Disclaimer

- This Presentation is focused on comparing actual results for the period from 1 April 2016 to 30 June 2016 (“2Q 2016”) versus the period from 1 April 2015 to 30 June 2015 (“2Q 2015”). This shall be read in conjunction with PLife REIT 2016 Second Quarter Unaudited Financial Statement and Distribution Announcement in SGXNet.

- This Presentation may contain forward-looking statements that involve assumptions, 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, shifts in expected levels of property rental income, changes in operating expenses, 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. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.
Agenda

1. 2Q 2016 Key Highlights
2. Financial Review
3. Singapore Hospitals Annual Rent Review
4. Capital and Financial Management
5. Appendix – Portfolio Highlights

ParkwayLife REIT

1. 2Q 2016 Highlights
2Q 2016 Key Highlights

- Continued Recurring DPU Growth Since IPO
  - DPU for 2Q 2016 at 3.01 cents
  - DPU from recurring operations has grown by 1.2% (2Q Y-O-Y) and 3.2% (1H Y-O-Y)
  - Overall DPU has declined by 10.2% (2Q Y-O-Y) due to the absence of one-off distribution of divestment gain

- Enhanced Defensiveness with Pre-emptive Refinancing of Debts
  - Fully termed out all loans due in FY2017 and about 27% of loans due in FY2018
  - No long-term debt refinancing needs till 2H FY2018
  - All-in cost of debt reduced from 1.5% to 1.4%
  - Maintained a well spread out debt maturity profile
  - Average weighted debt term to maturity extended to 3.7 years, from 3.3 years

Note:
1. Divestment gain of 1.5 cents (S$9.11 million) was equally distributed in the four quarters in FY2015

2Q 2016 Key Highlights (cont’d)

- Strong Capital Structure
  - About 98% of interest rate exposure are hedged
  - Interest cover ratio of 8.8 times
  - Gearing remains healthy at 37.8%

- Minimum Guaranteed Rent for Singapore Hospitals Continues to Increase
  - 10th Year Minimum Guaranteed Rent is set to increase by 1.0% above total rent payable for 9th Year of Lease Term based on CPI + 1% formula
  - Effective for the period from 23 August 2016 to 22 August 2017

Note:
1. As at 30 June 2016
2. Where CPI is negative, it is deemed as zero
## Performance at a Glance

- 2Q 2016 DPU from recurring operation grew by 1.2% to 3.01 cents
- Overall DPU declined by 10.2% due to the absence of one-off distribution of divestment gain

### Consolidated Income Statement

<table>
<thead>
<tr>
<th></th>
<th>2Q 2016 (S$'000)</th>
<th>2Q 2015 (Actual)</th>
<th>% Variance</th>
<th>1H 2016 (Actual)</th>
<th>1H 2015 (Actual)</th>
<th>% Variance</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Gross Revenue</strong></td>
<td>27,385</td>
<td>25,648</td>
<td>6.8</td>
<td>54,286</td>
<td>50,421</td>
<td>7.7</td>
</tr>
<tr>
<td><strong>Net Property Income</strong></td>
<td>25,529</td>
<td>23,987</td>
<td>6.4</td>
<td>50,665</td>
<td>47,152</td>
<td>7.5</td>
</tr>
<tr>
<td><strong>Distributable Income to Unitholders</strong></td>
<td>18,210</td>
<td>17,995</td>
<td>1.2</td>
<td>36,307</td>
<td>35,181</td>
<td>3.2</td>
</tr>
<tr>
<td>(net of amount retained for CAPEX; excludes divestment gain)</td>
<td>-</td>
<td>2,278</td>
<td>n.m.</td>
<td>-</td>
<td>4,555</td>
<td>n.m.</td>
</tr>
</tbody>
</table>

### Distribution of Divestment Gain

<table>
<thead>
<tr>
<th></th>
<th>(Cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>- For the period</td>
<td>3.01</td>
</tr>
<tr>
<td>- Annualised</td>
<td>12.04</td>
</tr>
</tbody>
</table>

### Available Distribution Per Unit

- For the period 3.01 3.35 (10.2) 6.00 6.56 (8.6)
- Annualised 12.04 13.40 (10.2) 12.00 13.12 (8.6)

**Note:**
1. Divestment gain to be distributed in the four quarters in FY2015
2. In computing Distribution per Unit (DPU), the number of units in issue as at the end of each period is used.
3. The term "n.m." denotes "not meaningful."
Revenue Growth

- Arising from the acquisition of 1 nursing home in end March 2016 coupled with completion of accretive asset recycling exercise in March 2015, revenue grew by 6.8% and 7.7% to $27.4 million and $54.2 million for 2Q 2016 and 1H 2016 respectively.

Net Property Income Growth

- Increase in NPI is largely due to:
  - Rent contribution from properties acquired in 1Q 2015 & 1Q 2016
  - Upward minimum guarantee rent revision of S’pore hospitals by 1.05%\(^1\)

Note:
1. In 9th year of lease commencing 23 August 2015 to 22 August 2016
Distributable Income Growth

- DI has declined by 10.2% and 8.6% to $18.2 million and $36.3 million due to absence of one-off distribution of divestment gain.

**Note:**
1. Divestment gain was equally distributed in the four quarters in FY2015.

Stron DPU Growth Since IPO

- DPU has grown steadily at a rate of 86.6% since IPO.

