



Acquisition of Jurong Logistics Hub, Singapore

22 September 2006

maple^{tree}
logisticstrust



Agenda

- **Details of the property:**
 - **Jurong Logistics Hub, No. 31 Jurong Port Road, Singapore 619115**

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

Jurong Logistics Hub



Jurong Logistics Hub comprises two linked blocks of eight-storey warehouses with an ancillary office.

It is located within an established logistics cluster at the junction of Jurong Port Road and Jalan Buroh in the western part of Singapore.

- **Purchase price: S\$168.0 million**
- **Appraised value: S\$176.4 million by CB Richard Ellis dated 22 September 2006**
- **Land tenure: Unexpired lease term of 54.28 years (inclusive of 30-year lease extension)**
- **Land area: Approximately 42,999 sqm
GFA: 142,311 sqm
Lettable area: 124,611 sqm**
- **Lease terms: Sale with assignment of existing tenancies. Jurong Port Pte Ltd will provide a three-year income support for approximately 15% of the space (inclusive of vacant space).**
- **Tenants: Include Sony Electronics, SDV Logistics, Yusen Air & Sea, KWE Kintetsu**
- **Outgoings:**
 - **Landlord pays property tax and property maintenance. Land premium for the initial 30 years has been paid upfront by the Vendor.**
 - **The Property Manager will underwrite any operations and maintenance expenses beyond \$550,000 for the first year.**

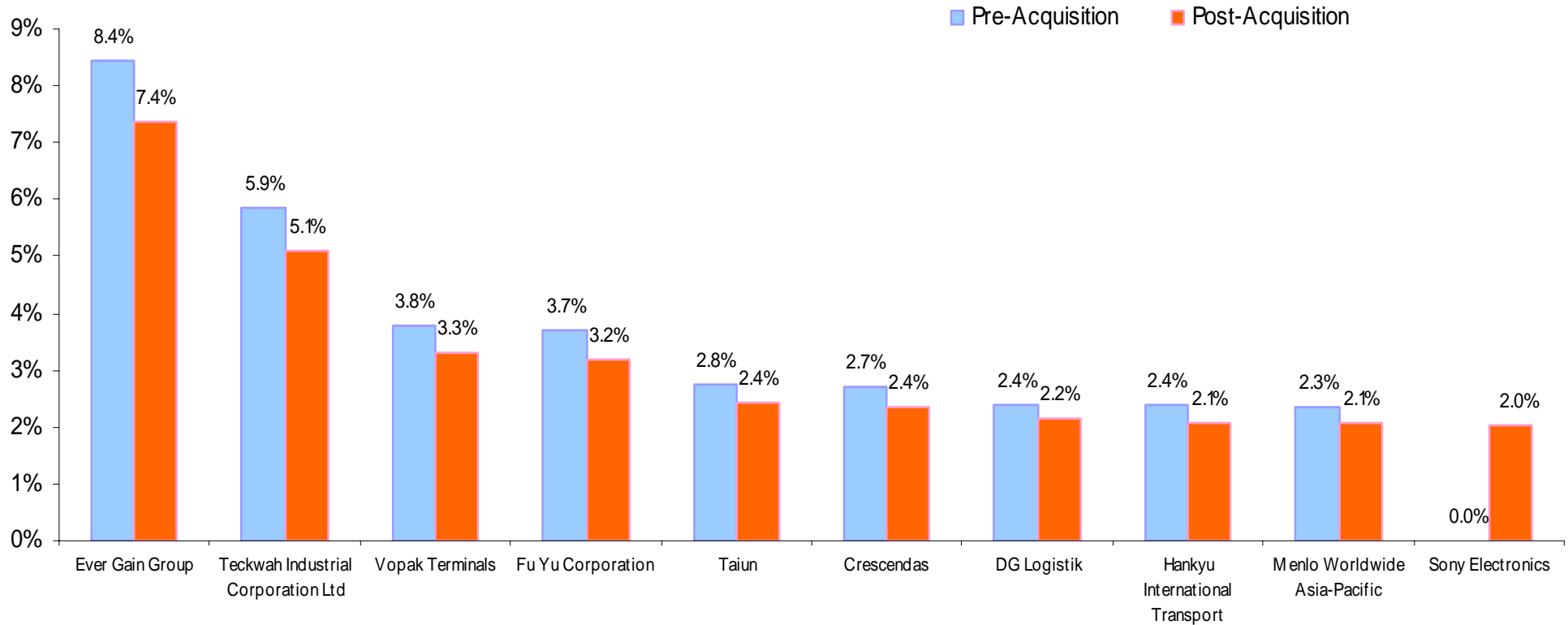
Acquisition is DPU accretive

Property	Jurong Logistics Hub
Total Return (over 10 years)	8.11%
DPU impact ¹ (proforma annualised impact)	0.32 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 June 2006



