



Acquisition of Port Klang property, Malaysia

21 May 2007

maple^{tree}
logisticstrust



Agenda

- **Details of the property:**
 - Lot No. 1830, Jalan Kem, Off Jalan Teluk Gong, Kawasan Perindustrian Pandamaran, 42000 Pelabuhan Klang, Selangor, Malaysia

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

Port Klang property



Port Klang property comprises two blocks of single-storey warehouses with ancillary office space.

It is in the Pandamaran Industrial Estate, a commercial and industrial hub close to Port Klang and Kuala Lumpur. The property has easy access via the KL Shah Alam Expressway.

- **Purchase Price : RM32 million (approx. S\$14 million)**
- **Valuation : RM33.5 million (approx. S\$15 million) by VPC Alliance (KL) Sdn Bhd dated 24 Apr 07**
- **Land tenure : Freehold**
- **Land area : 58,426 sqm (approx.)
GFA : 25,734 sqm (approx.)
Lettable area : 25,734 sqm (approx.)**
- **Vendor : Leading provider of value-added integrated supply chain solutions and is listed on Bursa Saham, Malaysia**
- **Lease terms : outright sale with assignment of an existing tenancy agreement (for 3 years with automatic renewal for another 2 years, with option to extend for another 2 years)**
- **Outgoings: Landlord responsible for property maintenance expenses.**

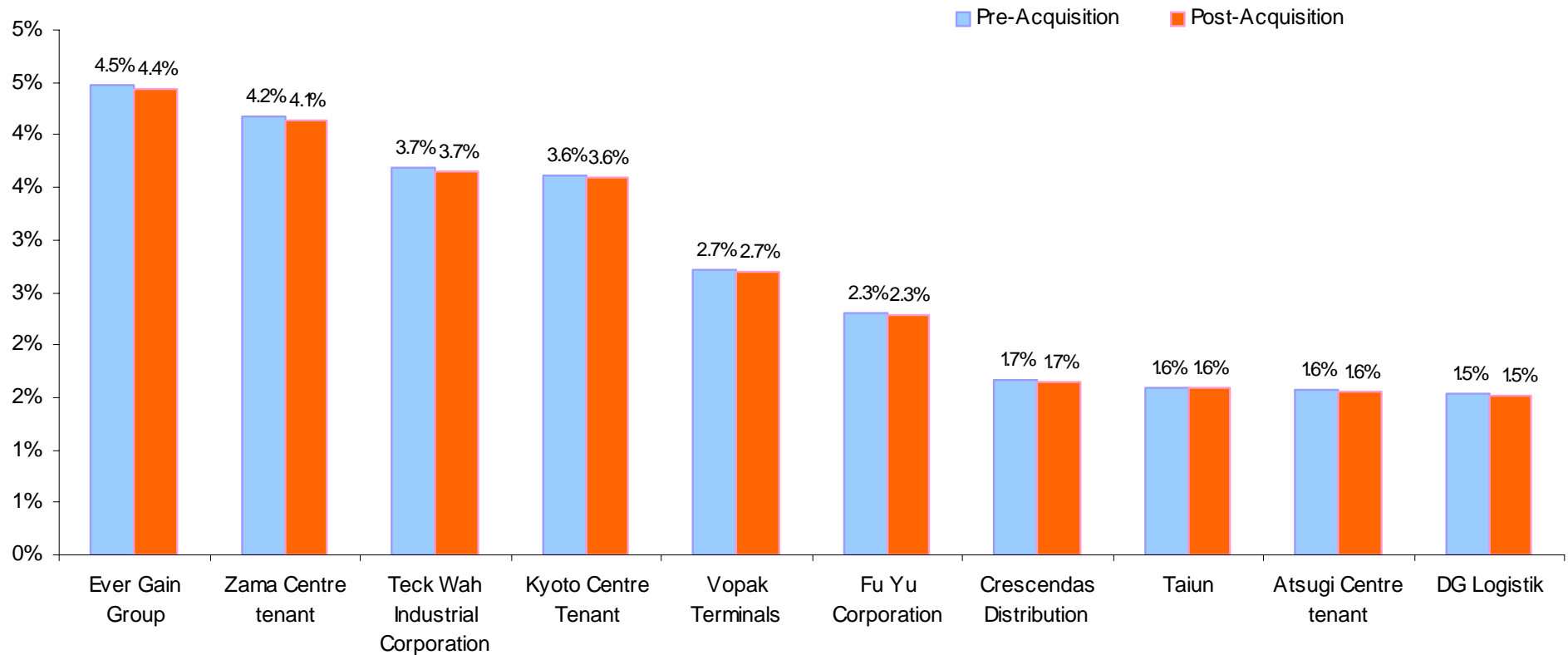
Acquisition is DPU-accretive

	Port Klang property
Total Return (over 10 years)	9.50%
DPU impact ¹ (proforma annualised impact)	0.023 Singapore cents

