(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 12 July 2007 (as amended))

PARKWAY LIFE REAL ESTATE INVESTMENT TRUST
2011 FIRST QUARTER UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION ANNOUNCEMENT

INTRODUCTION

Parkway Life Real Estate Investment Trust ("Parkway Life REIT") is a real estate investment trust constituted by the Trust Deed entered into on 12 July 2007 (as amended) between Parkway Trust Management Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee. Parkway Life REIT was listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 23 August 2007 ("Listing Date").

Parkway Life REIT is one of the largest listed healthcare REIT in Asia by asset size. It was established to invest primarily in income-producing real estate and/or real estate-related assets in the Asia-Pacific region (including Singapore) that are used primarily for healthcare and/or healthcare-related purposes (including but 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), whether wholly or partially owned, and whether directly or indirectly held through the ownership of special purpose vehicles whose primary purpose is to own such real estate.

Parkway Life REIT owns a well-diversified portfolio of 33 properties located in the Asia-Pacific region, including three hospitals in Singapore and 30 healthcare and healthcare-related assets in Japan. Its total portfolio size stands at approximately S$1.3 billion as at 31 March 2011.

In Singapore, Parkway Life REIT owns the largest portfolio of private hospitals comprising Mount Elizabeth Hospital, Gleneagles Hospital, and Parkway East Hospital (collectively, the "Singapore Hospital Properties"), covering an aggregate of 1,039 licensed beds.

In Japan, it owns one pharmaceutical product distributing and manufacturing facility in Chiba Prefecture, as well as 29 high quality nursing home and care facility properties located in various prefectures of Japan (collectively, the "Japan Properties"). The most recent addition to the Japan portfolio was another yield-accretive nursing home property acquired in January 2011. The costs of acquiring the Japan Properties were fully funded by debt.

Parkway Life REIT's policy is to distribute at least 90% of its taxable income and net overseas income, with the actual level of distribution to be determined by the Manager.

SUMMARY OF PARKWAY LIFE REIT'S RESULTS FOR THE QUARTER ENDED 31 MARCH 2011

		1Q 2011	1Q 2010	Inc/(Dec)	
	Notes	S$'000	S$'000	S$'000	%
Gross Revenue		**21,492**	**18,649**	**2,843**	**15.2**
Net Property Income		**19,720**	**17,206**	**2,514**	**14.6**
Distributable Income		**14,297**	**12,500**	**1,797**	**14.4**
Distribution per unit (cents)	(a)	**2.36**	**2.07**	**0.29**	**14.4**
Annualised distribution per unit (cents)		**9.44**	**8.28**	**1.16**	**14.4**
Annualised distribution yield (%), based on - Closing market price of S$1.71 as at 31 March 2011		**5.52**	**4.84**		**14.4**

Note:

(a) The number of units used to calculate the Distribution per Unit ("DPU") comprise of the number of units in issue as at 31 March 2011 and units in issue and issuable as at 31 March 2010 respectively.

1(a) Income statement together with a comparative statement for the corresponding period of the immediately preceding financial year

Consolidated Statement of Total Return

	Notes	1Q 2011 S$'000	1Q 2010 S$'000	Inc/ (Dec) %
Gross revenue		**21,492**	**18,649**	**15.2**
Property expenses		(1,772)	(1,443)	22.8
Net property income		**19,720**	**17,206**	**14.6**
Manager's management fees		(1,887)	(1,655)	14.0
Trust expenses		(636)	(510)	24.7
Foreign exchange loss		(49)	(19)	157.9
Interest income		7	5	40.0
Finance costs	(a)	(2,276)	(2,559)	(11.1)
Non-property expenses		**(4,841)**	**(4,738)**	**2.2**
Total return before changes in fair value of financial derivatives		**14,879**	**12,468**	**19.3**
Net change in fair value of financial derivatives	(b)	1,017	318	219.8
Total return for the period before tax and distribution		**15,896**	**12,786**	**24.3**
Income tax expense	(c)	(1,065)	(636)	67.5
Total return for the period after tax before distribution		**14,831**	**12,150**	**22.1**

Notes:

(a) Finance costs represent interest expense on loans, settlement on interest rate swaps that provide fixed rate funding on loans and amortisation of transaction costs of establishing debt facilities.

