



## Acquisition of G-Force property, Malaysia

25 May 2007

maple<sup>tree</sup>  
logisticstrust



# Agenda

- **Details of the property:**

- Lot No. 2-30, 2-32 and 2-34, Jalan SU 6A, Persiaran Tengku Ampuan, Lion Industrial Park, Section 26, 40400 Shah Alam, Selangor, Malaysia

- **Impact on MapletreeLog**

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

# G-Force property



**G-Force property comprises three-storey warehouse with a six-storey office building.**

**It is in the Shah Alam Industrial Estate, an established commercial and industrial hub**

- **Purchase Price : RM35.15 million (approx. S\$15.48 million)**
- **Land tenure : Freehold**
- **Land area : 12,196 sqm (approx.)  
GFA : 18,441 sqm (approx.)  
Lettable area : 18,441 sqm (approx.)**
- **Vendor : G-Force Sdn Bhd, a leading local third party logistics company which provides a full suite of supply-chain solutions**
- **Lease terms : Sale and Leaseback to vendor for 3 years with an option to renew for another 3 years, subject to mutually agreed terms**
- **Outgoings: Landlord responsible for periodic expenses & repair / replacement of structural building parts.**

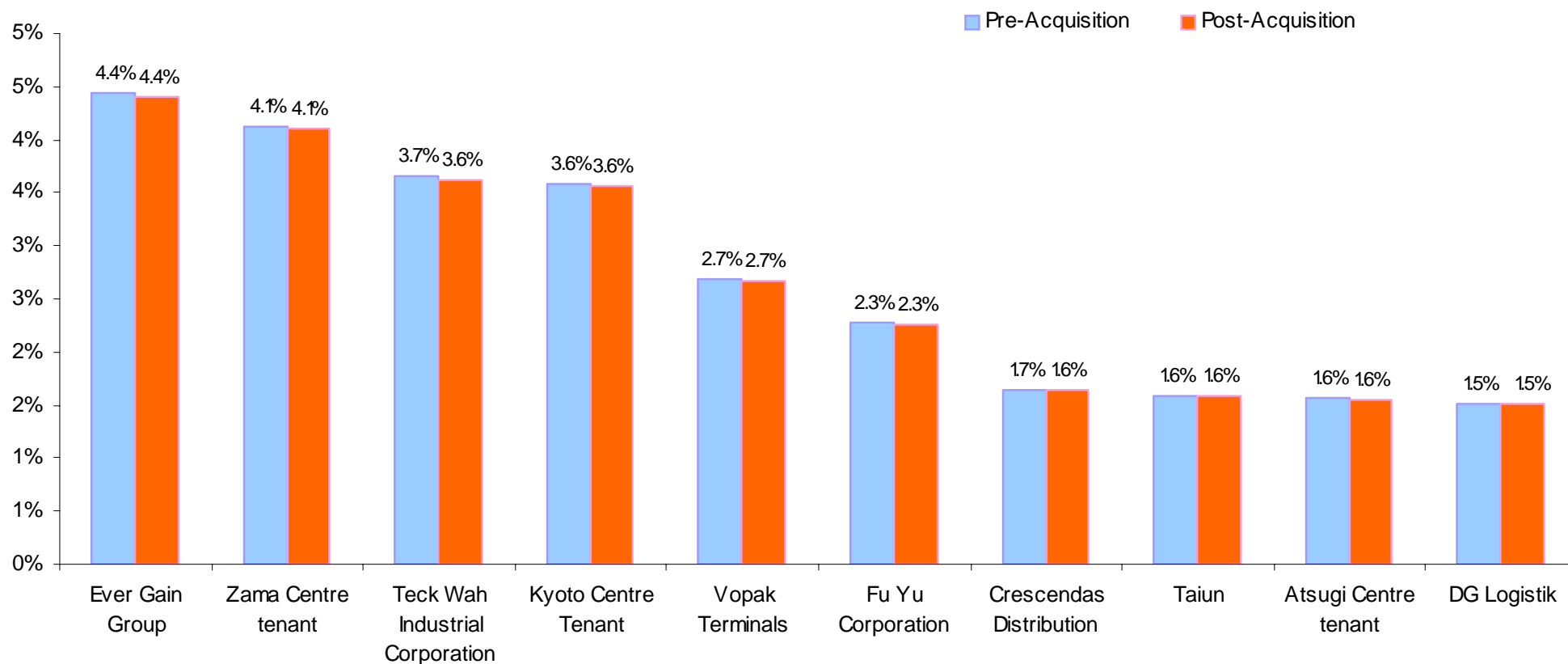
# Acquisition is DPU-accretive

	<b>G-Force property</b>
<b>Total Return (over 10 years)</b>	<b>9.19%</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 financial year ended 31 December 2006 (based on 41 properties) and that the acquisition is 60% locally debt-funded