1. Assuming Mapletreelog had purchased, held and operated the property for the financial year ended 31 December 2006 (based on 41 properties) and that the acquisition is 60% locally debt-funded

Tenant concentration

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



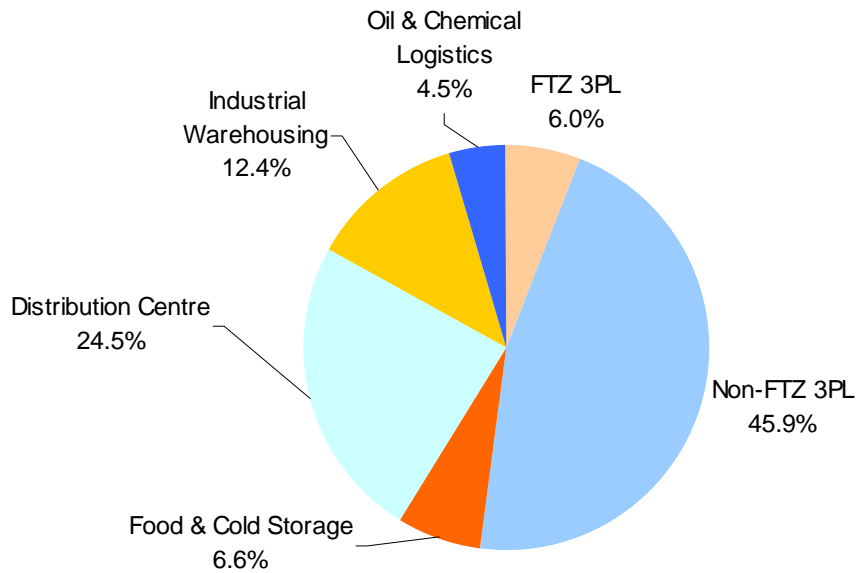
Pre-Acquisition (portfolio of 63 properties, including announced acquisitions)

Post-Acquisition (portfolio of 64 properties, including announced acquisitions and Port Klang property)

Asset mix

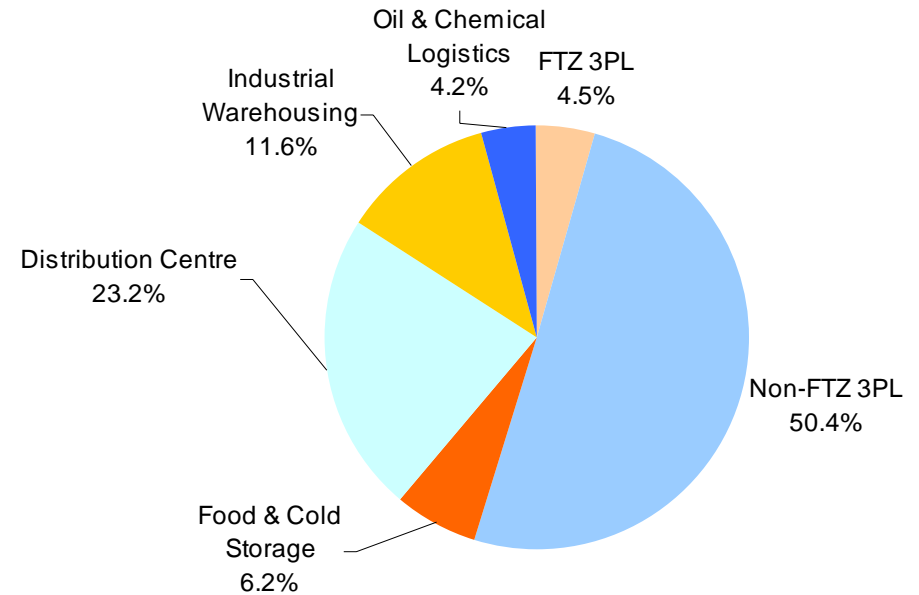
Before the acquisition

Gross Revenue Contribution by Trade (Post-Acquisition)



