



Acquisition of Senai Property, Malaysia

6 November 2006

maple^{tree}
logisticstrust



Agenda

- **Details of the property:**
 - **Senai Property, Senai Industrial Estate, Johor, Malaysia**

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

Senai Property



The property is a newly-completed single-storey warehouse with an annexed two-storey office building.

It is located in Senai Industrial estate, Johor, in the southern part of Malaysia.

- **Purchase price: RM 25.5 million
(S\$11.0 million)**
- **Land tenure: Freehold**
- **Land area : 18,165 sqm
GFA : 11,829 sqm
Lettable area : 11,829 sqm**
- **Lease terms: Sale with assignment of existing tenancy.
Lease term of 5 years commencing Jan 2006 with option to renew for 2 years.**
- **Outgoings: Tenant bears property maintenance expenses.**

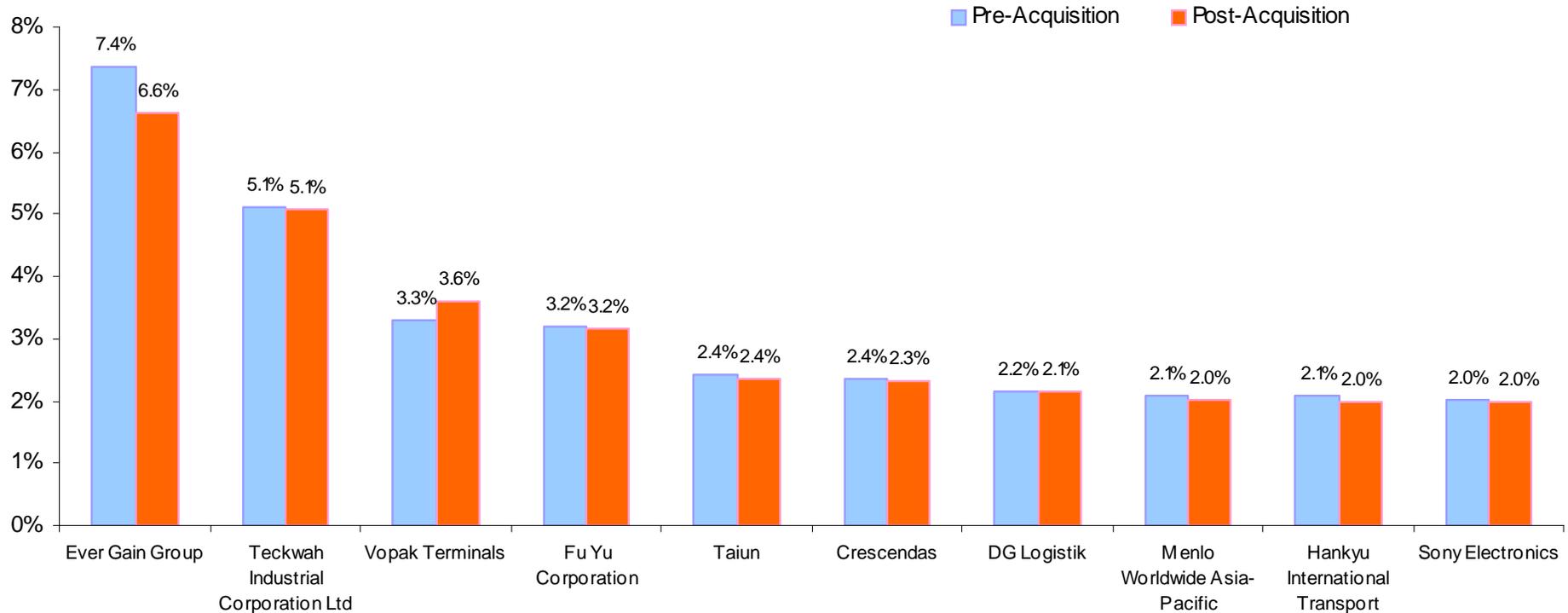
Acquisition is DPU accretive

| Property | Senai Property |
|---|-----------------------|
| Total Return (over 10 years) | 10.01% |
| DPU impact ¹ (proforma annualised impact) | 0.019 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 September 2006



