ParkwayLife REIT

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

PARKWAY LIFE REAL ESTATE INVESTMENT TRUST
FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2011 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 REITs 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$1.4 billion as at 31 December 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 730 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").

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 YEAR ENDED 31 DECEMBER 2011

		2011	2010	Increase	
	Notes	S$'000	S$'000	S$'000	%
Gross Revenue		**87,763**	**80,048**	**7,715**	**9.6**
Net Property Income		**80,308**	**73,625**	**6,683**	**9.1**
Distributable Income		**58,051**	**53,173**	**4,878**	**9.2**
Distribution per unit (cents)	(a)	**9.60**	**8.79**	**0.81**	**9.2**
Distribution yield (%), based on - Closing market price of S$1.79 as at 30 December 2011		**5.36**	**4.91**		**9.2**

Note:

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

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

Consolidated Statement of Total Return

	Notes	4Q 2011 S$'000	4Q 2010 S$'000	Inc/ (Dec) %	2011 S$'000	2010 S$'000	Inc/ (Dec) %
Gross revenue		**22,847**	**21,492**	**6.3**	**87,763**	**80,048**	**9.6**
Property expenses		(2,010)	(1,814)	10.8	(7,455)	(6,423)	16.1
Net property income		**20,837**	**19,678**	**5.9**	**80,308**	**73,625**	**9.1**
Manager's management fees		(2,000)	(1,902)	5.2	(7,724)	(7,135)	8.3
Trust expenses	(a)	(762)	(488)	56.1	(2,771)	(2,255)	22.9
Foreign exchange gain/(loss)		216	(70)	(408.6)	414	(101)	(509.9)
Interest income		3	6	(50.0)	18	31	(41.9)
Finance costs	(b)	(2,124)	(2,528)	(16.0)	(8,861)	(11,047)	(19.8)
Non-property expenses		**(4,667)**	**(4,982)**	**(6.3)**	**(18,924)**	**(20,507)**	**(7.7)**
Total return before changes in fair value of financial derivatives and investment properties		**16,170**	**14,696**	**10.0**	**61,384**	**53,118**	**15.6**
Net change in fair value of financial derivatives	(c)	342	(95)	(460.0)	(399)	594	(167.2)
Net change in fair value of investment properties	(d)	46,533	18,664	149.3	46,533	18,664	149.3
Total return for the period before tax and distribution		**63,045**	**33,265**	**89.5**	**107,518**	**72,376**	**48.6**
Income tax expense	(e)	(1,777)	(5,109)	(65.2)	(5,479)	(7,324)	(25.2)
Total return for the period after tax before distribution		**61,268**	**28,156**	**117.6**	**102,039**	**65,052**	**56.9**

Notes:

(a) Trust expenses comprise mainly of Trustee fees, professional fees and travelling expenses.

(b) 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.

(c) 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 forward contracts were recognised in Statement of Total Return.

(d) Valuations are performed by independent professional valuers for all investment properties as at 31 December 2011. The net change in fair value of investment properties represents a gain of 3.5% in the total portfolio value.

(e) Included in the income tax expense is deferred tax expense amounting to \$0.80 million and \$1.74 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 for 4Q 2011 and FY2011 respectively.

Distribution Statement

	Notes	4Q 2011 S$'000	4Q 2010 S$'000	Inc/ (Dec) %	2011 S$'000	2010 S$'000	Inc/ (Dec) %
Total return after tax before distribution		**61,268**	**28,156**	**117.6**	**102,039**	**65,052**	**56.9**
Non-tax deductible/(non-taxable) items:							
Manager's management fees payable in units	(a)	-	380	(100.0)	-	1,427	(100.0)
Trustee's fees		65	63	3.2	254	240	5.8
Amortisation of transaction costs relating to debt facilities		219	173	26.6	758	1,379	(45.0)
Net change in fair value of financial derivatives		(342)	95	(460.0)	399	(594)	(167.2)
Net fair value gain on investment properties (net of deferred tax impact)		(45,738)	(14,525)	214.9	(44,789)	(14,525)	208.4
Foreign exchange difference		(589)	31	(2,000.0)	(863)	(41)	2,004.9
Others		19	60	(68.3)	253	235	7.7
Net effect of non-tax deductible/(non-taxable) items		**(46,366)**	**(13,723)**	**237.9**	**(43,988)**	**(11,879)**	**270.3**
Distributable income to Unitholders	(b)	**14,902**	**14,433**	**3.2**	**58,051**	**53,173**	**9.2**

