

Miscellaneous

\* Asterisks denote mandatory information

Name of Announcer *	MAPLETREE LOGISTICS TRUST
Company Registration No.	NA
Announcement submitted on behalf of	MAPLETREE LOGISTICS TRUST
Announcement is submitted with respect to *	MAPLETREE LOGISTICS TRUST
Announcement is submitted by *	GIAM LAY HOON
Designation *	COMPANY SECRETARY, MAPLETREE LOGISTICS TRUST MANAGEMENT LTD. (AS MANAGER OF MAPLETREE LOGISTICS TRUST)
Date & Time of Broadcast	06-Oct-2005 18:24:27
Announcement No.	00067

>> Announcement Details

The details of the announcement start here ...

Announcement Title \*

Acquisition of Two Properties worth S\$28.7 million - Presentation Slides

Description

Please see attached.

Attachments:

 [06-10-2005 - Purchase of Property - SNP - Kenyon - Presentation Slides.pdf](#)  
Total size = **422K**  
(2048K size limit recommended)



## Acquisition of two properties

6 October 2005

maple<sup>tree</sup>  
logisticstrust



# Agenda

- **Property details of the 2 buildings**
  - 97 Ubi Ave 4
  - 8 Loyang Crescent
  
- **Impact on MapletreeLog**
  - Reduced tenant concentration
  - More diversified asset mix
  - Long average lease duration
  - Unexpired lease of underlying land still long
  - Acquisitions are yield accretive

# 97 Ubi Ave 4



The Property comprises a four-story production area cum warehouse and ancillary office used solely by SNP. The building is located within the established Ubi Industrial Estate which has easy access to both the city and the airport via Pan-Island Expressway (PIE).

- Purchase price: S\$12.17m
- Property yield: 7.3%
- Appraised value: S\$12.17m by Jones Lang LaSalle dated 3 October 2005
- Land tenure: expiry in 2049, including the +30 years option obtained
- Land area: 5,499 sqm  
GFA: 10,469 sqm  
Lettable area: 10,469 sqm
- Lease terms: Sale & leaseback to single tenant. 7 year lease with option for 7 years. First year rental at S\$1.352m pa with stepped up rental increases in the subsequent years of lease
- Tenant: SNP Corporation Ltd
- Outgoings: Tenant pays property maintenance

