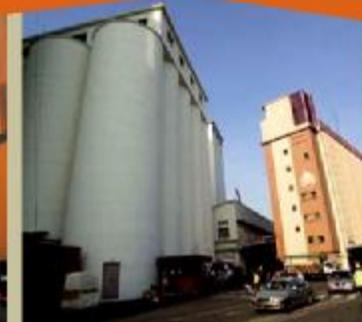




# Acquisition of 30 Woodlands Loop, Singapore 738319

9 November 2006

maple<sup>tree</sup>  
logisticstrust



# Agenda

- **Details of the property:**
  - **30 Woodlands Loop, Singapore 738319**
  
- **Impact on MapletreeLog**
  - **Acquisition is DPU accretive**
  - **Tenant concentration**
  - **Asset mix**
  - **Average lease duration**
  - **Unexpired lease of underlying land**
  - **Geographical allocation of portfolio**

# 30 Woodlands Loop



The property comprises a three-storey warehouse cum four-storey office building, with an approved dormitory on the fourth storey.

It is located in the Woodlands Industrial Estate, in the northern part of Singapore.

- Purchase price: S\$10.3 million
- Appraised value : S\$10.4 million by Colliers International Consultancy and Valuation (Singapore) Pte Ltd dated 6 November 2006
- Land tenure: Expiry in 2055
- Land area : 5,413.4 sqm  
GFA : 8,251.6 sqm  
Lettable area : 8,251.6 sqm
- Lease terms: Sale and leaseback to Nobel Design Holdings Ltd for 6 years with option to extend for another term of up to 6 years
- Outgoings: Tenant bears land rent, property tax and property maintenance expenses

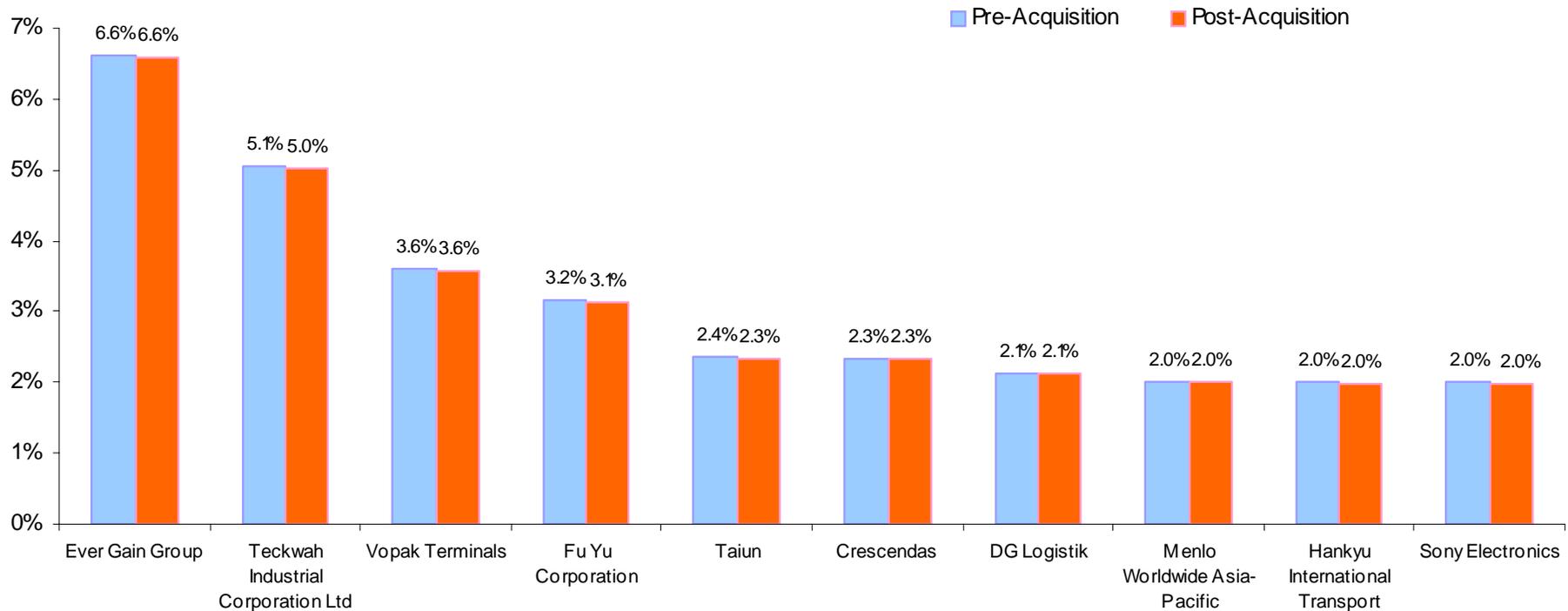
# Acquisition is DPU accretive

<b>Property</b>	<b>30 Woodlands Loop</b>
<b>Total Return (over 10 years)</b>	<b>8.37%</b>
<b>DPU impact<sup>1</sup> (proforma annualised impact)</b>	<b>0.029 Singapore cents</b>

