



# ParkwayLife REIT

("PLife REIT")



## FULL YEAR 2011 RESULTS PRESENTATION



ParkwayLife REIT™

27 January 2012

# Disclaimer

- This Presentation is focused on comparing actual results for the period from 1 October 2011 to 31 December 2011 (“4Q 2011”) versus the period from 1 October 2010 to 31 December 2010 (“4Q 2010”). This shall be read in conjunction with PLife REIT 2011 Full Year 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** 4Q and Full Year 2011 Key Highlights

**2** Financial Review

**3** Capital and Financial Management

**4** Appendix

**I** Our Growth Strategy

**II** Portfolio Highlights



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# ParkwayLife REIT

(“PLife REIT”)



## 1. 4Q and Full Year 2011 Key Highlights



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# 4Q and Full Year 2011 Key Highlights

## Strong Revenue & Net Property Income Growth

- Gross revenue grew by 6.3% (4Q Y-O-Y) and 9.6% (Y-O-Y)
- Net property income grew by 5.9% (4Q Y-O-Y) and 9.1% (Y-O-Y)

## Continued DPU Growth Since IPO

- DPU for 4Q 2011 at 2.47 cents and full year 2011 at 9.60 cents
- DPU grew by 9.2% (Y-O-Y)
- Strong growth of 55.3% since IPO

## Strengthened PLife REIT's Balance Sheet

- Healthy gearing of 34.8% as at 31 December 2011
- Interest cost savings of approx. S\$2.5 million in FY 2011 achieved by dynamic management of cost of debt
- The all-in cost of debt is 1.64% as at 31 December 2011

# 4Q and Full Year 2011 Key Highlights (cont)

## **Stable Returns Supported by Defensive REIT Model**

- 100% occupancy with locked-in long-term master leases
- 88% of PLife REIT's total portfolio has a downside revenue protection
- 65% of the total portfolio is pegged to CPI-linked revision formula

## **Valuation Gain in Properties**

- Valuation gain of S\$46.5 million for the total portfolio value

## **Retention of Distributable Income for capital expenditure in FY 2012**

- A portion of Distributable Income will be retained to finance recurring capital expenditure needs via operating cashflow with effect from FY2012
- Retention of about S\$3 million for FY 2012
- Prudent approach to finance recurring capital expenditure needs via operating cashflow, reducing reliance on debt
- Parkway Life REIT will maintain its policy to distribute at least 90% of its taxable



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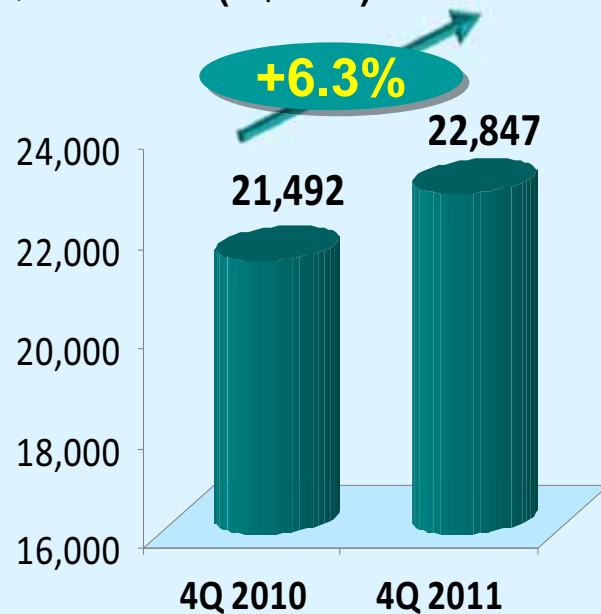
## 2. Financial Review

# Strong Revenue Growth

- 4Q 2011 Revenue grew by 6.3% to S\$22.8 million
- FY 2011 Revenue grew by 9.6% to S\$87.8 million

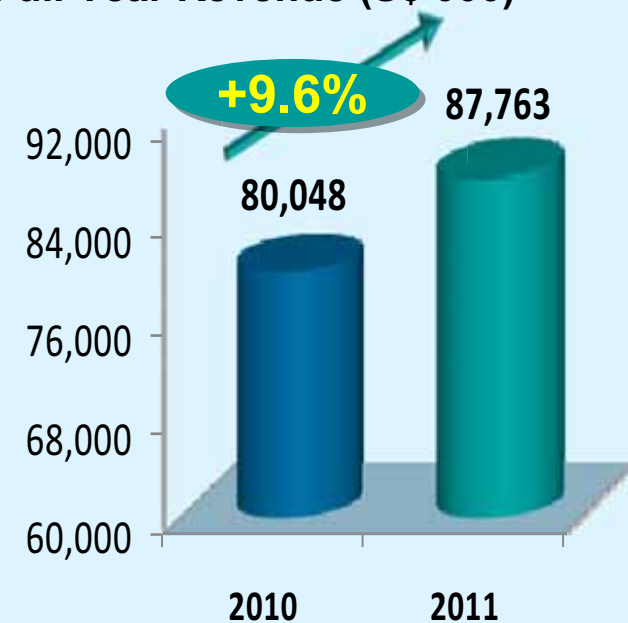
## Higher Year-on-Year Revenue

4Q Revenue (S\$'000)



## Higher Year-on-Year Revenue

Full Year Revenue (S\$'000)

