



# Acquisition of 3A Jalan Terusan, Singapore 619302

2 March 2008

maple<sup>re</sup>tree  
logisticstrust



# Agenda

- **Details of the property:**
  - 3A Jalan Terusan, Singapore 619302
- **Impact on MapletreeLog**
  - Acquisition is DPU-accretive
  - Tenant concentration
  - Asset mix
  - Average lease duration
  - Unexpired lease of underlying land
  - Geographical allocation of portfolio

# 3A Jalan Terusan



The property is a 5 storey warehouse with a two-storey office. The property has prominent frontage onto Jalan Terusan, off Jurong Port Road.

The property is in close proximity to Jurong Port and is easily accessible by the Ayer Rajah Expressway.

- **Purchase Price : S\$26.5 million**  
(valuation by Chesterton International Property Consultants Pte Ltd dated 30 September 2007)
- **Land tenure : Expiring August 2038**
- **Land area : 9,938 sqm (approx.)**  
**GFA : 20,124 sqm (approx.)**
- **Vendor : MK Distripark Pte Ltd**
- **Lease terms : Sale and Leaseback to vendor for 7 years from the date of completion of sale with option to extend for a further term of up to 7 years**
- **Outgoings: Land rent, property tax and property maintenance will be borne by the tenant.**

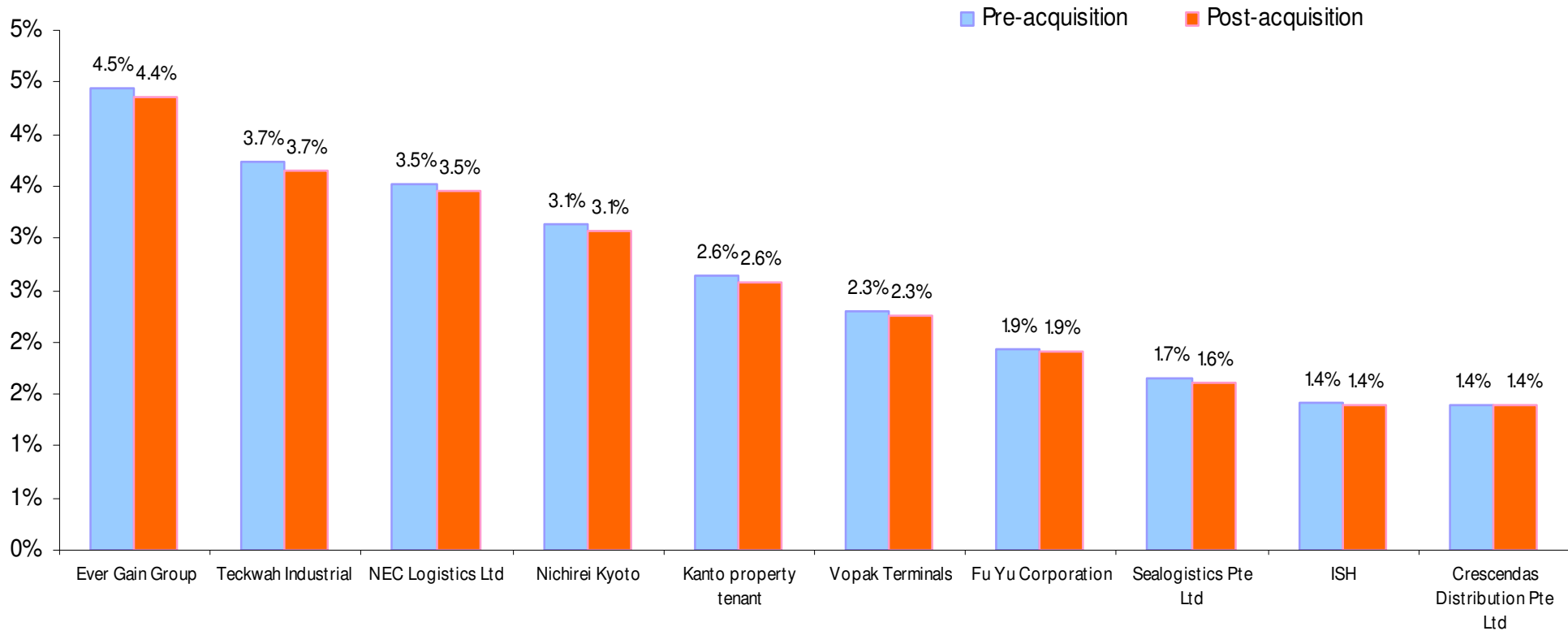
# Acquisition is DPU-accretive

	<b>3A Jalan Terusan</b>
<b>Total Return (over 10 years)</b>	<b>9.75%</b>
<b>DPU impact<sup>1</sup> (proforma annualised impact)</b>	<b>0.088 Singapore cents</b>

1. Assuming Mapletreelog had purchased, held and operated the property for the financial year ended 31 December 2007 (based on 70 properties) and that the acquisition is 100% locally debt-funded

# Better tenant diversification

Top 10 Tenants of the Entire Portfolio by Gross Revenue for the Month of December 2007



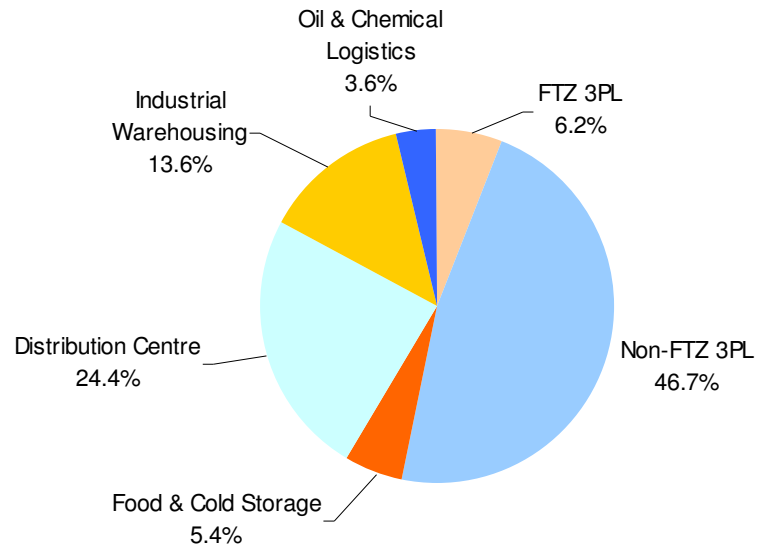
Pre-Acquisition (portfolio of 77 properties, including announced acquisitions)

Post-Acquisition (portfolio of 78 properties, including announced acquisitions and 3A Jalan Terusan)

# Asset mix

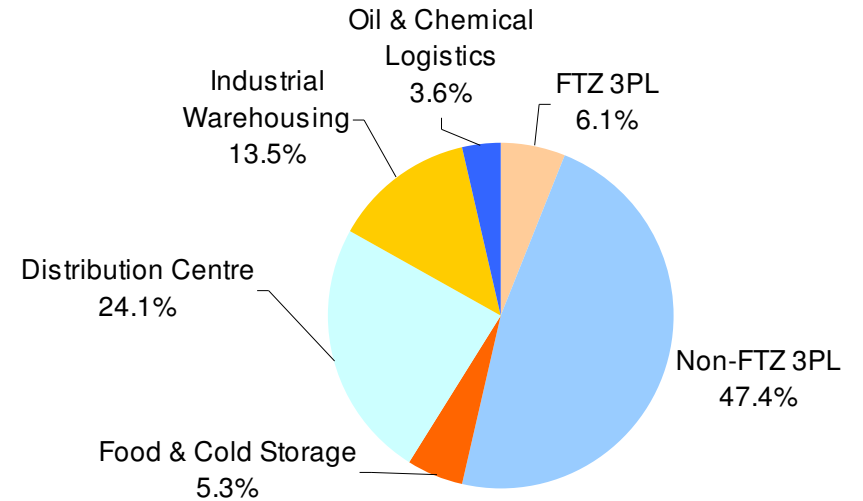
## Before the acquisition

Gross Revenue Contribution by Trade (Pre-Acquisition)



