



ParkwayLife REIT

("PLife REIT")



1Q 2018 RESULTS PRESENTATION

30 April 2018



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Disclaimer

- ❑ This Presentation is focused on comparing actual results for the period from 1 January 2018 to 31 March 2018 ("1Q 2018") versus the period from 1 January 2017 to 31 March 2017 ("1Q 2017"). This shall be read in conjunction with PLife REIT 2018 First Quarter Unaudited Financial Statement and Distribution Announcement in SGXNet.
- ❑ This Presentation may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.



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Agenda

- 1 1Q 2018 Key Highlights
- 2 Financial Review
- 3 Capital and Financial Management
- 4 Appendix – Portfolio Highlights



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1. 1Q 2018 Highlights

1Q 2018 Key Highlights

✓ Continued DPU Growth Since IPO

DPU (Cents)	1Q 2018	1Q 2017
• Recurring operations ¹	3.17	3.06
• Distribution of divestment gain ²	<u>0.00</u>	<u>0.22</u>
Total DPU for the period	3.17	3.28

- DPU from recurring operations has grown by 3.6% (1Q Y-O-Y)
- Overall DPU has declined by 3.4% (1Q Y-O-Y) due to the absence of one-off distribution of divestment gain²

Note:

1. Net of amount retained for capital expenditure on existing properties
2. Divestment gain of 0.89 cents (S\$5.39 million) was equally distributed over the four quarters in FY2017



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1Q 2018 Key Highlights (cont'd)

✓ Successful Refinancing of all JPY Loans due in FY2019

- Termed out remaining JPY facility due in FY2019 via the 6-year JPY3.5 billion fixed rate notes and JPY4.4 billion term loan facility
- Achieved diversified funding sources and extended debt maturity profile to 2024
- Lowered all-in cost of debt from 1.03%¹ to 0.99%²

✓ Strong Capital Structure²

- No long-term debt refinancing needs till 2019³
- Interest rate exposure is largely hedged
- Interest cover ratio of 13.2 times
- Fully hedged the JPY net income till 1Q 2022
- Gearing remains optimal at 38.0%

Note:

1. As at 31 December 2017
2. As at 31 March 2018
3. Which refers to the remaining S\$50 million term loan facility due in 2019



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1Q 2018 Key Highlights (cont'd)



Strengthening of Japan Portfolio

- Completed the acquisition of a nursing rehabilitation facility in February 2018
- Acquired property at JPY1.5 billion/S\$17.8 million¹ with expected net property yield of 6.7%
- Purchase price was approx. 7.4% below valuation



Completed 2 Japan Asset Enhancement Initiatives (“AEIs”)

- 2 AEIs at Ocean View Shonan Arasaki operated by K.K. Oueikikaku
- Total cost JPY26.0 million/S\$0.32 million² with ROI of 8%
- Rent increase effective from 1 March 2018

Note:

1. At an exchange rate of S\$1.00 = JPY84.25 per announcement release on 7 February 2018

2. At an exchange rate of S\$1.00 = JPY80.91



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2. Financial Review



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Performance at a Glance

- 1Q 2018 DPU from recurring operation grew by 3.6% to 3.17 cents
- Overall DPU declined by 3.4% due to the absence of one-off distribution of divestment gain¹

(S\$'000)	1Q 2018	1Q 2017	Inc / (Dec) %
Gross Revenue	27,815	26,947	3.2
Net Property Income	25,961	25,141	3.3
Distributable Income to Unitholders ²	19,167	18,493	3.6
Distribution of Divestment Gains ¹	-	1,347	n.m.
Available Distribution Per Unit (Cents) ³			
-DPU from recurring operations	3.17	3.06	3.6
-DPU from distribution of divestment gains	0.00	0.22	n.m.
- Total DPU for the period	3.17	3.28	(3.4)
- Annualised	12.68	13.12	(3.4)

Note:

- Divestment gain was equally distributed in the four quarters in FY2017
- From recurring operations, net of amount retained for capital expenditure
- In computing Distribution per Unit ("DPU"), the number of units in issue as at the end of each period is used
- The term "n.m." denotes "not meaningful"



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Revenue and Distributable Income (DI) Growth