Note:

(a) For FY2011, the Manager will receive 100% of its management fees in 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(b)(i) Statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Notes	Group 31/12/11 S$'000	Group 31/12/10 S$'000	Trust 31/12/11 S$'000	Trust 31/12/10 S$'000
Current assets					
Trade and other receivables		8,393	7,575	7,135	6,469
Cash and cash equivalents	(a)	36,184	40,588	6,063	11,892
		44,577	**48,163**	**13,198**	**18,361**
Non-current assets					
Investment properties	(b)	1,384,032	1,302,563	924,000	878,700
Subsidiaries		-	-	382,356	382,210
Security deposit receivable		1,004	950	-	-
Financial derivatives		-	92	-	92
Total assets		**1,429,613**	**1,351,768**	**1,319,554**	**1,279,363**
Current liabilities					
Financial derivatives		-	971	-	971
Trade and other payables		12,757	12,282	7,191	6,807
Current portion of security deposits		2,129	2,014	-	-
Loans and borrowings	(c)	5,800	-	5,800	-
		20,686	**15,267**	**12,991**	**7,778**
Non-current liabilities					
Financial derivatives		4,063	2,343	4,063	2,343
Non-current portion of security deposits		13,227	12,314	-	-
Loans and borrowings	(c)	489,181	464,755	489,181	464,755
Deferred tax liabilities		6,280	4,139	-	-
Total liabilities		**533,437**	**498,818**	**506,235**	**474,876**
Net assets		**896,176**	**852,950**	**813,319**	**804,487**
Represented by:					
Unitholders' funds		896,176	852,950	813,319	804,487
Total equity		**896,176**	**852,950**	**813,319**	**804,487**

Notes:

(a) The decrease in cash and cash equivalents is mainly due to partial repayment of the long term facility amounting to JPY600 million arising from cash repatriation from Japan subsidiaries in December 2011, payment of acquisition taxes relating to properties acquired in 2010 offset by the drawdown of short term facility amounting to S$5.8 million.

(b) The increase in investment properties is mainly due to the gain on revaluation, appreciation of Japanese Yen and acquisition of a nursing home property in January 2011. As at 31 December 2011, the aggregate market value of the existing investment properties stands at S$1,384.0 million. External valuations were carried out by Knight Frank Pte. Ltd. for the Singapore properties and International Appraisals Incorporated, K.K. Halifax Associates (Colliers International) and DTZ Debenham Tie Leung K.K. for the Japan properties. A revaluation surplus of S$46.5 million is credited directly to the Statement of Total Return.

(c) The increase in borrowings is mainly due to the appreciation of Japanese Yen and short term facility drawdown amounting to S$5.8 million as at 31 December 2011. Refer to 1(b)(ii) for details.

1(b)(ii) Aggregate amount of borrowings

	Group 31/12/11 S$'000	Group 31/12/10 S$'000	Trust 31/12/11 S$'000	Trust 31/12/10 S$'000
Unsecured gross borrowings				
Amount repayable within one year	5,800	-	5,800	-
Amount repayable after one year	491,266	467,542	491,266	467,542
Less: Transaction costs in relation to the term loan and revolving credit facilities	(2,085)	(2,787)	(2,085)	(2,787)
	494,981	**464,755**	**494,981**	**464,755**

Parkway Life REIT has maintained its BBB investment grade rating, as in the latest rating report released by Fitch Ratings dated 17 August 2011.

As at 31 December 2011, Parkway Life REIT's gearing was 34.8%, well within the 60% limit allowed under the Monetary Authority of Singapore's Property Funds Guidelines.

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

Parkway Life REIT has several unsecured term loans and revolving credit facility amounting to JPY26,960 million (S$451.3 million[1]).

On 29 December 2011, the Group had prepaid part of the long term facility amounting to JPY600 million (S$10.0 million[1]).

As at 31 December 2011, the total facilities drawn of JPY26,360 million (S$441.3 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.