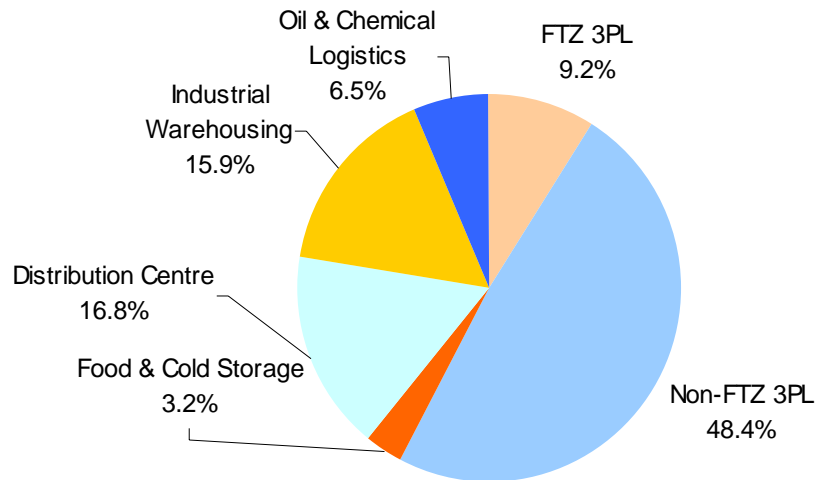
Pre-Acquisition (portfolio of 43 properties, including announced acquisitions)

Post-Acquisition (portfolio of 44 properties, including announced acquisition, Jurong Logistics Hub)

Asset mix

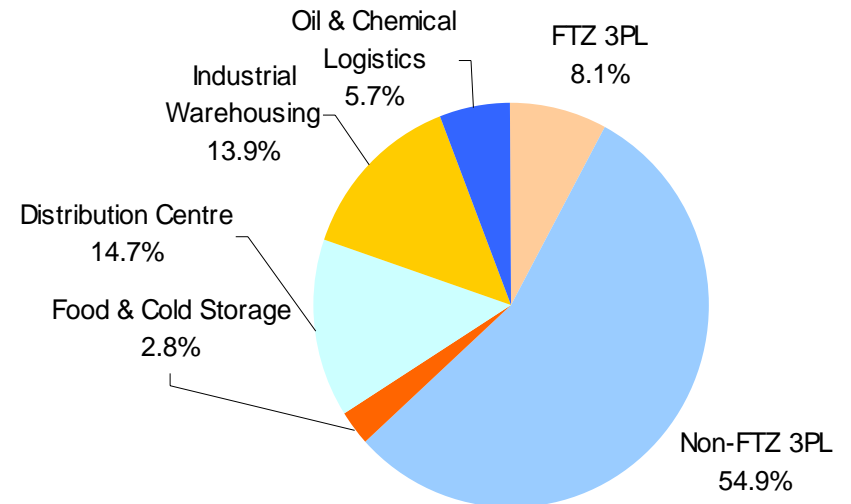
Before the acquisition*

Gross Revenue Contribution by Trade (Pre-Acquisition)



After the acquisition*

Gross Revenue Contribution by Trade (Post-Acquisition)



