

Parkway Life REIT

(“PLife REIT”)



1Q 2010 Results Presentation
6 May 2010

Disclaimer

- ❑ This Presentation is focused on comparing actual results for the period from 1 January 2010 to 31 March 2010 (“1Q 2010”) versus the period from 1 January 2009 to 31 March 2009 (“1Q 2009”). This shall be read in conjunction with PLife REIT 2010 First 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.

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ParkwayLife REIT™

1Q 2010 Highlights



ParkwayLife REIT™

1Q 2010 Highlights

Strong Revenue & Net Property Income Growth

- Gross revenue grew by 14.1% (1Q Y-O-Y)
- Net property income grew by 13.4% (1Q Y-O-Y)

Continued DPU Growth since IPO

- DPU for 1Q 2010 at 2.07 cents
- Strong growth of 30.2% since IPO

Strengthened Balance Sheet

- Healthy gearing of 28.2%
- Low effective all-in borrowing cost of 3.06%



1Q 2010 Highlights (cont'd)



Stable Returns Supported by Defensive REIT Model

- Locked-in long-term master leases, giving 100% committed occupancy and guaranteed rental income stream across the portfolio
- 89.8% of PLife REIT's total portfolio has a downside revenue protection and 98.1% of total portfolio has a rent review provision



Maiden Issue of 1st Series of Notes under S\$500m MTN Programme

- Issued S\$50 million Floating Rate Notes due 2013
- The Notes bear a floating interest rate at the rate per annum equal to the sum of 1.05 per cent and the six-month Singapore dollar swap offer rate payable semi-annually in arrear
- Both the MTN Programme and the Notes have been assigned a rating of "BBB" by Fitch Ratings



Financial Highlights



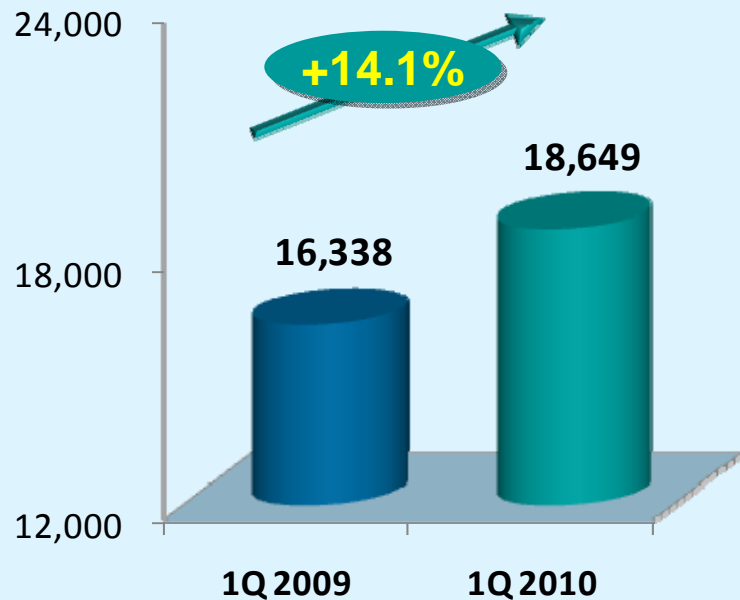
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Strong Revenue and Distributable Income Growth

- Revenue grew by 14.1% to \$18.6 million¹
- Distributable Income grew by 9.7% to \$12.5 million¹

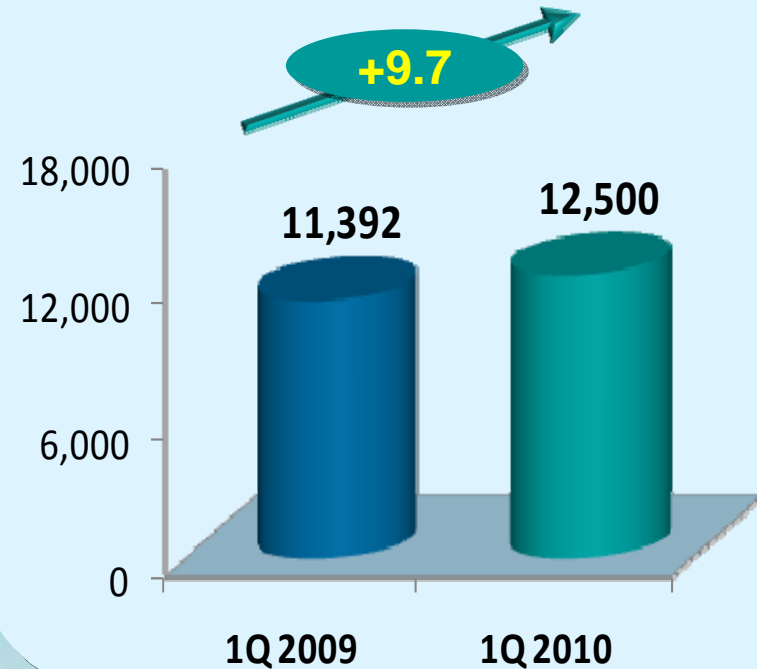
Higher Year-on-Year Revenue

Revenue (S\$'000)



Higher Year-on-Year Distribution

Distributable Income (S\$'000)



