



Acquisition of Two Properties in Malaysia

28 June 2006

maple^{tree}
logisticstrust



Agenda

- **Details of the properties:**
 - Subang 3
 - Subang 3 Extension

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

Subang 3 and Subang 3 Extension



Subang 3 comprises a single-storey warehouse and a three-storey office block.

Subang 3 Extension comprises a single-storey warehouse and has nine lorry bays.

	Subang 3	Subang 3 Extension
Purchase price	RM19.9 million (S\$8.7 million)	RM9.5 million (S\$4.2 million)
Land tenure expiry	29 November 2089	Two plots of land: 1 September 2093 and 23 November 2104
Land area	13,682.9 sqm	8,101.1 sqm
GFA	8,358.9 sqm	4,518.1 sqm
Lettable Area	8,358.9 sqm	4,518.1 sqm
Lease terms	Single tenanted for 3 years starting from 1 July 2005, with 2 consecutive option terms of 3 years each.	Single tenanted for 3 years starting from 1 April 2006, with option to renew for 3 years.
Tenant	Multi-national third party logistics operator	
Outgoings	Tenant bears internal property maintenance	

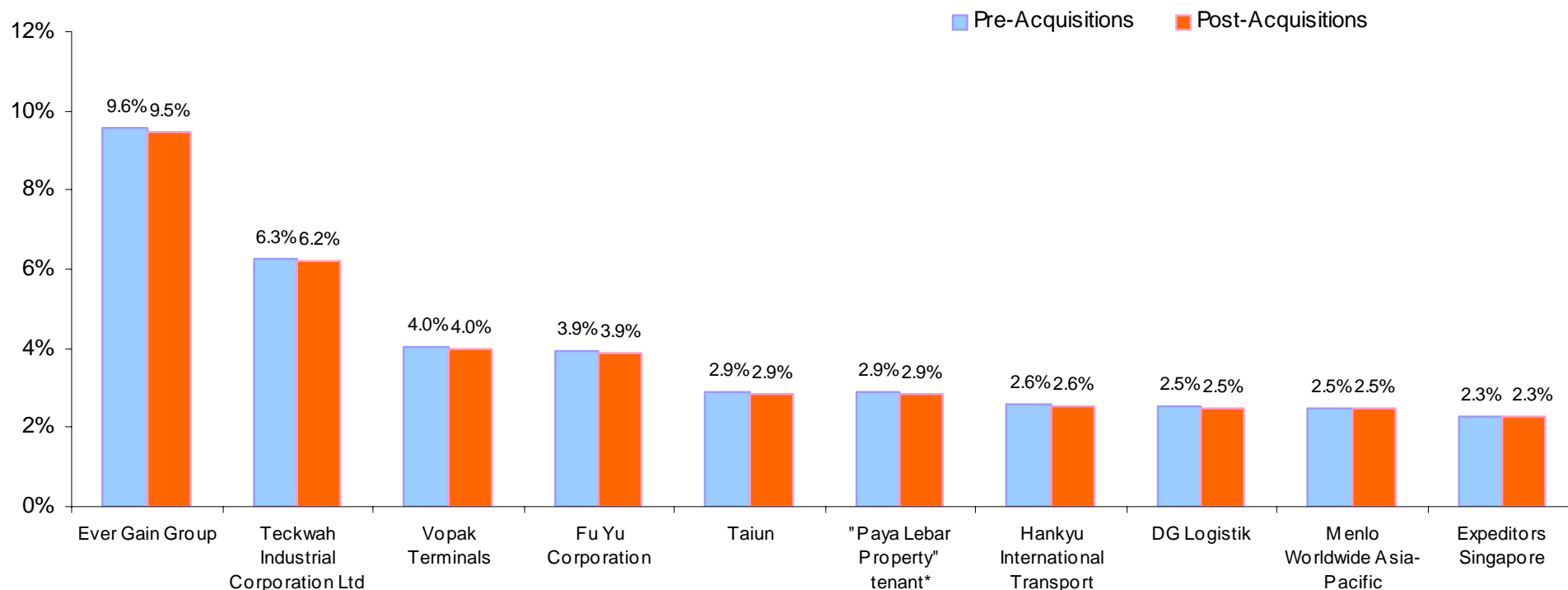
Acquisitions are DPU accretive

Properties	Subang 3	Subang 3 Extension
Total Return (over 10 years)	9.77%	10.94%
DPU impact¹ (proforma annualised impact)	0.004 Singapore cents	0.002 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 March 2006