**Note:**
1. Since IPO till YTD 4Q 2015; calculation excludes one-off divestment gain distributed in FY2015. Accumulated DPU payout since IPO, including 2Q 2016 is 87.1 cents (inclusive of 3Q 2007 pro-rated payout).
2. Since FY 2012, S$3.0 million per annum of amount available for distribution has been retained for capital expenditure.
3. One-off distribution of divestment gain which was fully distributed in the four quarters in FY2015.
**Attractive Spread Above 10-yr SGS Yield**

- 305 bps higher than 10-yr Singapore Government Securities ("SGS")
- 396 bps higher than fixed deposit rates
- Defensive nature of PLife REIT adds to the attractive yield of 4.96%¹

![Graph showing the spread above 10-yr SGS Yield](source)

**Note:**
1. Distribution yield based on the share price of S$2.42 as at 30 June 2016

---

**Unit Price Relative Performance**

PLife REIT's Unit Price’s performance largely outperformed both the STI and the S-REIT Index over the past 2 years

![Graph showing unit price performance](source)

1. FTSE ST: Real Estate Investment Trust Index; 2. STI Index: Straits Times Index

**Source:** Bloomberg

… providing its mettle during both periods of uncertainty and economic upturn, underpinned by its robust fundamentals and growth drivers.
**Distribution Details**

<table>
<thead>
<tr>
<th>Stock Counter</th>
<th>Distribution Period</th>
<th>Distribution per unit (cents)</th>
</tr>
</thead>
<tbody>
<tr>
<td>ParkwayLife REIT</td>
<td>01 April 2016 to 30 June 2016</td>
<td>3.01</td>
</tr>
</tbody>
</table>

**Distribution Timetable**

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ex-Date: (Units will be traded ex-date)</td>
<td>1 August 2016</td>
</tr>
<tr>
<td>Books Closure Date:</td>
<td>3 August 2016 at 5pm</td>
</tr>
<tr>
<td>Distribution Payment Date:</td>
<td>25 August 2016</td>
</tr>
</tbody>
</table>

---

3. Singapore Hospitals Annual Rent Review

ParkwayLife REIT ("PLife REIT")
Poised to Enjoy Growth in Minimum Rent from the Singapore Hospital Properties

Principal Terms of Master Lease

<table>
<thead>
<tr>
<th>Master Lessee</th>
<th>Parkway Hospitals Singapore Pte. Ltd. (“PH”)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Term</td>
<td>15 + 15 years wef 23 August 2007</td>
</tr>
<tr>
<td>Annual Rent Escalation</td>
<td>Higher of:</td>
</tr>
<tr>
<td></td>
<td>(i)  Base Rent (S$30.0 million) + Variable Rent (3.8% of AHR) ¹</td>
</tr>
<tr>
<td></td>
<td>(ii)  (1+(CPI+1%)) x Preceding Year’s Rent ²</td>
</tr>
<tr>
<td></td>
<td>(where CPI is negative, it shall be deemed as zero; 1st Year Minimum Rent at S$45.0 million)</td>
</tr>
</tbody>
</table>

Highlights

- 10th Year Minimum Rent set to increase by 1.0% above total actual rent payable for 9th Year of Term based on (CPI + 1%) formula
- Rate effective for the period of 23 August 2016 to 22 August 2017
- Defensive and sustainable returns for Unitholders as Singapore Hospital Properties are key contributors³ to PLife REIT’s performance.

1. AHR denotes the Adjusted Hospital Revenue for the period from 23 Aug to 22 Aug of the following year of each of the hospitals.
2. CPI denotes the % increase in the Consumer Price Index announced by the Department of Statistic of Singapore for the relevant year compared to the immediately preceding year, computed on a 12-month average basis from July to June of the following year.
3. As at 30 June 2016, approx. 59% of the Parkway Life REIT’s gross revenue is derived from Singapore Hospital Properties.

4. Capital and Financial Management

ParkwayLife REIT™

(“PLife REIT”)
Healthy Balance Sheet

- Healthy gearing of 37.8% as at 30 June 2016

<table>
<thead>
<tr>
<th>Consolidated Balance Sheet (in S$'000)</th>
<th>As at 30 June 2016</th>
<th>As at 31 December 2015</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Assets</td>
<td>1,755,385</td>
<td>1,669,404</td>
</tr>
<tr>
<td>Total Debt¹</td>
<td>663,545</td>
<td>589,398</td>
</tr>
<tr>
<td>Unitholders’ Funds</td>
<td>1,009,570</td>
<td>1,023,187</td>
</tr>
<tr>
<td>Gearing² (%)</td>
<td>37.8</td>
<td>35.3</td>
</tr>
</tbody>
</table>

Note:
1. Total Gross Borrowings before transaction costs
2. Total Debt = Total Assets

Debt Maturity Profile
As at 30 June 2016

- Weighted average term to maturity of 3.7 years
- Current effective all-in cost of debt of 1.4%
- Interest cover ratio of 8.8 times
- About 98% of interest rate exposure are hedged
- Successfully termed out the remaining loans due in FY2017 and about 27% of loans due in FY2018 via a 5-year committed loan facility in June 2016

Note:
1. As at 30 June 2016, S$9.4 million and JPY7.3 million of short term loans were drawn down for general working capital purposes
**Ample Debt Headroom**

- Debt headroom of S$64.3 million and S$229.8 million before reaching 40% and 45% gearing respectively.