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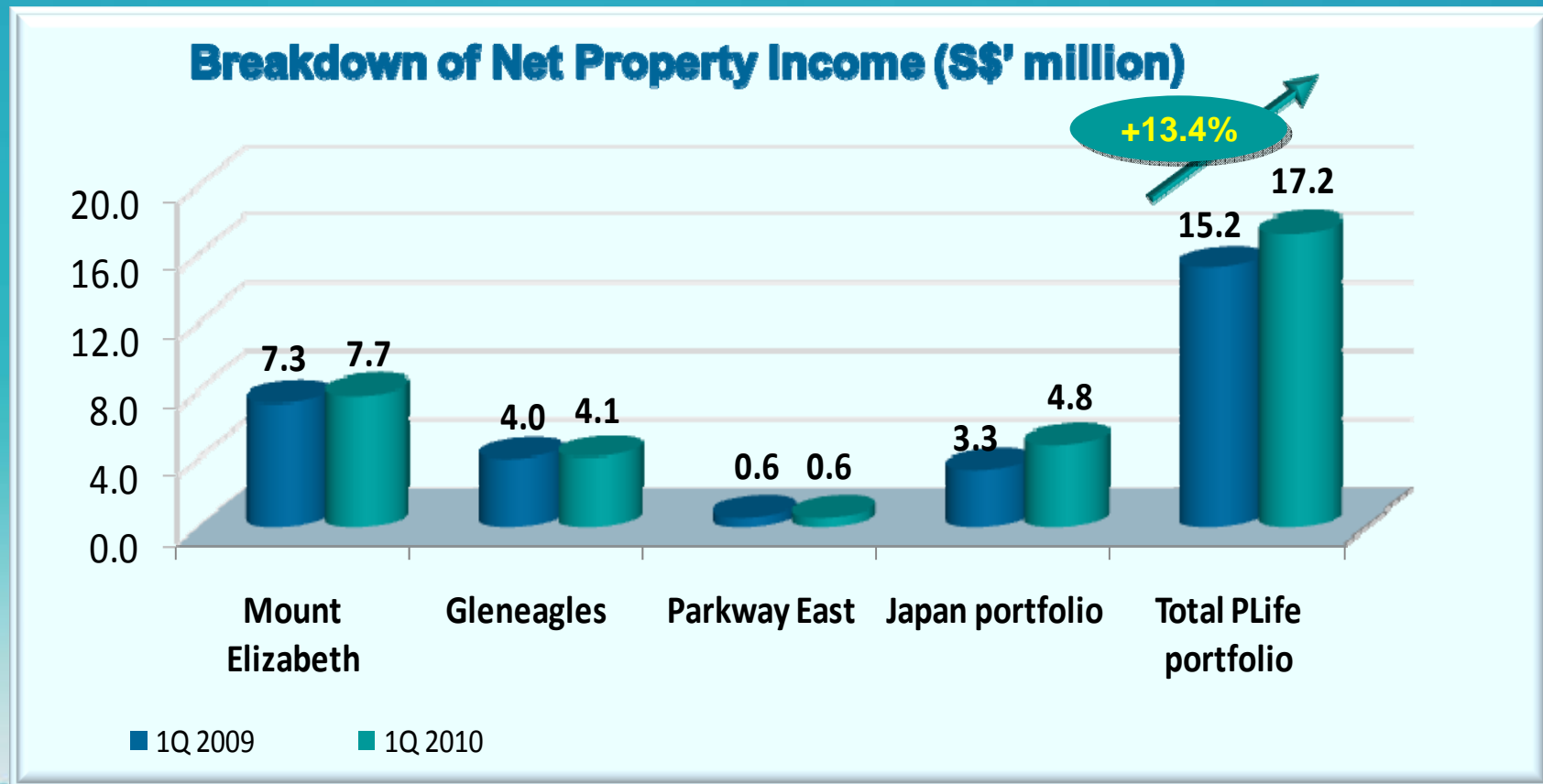
Note:

1. Includes full quarter contribution from eight nursing homes acquired in 4Q 2009

NPI Grew Strongly by 13.4%

□ Increase in NPI is due to:

- Increased rent from Japan properties¹ by 45.5%; and
- Upward rent revision of Spore hospitals by 4.36%²



Notes:

1. Includes full quarter contribution from 8 nursing homes acquired in 4Q 2009
2. In 3rd year of lease commencing 23 August 2009 to 22 August 2010

Strong Revenue and DPU Growth

- DPU grew by 9.7% to 2.07 cents

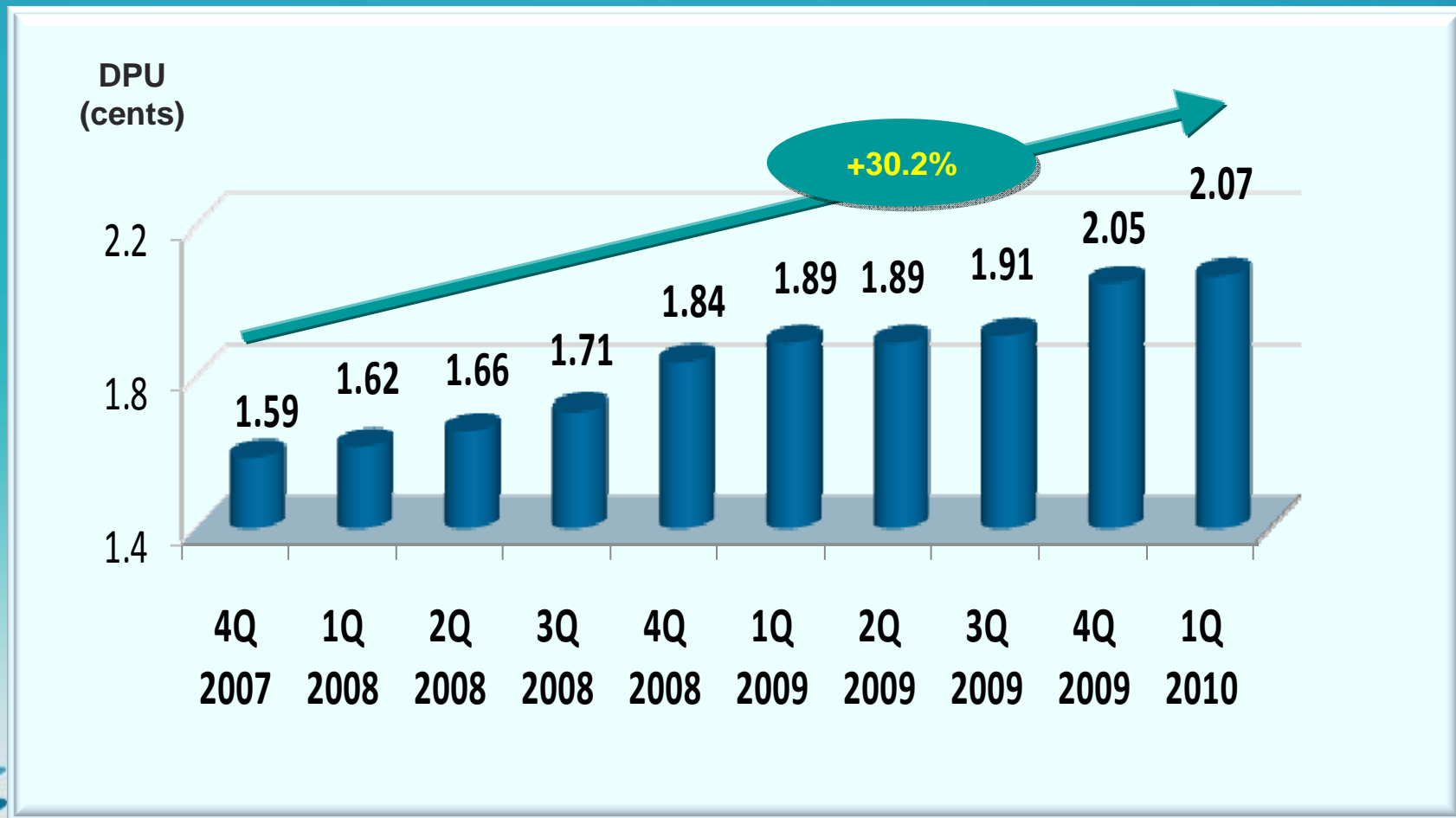
Consolidated Income Statement (S\$'000)	Year-on-Year (Actual)		Variance
	1Q 2010	1Q 2009	%
Gross Revenue	18,649	16,338	14.1
Net Property Income	17,206	15,177	13.4
Income Available for Distribution	12,500	11,392	9.7
Available Distribution Per Unit (Cents) ¹			
- For the period	2.07	1.89	9.7
- Annualised	8.28	7.56	9.7

Note:

- The number of units used to calculate the Distribution per Unit ("DPU") comprise 604,001,311 and 602,750,354 units issued at 31 March 2010 and 31 March 2009 respectively and units to be issued as partial satisfaction of Parkway Life REIT Manager's management fees.