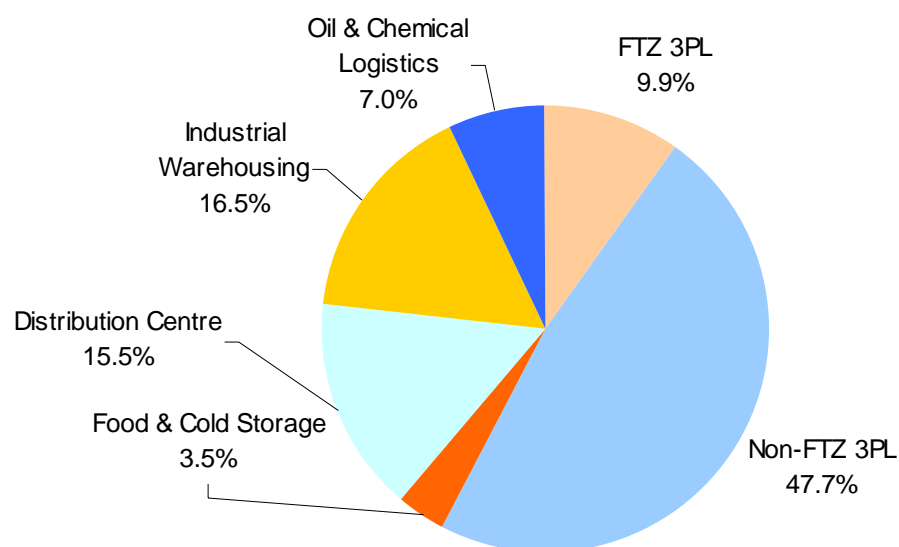


* On 21 May 2006, we had announced the acquisition of a distribution centre property, "Paya Lebar Property" under sale-and-leaseback terms
 Pre-Acquisition (portfolio of 37 properties, including announced acquisitions)
 Post-Acquisition (portfolio of 39 properties, including announced acquisitions, Subang 3 and Subang 3 Extension)

Asset mix

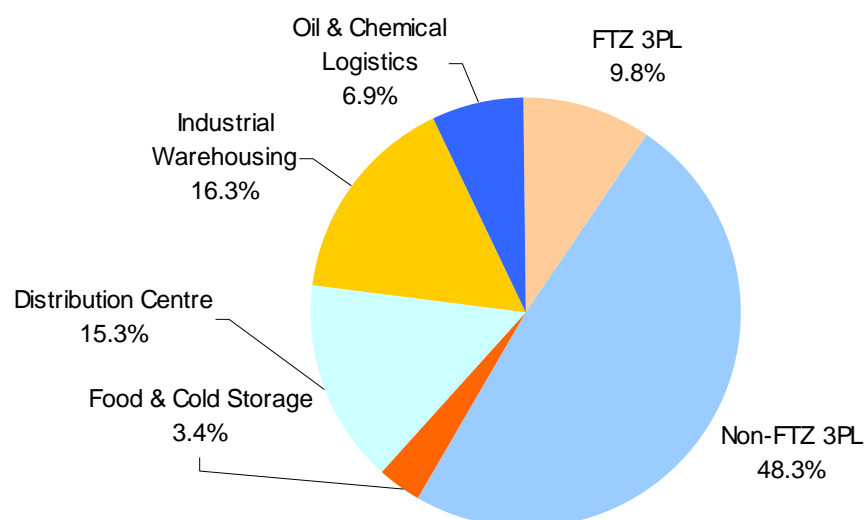
Before the acquisitions*

Gross Revenue Contribution by Trade (Pre-Acquisitions)



After the acquisitions*

Gross Revenue Contribution by Trade (Post-Acquisitions)



