



# Acquisition of Lot 6, Persiaran Budiman Section 23 Shah Alam, Malaysia

27 April 2006

maple<sup>tree</sup>  
logisticstrust



# Agenda

- **Details of the property:**

- Lot 6, Persiaran Budiman Section 23 Shah Alam, Malaysia (“Lot 6”)

- **Impact on MapletreeLog**

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

## Lot 6, Persiaran Budiman Section 23 Shah Alam



The property comprises a single-storey warehouse with a three-storey office block. It has a gross floor area of about 14,529.1 sqm and is located on about 23,776.0 sqm of land leased from the State on a 99-year lease expiring in December 2094.

- **Purchase price: RM25.0 million (S\$10.9 million)**
- **Land tenure: Expiry on 22 December 2094**
- **Land area: 23,776.0 sqm  
GFA: 14,529.1 sqm  
  
Lettable area: 14,529.1 sqm**
- **Lease terms: Single tenanted for 6 years starting from 2 January 2002, with option to renew for 3 years.**
- **Outgoings: Tenant bears internal property maintenance**

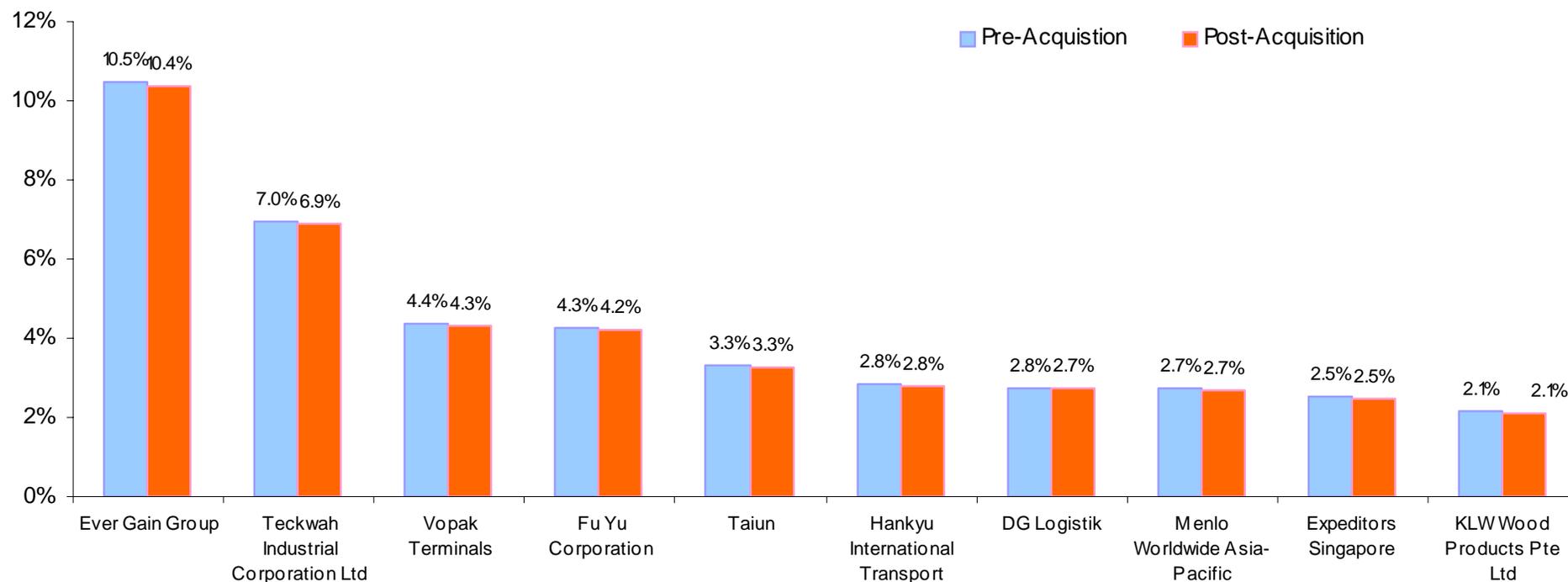
# Acquisition is DPU accretive

<b>First Year</b>	<b>Lot 6</b>
<b>Total Return (over 10 years)</b>	<b>11.88%</b>
<b>DPU impact<sup>1</sup> (proforma annualised impact)</b>	<b>0.01 Singapore cents</b>