(b) The Group entered into foreign currency forward contracts to hedge its net foreign income from Japan. The changes in fair value of the foreign currency contracts were recognised in Statement of Total Return.

(c) Included in the income tax expense is deferred tax expense amounting to $0.16 million recognised in respect of the Japan investment properties for the temporary differences between the fair value and the tax written down value at the applicable income tax rate.

Distribution Statement

	Notes	1Q 2011 S$'000	1Q 2010 S$'000	Inc/ (Dec) %
Total return after tax before distribution		**14,831**	**12,150**	**22.1**
(Non-taxable)/non-tax deductible items:				
Manager's management fees payable in units	(a)	-	331	(100.0)
Trustee's fees		62	56	10.7
Amortisation of transaction costs relating to debt facilities		183	238	(23.1)
Net change in fair value of financial derivatives		(1,017)	(318)	219.8
Foreign exchange difference		29	(21)	238.1
Temporary differences and other adjustments[1]		209	64	226.6
Net effect of (non-taxable)/non-tax deductible items		**(534)**	**350**	**(252.6)**
Distributable income to Unitholders	(b)	**14,297**	**12,500**	**14.4**

Note:

(a) For the Manager's management fees entitled in 2011, the Manager will receive 100% of the fees in the form of cash (2010: 80% in cash and the remaining 20% settled in units).

(b) Parkway Life REIT's distribution policy is to distribute at least 90% of its taxable income and net overseas income, with the actual level of distribution to be determined at the Manager's discretion.

[1] Include the temporary differences between the fair value and the tax written down value at the applicable income tax rate in respect of the Japan investment properties

1(b)(i) Balance Sheet, together with comparatives as at the end of the immediately preceding financial year

	Notes	Group 31/03/11 S$'000	Group 31/12/10 S$'000	Trust 31/03/11 S$'000	Trust 31/12/10 S$'000
Current assets					
Trade and other receivables		7,315	7,575	6,397	6,469
Cash and cash equivalents	(a)	38,862	40,588	8,841	11,892
		46,177	**48,163**	**15,238**	**18,361**
Non-current assets					
Investment properties	(b)	1,296,707	1,302,563	879,169	878,700
Subsidiaries		-	-	391,630	382,210
Security deposit receivable		914	950	-	-
Financial derivatives		326	92	326	92
Total assets		**1,344,124**	**1,351,768**	**1,286,363**	**1,279,363**
Current liabilities					
Financial derivatives		579	971	579	971
Trade and other payables		12,135	12,282	6,803	6,807
Current portion of security deposits		1,937	2,014	-	-
		14,651	**15,267**	**7,382**	**7,778**
Non-current liabilities					
Financial derivatives		1,453	2,343	1,453	2,343
Non-current portion of security deposits		12,030	12,314	-	-
Loans and borrowings	(c)	457,941	464,755	457,941	464,755
Deferred tax liabilities		4,301	4,139	-	-
Total liabilities		**490,376**	**498,818**	**466,776**	**474,876**
Net assets		**853,748**	**852,950**	**819,587**	**804,487**
Represented by:					
Unitholders' funds		853,748	852,950	819,587	804,487
Total equity		**853,748**	**852,950**	**819,587**	**804,487**

Notes:

(a) The decrease in cash and cash equivalents is mainly due to the depreciation of Japanese Yen.

(b) The decrease in investment properties is mainly due to the depreciation of Japanese Yen offset by the acquisition of a nursing home property in January 2011. The aggregate market value of the existing investment properties was last valued by independent valuers at S$1.3 billion as at 31 December 2010.

(c) The decrease in borrowings is mainly due to the depreciation of Japanese Yen, net off the draw down of loan facility to finance the January 2011 acquisition. Refer to 1(b)(ii) for details.