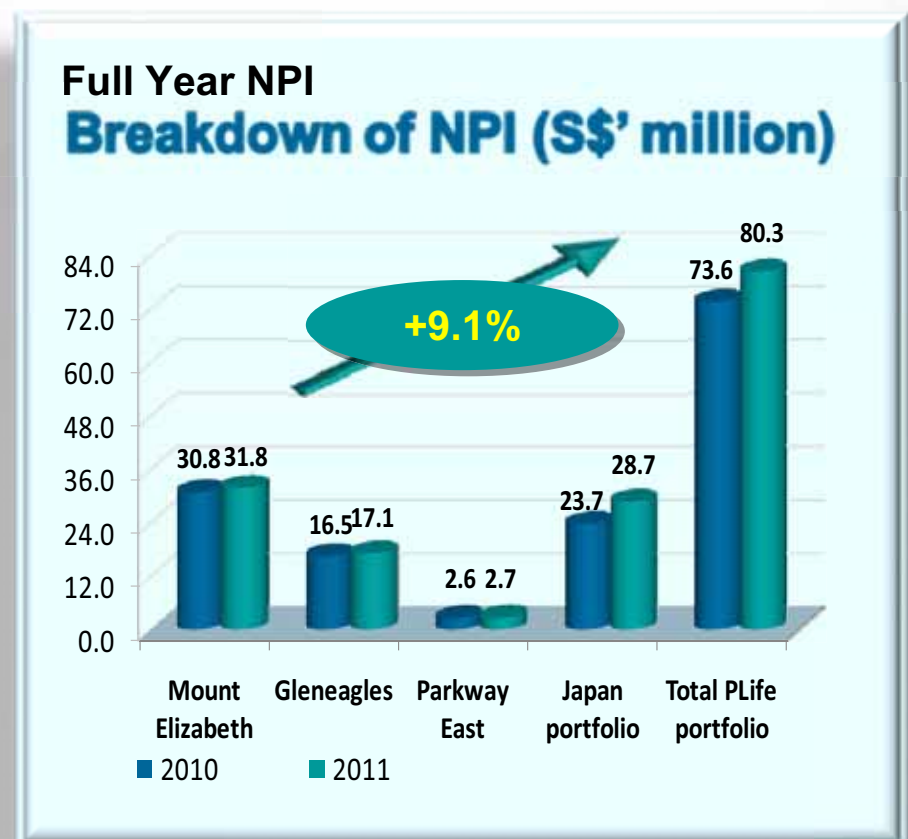
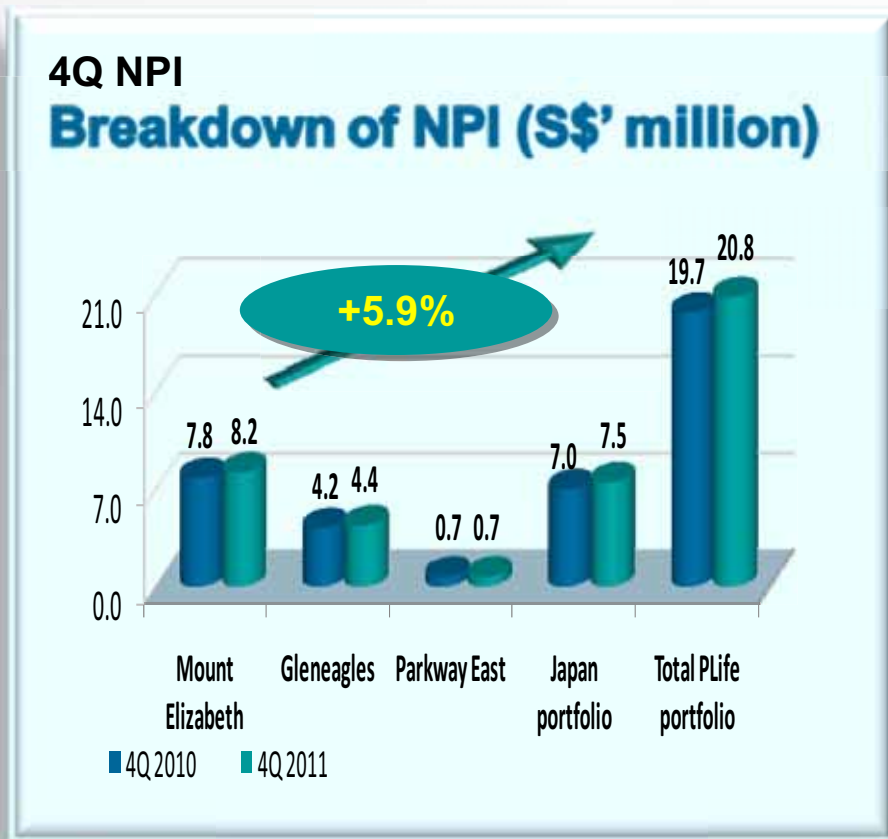


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# Strong Net Property Income (NPI) Growth

□ Increase in NPI is due to:

- Increased rental revenue from Japan properties; and
- Upward minimum guarantee rent revision of S'pore hospitals by 5.3%<sup>1</sup>



Note:

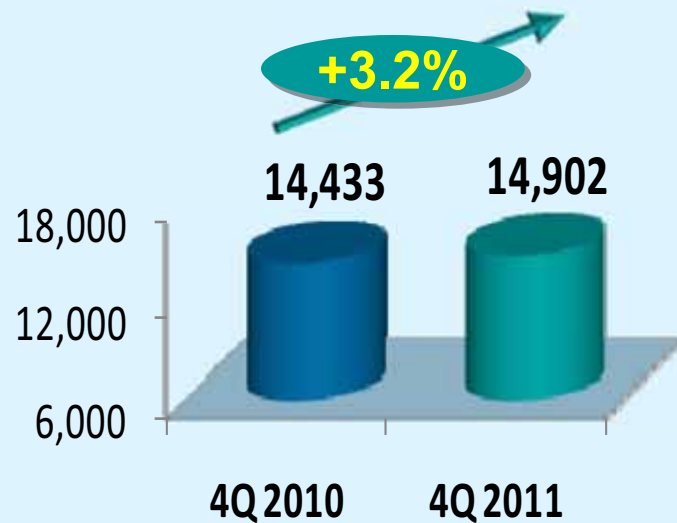
1. In 5<sup>th</sup> year of lease commencing 23 August 2011 to 22 August 2012

# Strong Distributable Income (DI) Growth

- 4Q 2011 DI grew by 3.2% to S\$14.9 million
- FY 2011 DI grew by 9.2% to S\$58.1 million

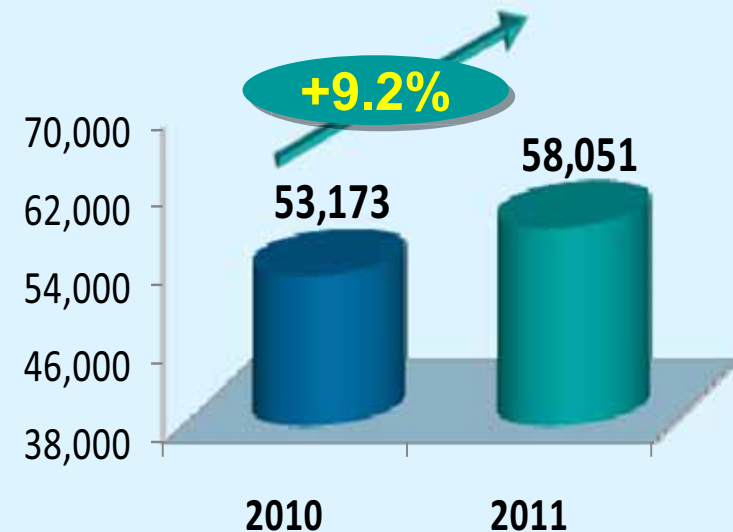
## Higher Year-on-Year Distribution

4Q DI (S\$'000)



## Higher Year-on-Year Distribution

Full Year DI (S\$'000)



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# Steady Distributable Income Growth

S\$ million



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Note:

1. Annualised DI for FY2007.

# Y-O-Y Revenue and DPU Growth

- 4Q DPU grew by 3.2% to 2.47 cents
- FY 2011 DPU grew by 9.2% to 9.60 cents

Consolidated Income Statement	Year-on-Year (Actual)			Year-on-Year (Actual)			
	(S\$'000)	4Q 2011	4Q 2010	%	FY 2011	FY 2010	%
Gross Revenue		22,847	21,492	6.3	87,763	80,048	9.6
Net Property Income		20,837	19,678	5.9	80,308	73,625	9.1
Income Available for Distribution		14,902	14,433	3.2	58,051	53,173	9.2
Available Distribution Per Unit (Cents) <sup>1</sup>							
- For the period		2.47	2.38	3.2	9.60	8.79	9.2
- Annualised		9.88	9.52	3.2	9.60	8.79	9.2

Note:

1. 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.