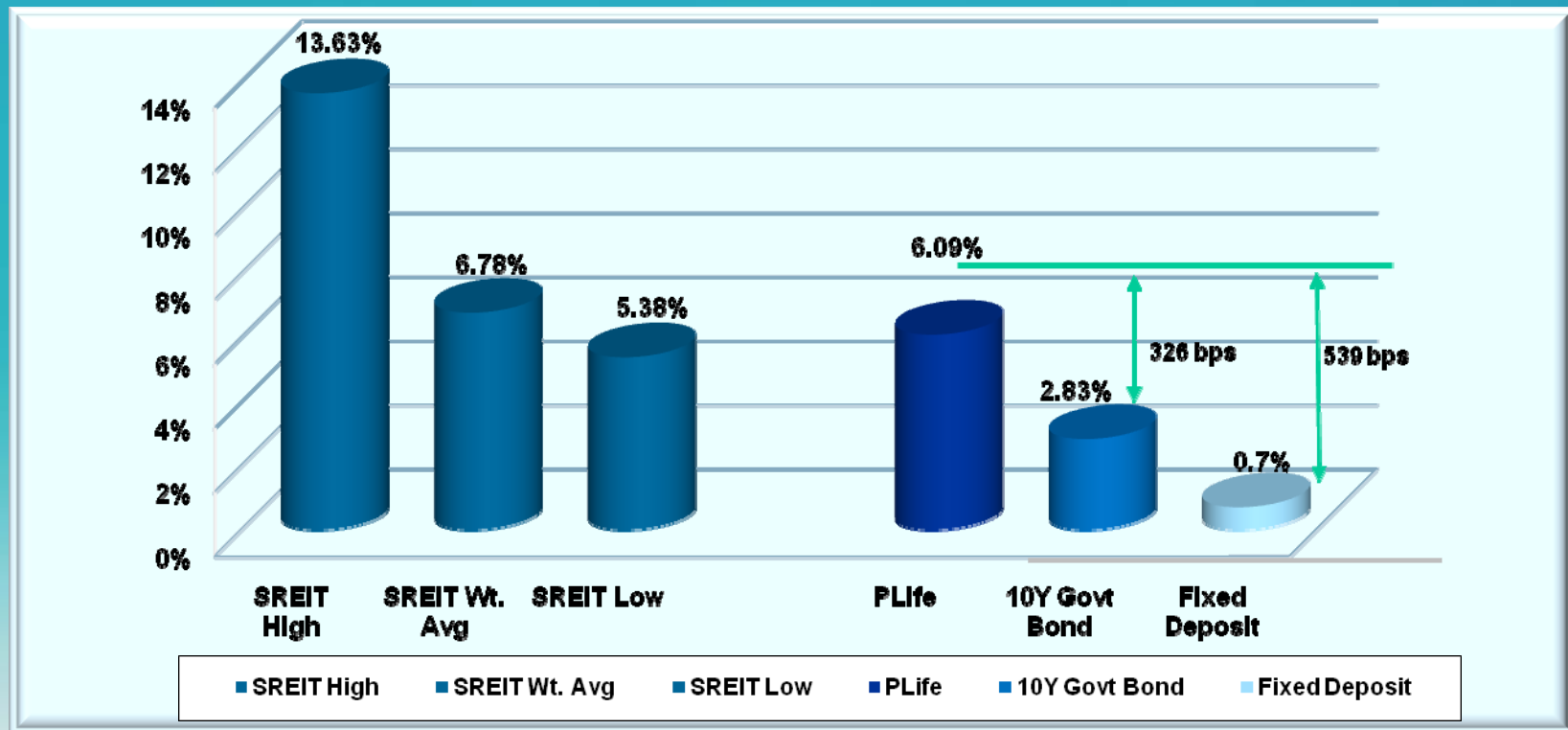
Strong DPU Growth of 30.2%

- DPU has grown steadily from 1.59 cents to 2.07 cents, at a growth rate of 30.2% since IPO



Attractive Yield of 6.09%

- ❑ 326 bps higher than 10-yr Singapore Government Bond
- ❑ 539 bps higher than fixed deposit rates
- ❑ Defensive nature of PLife REIT adds on to the attractiveness of 6.09% yield¹



Source: Bloomberg



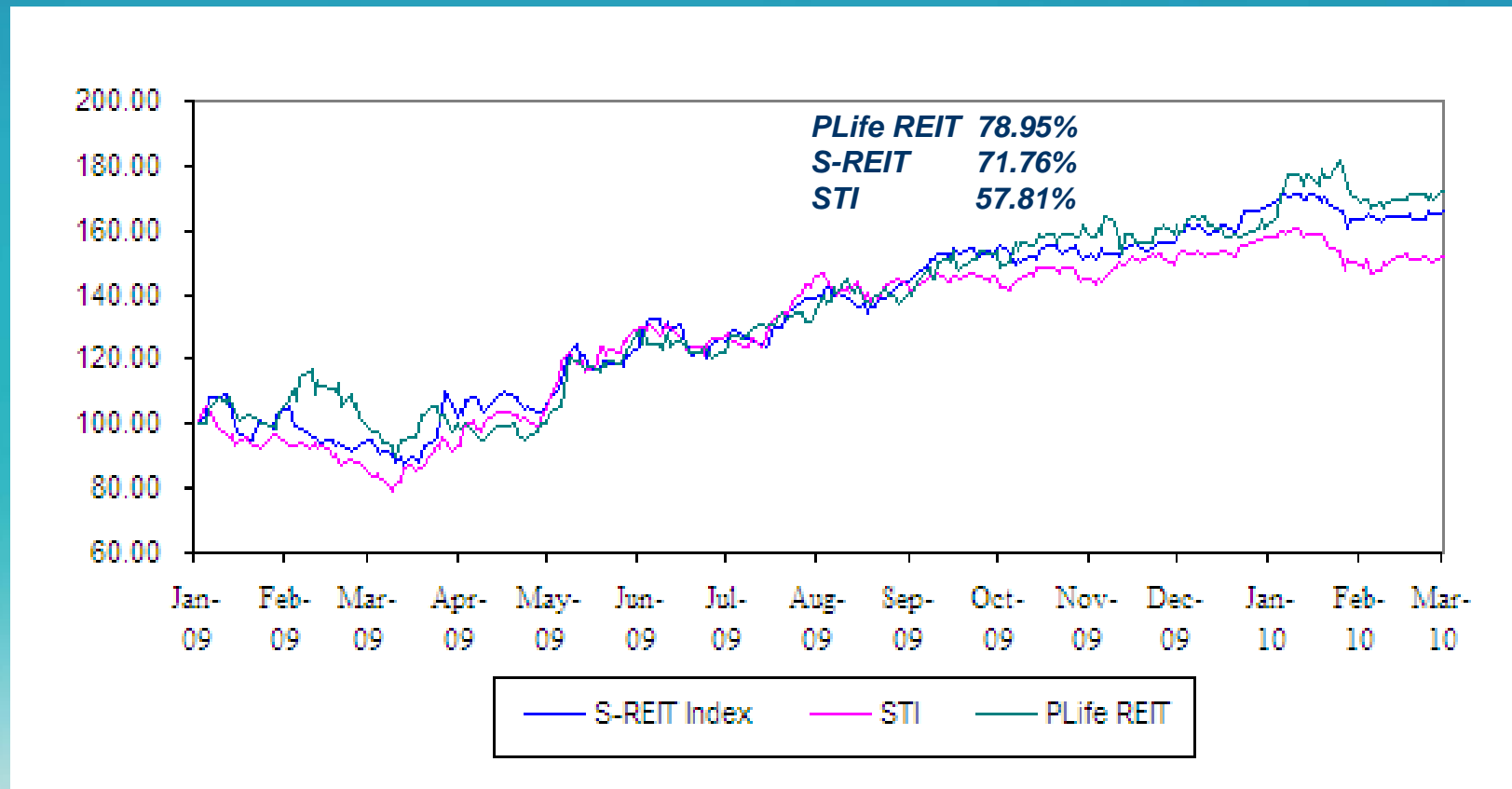
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Note:

1. YTD 2010 distribution yield based on the share price of S\$1.36 as at 31 March 2010

Unit Price Relative Performance

PLife REIT's unit price has outperformed both STI Index and the S-REIT Index since Jan 2009...



...demonstrating resilience and defensiveness through the downturn and strength during the recovery

Distribution Details

Stock Counter	Distribution Period	Distribution per unit (cents)
PLife REIT	01 January 2010 to 31 March 2010	2.07

Distribution Timetable

Ex-Date: 12 May 2010
(Units will be traded ex-date)

Books Closure Date: 14 May 2010 at 5pm

Distribution Payment Date: 9 June 2010

Capital and Financial Management

Strong Balance Sheet

- Healthy gearing of 28.2%

Consolidated Balance Sheet (in S\$'000)	As at 31 March 2009	As at 31 December 2009	Variance Commentary
Total Assets	1,192,634	1,181,842	Increase is mainly due to cash proceeds from the issue of S\$50 million Floating Rate Notes, offset by the repayment of S\$34 million loan.
Total Debt	336,296	324,278	Increase in debt due to proceeds from S\$50 million Notes issue (offset by repayment of S\$34 million loan).
Unitholders' Funds	837,836	837,199	Mainly due to marked-to-market movement of IRS booked in hedging reserves.
Gearing ¹ (%)	28.2	27.4	

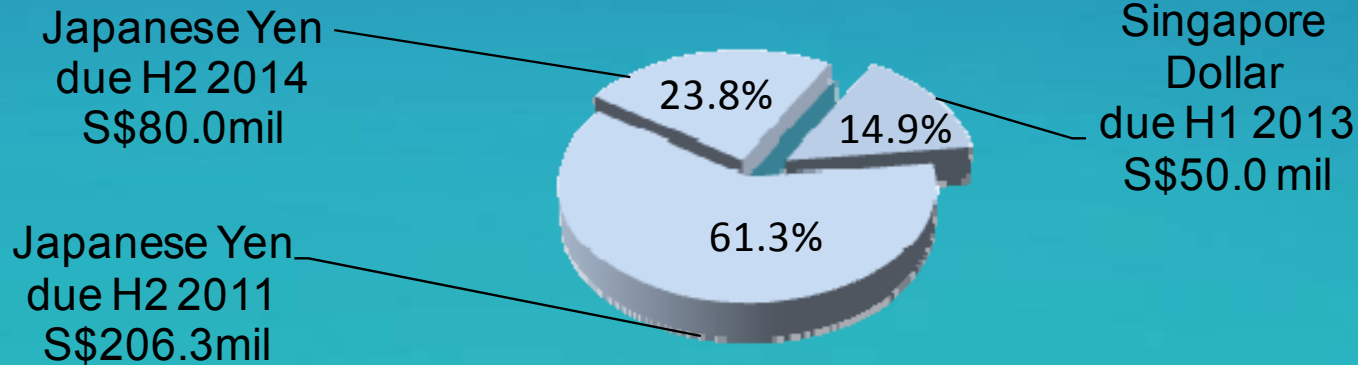


Note:

1. Total Gross Borrowings before transaction costs ÷ Total Assets

Debt Maturity Profile

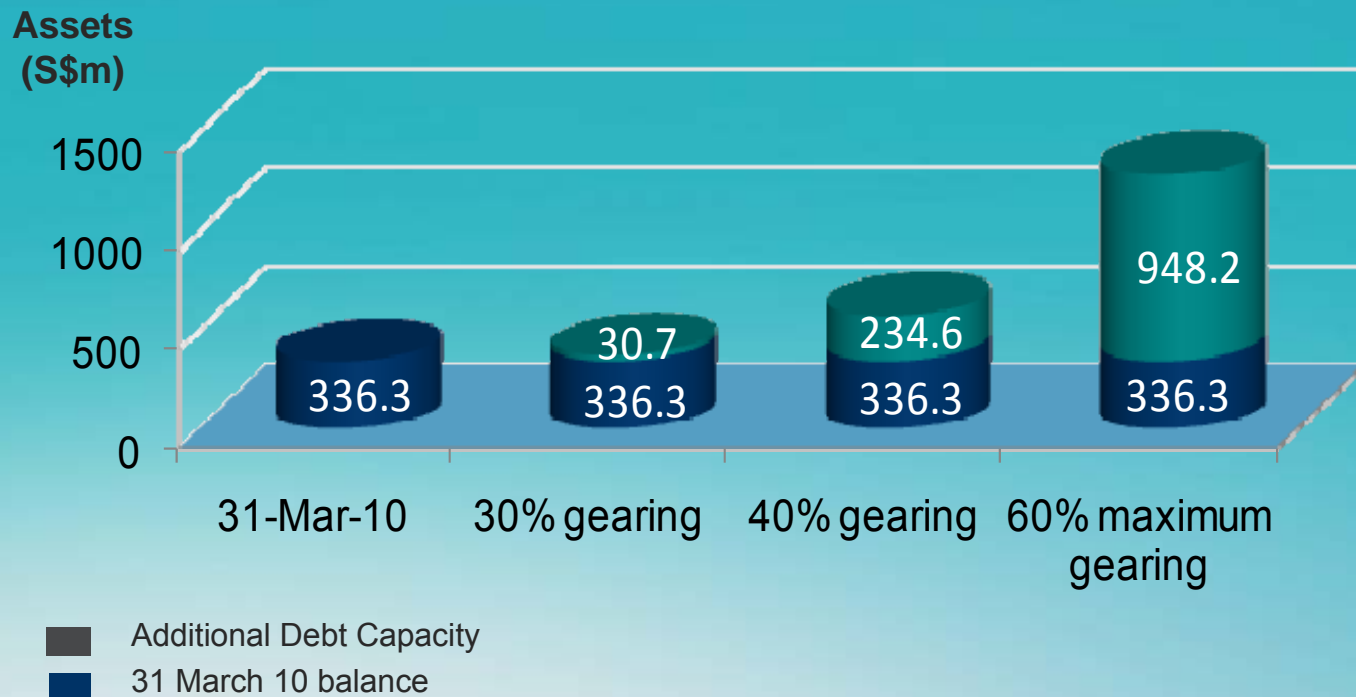
As at 31 March 2010



- ❑ Weighted average term to maturity is 2.48 years
- ❑ Currently working to lengthen PLife REIT's debt maturity, so as to match the long tenor of leases
- ❑ Current Effective All-In Borrowing Rate of 3.06%
- ❑ Interest Cover Ratio of 5.9 times

