

Factsheet as at 30 September 2015

## 2Q FY15/16 Financial Highlights

Gross Revenue	S\$87.5m
Net Property Income	S\$73.0m
Amount Distributable	S\$46.2m
DPU	1.86 cents
Total Assets	S\$5,141.7m
Total Liabilities	S\$2,268.2m
NAV per Unit	S\$1.02
Aggregate Leverage Ratio	38.8%
Weighted Average Annualised Interest Rate	2.3%
Interest Cover Ratio	6.8 times

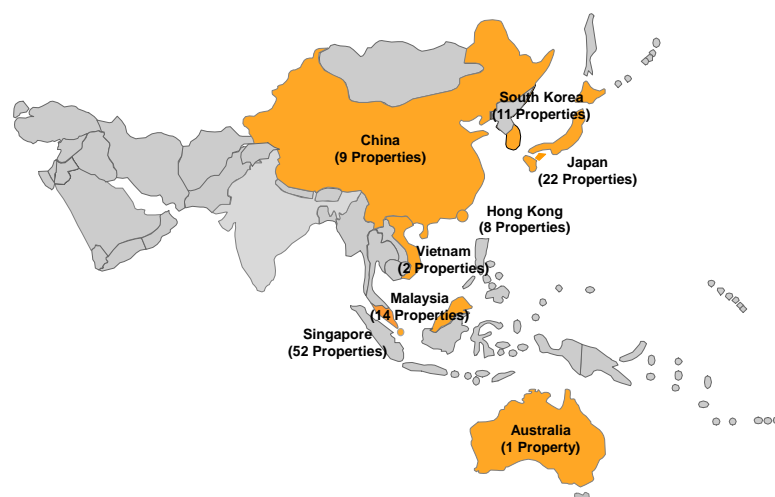
## Company Background

Mapletree Logistics Trust ("MLT") is the first Asia-focused logistics real estate investment trust ("REIT") in Singapore. The Sponsor, Mapletree Investments Pte Ltd, is a wholly-owned subsidiary of Temasek Holdings.

MLT invests directly or indirectly, in a diversified portfolio of income-producing logistics real estate and real estate related assets. We aspire to be the preferred logistics real estate partner to customers who require high quality logistics and distribution spaces in Asia.

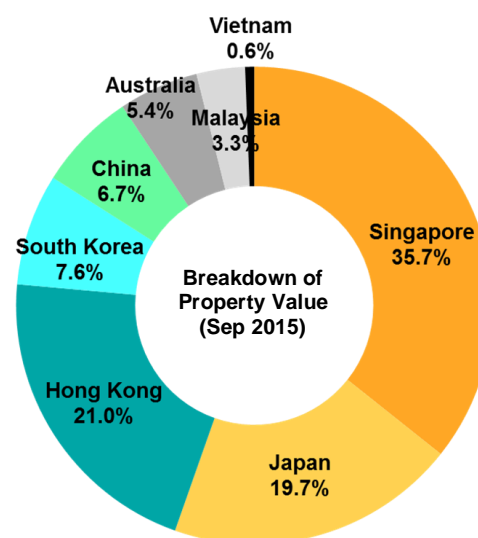
As the manager of MLT, we aim to provide Unitholders with competitive total returns through regular distributions and growth in asset value. MLT is committed to paying out 100% of its amount distributable to Unitholders every financial quarter.