# Strong DPU Growth Since IPO

- DPU has grown steadily from 1.59 cents to 2.47 cents, at a growth rate of 55.3% since IPO<sup>1</sup>

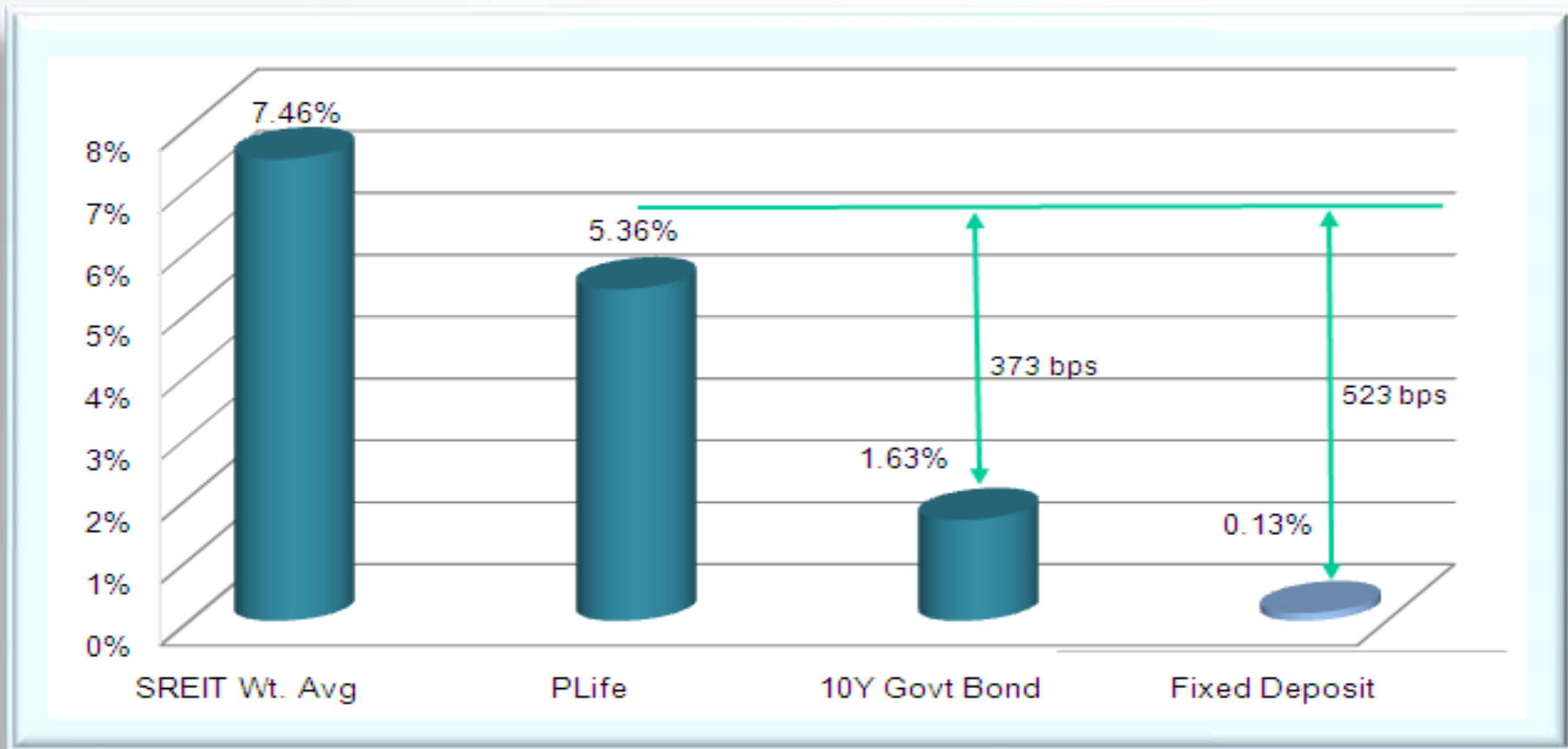


**Note:**

1. Accumulated DPU payout since IPO is 35.23 cents (inclusive of 3Q 2007 pro-rated payout).

# Attractive Yield of 5.36%<sup>1</sup>

- ❑ 373 bps higher than 10-yr Singapore Government Bond
- ❑ 523 bps higher than fixed deposit rates
- ❑ Defensive nature of PLife REIT adds to the attractiveness of 5.36% yield<sup>1</sup>



Source: Bloomberg



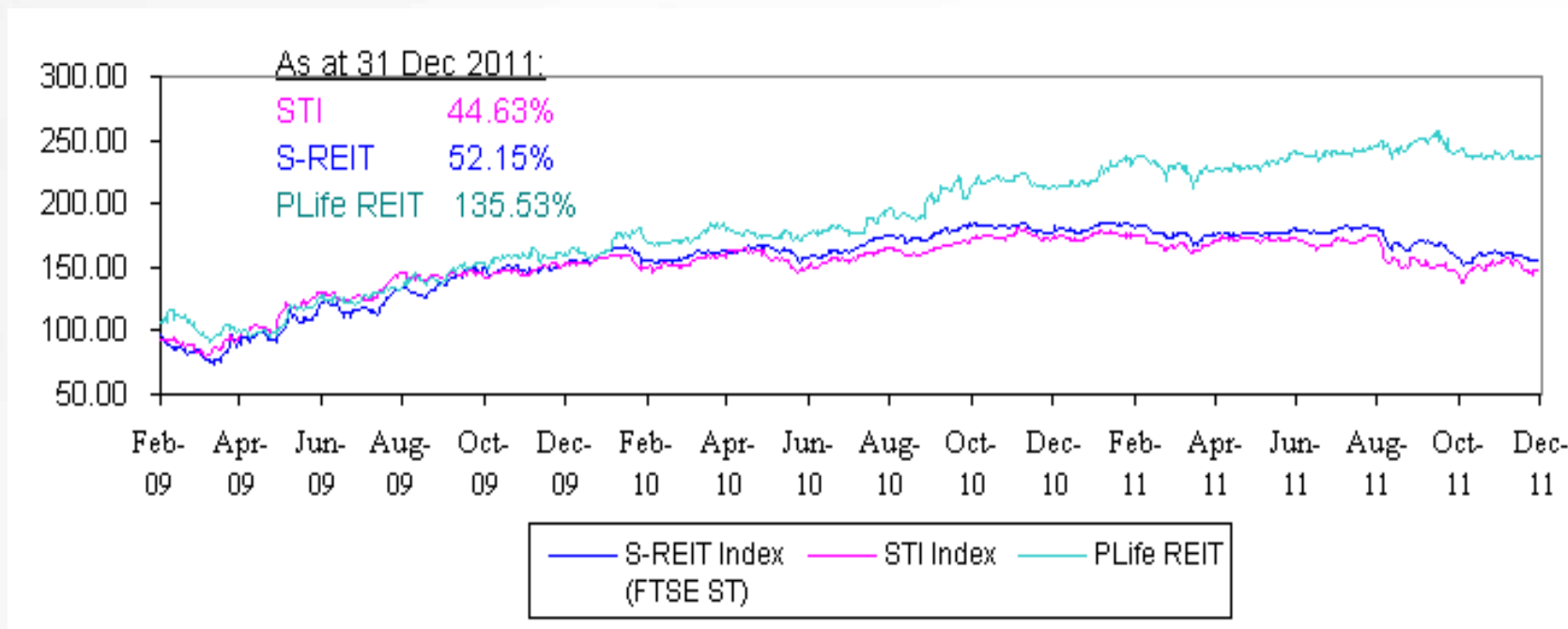
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Note:

1. Annualised distribution yield based on the share price of S\$1.79 as at 30 December 2011.

# Unit Price Relative Performance

PLife REIT's Unit Price consistently outperformed both the STI and the S-REIT Index and continued to do well in 4Q 2011...



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

Source: Bloomberg

... proving its mettle during both periods of uncertainty and economic upturn, underpinned by its robust fundamentals and growth drivers.

# Distribution Details

Stock Counter	Distribution Period	Distribution per unit (cents)
PLife REIT	01 October 2011 to 31 December 2011	2.47

## Distribution Timetable

Ex-Date: (Units will be traded ex-date)	2 February 2012
Books Closure Date:	6 February 2012 at 5pm
Distribution Payment Date:	29 February 2012



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## 3. Capital and Financial Management

# Healthy Balance Sheet

□ Healthy gearing of 34.8% as at 31 December 2011

Consolidated Balance Sheet (in S\$'000)	As at 31 Dec 2011	As at 31 Dec 2010	Variance Commentary
<b>Total Assets</b>	<b>1,429,613</b>	<b>1,351,768</b>	Increase is mainly due to appreciation of Japanese Yen and gain on revaluation of the portfolio.
<b>Total Debt<sup>1</sup></b>	<b>497,066</b>	<b>467,542</b>	Increase is mainly due to appreciation of Japanese Yen.
<b>Unitholders' Funds</b>	<b>896,176</b>	<b>852,950</b>	Increase is mainly due to gain on revaluation of the portfolio properties.
<b>Gearing<sup>2</sup> (%)</b>	<b>34.8</b>	<b>34.6</b>	Increase is mainly due to appreciation of Japanese Yen and short term facility drawdown amounting to S\$5.8 million.