Strong Debt Headroom

- ❑ Debt headroom of S\$234.6m and S\$948.2m before reaching 40% and 60% gearing respectively
- ❑ PLife REIT puts in place ample funding from diversified sources to support future acquisitions and growth opportunities



ParkwayLife REIT™

Appendix A

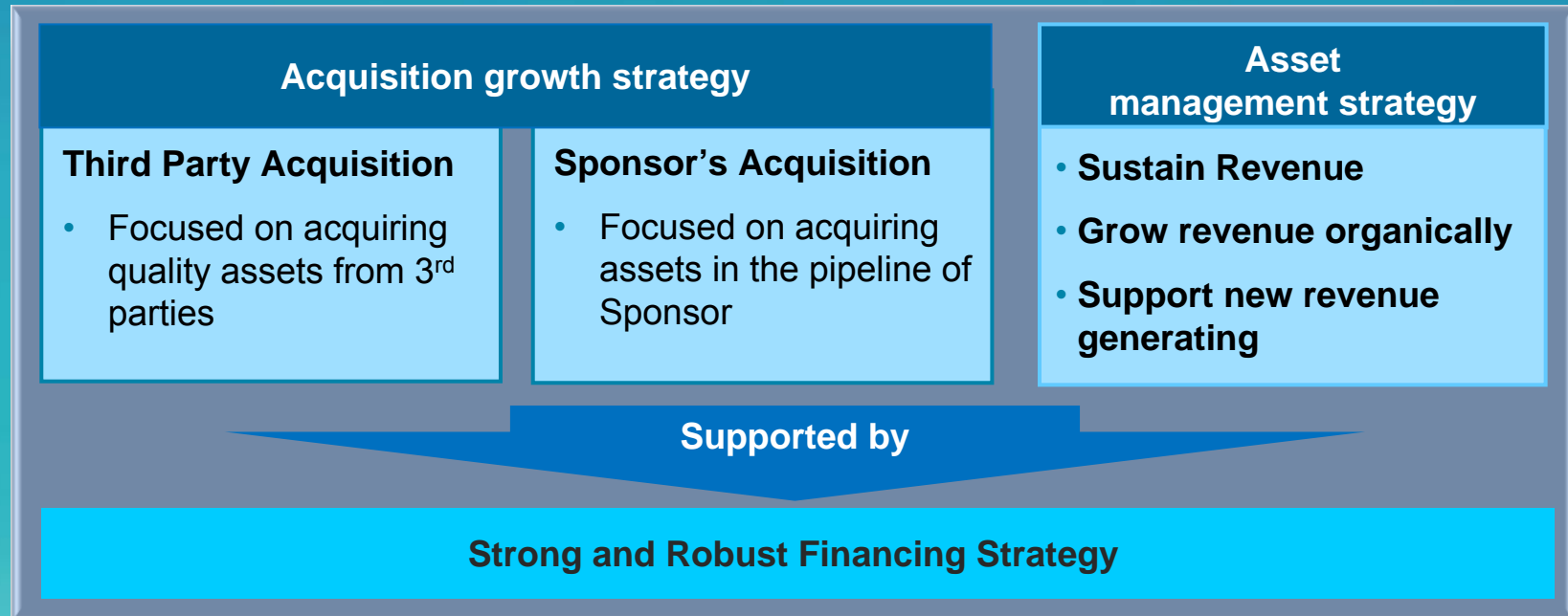


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Our Growth Strategy

Long-term Strategy

The manager plans to undertake the following strategies...



With the aim to:

**Enhance value of properties and maximise risk-adjusted returns;
Deliver regular, stable distributions and achieve long-term growth for
our Unitholders**

Adapting to Market Conditions

Market Conditions:

- Global economy, especially the Asia Pacific region has started to pick up
- The regional property sector shows signs of recovery, generating an increase in transaction and acquisition opportunities
- Concerns on refinancing risk for S-REITS have eased with the recent successful rights issues and debt refinancing by several REITs

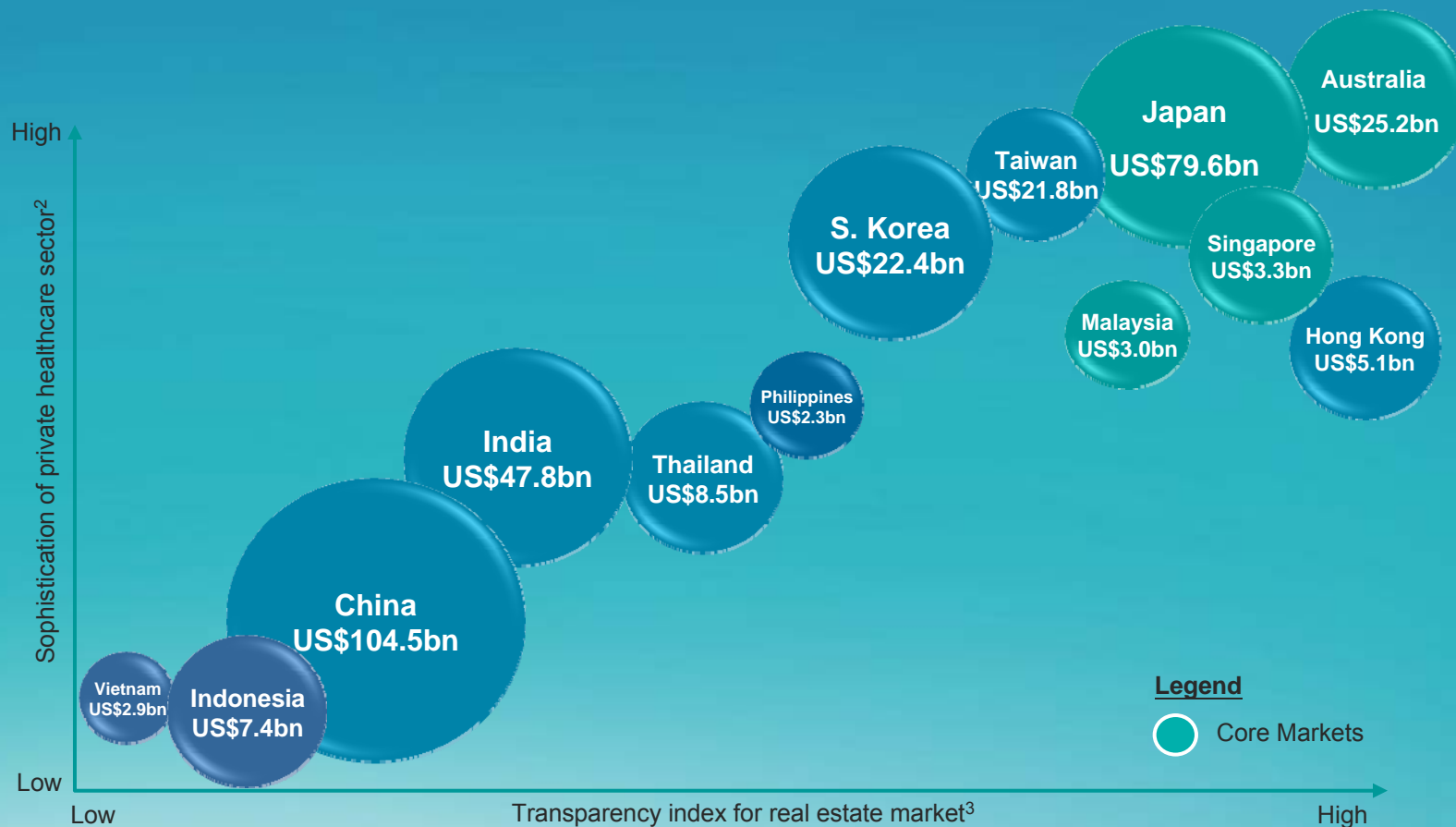
Impact on P-Life REIT Acquisition Strategy