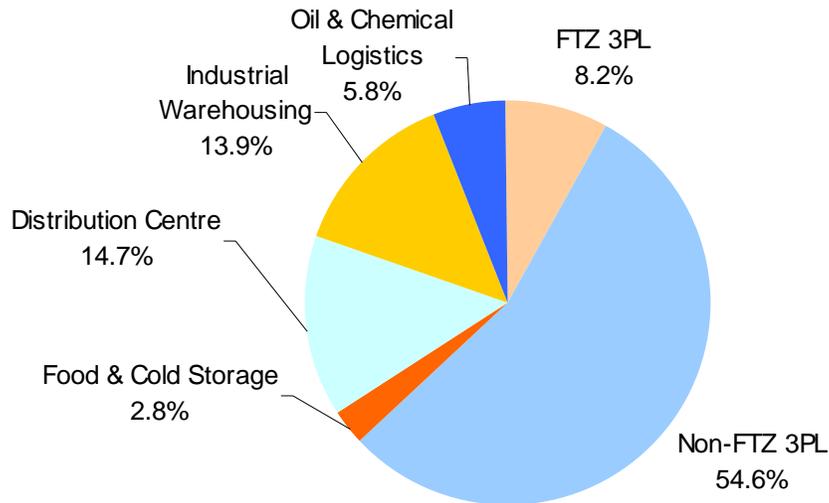
Pre-Acquisition (portfolio of 44 properties, including all announced acquisitions)

Post-Acquisition (portfolio of 45 properties, including all announced acquisitions and Senai Property)

Asset mix

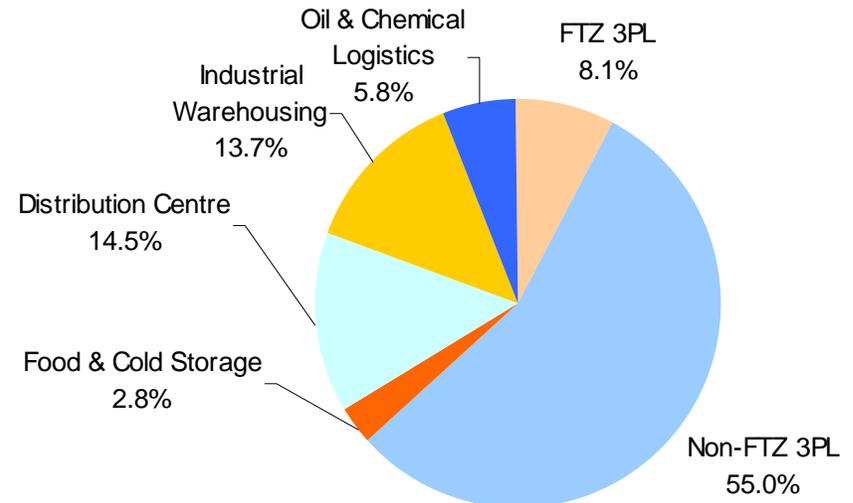
Before the acquisition*

Gross Revenue Contribution by Trade (Pre-Acquisition)



After the acquisition*

Gross Revenue Contribution by Trade (Post-Acquisition)



