



Acquisition of 2 Singapore properties for S\$35.1 million

14 December 2006

maple^{tree}
logisticstrust



Agenda

- **Details of the properties:**
 - 521 Bukit Batok Street 23, Singapore 659544
 - 1 Genting Lane, Singapore 349544

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

521 Bukit Batok Street 23



The property comprises a two-storey warehouse cum five-storey office building with surface carpark. It is located off Bukit Batok Avenue 3 in the western part of Singapore. The property is easily accessible via the Pan Island Expressway .

- Purchase price: S\$24.1 million*
- Appraised value : S\$24.9 million by Chesterton International Property Consultants Pte Ltd dated 20 November 2006
- Land tenure: Expiry in 2055
- Land area : 9,723.3 sqm
GFA : 17,491.0 sqm
Lettable area : 17,491.0 sqm
- Lease terms : Sale and leaseback to vendor for 7 years with option to extend for a further 7 years
- Outgoings: Tenant bears land rent, property tax and property maintenance expenses

* Purchase price is subject to further adjustments based on the gross floor area confirmed in the final property survey (based on pro rata per square feet purchase price adjustment with an accompanying adjustment in the per square feet rental basis).

1 Genting Lane



The Property comprises a seven-storey warehouse-cum-office building with surface carpark. It is located off Macpherson Road in the eastern part of Singapore and is easily accessible via the Pan Island Expressway and the Central Expressway.

- Purchase price: S\$11.0 million
- Appraised value : S\$11.2 million by Chesterton International Property Consultants Pte Ltd dated 20 November 2006
- Land tenure: Expiry in 2048
- Land area: 3,372.0 sqm
GFA: 8,297.0 sqm
Lettable area: 8,297.0 sqm
- Lease terms: Sale and leaseback to vendor for 7 years with option to extend for a further 7 years.
- Outgoings: Tenant bears land rent, property tax and property maintenance expenses

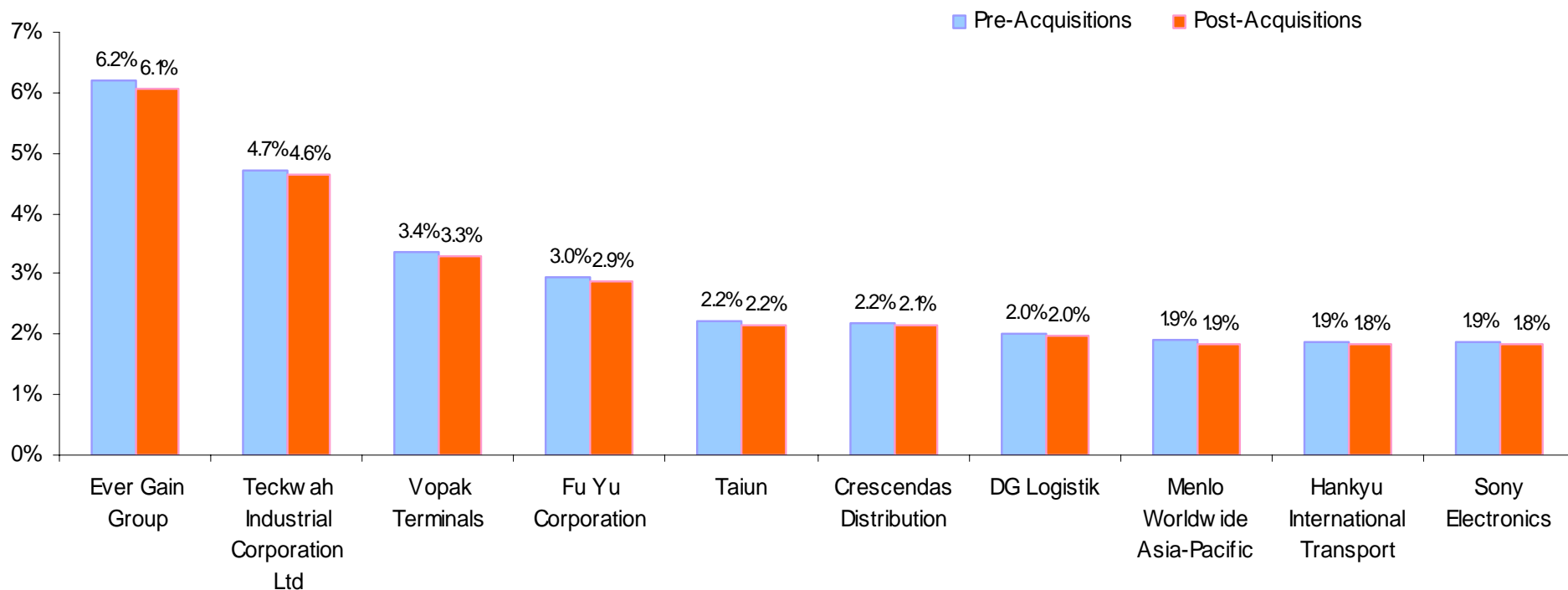
Acquisitions are DPU accretive

| Properties | 521 Bukit Batok Street 23 | 1 Genting Lane |
|---|---------------------------|----------------------|
| Total Return (over 10 years) | 8.18% | 8.44% |
| DPU impact ¹ (proforma annualised impact) | 0.07 Singapore cents | 0.04 Singapore cents |