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 December 2005



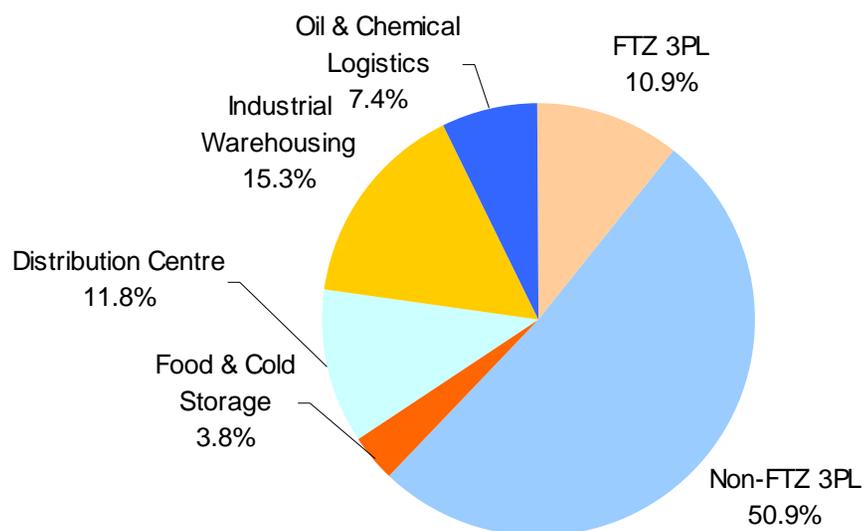
Pre-Acquisition (portfolio of 32 properties, including announced acquisitions)

Post-Acquisition (portfolio of 33 properties, including announced acquisitions and Lot 6)

# Asset mix

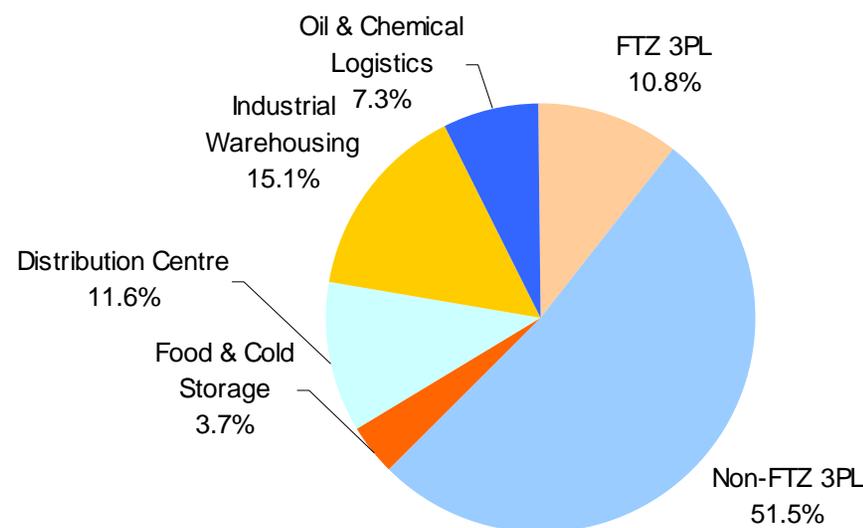
## Before the acquisition\*

Gross Revenue Contribution by Trade (Pre-Acquisition)



## After the acquisition\*

Gross Revenue Contribution by Trade (Post-Acquisition)