## After the acquisition

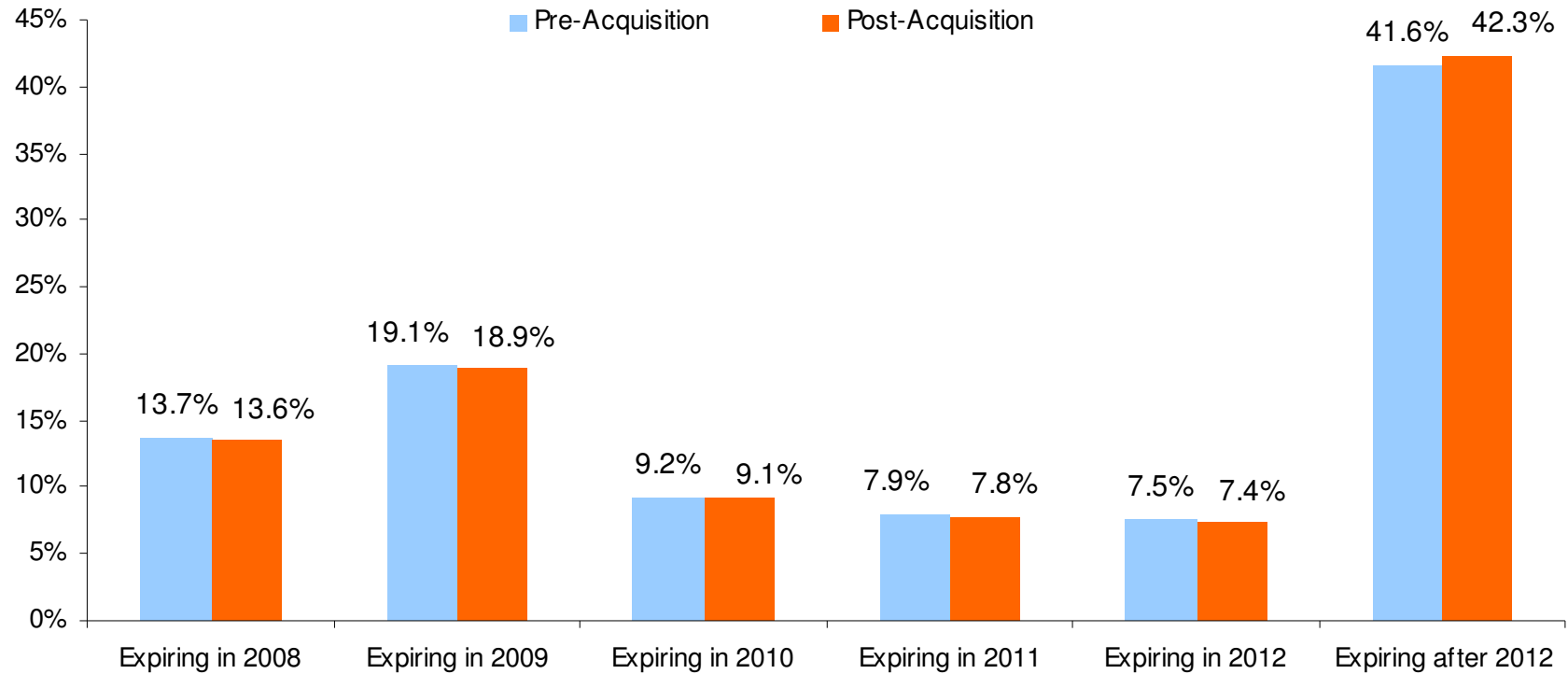
Gross Revenue Contribution by Trade (Post-Acquisition)



- (1) Pre-Acquisition (portfolio of 77 properties, including announced acquisitions); Post-Acquisition (portfolio of 78 properties, including announced acquisitions and 3A Jalan Terusan)
- (2) 3A Jalan Terusan has been classified under the "Non-FTZ 3PL" category.
- (3) The charts' Gross Revenue figures are computed for the month of Dec 2007, assuming that all new acquisitions announced after Dec 2007 have contributed to the total gross revenue for the month.