Parkway Life REIT, has entered into three unsecured and uncommitted short term multi-currency facilities (the "Short Term Facilities") of up to S$50 million each for general working capital purposes. As at 31 December 2011, a total of S$5.8 million was drawndown via the "Short Term Facilities" for 6 months at a fixed interest rate.

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 a then existing bank borrowing, as well as used for the general working capital purposes of Parkway Life REIT.

[1] Based on the exchange rate of S$1.674 per JPY100 as at 31 December 2011.

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) Statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Notes	4Q 2011 S$'000	4Q 2010 S$'000	2011 S$'000	2010 S$'000
Operating activities					
Total return before tax and distribution		**63,045**	**33,265**	**107,518**	**72,376**
Adjustments for					
Interest Income		(3)	(6)	(18)	(31)
Finance costs		2,124	2,528	8,861	11,047
Net change in fair value of financial derivatives		(342)	95	399	(594)
Net change in fair value of investment properties		(46,533)	(18,664)	(46,533)	(18,664)
Manager's management fees paid and payable in units		-	380	-	1,427
Operating income before working capital changes		**18,291**	**17,598**	**70,227**	**65,561**
Changes in working capital					
Trade and other receivables		(263)	(18)	(732)	(673)
Trade and other payables		1,102	162	868	(264)
Security deposits		(5)	83	179	3,632
Cash generated from operations		19,125	17,825	70,542	68,256
Withholding tax paid		(970)	(951)	(3,730)	(2,768)
Cash flows from operating activities	**(a)**	**18,155**	**16,874**	**66,812**	**65,488**
Investing activities					
Interest received		3	6	18	31
Net cash outflow on capital expenditure		(243)	(259)	(1,620)	(609)
Net cash outflow on purchase of investment properties (including acquisition related costs)	**(b)**	(152)	(778)	(10,168)	(117,225)
Cash flows used in investing activities	**(c)**	**(392)**	**(1,031)**	**(11,770)**	**(117,803)**
Financing activities					
Interest paid		(1,642)	(2,132)	(8,309)	(9,433)
Distribution to Unitholders		(14,519)	(13,606)	(57,533)	(51,130)
Proceeds from issue of Floating Rate Notes		-	-	-	50,000
Proceeds from borrowings		-	-	15,100	330,400
Repayment of borrowings		(10,044)	-	(10,044)	(250,238)
Borrowing costs paid		-	-	(56)	(1,655)
Cash flows (used in)/from financing activities	**(d)**	**(26,205)**	**(15,738)**	**(60,842)**	**67,944**
Net (decrease)/increase in cash and cash equivalents		**(8,442)**	**105**	**(5,800)**	**15,629**
Cash and cash equivalents at beginning of the period/year		**43,628**	**37,754**	**38,143**	**21,259**
Effects of exchange differences on cash balances		(1,586)	284	1,257	1,255
Cash and cash equivalents at end of the period/year[2]		**33,600**	**38,143**	**33,600**	**38,143**

[2] Cash and cash equivalents at the respective period/year end exclude a cash deposit of JPY 154.4 million (S$2.6 million and $2.4 million as at 31 December 2011 and 31 December 2010 respectively) 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.

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.

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

	4Q 2011 S$'000	**4Q 2010 S$'000**	**2011 S$'000**	**2010 S$'000**
Investment properties	-	-	9,112	112,134
Acquisition related costs	152	778	1,056	5,091
Net cash outflow/Cash consideration paid	**152**	**778**	**10,168**	**117,225**

(c) The cash outflow in investing activities in 4Q 2011 is mainly due to payment for the capital expenditure for Singapore properties, as well as payment for the acquisition taxes of a Japan property acquired in 2011. In addition, the cash outflow in 2011 is mainly due to the payment of acquisition costs of the nursing home property acquired in January 2011.

(d) The cash outflow in financing activities in 4Q 2011 resulted primarily from payment of 3Q 2011 distribution to Unitholders as well as the repayment of long term facility amounting to JPY600 million. For 2011, the cash outflow in financing activities resulted primarily from payment of distribution to Unitholders, offset by the drawdown of short term facility amounting to S$5.8 million in 3Q 2011.

