

By courtesy of the JSCA CORPORATION LIMITED.



Acquisition of 7 Penjuru Close, Singapore 608779

9 November 2009

maple^{re}ree
logisticstrust



Agenda

- **Details of the property:**
 - 7 Penjuru Close, Singapore 608779

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

7 Penjuru Close



The property is a ramped-up 6 storey single user warehouse facility. The property has prominent frontage along Penjuru road.

The property is in close proximity to Jurong Port and is easily accessible by the Ayer Rajah Expressway.

- **Purchase Price : S\$43.0 million**
- **Land tenure : Expiring May 2035**
- **Land area : 16,501 sqm (approx.)
GFA : 41,253 sqm (approx.)¹**
- **Vendor : SH Cogent Logistics Pte Ltd**
- **Lease terms : Sale and Leaseback to vendor for an initial term of 7 years from the date of completion of sale with a rental escalation of 2% p.a. from the second year onwards, with an option to extend for another 3 years and thereafter, for another 4 years**
- **Outgoings: Land rent, property tax and property maintenance will be borne by the tenant.**

2 1: Existing GFA is 37,644sqm. Asset enhancement are currently being undertaken to increase the GFA by 3,609sqm to 41,253sqm

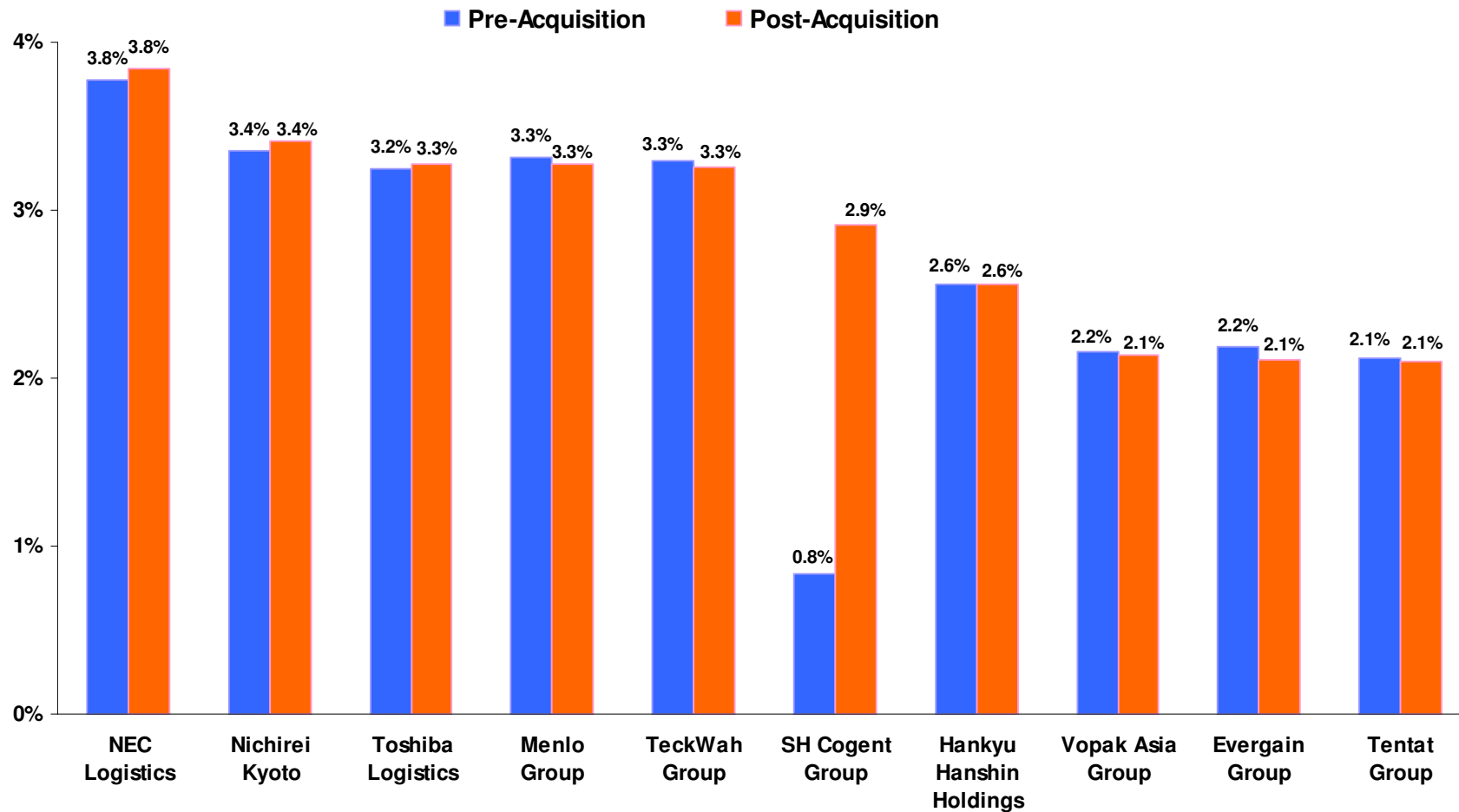
Acquisition is DPU accretive

	7 Penjuru Close
Total Return (over 10 years)	10.6%
DPU impact¹ (proforma annualised impact)	0.04 Singapore cents or 0.7%

1: Assuming MapletreeLog has purchased, held and operated the property on a proforma basis for 2009 (based on actual 9 months financial results for 2009; based on 81 properties) and assuming a unit price of 69 Singapore cents and that the acquisition is 38.1% debt-funded.

Tenant diversification provides portfolio stability

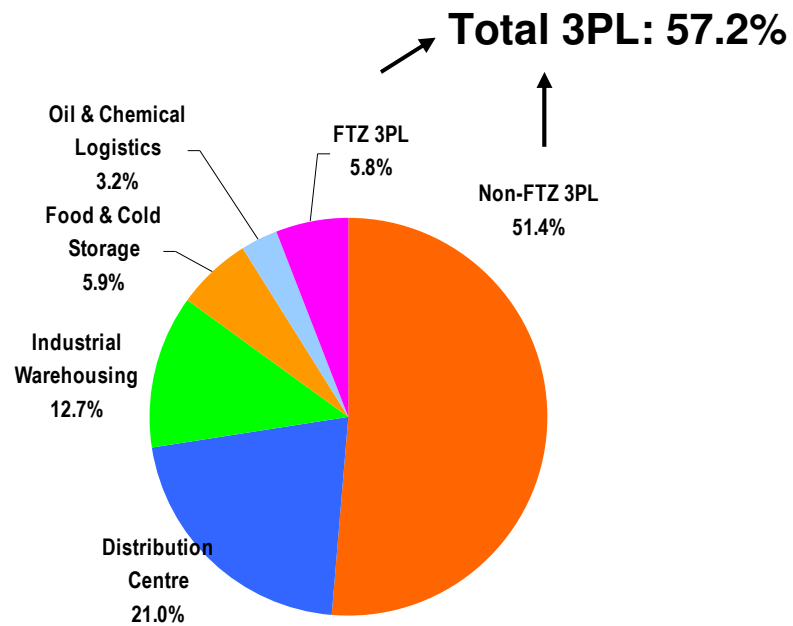
Top 10 tenants by gross revenue as at 30 Sep 2009



