



ParkwayLife REIT

("PLife REIT")



3Q 2012 RESULTS PRESENTATION

8 November 2012



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Disclaimer

- ❑ This Presentation is focused on comparing actual results for the period from 1 July 2012 to 30 September 2012 (“3Q 2012”) versus the period from 1 July 2011 to 30 September 2011 (“3Q 2011”). This shall be read in conjunction with PLife REIT 2012 Third Quarter Unaudited Financial Statement and Distribution Announcement in SGXNet.
- ❑ This Presentation may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.

Agenda

1 3Q 2012 Key Highlights

2 Financial Review

3 Capital and Financial Management

4 Appendix

I Our Growth Strategy

II Portfolio Highlights



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1. 3Q 2012 Highlights

3Q 2012 Key Highlights



Strong Revenue & Net Property Income Growth

- Gross revenue grew by 8.5% (3Q Y-O-Y) and 8.0% (YTD 3Q Y-O-Y)
- Net property income grew by 9.5% (3Q Y-O-Y) and 8.2% (YTD 3Q Y-O-Y)



Continued DPU Growth Since IPO

- DPU for 3Q 2012 up 7.1% (3Q Y-O-Y) to 2.58 cents
- Strong growth of 62.3% since IPO



Stable Returns Supported by Defensive REIT Model

- 100% occupancy with locked-in long-term master leases
- 90% of PLife REIT's total portfolio has a downside revenue protection
- 65% of the total portfolio is pegged to CPI-linked revision formula





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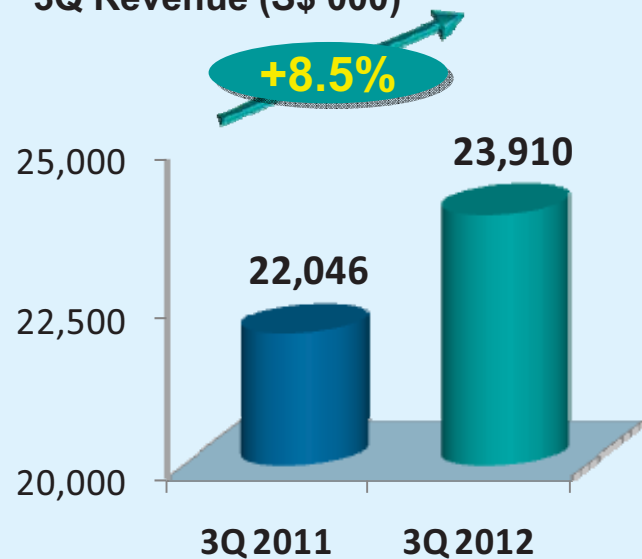
2. Financial Review

Strong Revenue Growth

- ❑ 3Q 2012 Revenue grew by 8.5% to \$23.9 million
- ❑ YTD 3Q 2012 Revenue grew by 8.0% to \$70.1 million

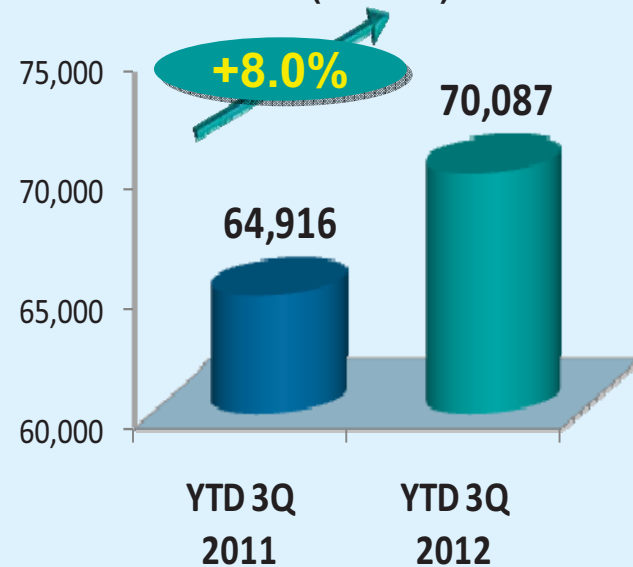
Higher Year-on-Year Revenue

3Q Revenue (S\$'000)



Higher Year-on-Year Revenue

YTD 3Q Revenue (S\$'000)



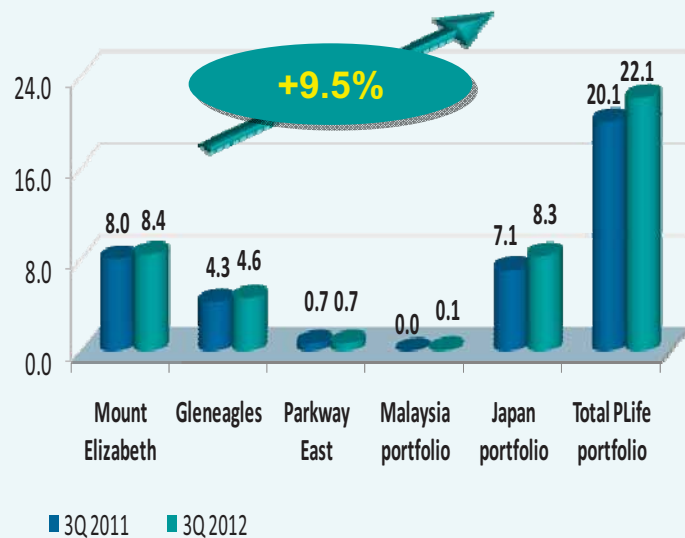
Strong Net Property Income Growth

□ Increase in NPI is due to:

- Rent contribution from Japan properties acquired in 2011 & 2012; and
- Upward minimum guarantee rent revision of Spore hospitals by 6.31%¹

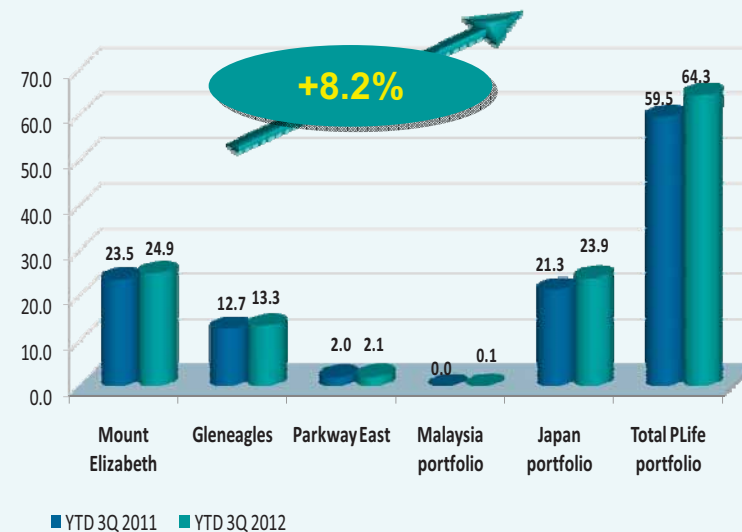
3Q NPI

Breakdown of NPI (S\$' million)



YTD 3Q NPI

Breakdown of NPI (S\$' million)



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Note:

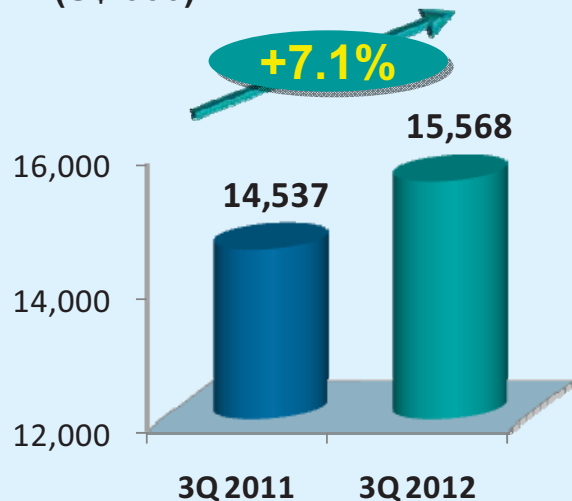
1. In 6th year of lease commencing 23 August 2012 to 22 August 2013

Strong Distributable Income Growth

- ❑ 3Q 2012 DI grew by 7.1% to \$15.6 million
- ❑ YTD 3Q 2012 DI grew by 6.8% to \$46.1 million

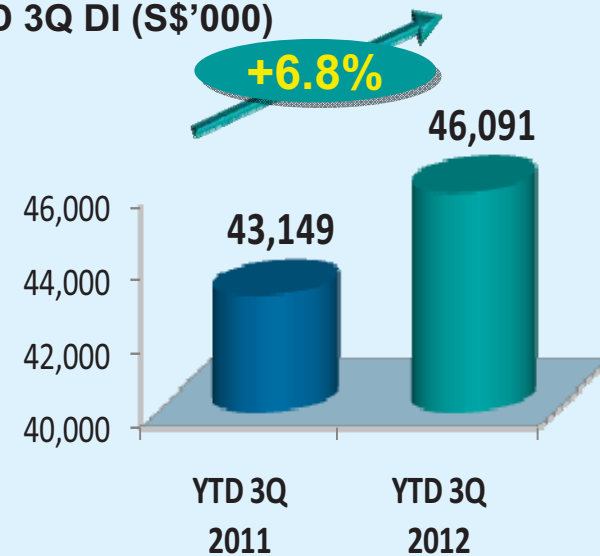
Higher Year-on-Year Distribution

3Q DI (\$'000)



Higher Year-on-Year Distribution

YTD 3Q DI (\$'000)



Y-O-Y Revenue and DPU Growth

- 3Q 2012 DPU grew by 7.1% to 2.58 cents
- YTD 3Q 2012 DPU grew by 6.8% to 7.62 cents

Consolidated Income Statement (S\$'000)	Year-on-Year (Actual)		Variance	Year-on-Year (Actual)		Variance
	3Q 2012	3Q 2011	%	YTD 3Q 2012	YTD 3Q 2011	%
Gross Revenue	23,910	22,046	8.5	70,087	64,916	8.0
Net Property Income	22,054	20,145	9.5	64,321	59,471	8.2
Distributable Income to Unitholders	15,568	14,537	7.1	46,091	43,149	6.8
Distribution Per Unit (Cents)¹						
- For the period	2.58	2.40	7.1	7.62	7.13	6.8
- Annualised	10.32	9.60	7.1	10.16	9.51	6.8

Note:

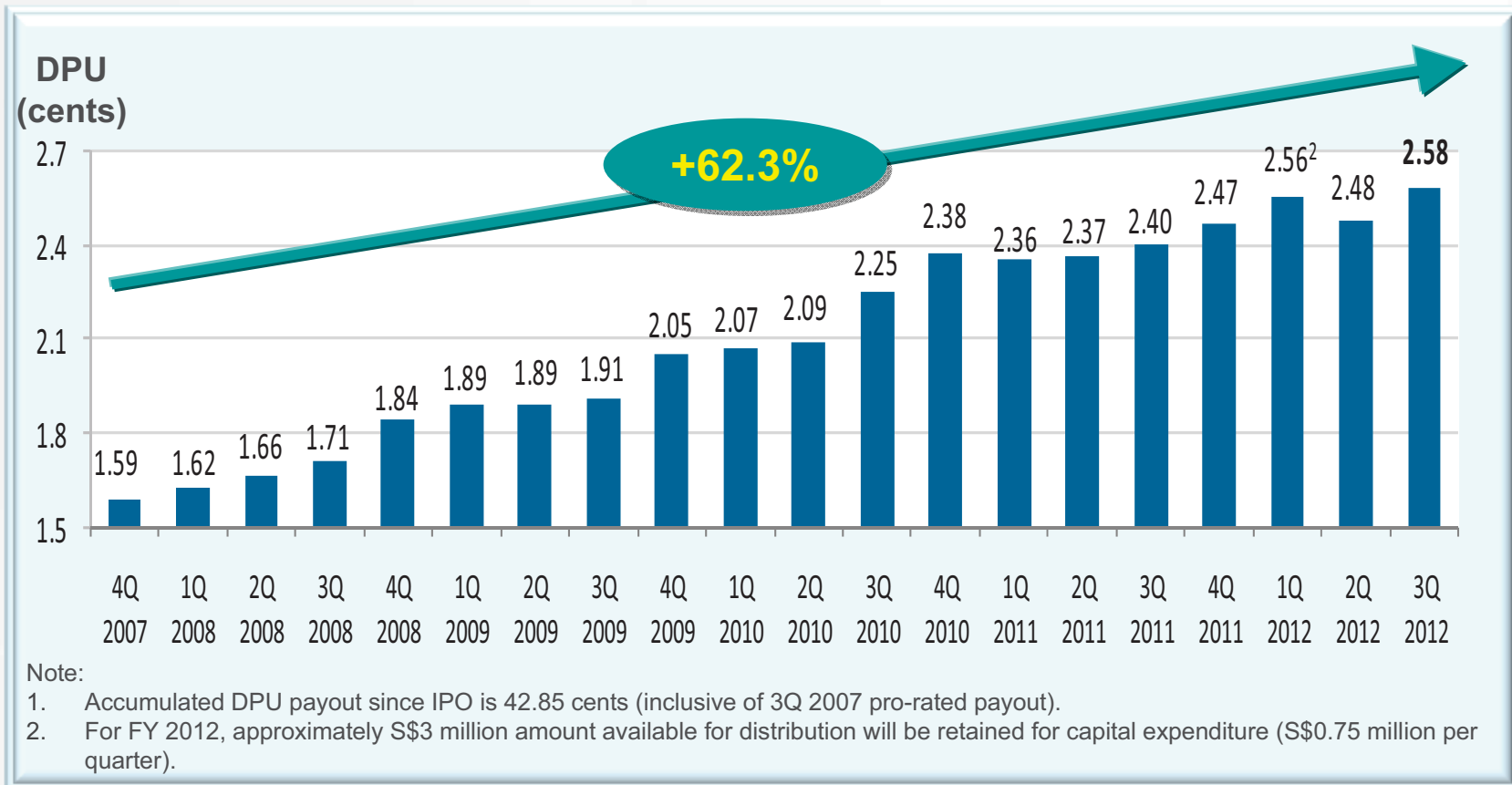
1. In computing Distribution per Unit ("DPU"), the number of units in issue as at the end of each period is used.