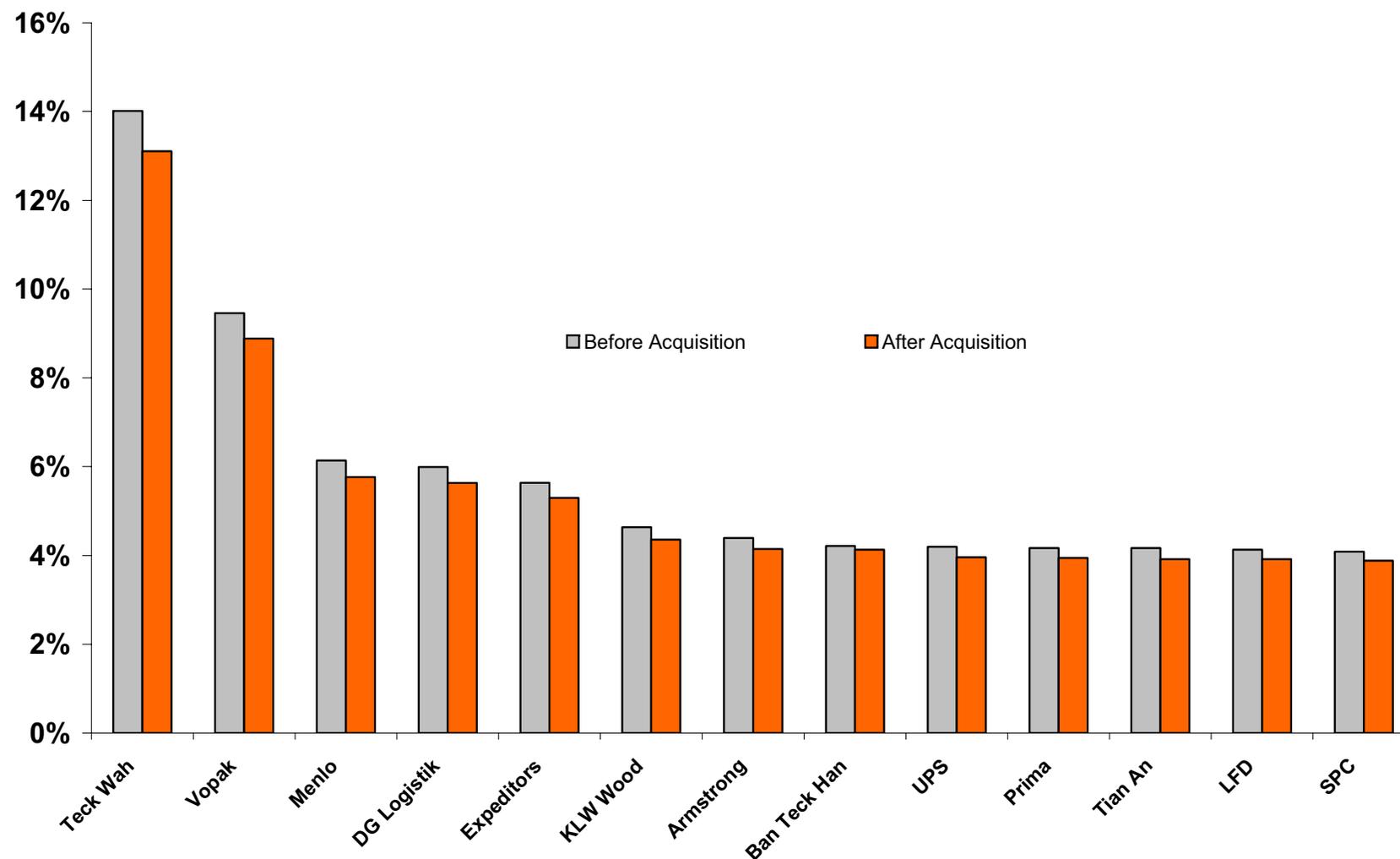
# 8 Loyang Crescent



The Property is a 6-storey production centre cum warehouse with an ancillary office building. This property is located in the established Loyang Industrial Estate, which enjoys proximity to the airport and convenient access to major expressways such as PIE and Kranji Expressway (KJE).

- **Purchase price: S\$16.5m**
- **Property yield: 7.1%**
- **Appraised value: S\$16.5m by Colliers International dated 30 September 2005**
- **Land tenure: expiry in 2053, including the +23 years option obtained**
- **Land area: 7,921 sqm  
GFA: 14,522 sqm  
Lettable area: 14,522 sqm**
- **Lease terms: Sale & leaseback to single tenant. 7 year lease with option for 7 years. First year rental at S\$1.307m pa with stepped up rental increases in the subsequent years of lease**
- **Tenant: Kenyon Engineering Pte Ltd**
- **Outgoings: Tenant pays land rent, property tax and property maintenance**