# Tenant concentration

Top 10 Tenants of the Entire Portfolio by Gross Revenue for the Month of March 2007



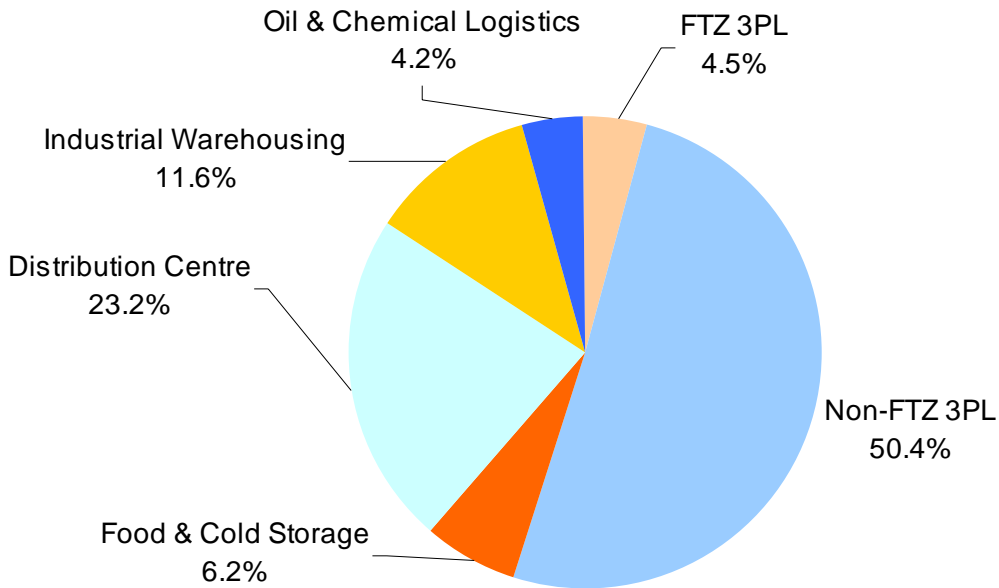
Pre-Acquisition (portfolio of 64 properties, including announced acquisitions)

Post-Acquisition (portfolio of 65 properties, including announced acquisitions and G-Force property)

# Asset mix

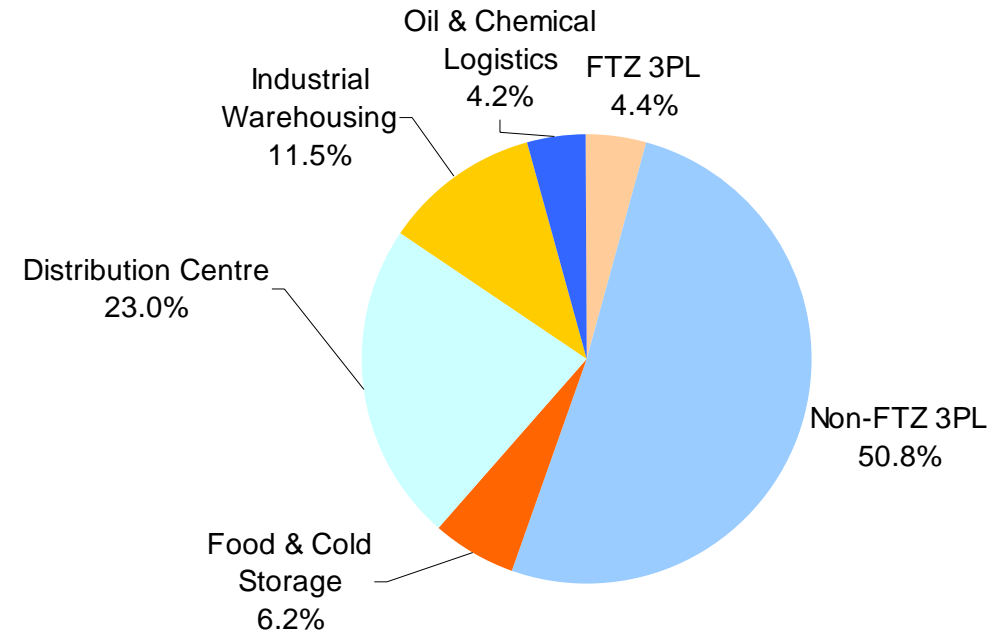
## Before the acquisition

Gross Revenue Contribution by Trade (Pre-Acquisition)



