



Acquisition of Mapletree Shah Alam Logistics Park (Malaysia)

28 June 2016



logistics

Mapletree Shah Alam Logistics Park, Malaysia



The property consists of three single-storey blocks of multi-tenanted logistics and warehousing facility with mezzanine offices attached. It is located within the prime logistics area of Shah Alam and is well connected to Kuala Lumpur city centre (31km), North and West Port Klang (30km and 37km respectively), as well as Kuala Lumpur International Airport (42km).

Project Details

Purchase Price MYR 160.0 million
(~S\$53.2 million¹)

Land Tenure 99 years (from 30th May 1999)

Land Area 100,700 sqm

GFA 60,905 sqm

Vendor Mapletree Investments Pte Ltd

Major Tenants

- XPO Worldwide Logistics
- Pantos Logistics
- Logwin Air & Ocean
- YCH DistriPark

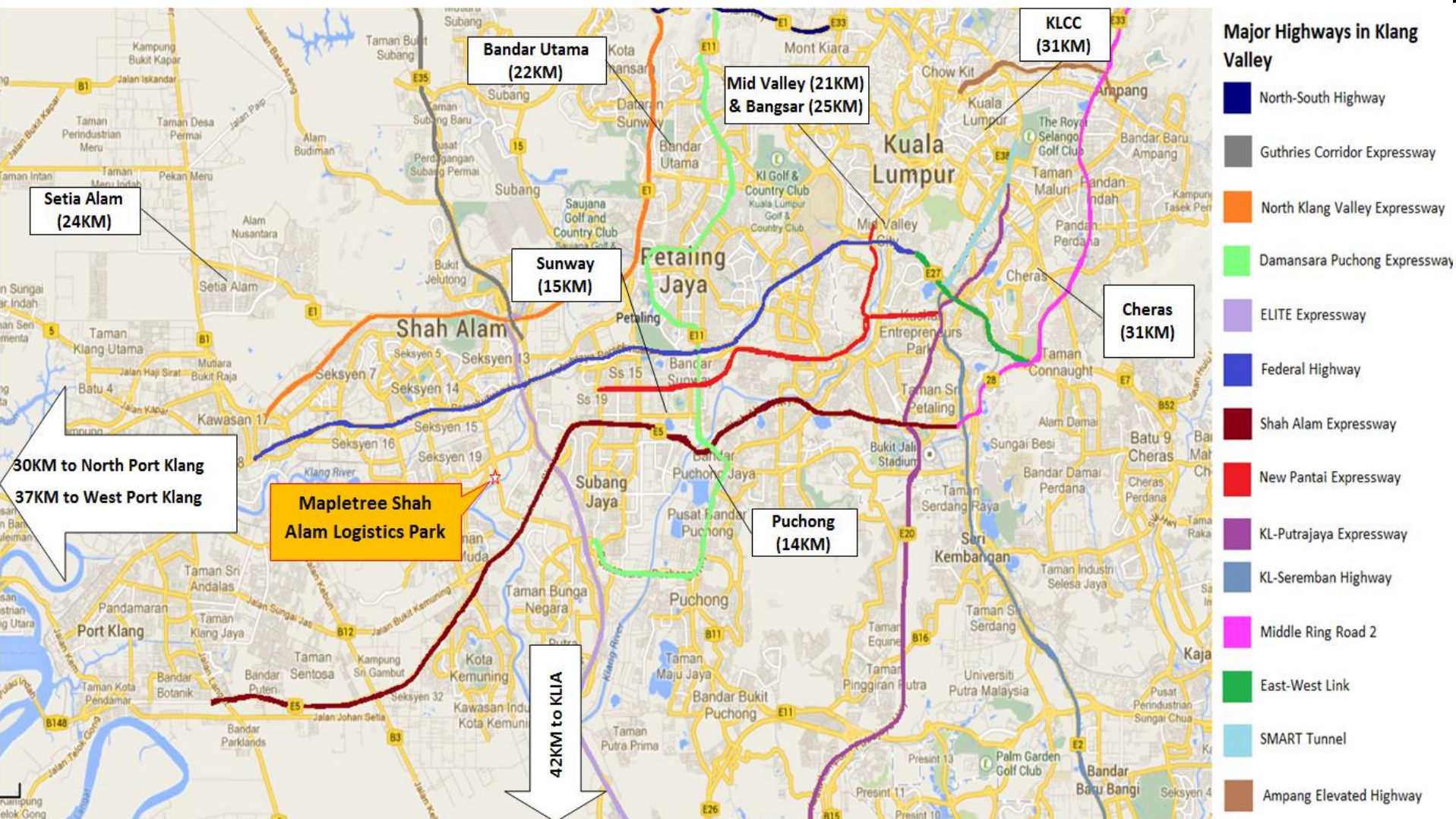
Lease Terms 1.7 years (as at 1 June 2016)