# Reduced tenant concentration

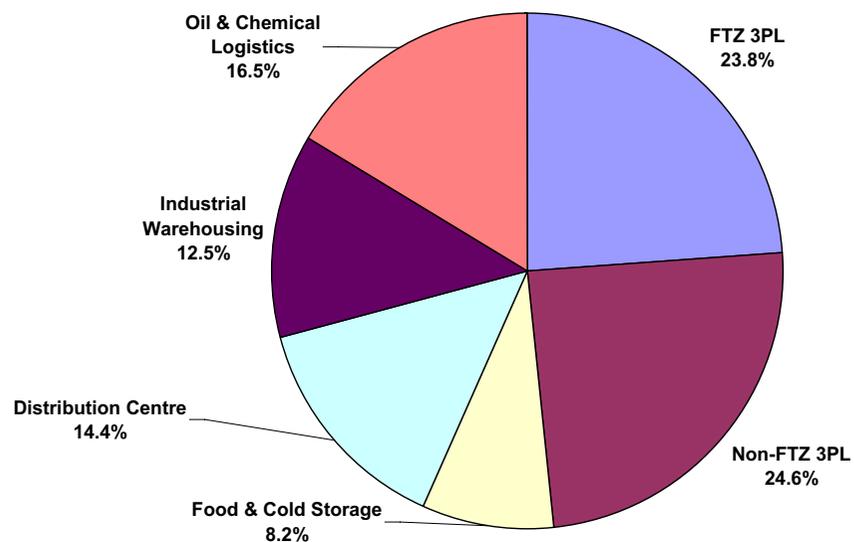


\* Reflects gross revenue contribution for the month of Sept 2005

# More diversified asset mix

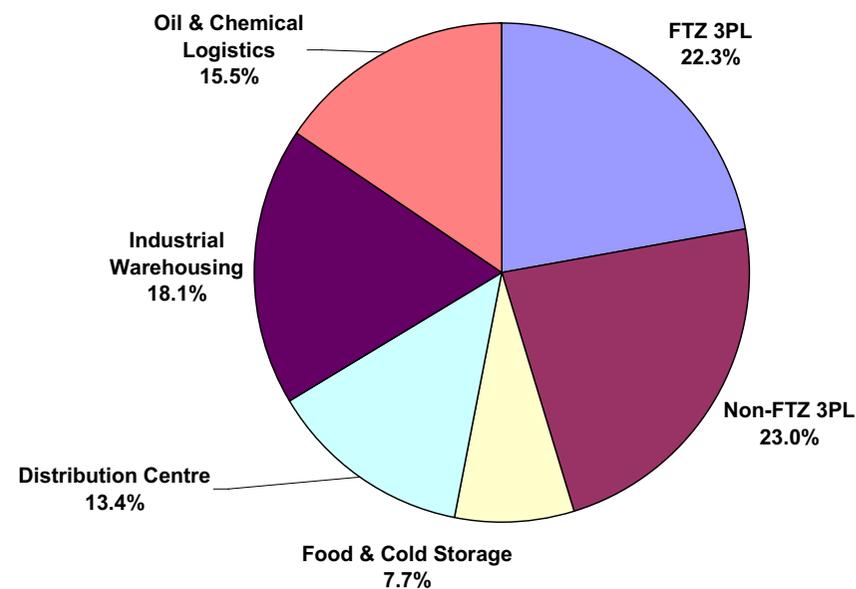
## Before the acquisitions\*

Gross Revenue Contribution by Trade Sector (before acquisition)



## After the acquisitions\*

Gross Revenue Contribution by Trade Sector (after acquisition)

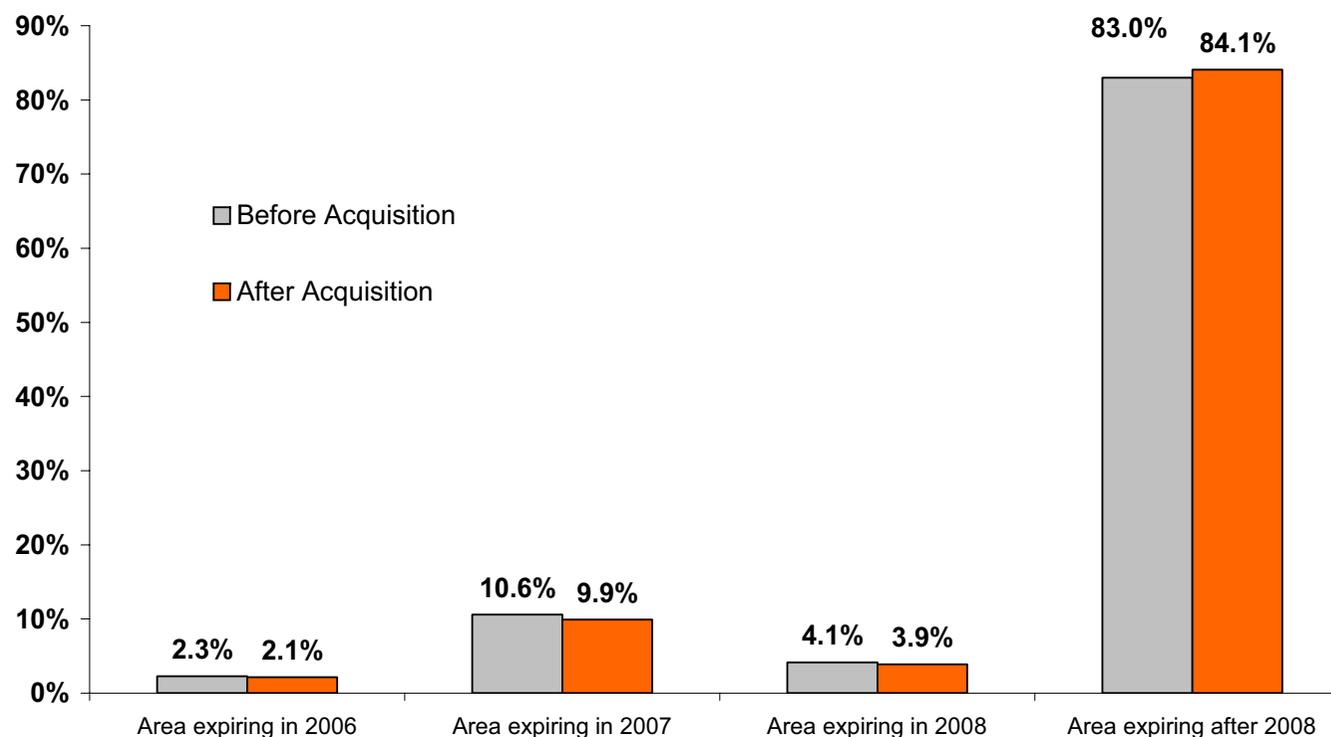


\* (1) Based on revenue for the month of September 2005 for the existing properties and contracted first year monthly rental for the new properties.

