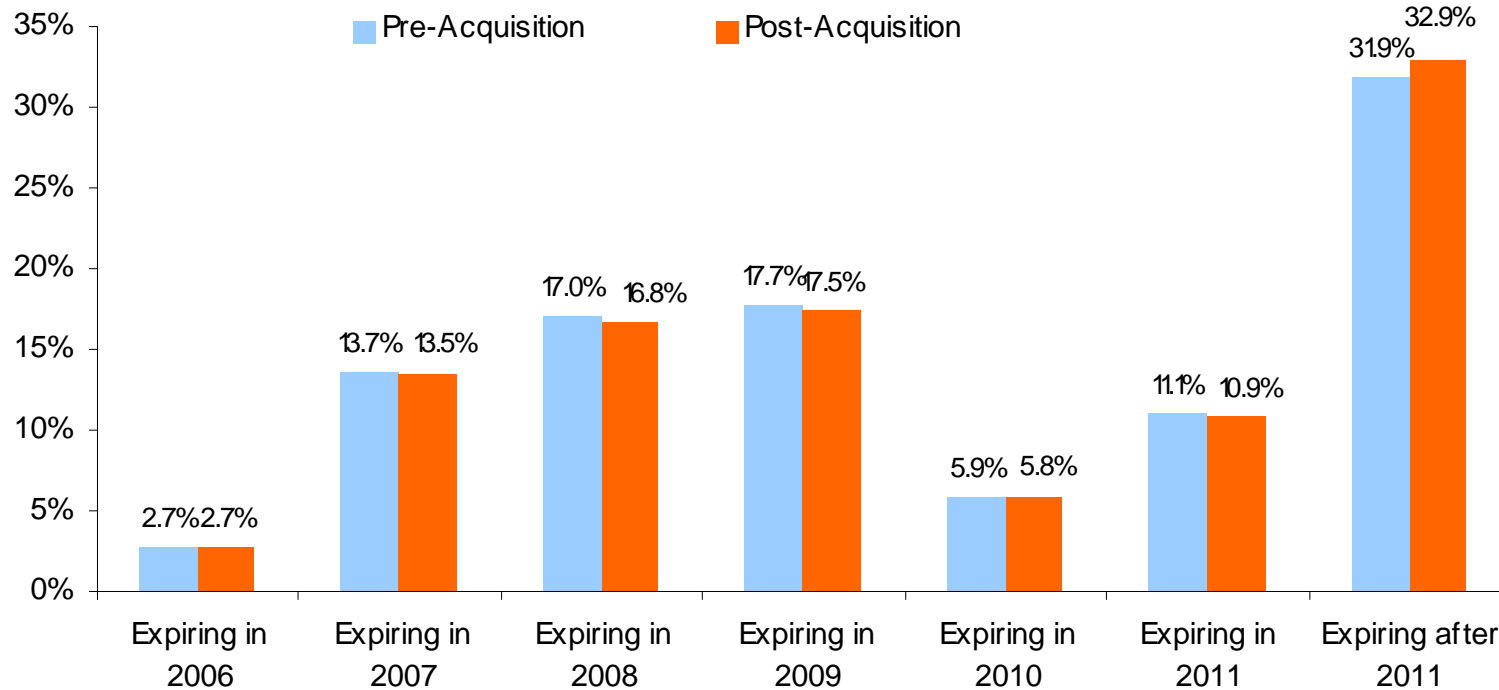
Gross Revenue Contribution by Trade (Post-Acquisition)



- * (1) Pre-Acquisition (portfolio of 46 properties, including all announced acquisitions); Post-Acquisition (portfolio of 47 properties, including all announced acquisitions and 6 Marsiling Lane)
- (2) 6 Marsiling Lane has been classified under the 'Industrial Warehousing' property category
- (3) The charts' Gross Revenue figures are computed for the month of September 2006, assuming that all new acquisitions announced after September 2006 have contributed to the total gross revenue for the month