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

	Notes	Group 4Q2011 S$'000	Group 4Q2010 S$'000	Group 2011 S$'000	Group 2010 S$'000
Unitholders' funds at beginning of period/year		**849,923**	**836,721**	**852,950**	**837,199**
Operations					
Total return after tax		**61,268**	**28,156**	**102,039**	**65,052**
Translation transactions					
Net movement in foreign currency translation reserve	(a)	**(501)**	**68**	**(838)**	**14**
Hedging reserve					
Net movement in hedging reserve	(b)	**5**	**1,231**	**(442)**	**388**
Unitholders' transactions					
Manager's management fees paid and payable in units		-	380	-	1,427
Distribution to Unitholders		(14,519)	(13,606)	(57,533)	(51,130)
Net decrease in net assets resulting from Unitholders' transactions		**(14,519)**	**(13,226)**	**(57,533)**	**(49,703)**
Unitholders' funds at end of period/year		**896,176**	**852,950**	**896,176**	**852,950**

	Notes	Trust 4Q2011 S$'000	Trust 4Q2010 S$'000	Trust 2011 S$'000	Trust 2010 S$'000
Unitholders' funds at beginning of period/year		**766,353**	**792,433**	**804,486**	**810,461**
Operations					
Total return after tax		**61,480**	**24,048**	**66,808**	**43,340**
Hedging reserve					
Net movement in hedging reserve	(b)	**5**	**1,231**	**(442)**	**388**
Unitholders' transactions					
Manager's management fees paid and payable in units		-	380	-	1,427
Distribution to Unitholders		(14,519)	(13,606)	(57,533)	(51,130)
Net decrease in net assets resulting from Unitholders' transactions		**(14,519)**	**(13,226)**	**(57,533)**	**(49,703)**
Unitholders' funds at end of period/year		**813,319**	**804,486**	**813,319**	**804,486**

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	4Q 2011 '000	4Q 2010 '000	2011 '000	2010 '000
Units in issue at beginning of period/year		**604,970**	**604,495**	**604,739**	**603,736**
Issue of new units:					
- Manager's management fees paid in units		-	244	231	1,003
Issued units at the end of period/year		**604,970**	**604,739**	**604,970**	**604,739**
Units to be issued:					
- Manager's management fees payable in units	(a)	-	231	-	231
Total issued and issuable units at the end of period/year		**604,970**	**604,970**	**604,970**	**604,970**

Notes:

(a) 4Q 2010 units are issuable to the Manager as partial satisfaction of the Manager's management fees for the period from 1 October 2010 to 31 December 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	4Q 2011 '000	4Q 2010 '000	2011 '000	2010 '000
Number of units in issue at end of period/year		**604,970**	**604,739**	**604,970**	**604,739**
Weighted average number of units for the period		**604,970**	**604,742**	**604,970**	**604,375**
Earnings per unit in cents (basic and diluted) (EPU)	(a)	**10.13**	**4.66**	**16.87**	**10.76**
Applicable number of units for calculation of DPU		**604,970**	**604,970**	**604,970**	**604,970**
Distribution per unit in cents (DPU)	(b)	**2.47**	**2.38**	**9.60**	**8.79**

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 31/12/11 S$	Group 31/12/10 S$	Trust 31/12/11 S$	Trust 31/12/10 S$
Net asset value ("NAV") per unit	(a)	**1.48**	**1.41**	**1.34**	**1.33**
Adjusted NAV per unit (excluding the distributable income)		**1.46**	**1.39**	**1.32**	**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