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3.7% Gearing
40% Gearing
45% Gearing

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Debt Balance as at 30 June 2016

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5. Appendix

ParkwayLife REIT
PLife REIT Portfolio

One of the largest listed healthcare REIT in Asian region with an enlarged portfolio of S$1.6 billion

Core Strengths:
- Defensive long term lease structure with downside protection
- Stable income stream supported by regular rental revision
- Diversified portfolio of high quality and yield accretive properties
- Well-positioned in fast growing healthcare sector within the Asia-Pacific region

Portfolio Size

- Properties: 48
- Lessees: 26
- Portfolio Size: S$1.6 billion

Weighted Average Lease to Expiry (By Gross Revenue)

- 8.91 years

Properties (By Gross Revenue)

- Singapore: 59%
- Japan: 41%

Downside Protection (By Gross Revenue)

- With: 93%
- Without: 7%

Note:
1. Based on latest appraised values
2. Based on Gross Revenue as at 30 June 2016, including Malaysia property at 0.4%
Our Properties - Singapore

- A portfolio of 3 strategically-located world-class local private hospitals worth S$1.04 billion
  - Master Lease with Parkway Hospitals Singapore Pte. Ltd, a wholly owned subsidiary of Parkway Pantai Limited ("Parkway"), the largest private healthcare operator in Singapore and a key regional healthcare player
  - Parkway is an established brand name with a network of 21 hospitals across Asia
- Singapore Hospital Properties contribute approximately 59% of total gross revenue

Note:
1. Based on latest appraised values
2. Based on Gross Revenue as at 30 June 2016

Our Properties – Japan

- A portfolio of 44 high quality healthcare properties worth S$605 million, comprising:
  - 1 pharmaceutical product distributing and manufacturing facility (P-Life Matsudo)
  - 43 private nursing homes
- Master tenancy with 23 lessees
- Comply with strict seismic safety standards and covered by earthquake insurance on a country-wide consolidated basis
- Nursing Home Properties strategically located in dense residential districts in major cities

Note:
1. Based on latest appraised values
2. The consolidated earthquake insurance cover procured by P-Life REIT is based on an aggregated sum insured and it extends to occurrences resulting from earthquake such as flood, fire and tsunami etc.
Our Properties - Japan

2 Unique features of our Japan assets:

- **Favorable Lease Structure**
  - Long term lease structure with weighted average lease term to expiry of 12.92 years \(^1\)
  - “Up only” Rental Review Provision for most of our nursing homes

- **Master Tenanted**
  - Signifies 100% committed occupancy

---

P-Life Matsudo is on fixed rent for the entire lease term of 9.5 years \(^2\)

5.1% of Japan Gross Revenue \(^1\)

“Up only” Rent Review Provision for most of our nursing homes

31 properties have market revision every 3-5 years with downside protection

70.9% of Japan Gross Revenue \(^1\)

10 properties have market revision subject to Lessor/Lessee mutual agreement \(^3\)

18.2% of Japan Gross Revenue \(^1\)

---

Note:
1. Based on Gross Revenue as at 30 June 2016
2. With effect from 13 June 2007
3. Every 2 or 3 years for 9 out of the 10 properties; for the remaining property, the rent review negotiation shall occur in the event the parties deemed that the existing rent is inappropriate.

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Diversified Nursing Home Operators

- 22 high quality nursing home operators
  - Diversifies tenant risk

- Back-up operator arrangements
  - Minimises operator default risks

- Rental guarantee by vendors
  - For a period of seven years, capped at 5% of the purchase price for properties acquired from Kenedix Inc.
  - Bon Sejour, Sawayaka and Miyako Enterprise properties enjoy full rental guarantee for entire lease term

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Monthly Rental Contribution

As at 30 June 2016

- K.K Sawayaka Club, 8.9%
- K.K. Asset, 3.2%
- K.K. Habitation, 6.0%
- Miyako Enterprise Co., Ltd., 2.7%
- K.K. Rei, 2.3%
- Miyako Enterprise Co., Ltd., 2.3%
- Benesse Style Care Co., Ltd, 2.3%
- Green Life Higashi Nihon, 1.6%
- K.K. Okubikaku, 1.5%
- Planning Care Co., Ltd., 1.3%
- Miyako-Kenkoukai Medical Corporation, 1.2%
- K.K. Kokanomori, 1.2%
- K.K Silver Heights Sapporo, 1.0%
- Others (operators contributing less than 1%), 4.4%
Our Properties – Malaysia, Kuala Lumpur

- A portfolio of high quality healthcare assets worth S$7.4 million within Gleneagles Intan Medical Centre Kuala Lumpur, next to the 330-bed Gleneagles Hospital Kuala Lumpur
- Multi tenancies with lessees Gleneagles Hospital (Kuala Lumpur) Sdn. Bhd. / Gleneagles Kuala Lumpur (a branch of Pantai Medical Centre Sdn. Bhd.) and CIMB Bank Berhad

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Note:
1. Based on latest appraised values

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Our Portfolio - Summary

<table>
<thead>
<tr>
<th>Portfolio</th>
<th>Singapore</th>
<th>Japan</th>
<th>Malaysia</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Hospital &amp; Medical Centre</td>
<td>43 nursing homes; 1 pharmaceutical product distribution &amp; manufacturing facility</td>
<td>Medical Centre</td>
<td>4 Hospitals &amp; medical centre; 43 nursing homes; 1 pharmaceutical product distribution &amp; manufacturing facility</td>
</tr>
<tr>
<td>Land Tenure</td>
<td>3 Leasehold</td>
<td>43 Freehold &amp; 1 Leasehold</td>
<td>1 Freehold</td>
<td>44 Freehold &amp; 4 Leasehold</td>
</tr>
<tr>
<td>Land Area (sq m)</td>
<td>36,354</td>
<td>134,767</td>
<td>3,450</td>
<td>174,571</td>
</tr>
<tr>
<td>Floor Area (sq m)</td>
<td>118,136</td>
<td>171,741</td>
<td>2,444</td>
<td>292,321</td>
</tr>
<tr>
<td>Beds</td>
<td>707</td>
<td>-</td>
<td>-</td>
<td>707</td>
</tr>
<tr>
<td>Strata Units/ Car Park Lots</td>
<td>40 strata units/ 559 car park lots</td>
<td>-</td>
<td>7 strata units/ 69 car park lots</td>
<td>47 strata units / 628 car park lots</td>
</tr>
<tr>
<td>Number of Units (Rooms)</td>
<td>-</td>
<td>3,353</td>
<td>-</td>
<td>3,353</td>
</tr>
<tr>
<td>Year of Completion</td>
<td>1979 to 1993</td>
<td>1984 to 2013</td>
<td>1999</td>
<td>1979 to 2013</td>
</tr>
<tr>
<td>Committed Occupancy</td>
<td>100%</td>
<td>100% (excluding car park)</td>
<td>100%</td>
<td>100%</td>
</tr>
<tr>
<td>Master Leases/ Lessees</td>
<td>3 Master Leases; 1 Lessee</td>
<td>44 Master Leases; 23 Lessees</td>
<td>2 Lessees</td>
<td>47 Master Leases; 26 Lessees</td>
</tr>
<tr>
<td>Year of Acquisition</td>
<td>2007</td>
<td>2008 to 2016</td>
<td>2012</td>
<td>-</td>
</tr>
<tr>
<td>Appraised Value</td>
<td>S$1,037.4m</td>
<td>¥51,361m (S$604.7m)</td>
<td>RM 22.55m (S$7.4m)</td>
<td>$1,649.5m</td>
</tr>
</tbody>
</table>