1. Assuming MapletreeLog had purchased, held and operated the properties for the whole of the financial year 31 December 2005 (based on 18 properties) and that the acquisitions are fully funded by debt

Tenant concentration

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



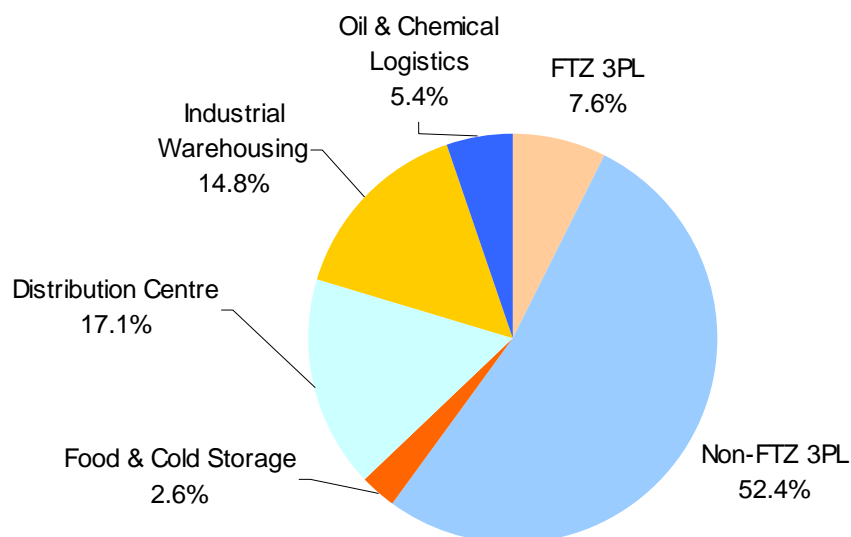
Pre-Acquisitions (portfolio of 52 properties, including announced acquisitions)

Post-Acquisitions (portfolio of 54 properties, including announced acquisitions, 521 Bukit Batok Street 23 and 1 Genting Lane)

Asset mix

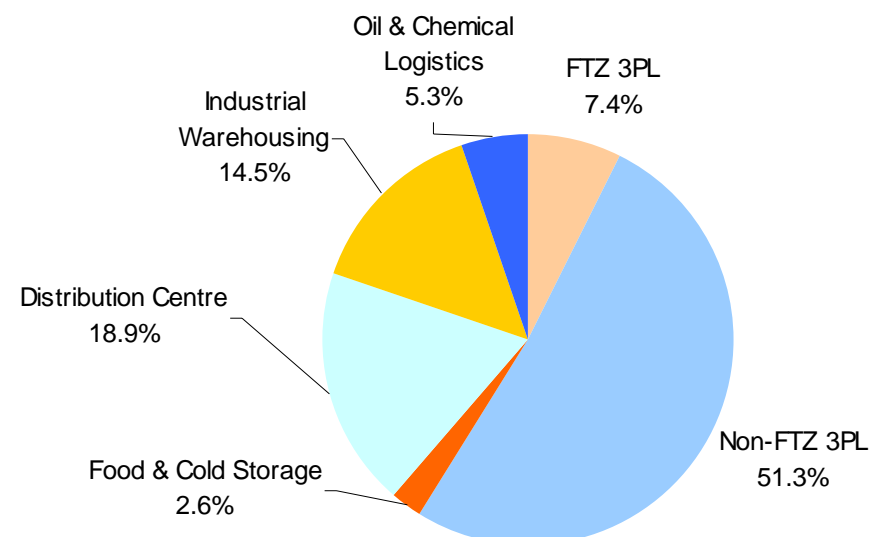
Before the acquisitions

Gross Revenue Contribution by Trade (Pre-Acquisitions)



