



**Acquisition of
20 Tampines Street 92, Singapore 528875**

11 December 2006

maple^{tree}
logisticstrust



Agenda

- **Details of the property:**

20 Tampines Street 92, Singapore 528875

- **Impact on MapletreeLog**

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

20 Tampines Street 92



The Property comprises a two-storey warehouse facility with an ancillary office and a six-storey annex warehouse facility.

It is located within the Tampines Industrial Estate in the eastern part of Singapore and is easily accessible via the Pan-Island Expressway and East Coast Expressway.

- Purchase price: S\$10.0 million
- Appraised value: S\$11.2 million by Chesterton International Property Consultants Pte Ltd dated 6 November 2006
- Land tenure: Expiry in 2050
- Land area: 6,804.9 sqm
GFA: 9,251.2 sqm
Lettable area: 9,251.2 sqm
- Lease terms
Vendor : Eastgate Technology Ltd.
Lessee : Mediagate Pte Ltd, wholly-owned subsidiary of Eastgate
Lease Tenure: 7 years with an option to extend for a further term of 7 years
- Outgoings: Tenant bears property tax and land rent expenses

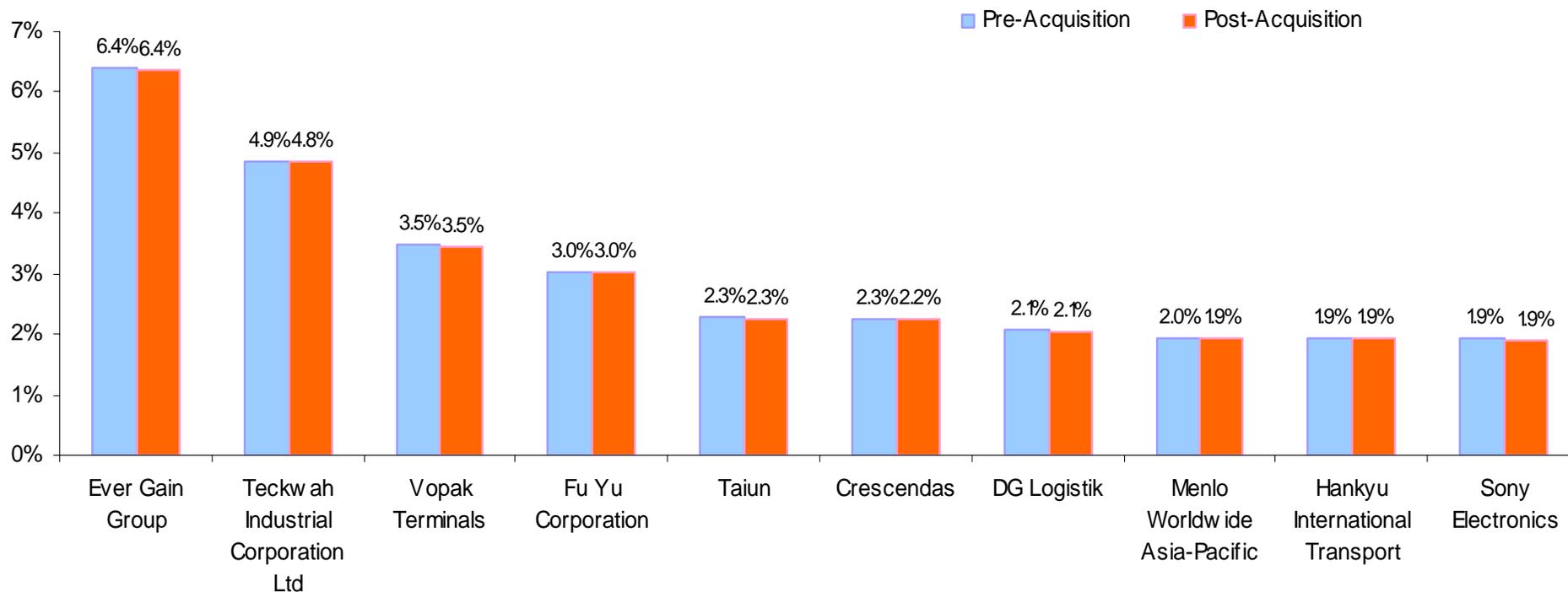
Acquisition is DPU accretive

Property	20 Tampines Street 92
Total Return (over 10 years)	8.56%
DPU impact¹ (proforma annualised impact)	0.04 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