1(b)(ii) Aggregate amount of borrowings

	Group 31/03/11 S$'000	Group 31/12/10 S$'000	Trust 31/03/11 S$'000	Trust 31/12/10 S$'000
Unsecured gross borrowings				
Amount repayable within one year	-	-	-	-
Amount repayable after one year	460,601	467,542	460,601	467,542
Less: Transaction costs in relation to the term loan and revolving credit facilities	(2,660)	(2,787)	(2,660)	(2,787)
	457,941	**464,755**	**457,941**	**464,755**

From the latest rating report released by Fitch Ratings dated 24 August 2010, Parkway Life REIT has maintained its BBB investment grade rating. As at 31 March 2011, Parkway Life REIT's gearing was 34.3%, well within the 60% limit allowed under the Monetary Authority of Singapore's Property Funds Guidelines.

(a) **Details of borrowings and collateral**

The properties in Japan are financed by several 5-year and 4-year unsecured term loan and revolving credit facilities of JPY19,530 million (S$297.5 million[2]) and JPY6,830 million (S$104.0 million[2]) respectively.

On 21 January 2011, the Group entered into a supplemental agreement to extend the availability period of an undrawn facility of JPY830 million[3] (S$12.6 million[2]) to June 2011 ("Extension Facility"). On 26 January 2011, the Group has drawn down JPY600 million (S$9.1 million[2]) from this Extension Facility to finance the acquisition of the Sawayaka Fukufuku-kan nursing home property. The undrawn facility amounting to JPY230 million (S$3.5 million[2]) was cancelled on the same date.

As at 31 March 2011, the total facilities drawn of JPY26,960 million (S$410.6 million[1]) (the "Long Term Facilities") were unsecured and ranked pari passu with all the other present and future unsecured debt obligations of Parkway Life REIT.

Interest on the above Long Term Facilities is based on floating rate plus a margin.

In addition, Parkway Life REIT, through its wholly owned subsidiary, Parkway Life MTN Pte Ltd (the "Issuer"), has established a S$500 million Multicurrency Medium Term Note Programme (the "MTN Programme") in 2008. Under the MTN Programme, the Issuer may, subject to the compliance with all relevant laws, regulations and directives, from time to time issue notes in series or in tranches in Singapore dollars, United States dollars or any other currency (the "Notes"). The Notes shall constitute direct, unconditional, unsecured and unsubordinated obligations of the Issuer ranking *pari passu*, without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Issuer. All sums payable in respect of the Notes will be unconditionally and irrevocably guaranteed by Parkway Life REIT.

In March 2010, the Group issued a S$50 million 3-year Floating Rate Notes ("FRN") under the MTN Programme, bearing a floating interest 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, which will mature on or about 23 March 2013.

The proceed of the loan was used to repay an existing bank borrowing, as well as used for the general working capital purposes of Parkway Life REIT.

[2] Based on the exchange rate of S$1.523 per JPY100 as at 31 March 2011
[3] Refer to a 5-year committed and unsecured term loan facility signed on 09 June 2010

Both the MTN Programme and the FRN have been assigned a rating of “BBB” by Fitch Ratings.

(b) **Interest Rate Swaps and Foreign Currency Forwards**

For the investment properties acquired in Japan, the Group has entered into various interest rate swaps and foreign currency forward contracts to hedge its floating rate loans and net foreign income from Japan respectively.

The interest rate swaps were designated as cash flow hedges, and the effective portion of changes in the fair value are recognised directly in Unitholders’ funds. The changes in fair value of the foreign currency forward contracts were recognised in Statement of Total Return.

1(c) Consolidated Cashflow Statement

	Notes	1Q 2011 S$'000	1Q 2010 S$'000
Operating activities			
Total return before tax and distribution		**15,896**	**12,786**
Adjustments for			
Interest Income		(7)	(5)
Finance costs		2,276	2,559
Net change in fair value of financial derivatives		(1,017)	(318)
Manager's management fees paid and payable in units		-	331
Operating income before working capital changes		**17,148**	**15,353**
Changes in working capital			
Trade and other receivables		169	25
Trade and other payables		341	(920)
Security deposits		195	-
Cash generated from operations		17,853	14,458
Withholding tax paid		(952)	(535)
Cash flows from operating activities	**(a)**	**16,901**	**13,923**
Investing activities			
Interest received		7	5
Net cash outflow on capital expenditure		(224)	(71)
Net cash outflow on purchase of investment properties (including acquisition related costs)	**(b)**	(9,688)	-
Cash flows used in investing activities	**(c)**	**(9,905)**	**(66)**
Financing activities			
Interest paid		(2,448)	(2,398)
Distribution to Unitholders		(14,398)	(12,382)
Proceeds from issue of Floating Rate Notes		-	50,000
Proceeds from borrowings		9,300	-
Repayment of borrowings		-	(34,000)
Borrowing costs paid		(56)	(150)
Cash flows (used in)/from financing activities	**(d)**	**(7,602)**	**1,070**
Net (decrease)/increase in cash and cash equivalents		**(606)**	**14,927**
Cash and cash equivalents at beginning of the period		**38,143**	**21,259**
Effects of exchange differences on cash balances		(1,025)	(117)
Cash and cash equivalents at end of the period[4]		**36,512**	**36,069**

