



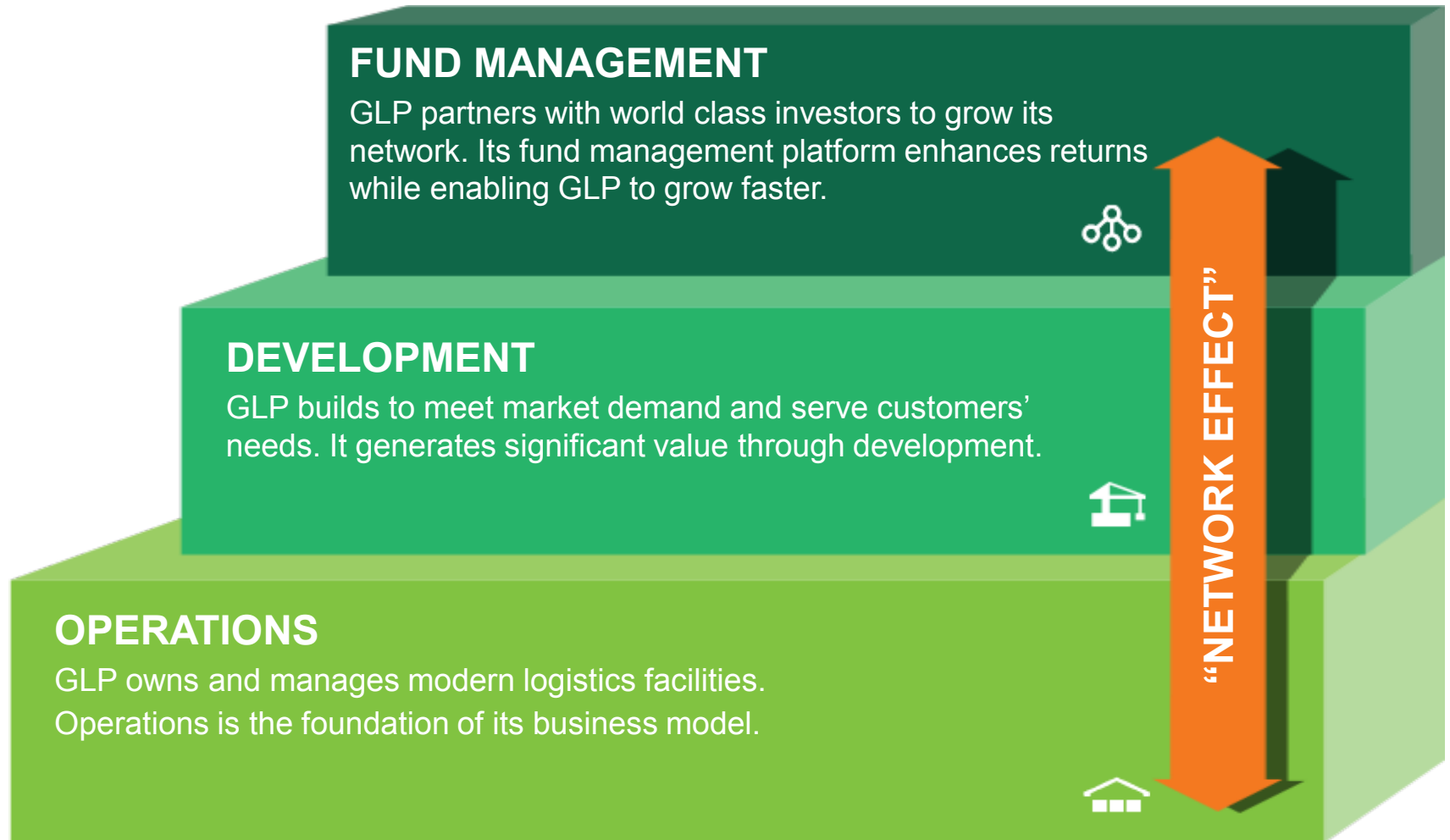
Global Logistic Properties

Annual General Meeting 2016

29 July 2016



GLP Business Model



Note:

1. Includes asset management and development fees

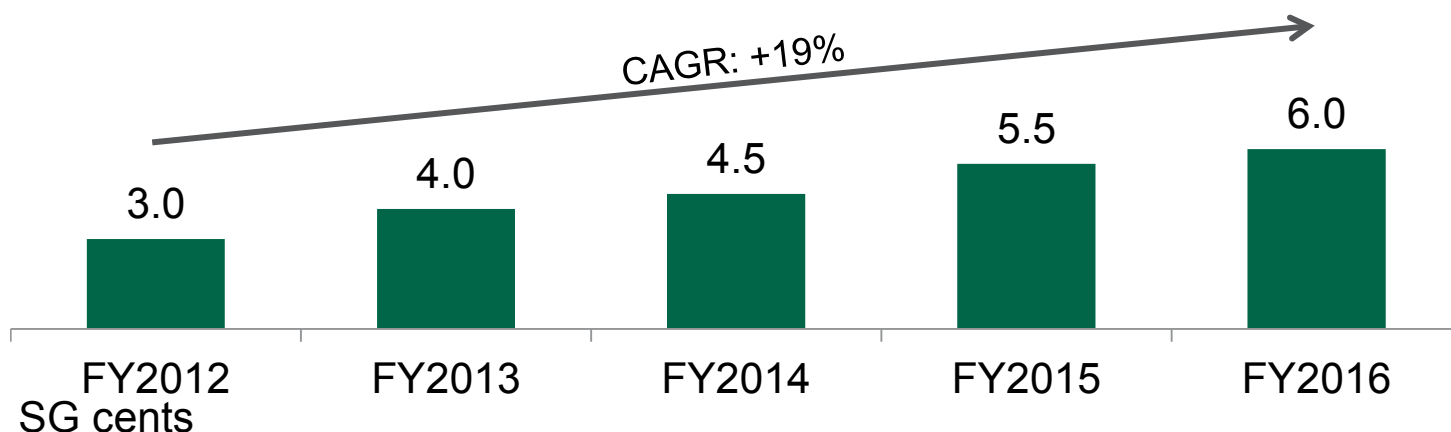
FY16 Highlights



FY16 Earnings: +48% yoy

Strong Balance Sheet with Diversified Sources of Funding

Proposed Dividend: 6.0 SG cents, +9% yoy



Note:

1. In SGD per ordinary share basis

FY16 Highlights



Continued Operational Momentum

- Total Portfolio: 38 million square meters across 4 countries
 - ~90% domestic consumption driven
- Customer retention ratio: 66%
- FY16 Same-property net operating income up 6.9%



Customer Driven Development

- US\$255 million value creation from development completions
- FY16 Development profit margin: 27%
- Expected US\$200 million value creation from development in FY17



Scalable Fund Management Platform

- US\$35 billion fund management platform
- FY16 fund fees: US\$150 million¹, up 38%

Note:

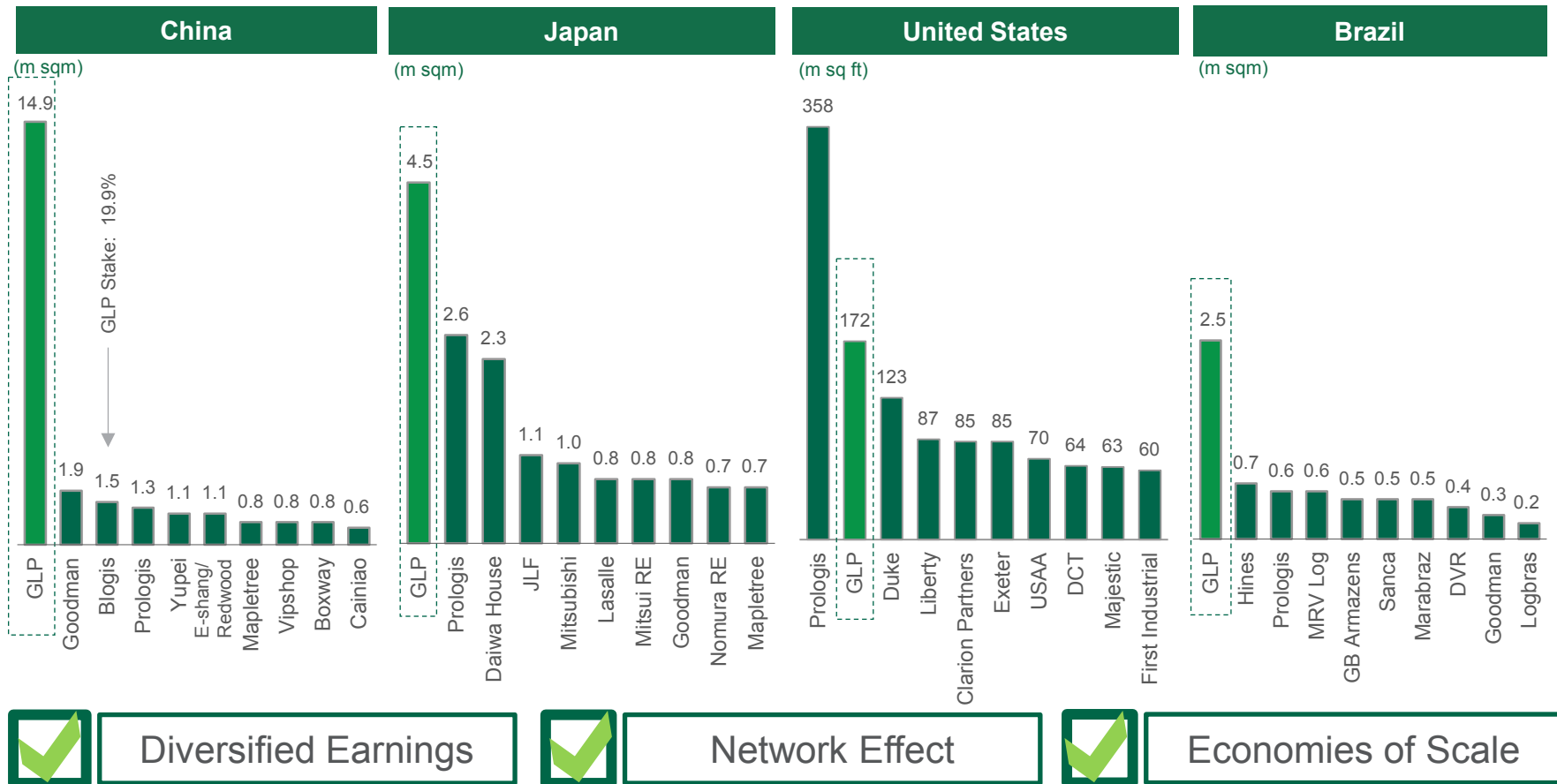
1. Includes asset management and development fees



Operations: Dominant Market Positions



- GLP's unrivaled network enables customers to seamlessly expand their distribution capabilities and reach consumers more efficiently



Based on completed area for modern logistics for lease as of May 2016; non-logistics properties are excluded
 Source: Company websites, public filings, various news sources and CBRE estimates



“Network Effect” Generating Powerful Results



“NETWORK EFFECT”

- GLP generates a "Network Effect", leveraging its size and scale to grow with its customers and serving them in multiple locations
- The fund management platform allows GLP to scale up expansion even faster, enhancing its “Network Effect”