- **Well-poised to take on a more aggressive growth plan**

P-Life REIT is well-positioned for the recovery given its :



PLife REIT's Core Markets



PLife REIT's Core Markets focuses on markets which are matured and developed.

Source: Frost & Sullivan as of 2008

Notes:

1 Size of bubble denotes the market size in terms of private healthcare expenditure.

2 Sophistication of private healthcare sector as measured by: (1) ratio of private vs. public hospitals; (2) private healthcare spending per capita; (3) number of specialists per capita; and (4) number of nurses per capita.

3 Sources: Jones Lang LaSalle, LaSalle Investment Management



ParkwayLife REIT™

Portfolio Highlights



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ParkwayLife REIT – Portfolio

Largest Listed Healthcare REIT in Asian Region with an enlarged portfolio of **S\$1.15 billion**¹

SINGAPORE (71.2%)²



Mount Elizabeth Hospital



Gleneagles Hospital



Parkway East Hospital



JAPAN (28.8%)²



Amille Nakasyo



Hapine Fukuoka Noke



Maison des Centenaire Ishizugawa



Super Court Kadoma



Super Court Takaishi-Hagoromo



Fiore Senior Residence Hirakata



Maison des Centenaire Haruki



Iyashi no Takatsuki Kan



P-Life Matsudo



Bon Sejour Shin-Yamashita



Bon Sejour Ibaraki



Palmary Inn Akashi



Palmary Inn Suma



Senior Chonaikai Makuhari Kan



Himawari Home Kamakura



Smiling Home Medis Musashi Urawa



Fureai no Sono Nerima Takanodai



Smiling Home Medis Koshigaya Gamo



Notes:

1. Based on latest Appraised Values for the properties as at 31 Dec 09
2. Based on Gross Revenue as at 31 Mar 10

Competitive Strengths of the Properties

Long Term Master Leases Enhances Portfolio Resilience

- Weighted average lease term to expiry of 13.20 years¹
- 100.0% committed occupancy

Growing Demand for Private Healthcare

Favorable Lease Structure Ensures Good Organic Growth

- Rent review provision for 98.1% of the leases (by NLA) & 89.8% with downside protection
- Unique rent review formula pegged to (CPI + 1%) for the Singapore Hospital Properties; where CPI is negative it shall be deemed to be zero
- Japan nursing homes innovatively structured for added rental security: backup operator arrangement, lease guarantee and rental guarantee

Stability And Sustainability of Returns to Unitholders

Minimal Exposure to Escalating Operating Expenses

- Largely borne by Lessees

Quality Tenant Base with Reduced Reliance on Single Lessee

Diversified And Quality Portfolio

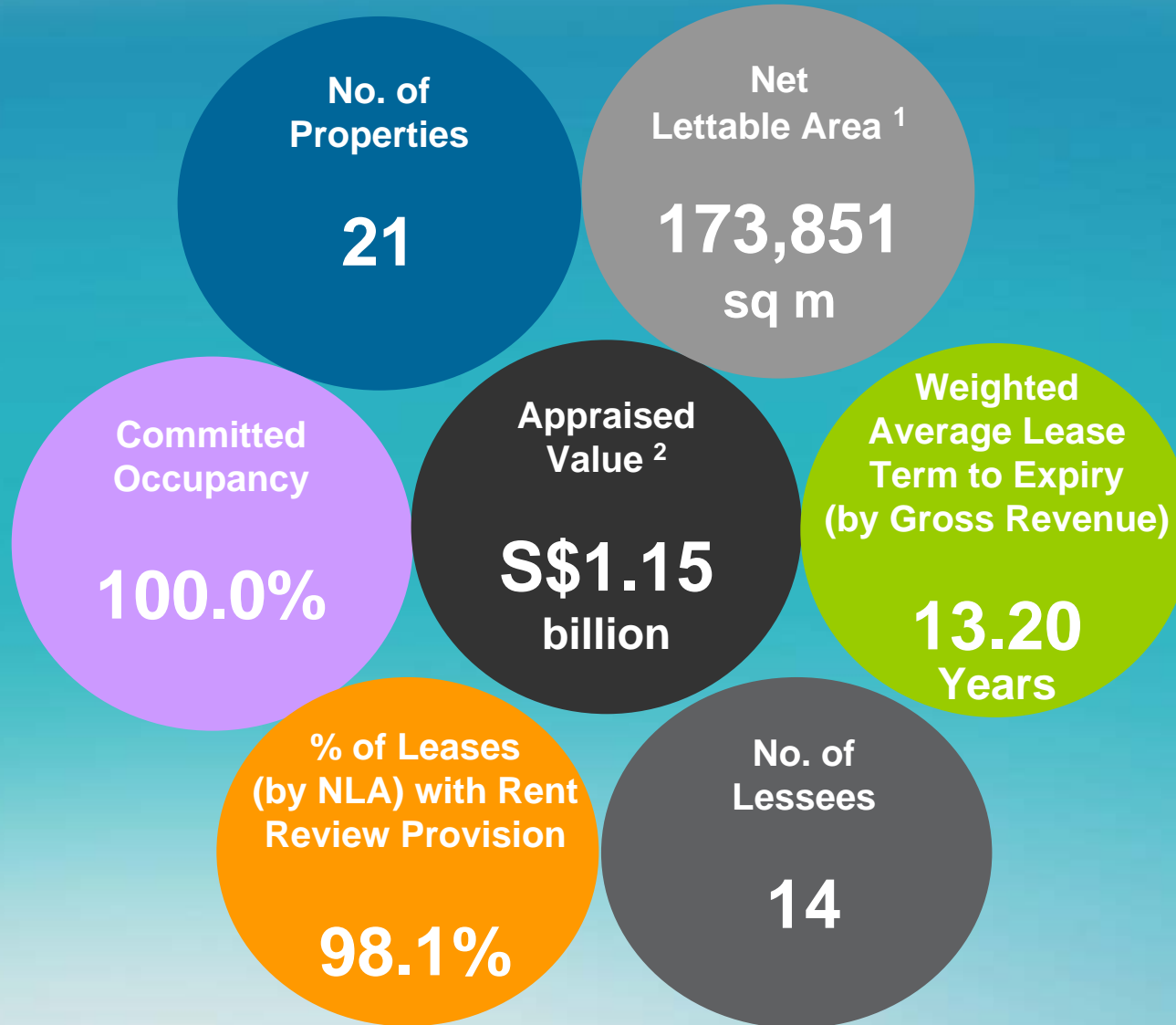


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Note:

1. Based on Gross Revenue (as at 31 March 2010)




Portfolio Key Statistics (as at 31 March 2010)



Notes:

1. Based on aggregate strata areas for Mount Elizabeth Hospital and Gleneagles Hospital, gross floor areas for Parkway East Hospital and net lettable areas for 18 Japan properties.
2. According to independent valuations of Colliers Halifax as at 31 Dec 09 and based on an exchange rate of S\$1.00 to JPY65.32

Our Portfolio - Singapore

			
Property	Mount Elizabeth Hospital	Gleneagles Hospital	Parkway East Hospital
Type	Hospital and Medical Centre		
Land Tenure	67 years	75 years	75 years
Gross Floor Area (sq m) ¹	58,139	49,003	10,993
Licensed Beds ²	505	380	154
Operational beds ²	339	280	154
Operating theatres ²	13	12	4
Strata Units and Car Park Lots ²	30 strata units; 363 car park lots	10 strata units; 121 car park lots	75 car park lots
Year of Completion	Hospital Building (1979) Medical Centre (1979 & 1992)	Hospital Building (1991 & 1993) Annexe Block (1979) Medical Centre (1991 & 1993)	Hospital Building (1982) Medical Centre (1987)
Committed Occupancy	100%		
Name of Lessee (s)	Parkway Hospitals Singapore Pte Ltd		
Net Initial Yield ³	5.3%	5.7%	6.7%
Purchase Price	S\$524.4m	S\$216.0m	S\$34.2m
Appraised Value ⁴	S\$546.3m	S\$275.1m	S\$41.5m
Awards and Accreditation	JCI Accreditation, first private hospital in Asia to win Asian Hospital Management Award; SOC status since 1998, Superbrands status since 2002	JCI Accreditation; Asian Hospital Management Award; SOC Award in 2002 (re-certified 2007); Superbrands status since 2002	JCI Accreditation; SOC status in 1998



Notes:

1. Aggregate strata area for Mount Elizabeth Hospital and Gleneagles Hospital and gross floor area for Parkway East Hospital

2. As at 31 March 2007

3. Based on purchase price on acquisition as at 23 August 2007; and minimum guaranteed rent in first year of lease, after deducting MCST and insurance expense

4. Appraised Value by independent valuer, CB Richard Ellis (Pte) Ltd, material date of valuation as at 31 December 2009

Our Portfolio - Japan





			
Property	P-Life Matsudo	Bon Sejour Shin-Yamashita	Bon Sejour Ibaraki
Type	Pharmaceutical product distributing & manufacturing facility	Paid nursing home with care service	
Land Tenure	Freehold	Freehold	50 years
Land Area (sq m)	8,449	1,653	3,051
Net Lettable Area (sq m)	3,240	3,273	3,651
Number of Units (Rooms)	NA	74	94
Year of Completion	2005; Additional works were completed in 2007	2006	2008
Committed Occupancy	100.0%		
Name of Lessee (s)	Nippon Express Co., Ltd (Master Lessee) Inverness Medical Japan Co., Ltd (Sub-Lessee)	Bon Sejour Corporation	
Lease Guarantor	NA	ZECS Co., Ltd.	
Back-Up Operator	NA	Japan Care Service Co., Ltd.	
Net Initial Yield ¹	5.3%	6.1%	6.7%
Purchase Price ²	¥2,590 m (S\$34.5m)	¥1,440 m (S\$19.2m) ³	¥1,177 m (S\$15.7m) ³
Date of Acquisition	16 May 2008	30 May 2008	
Appraised Value ⁴	¥2,818 m (S\$43.1m)	¥1,337 m (S\$20.5 m)	¥1,053 m (S\$16.1m)
Appraiser/ Date	Colliers Halifax/ 31 December 2009		



Notes:

1. Based on purchase price on acquisition; and gross rental after deducting property tax and insurance expense
2. Based on an exchange rate of S\$1.00 to JPY75 for Q2 2008 acquisitions and S\$1.00 to JPY74.219 for Q3 2008 acquisitions.
3. Inclusive of consumption tax
4. Exclusive of consumption tax; at an exchange rate of S\$1.00 to JPY65.32

Our Portfolio - Japan

				
Property	Palmary Inn Akashi	Palmary Inn Suma	Senior Chonaikai Makuhari Kan	Himawari Home Kamakura
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	5,891	2,676	2,853	1,307
Net Lettable Area (sq m)	6,562	4,539	4,361	1,689
Number of Units (Rooms)	96	59	108 ³	53
Year of Completion	1987; Conversion works were completed in 2003	1989	1992; Conversion works were completed in 2004	1992; Conversion works were completed in 2003
Committed Occupancy	100.0%			
Name of Lessee (s)	Asset Co., Ltd	Asset Co., Ltd	Riei Co., Ltd	Chojukaigo Center, Inc.
Rent Guarantor	Kenedix Inc			
Back-Up Operator	NA	NA	Medis Corporation	Riei Co., Ltd
Net Initial Yield ¹	7.19%	7.15%	6.78%	6.66%
Purchase Price ²	¥1,456 m (S\$19.6m)	¥844 m (S\$11.37m)	¥1,403 m (S\$18.9m)	¥955 m (S\$12.9m)
Date of Acquisition	29 September 2008			
Appraised Value ⁴	¥1,469 m (S\$22.5m)	¥845m (S\$12.9m)	¥1,427m (S\$21.9m)	¥963 m (S\$14.7m)
Appraised Date	Colliers Halifax/ 31 December 2009			




Notes:

1. Based on purchase price on acquisition; and gross rental after deducting property tax and insurance expense
2. Based on an exchange rate of S\$1.00 to JPY75 for Q2 2008 acquisitions and S\$1.00 to JPY74.219 for Q3 2008 acquisitions.
3. As at 31 Mar 09, total numbers of units increased from 107 to 108. Operator converted one (1) unit of Twin type into two (2) units of Single type
4. Exclusive of consumption tax; at an exchange rate of S\$1.00 to JPY65.32