Note:
1. Based on latest appraised values; at an exchange rate of S$1.00 : ¥85.03, S$1.00 : RM3.04 and S$1.00 : ¥81.00 for latest acquisition (Silver Heights Hit juguda Ichibankan and Nibank an).
### Our Portfolio - Singapore

<table>
<thead>
<tr>
<th>Property</th>
<th>Mount Elizabeth Hospital</th>
<th>Gleneagles Hospital</th>
<th>Parkway East Hospital</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type</strong></td>
<td>Hospital and Medical Centre</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Land Tenure</strong></td>
<td>67 years</td>
<td>75 years</td>
<td>75 years</td>
</tr>
<tr>
<td><strong>Floor Area (sq m)</strong></td>
<td>58,139</td>
<td>49,003</td>
<td>10,994</td>
</tr>
<tr>
<td><strong>Beds</strong></td>
<td>345</td>
<td>270</td>
<td>92</td>
</tr>
<tr>
<td><strong>Operating theatres</strong></td>
<td>13</td>
<td>12</td>
<td>4</td>
</tr>
<tr>
<td><strong>Strata Units / Car Park Lots</strong></td>
<td>30 strata units; 363 car park lots</td>
<td>10 strata units; 121 car park lots</td>
<td>75 car park lots</td>
</tr>
<tr>
<td><strong>Committed Occupancy</strong></td>
<td>100%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Name of Lessee (s)</strong></td>
<td>Parkway Hospitals Singapore Pte Ltd</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Awards and Accreditation</strong></td>
<td>JCI Accreditation, 1st private hospital in Asia to win Asian Hospital Management Award; SQC status since 1998, Superbrands status since 2002</td>
<td>JCI Accreditation; Asian Hospital Management Award, SQC Award in 2002 (re-certified 2007); Superbrands status since 2002</td>
<td>JCI Accreditation; SQC status in 1998</td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>S$653.0m</td>
<td>S$333.0m</td>
<td>S$51.4m</td>
</tr>
<tr>
<td><strong>Appraiser / Date</strong></td>
<td>Knight Frank / 31 December 2015</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Note:
1. Based on strata area of Mount Elizabeth Hospital and Gleneagles Hospital owned by PLife REIT
2. Gross floor area for Parkway East Hospital
3. As at 30 June 2016

---

### Our Portfolio - Japan

<table>
<thead>
<tr>
<th>Property</th>
<th>P-Life Matsudo</th>
<th>Bon Sejour Shin-Yamashita</th>
<th>Bon Sejour Ibaraki</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Type</strong></td>
<td>Pharmaceutical product distributing &amp; manufacturing facility</td>
<td>Paid nursing home with care service</td>
<td></td>
</tr>
<tr>
<td><strong>Land Tenure</strong></td>
<td>Freehold</td>
<td>Freehold</td>
<td>50 years</td>
</tr>
<tr>
<td><strong>Land Area (sq m)</strong></td>
<td>8,450</td>
<td>1,653</td>
<td>3,051</td>
</tr>
<tr>
<td><strong>Floor Area (sq m)</strong></td>
<td>3,240</td>
<td>3,273</td>
<td>3,651</td>
</tr>
<tr>
<td><strong>Number of Units (Rooms)</strong></td>
<td>NA</td>
<td>74</td>
<td>94</td>
</tr>
<tr>
<td><strong>Year of Completion</strong></td>
<td>2005; Additional works were completed in 2007</td>
<td>2006</td>
<td>2008</td>
</tr>
<tr>
<td><strong>Committed Occupancy</strong></td>
<td>100.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Name of Lessee (s)</strong></td>
<td>Nippon Express Co., Ltd (Master Lessee)</td>
<td>Benesse Style Care Co., Ltd2</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Alere Medical Co., Ltd (Sub-Lessee)2</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Date of Acquisition</strong></td>
<td>16 May 2008</td>
<td>30 May 2008</td>
<td></td>
</tr>
<tr>
<td><strong>Appraised Value</strong></td>
<td>¥3,150m ($S$37m)</td>
<td>¥1,550m ($S$18.2m)</td>
<td>¥1,182m ($S$13.9m)</td>
</tr>
<tr>
<td><strong>Appraiser / Date</strong></td>
<td>DTZ / 31 December 2015</td>
<td>International Appraisals Incorporated / 31 December 2015</td>
<td></td>
</tr>
</tbody>
</table>