Average lease duration

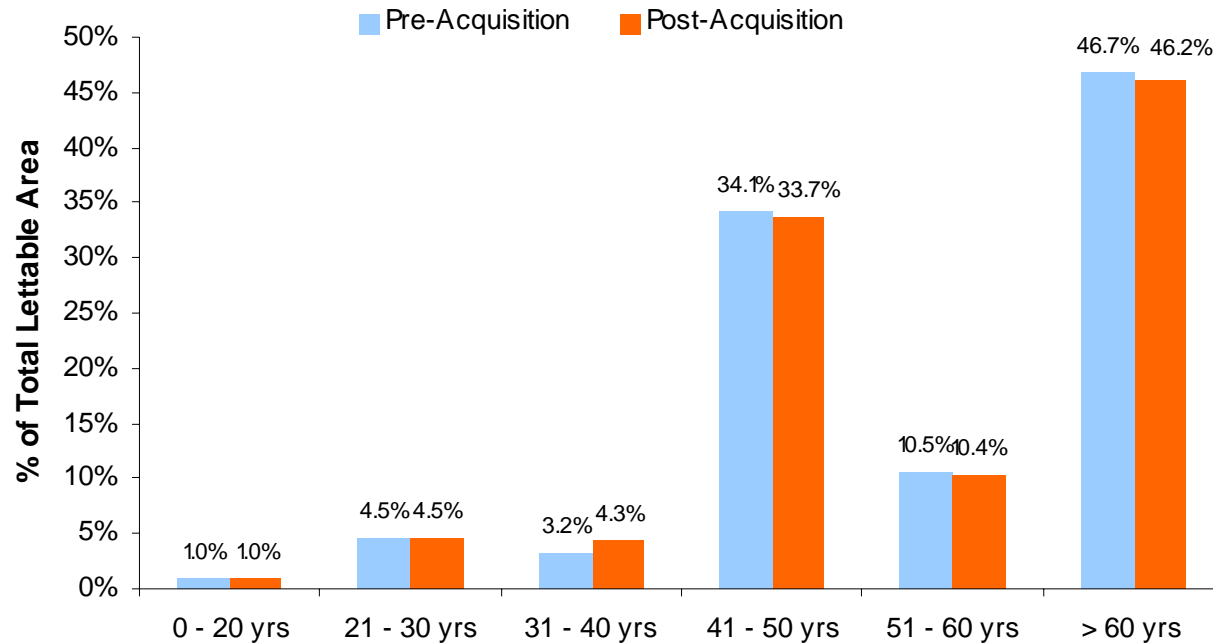
Lease Expiry Profile by Gross Revenue (for the Month of September 2006)



	Pre-Acquisition (46 properties)	Post-Acquisition (47 properties including 6 Marsiling Lane)
Weighted average lease term to expiry	4.7 years	4.7 years

Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease



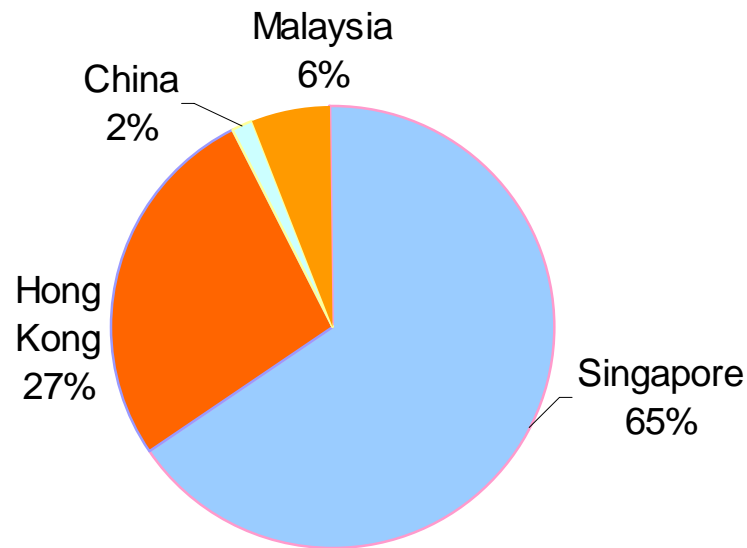
	Pre-Acquisition (46 properties)	Post-Acquisition (47 properties including 6 Marsiling Lane)
Weighted average of unexpired lease term of underlying land	68.5 Years	68.1 years

* Reflects year to expiry from 30 September 2006

Geographical allocation of portfolio

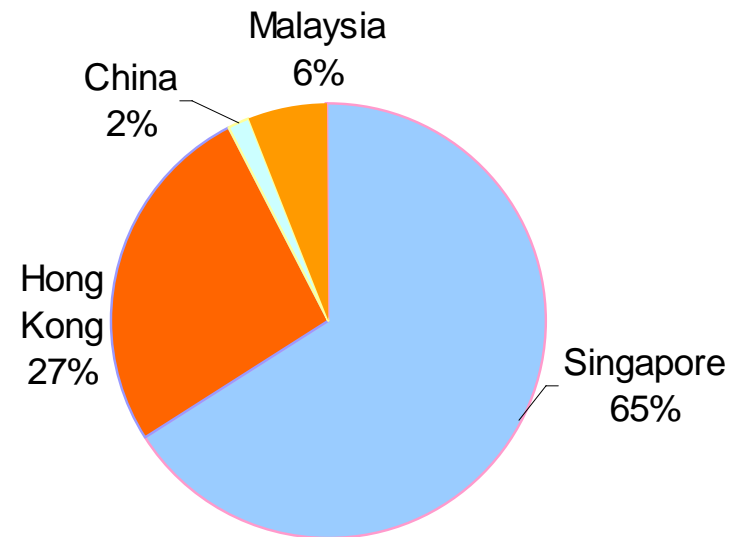
Before the acquisition*

Country Allocation - By Gross Revenue
(Pre-Acquisition)



After the acquisition*

Country Allocation - By Gross Revenue
(Post-Acquisition)



* (1) Pre-Acquisition (portfolio of 46 properties, including all announced acquisitions); Post-Acquisition (portfolio of 47 properties, including all announced acquisitions and 6 Marsiling Lane)

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

Disclaimer

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