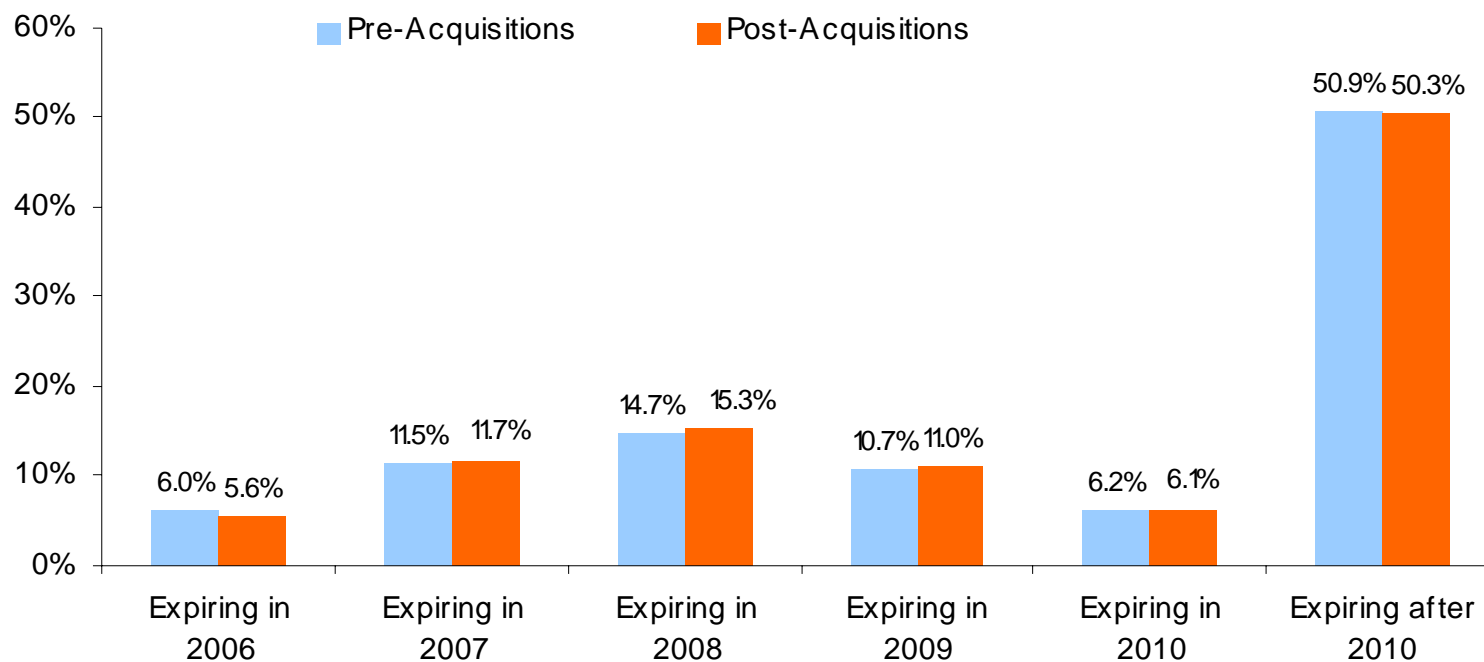
* (1) Pre-Acquisition (portfolio of 37 properties, including announced acquisitions); Post-Acquisition (portfolio of 39 properties, including announced acquisitions, Subang 3 and Subang 3 Extension)

(2) Subang 3 and Subang 3 Extension have been classified under "Non-FTZ 3PL"

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

Average lease duration

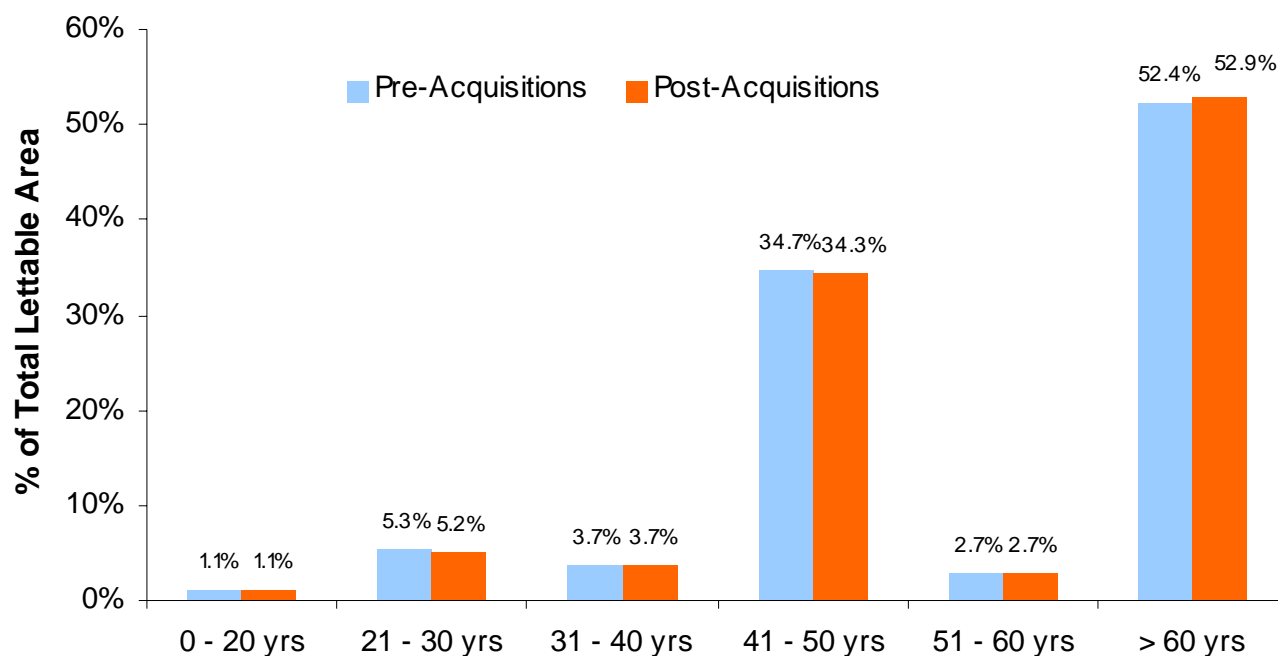
Lease Expiry Profile by Gross Revenue (for the Month of March 2006)