## Our Regional Presence in Asia

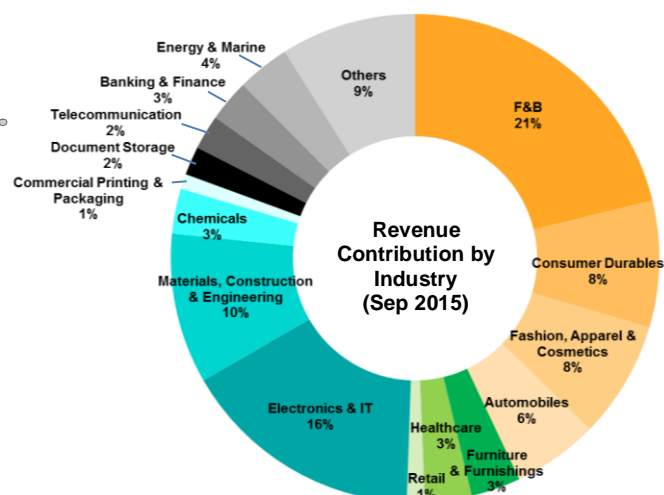


- 119 properties spanning across 8 markets
- S\$5.0 billion Portfolio Value
- 3.3 million sqm GFA
- 3.2 million sqm NLA
- Portfolio occupancy of 96.9%
- Weighted average lease expiry (by NLA) of 4.8 years

## Diversified Geographic Mix



## Diversified Tenants' Industry Mix



## “Yield + Growth” Strategy

### Our Mission

To provide Unitholders with competitive total returns through regular distributions and growth in asset value

### Our Strategy

#### Yield Optimisation on existing portfolio

- Tailor leasing strategy to meet local market conditions
- Maintain a well staggered tenancy profile
- Maintain a balanced mix of SUAs & MTBs
- Improve operational efficiency of properties
- Optimise returns via asset enhancement, redevelopment or divestment of lower yielding

#### Growth Via acquisitions & development

- Disciplined acquisition of quality, well located assets that add scale and strategic value to the portfolio
- Offer attractive value to customers in support of their regional expansion plans – “Follow-the-Client”

#### Prudent Capital Management

- Maintain a strong balance sheet
- Diversify sources of funding
- Optimise cost of debt financing
- Manage exposure to market fluctuations in interest rate and foreign exchange through appropriate hedging strategies

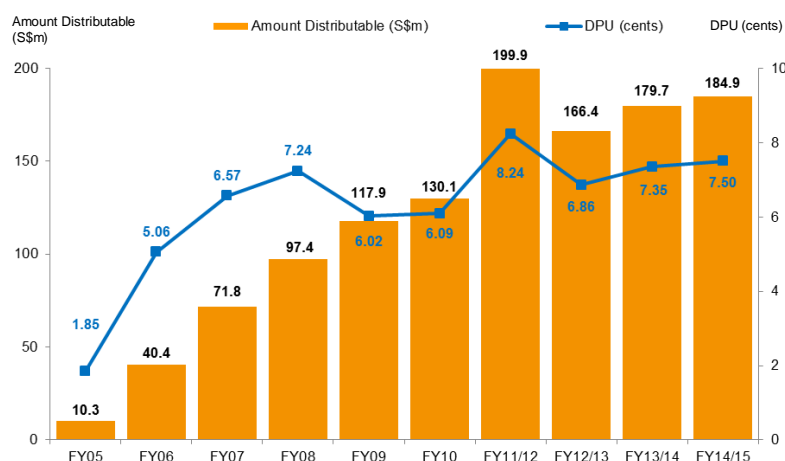
## Share Price (S\$) since IPO



## Unit Information

Date listed on SGX-ST	28 July 2005
SGX stock code	M44U
Bloomberg code	MLT SP
Reuters code	MAPL.SI
Unit Price (S\$) – 30 Sep 15	0.980
52 weeks range (S\$)	0.960 to 1.255
Market capitalisation (S\$m)	2,428.8
Units in Issue	2,478.4 m units

## Scorecard since IPO



- FY05 comprised the period from Listing Date of 28 Jul 2005 to 31 Dec 2005
- FY11/12 comprised a 15-month period ended 31 Mar 2012 due to a change in financial year-end

### Investor Relations Contact

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*This release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in MLT (“Units”). The value of Units and the income derived 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 of MLT 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 the Units and the Manager is not necessarily indicative of their future or likely performance.*