After the acquisitions

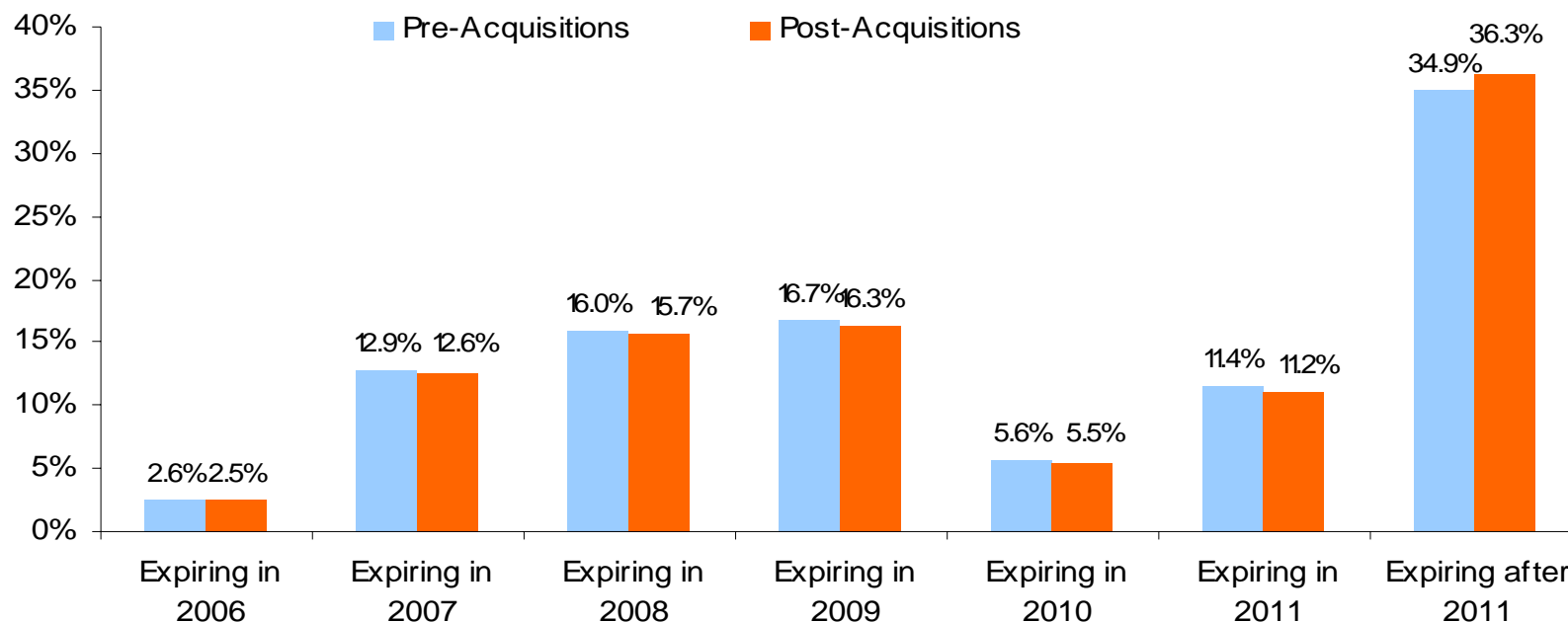
Gross Revenue Contribution by Trade (Post-Acquisitions)



- (1) Pre-Acquisitions (portfolio of 52 properties, including announced acquisitions); Post-Acquisitions (portfolio of 54 properties, including announced acquisitions, 521 Bukit Batok Street 23 and 1 Genting Lane)
- (2) 521 Bukit Batok Street 23 and 1 Genting Lane have 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)