Note:
1. At an exchange rate of S$1.00 : ¥85.03
2. Corporate rebranding by Inverness Medical Japan Co., Ltd with effect from 1 April 2011
3. On 1 April 2012, Benesse Style Care Co., Ltd merged as the surviving company with Bon Sejour Corporation
## Our Portfolio - Japan

### Property: Palmary Inn Akashi
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 5,891
- **Floor Area (sq m)**: 6,562
- **Number of Units (Rooms)**: 96
- **Year of Completion**: 1987; Conversion works were completed in 2003
- **Committed Occupancy**: 100%
- **Name of Lessee(s)**: Asset Co., Ltd
- **Date of Acquisition**: 29 September 2008
- **Appraised Value**: ¥1,730m (S$20.3m)

### Property: Palmary Inn Suma
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 2,676
- **Floor Area (sq m)**: 4,539
- **Number of Units (Rooms)**: 59
- **Year of Completion**: 1989
- **Committed Occupancy**: 100%
- **Name of Lessee(s)**: Asset Co., Ltd
- **Date of Acquisition**: 29 September 2008
- **Appraised Value**: ¥1,000m (S$11.8m)

### Property: Senior Chonaikai Makuhari Kan
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 2,853
- **Floor Area (sq m)**: 4,361
- **Number of Units (Rooms)**: 108
- **Year of Completion**: 1992; Conversion works were completed in 2004
- **Committed Occupancy**: 100%
- **Name of Lessee(s)**: Riei Co., Ltd
- **Date of Acquisition**: 29 September 2008
- **Appraised Value**: ¥1,760m (S$20.7m)

### Note:
1. At an exchange rate of S$1.00 : ¥85.03
2. As at 31 March 2009, total number of units increased from 107 to 108. Operator converted one (1) unit of twin type into two (2) units of single type.

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### Property: Smiling Home Medis Musashi Urawa
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 802
- **Floor Area (sq m)**: 1,603
- **Number of Units (Rooms)**: 44
- **Year of Completion**: 1991; Conversion works were completed in 2004
- **Committed Occupancy**: 100%
- **Name of Lessee(s)**: Green Life Higashi Nihon 2
- **Date of Acquisition**: 29 September 2008
- **Appraised Value**: ¥773m (S$9.1m)

### Property: Smiling Home Medis Koshigaya Gamo
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 1,993
- **Floor Area (sq m)**: 3,824
- **Number of Units (Rooms)**: 100
- **Year of Completion**: 1989; Conversion works were completed in 2005
- **Committed Occupancy**: 100%
- **Name of Lessee(s)**: Green Life Higashi Nihon 2
- **Date of Acquisition**: 29 September 2008
- **Appraised Value**: ¥1,590m (S$18.7m)

### Property: Amille Nakayso Ishizugawa
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 2,901
- **Floor Area (sq m)**: 3,259
- **Number of Units (Rooms)**: 75
- **Year of Completion**: 2001
- **Committed Occupancy**: 100%
- **Name of Lessee(s)**: Message Co. Ltd, Shakai Kenkou Kiyn Kaei, Miyako Kenkokai Medical Corporation
- **Date of Acquisition**: 17 November 2009
- **Appraised Value**: ¥694m (S$8.2m)

### Property: Maison de Centenaire Ishizugawa
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 1,111
- **Floor Area (sq m)**: 2,129
- **Number of Units (Rooms)**: 52
- **Year of Completion**: 1988; Conversion works were completed in 2003
- **Committed Occupancy**: 100%
- **Name of Lessee(s)**: Green Life Higashi Nihon 2
- **Date of Acquisition**: 29 September 2008
- **Appraised Value**: ¥907m (S$10.7m)

### Note:
1. At an exchange rate of S$1.00 : ¥85.03
2. Change of name with effect from 1 May 2013 due to organisational restructuring by Green Life Co., Ltd, parent company of Medis Corporation.
**Our Portfolio - Japan**

### Maison de Centenaire Haruki
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 801
- **Floor Area (sq m)**: 2,912
- **Number of Units (Rooms)**: 36
- **Year of Completion**: 1996; Conversion works completed in 2006
- **Committed Occupancy**: 100.0%

### Hapine Fukuoka Noke
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 1,396
- **Floor Area (sq m)**: 1,155
- **Number of Units (Rooms)**: 64
- **Year of Completion**: 2006

### Fiore Senior Residence Hirakata
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 727
- **Floor Area (sq m)**: 87
- **Number of Units (Rooms)**: 40
- **Year of Completion**: 2007; Conversion works completed in 2005

### yashi no Takatsuki Kan
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 2,023
- **Floor Area (sq m)**: 3,956
- **Number of Units (Rooms)**: 87
- **Year of Completion**: 1997; Conversion works completed in 2005

### Sawayaka Obatake Ichibankan
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 1,786
- **Floor Area (sq m)**: 3,491
- **Number of Units (Rooms)**: 78
- **Year of Completion**: 2007
- **Committed Occupancy**: 100.0%
- **Name of Lessee(s)**: K.K. Sawayaka Club
- **Date of Acquisition**: 17 June 2010
- **Appraised Value 1**: ¥795m (S$9.3m)

### Sawayaka Obatake Nibankan
- **Type**: Short stay / Day care facility
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 1,042
- **Floor Area (sq m)**: 1,538
- **Number of Units (Rooms)**: 26
- **Year of Completion**: 2007
- **Name of Lessee(s)**: K.K. Sawayaka Club
- **Date of Acquisition**: 17 June 2010
- **Appraised Value 1**: ¥378m (S$4.4m)

### Sawayaka Shinmojikan
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 2,813
- **Floor Area (sq m)**: 5,088
- **Number of Units (Rooms)**: 112
- **Year of Completion**: 2007
- **Name of Lessee(s)**: K.K. Sawayaka Club
- **Date of Acquisition**: 17 June 2010
- **Appraised Value 1**: ¥1,000m (S$11.8m)

