



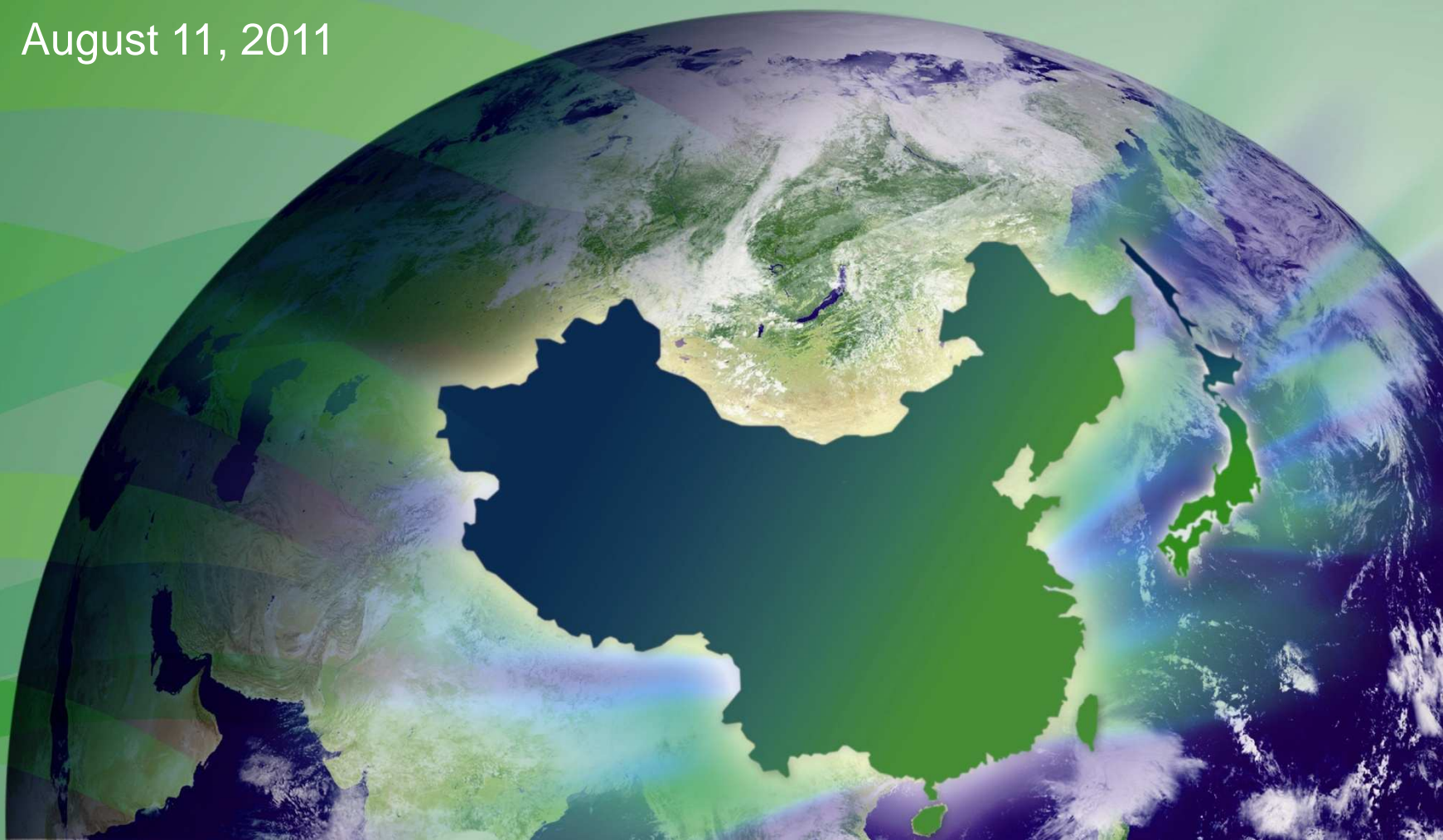
# Global Logistic Properties

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## Acquisition of Vailog S.r.l

August 11, 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 Vailog S.r.l and should be read in conjunction with the press release dated 11 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 has acquired 90% stake in Vailog S.r.l's ("Vailog") current property portfolio**
  - GLP has option to acquire the remaining 10% stake from Vailog
- > **Vailog is an Italian company with a strong track record of building quality modern logistics facilities**
- > **Total consideration is USD60.2 million**
- > **Both properties have a combined NLA of 150,228 sqm**
  - 112,750 sqm completed with full occupancy
  - 37,478 sqm under construction
- > **Excellent locations**
  - Properties located approximately 20 km from Shanghai Hongqiao International Airport
  - Minimal new supply is expected in near future while demand is expected to grow
- > **GLP has established a strategic relationship with Vailog to collaborate on land sourcing and development opportunities**
  - Both companies currently working on development projects under 90:10 JV structures

# Transaction Overview



Acquisition Target	Vailog Jiading Distribution Center (“Vailog Jiading”) Vailog Songjiang Logistics Park (“Vailog Songjiang”)
Effective shareholding acquired	90%
Location of properties	Jiading District & Songjiang District, Shanghai
Properties/assets acquired	Completed and properties under construction with total NLA of 150,228 sqm
Type of properties	Logistics facilities
Payment consideration	USD60.2 million
Acquisition method	Offshore equity transfers of companies
Board representation	3 out of 4 Board seats