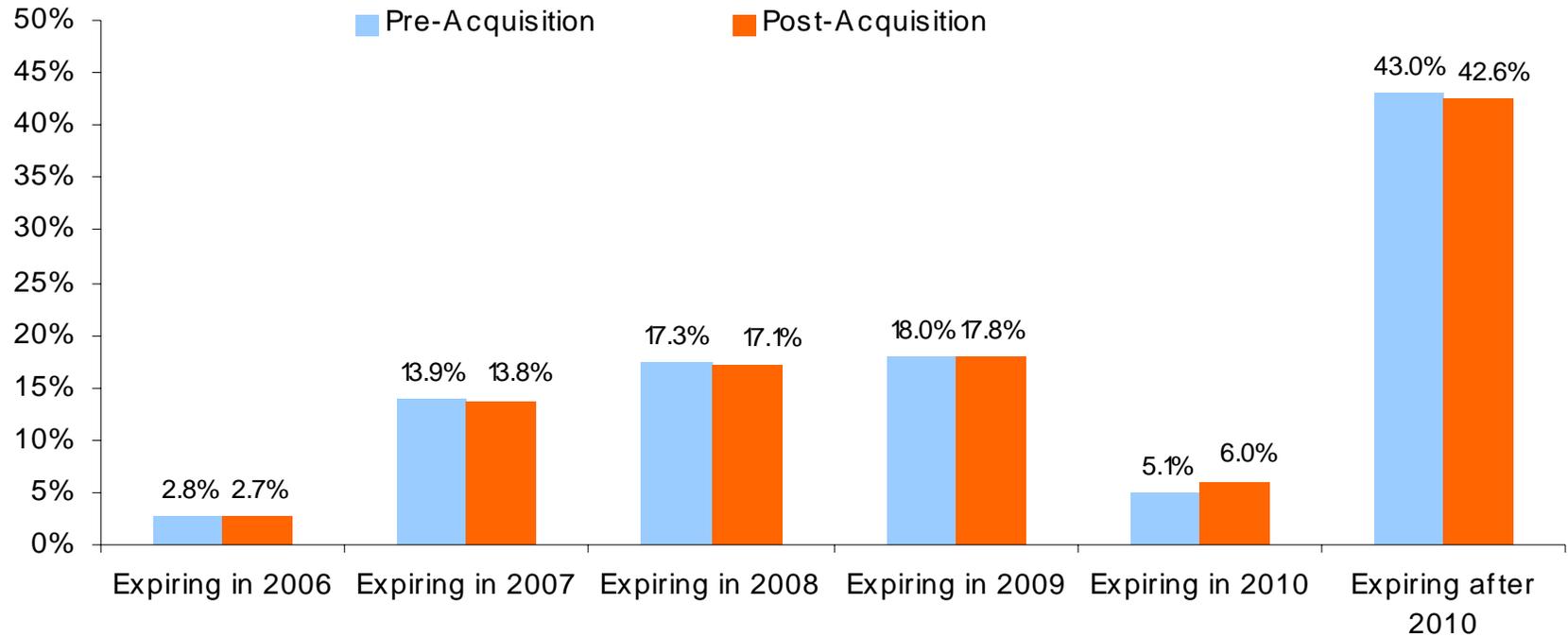
* (1) Pre-Acquisition (portfolio of 44 properties, including all announced acquisitions); Post-Acquisition (portfolio of 45 properties, including all announced acquisitions and Senai Property)

(2) Senai Property has been classified under the 'Non-FTZ 3PL' 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

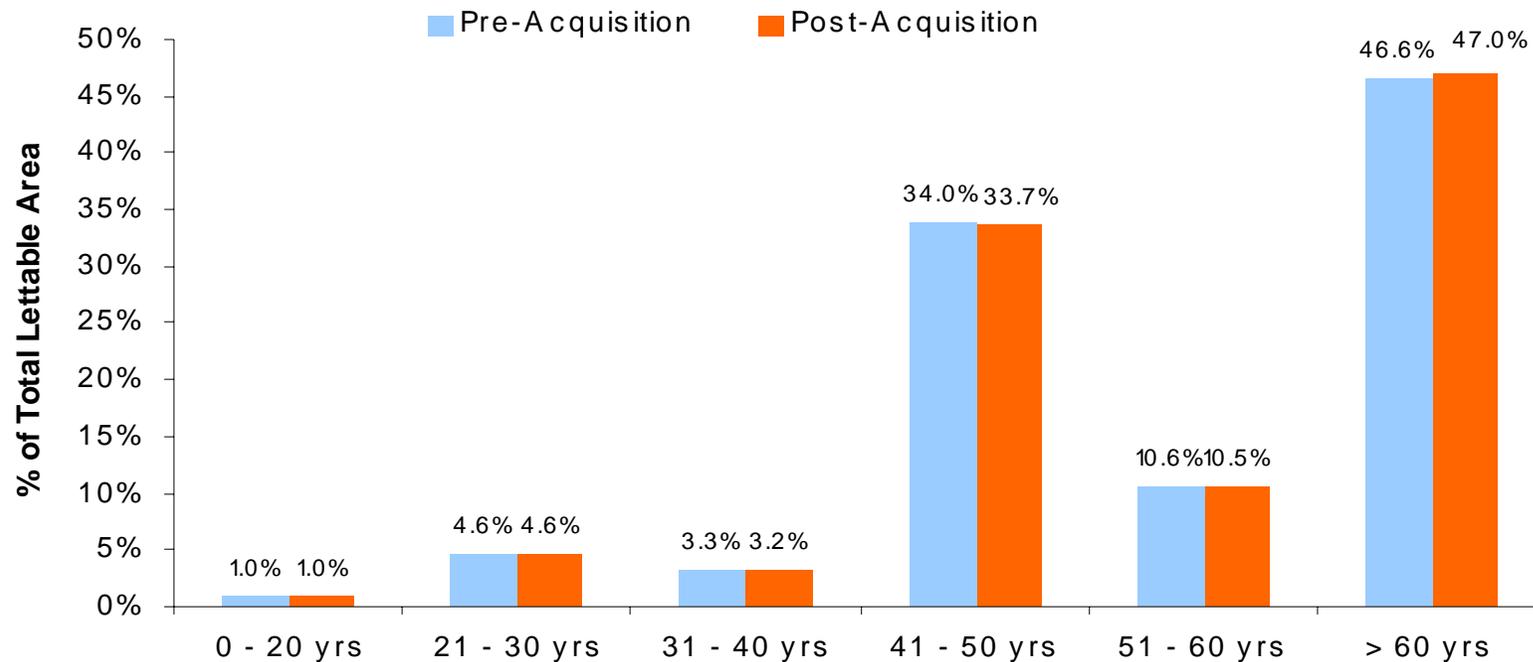
Lease Expiry Profile by Gross Revenue (for the Month of September 2006)



