

NEWS RELEASE
FOR IMMEDIATE RELEASE

**MOODY'S ASSIGNS Baa2 TO PARKWAY LIFE REIT;
(P)Baa2 TO ITS MEDIUM TERM NOTE ("MTN") PROGRAMME**

- **Stable outlook rating reflects Moody's expectation that PLife REIT will continue to generate stable cash flows from its portfolio**

Singapore, 8 May 2014 – Parkway Trust Management Limited (the "Manager"), as manager of **Parkway Life Real Estate Investment Trust** ("PLife REIT" or the "Group"), one of Asia's largest listed healthcare REITs, announced that the REIT has been assigned a Baa2 issuer rating, as well as a provisional (P)Baa2¹ senior unsecured rating to the SGD500 million multicurrency MTN programme of Parkway Life MTN Pte. Ltd. (a wholly own subsidiary of PLife REIT), with a stable outlook by Moody's Investors Service ("Moody's"). This is the first time Moody's has assigned a rating to PLife REIT.

Mr Yong Yean Chau, Chief Executive Officer of the Manager, said: "We are pleased that the Baa2 rating affirms the stability of PLife REIT's quality and diversified portfolio and a testament to the strengths of our core strategies, business model and lease structures."

The favourable rating is based on the REIT's ability to generate a stable and recurring income from its portfolio of healthcare properties, which spans three markets – Singapore, Malaysia and Japan. The report highlights the REIT's high revenue visibility as most of its properties are under long-term master lease agreements, with lease structures that protect against downside risks. The rating also took into account PLife REIT's sound financial metrics and excellent financial flexibility: an entirely unsecured debt profile that allows it healthy access to capital and a natural hedge strategy that minimises its foreign exchange risks.

The rating outlook is stable, reflecting Moody's expectation that the REIT will continue to generate stable cash flows from its portfolio, maintain financial discipline while pursuing growth and keep its credit profile within targeted parameters.

¹ Moody's only assigns a provisional rating to all MTN programme and will issue a definitive rating upon drawdown.

PLife REIT owns a well-diversified portfolio of 47 properties, valued at approximately S\$1.5 billion in total as at 31 March 2014. Gearing remained at a healthy level around 35% as at 31 March 2014, with ample headroom for growth. Moody's estimates that the Group has a debt capacity cushion within its rating level of approximately SGD270 million. The weighted average term to maturity is 3.11 years, with current effective all-in cost of debt of 1.47%.

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About Parkway Life REIT

Parkway Life Real Estate Investment Trust (“PLife REIT”) is one of Asia’s largest listed healthcare REITs by asset size. It invests in income-producing real estate and real estate-related assets that are used primarily for healthcare and healthcare-related purposes (including but are not limited to, hospitals, healthcare facilities and real estate and/or real estate assets used in connection with healthcare research, education, and the manufacture or storage of drugs, medicine and other healthcare goods and devices).

PLife REIT owns a well-diversified portfolio of 47 properties with a total portfolio size of approximately S\$1.5 billion as at 31 March 2014. It owns the largest portfolio of strategically-located private hospitals in Singapore comprising Mount Elizabeth Hospital, Gleneagles Hospital and Parkway East Hospital, covering an aggregate of 730 beds². In addition, it has 43 assets located in Japan, including one pharmaceutical product distributing and manufacturing facility in Chiba Prefecture as well as 42 high quality nursing home and care facility properties in various prefectures of Japan. It also owns strata-titled units/lots at Gleneagles Intan Medical Centre Kuala Lumpur in Malaysia.

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Important Notice

This press release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Parkway Life Real Estate Investment Trust (“PLife REIT” and the units in PLife REIT, the “Units”).

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, Parkway Trust Management Limited, as Manager of PLife REIT, or any of its affiliates. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of PLife REIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “SGX-ST”). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of PLife REIT or the Manager is not necessarily indicative of the future performance of PLife REIT or the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

²As at 31 March 2014.