## After the acquisition

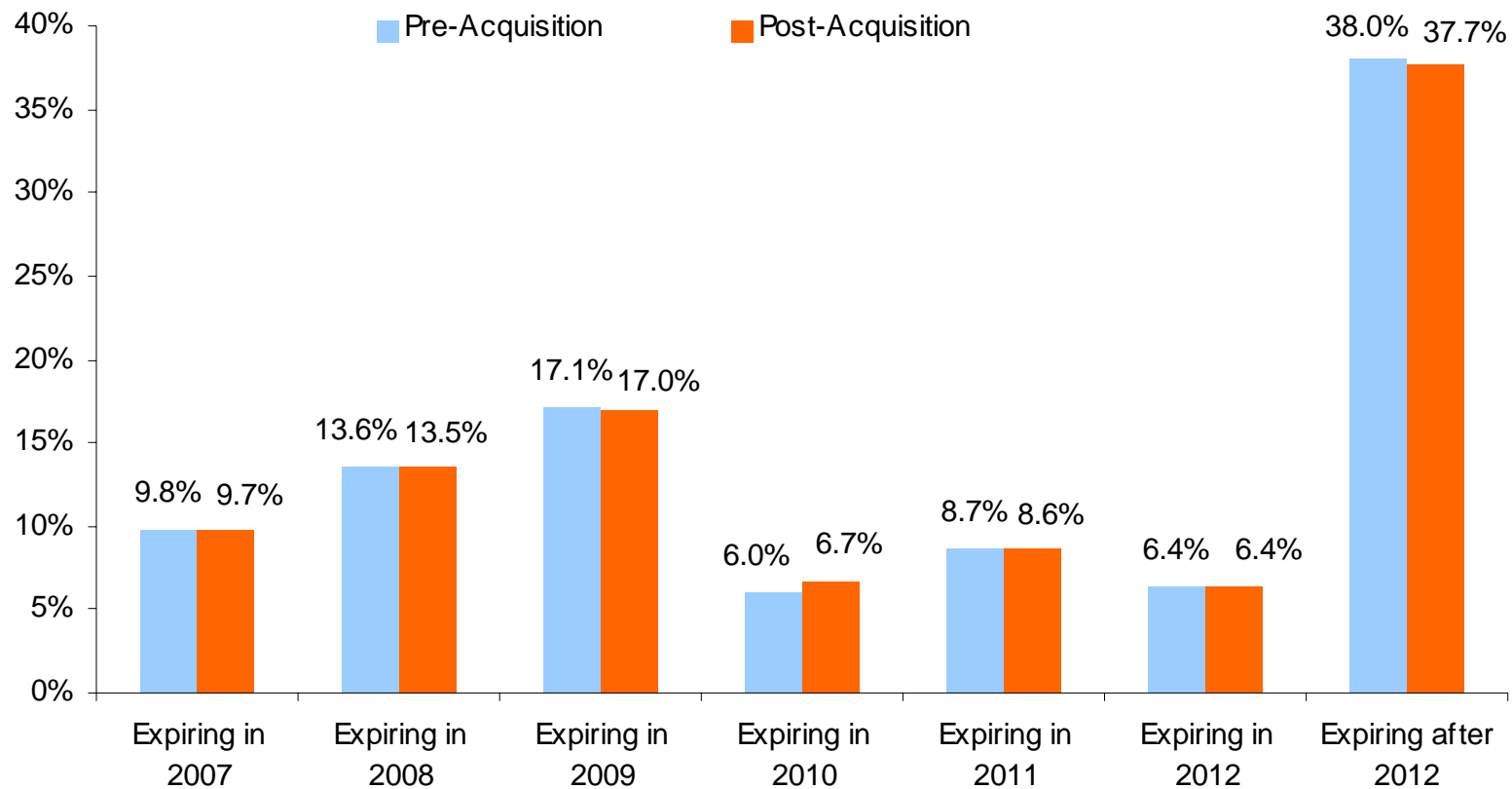
Gross Revenue Contribution by Trade (Post-Acquisition)



- (1) Pre-Acquisition (portfolio of 64 properties, including announced acquisitions); Post-Acquisition (portfolio of 65 properties, including announced acquisitions and G-Force property)
- (2) G-Force property has been classified under the "Non-FTZ 3PL" category.
- (3) The charts' Gross Revenue figures are computed for the month of March 2007, assuming that all new acquisitions announced after March 2007 have contributed to the total gross revenue for the month.