¹Based on exchange rate of SGD 1 = MYR 3.006

Benefits of Acquisition

- **Accretive acquisition with NPI yield of 7.5%**
- **Modern specifications warehouse in strategic location**
 - Floor loading capacity of 30kN/sqm and floor-to-ceiling height of 13.4m
 - Good column grid and raised floor loading bays with dock levellers
 - Well located in Shah Alam, a prime logistics sub-market of Kuala Lumpur, Malaysia
 - Well connected to Kuala Lumpur city centre, Kuala Lumpur International Airport, North and West Port Klang
- **Provides regular and growing cash flow to MLT**
 - Property is 100% leased to international third party logistics service providers including XPO Worldwide Logistics, Pantos Logistics, Logwin Air & Ocean and YCH DistriPark
 - Leases have weighted average lease expiry of 1.7 years (by net lettable area) and attractive built-in annual rental escalations
- **Adds geographic and income diversification to MLT's portfolio**
 - Following this acquisition, gross revenue contribution from Malaysia will increase from 4.2% to 5.3%

Strategic Location in Greater Kuala Lumpur



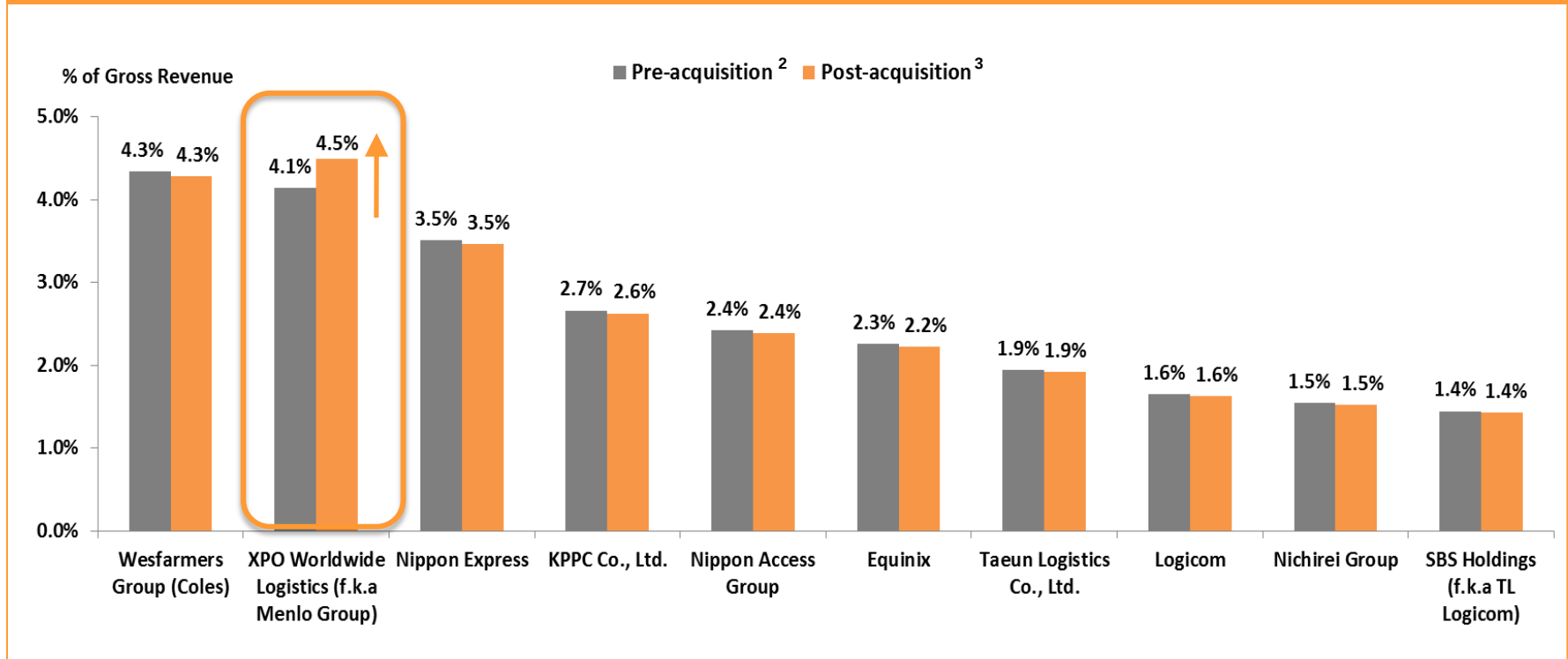
The background features a large, abstract orange shape that resembles a corner or a stylized 'L' shape. The shape is composed of several overlapping, semi-transparent rectangular blocks, creating a sense of depth and dimension. The color is a warm, medium-orange. The overall composition is minimalist and modern.