---

**Note:**
1. At an exchange rate of S$1.00 : ¥85.03
2. Increase in NLA upon the completion of AEI in February 2014
3. Change of name with effect from 1 May 2013 due to organisational restructuring by Green Life Co., Ltd, parent company of Care Link Co., Ltd
## Our Portfolio - Japan

<table>
<thead>
<tr>
<th>Property</th>
<th>Sawayaka Nogatakan</th>
<th>Sawayaka Sakurakan</th>
<th>Sawayaka Fukufukukan</th>
<th>Sawayaka Higashikagurakan</th>
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</thead>
<tbody>
<tr>
<td><strong>Type</strong></td>
<td>Paid nursing home with care service</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td><strong>Land Tenure</strong></td>
<td>Freehold</td>
<td>Freehold</td>
<td>Freehold</td>
<td>Freehold</td>
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<tr>
<td><strong>Land Area (sq m)</strong></td>
<td>2,707</td>
<td>6,276</td>
<td>1,842</td>
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<td><strong>Floor Area (sq m)</strong></td>
<td>3,147</td>
<td>5,044</td>
<td>3,074</td>
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<td><strong>Number of Units (Rooms)</strong></td>
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<td>110</td>
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<td><strong>Committed Occupancy</strong></td>
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<tr>
<td><strong>Name of Lessee(s)</strong></td>
<td>K.K. Sawayaka Club</td>
<td></td>
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<tr>
<td><strong>Date of Acquisition</strong></td>
<td>17 June 2010</td>
<td>28 January 2011</td>
<td>6 March 2012</td>
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<tr>
<td><strong>Appraised Value 1</strong></td>
<td>¥758m ($8.9m)</td>
<td>¥837m ($9.8m)</td>
<td>¥715m ($8.4m)</td>
<td>¥986m ($11.6m)</td>
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<td><strong>Appraiser / Date</strong></td>
<td>Colliers International / 31 December 2015</td>
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*Note: 1. At an exchange rate of S$1.00 : ¥85.03*

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<thead>
<tr>
<th>Property</th>
<th>As Heim Nakaurawa</th>
<th>Fureai no Sono Musashi Nakahara</th>
<th>Legato Higashi Sumiyoshi</th>
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<tbody>
<tr>
<td><strong>Type</strong></td>
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<td></td>
<td></td>
</tr>
<tr>
<td><strong>Land Tenure</strong></td>
<td>Freehold</td>
<td>Freehold</td>
<td>Freehold</td>
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<tr>
<td><strong>Land Area (sq m)</strong></td>
<td>1,762</td>
<td>935</td>
<td>951</td>
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<tr>
<td><strong>Floor Area (sq m)</strong></td>
<td>2,692</td>
<td>1,847</td>
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<td><strong>Number of Units (Rooms)</strong></td>
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<td>47</td>
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<td><strong>Year of Completion</strong></td>
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<tr>
<td><strong>Committed Occupancy</strong></td>
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<tr>
<td><strong>Name of Lessee(s)</strong></td>
<td>As Partners Co., Ltd</td>
<td>Shonan Fureai no Sono</td>
<td>Planning Care Co. Ltd</td>
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<tr>
<td><strong>Date of Acquisition</strong></td>
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<td></td>
<td></td>
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<tr>
<td><strong>Appraised Value 1</strong></td>
<td>¥1,140m ($13.4m)</td>
<td>¥906m ($10.7m)</td>
<td>¥1,100m ($12.9m)</td>
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<td><strong>Appraiser / Date</strong></td>
<td>DTZ / 31 December 2015</td>
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*Note: 1. At an exchange rate of S$1.00 : ¥85.03*
<table>
<thead>
<tr>
<th>Property</th>
<th>Royal Residence Gotenyama</th>
<th>Legato Katano</th>
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</thead>
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<tr>
<td>Type</td>
<td>Paid nursing home with care service</td>
<td>Freehold</td>
</tr>
<tr>
<td>Land Tenure</td>
<td>Freehold</td>
<td>Freehold</td>
</tr>
<tr>
<td>Land Area (sq m)</td>
<td>794</td>
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<td>Floor Area (sq m)</td>
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<td>Year of Completion</td>
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<td>Committed Occupancy</td>
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<tr>
<td>Name of Lessee (s)</td>
<td>Shakai Fukuishi Sougou Kenkyjo</td>
<td>Planning Care Co. Ltd</td>
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<td>Date of Acquisition</td>
<td>16 July 2010</td>
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<tr>
<td>Appraised Value 1</td>
<td>¥568m (S$6.7m)</td>
<td>¥690m (S$8.1m)</td>
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<tr>
<td>Appraiser/ Date</td>
<td>DTZ / 31 December 2015</td>
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Note: 1. At an exchange rate of S$1.00 : ¥85.03

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<table>
<thead>
<tr>
<th>Property</th>
<th>Happy Life Toyonaka 1</th>
<th>Palmary Inn Shin-Kobe</th>
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</thead>
<tbody>
<tr>
<td>Type</td>
<td>Paid nursing home with care service</td>
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</tr>
<tr>
<td>Land Tenure</td>
<td>Freehold</td>
<td>Freehold</td>
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<tr>
<td>Land Area (sq m)</td>
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<tr>
<td>Floor Area (sq m)</td>
<td>1,254</td>
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<td>Number of Units (Rooms)</td>
<td>42</td>
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<tr>
<td>Year of Completion</td>
<td>2007</td>
<td>1992</td>
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<tr>
<td>Committed Occupancy</td>
<td>100%</td>
<td>Conversion works were completed in 2003</td>
</tr>
<tr>
<td>Name of Lessee (s)</td>
<td>K.K. Nihon Kaigo Iryo Center</td>
<td>Asset Co., Ltd</td>
</tr>
<tr>
<td>Date of Acquisition</td>
<td>12 July 2013</td>
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<td>Appraised Value 2</td>
<td>¥514m (S$6.0 m)</td>
<td>¥1,560m (S$18.3m)</td>
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<td>Appraiser/ Date</td>
<td>International Appraisals Incorporated / 31 December 2015</td>
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Note: 1. Change of name from Heart Life Toyonaka to Happy Life Toyonaka with effect from 1 September 2014
   2. At an exchange rate of S$1.00 : ¥85.03
### Our Portfolio - Japan