- Higher rent from properties acquired in 1Q 2017 & 1Q 2018 as well as upward minimum guarantee rent revision of Singapore hospitals, resulting in revenue growth of 3.2% to \$27.8 million
- Overall DI has declined by 3.4% to \$19.2 million due to absence of one-off distribution of divestment gain¹

Higher Year-on-Year Revenue (S\$'000)



Lower Year-on-Year Distributable Income (S\$'000)



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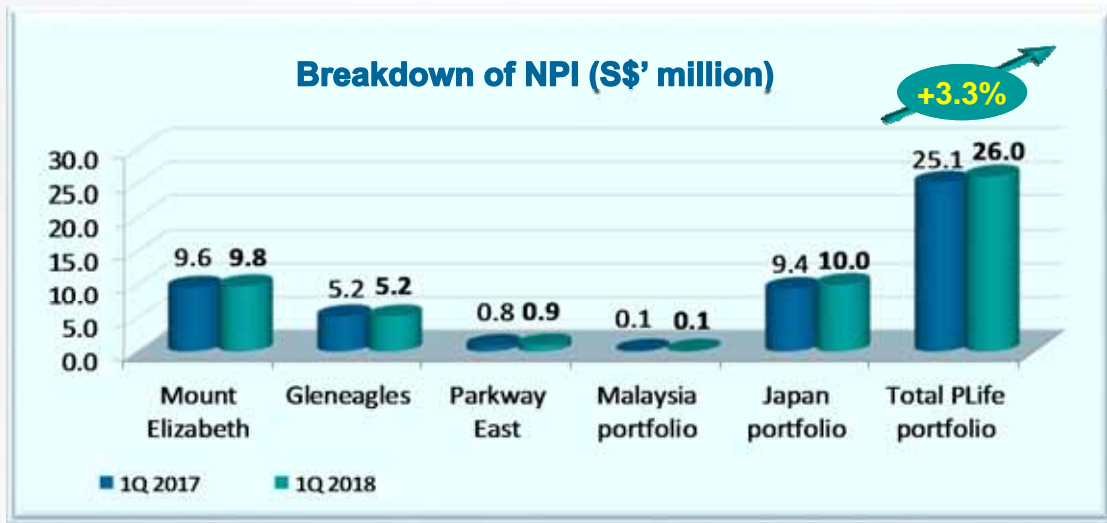
Note:

- Divestment gain was equally distributed in the four quarters in FY2017

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Net Property Income (NPI) Growth

- Increase in NPI is largely due to:
 - Rent contribution from properties acquired in 1Q 2017 & 1Q 2018
 - Upward minimum guarantee rent revision of Singapore hospitals by 1.27%¹



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Note:

1. In 11th year of lease commencing 23 August 2017 to 22 August 2018

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Un-interrupted Recurring DPU Growth Since IPO

- DPU has grown steadily by 111.2%¹ since IPO



Note:

1. Since IPO till YTD 4Q 2017
2. Since FY2012, S\$3.0 million per annum of amount available for distribution has been retained for capital expenditure
3. One-off divestment gain of 1.50 cents (S\$9.11 million) relating to the divestment of seven Japan assets in December 2014 was equally distributed over the four quarters in FY2015
4. One-off divestment gain of 0.89 cents (S\$5.39 million) relating to the divestment of four Japan assets in December 2016 was equally distributed over the four quarters in FY2017