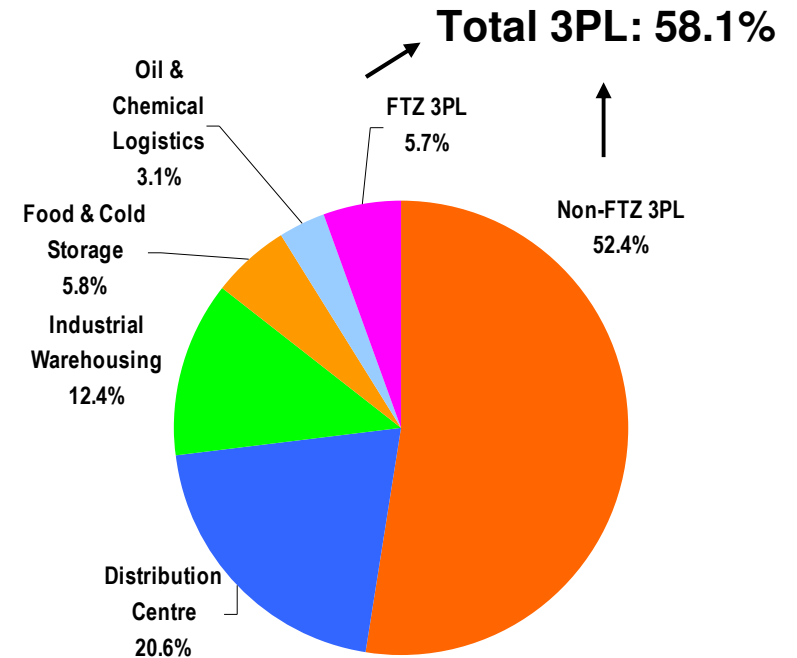
Asset Mix

Professional 3PLs face leasing stickiness

Gross revenue contribution by trade
(Pre-acquisition)



Gross revenue contribution by trade
(Post-acquisition)



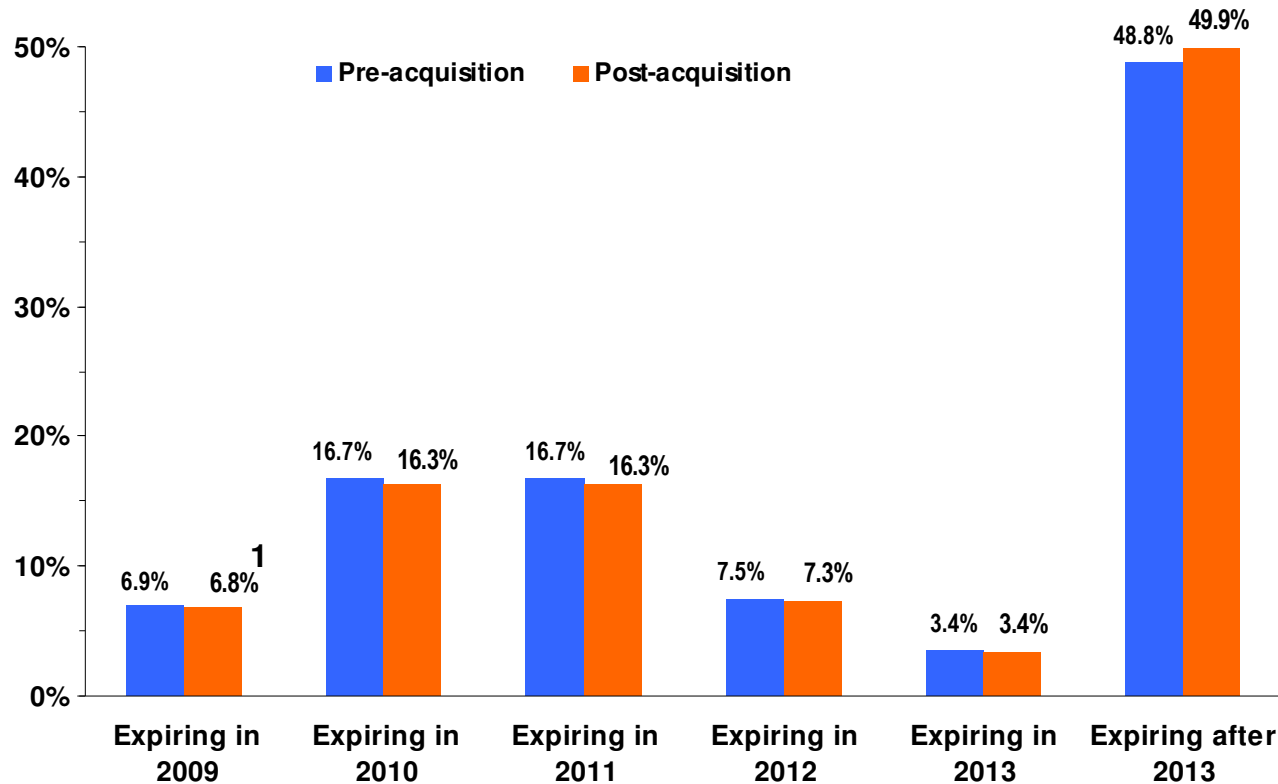
1: Pre-acquisition (portfolio of 81 properties); Post-acquisition (portfolio of 82 properties, including 7 Penjuru Close