~70% of new leases with existing customers



Multi-location customers account for **~40%** of leased area

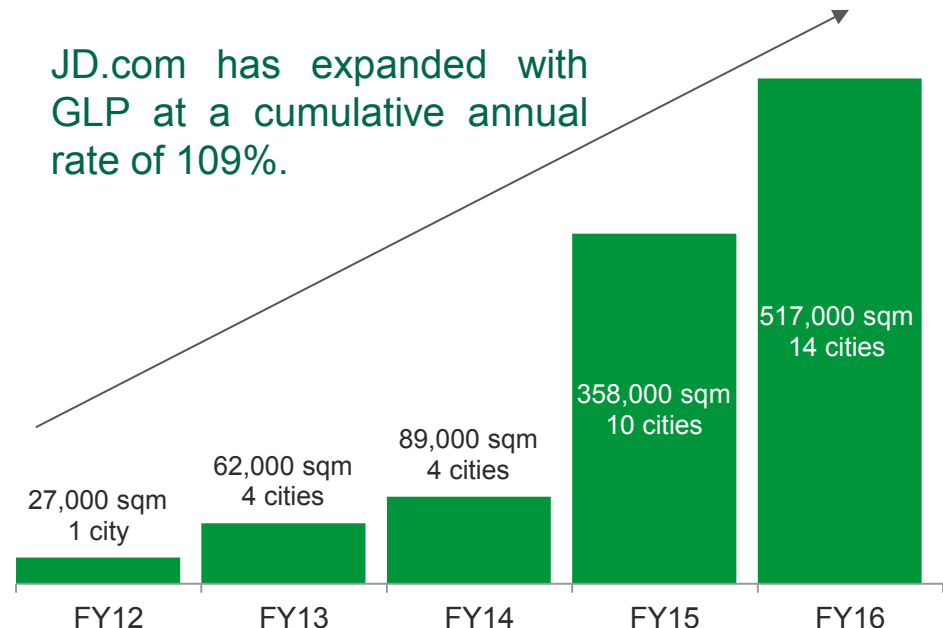


Retain **66%** of customers

Flexible Expansion with GLP

- JD.com is one of China’s largest e-commerce companies and one of GLP’s largest customers, comprising 4.6% of leased area in China
- JD.com leverages GLP’s national network to expand

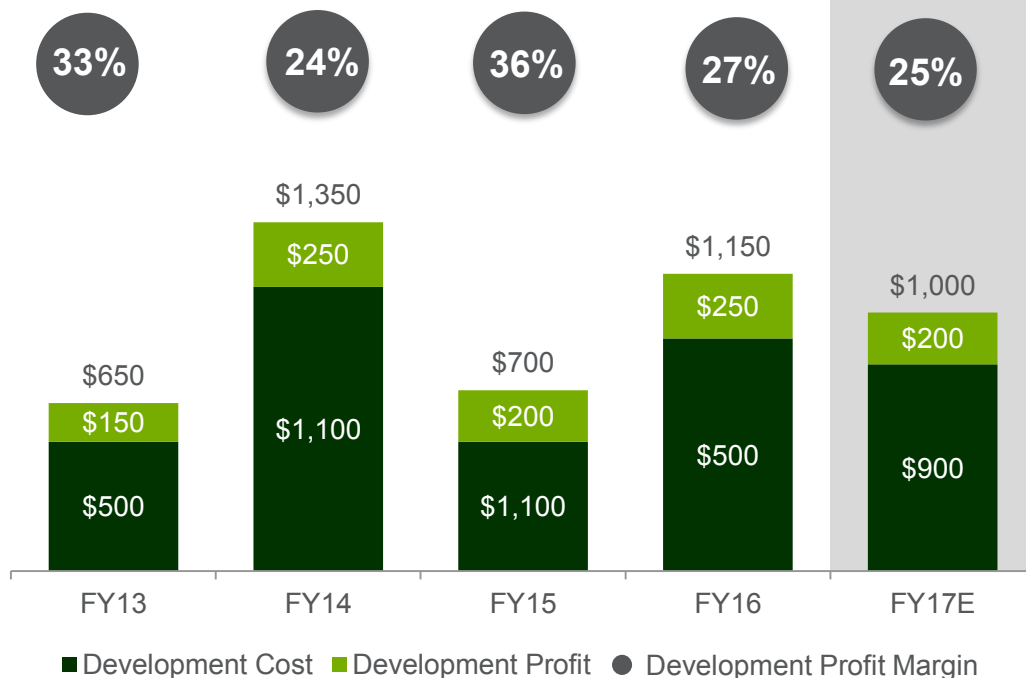
JD.com has expanded with GLP at a cumulative annual rate of 109%.



Development profit is a recurring part of GLP's earnings

Development Profit Track Record

US\$ millions (GLP share)



FY16 Development Profit

US\$255m

(+39% yoy)