Impact on Portfolio

Top 10 Customer Profile

XPO Worldwide Logistics increases to 4.5% from 4.1% pre-acquisition

Top 10 customers (by gross revenue)

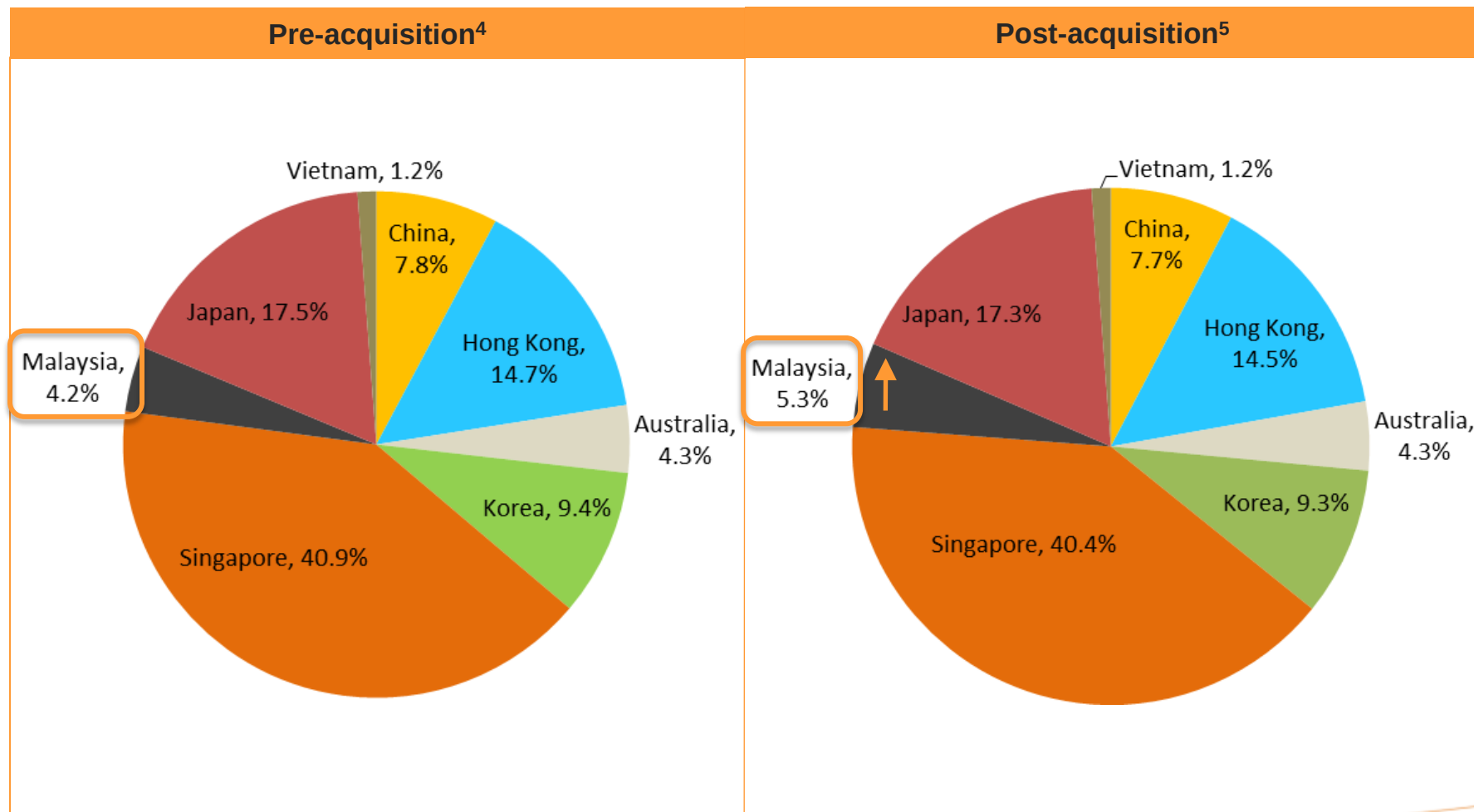


²Based on portfolio of 118 properties as at 31 March 2016.