After the acquisition

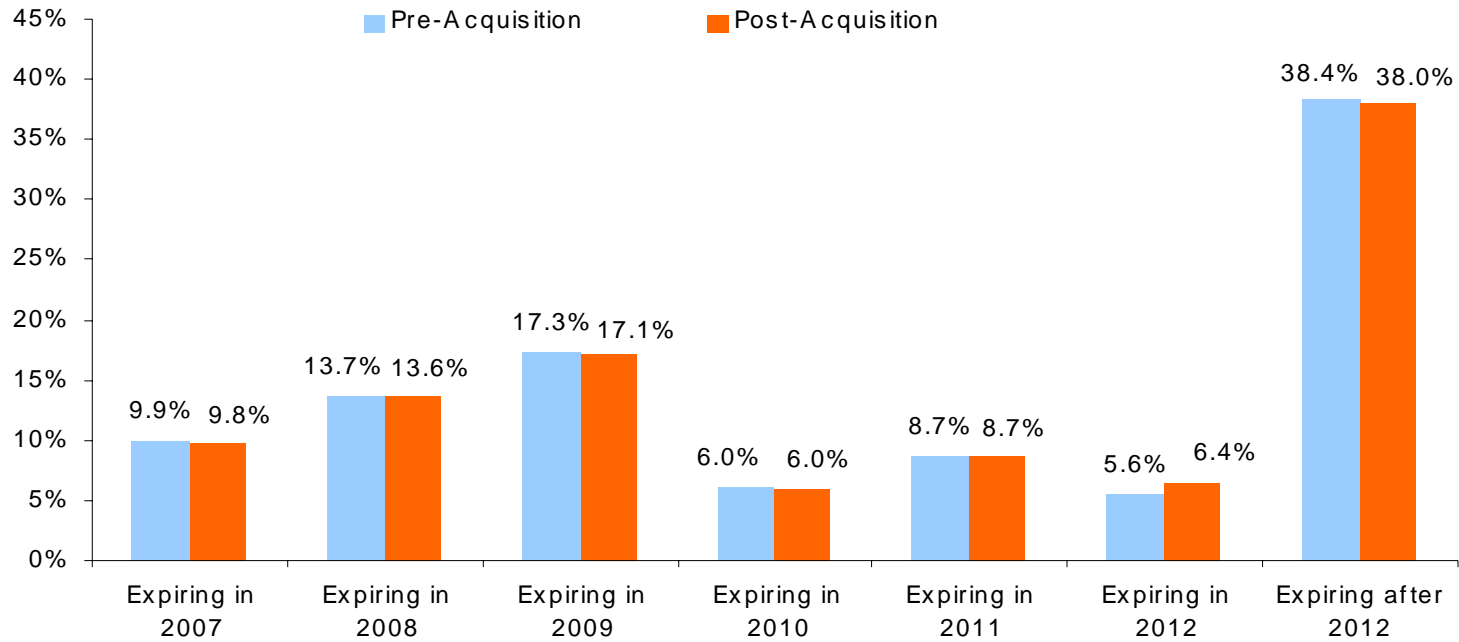
Gross Revenue Contribution by Trade (Post-Acquisition)



- (1) Pre-Acquisition (portfolio of 63 properties, including announced acquisitions); Post-Acquisition (portfolio of 64 properties, including announced acquisitions and Port Klang property)
- (2) Port Klang property has been classified under the "Non-FTZ 3PL" category.
- (3) The charts' Gross Revenue figures are computed for the month of March 2007, assuming that all new acquisitions announced after March 2007 have contributed to the total gross revenue for the month.

Average lease duration

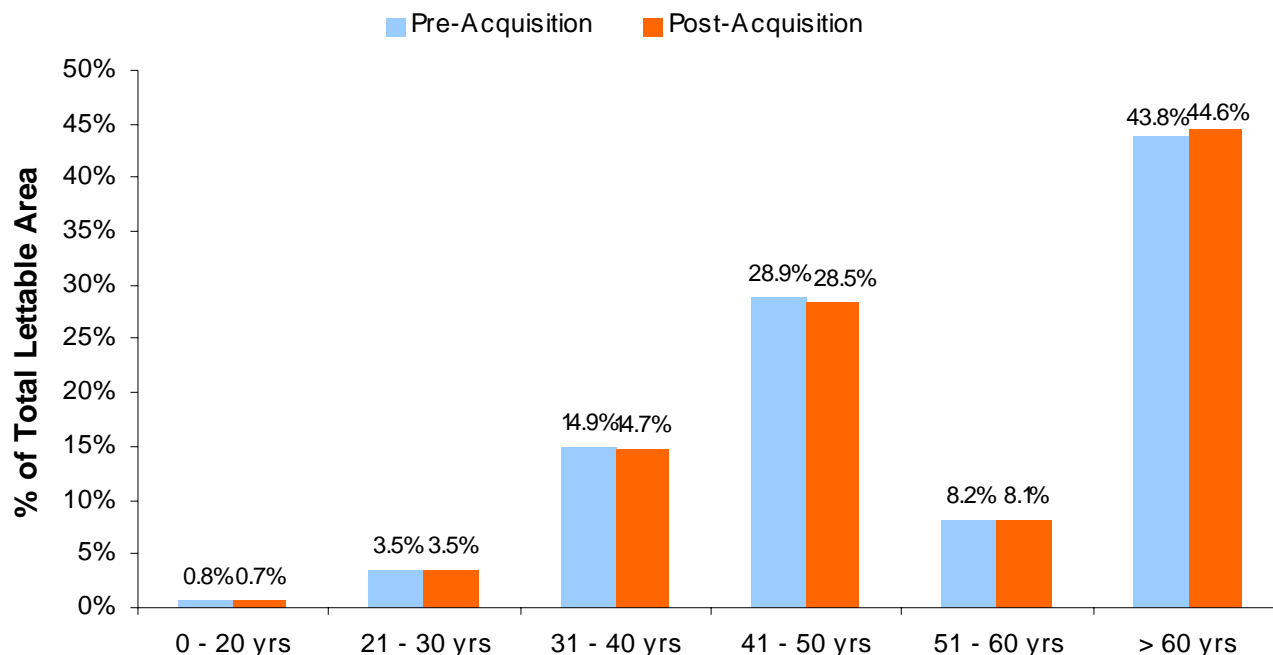
Lease Expiry Profile by Gross Revenue (for the Month of March 2007)