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



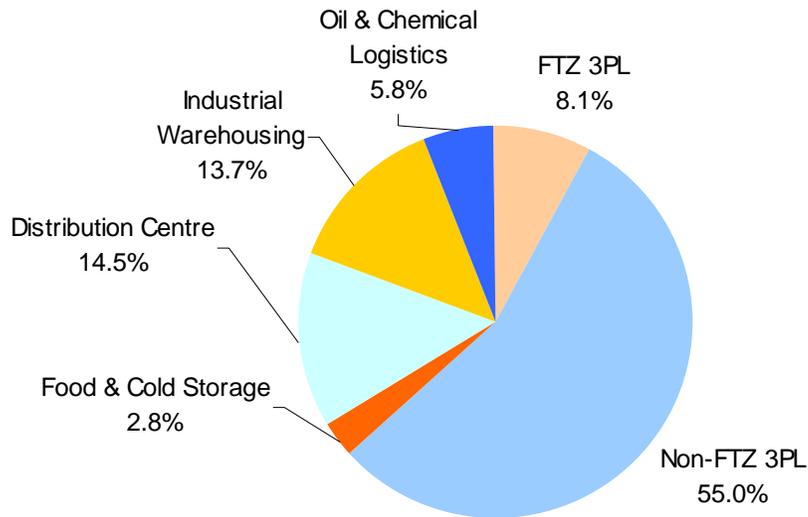
Pre-Acquisition (portfolio of 45 properties, including all announced acquisitions)

Post-Acquisition (portfolio of 46 properties, including all announced acquisitions and 30 Woodlands Loop)

# Asset mix

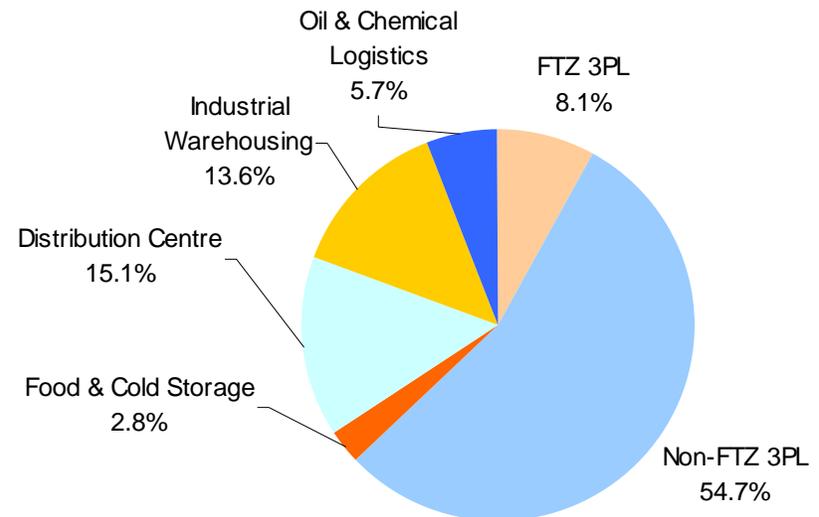
## Before the acquisition\*

Gross Revenue Contribution by Trade (Pre-Acquisition)



## After the acquisition\*

Gross Revenue Contribution by Trade (Post-Acquisition)