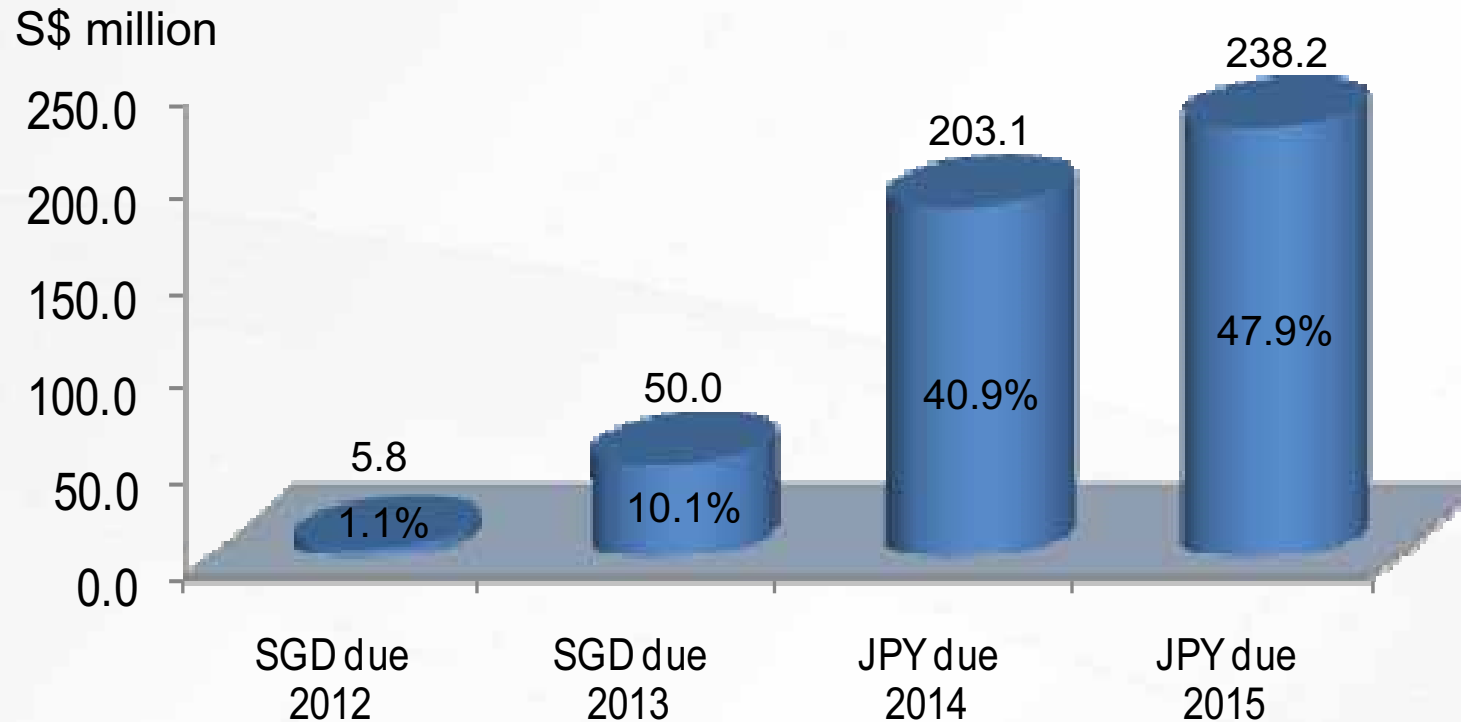
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Notes:

1. Total Gross Borrowings before transaction costs
2. Total Debt ÷ Total Assets

# Debt Maturity Profile

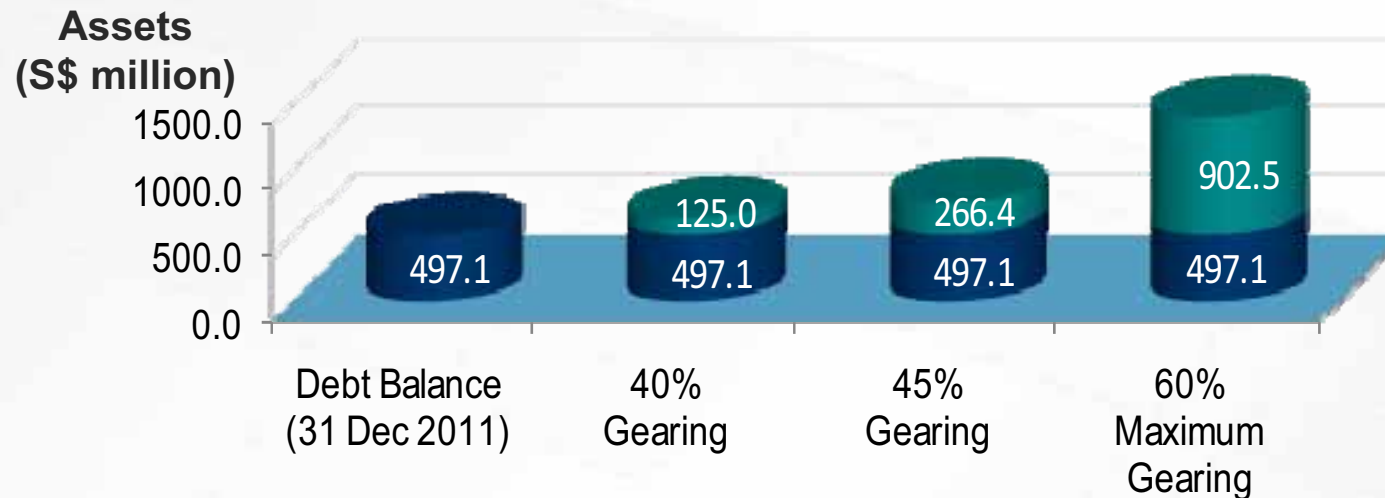
As at 31 December 2011



- ❑ Weighted average term to maturity is 2.92 years
- ❑ Current effective all-in cost of debt of 1.64%
- ❑ Interest cover ratio of 7.9 times

# Ample Debt Headroom

- ❑ Debt headroom of S\$125.0 million, S\$266.4 million and S\$902.5 million before reaching 40%, 45% and 60% gearing respectively
- ❑ PLife REIT puts in place ample funding from diversified sources to support future acquisitions and growth opportunities