(2) The new properties have been classified under Industrial Warehousing category

# Long average lease duration

Lease Expiry Profile By Income \*

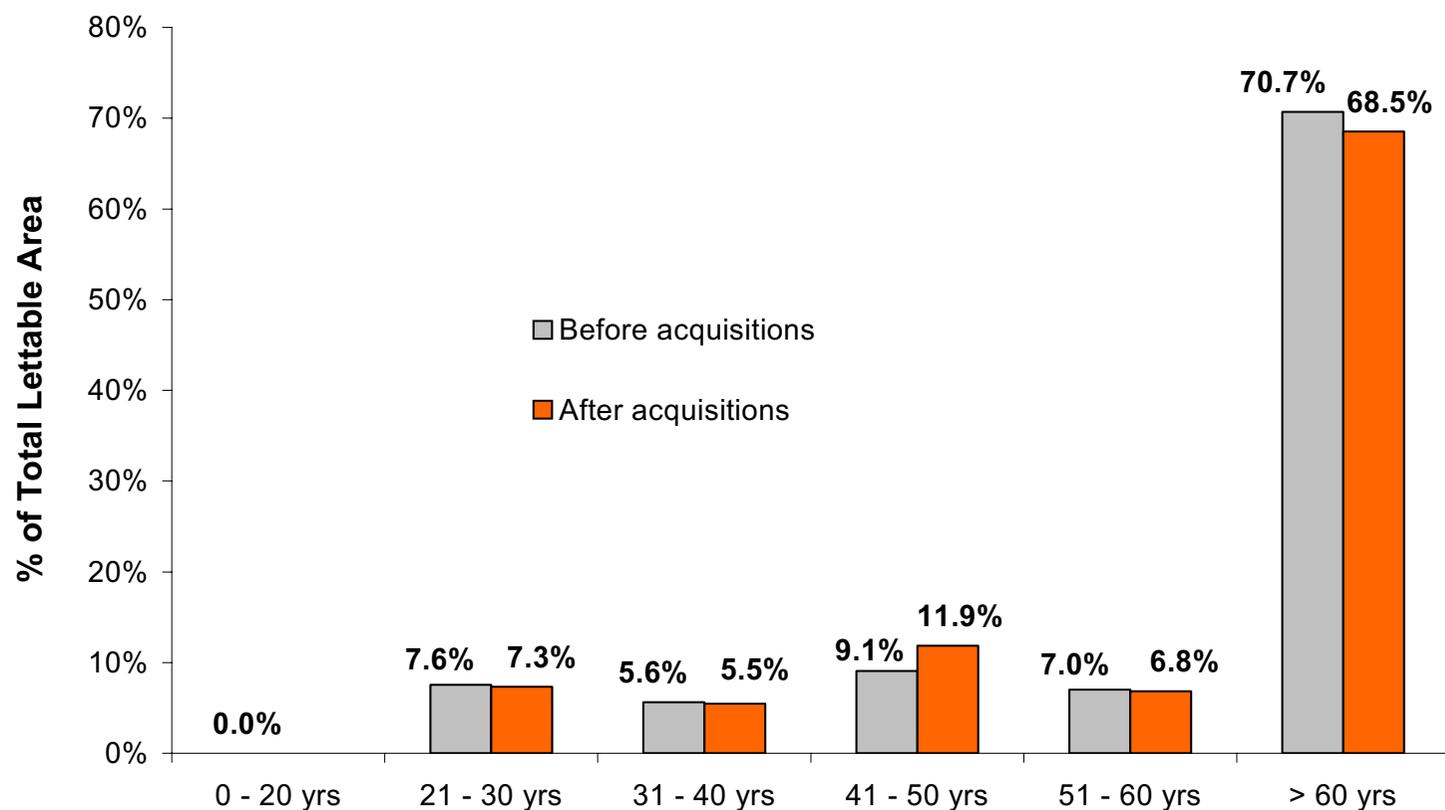


	Existing 15 properties	17 properties After acquisitions
<b>Weighted average lease term to expiry</b>	<b>8.7 years</b>	<b>8.6 years</b>

\* From Sep 05

# Leasehold for underlying land still long

## Remaining Years to Expiry of Underlying Land Lease



	Existing 15 properties	17 properties After acquisitions
Weighted average of unexpired lease term of underlying land	59.8 years	59.4 years

\* Reflects year to expiry from 1 Dec 2005

# Acquisitions are yield accretive

<b>For Year One</b>	<b>97 Ubi Ave 4 (S\$m)</b>	<b>8 Loyang Crescent (S\$m)</b>
<b>Property income</b>	<b>1.35</b>	<b>1.31</b>
<b>Property expenses</b>	<b>0.46</b>	<b>0.14</b>
<b>Net property income</b>	<b>0.89</b>	<b>1.17</b>
<b>NPI Yield before acquisition costs (%)</b>	<b>7.3%</b>	<b>7.1%</b>
<b>Implied NPI yield of MapletreeLog (based on unit price of S\$0.975)</b>	<b>~4.6%</b>	<b>~4.6%</b>

# Disclaimer

- *The value of units in MapletreeLog (“Units”) and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.*
- *Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.*
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