FY16 Development Profit Margin

27%

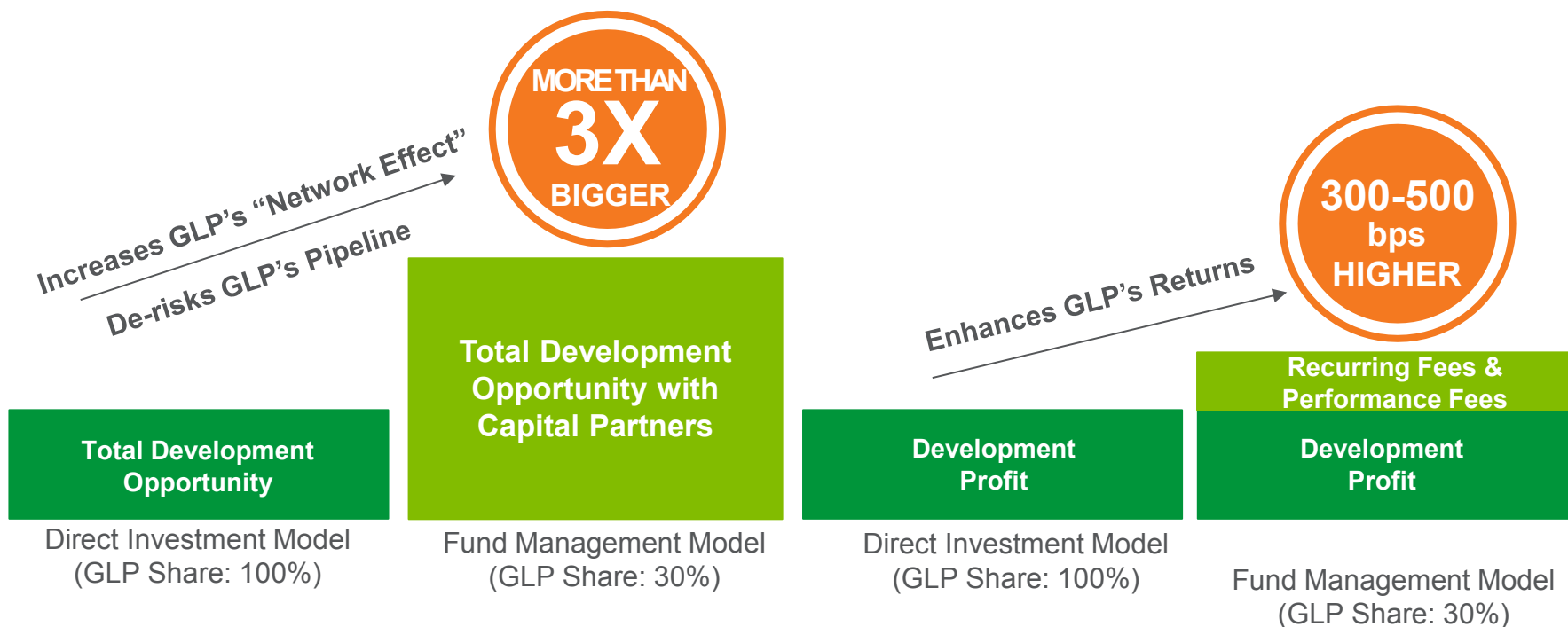


Fund Management Platform Expands Network, Increases Returns



GLP's fund management platform provides reliable and sustainable third-party equity while increasing its market share and returns through fees.

Fund Management Platform Case Study



Note:

1. Case study above assumes average GLP stake in its fund management platform. Potential recurring fees and performance fees based on the AUM and fee structure of GLP's existing development funds. Performance fees assume all requisite triggers are satisfied and not discounted.

As the leading global provider of modern logistics facilities, GLP has made a long-term commitment to local communities in all its markets

- GLP encourages employees to be personally engaged in meaningful charity events
- Leverages its customer relationships & cooperates with customers as part of its charitable endeavors
- In China, GLP donates 1 RMB for every square meter of space it builds. Since 2006, GLP has funded 13 Hope Schools in China
- 22 GLP Buildings are LEED¹ certified



**LEED®
BUILDINGS**

22 Buildings

Note:

1. LEED – Leadership in Energy and Environmental Design

Market Overview



China

- Long-term outlook remains bright
- Organized retail and e-commerce drives demand
- Some markets seeing near-term oversupply
- GLP remains focused on the strongest markets with high absorption and limited land supply



Japan

- Strong customer demand & continued land acquisitions in best markets
- Growing fund management platform and quickly monetising assets to grow return-on-equity



US

- 2nd largest logistics property owner & operator within a year of entry
- Significant interest from investors given the strong market fundamentals



Brazil

- Managing the portfolio in a challenging environment
- Continue to be opportunistic in the market
- Long-term outlook remains positive

GLP is well-positioned for future growth:

1. Strong liquidity and access to capital
2. Solid capital partners
3. Attractive investment opportunities



OPERATIONS

- Leverage relationships with new and existing customers to lease up portfolio and capture rent growth
- Create solutions to meet customer needs



DEVELOPMENT

- Generate US\$200 million of development profit in FY17
- Continue land sourcing through strategic relationships and develop to meet customer demand



FUND MANAGEMENT

- Increase return-on-equity through asset recycling
- Raise third-party institutional capital to fund growth globally while growing fee-based income

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