■ Additional Debt Capacity  
■ Debt Balance as at 31 December 2011



## 4. Appendix



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# ParkwayLife REIT

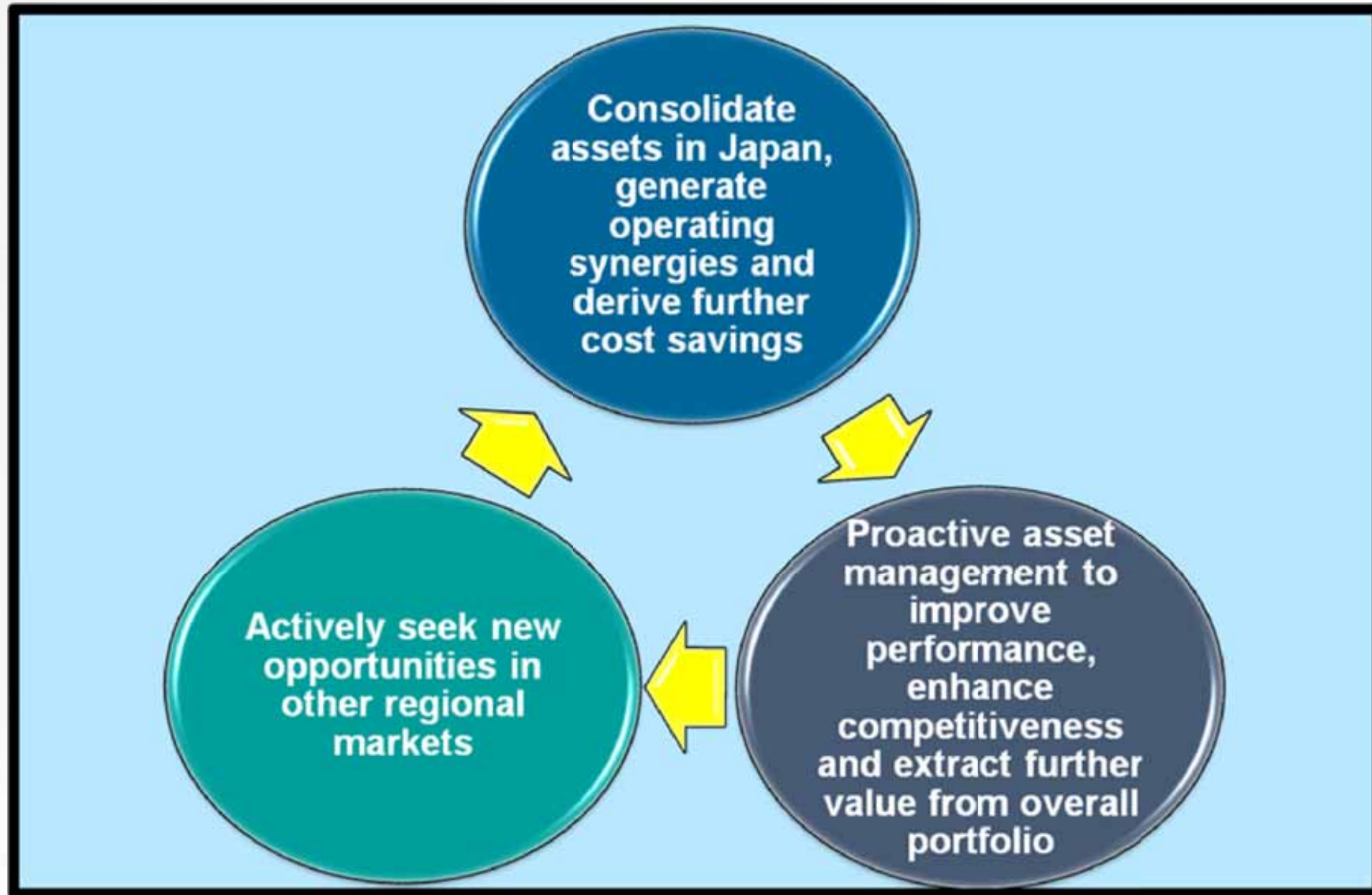
(“PLife REIT”)



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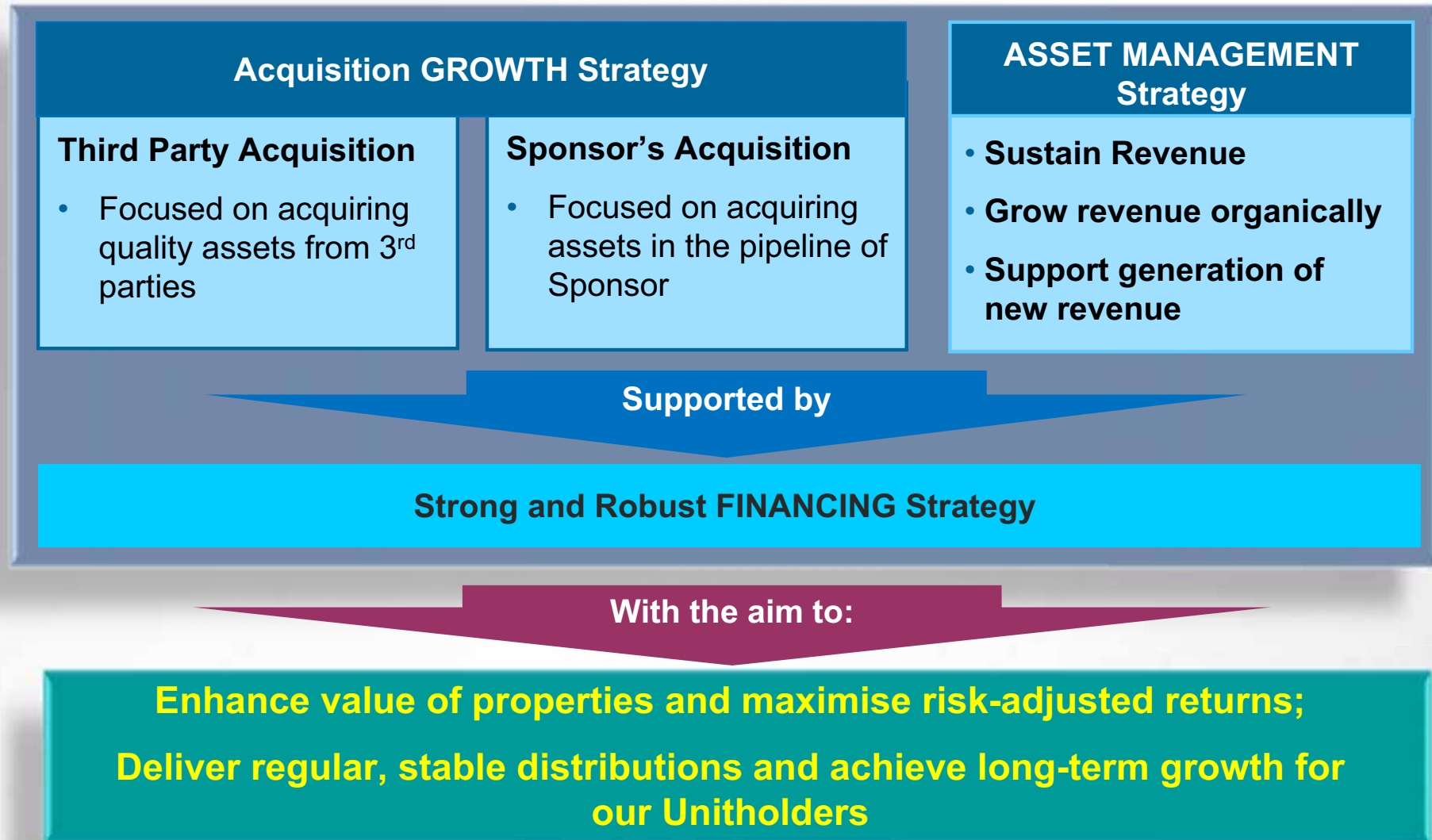
## Our Growth Strategy