<table>
<thead>
<tr>
<th>Property</th>
<th>Sawayaka Seaside Toba</th>
<th>Sawayaka Niihamakan</th>
<th>Sawayaka Minatokan</th>
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<tbody>
<tr>
<td><strong>Type</strong></td>
<td>Paid nursing home with care service</td>
<td>Freehold</td>
<td>Freehold</td>
</tr>
<tr>
<td><strong>Land Tenure</strong></td>
<td>Freehold</td>
<td>Freehold</td>
<td>Freehold</td>
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<tr>
<td><strong>Land Area (sq m)</strong></td>
<td>2,803</td>
<td>4,197</td>
<td>3,551</td>
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<tr>
<td><strong>Floor Area (sq m)</strong></td>
<td>7,360</td>
<td>7,382</td>
<td>2,246</td>
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<tr>
<td><strong>Number of Units (Rooms)</strong></td>
<td>129</td>
<td>135</td>
<td>50</td>
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<tr>
<td><strong>Year of Completion</strong></td>
<td>2012</td>
<td>2012</td>
<td>2012</td>
</tr>
<tr>
<td><strong>Committed Occupancy</strong></td>
<td>100.0%</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Name of Lessee (s)</strong></td>
<td>K.K. Sawayaka Club</td>
<td>K.K. Sawayaka Club</td>
<td>K.K. Sawayaka Club</td>
</tr>
<tr>
<td><strong>Date of Acquisition</strong></td>
<td>30 September 2013</td>
<td></td>
<td></td>
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<tr>
<td><strong>Appraised Value 1</strong></td>
<td>¥1,480m (S$17.4m)</td>
<td>¥1,460m (S$17.2m)</td>
<td>¥706m (S$8.3m)</td>
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<td><strong>Appraiser/ Date</strong></td>
<td>Colliers International / 31 December 2015</td>
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**Note:**
1. At an exchange rate of S$1.00 : ¥85.03

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<tr>
<th>Property</th>
<th>Sawayaka Mekari Nibankan</th>
<th>Sawayaka Kiyotakan</th>
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<tbody>
<tr>
<td><strong>Type</strong></td>
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<td>Freehold</td>
</tr>
<tr>
<td><strong>Land Tenure</strong></td>
<td>Freehold</td>
<td>Freehold</td>
</tr>
<tr>
<td><strong>Land Area (sq m)</strong></td>
<td>1,354</td>
<td>2,597</td>
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<tr>
<td><strong>Floor Area (sq m)</strong></td>
<td>2,133</td>
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<tr>
<td><strong>Number of Units (Rooms)</strong></td>
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<td><strong>Year of Completion</strong></td>
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<td>2013</td>
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<tr>
<td><strong>Committed Occupancy</strong></td>
<td>100%</td>
<td></td>
</tr>
<tr>
<td><strong>Name of Lessee (s)</strong></td>
<td>K.K. Sawayaka Club</td>
<td>K.K. Sawayaka Club</td>
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<tr>
<td><strong>Date of Acquisition</strong></td>
<td>30 September 2013</td>
<td></td>
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<tr>
<td><strong>Appraised Value 1</strong></td>
<td>¥336m (S$4.0m)</td>
<td>¥908m (S$10.7m)</td>
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<tr>
<td><strong>Appraiser/ Date</strong></td>
<td>Colliers International / 31 December 2015</td>
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</tr>
</tbody>
</table>

**Note:**
1. At an exchange rate of S$1.00 : ¥85.03
### Our Portfolio - Japan

<table>
<thead>
<tr>
<th>Property</th>
<th>Maison des Centenaire Hannan</th>
<th>Sunhill Miyako</th>
<th>Maison des Centenaire Ohhama</th>
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</thead>
<tbody>
<tr>
<td>Type</td>
<td>Paid nursing home with care service</td>
<td>Extended-stay lodging facility</td>
<td>Paid nursing home with care service</td>
</tr>
<tr>
<td>Land Tenure</td>
<td>Freehold</td>
<td>Freehold</td>
<td>Freehold</td>
</tr>
<tr>
<td>Land Area (sq m)</td>
<td>7,827</td>
<td>10,867</td>
<td>1,281</td>
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<tr>
<td>Floor Area (sq m)</td>
<td>4,331</td>
<td>4,299</td>
<td>1,717</td>
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<tr>
<td>Number of Units (Rooms)</td>
<td>95</td>
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<td>47</td>
</tr>
<tr>
<td>Year of Completion</td>
<td>2010</td>
<td>1996</td>
<td>1990</td>
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| Committed Occupancy | 100.0% |
| Name of Lessee (s) | Miyako Enterprise Co., Ltd | Miyako Enterprise Co., Ltd | Miyako Enterprise Co., Ltd |
| Date of Acquisition | 28 March 2014 | | |
| Appraised Value | ¥1,850m (S$21.8m) | ¥877m (S$10.3m) | ¥722m (S$8.5m) |
| Appraiser/ Date | Colliers International / 31 December 2015 |