³Based on portfolio of 119 properties.

Geographical Allocation

Increase in gross revenue contribution from Malaysia portfolio post-acquisition



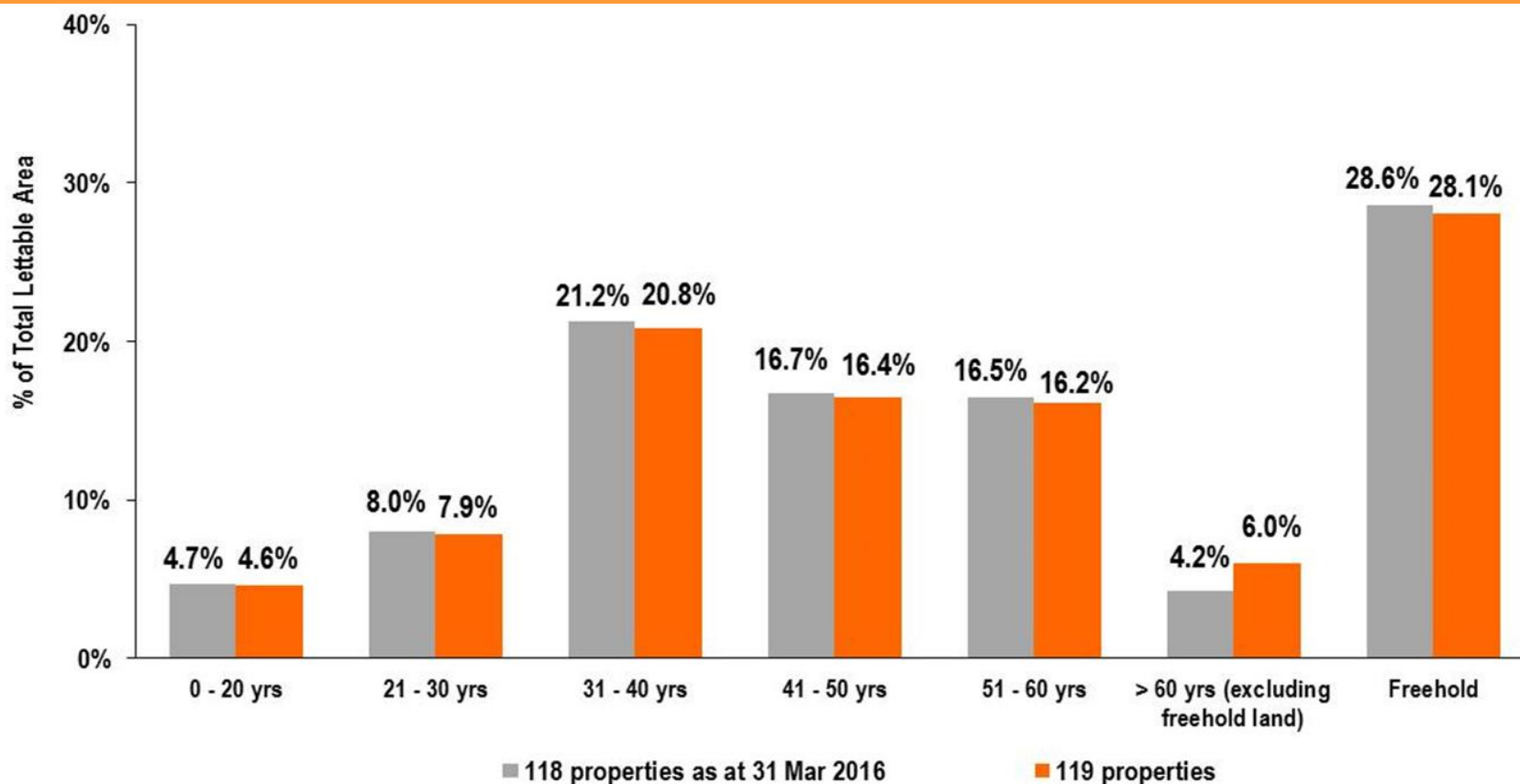
⁴Based on portfolio of 118 properties as at 31 March 2016.