# PLife REIT's Next Phase of Growth

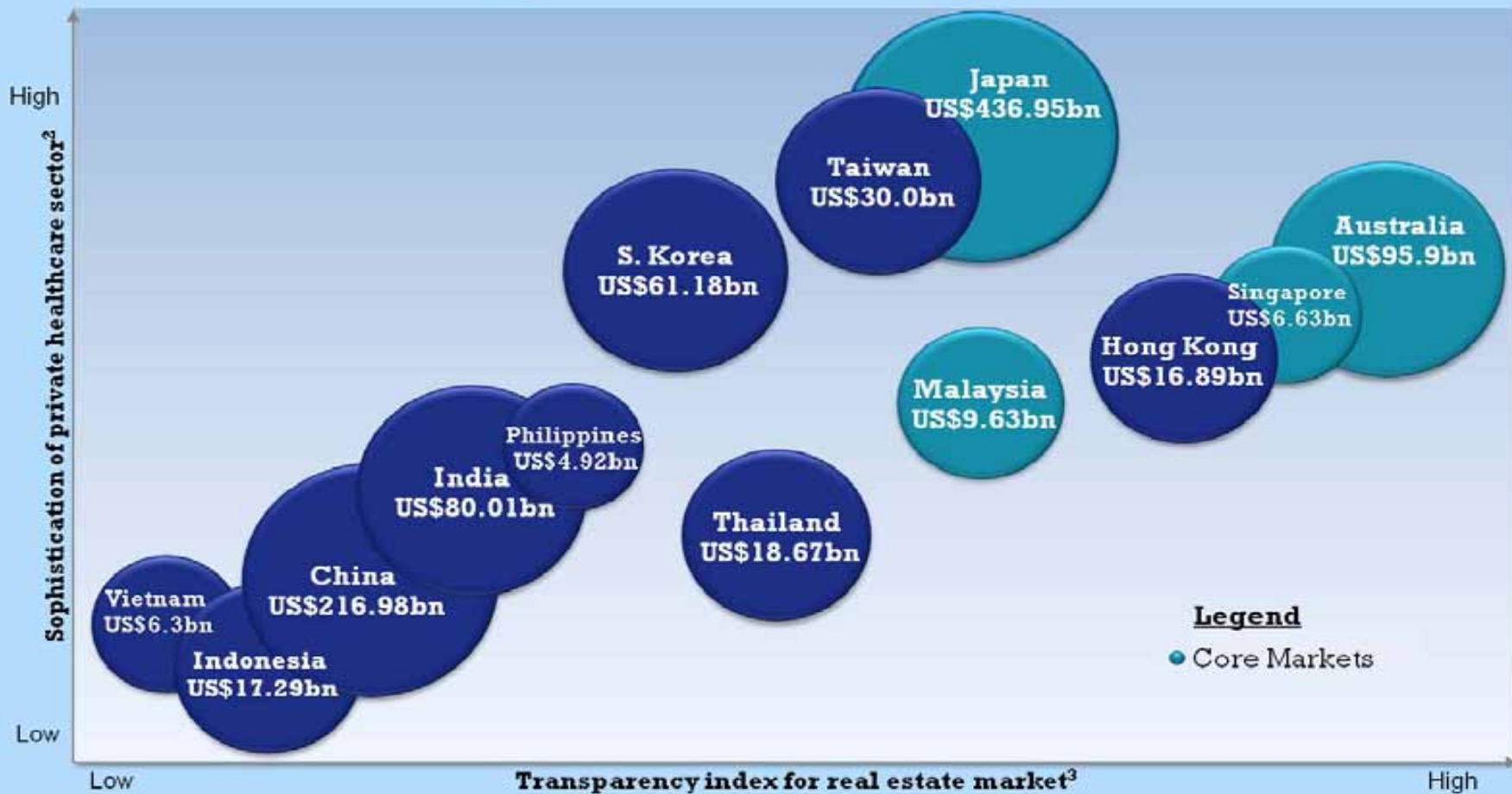


# Our Long Term Strategy

The manager plans to undertake the following strategies...



# PLife REIT's Target Markets



Year: 2010

Notes:

- 1 Size of bubble denotes the market size in terms of total healthcare expenditure. Sources: Frost & Sullivan, D2 Capital Partners.
- 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. Sources: Euromonitor International, D2 Capital Partners, Population Reference Bureau, Australian Institute of Health and Welfare, (Japan) Statistics Bureau.
- 3 Source: Jones Lang LaSalle.



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## Portfolio Highlights

# PLife REIT Portfolio (as at 31 December 2011)

*Largest listed healthcare REIT in Asian region with an enlarged portfolio of S\$1.38 billion<sup>1</sup>*

## 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
- ❑ **Good growth potential** in fast growing healthcare sector



## Notes:

1. Based on appraised values as at 31 December 2011
2. Based on Gross Revenue as at 31 December 2011

# Our Properties - Singapore

- ❑ A portfolio of 3 strategically-located world-class local private hospitals worth S\$924 million<sup>1</sup>
- ❑ Master Lease with Parkway Hospitals Singapore Pte. Ltd, a wholly owned subsidiary of Parkway Holdings, the largest private healthcare operator in Singapore and a key regional healthcare player
  - ✓ Parkway is an established brand name with a network of 16 hospitals across Asia
- ❑ Singapore Hospital Properties contribute approximately 62% of total revenue<sup>2</sup>



*Mount Elizabeth Hospital*



*Gleneagles Hospital*



*Parkway East Hospital*



Notes:

1. Based on appraised values as at 31 Dec 2011
2. Based on Gross Revenue as at 31 Dec 2011

# Our Properties - Singapore

## 3 Distinct features of our Singapore Hospital Properties:

### Long-term Master Leases with Parkway Hospitals Singapore

- ✓ 15 + 15 years with effect from 23 August 2007
- ✓ c.f. average industry lease period of 3-5 years
- ✓ 100% committed occupancy

### Triple Net Lease Arrangement

- ✓ PLife REIT does not bear these costs - Property tax, Property insurance<sup>1</sup>, Property operating expenses
- ✓ Not affected by inflation-related escalating expenses

### Favourable Lease Structure

- ✓ CPI + 1% rent review formula for Singapore Hospital Properties guarantees 1% growth in minimum rent annually <sup>2</sup>



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#### Notes:

1. Except Property Damage Insurance for Parkway East Hospital
2. For the period 23 August to 22 August of the following year

# Our Properties - Japan

- ❑ A portfolio of 30 high quality healthcare properties worth S\$460 million<sup>1</sup>, comprising:
  - ✓ 1 pharmaceutical product distributing and manufacturing facility (P-Life Matsudo)
  - ✓ 29 private nursing homes

- ❑ Master tenancy with 17 lessees

- ❑ Nursing Home Properties strategically located in dense residential districts in major cities

Note:

1. Based on appraised values as at 31 Dec 2011 and at exchange rate of S\$1.00 to JPY59.74.



P-Life Matsudo



Bon Sejour Shin-Yamashita



Palmory Inn Akashi



Palmory Inn Suma



Senior Chonaikai Makuhari Kan

# Our Properties - Japan

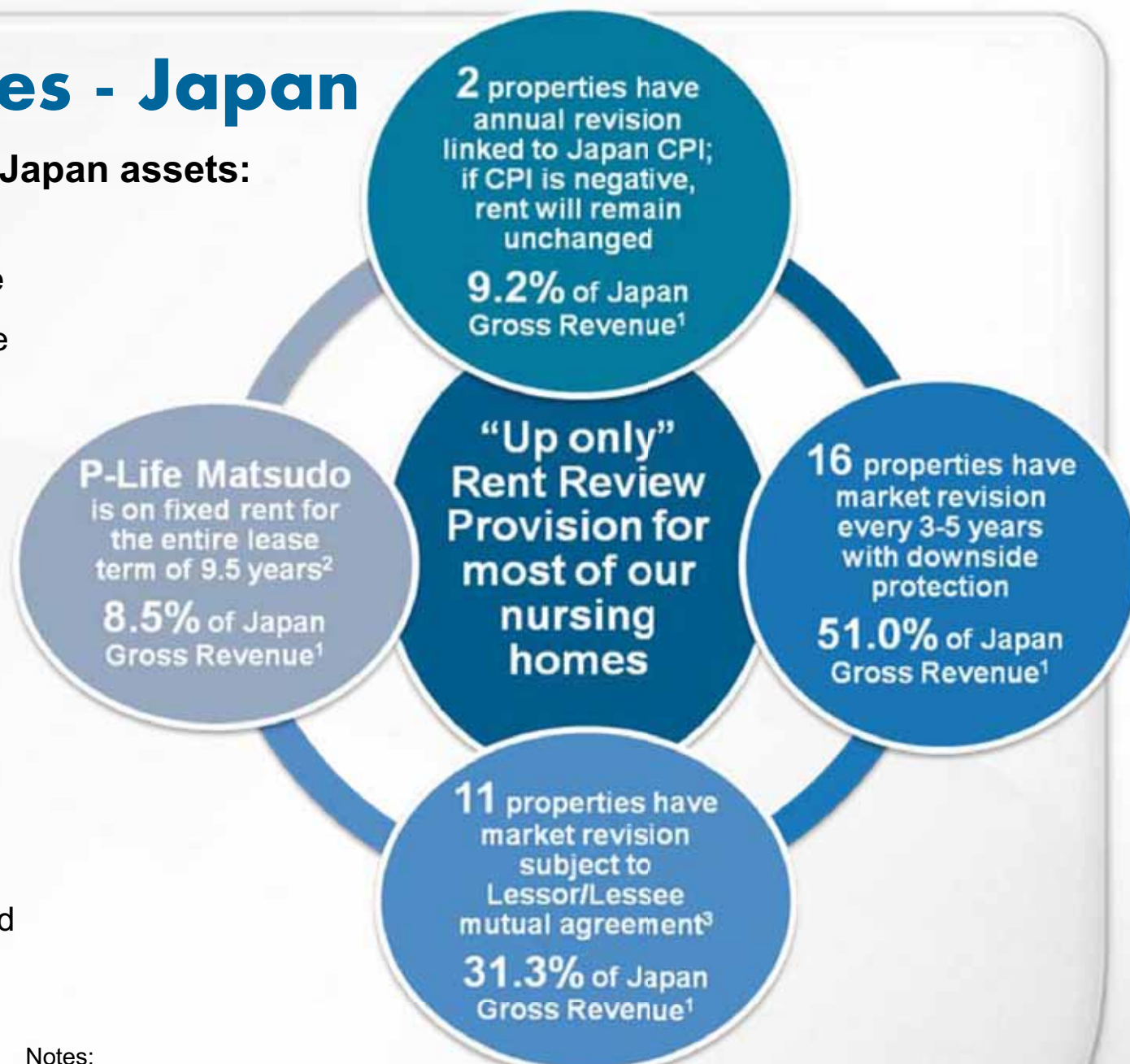
## 2 Unique features of our Japan assets:

### ❑ Favourable Lease Structure

- ✓ Long term lease structure with weighted average lease term to expiry of 14.73 years<sup>1</sup>
- ✓ “Up only” Rental Review Provision for most of our nursing homes

### ❑ Master Tenanted

- ✓ Signifies 100% committed occupancy

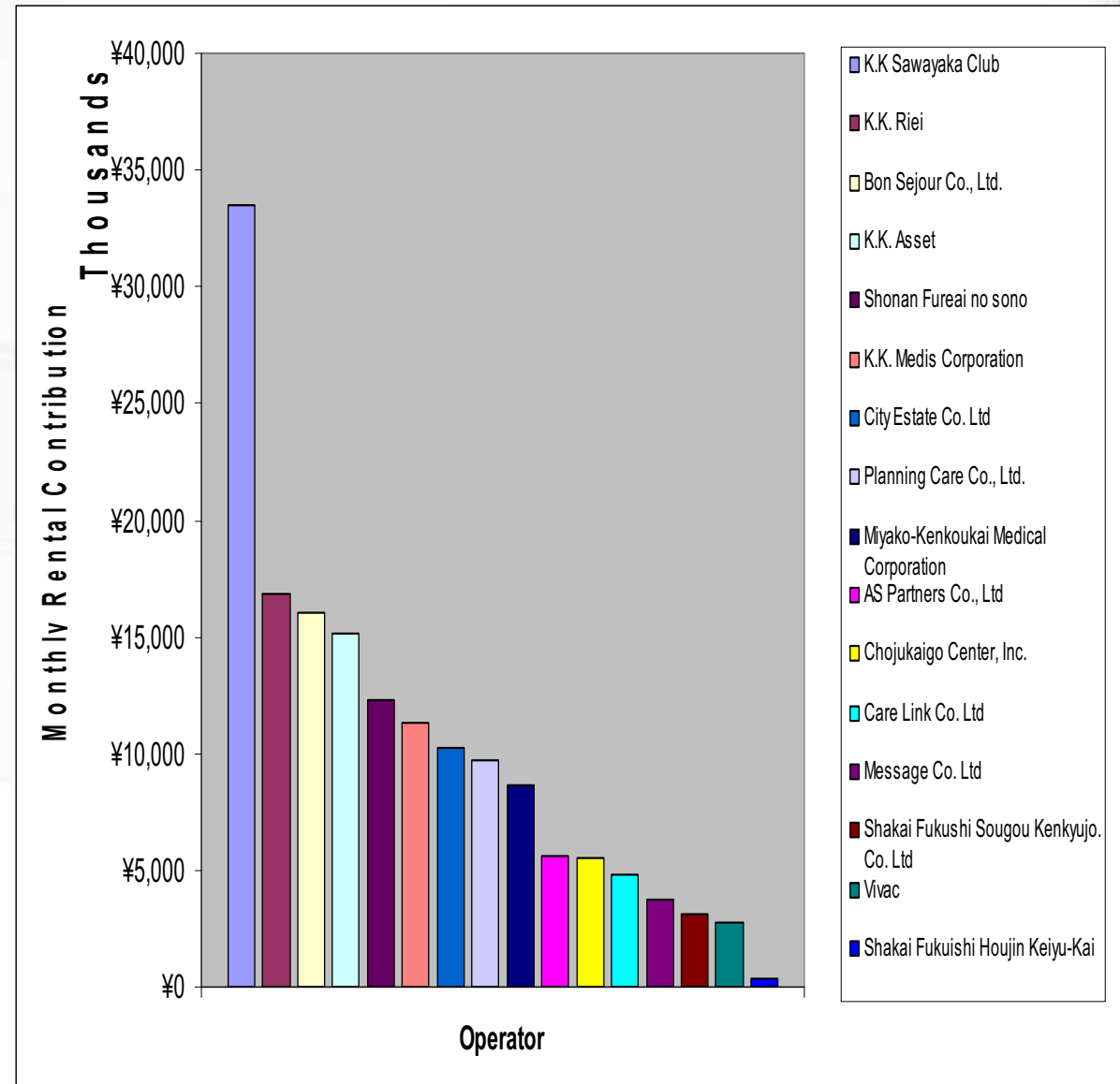


#### Notes:

1. Based on Gross Revenue (as at 31 December 2011)
2. With effect from 13 Jun 2007
3. Every 2 or 3 years for 8 out of the 11 properties; for the 3 other properties, the rent review negotiation shall occur in the event the parties deemed that the existing rent is inappropriate

# Diversified Nursing Home Operators

- **16 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 and Sawayaka properties enjoy full rental guarantee for entire lease term