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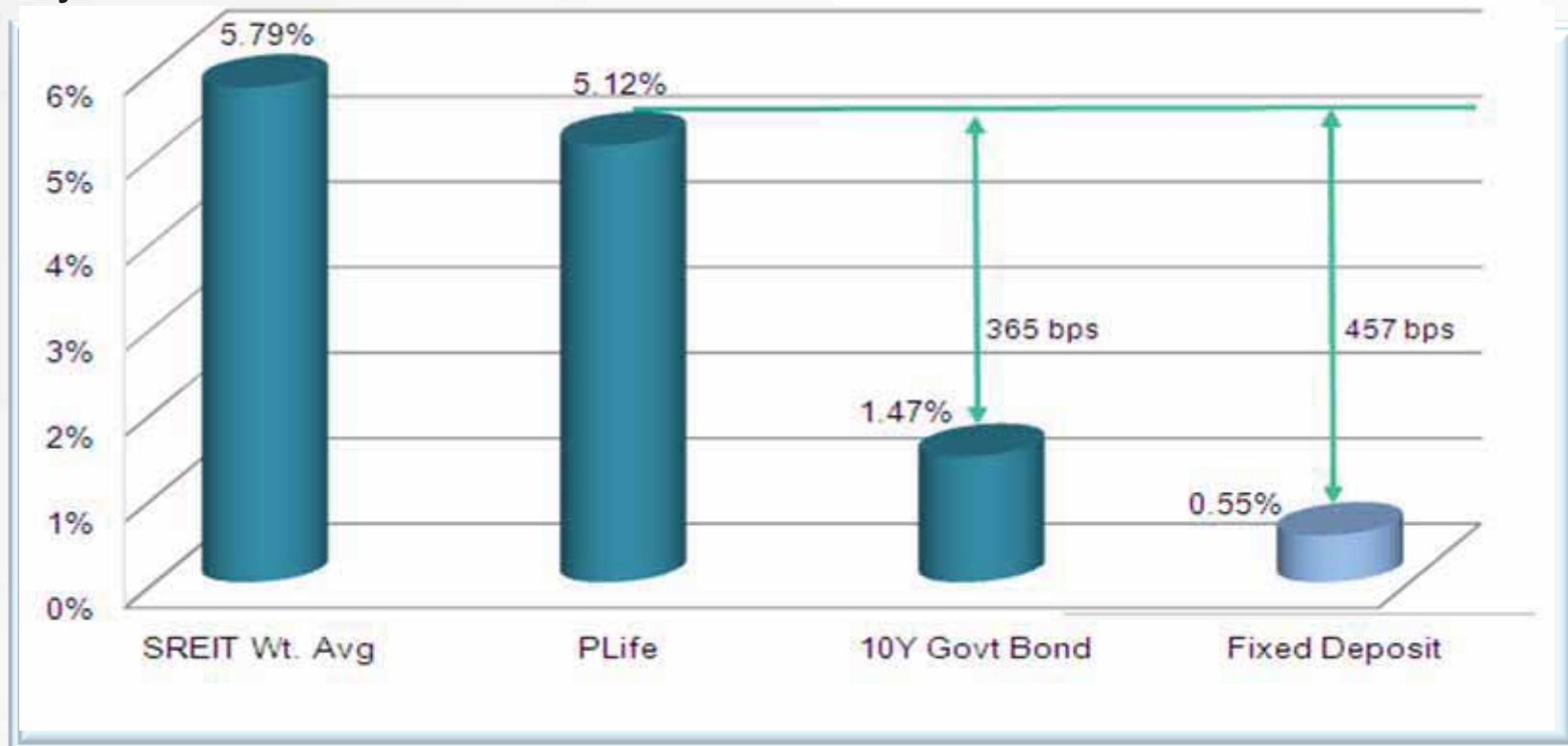
Strong DPU Growth Since IPO

- DPU has grown steadily from 1.59 cents to 2.58 cents, at a growth rate of 62.3% since IPO¹



Attractive Spread Above 10-yr SGS Yield

- ❑ 365 bps higher than 10-yr Singapore Government Securities (“SGS”)
- ❑ 457 bps higher than fixed deposit rates
- ❑ Defensive nature of PLife REIT adds to the attractiveness of 5.12% yield¹



Source: Bloomberg



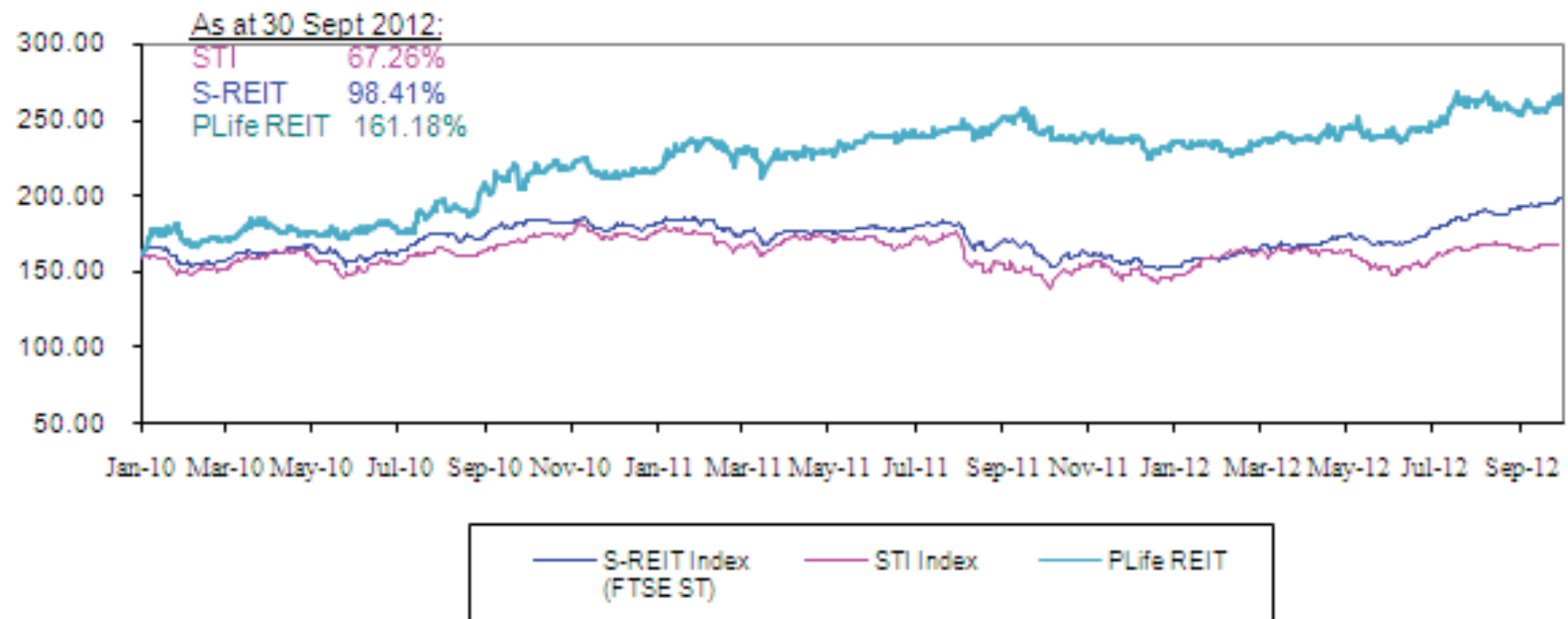
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Note:

1. Annualised distribution yield based on the share price of S\$1.985 as at 28 September 2012.

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 3Q 2012...