# Average lease duration

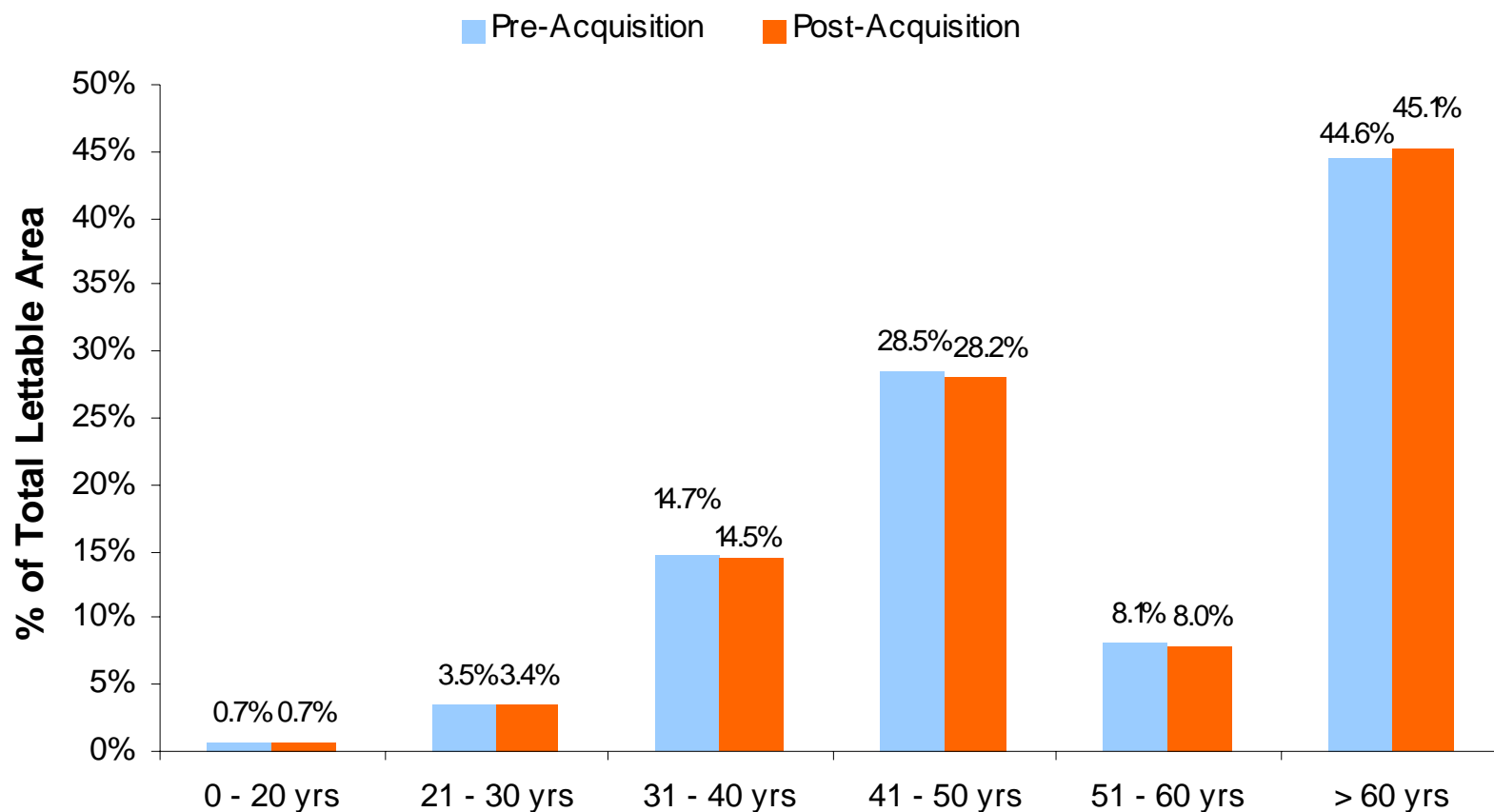
Lease Expiry Profile by Gross Revenue (for the Month of March 2007)