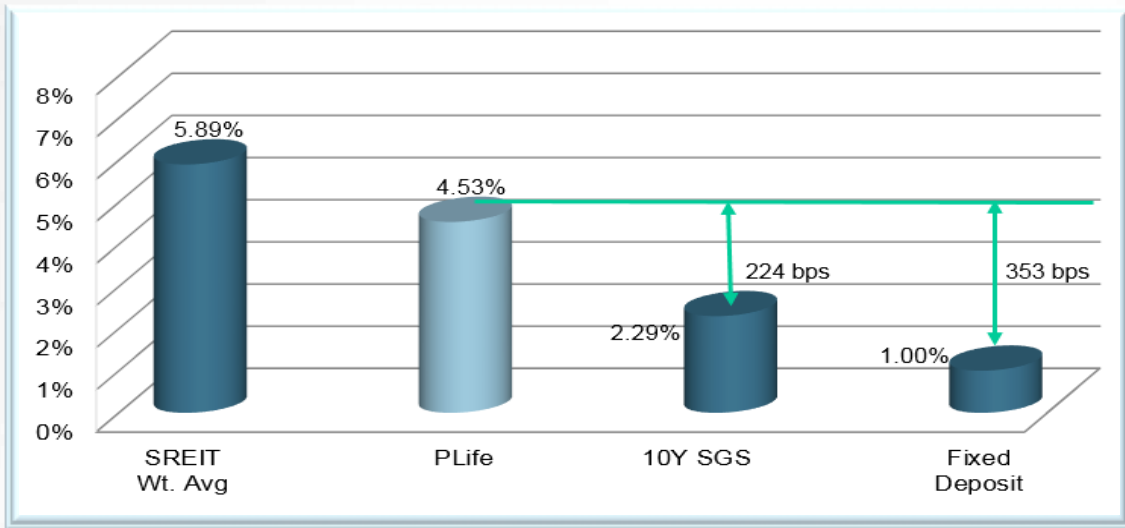


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Attractive Spread Above 10-yr SGS Yield

- 224 bps higher than 10-yr Singapore Government Securities (“SGS”)
- 353 bps higher than fixed deposit rates
- Defensive nature of PLife REIT adds to the attractive yield of 4.53%¹



Source: FactSet



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Note:

1. Distribution yield based on the share price of S\$2.80 as at 29 March 2018

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Unit Price Relative Performance

PLife REIT's Unit Price's performance is in line with both the STI and the S-REIT Index over the past 2 years



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

Source: Bloomberg

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



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Distribution Details

Stock Counter	Distribution Period	Distribution per unit (cents)
ParkwayLife REIT	01 January 2018 to 31 March 2018	3.17

Distribution Timetable

Ex-Date:
(Units will be traded ex-date) 7 May 2018

Books Closure Date: 9 May 2018 at 5pm

Distribution Payment Date: 1 June 2018



3. Capital and Financial Management

Healthy Balance Sheet

- Optimal gearing of 38.0% as at 31 March 2018

Consolidated Balance Sheet (in S\$'000)	As at 31 March 2018	As at 31 December 2017
Total Assets	1,813,530	1,771,221
Total Debt ¹	688,784	643,868
Unitholders' Funds	1,059,469	1,065,340
Gearing ² (%)	38.0	36.4



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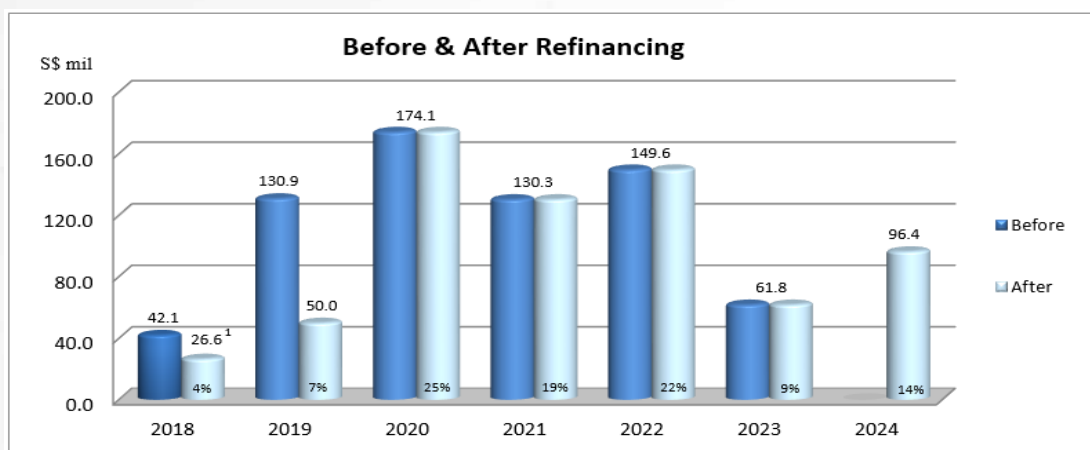
Note:

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

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Debt Maturity Profile

As at 31 March 2018



- Weighted average term to maturity extended from 2.7 years to 3.4 years post refinancing exercise in 1Q 2018
- Current effective all-in cost of debt of 0.99%
- Interest cover ratio of 13.2 times
- Interest rate exposure are largely hedged