... providing 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 July 2012 to 30 September 2012	2.58

Distribution Timetable

Ex-Date: 15 November 2012

(Units will be traded ex-date)

Books Closure Date: 19 November 2012 at 5pm

Distribution Payment Date: 12 December 2012



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3. Capital and Financial Management

Healthy Balance Sheet

□ Healthy gearing of 36.4% as at 30 September 2012

Consolidated Balance Sheet (in S\$'000)	As at 30 Sep 2012	As at 31 Dec 2011	Variance Commentary
Total Assets	1,471,091	1,429,613	Increase is mainly due to the acquisition of Japan and Malaysia properties in March and August 2012 respectively, offset by the depreciation of Japanese Yen.
Total Debt¹	535,926	497,066	Increase is mainly due to the draw down of loan facility to finance the acquisitions, offset by the depreciation of Japanese Yen.
Unitholders' Funds	897,128	896,176	-
Gearing² (%)	36.4	34.8	-



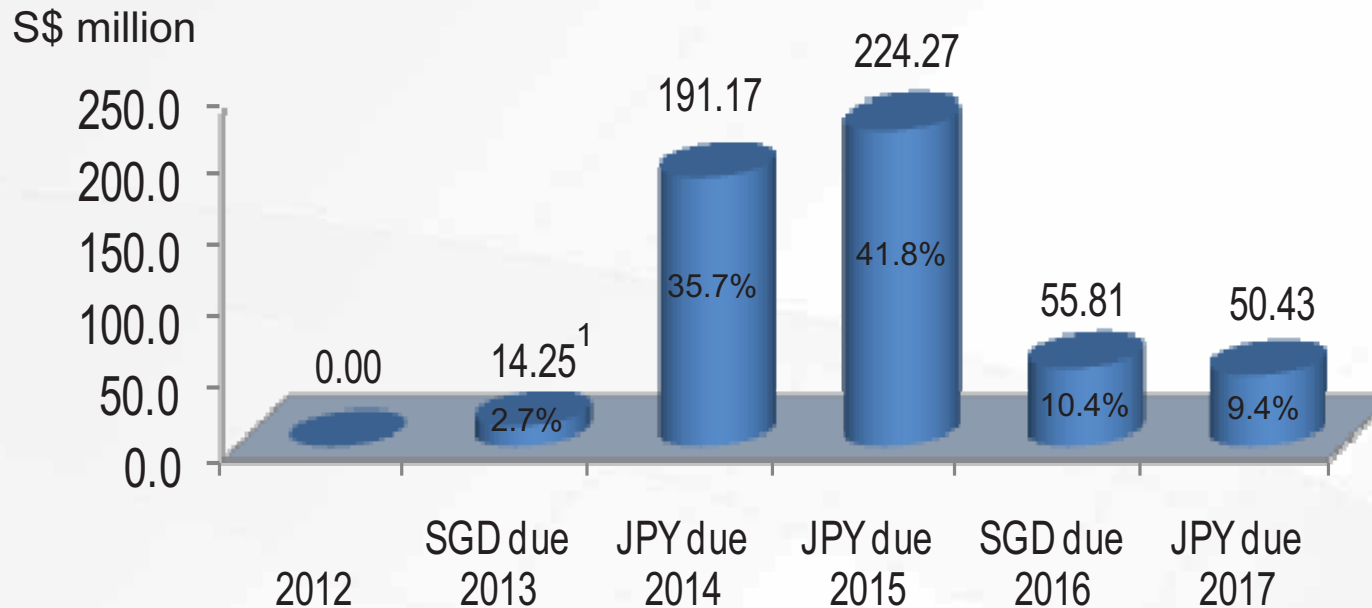
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Note:

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

Debt Maturity Profile

As at 30 September 2012



- ❑ Weighted average term to maturity is 2.68 years
- ❑ Current effective all-in cost of debt of 1.61%
- ❑ Interest cover ratio of 8.6 times

Note:

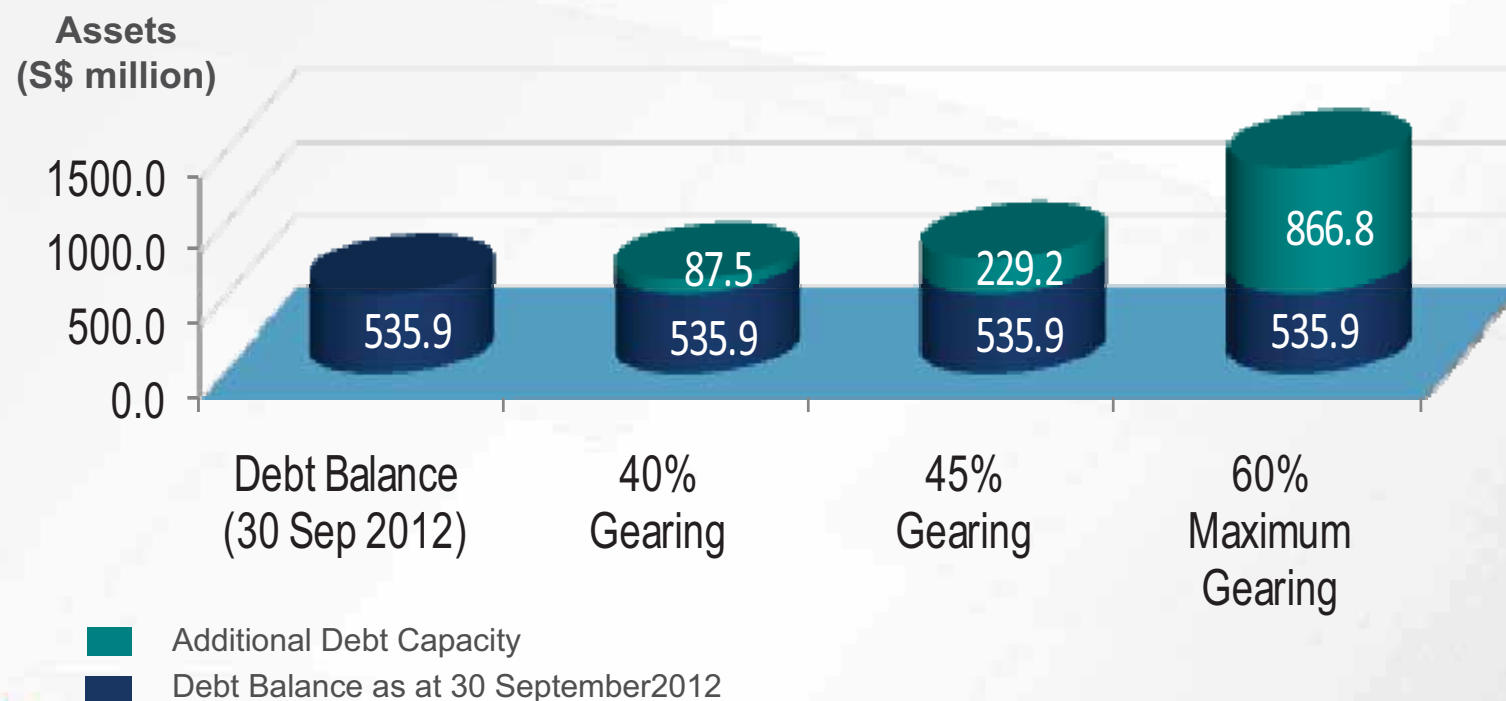
1. Covered by the 4-year S\$80 million RCF maturing in FY2016.