Notes:

(a) The increase in cash flows from operating activities in 2011 reflects the additional operating cash flows from the twelve properties acquired in June/July 2010 and January 2011.

[4] Cash and cash equivalents as at 31 March 2011 exclude a cash deposit of JPY 154.4 million (S$2.4 million) placed with the Group by a vendor, for the purpose of Rental Income Guarantee. For more information on the Rental Income Guarantee, please refer to our announcement dated 13 July 2010 on the acquisition of five Japan properties.

(b) Net cash outflow on purchase of investment properties (including acquisition related costs) is as follows:

	1Q 2011 S$'000	1Q 2010 S$'000
Investment property	9,112	-
Acquisition related costs	576	-
Net cash outflow/Cash consideration paid	**9,688**	**-**

(c) The cash outflow in investing activities in 1Q 2011 is mainly due to the payment of acquisition costs of the nursing home property acquired in January 2011, as well as acquisition taxes of the Japan properties acquired in 2010.

(d) The cash outflow in financing activities resulted primarily from payment of Q4 2010 distribution to Unitholders in February 2011, offset by the loan drawn down to fund the acquisition in January 2011.

1(d)(i) Statement of changes in Unitholders' funds

	Notes	Group 1Q2011 S$'000	Group 1Q2010 S$'000
Unitholders' funds at beginning of period		**852,950**	**837,199**
Operations			
Total return after tax		**14,831**	**12,150**
Translation transactions			
Net movement in foreign currency translation reserve	(a)	**(133)**	**(75)**
Hedging reserve			
Net movement in hedging reserve	(b)	**498**	**613**
Unitholders' transactions			
Manager's management fees paid and payable in units		-	331
Distribution to Unitholders		(14,398)	(12,382)
Net decrease in net assets resulting from Unitholders' transactions		**(14,398)**	**(12,051)**
Unitholders' funds at end of period		**853,748**	**837,836**

	Notes	Trust 1Q2011 S$'000	Trust 1Q2010 S$'000
Unitholders' funds at beginning of period		**804,487**	**810,461**
Operations			
Total return after tax		**29,000**	**13,843**
Hedging reserve			
Net movement in hedging reserve	(b)	**498**	**613**
Unitholders' transactions			
Manager's management fees paid and payable in units		**-**	331
Distribution to Unitholders		(14,398)	(12,382)
Net decrease in net assets resulting from Unitholders' transactions		**(14,398)**	**(12,051)**
Unitholders' funds at end of period		**819,587**	**812,866**

Notes:

(a) Foreign currency translation reserve encompass the exchange differences arising on the translation of foreign controlled entities that form part of the Group's investment in the foreign entities and the gains or losses on instruments used to hedge the Group's net investment in foreign operations that are determined to be effective hedges.

(b) Hedging reserve comprises the effective portion of the cumulative net change in the fair value of cash flow hedging instruments used to hedge against cash flow variability arising from interest payments on floating rate loans.

1(d)(ii) Details of any changes in the units

	Notes	1Q 2011 '000	1Q 2010 '000
Units in issue at beginning of period		**604,739**	**603,736**
Issue of new units:			
- Manager's management fees paid in units	(a)	231	265
Issued units at the end of period		**604,970**	604,001
Units to be issued:			
- Manager's management fees payable in units	(b)	-	244
Total issued and issuable units at the end of period		**604,970**	**604,245**

Notes:

(a) These units are issued to the Manager as partial satisfaction of the Manager's management fees for the period from 1 October 2010 to 31 December 2010 and from 1 October 2009 to 31 December 2009 respectively.