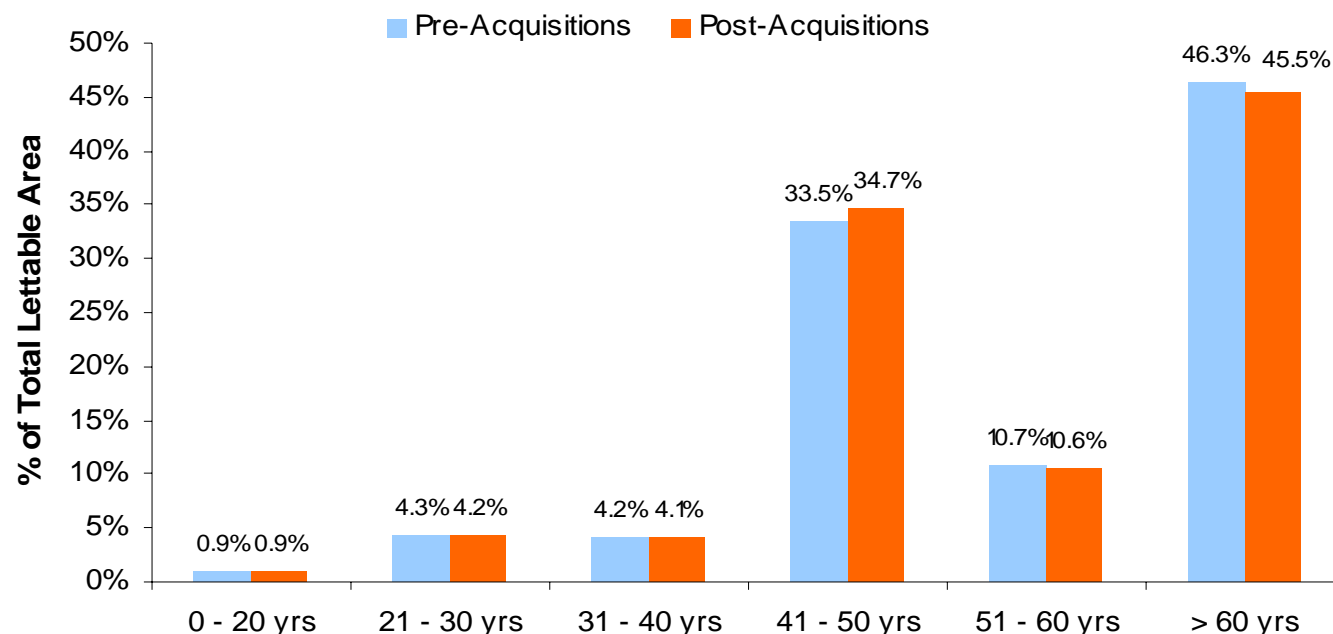


| | Pre-Acquisitions (52 properties) | Post-Acquisitions (54 properties including 521 Bukit Batok Street 23 and 1 Genting Lane) |
|--|-------------------------------------|--|
| Weighted average lease term to expiry | 4.9 years | 4.9 years |

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

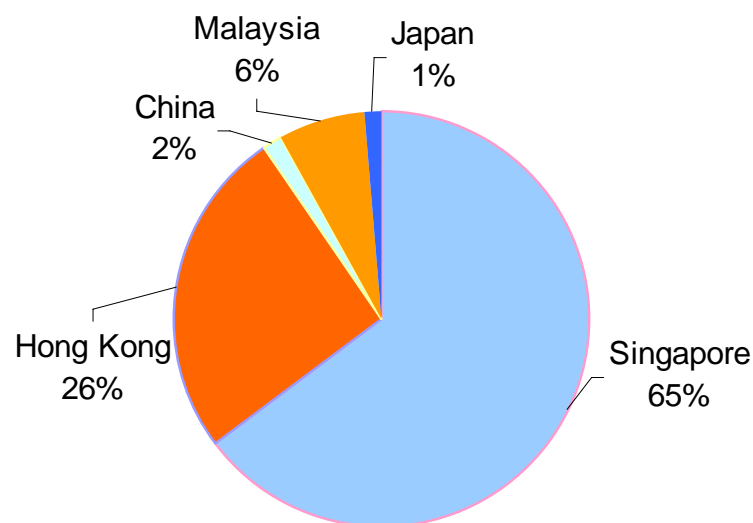


| | Pre-Acquisitions (52 properties) | Post-Acquisitions (54 properties including 521 Bukit Batok Street 23 and 1 Genting Lane) |
|---|-------------------------------------|--|
| Weighted average of unexpired lease term of underlying land | 85.0 years | 84.4 years |

Geographical allocation of portfolio

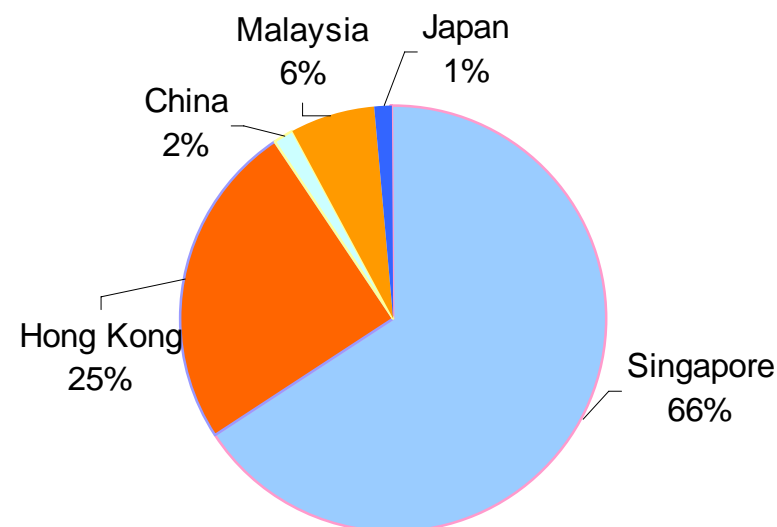
Before the acquisitions

Country Allocation - By Gross Revenue
(Pre-Acquisitions)



After the acquisitions

Country Allocation - By Gross Revenue
(Post-Acquisitions)



- (1) Pre-Acquisitions (portfolio of 52 properties, including announced acquisitions); Post-Acquisitions (portfolio of 54 properties, including announced acquisitions, 521 Bukit Batok Street 23 and 1 Genting Lane)
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Disclaimer

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