| | Pre-Acquisition (44 properties) | Post-Acquisition (45 properties including Senai Property) |
|--|------------------------------------|---|
| Weighted average lease term to expiry | 4.8 years | 4.7 years |

Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease



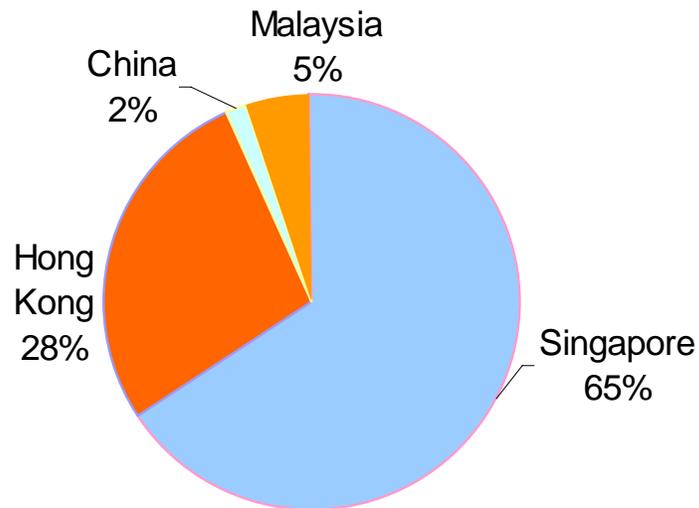
| | Pre-Acquisition (44 properties) | Post-Acquisition (45 properties including Senai Property) |
|--|------------------------------------|---|
| Weighted average of unexpired lease term of underlying land | 61.0 Years | 68.7 years |

* Reflects year to expiry from 30 September 2006

Geographical allocation of portfolio

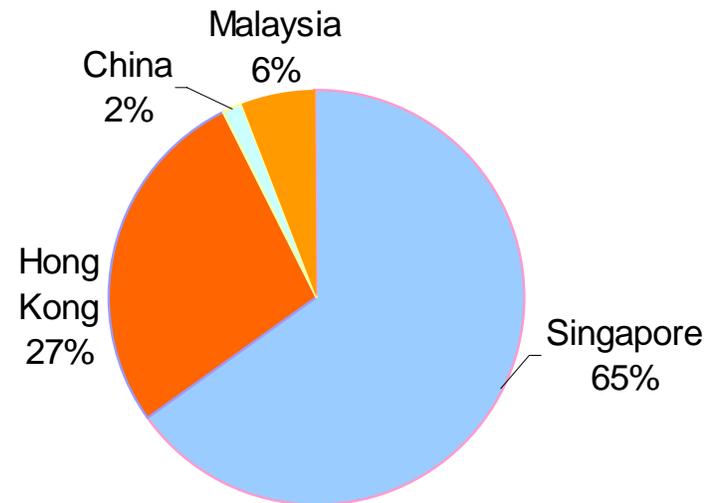
Before the acquisition*

Country Allocation - By Gross Revenue
(Pre-Acquisition)



After the acquisition*

Country Allocation - By Gross Revenue
(Post-Acquisition)



* (1) Pre-Acquisition (portfolio of 44 properties, including all announced acquisitions); Post-Acquisition (portfolio of 45 properties, including all announced acquisitions and Senai Property)

(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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