**Note:** 1. At an exchange rate of S$1.00 : ¥85.03

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### Our Portfolio - Japan

<table>
<thead>
<tr>
<th>Property</th>
<th>Habitation Jyosui</th>
<th>Ocean View Shonan Arasaki</th>
</tr>
</thead>
<tbody>
<tr>
<td>Type</td>
<td>Paid nursing home with care service</td>
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</tr>
<tr>
<td>Land Tenure</td>
<td>Freehold</td>
<td>Freehold</td>
</tr>
<tr>
<td>Land Area (sq m)</td>
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<td>3,067</td>
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<tr>
<td>Floor Area (sq m)</td>
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<td>Number of Units (Rooms)</td>
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<td>79</td>
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<tr>
<td>Year of Completion</td>
<td>2005</td>
<td>2013</td>
</tr>
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| Committed Occupancy | 100% |
| Name of Lessee (s) | K.K. Habitation | K.K Oueikkaku |
| Date of Acquisition | 12 December 2014 | 6 January 2015 |
| Appraised Value3 | ¥3,660m (S$43.0m) | ¥1,950m (S$23.0m) |
| Appraiser/ Date | Colliers International / 31 December 2015 |

**Note:** 1. Total land area for the integrated development 2. Strata area of the Property owned by PLife REIT 3. At an exchange rate of S$1.00 : ¥85.03
### Our Portfolio - Japan

#### Property: Liverari Shiroishi Hana Ichigokan
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 628
- **Floor Area (sq m)**: 1,056
- **Number of Units (Rooms)**: 48
- **Year of Completion**: 2011
- **Committed Occupancy**: 100.0%
- **Name of Lessee (s)**: Living Platform, Ltd.
- **Date of Acquisition**: 23 March 2015
- **Appraised Value**: ¥343m (S$4.0m)

#### Property: Liverari Shiroishi Hana Nigokan
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 436
- **Floor Area (sq m)**: 747
- **Number of Units (Rooms)**: 24
- **Year of Completion**: 1990
- **Committed Occupancy**: 100.0%
- **Name of Lessee (s)**: Living Platform, Ltd.
- **Date of Acquisition**: 23 March 2015
- **Appraised Value**: ¥167m (S$2.0m)

#### Property: Liverari Misono
- **Type**: Group Home
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 429
- **Floor Area (sq m)**: 724
- **Number of Units (Rooms)**: 18
- **Year of Completion**: 1993
- **Committed Occupancy**: 100.0%
- **Name of Lessee (s)**: K.K Care Products
- **Date of Acquisition**: 23 March 2015
- **Appraised Value**: ¥189m (S$2.2m)

---

Note:

1. Formerly known as Hana Kitago
2. Formerly known as Hana Kita 13 Jyo
3. Change of name from Ajisai Misono to Liverari Misono with effect from 11 June 2015
4. At an exchange rate of S$1.00 : ¥85.03

#### Our Portfolio - Japan

#### Property: Habitation Hakata I, II and III
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 15,336
- **Floor Area (sq m)**: 21,415
- **Number of Units (Rooms)**: 318
- **Year of Completion**: 1984 to 2003
- **Committed Occupancy**: 100.0%
- **Name of Lessee (s)**: K.K Habitation
- **Date of Acquisition**: 23 March 2015
- **Appraised Value**: ¥3,770m (S$44.3m)

#### Property: Excellent Tenpaku Garden Hills
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 6,593
- **Floor Area (sq m)**: 4,000
- **Number of Units (Rooms)**: 94
- **Year of Completion**: 2013
- **Committed Occupancy**: 100.0%
- **Name of Lessee (s)**: K.K Kokanomori
- **Date of Acquisition**: 23 March 2015
- **Appraised Value**: ¥1,790m (S$21.1m)

#### Property: Silver Heights Hitsujigaoka
- **Type**: Paid nursing home with care service
- **Land Tenure**: Freehold
- **Land Area (sq m)**: 5,694
- **Floor Area (sq m)**: 9,013
- **Number of Units (Rooms)**: 123
- **Year of Completion**: 1987 to 1991
- **Committed Occupancy**: 100.0%
- **Name of Lessee (s)**: K.K Silver Heights Sapporo
- **Date of Acquisition**: 31 March 2016
- **Appraised Value**: ¥1,150m (S$14.2m)

---

Note:

2. Silver Heights Hitsujigaoka Ichibankan on 1987 and the extension (Nibankan) on 1991
3. At an exchange rate of S$1.00 : ¥85.03 and S$1.00 : ¥81.00 (Silver Heights)
### Our Portfolio - Malaysia

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<th>Property</th>
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</thead>
<tbody>
<tr>
<td>Type</td>
<td>Medical Centre</td>
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<tr>
<td>Land Tenure</td>
<td>Freehold</td>
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<tr>
<td>Land Area (sq m)</td>
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</tr>
<tr>
<td>Floor Area (sq m)</td>
<td>2,444</td>
</tr>
<tr>
<td>Number of Car Park Lots</td>
<td>69, all of which owned by Parkway Life REIT</td>
</tr>
<tr>
<td>Year of Completion</td>
<td>1999</td>
</tr>
<tr>
<td>Committed Occupancy</td>
<td>100% (excluding car park)</td>
</tr>
</tbody>
</table>
| Name of Lessee(s) | 1. Gleneagles Hospital (Kuala Lumpur) Sdn. Bhd.  
                        2. CIMB Bank Berhad                      |
| Date of Acquisition | 1 August 2012                               |
| Appraised Value | RM 22.55m (S$7.4m)                          |
| Appraiser/ Date | DTZ Nawawi Tie Leung / 31 December 2015     |

**Note:**
1. Strata area of Property owned by PLife REIT
2. At an exchange rate of S$1.00 : RM3.04