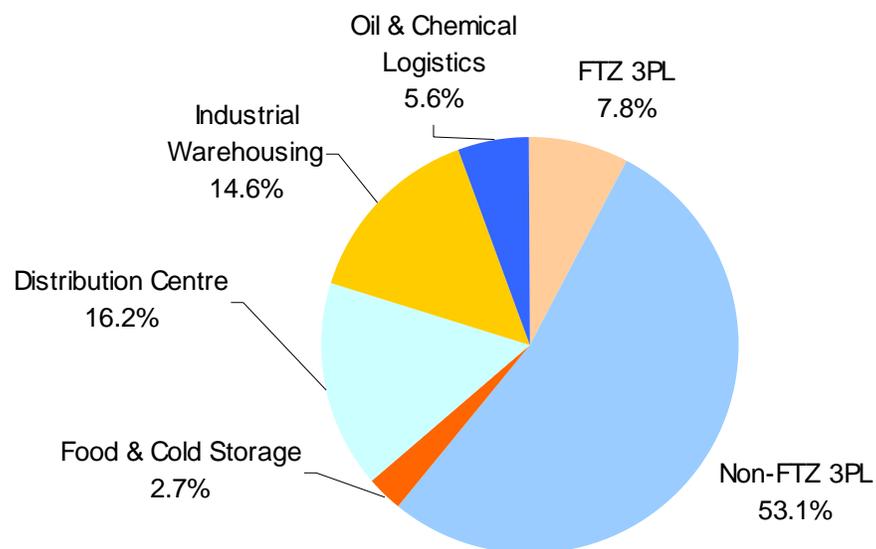
Pre-Acquisition (portfolio of 48 properties, including announced acquisitions)

Post-Acquisition (portfolio of 49 properties, including announced acquisitions and 20 Tampines Street 92)

Asset mix

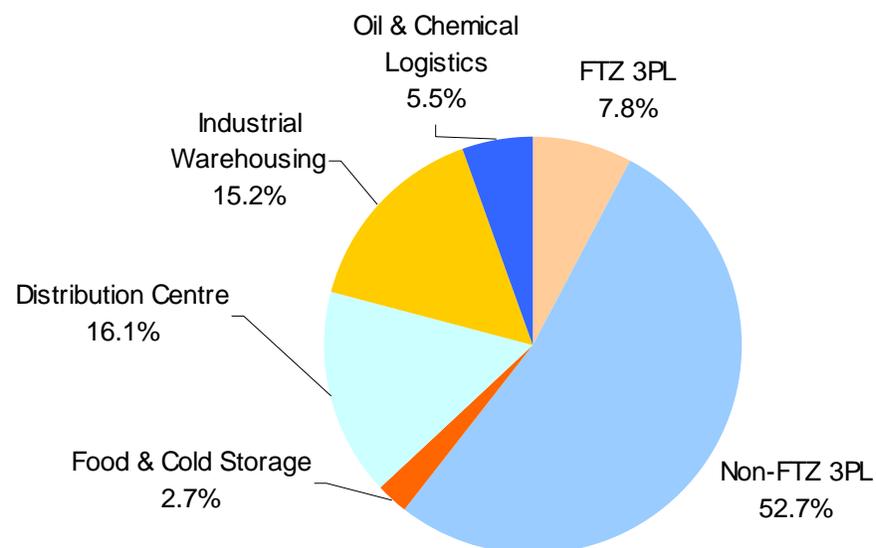
Before the acquisition

Gross Revenue Contribution by Trade (Pre-Acquisition)