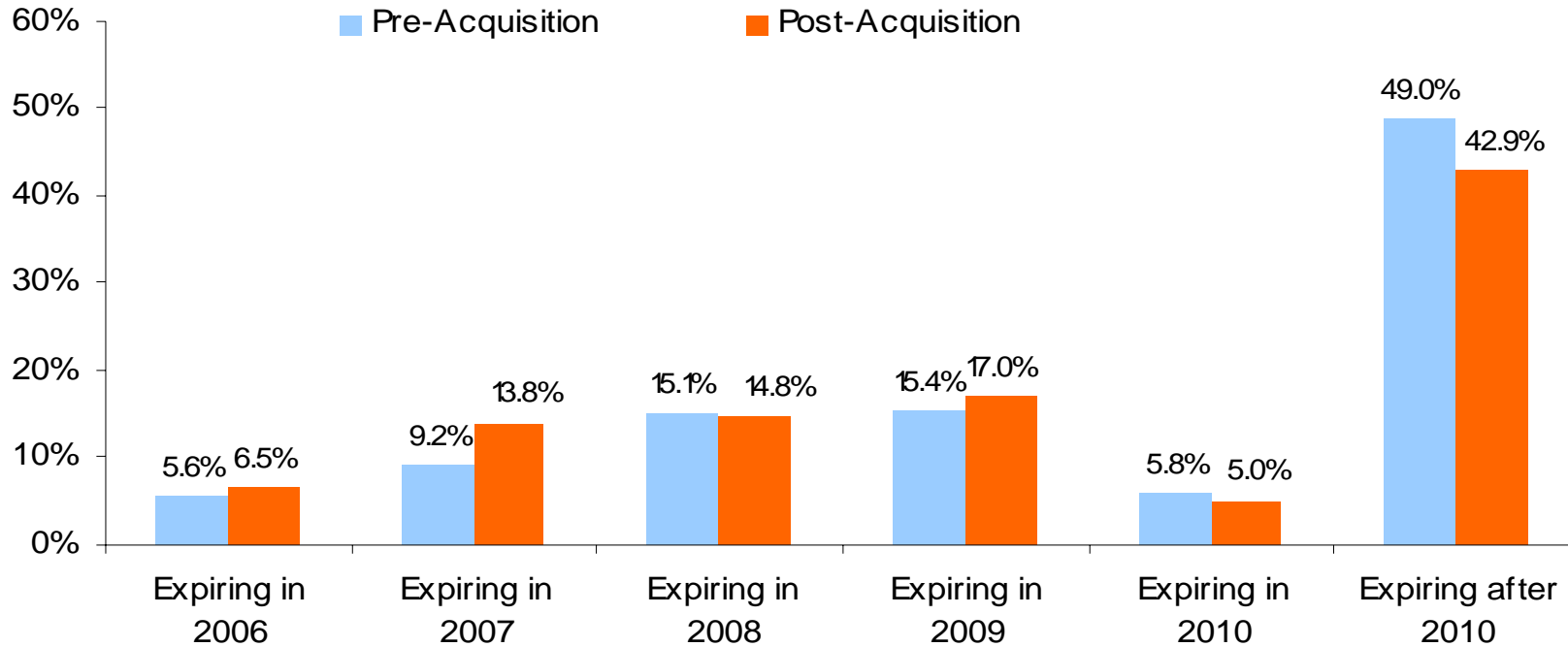
* (1) Pre-Acquisition (portfolio of 43 properties, including announced acquisitions); Post-Acquisition (portfolio of 44 properties, including announced acquisition, Jurong Logistics Hub)

(2) Jurong Logistics Hub has been classified under 'Non-FTZ 3PL'

(3) The charts' Gross Revenue figures are computed for the month of June 2006, assuming that all new acquisitions announced after June 2006 have contributed to the total gross revenue for the month

Average lease duration

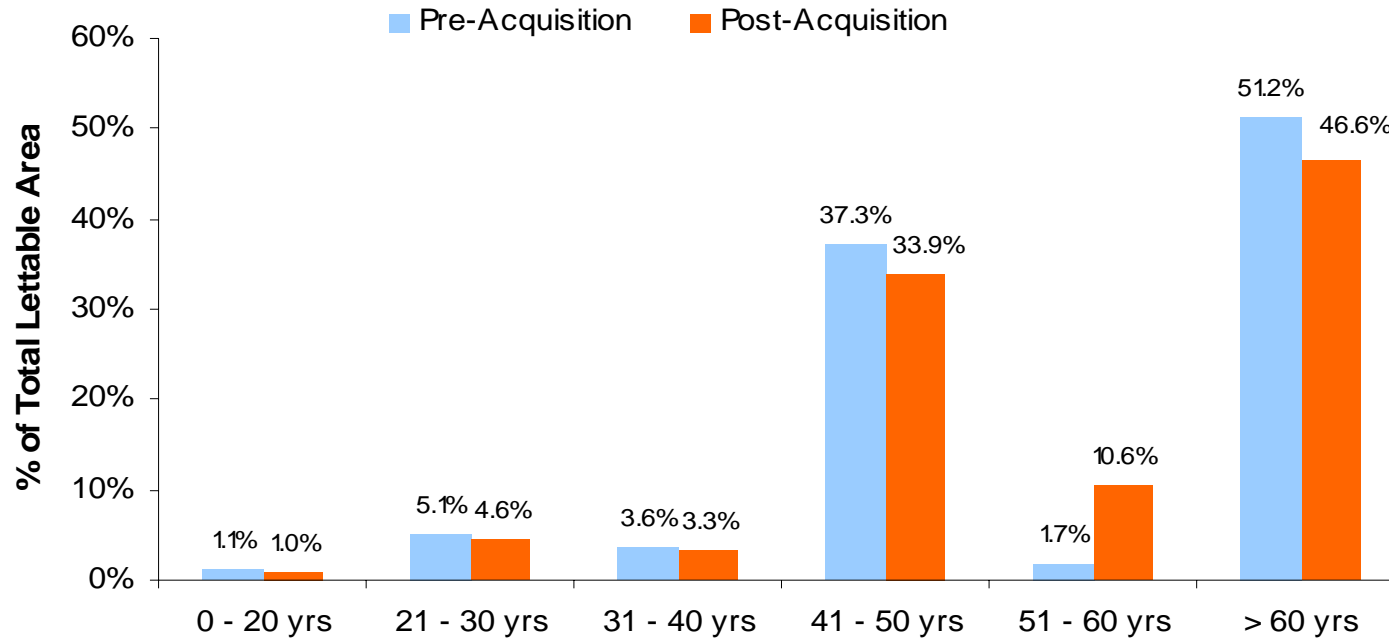
Lease Expiry Profile by Gross Revenue (for the Month of June 2006)