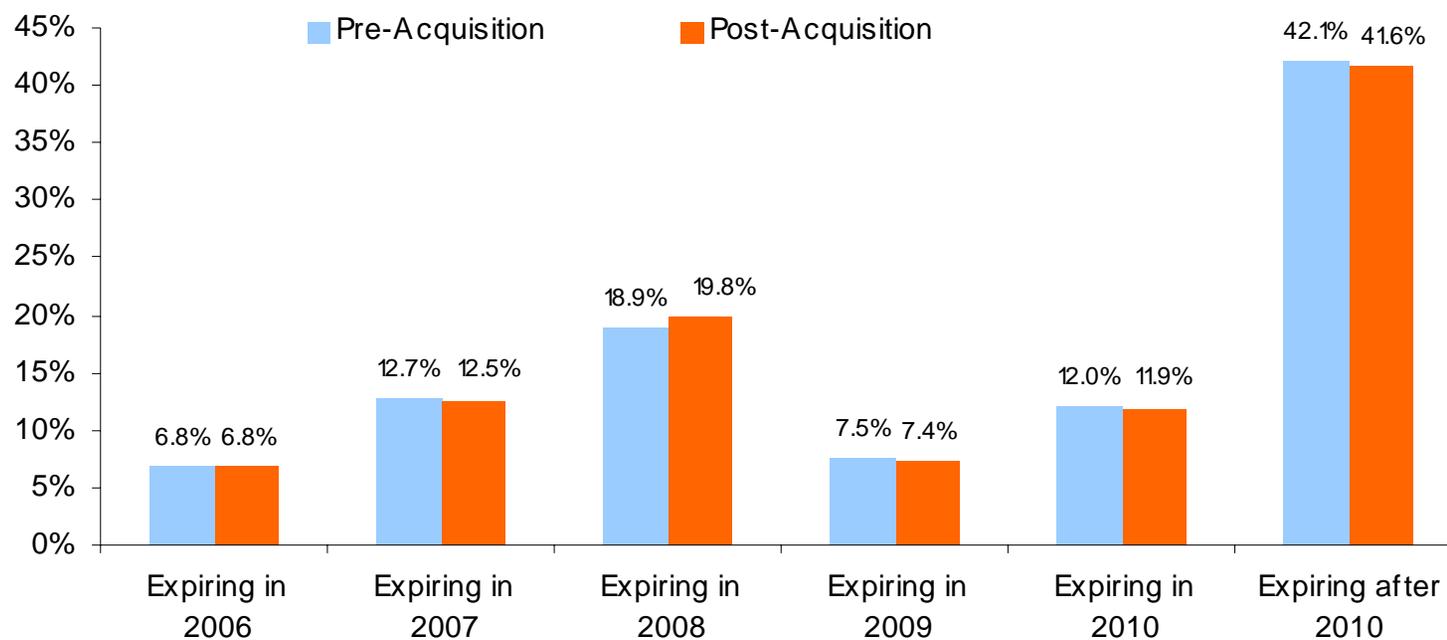
\* (1) Pre-Acquisition (portfolio of 32 properties, including announced acquisitions); Post-Acquisition (portfolio of 33 properties, including announced acquisitions and Lot 6)

(2) Lot 6 has been classified under Non-FTZ 3PL

(3) The charts are based on Gross Revenue for the month of December 2005

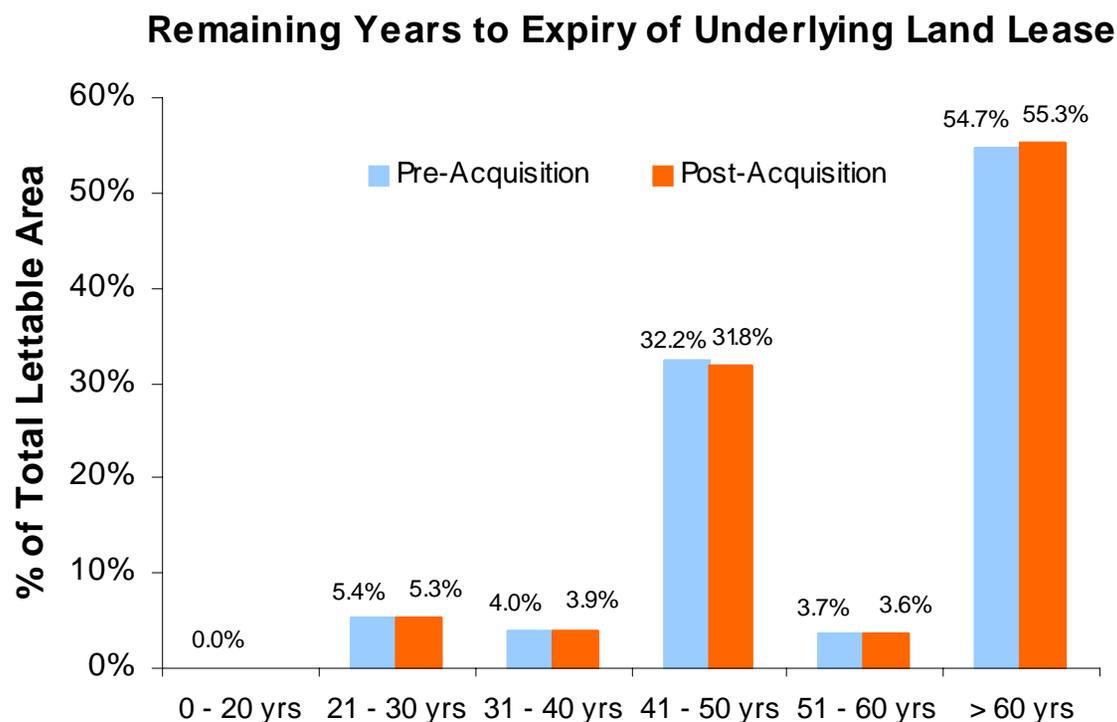
# Average lease duration

Lease Expiry Profile by Gross Revenue (for the Month of December 2005)