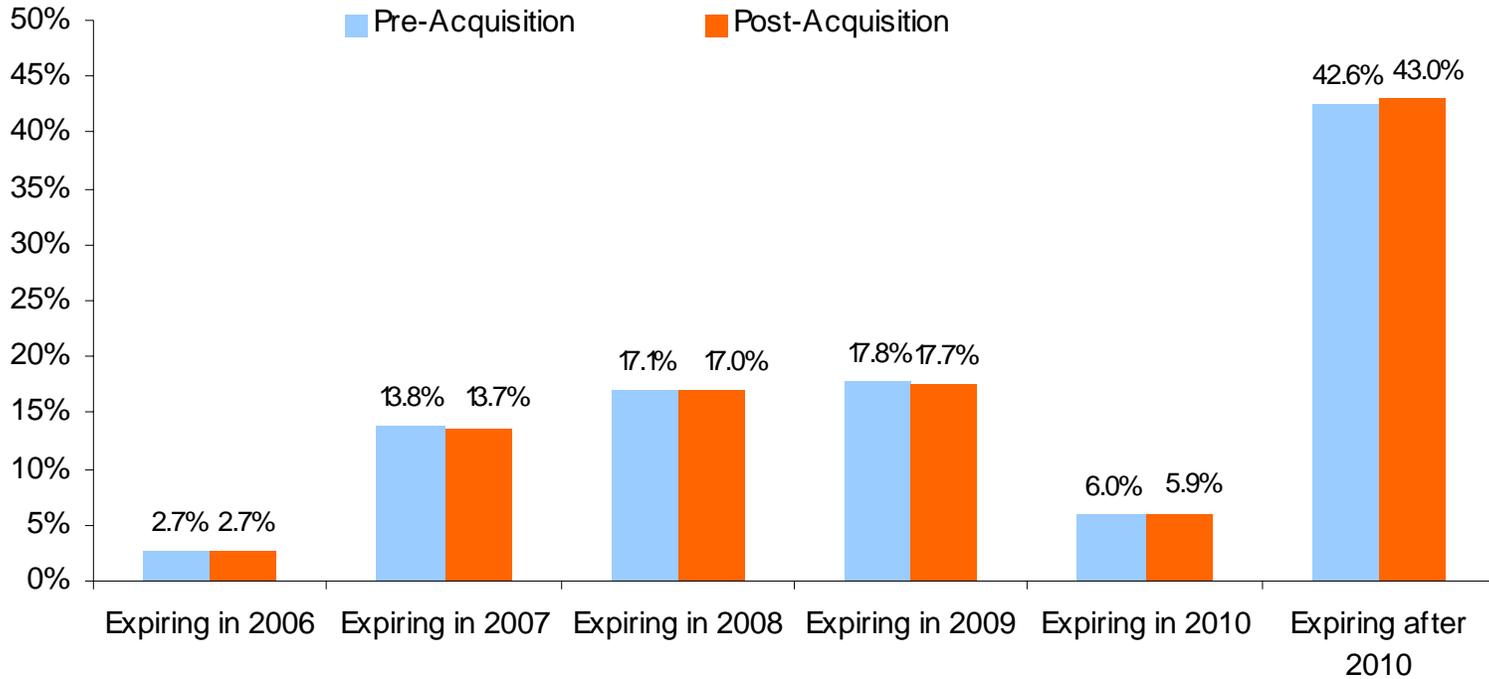
\* (1) Pre-Acquisition (portfolio of 45 properties, including all announced acquisitions); Post-Acquisition (portfolio of 46 properties, including all announced acquisitions and 30 Woodlands Loop)

(2) 30 Woodlands Loop has been classified under the 'Distribution Centre' 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

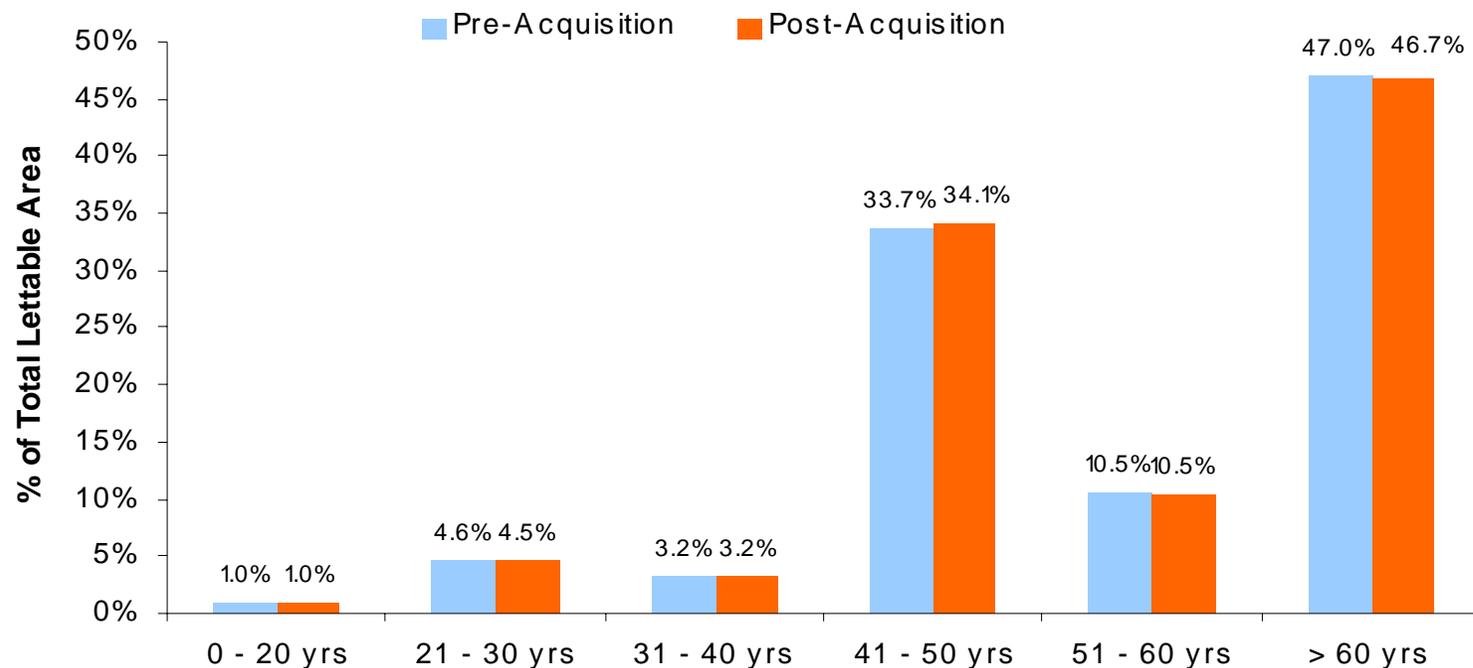
Lease Expiry Profile by Gross Revenue (for the Month of September 2006)