	Pre-Acquisitions (37 properties)	Post-Acquisitions (39 properties including Subang 3 and Subang 3 Extension)
Weighted average lease term to expiry	5.4 years	5.4 years

Unexpired lease of underlying land

Remaining Years to Expiry of Underlying Land Lease



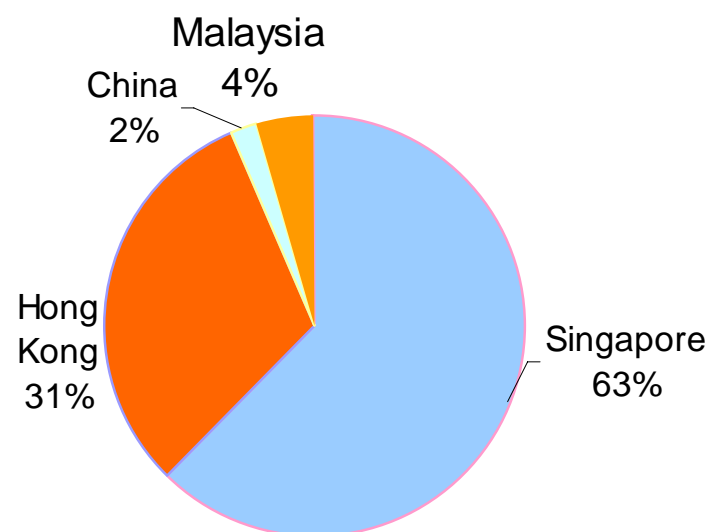
	Pre-Acquisitions (37 properties)	Post-Acquisitions (39 properties including Subang 3 and Subang 3 Extension)
Weighted average of unexpired lease term of underlying land	56.6 years	56.9 years

* Reflects year to expiry from 31 March 2006

Geographical allocation of portfolio

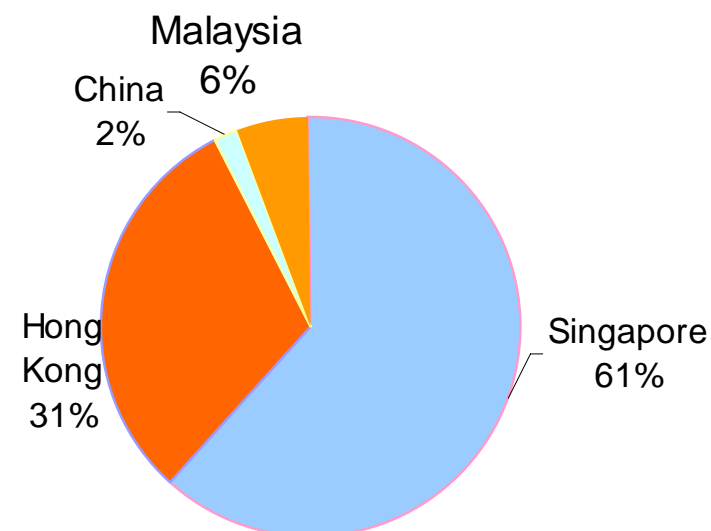
Before the acquisitions*

Country Allocation - By Gross Revenue
(Pre-Acquisitions)



After the acquisitions*

Country Allocation - By Gross Revenue
(Post-Acquisitions)



* (1) Pre-Acquisition (portfolio of 37 properties, including announced acquisitions); Post-Acquisition (portfolio of 39 properties, including announced acquisitions, Subang 3 and Subang 3 Extension)

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

Disclaimer

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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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