(b) 1Q 2010 units are issuable to the Manager as partial satisfaction of the Manager's management fees for the period from 1 January 2010 to 31 March 2010.

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited or reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).

Not Applicable.

4 Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The accounting policies and methods of computation applied in the financial statements for the current reporting period are consistent with those disclosed in the audited financial statements for the year ended 31 December 2010.

5 If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Not Applicable.

6 Earnings per unit ("EPU") and distribution per unit ("DPU") for the period

	Notes	1Q 2011 '000	1Q 2010 '000
Number of units in issue at end of period		**604,970**	**604,001**
Weighted average number of units for the period		**604,970**	**604,004**
Earnings per unit in cents (basic and diluted) (EPU)	(a)	**2.45**	**2.01**
Applicable number of units for calculation of DPU		**604,970**	**604,245**
Distribution per unit in cents (DPU)	(b)	**2.36**	**2.07**

Notes:

(a) In calculating EPU, the total return for the period after tax, and the weighted average number of units issued and issuable as at the end of each period is used. The diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the period.

(b) In computing DPU, the number of units in issue and issuable as at the end of each period is used.

7 Net asset value per unit based on units issued at the end of the period

	Notes	Group 31/03/11 S$	Group 31/12/10 S$	Trust 31/03/11 S$	Trust 31/12/10 S$
Net asset value ("NAV") per unit	(a)	**1.41**	**1.41**	**1.35**	**1.33**
Adjusted NAV per unit (excluding the distributable income)		**1.39**	**1.39**	**1.33**	**1.31**

Note:

(a) Net asset value per unit is calculated based on the number of units in issue as at the respective period end.

8 Review of the performance

	1Q 2011 S$'000	1Q 2010 S$'000	Inc/ (Dec) %
Gross revenue	**21,492**	**18,649**	**15.2**
Property expenses	(1,772)	(1,443)	22.8
Net property income	**19,720**	**17,206**	**14.6**
Manager's management fees	(1,887)	(1,655)	14.0
Trust expenses	(636)	(510)	24.7
Foreign exchange loss	(49)	(19)	157.9
Interest income	7	5	40.0
Finance costs	(2,276)	(2,559)	(11.1)
Non-property expenses	**(4,841)**	**(4,738)**	**2.2**
Total return before changes in fair value of financial derivatives	**14,879**	**12,468**	**19.3**
Net change in fair value of financial derivatives	1,017	318	219.8
Total return for the period before tax and distribution	**15,896**	**12,786**	**24.3**
Income tax expense	(1,065)	(636)	67.5
Total return for the period after tax before distribution	**14,831**	**12,150**	**22.1**
Net effect of (non-taxable)/non-tax deductible items	(534)	350	(252.6)
Distributable income to Unitholders	**14,297**	**12,500**	**14.4**
Distribution per Unit (cents)	**2.36**	**2.07**	**14.4**
Annualised Distribution per Unit (cents)	**9.44**	**8.28**	**14.4**

1Q 2011 Vs 1Q 2010

Gross revenue for 1Q 2011 was S$21.5 million, which exceeded 1Q 2010 by S$2.8 million. The higher revenue was due primarily to revenue contribution amounting to S$2.6 million from the Japan properties acquired in June/July 2010 and a further acquisition made in January 2011. Further, higher revenue was also driven by the higher rent from the Singapore properties mainly due to increased growth rate of CPI + 1% (ie 1.73%) in Year 4 of lease commencing 23 August 2010.

Property expenses for 1Q 2011 were S$1.8 million, an increase of S$0.3 million over 1Q 2010. The higher property expenses were in tandem with the growth of the portfolio.

The result is a net property income of S$19.7 million for 1Q 2011, which is S$2.5 million higher than 1Q 2010.

Increase in Manager's management fees were mainly due to higher deposited property value and higher net property income from the addition of new properties in June/July 2010 and January 2011, as well as valuation gains on the existing property portfolio as at 31 December 2010, which led to a corresponding increase in deposited property.