	Pre-Acquisition (32 properties)	Post-Acquisition (33 properties including Lot 6)
<b>Weighted average lease term to expiry</b>	<b>5.7 years</b>	<b>5.7 years</b>

# Unexpired lease of underlying land



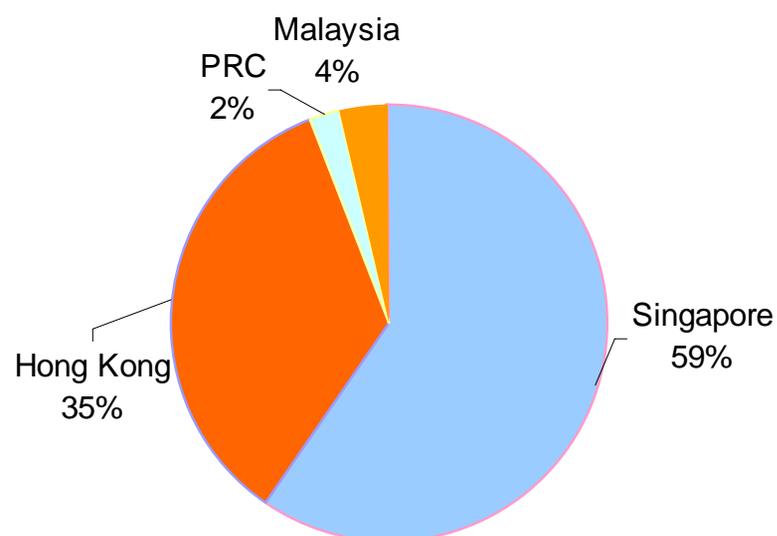
	<b>Pre-Acquisition (32 properties)</b>	<b>Post-Acquisition (33 properties including Lot 6)</b>
<b>Weighted average of unexpired lease term of underlying land</b>	<b>57.3years</b>	<b>57.7 years</b>

\* Reflects year to expiry from 31 December 2005

# Geographical allocation of portfolio

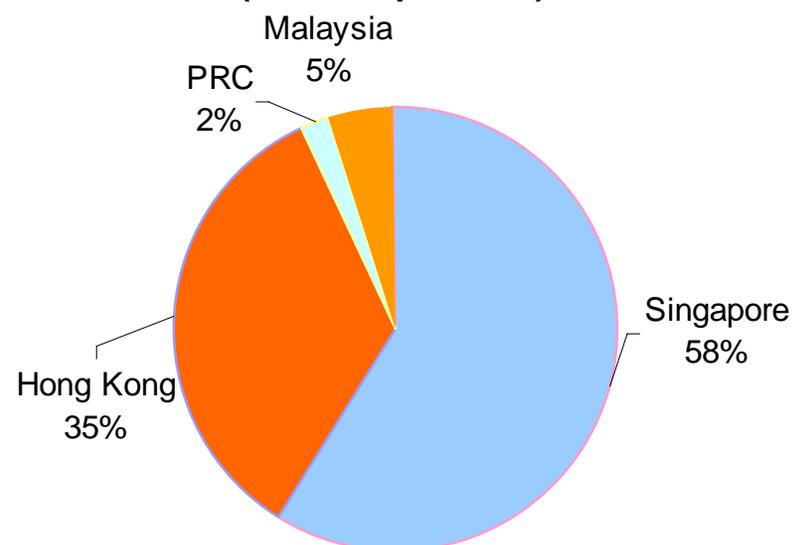
## Before the acquisition\*

Country Allocation - By Gross Revenue  
(Pre-Acquisition)



## After the acquisition\*

Country Allocation - By Gross Revenue  
(Post-Acquisition)



\* (1) Pre-Acquisition (portfolio of 32 properties, including announced acquisitions); Post-Acquisition (portfolio of 33 properties, including announced acquisitions and Lot 6)

(2) The charts are based on Gross Revenue for the month of December 2005

# 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. The past performance of MapletreeLog is not necessarily indicative of its future performance.**

**This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward looking statements, which are based on current view of management on future events.**

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