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Our Portfolio - Japan





			
Property	Smiling Home Medis Musashi Urawa	Fureai no sono Nerima Takanodai	Smiling Home Medis Koshigaya Gamo
Type	Paid nursing home with care service		
Land Tenure	Freehold		
Land Area (sq m)	802	2,282	1,993
Net Lettable Area (sq m)	1,603	2,526	3,824
Number of Units (Rooms)	44	64	100
Year of Completion	1991	1988; Conversion works were completed in 2005	1989; Conversion works were completed in 2005
Committed Occupancy	100.0%		
Name of Lessee (s)	Medis Corporation	Shonan Fureai no Sono	Medis Corporation
Rent Guarantor	Kenedix Inc		
Back-Up Operator	Riei. Co., Ltd	Medis Corporation	Shonan Fureai no Sono
Net Initial Yield ¹	6.87%	6.98%	6.74%
Purchase Price ²	¥612 m (S\$8.2m)	¥1,286 m (S\$17.3m)	¥1,289 m (S\$17.4m)
Date of Acquisition	29 September 2008		
Appraised Value ³	¥617m (S\$9.5m)	¥1,375m (S\$21.1m)	¥1,294m (S\$19.8m)
Appraiser/ Date	Colliers Halifax/ 31 December 2009		



Notes:

1. Based on purchase price on acquisition; and gross rental after deducting property tax and insurance expense
2. Based on an exchange rate of S\$1.00 to JPY75 for Q2 2008 acquisitions and S\$1.00 to JPY74.219 for Q3 2008 acquisitions.
3. Exclusive of consumption tax; at an exchange rate of S\$1.00 to JPY65.32

Our Portfolio - Japan

				
Property	Amille Nakasyo	Supercourt Kadoma	Supercourt Takaishi-Hagoromo	Maison de Centenaire Ishizugawa
Type	Paid nursing home with care service			
Land Tenure	Freehold	50 years	30 years	Freehold
Land Area (sq m)	2,900.58	1,517.78	2,009.95	1,111.05
Net Lettable Area (sq m)	3,259	2,794	3,020	2,129
Number of Units (Rooms)	75	88	98	52
Year of Completion	2001	2007	2008	1988; Conversion works were completed in 2003
Committed Occupancy	100.0%			
Name of Lessee (s)	Message Co. Ltd, Shakai Fukushi Houjin Keiyu - Kai	City Estate Co. Ltd	City Estate Co. Ltd	Miyako Kenkokai Medical Corporation
Rent Guarantor	Kenedix Inc			
Back-Up Operator	NA	Vivac	Vivac	Vivac
Net Initial Yield ¹	8.11%	8.37%	9.21%	8.50%
Purchase Price ²	¥555m (S\$8.61m)	¥498m (S\$7.73m)	¥541m (S\$8.40m)	¥671m (S\$10.41m)
Date of Acquisition	17 November 2009			
Appraised Value ³	¥584m (S\$8.9m)	¥587m (S\$9.0m)	¥665m (S\$10.2m)	¥770 m (S\$11.8m)
Appraised Date	Colliers Halifax / 31 December 2009			



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Notes:

1. Based on purchase price on acquisition; and gross rental after deducting property tax and insurance expense
2. Based on an exchange rate of S\$1.00 to JPY64.44
3. Exclusive of consumption tax; at an exchange rate of S\$1.00 to JPY65.32

Our Portfolio - Japan

				
Property	Maison de Centenaire Haruki	Hapine Fukuoka Noke	Fiore Senior Residence Hirakata	Iyashi no Takatsuki Kan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	800.94	1,396.12	727.49	2,023.07
Net Lettable Area (sq m)	1,263	2,912	1,155	3,915
Number of Units (Rooms)	33	64	40	87
Year of Completion	1996; Conversion works were completed in 2006	2006	2007	1997; Conversion works were completed in 2005
Committed Occupancy	100.0%			
Name of Lessee (s)	Miyako Kenkokai Medical Corporation	Care Link. Co. Ltd	Vivac	Riei Co., Ltd
Rent Guarantor	Kenedix Inc			
Back-Up Operator	Vivac	NA	NA	Medis Corporation
Net Initial Yield ¹	8.49%	7.50%	7.50%	8.47%
Purchase Price ²	¥485m (S\$7.53m)	¥723m (S\$11.22m)	¥420m (S\$6.52m)	¥1,107m (S\$17.18m)
Date of Acquisition				
Appraised Value ³	¥549 m (S\$8.4m)	¥761m (S\$11.7m)	¥448m (S\$6.9m)	¥1,378m (S\$21.1m)
Appraised Date	Colliers Halifax / 31 December 2009			



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Notes:

1. Based on purchase price on acquisition; and gross rental after deducting property tax and insurance expense
2. Based on an exchange rate of S\$1.00 to JPY64.44
3. Exclusive of consumption tax; at an exchange rate of S\$1.00 to JPY65.32

Our Portfolio (Summary)

Portfolio	Singapore	Japan	Total
Type	Hospital and Medical Centre	1 pharmaceutical product distribution & manufacturing facility and 17 nursing homes	3 Hospitals & medical center, 17 nursing homes and 1 pharmaceutical product distributing & manufacturing facility
Land Tenure	3 Leasehold (average 72 years)	15 Freehold & 3 Leasehold	15 Freehold & 6 Leasehold
Land Area (sq m)	36,354	43,444	79,798
Net Lettable Area (sq m)	118,135	55,715	173,850
Licensed Beds	1,039	-	1,039
Operational beds	773	-	773
Operating theatres	29	-	29
Strata Units and Car Park Lots	40 strata units; 559 car park lots	-	-
Number of Units (Rooms)	-	1,229	-
Year of Completion	1979 to 1993	1987 to 2008	1979 to 2008
Committed Occupancy		100.0%	
Number of Lessee (s)	3 Lease Agreements with 1 Lessee	19 Lease Agreements with 13 Lessees	22 Lease Agreements with 14 Lessees
Rent/ Lease Guarantor	-	Kenedix Inc / ZECS Co Ltd ⁴	-
Back-Up Operator	-	12 of 17 have back-up Operator Agreements	-
Net Initial Yield ¹	5.5%	7%	-
Purchase Price ²	S\$774.6m	¥ 18,052m (S\$252.7m)	S\$1,027.3m
Year of Acquisition	2007	2008/ 2009	-
Appraised Value ³ (as at 31 December 2009)	S\$862.9m CB Richard Ellis	¥18,940m (S\$290.0m) Colliers Halifax	S\$1,152.9m

Notes:

1. Based on purchase price on acquisition; and gross rental after deducting property tax and insurance expense
2. As at the date of acquisition for the respective properties and based on an exchange rate of S\$1.00 to JPY75 for Q2 2008 acquisitions, S\$1.00 to JPY74.219 for Q3 2008 acquisitions and \$1.00 to JPY64.44 for 2009 acquisitions.
3. Exclusive of consumption tax; at an exchange rate of S\$1.00 to JPY65.32
4. Applicable to the 17 Nursing Homes:- The leases for 2 Bon Sejour properties are guaranteed by ZECS Co., Ltd while Kenedix Inc. provides a rental guarantee for the remaining 15 properties.