	4Q 2011 S$'000	4Q 2010 S$'000	Inc/ (Dec) %	2011 S$'000	2010 S$'000	Inc/ (Dec) %
Gross revenue	**22,847**	**21,492**	**6.3**	**87,763**	**80,048**	**9.6**
Property expenses	(2,010)	(1,814)	10.8	(7,455)	(6,423)	16.1
Net property income	**20,837**	**19,678**	**5.9**	**80,308**	**73,625**	**9.1**
Manager's management fees	(2,000)	(1,902)	5.2	(7,724)	(7,135)	8.3
Trust expenses	(762)	(488)	56.1	(2,771)	(2,255)	22.9
Foreign exchange gain/(loss)	216	(70)	(408.6)	414	(101)	(509.9)
Interest income	3	6	(50.0)	18	31	(41.9)
Finance costs	(2,124)	(2,528)	(16.0)	(8,861)	(11,047)	(19.8)
Non-property expenses	**(4,667)**	**(4,982)**	**(6.3)**	**(18,924)**	**(20,507)**	**(7.7)**
Total return before changes in fair value of financial derivatives and investment properties	**16,170**	**14,696**	**10.0**	**61,384**	**53,118**	**15.6**
Net change in fair value of financial derivatives	342	(95)	(460.0)	(399)	594	(167.2)
Net change in fair value of investment properties	46,533	18,664	149.3	46,533	18,664	149.3
Total return for the period before tax and distribution	**63,045**	**33,265**	**89.5**	**107,518**	**72,376**	**48.6**
Income tax expense	(1,777)	(5,109)	(65.2)	(5,479)	(7,324)	(25.2)
Total return for the period after tax before distribution	**61,268**	**28,156**	**117.6**	**102,039**	**65,052**	**56.9**
Net effect of non-tax deductible/(non-taxable) items	(46,366)	(13,723)	237.9	(43,988)	(11,879)	270.3
Distributable income to Unitholders	**14,902**	**14,433**	**3.2**	**58,051**	**53,173**	**9.2**
Distribution per Unit (cents)	**2.47**	**2.38**	**3.2**	**9.60**	**8.79**	**9.2**
Annualised Distribution per Unit (cents)	**9.88**	**9.52**	**3.2**	**9.60**	**8.79**	**9.2**

<u>4Q 2011 Vs 4Q 2010</u>

Gross revenue for 4Q 2011 was S$22.8 million, which exceeded 4Q 2010 by S$1.4 million. The higher revenue was primarily due to revenue contribution from the Japan property acquired in January 2011 and appreciation of Japanese Yen. Further, higher revenue was also driven by higher rent from the Singapore properties mainly due to increased growth rate of CPI + 1% (ie 5.3%) in Year 5 of lease commencing 23 August 2011.

Property expenses for 4Q 2011 were S$2.0 million, an increase of S$0.2 million over 4Q 2010. The higher property expenses were in tandem with the growth of the portfolio.

The result was a net property income of S$20.8 million for 4Q 2011, which was S$1.2 million higher than 4Q 2010.

The increase in the Manager's management fees were mainly due to higher deposited property value and higher net property income from the addition of new property in January 2011, as well as valuation gains on the existing property portfolio, which led to a corresponding increase in deposited property.

Finance costs have decreased despite the growth of the portfolio mainly due to interest cost savings from the repricing exercise completed in January 2011. Further, finance costs have also decreased due to lower locked in hedged rates arising from the recent extension of interest rate hedges with effect from August 2011. This was offset by higher financing costs incurred mainly to finance the property acquired in January 2011.

Overall, annualised income available for distribution to Unitholders per unit (DPU) of 9.88 cents for 4Q 2011 outperformed 4Q 2010's DPU of 9.52 cents by 3.2% or 0.36 cents, mainly due to the yield accretive acquisitions made in Japan, higher rent from Singapore properties, and savings from lower financing costs.

2011 Vs 2010

Gross revenue for 2011 was S$87.8 million compared with S$80.0 million for 2010, an increase of S$7.8 million or 9.6%. This was mainly due to full year revenue contribution from the properties acquired in 2010/2011, and higher rent from the existing properties.

Correspondingly, property expenses for 2011 were S$7.5 million, an increase of S$1.0 million or 16.1% over 2010.

The result was a net property income of S$80.3 million for 2011, which was S$6.7 million higher than 2010.

The Manager's management fees for 2011 were S$7.7 million, an increase of S$0.6 million or 8.3% over 2010. This was due to higher deposited property value and higher net property income from the addition of new properties in 2010/2011, as well as valuation gains on the existing property portfolio, which led to a corresponding increase in deposited property.

Finance costs have decreased $2.2 million or 19.8% despite the growth of the portfolio mainly due to interest cost savings from the refinancing and repricing exercises completed in August 2010 and January 2011 respectively. Further, finance costs have also decreased due to lower locked in hedged rates arising from the recent extension of interest rate hedges with effect from August 2011. This was offset by higher financing costs incurred mainly to finance the properties acquired in 2010/2011.