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Ample Debt Headroom

- ❑ Debt headroom of S\$87.5 million, S\$229.2 million and S\$866.8 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





4. Appendix



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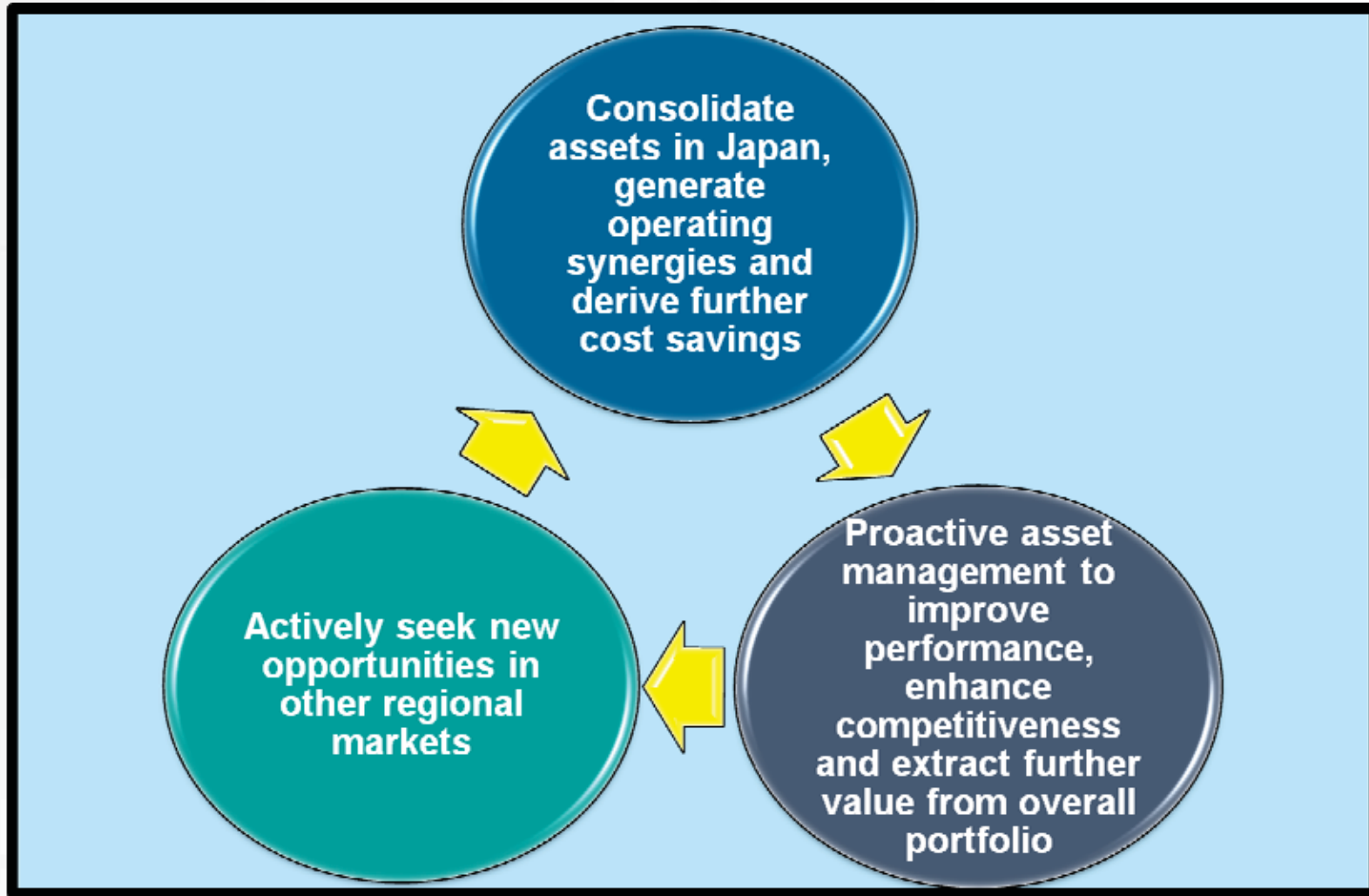
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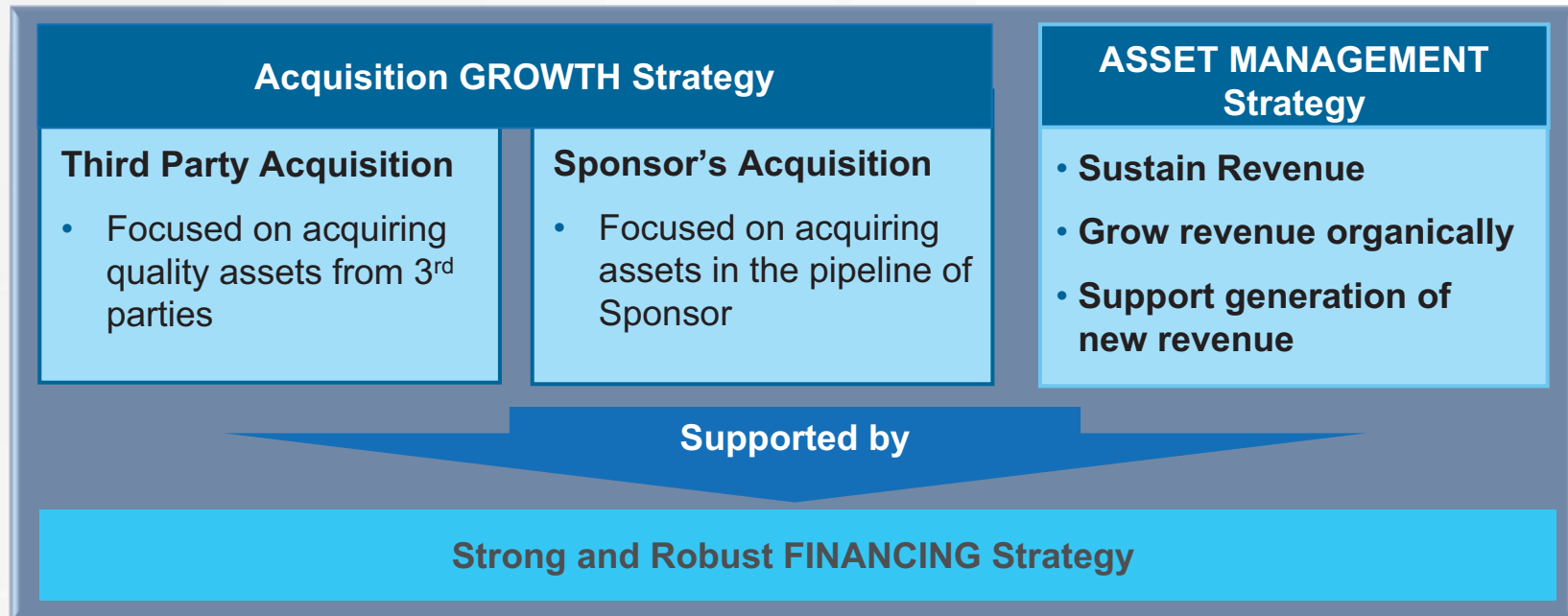
Our Growth Strategy