# Average lease duration

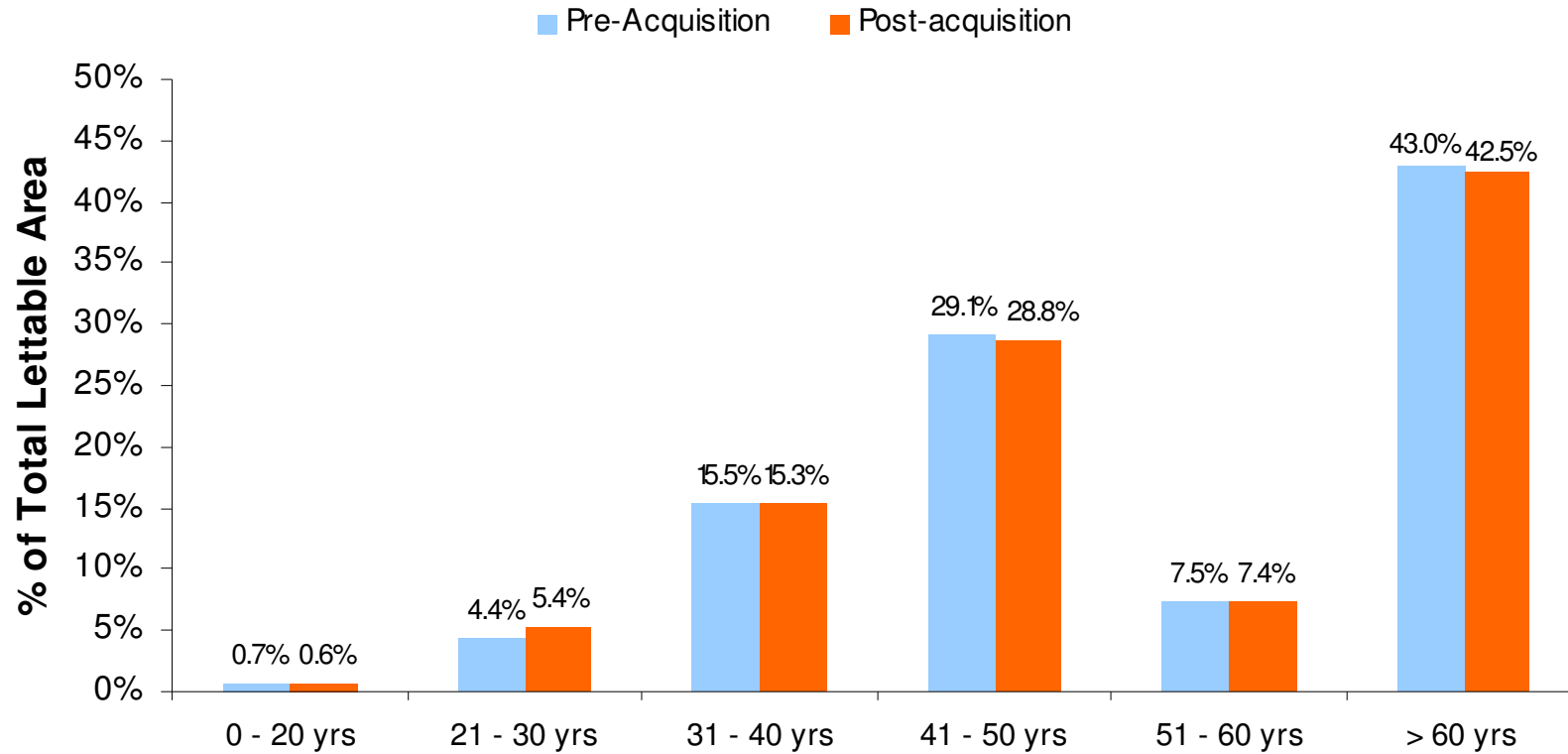
**Lease Expiry Profile by Gross Revenue  
(for the Month of December 2007)**