	Pre-Acquisition (45 properties)	Post-Acquisition (46 properties including 30 Woodlands Loop)
<b>Weighted average lease term to expiry</b>	<b>4.7 years</b>	<b>4.7 years</b>

# Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease



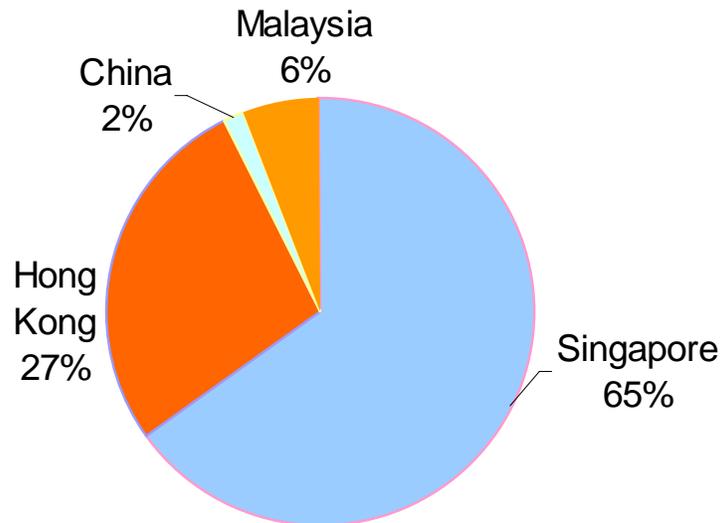
	Pre-Acquisition (45 properties)	Post-Acquisition (46 properties including 30 Woodlands Loop)
<b>Weighted average of unexpired lease term of underlying land</b>	<b>68.7 Years</b>	<b>68.5 years</b>

\* Reflects year to expiry from 30 September 2006

# Geographical allocation of portfolio

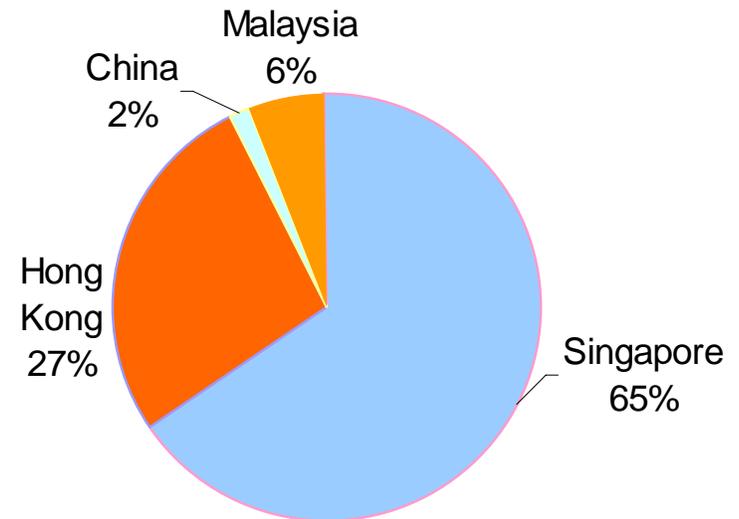
## Before the acquisition\*

Country Allocation - By Gross Revenue  
(Pre-Acquisition)



## After the acquisition\*

Country Allocation - By Gross Revenue  
(Post-Acquisition)



\* (1) Pre-Acquisition (portfolio of 45 properties, including all announced acquisitions); Post-Acquisition (portfolio of 46 properties, including all announced acquisitions and 30 Woodlands Loop)

(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

**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 -**