PLife REIT's Next Phase of Growth



Our Long Term Strategy

The manager plans to undertake the following strategies...



With the aim to:

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



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Portfolio Highlights

PLife REIT Portfolio (as at 30 September 2012)

Largest listed healthcare REIT in Asian region with an enlarged portfolio of S\$1.4 billion¹

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



Note:

1. Based on latest appraised values

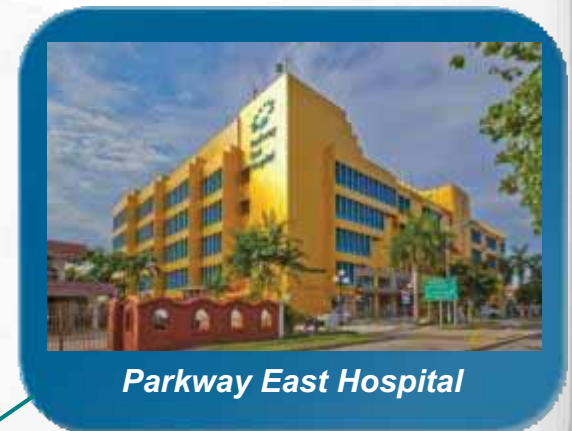
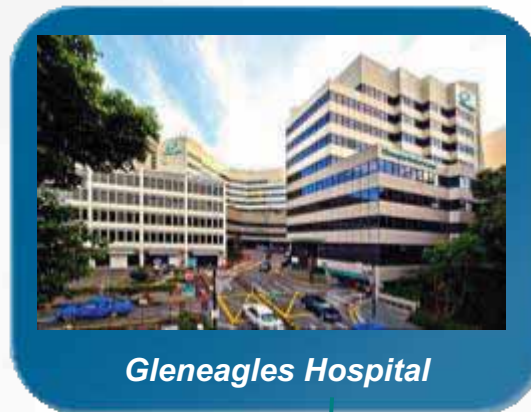
2. Based on Gross Revenue as at 30 September 2012, including Malaysia property at 0.3%



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Our Properties - Singapore

- ❑ A portfolio of 3 strategically-located world-class local private hospitals worth S\$924 million¹
- ❑ Master Lease with Parkway Hospitals Singapore Pte. Ltd, a wholly owned subsidiary of Parkway Pantai Limited (“Parkway”), the largest private healthcare operator in Singapore and a key regional healthcare player
 - ✓ Parkway is an established brand name with a network of 16 hospitals across Asia
- ❑ Singapore Hospital Properties contribute approximately 62% of total gross revenue²



Note:

1. Based on appraised values as at 31 December 2011

2. Based on Gross Revenue as at 30 September 2012



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 insurance¹, 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 ²



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Note:

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 33 high quality healthcare properties worth S\$512 million¹, comprising:
 - ✓ 1 pharmaceutical product distributing and manufacturing facility (P-Life Matsudo)
 - ✓ 32 private nursing homes
- ❑ Master tenancy with 17 lessees²
- ❑ Nursing Home Properties strategically located in dense residential districts in major cities

Note:

1. Based on appraised values as at 1 October and 31 December 2011 and at exchange rate of S\$1.00 to JPY59.74.
2. K.K Sawayaka Club includes K.K Sawayaka Amanogawa as both are wholly owned subsidiaries of Uchiyama Holdings.



P-Life Matsudo



Bon Sejour Shin-Yamashita



Palmary Inn Akashi



Palmary Inn Suma



Senior Chonaikai Makuhari Kan

Our Properties - Japan

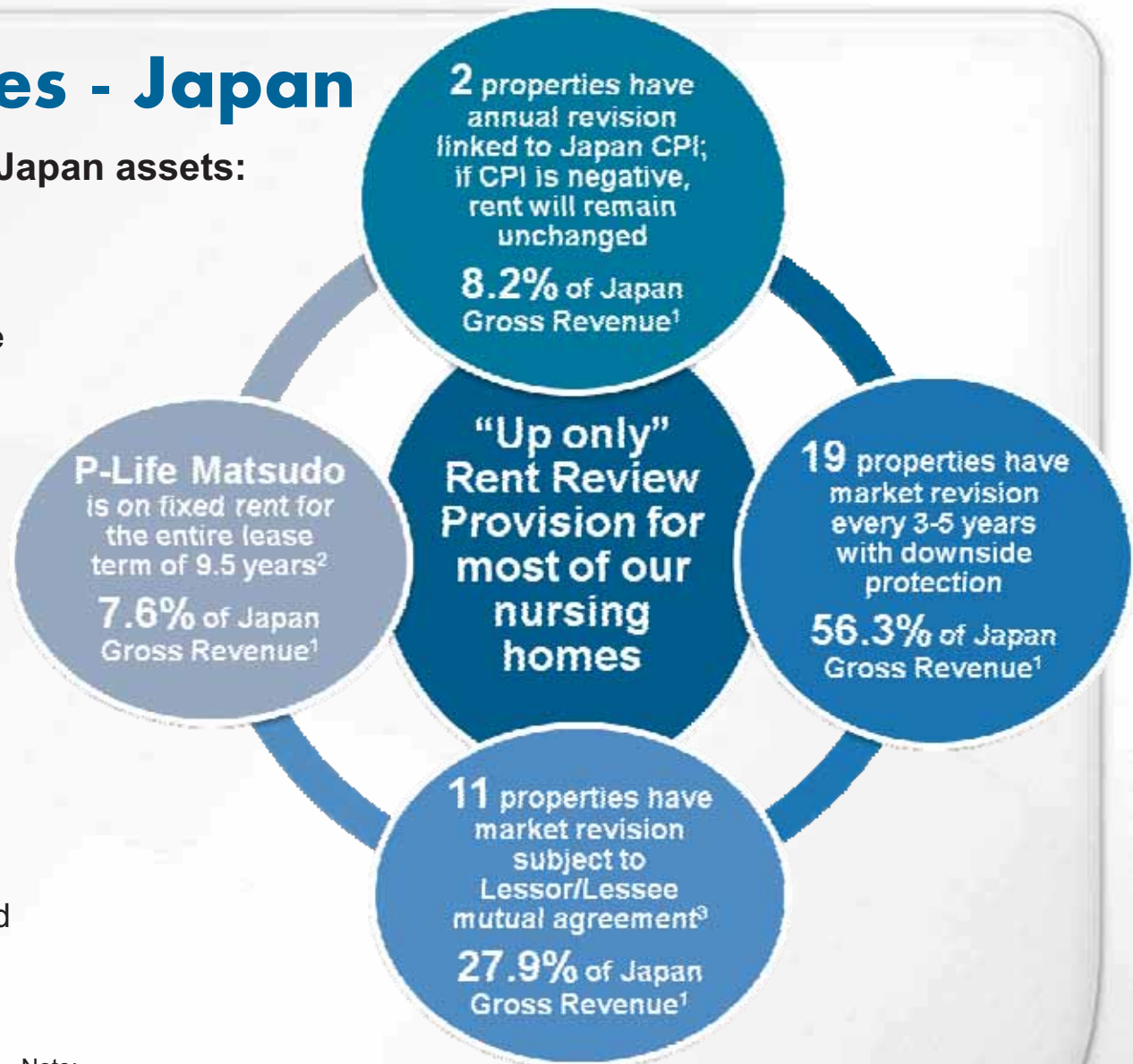
2 Unique features of our Japan assets:

□ Favourable Lease Structure

- ✓ Long term lease structure with weighted average lease term to expiry of 14.57 years¹
- ✓ “Up only” Rental Review Provision for most of our nursing homes

□ Master Tenanted

- ✓ Signifies 100% committed occupancy



Note:

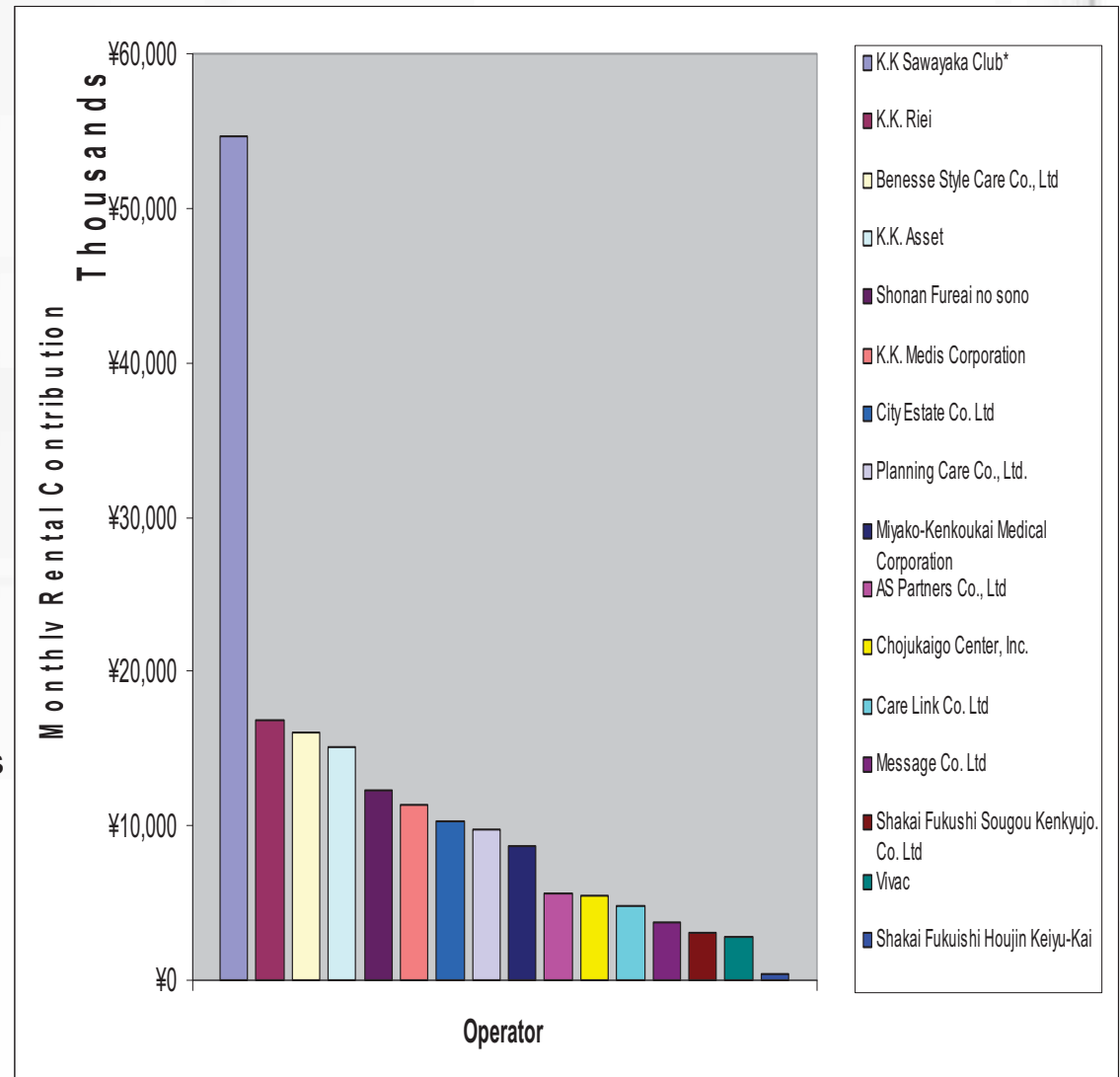
1. Based on Gross Revenue (as at 30 September 2012)
2. With effect from 13 June 2007
3. Every 2 or 3 years for 8 out of the 11 properties; for the 3 other properties, the rent review negotiation shall occur in the event the parties deemed that the existing rent is inappropriate

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



Note:
 * Comprising K.K Sawayaka Club and K.K Sawayaka Amanogawa which are both wholly owned subsidiaries of Uchiyama Holdings.

Our Properties – Malaysia, Kuala Lumpur

- ❑ A portfolio of high quality healthcare assets worth S\$7 million¹ within Gleneagles Medical Centre Kuala Lumpur, next to the 330-bed Gleneagles Hospital Kuala Lumpur
- ❑ Multi tenancies with 3 main lessees, namely Gleneagles Hospital (Kuala Lumpur) Sdn. Bhd., CIMB Bank Berhad and Indocape Consolidated Sdn. Bhd.