	<b>Pre-Acquisition (77 properties)</b>	<b>Post-Acquisition (78 properties including 3A Jalan Terusan)</b>
<b>Weighted average lease term to expiry</b>	<b>5.9 years</b>	<b>5.8 years</b>

# Unexpired lease of underlying land

## Remaining Years to Expiry of Underlying Land Lease



	Pre-Acquisition (77 properties)	Post-Acquisition (78 properties including 3A Jalan Terusan)
Weighted average of unexpired lease term of underlying land	164.8 years	163.2 years

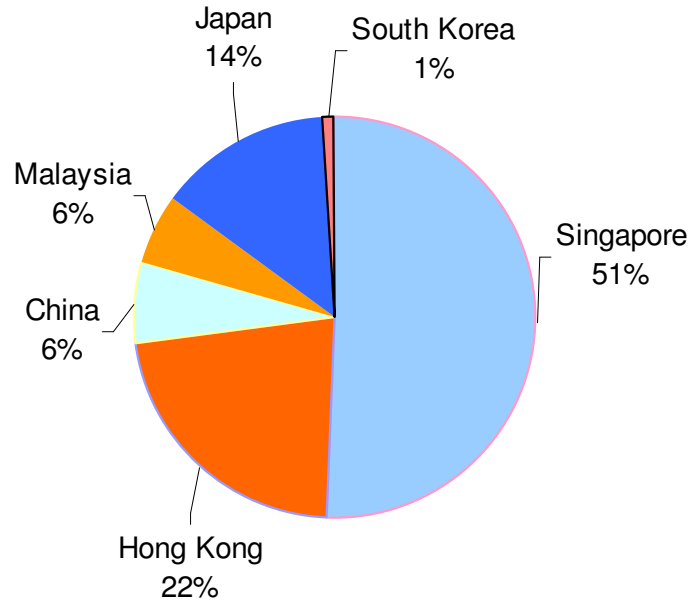
\* For purposes of computation, land tenure for all the freehold properties is assumed to be 999 years



# Geographical allocation of portfolio

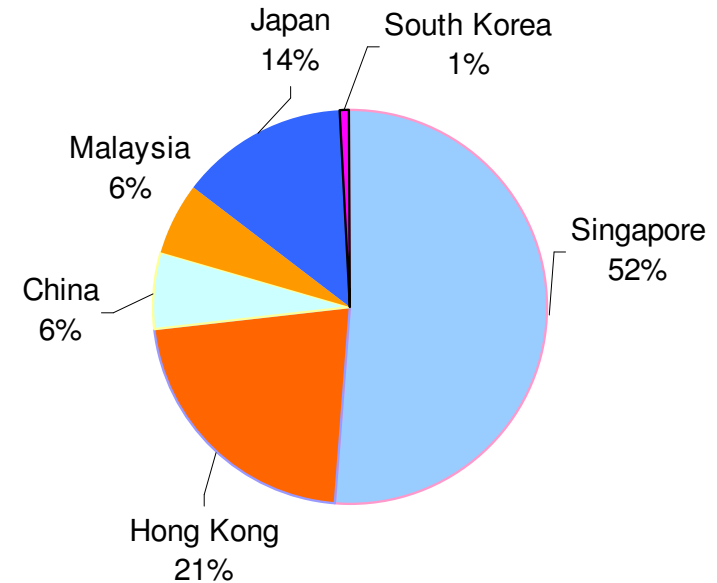
## Before the acquisition

Country Allocation - By Gross Revenue  
(Pre-Acquisition)



## After the acquisition

Country Allocation - By Gross Revenue  
(Post-Acquisition)



(1) Pre-Acquisition (portfolio of 77 properties, including announced acquisitions); Post-Acquisition (portfolio of 78 properties, including announced acquisitions and 3A Jalan Terusan)

(2) The charts' Gross Revenue figures are computed for the month of Dec 2007, assuming that all new acquisitions announced after Dec 2007 have contributed to the total gross revenue for the month

# Disclaimer

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