	Pre-Acquisition (63 properties)	Post-Acquisition (64 properties including Port Klang property)
Weighted average lease term to expiry	5.7 years	5.7 years

Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease



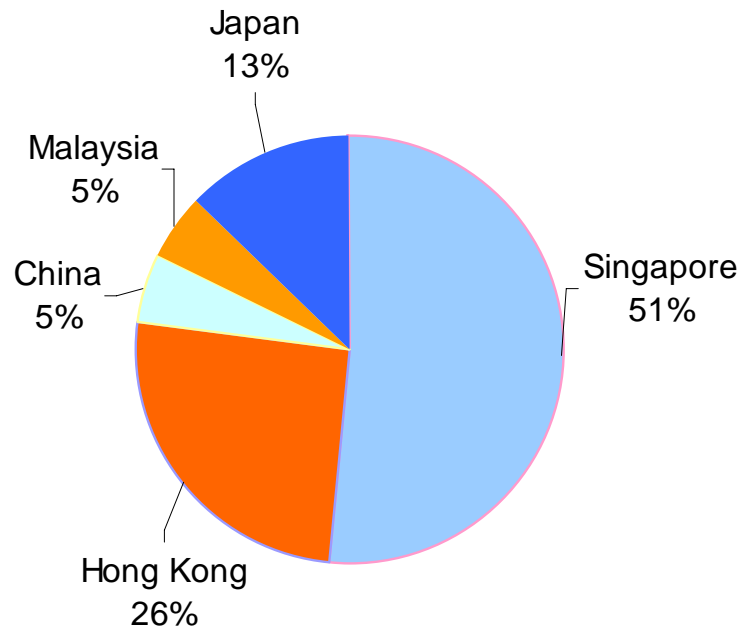
	Pre-Acquisition (63 properties)	Post-Acquisition (64 properties including Port Klang property)
Weighted average of unexpired lease term of underlying land	132.4 years	144.6 years*

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

Geographical allocation of portfolio

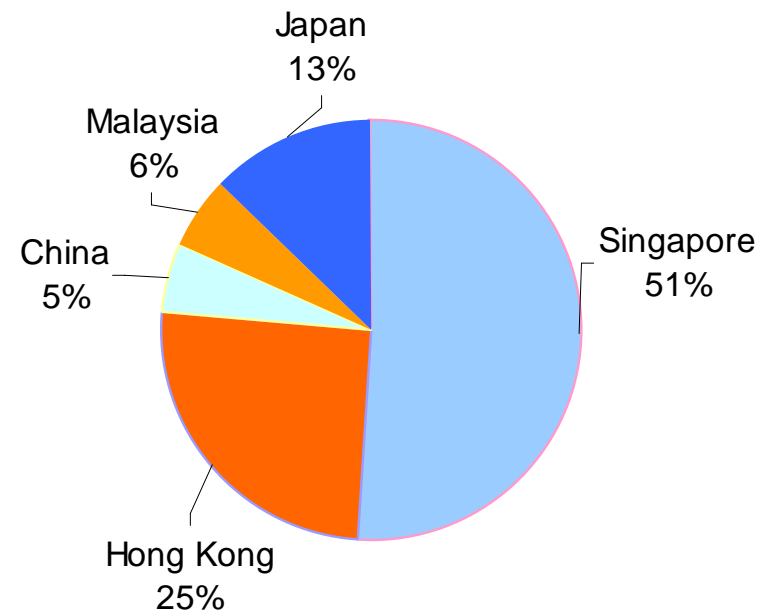
Before the acquisition

Country Allocation - By Gross Revenue
(Pre-Acquisition)



After the acquisition

Country Allocation - By Gross Revenue
(Post-Acquisition)



(1) Pre-Acquisition (portfolio of 63 properties, including announced acquisitions); Post-Acquisition (portfolio of 64 properties, including announced acquisitions and Port Klang property)

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

Disclaimer

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