Note:

1. Based on appraised values as at 20 January 2012 by DTZ Nawawi Tie Leung at RM17,000,000 and by Jones Lang Wootton at RM16,500,000 with exchange rate of S\$1 to RM2.43

Our Portfolio - Singapore



Property	Mount Elizabeth Hospital	Gleneagles Hospital	Parkway East Hospital
Type	Hospital and Medical Centre		
Land Tenure	67 years	75 years	75 years
Total Area (sq m) ¹	58,139	49,003	10,994
Beds ²	345	272	113
Operating theatres ³	13	12	4
Strata Units / Car Park Lots ³	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		
Awards and Accreditation	JCI Accreditation, 1 st 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
Appraised Value	S\$584m	S\$295m	S\$45m
Appraiser / Date	Knight Frank Pte Ltd / 31 December 2011		

Note:

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



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Our Portfolio - Japan



Property	P-Life Matsudo	Bon Sejour Shin-Yamashita	Bon Sejour Ibaraki
Type	Pharmaceutical product distributing & manufacturing facility	Paid nursing home with care service	
Land Tenure	Freehold	Freehold	50 years
Land Area (sq m)	8,449	1,653	3,051
Net Lettable Area (sq m)	3,240	3,273	3,651
Number of Units (Rooms)	NA	74	94
Year of Completion	2005; Additional works were completed in 2007	2006	2008
Committed Occupancy	100.0%		
Name of Lessee (s)	Nippon Express Co., Ltd (Master Lessee) Alere Medical Co., Ltd (Sub-Lessee) ²	Benesse Style Care Co., Ltd ³	
Date of Acquisition	16 May 2008	30 May 2008	
Appraised Value ¹	¥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.
3. On 1 April 2012, Benesse Style Care Co., Ltd merged as the surviving company with Bon Sejour Corporation.



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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 ²	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 ¹	¥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 March 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; Conversion works were completed in 2004	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 ¹	¥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)	2,901	1,518	2,010	1,111
Net Lettable Area (sq m)	3,259	2,794	3,021	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 ¹	¥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)	801	1,396	727	2,023
Net Lettable Area (sq m)	1,263	2,912	1,155	3,915
Number of Units (Rooms)	36 ²	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 ¹	¥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			

Note:

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	1,042	2,813
Net Lettable Area (sq m)	3,491	1,538	5,088
Number of Units (Rooms)	78	26	112
Year of Completion	2007	2007	2007
Committed Occupancy	100.0%		
Name of Lessee (s)	K.K Sawayaka Club		
Date of Acquisition	17 June 2010		
Appraised Value ¹	¥685m (S\$11.5m)	¥284m (S\$4.8m)	¥865m (S\$14.5m)
Appraiser/ Date	Colliers International / 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	2,707	6,276	1,842
Net Lettable Area (sq m)	4,566	3,147	5,044	3,074
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 ¹	¥844m (S\$14.1m)	¥642m (S\$10.8m)	¥723m (S\$12.1m)	¥613m (S\$10.3m)
Appraiser / Date	Colliers International / 31 December 2011			

Note:

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

Our Portfolio - Japan



Property	Sawayaka Higashikagurakan	Sawayaka Hirakatakan	Sawayaka Parkside Shinkawa
Type	Paid nursing home with care service	Paid nursing home with care service	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	4,813	1,850	1,445
Net Lettable Area (sq m)	5,335	3,696	2,855
Number of Units (Rooms)	110	108	58
Year of Completion	2010	2008 Conversion works were completed in 2009	2003
Committed Occupancy	100.0%		
Name of Lessee (s)	K.K Sawayaka Club	K.K. Sawayaka Amanogawa ¹	K.K Sawayaka Club
Date of Acquisition	6 March 2012		
Appraised Value ²	¥886m (S\$14.8m)	¥1,304m (S\$21.73m)	¥947m (S\$15.78m)
Appraiser/ Date	International Appraisals Incorporated / 1 October 2011		

Note:

1. K.K Sawayaka Amanogawa and K.K Sawayaka Club are both wholly owned subsidiaries of Uchiyama Holdings.
2. At an exchange rate of S\$1.00 to JPY60.00.

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	951
Net Lettable Area (sq m)	2,692	1,847	2,828
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 ¹	¥961m (S\$16.1m)	¥749m (S\$12.5m)	¥919m (S\$15.4m)
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)	794	1,139
Net Lettable Area (sq m)	1,560	1,688
Number of Units (Rooms)	44	49
Year of Completion	2006	2004
Committed Occupancy	100%	
Name of Lessee (s)	Shakai Fukuishi Sougou Kenkyjo	Planning Care Co. Ltd
Date of Acquisition	16 July 2010	
Appraised Value ¹	¥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 - Malaysia



Property	Gleneagles Intan Medical Centre, Kuala Lumpur
Type	Medical Centre
Land Tenure	Freehold
Land Area (sq m)	3,450
Strata Area of Property (sq m)	2,444
Number of Car Park Lots	69, all of which owned by Parkway Life REIT Group
Year of Completion	1999
Committed Occupancy	99.7% (excluding car park)
Name of Lessee (s)	<ol style="list-style-type: none"> 1. Gleneagles Hospital (Kuala Lumpur) Sdn. Bhd. 2. CIMB Bank Berhad 3. Indocape Consolidated Sdn. Bhd.
Date of Acquisition	1 August 2012
Appraised Value	RM 17,000,000 by DTZ Nawawi Tie Leung (S\$6,995,885) ¹ RM 16,500,000 by Jones Lang Wootton (S\$6,790,123) ²
Appraised Date	20 Jan 2012

Note:

1. The property was valued using the Income, Discounted Cash Flow and Comparison Approaches. Based on an exchange rate of S\$1.00 to RM2.43.
2. The property was valued using the Income and Comparison Approaches. Based on an exchange rate of S\$1.00 to RM2.43.

Our Portfolio - Summary

Portfolio	Singapore	Japan	Malaysia	Total
Type	Hospital & Medical Centre	32 nursing homes; 1 pharmaceutical product distribution & manufacturing facility	Medical Centre	4 Hospitals & medical center; 32 nursing homes; 1 pharmaceutical product distributing & manufacturing facility
Land Tenure	3 Leasehold	30 Freehold & 3 Leasehold	1 Freehold	31 Freehold & 6 Leasehold
Land Area (sq m)	36,354	79,346	3,450	119,150
Net Lettable Area (sq m)	118,136	104,163	2444 ²	224,743
Beds	730	-	-	730
Strata Units/ Car Park Lots	40 strata units/ 559 car park lots	-	7 strata units/ 69 car park lots	47 strata units/ 628 car park lots
Number of Units (Rooms)	-	2,359	-	2,359
Year of Completion	1979 to 1993	1987 to 2010	1999	1979 to 2010
Committed Occupancy	100.0%		99.7% (excluding car park)	100% ⁵
Master Leases/ Lessees	3 Master Leases; 1 Lessee	34 Master Leases; 17 Lessees	3 Lessees	37 Master Leases; 21 Lessees
Year of Acquisition	2007	2008 to 2012	2012	-
Appraised Value ¹	S\$924m Knight Frank Pte Ltd	¥30,618m (S\$512m) Colliers International / DTZ / IAI	RM 17,000,000 by DTZ (S\$6,995,885) ³ , RM 16,500,000 by JLW (S\$6,790,123) ³	S\$1,443m ⁴

Note:

1. Based on Appraised Values as at 1 October 11, 31 December 11 and 20 January 2012
2. Based on Strata Area of the Property
3. Based on Appraised Value as at 20 January 2012 with an exchange rate of S\$1.00 to RM2.43.
4. Average of the Appraised Value for Malaysia Property
5. Unoccupied unit of 8 sq m



ParkwayLife REIT™