# Acquisition Rationale

## > Strategic location

- Excellent locations in Western Shanghai provide convenient access to Shanghai, Jiangsu and Zhejiang provinces
- Close proximity to mature industrial zone and superior location

## > Tight demand and supply situation

- Both Vailog Jiading and Vailog Songjiang (Phase I & II) are fully occupied
- Vailog Songjiang (Phase III) currently under construction enjoys high pre-lease ratio of 50%
- Strong leasing interests from potential customers
- Limited supply of large-scale logistic land sites in both Jiading and Songjiang District

## > Improves network effect

- Adds 150,228 sqm of high-quality modern logistic facilities to GLP's portfolio
- Solidifies GLP's market leadership in the Jiading and Songjiang sub-markets
- Enhances GLP's relationship with prominent customers, including DB Schenker, TOLL, Li-Ning and Elee
- Acquisition improves economies of scale relating to marketing and property management activities

## > Strategic partnership

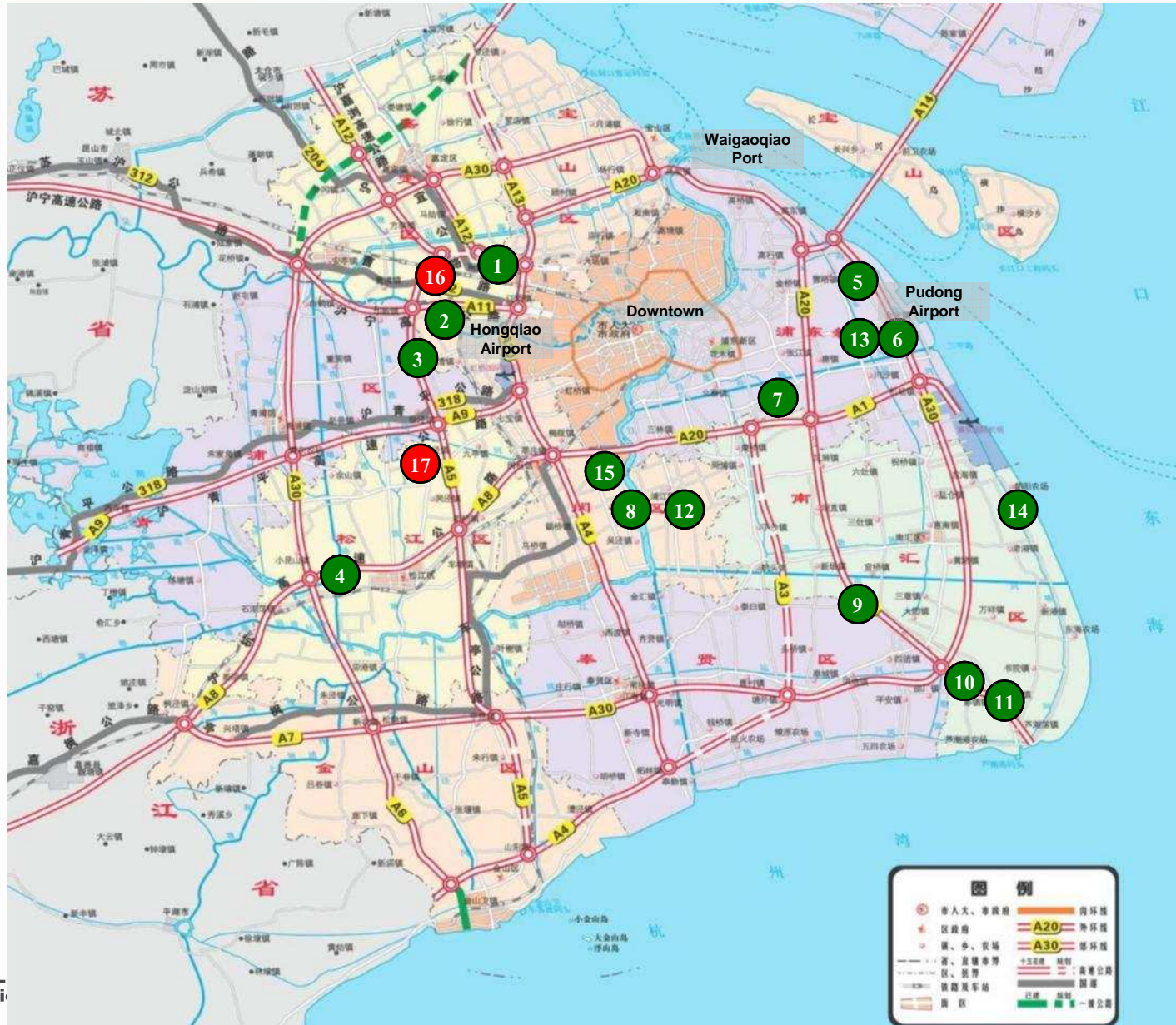
- Reinforces GLP's business development capabilities
- Excellent land sourcing and development platform

# Property details



	Vailog Songjiang	Vailog Jiading
Land Size	205,165 sqm	67,022 sqm
Plot Ratio	0.63	0.51
Tenure	50 years	50 years
Zoning	Industrial	Industrial
Net Leasable Area (NLA)	115,999 sqm	34,229 sqm
Property Description	3 single-storey warehouses and 1 ancillary facility	2 single-storey warehouses
Clear Height	9 m	9 m
Floor Loading	3 tons/sqm	3 tons/sqm

# Shanghai map



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 Meilong
- 16. Vailog Jiading**
- 17. Vailog Songjiang**

# Vailog Songjiang





# Vailog Jiading