	Pre-Acquisition (64 properties)	Post-Acquisition (65 properties including G-Force property)
<b>Weighted average lease term to expiry</b>	<b>5.7 years</b>	<b>5.6 years</b>

# Unexpired lease of underlying land

## Remaining Years to Expiry of Underlying Land Lease



	Pre-Acquisition (64 properties)	Post-Acquisition (65 properties including G-Force property)
Weighted average of unexpired lease term of underlying land	144.6 years	153.1 years

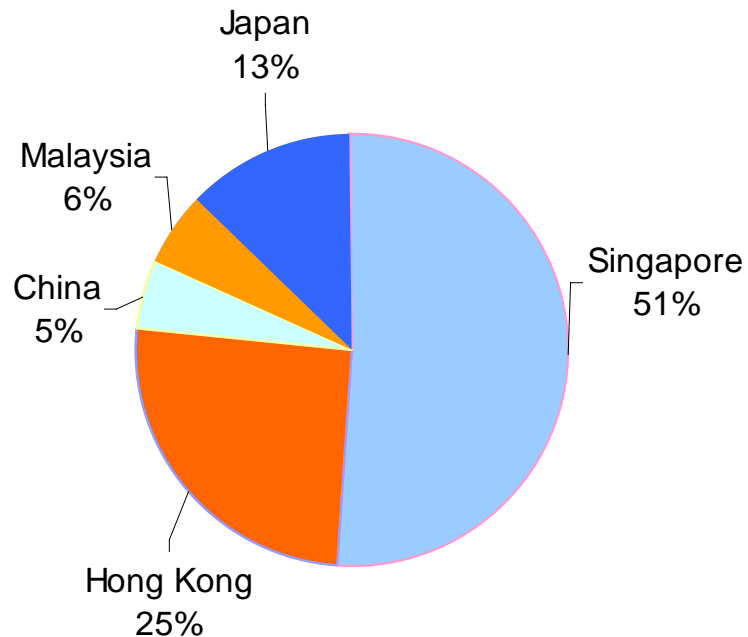
\* For purposes of computation, land tenure for the freehold property is assumed to be 999 years



# Geographical allocation of portfolio

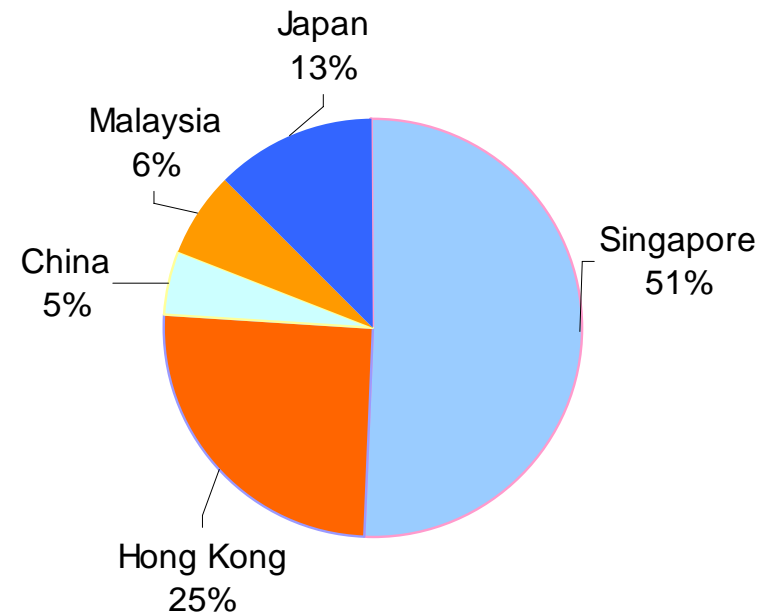
## Before the acquisition

Country Allocation - By Gross Revenue  
(Pre-Acquisition)



## After the acquisition

Country Allocation - By Gross Revenue  
(Post-Acquisition)



(1) Pre-Acquisition (portfolio of 64 properties, including announced acquisitions); Post-Acquisition (portfolio of 65 properties, including announced acquisitions and G-Force property)

(2) The charts' Gross Revenue figures are computed for the month of March 2007, assuming that all new acquisitions announced after March 2007 have contributed to the total gross revenue for the month

# Disclaimer

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