



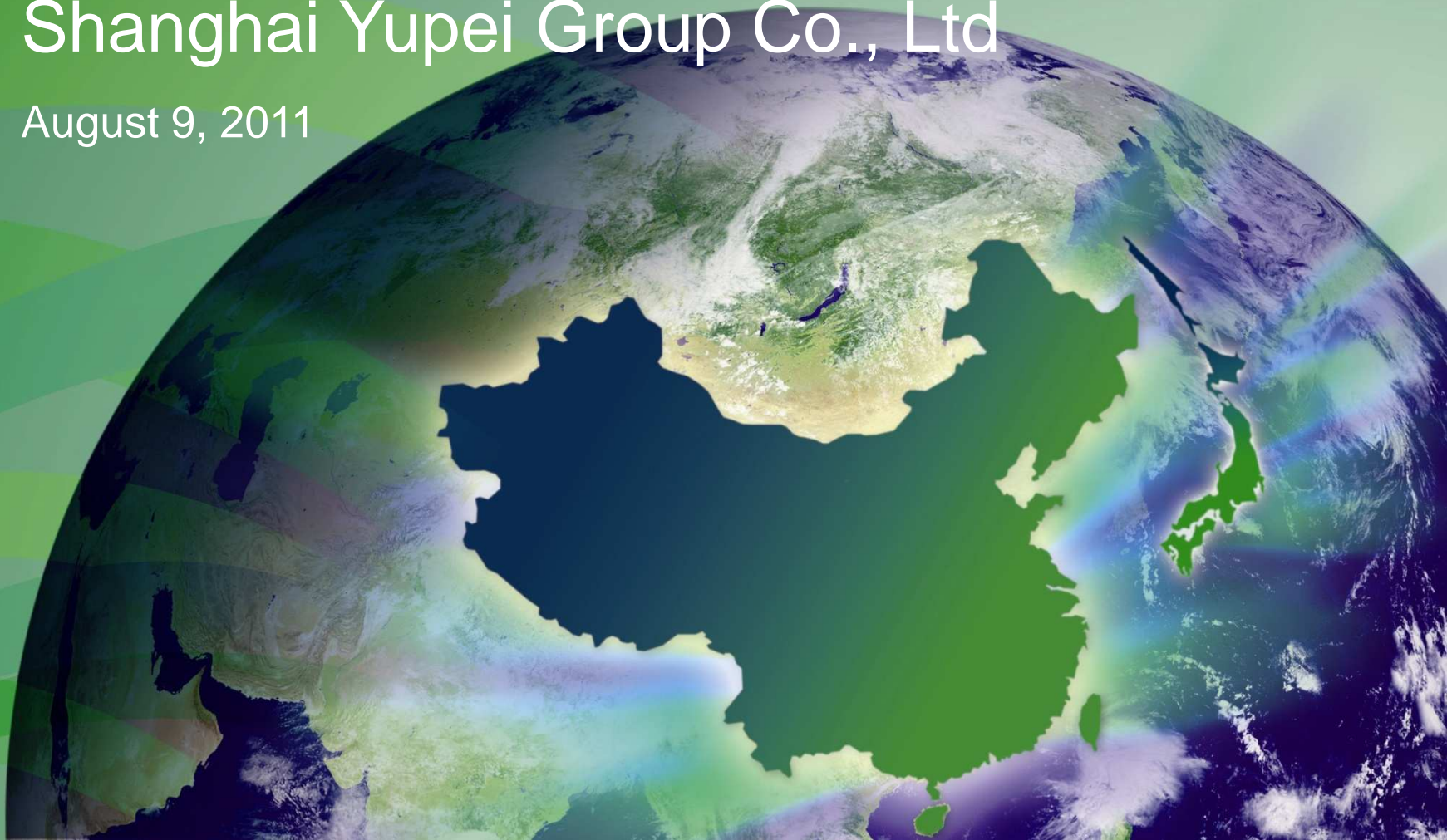
# Global Logistic Properties

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## Strategic Investment in Shanghai Yupei Group Co., Ltd

August 9, 2011



# Disclaimer

## Important Notice

The information contained in this presentation is provided by Global Logistic Properties Limited (the “Company”) in relation to its acquisition of an interest in Shanghai Yupei Group Co., Ltd and should be read in conjunction with the press release dated 9 August in relation to the same subject matter.