2: 7 Penjuru Close has been classified under the "Non-FTZ 3PL" category

3: The charts' Gross Revenue figures are computed for the month of Sep 2009

Average lease duration

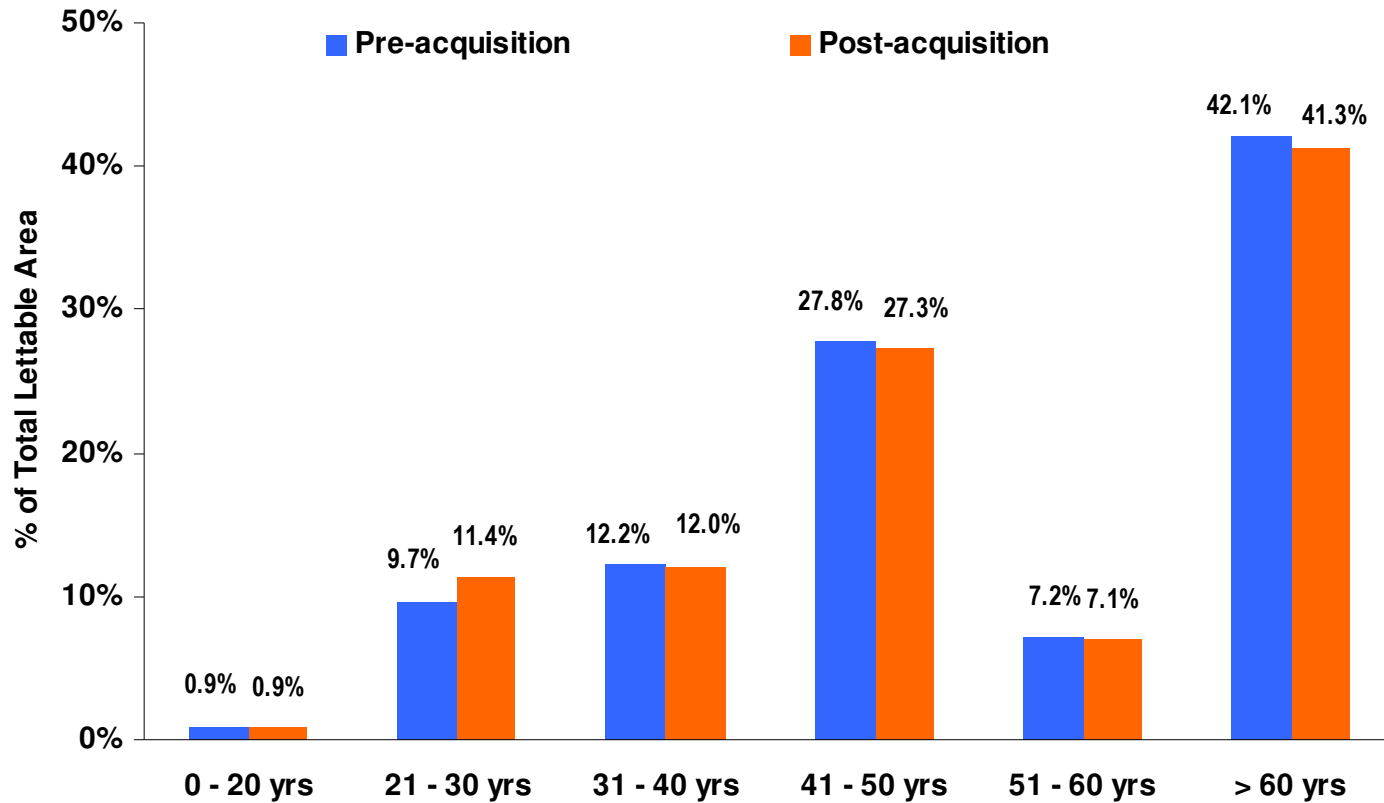
Lease expiry profile by gross revenue (as at 30 Sep 2009)



	Pre-acquisition (81 properties)	Post-acquisition (82 properties including 7 Penjurong Close)
Weighted average lease term to expiry	4.9 years	4.9 years