Overall, DPU for 2011 of 9.60 cents outperformed 2010's DPU of 8.79 cents by 9.2% or 0.81 cents, mainly due to the yield accretive acquisitions made in Japan, higher rent from existing properties and savings from lower financing costs.

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.

Parkway Life REIT remains cautiously optimistic about its near-term to medium-term acquisition prospects. In spite of ongoing uncertainties in the global markets, the long-term prospects of the regional healthcare industry continues to be robust due to rising demand for better quality private healthcare services driven by growing affluence and fast-ageing populations.

Parkway Life REIT's enlarged portfolio of 33 high-quality healthcare and healthcare-related assets places it in a good position to benefit from the resilient growth of the healthcare industry in the Asia Pacific region.

In addition, Parkway Life REIT is supported by favourable rental lease structures, where at least 88% of its Singapore and Japan portfolios have downside revenue protection and 65% of the total portfolio is pegged to CPI-linked revision formulae, ensuring steady future rental growth whilst protecting revenue stability amid uncertain market conditions.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: Fourth quarter distribution for the period from 1 October 2011 to 31 December 2011

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	1.92
Exempt Income	0.21
Capital	0.34
Total	**2.47**

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: Fourth quarter distribution for the period from 1 October 2010 to 31 December 2010

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	1.86
Exempt Income	0.08
Capital Income	0.44
Total	**2.38**

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%.

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(c) Book closure date: 6 February 2012

(d) Date payable: 29 February 2012

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

Not Applicable.

13 If the group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

Parkway Life REIT has not obtained a general mandate from Unitholders for IPTs.

PART II – ADDITIONAL INFORMATION FOR FULL YEAR ANNOUNCEMENT

14 Segmented revenue and results for operating segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

As at 31 December 2011, the operating segments of the Group comprise the following segments – Hospital Properties, Nursing Homes, and Pharmaceutical Product Distributing and Manufacturing Facility.

The Group's operations and its identifiable assets are located in Singapore (consisting of Hospital Properties) and Japan (consisting of 29 Nursing Homes and one Pharmaceutical Product Distributing and Manufacturing Facility). Accordingly, no geographical segmental analysis is separately presented.

	FY 2011 S$'000	FY 2010 S$'000	Change %
Hospital Properties (Singapore) [1]	54,615	53,013	3.0
Nursing Homes (Japan) [2]	30,312	24,258	25.0
Pharmaceutical Product Distributing and Manufacturing Facility (Japan)	2,836	2,777	2.1
Total gross revenue	87,763	80,048	9.6

	FY 2011 S$'000	FY 2010 S$'000	Change %
Hospital Properties (Singapore) [1]	51,564	49,961	3.2
Nursing Homes (Japan) [2]	26,147	21,090	24.0
Pharmaceutical Product Distributing and Manufacturing Facility (Japan)	2,597	2,574	0.9
Total net property income	80,308	73,625	9.1

Footnotes

(1) The higher revenue and net property income was driven by the higher rent as a result of the high growth rate of the inflation-linked CPI + 1% formula.

(2) The increase was mainly due to full year impact from the properties acquired in 2010, and additional contribution from a new Japan nursing home property acquired in January 2011.

15 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments

Refer to section 8 for the review of actual performance.

16 Breakdown of gross revenue and total return after tax before distribution

	FY 2011 S$'000	FY 2010 S$'000	Change %
Gross revenue reported for first half year	42,870	37,385	14.7
Total return after tax before distribution for first half year	28,648	24,277	18.0
Gross revenue reported for second half year	44,893	42,663	5.2
Total return after tax before distribution for second half year	73,391	40,775	80.0

17 Breakdown of the total distribution

In respect of the period:

	FY 2011 S$'000	FY 2010 S$'000
1 October 2009 to 31 December 2009		12,382
1 January 2010 to 31 March 2010		12,508
1 April 2010 to 30 June 2010		12,634
1 July 2010 to 30 September 2010		13,606
1 October 2010 to 31 December 2010	14,398	
1 January 2011 to 31 March 2011	14,278	
1 April 2011 to 30 June 2011	14,338	
1 July 2011 to 30 September 2011	14,519	

18 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Neither Parkway Trust Management Limited nor Parkway Life REIT and any of its principal subsidiaries have any person occupying a managerial position who is related to a director or chief executive officer or substantial shareholder.

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
27 January 2012

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.