After the acquisition

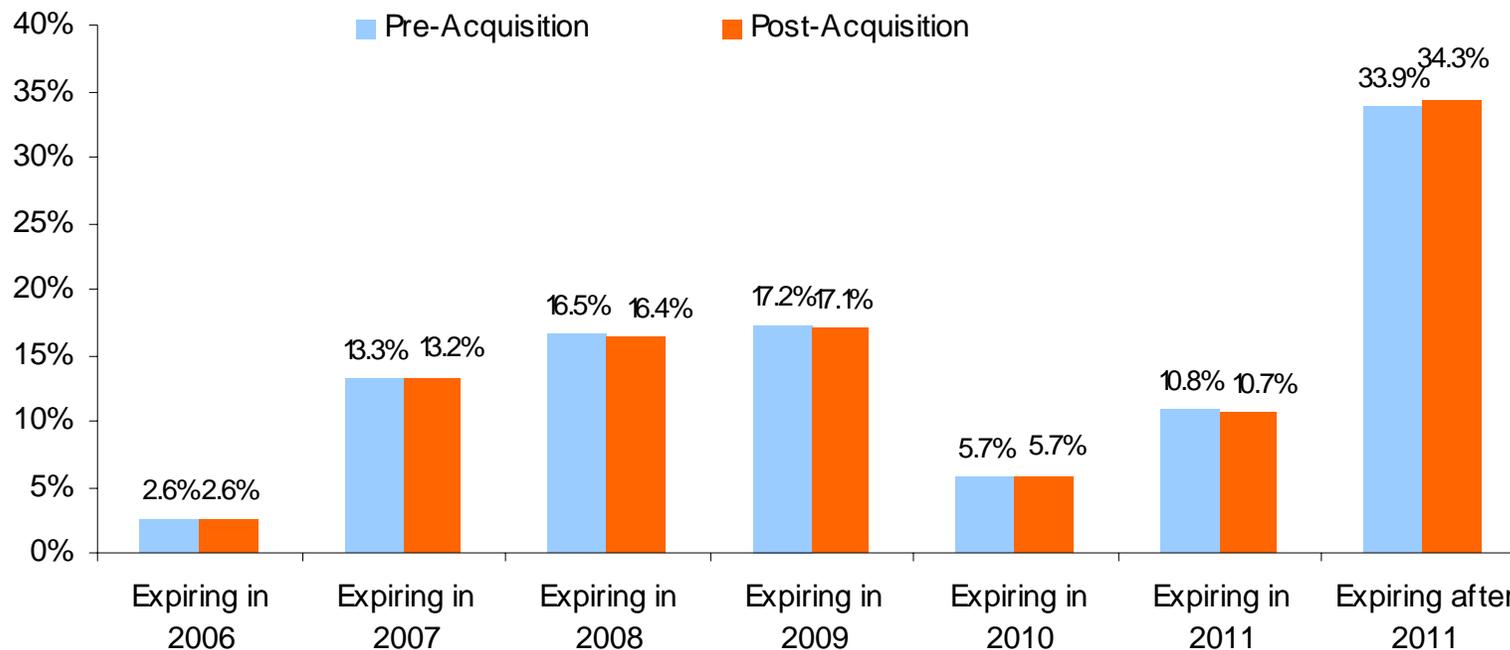
Gross Revenue Contribution by Trade (Post-Acquisition)



- (1) Pre-Acquisition (portfolio of 48 properties, including announced acquisitions); Post-Acquisition (portfolio of 49 properties, including announced acquisitions and 20 Tampines Street 92)
- (2) 20 Tampines Street 92 has been classified under "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)