Unexpired lease of underlying land

Remaining years to expiry of underlying land lease*

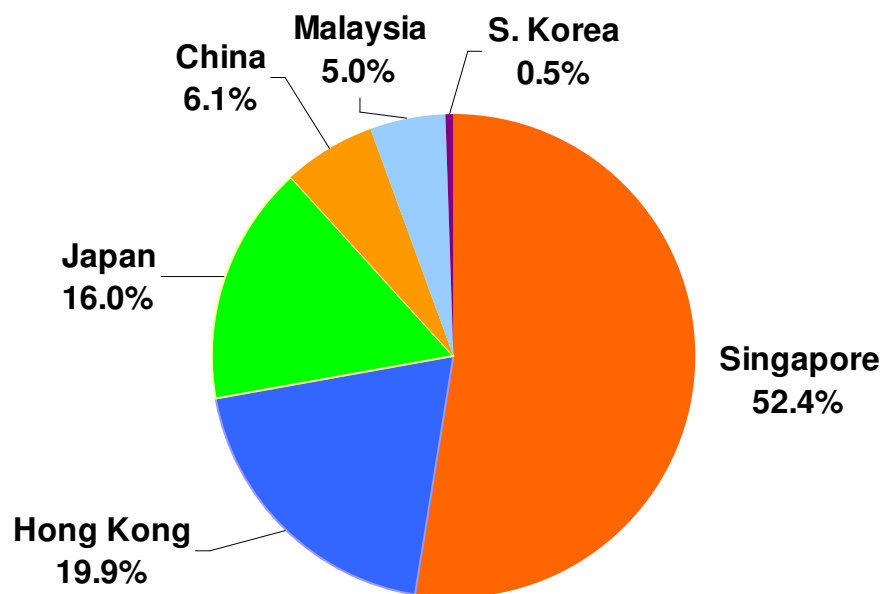


	Pre-acquisition (81 properties)	Post-acquisition (82 properties including 7 Penjurong Close)
Weighted average of unexpired lease term of underlying land	155.0 years	152.5 years

Geographical allocation of portfolio

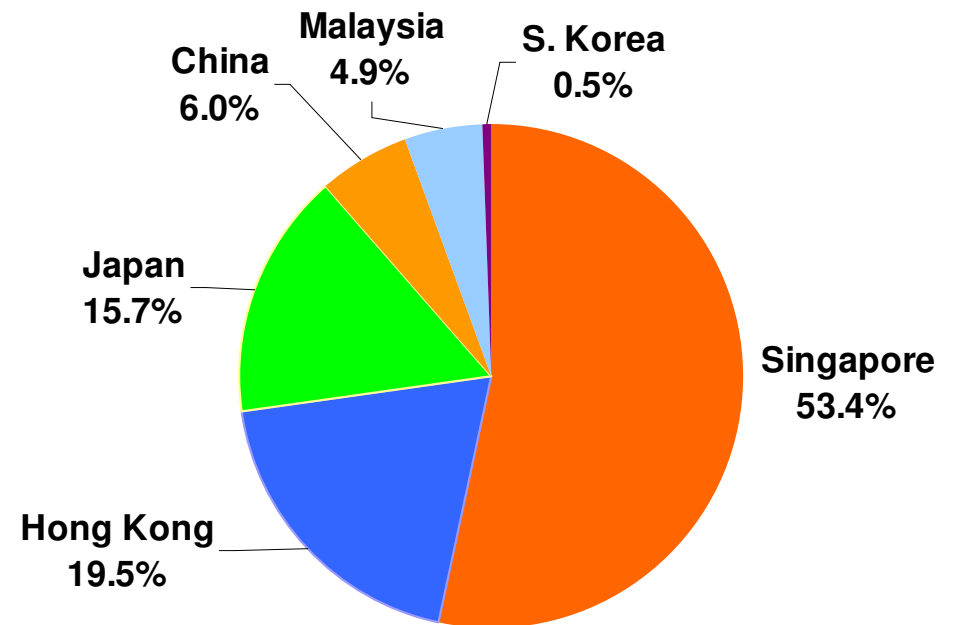
Pre-acquisition

Country allocation - by gross revenue
(Pre-acquisition)



Post-acquisition

Country allocation - by gross revenue
(Post-acquisition)



1: Pre-acquisition (portfolio of 81 properties); Post-acquisition (portfolio of 82 properties, including 7 Penjurong Close)
2: The charts' Gross Revenue figures are computed for the month of Sep 2009

Disclaimer

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