Finance costs have decreased by S$0.3 million or 11.1% despite the growth of the portfolio, mainly due to interest cost savings amounting to S$0.7 million from the refinancing and repricing exercises as announced in August 2010 and January 2011 respectively. This is offset by higher financing costs incurred mainly to finance the properties acquired in June/July 2010, as well as the new property acquired in January 2011.

Overall, annualised income available for distribution to Unitholders per unit (DPU) of 9.44 cents for 1Q 2011 has outperformed the DPU of 8.28 cents for 1Q 2010 by 14.4% or 1.16 cents, mainly due to the yield accretive acquisitions made in Japan and higher rent from Singapore properties, and savings from finance cost reduction.

9 Review of the performance against Forecast/Prospect Statement

Not Applicable.

10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

The regional healthcare industry remains robust due to rising demand for better quality private healthcare services, driven by growing affluence, fast-ageing populations and increasing social acceptance of the elderly living in care facilities. PLife REIT's enlarged portfolio of 33 high-quality healthcare and healthcare-related assets places us in a good position to capture the demand of the resilient and growing healthcare industry in the Asia Pacific.

Notwithstanding uncertainties in the global economy including rising inflation, Parkway Life REIT remains cautiously optimistic about its medium to long term prospects. This is due to our favourable rental lease structures, where at least 88.3% of the Singapore and Japan portfolio have downside revenue protection and 66% of the total portfolio is pegged to CPI-linked revision formulae for good future rental growth potential.

In regards to the earthquake events that struck the northeast area of Japan in March 2011, none of PLife REIT's Japan properties have been structurally affected as our properties are mainly located in the Kansai and Kansai and Kyushu regions, which are not the earthquake affected areas. Business continues to be in operation at all our 30 Japan properties with none of them located within the evacuation zone of the Fukushima nuclear plants, and our nearest property is at least 200 kilometers away from the nuclear plant site. All of our Japan properties also comply with strict seismic safety standards and are covered by fire, earthquake, volcanic eruption and/or tsunami insurance. Even though currently we are not adversely affected by these events, nonetheless we will continue to closely monitor the situation in Japan and will provide updates should there be any further significant developments.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: First quarter distribution for the period from 1 January 2011 to 31 March 2011

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	1.81
Exempt Income	0.18
Capital	0.37
Total	**2.36**

Par value of units: Not meaningful

Tax rate : **Taxable Income Distribution**

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Exempt Income Distribution

Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders.

Capital Distribution

Capital distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

(b) Corresponding period of the immediately preceding year

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: First quarter distribution for the period from 1 January 2010 to 31 March 2010

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	1.77
Exempt Income	0.01
Capital Income	0.29
Total	**2.07**

Par value of units: Not meaningful

Tax Rate: **Taxable Income Distribution**

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Exempt Income Distribution

Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders.

Capital Distribution

Capital distribution represents a return of capital to Unitholders for tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

(c) Book closure date: 13 May 2011

(d) Date payable: 8 June 2011

12 If no distribution has been declared/ (recommended), a statement to that effect

Not Applicable.

This announcement 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, competition, shifts in expected levels of property rental income, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

By Order of the Board
Parkway Trust Management Limited
(as Manager of Parkway Life REIT)
Company Registration No. 200706697Z

Tan Ping Ping
Company Secretary
5 May 2011

CONFIRMATION BY THE BOARD PURSUANT TO RULE 705(4) OF THE LISTING MANUAL

We confirm that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of Parkway Trust Management Limited (as Manager of Parkway Life REIT) which may render these unaudited interim financial results to be false or misleading in any material aspect.

On behalf of the Board of Directors of
Parkway Trust Management Limited
(as Manager of Parkway Life REIT)

Yong Yean Chau
Chief Executive Officer and Executive Director

Lim Kok Hoong
Chairman and Independent Director

This announcement has been prepared and released by Parkway Trust Management Limited, as manager of Parkway Life REIT.

Important Notice

This Announcement 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 ("**Parkway Life REIT**" and the units in Parkway Life 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 Parkway Life REIT (the "**Manager**"), 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 Parkway Life 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 Parkway Life REIT or the Manager is not necessarily indicative of the future performance of Parkway Life REIT or the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.