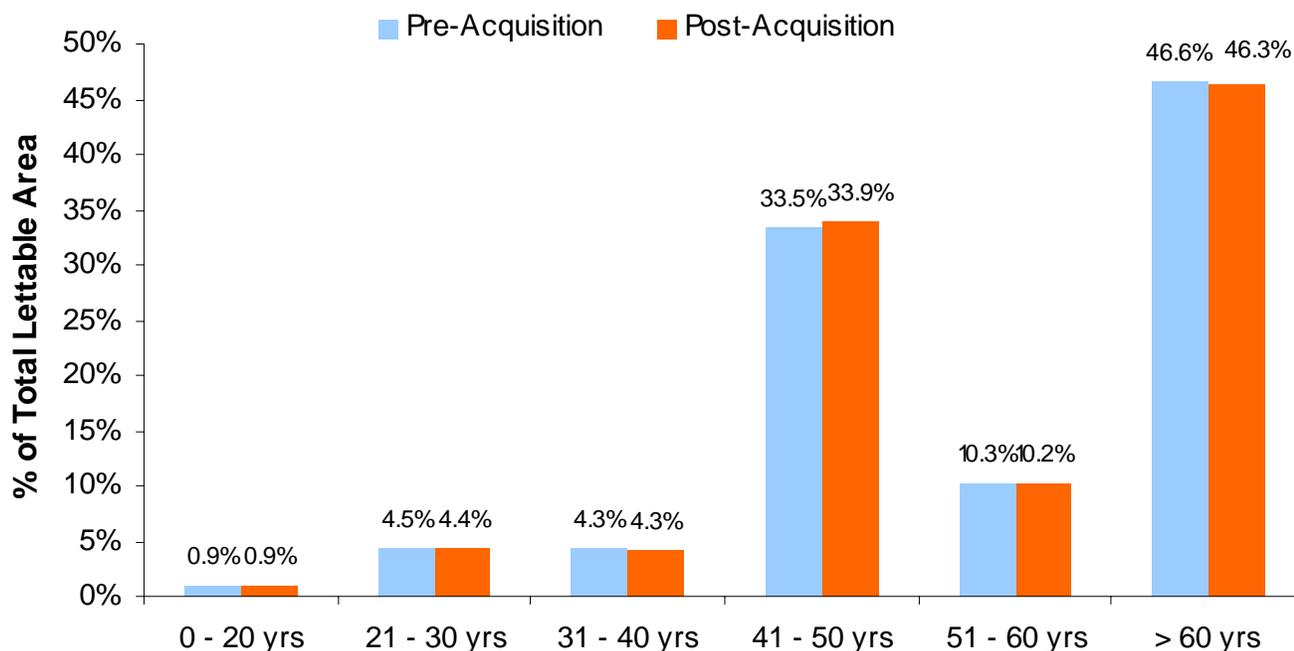


	Pre-Acquisition (48 properties)	Post-Acquisition (49 properties including 20 Tampines Street 92)
Weighted average lease term to expiry	4.8 years	4.8 years

Note: 'Remaining years to expiry of underlying land lease' reflects year to expiry from 30 September 2006

Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease

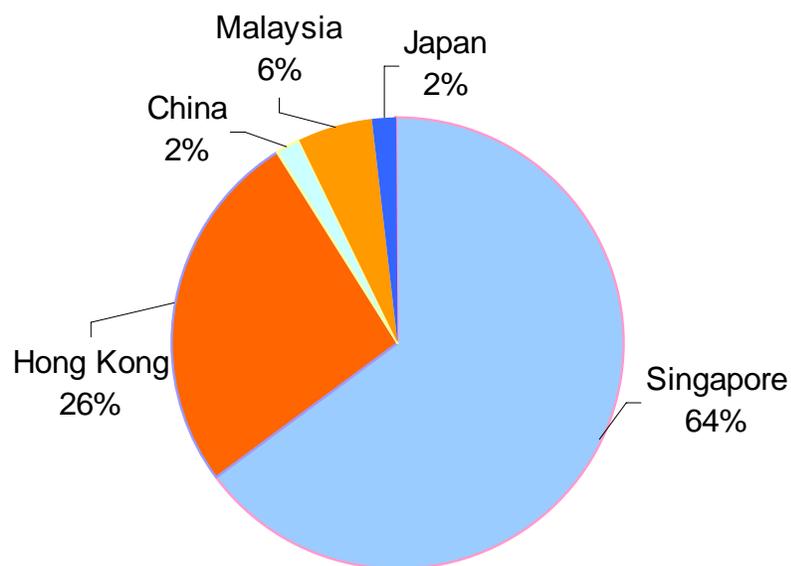


	Pre-Acquisition (48 properties)	Post-Acquisition (49 properties including 20 Tampines Street 92)
Weighted average of unexpired lease term of underlying land	74.3 years	74.1 years

Geographical allocation of portfolio

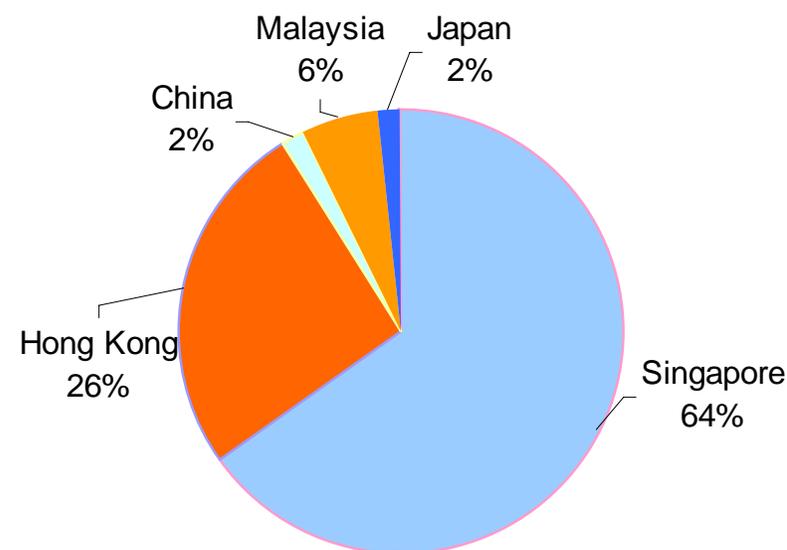
Before the acquisition

Country Allocation - By Gross Revenue
(Pre-Acquisition)



After the acquisition

Country Allocation - By Gross Revenue
(Post-Acquisition)



- (1) Pre-Acquisition (portfolio of 48 properties, including announced acquisitions); Post-Acquisition (portfolio of 49 properties, including announced acquisition, 20 Tampines Street 92)
- (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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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.

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