# Our Portfolio - Singapore



Property Type	Mount Elizabeth Hospital	Gleneagles Hospital	Parkway East Hospital
Land Tenure	67 years	75 years	75 years
Gross Floor Area (sq m) <sup>1</sup>	58,139	49,003	10,993
Beds <sup>2</sup>	345	272	113
Operating theatres <sup>3</sup>	13	12	4
Strata Units / Car Park Lots <sup>3</sup>	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		
Appraised Value <sup>4</sup>	S\$584m	S\$295m	S\$45m
Awards and Accreditation	JCI Accreditation, 1 <sup>st</sup> private hospital in Asia to win Asian Hospital Management Award; SQC status since 1998, Superbrands status since 2002	JCI Accreditation; Asian Hospital Management Award; SQC Award in 2002 (re-certified 2007); Superbrands status since 2002	JCI Accreditation; SQC status in 1998

Notes:

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

2. As at 31 December 2011

3. As at 31 March 2007

4. Appraised Value by independent valuer, Knight Frank Pte Ltd, material date of valuation as at 31 December 2011

# 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	97
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) Alere Medical Co., Ltd (Sub-Lessee) <sup>2</sup>	Bon Sejour Corporation	
Date of Acquisition	16 May 2008	30 May 2008	
Appraised Value <sup>1</sup>	¥2,852 m (S\$47.7m)	¥1,310 m (S\$21.9 m)	¥1,049 m (S\$17.6m)
Appraiser / Date	International Appraisals Incorporated/ 31 December 2011		

Note:

1. At an exchange rate of S\$1.00 to JPY59.74.
2. Corporate rebranding by Inverness Medical Japan Co.,Ltd with effect from 1 April 2011.

# 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 <sup>2</sup>	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.
Date of Acquisition	29 September 2008			
Appraised Value <sup>1</sup>	¥1,493 m (S\$25m)	¥869m (S\$14.6m)	¥1,446m (S\$24.2m)	¥974 m (S\$16.3m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2011			

Note:

1. At an exchange rate of S\$1.00 to JPY59.74.
2. As at 31 Mar 09, total number of units increased from 107 to 108. Operator converted one (1) unit of twin type into two (2) units of single type.

# 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
Date of Acquisition	29 September 2008		
Appraised Value <sup>1</sup>	¥626m (S\$10.5m)	¥1,392m (S\$23.3m)	¥1,309m (S\$21.9m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2011		

Note:

1. At an exchange rate of S\$1.00 to JPY59.74.

# 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
Date of Acquisition	17 November 2009			
Appraised Value <sup>1</sup>	¥592m (S\$9.9m)	¥589m (S\$9.9m)	¥662m (S\$11.1m)	¥770m (S\$12.9m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2011			

Note:

1. At an exchange rate of S\$1.00 to JPY59.74.

# 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)	36 <sup>2</sup>	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
Date of Acquisition	17 November 2009			
Appraised Value <sup>1</sup>	¥601m (S\$10.1m)	¥766m (S\$12.8m)	¥449m (S\$7.5m)	¥1,377m (S\$23.1m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2011			

Notes:

1. At an exchange rate of S\$1.00 to JPY59.74.
2. No. of rooms increased from 33 to 36 upon the completion of AEI in September 2010.

# Our Portfolio - Japan



Property	Sawayaka Obatake Ichibankan	Sawayaka Obatake Nibankan	Sawayaka Shinmojikan
Type	Paid nursing home with care service	Short stay / Day care facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,786.25	1,041.50	2,813.36
Net Lettable Area (sq m)	3,490.93	1,537.89	5,087.57
Number of Units (Rooms)	78	26	112
Year of Completion	1996; Conversion works were completed in 2006	2007	2007
Committed Occupancy	100.0%		
Name of Lessee (s)	K.K Sawayaka Club		
Date of Acquisition	17 June 2010		
Appraised Value <sup>1</sup>	¥685m (S\$11.4m)	¥284m (S\$4.8m)	¥865m (S\$14.5m)
Appraiser/ Date	Colliers Halifax / 31 December 2011		

Note:

1. At an exchange rate of S\$1.00 to JPY59.74.

# Our Portfolio - Japan



Property	Sawayaka Nokatakan	Sawayaka Nogatakan	Sawayaka Sakurakan	Sawayaka Fukufukukan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	5,748.31	2,707.31	6,275.83	1,841.84
Net Lettable Area (sq m)	4,565.67	3,147.13	5,044.35	3,073.94
Number of Units (Rooms)	100	78	110	72
Year of Completion	2007	2005	2006	2008
Committed Occupancy	100.0%			
Name of Lessee (s)	K.K Sawayaka Club			
Date of Acquisition	17 June 2010			28 Jan 2011
Appraised Value <sup>1</sup>	¥844m (S\$14.1m)	¥642m (S\$10.8m)	¥723m (S\$12.1m)	¥613m (S\$10.2m)
Appraiser / Date	Colliers Halifax / 31 December 2011			

Note:

1. Exclusive of consumption tax; at an exchange rate of S\$1.00 to JPY59.74.

# Our Portfolio - Japan



Property	As Heim Nakaurawa	Fureai no Sono Musashi Nakahara	Legato Higashi Sumiyoshi
Type	Paid nursing home with care service		
Land Tenure	Freehold		
Land Area (sq m)	1,762	935.11	950.73
Net Lettable Area (sq m)	2,691.68	1,846.69	2,828.09
Number of Units (Rooms)	64	47	71
Year of Completion	2006	2006	2006
Committed Occupancy	100.0%		
Name of Lessee (s)	As Partners Co., Ltd	Shonan Fureai no Sono	Planning Care Co. Ltd
Date of Acquisition	16 July 2010		
Appraised Value <sup>1</sup>	¥961m (S\$16.1m)	¥749m (S\$12.5m)	¥919m (S\$15.3m)
Appraiser/ Date	DTZ / 31 December 2011		

Note:

1. At an exchange rate of S\$1.00 to JPY59.74.

# Our Portfolio - Japan

Property	Royal Residence Gotenyama	Legato Katano
Type	Paid nursing home with care service	
Land Tenure	Freehold	Freehold
Land Area (sq m)	793.84	1,139.10
Net Lettable Area (sq m)	1,560.41	1,687.5
Number of Units (Rooms)	44	49
Year of Completion	2007	2004
Committed Occupancy	100%	
Name of Lessee (s)	Shakai Fukuishi Sougou Kenkyjo	Planning Care Co. Ltd
Date of Acquisition	16 July 2010	
Appraised Value <sup>1</sup>	¥482m (S\$8.1m)	¥588m (S\$9.8m)
Appraiser/ Date	DTZ / 31 December 2011	

Note:

1. At an exchange rate of S\$1.00 to JPY59.74.

# Our Portfolio - Summary

Portfolio	Singapore	Japan	Total
Type	Hospital & Medical Centre	29 nursing homes; 1 pharmaceutical product distribution & manufacturing facility	3 Hospitals & medical center; 29 nursing homes; 1 pharmaceutical product distributing & manufacturing facility
Land Tenure	3 Leasehold (average 72 years)	27 Freehold & 3 Leasehold	27 Freehold & 6 Leasehold
Land Area (sq m)	36,354	71,239	107,593
Net Lettable Area (sq m)	118,135	92,457	210,412
Beds	730	-	730
Strata Units/ Car Park Lots	40 strata units/ 559 car park lots	-	40 strata units/ 559 car park lots
Number of Units (Rooms)	-	2,086	2,086
Year of Completion	1979 to 1993	1987 to 2008	1979 to 2008
Committed Occupancy	100.0%		
Master Leases/ Lessees	3 Master Leases; 1 Lessee	31 Master Leases; 17 Lessees	34 Master Leases; 18 Lessees
Year of Acquisition	2007	2008/ 2009/ 2010/2011	-
Appraised Value <sup>1</sup>	S\$924m Knight Frank Pte Ltd	¥27,481m (S\$460m) Colliers Halifax / DTZ / IAI	S\$1,384m

Note:

1. Based on Appraised Values as at 31 Dec 11