This presentation contains statements that constitute forward-looking statements which involve risks and uncertainties. These statements include descriptions regarding the intent, belief or current expectations of the Company in respect to the consolidated results of operations and financial condition, and the future event and plans, of the Company. Such forward-looking statements do not guarantee future performance and actual results may differ from those in forward-looking statements as a result of various factors and assumptions. You are cautioned not to place undue reliance on those forward-looking statements, which are based on the current view of the management of the Company on future events. The Company does not undertake to revise forward-looking statements to reflect future events or circumstances. No assurance can be given that future events will occur, that expectations will be achieved, or that the Company’s assumptions are correct.

# Executive Summary

- > **GLP acquiring 49% share of Shanghai Yupei Group Co., Ltd (“Yupei”), one of the largest logistics properties developer in China market**
  - Acquired from Equity International Fund (“EI”)
- > **Enhances GLP’s “Network Effect”**
- > **Yupei has 4 logistics parks/industrial parks with total NLA of 252,943 sqm**
  - 2 parks located in Shanghai
  - 2 parks in Suzhou and Chuzhou
- > **Establishes a strategic relationship with Yupei to collaborate on future land sourcing and development opportunities.**
- > **Total consideration will be USD53.6 million**
- > **GLP has the option to acquire:**
  - Additional 1% stake in Yupei
  - Direct 70% stake in majority of existing project companies to achieve 85% effective interest in underlying projects
  - Direct 70% stake in all new project companies to achieve 85% effective interest in underlying projects

# Transaction Overview



Acquisition Target	Shanghai Yupei Group Co., Ltd
Effective shareholding acquired	49%
Location of properties	Shanghai, Suzhou, Chuzhou
Properties/assets acquired	Completed properties with total NLA of 252,943 sqm
Type of properties	Warehouse, R&D Centre, Factory & Others
Payment consideration	USD53.6 million
Acquisition method	Offshore equity transfers of companies
Board representation	1 out of 5 Board seats

# Acquisition Rationale



## > Enhances “Network Effect”

- Yupei is one of the largest logistic property developers in China
- Enhances presence to provide better solutions to customers
- Strengthens customer relationships
- Improves economy of scale relating to marketing & property management activities

## > Excellent locations

- All 4 Yupei logistic parks in strategic locations within the Yangtze River Delta region of China
- 40% of the portfolio are located in superior locations in Shanghai, with close proximity to both the manufacturing base and downtown area

## > Strategic partnership

- Reinforces GLP’s business development capabilities
- Excellent land sourcing and development platform

## > Strong development pipeline

- Strong pipeline with 10 projects in Beijing, Shenyang, Wuhan, Guangzhou, Wuxi, Xiamen and Chengdu, with total planned GFA of approximately 1,074,838 sqm

# Property Details

	Yupei Suzhou Logistics Park	Yupei Chuzhou Logistics Park	Yupei Shanghai Anting Logistics Park	Yupei R&D Centre and Supporting Factory (Huangdu II)
Land Size	133,333 sqm	122,128 sqm	65,545 sqm	25,928 sqm
Plot Ratio	0.58	0.52	1.01	1.35
Tenure	50 years	50 years	50 years	50 years
Zoning	Warehousing	Warehousing	Scientific research & design. Obtained planning permit for warehouses.	Industrial
Net Leasable Area (NLA)	77,274 sqm	74,254 sqm	66,331 sqm	35,083 sqm
Property Description	6 one-storey warehouses	2 one-storey warehouses	2 two-storey warehouses	1 two-storey warehouse & 3 ancillary facilities
Clear Height (m)	9.5	9.5	1F: 7.7 2F: 8.4	1F: 7.5 2F: 7.5
Floor Loading (ton/sqm)	3	3	3	2-3
Option to acquire 70% in project company	Yes	Yes	Yes	No

# Map of Shanghai



1. GLP Park Northwest
2. GLP Park Hongqiao North
3. GLP Park Hongqiao West
4. GLP Park Songjiang
5. GLP Park Pudong Heqing
6. GLP Park Pudong Airport
7. GLP Park Shenjiang
8. GLP Park Minhang
9. GLP Park Fengcheng
10. GLP Park Lingang
11. GLP Park Lingang Bonded
12. GLP Park Pujiang
13. GLP Park Jinqiao
14. GLP Park Laogang
15. GLP Park Minhang Meilong
- 16. Yupei Huangdu II**
- 17. Yupei Anting**

# Photos of properties



**Yupei Suzhou**



**Yupei Chuzhou**



**Yupei Anting**



**Yupei Huangdu II**