	Pre-Acquisition (43 properties)	Post-Acquisition (44 properties including Jurong Logistics Hub)
Weighted average lease term to expiry	5.4 years	4.8 years

Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease



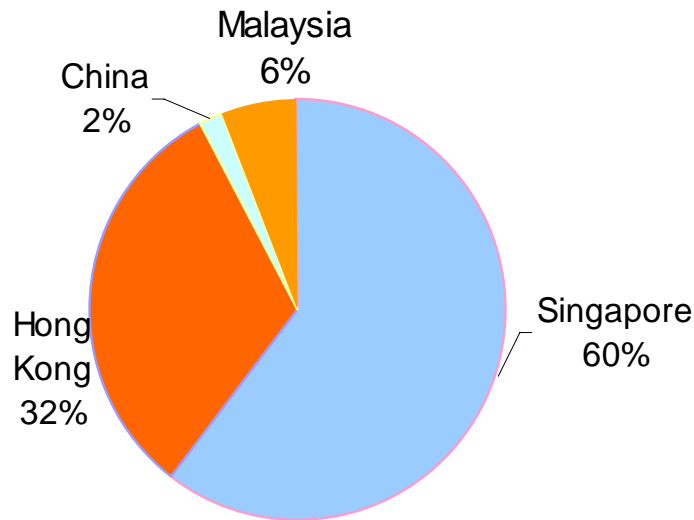
	Pre-Acquisition (43 properties)	Post-Acquisition (44 properties including Jurong Logistics Hub)
Weighted average of unexpired lease term of underlying land	62.2 Years	61.0 years

* Reflects year to expiry from 30 June 2006

Geographical allocation of portfolio

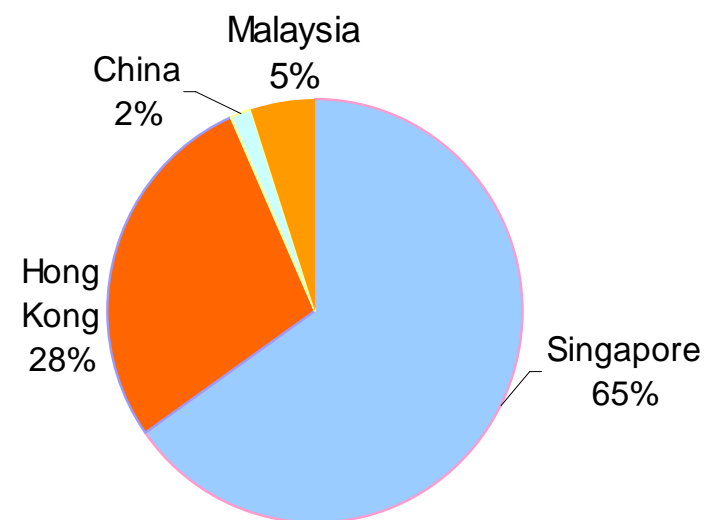
Before the acquisition*

Country Allocation - By Gross Revenue
(Pre-Acquisition)



After the acquisition*

Country Allocation - By Gross Revenue
(Post-Acquisition)



* (1) Pre-Acquisition (portfolio of 43 properties, including announced acquisitions); Post-Acquisition (portfolio of 44 properties, including announced acquisition, Jurong Logistics Hub)

(2) The charts' Gross Revenue figures are computed for the month of June 2006, assuming that all new acquisitions announced after June 2006 have contributed to the total gross revenue for the month

Disclaimer

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