⁵Based on portfolio of 119 properties.

Average Lease Duration

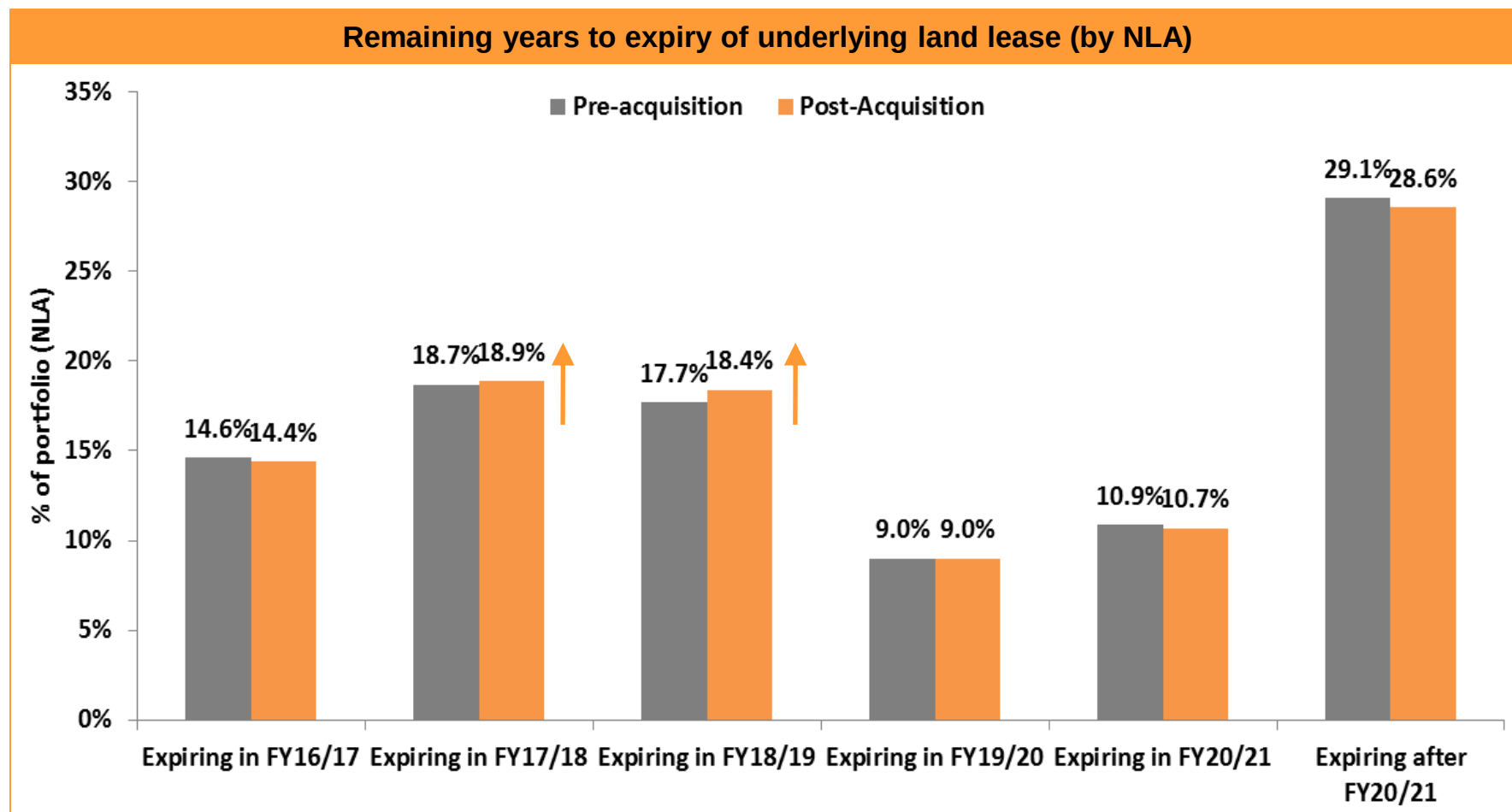
Weighted average lease term to expiry is at 4.5 years post-acquisition

Lease expiry profile (by NLA)



Unexpired Lease of Underlying Land

Weighted average lease term to expiry of underlying land (excluding freehold land) remained at 43 years post-acquisition



Disclaimer

The value of units in Mapletree Logistics Trust (“MLT”, and units in MLT, “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 MLT 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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