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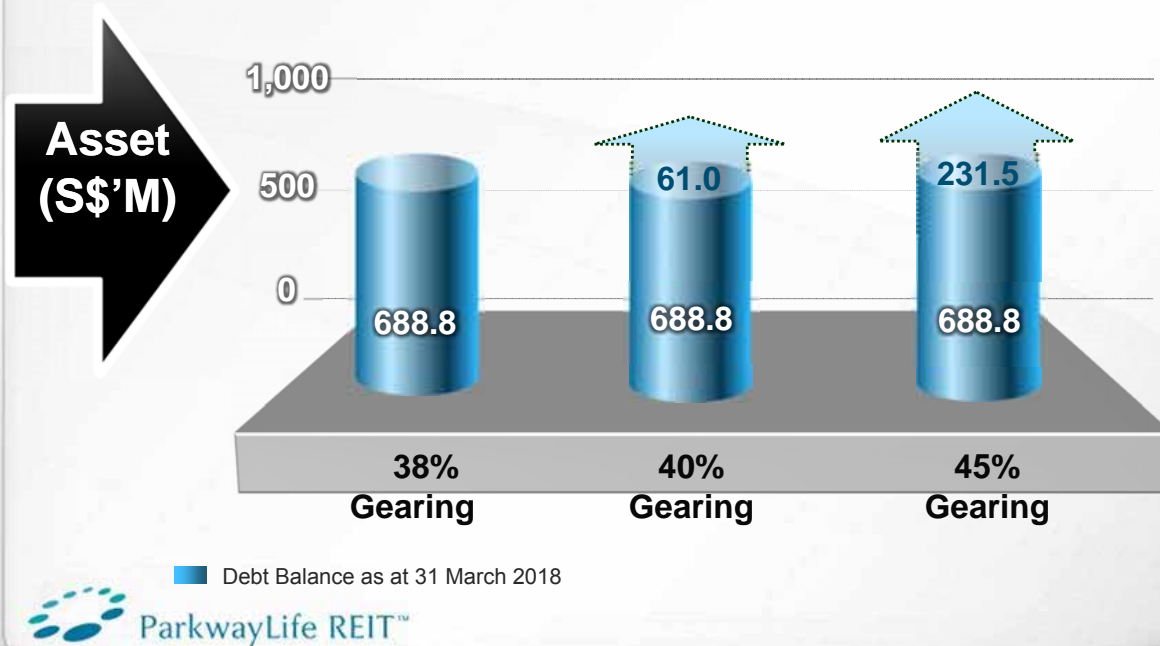
Note:

1. As at 31 March 2018, S\$23.3 million and JPY270.0 million of short term loans were drawn down for general working capital purposes

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Ample Debt Headroom

- Debt headroom of \$61.0 million and \$231.5 million before reaching 40% and 45% gearing respectively



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4. Appendix – Portfolio Highlights

PLife REIT Portfolio

One of the largest listed healthcare REITs in Asia with an enlarged portfolio of S\$1.75 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**
- ❑ **Well-positioned in fast growing healthcare sector within the Asia-Pacific region**



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Note:

1. Based on latest appraised values
2. Based on Gross Revenue as at 31 March 2018, including Malaysia property at 0.4%

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Our Properties - Singapore

- ❑ **A portfolio of 3 strategically-located world-class local private hospitals worth S\$1.09 billion¹**
- ❑ **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**
- ❑ **Singapore Hospital Properties contribute approximately 59.5% of total gross revenue²**



Note:

1. Based on latest appraised values
2. Based on Gross Revenue as at 31 March 2018



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Our Properties - Japan

- ❑ A portfolio of 46 high quality healthcare properties worth S\$654.8 million¹, comprising:
 - ✓ 1 pharmaceutical product distributing and manufacturing facility (P-Life Matsudo)
 - ✓ 45 private nursing homes
- ❑ Single-tenanted properties with 24 lessees
- ❑ Comply with strict seismic safety standards and covered by earthquake insurance on a country-wide consolidated basis²
- ❑ Nursing Home Properties strategically located in dense residential districts in major cities



P-Life Matsudo



Palmary Inn Suma



Palmary Inn Akashi



Bon Sejour Shin-Yamashita

Note:

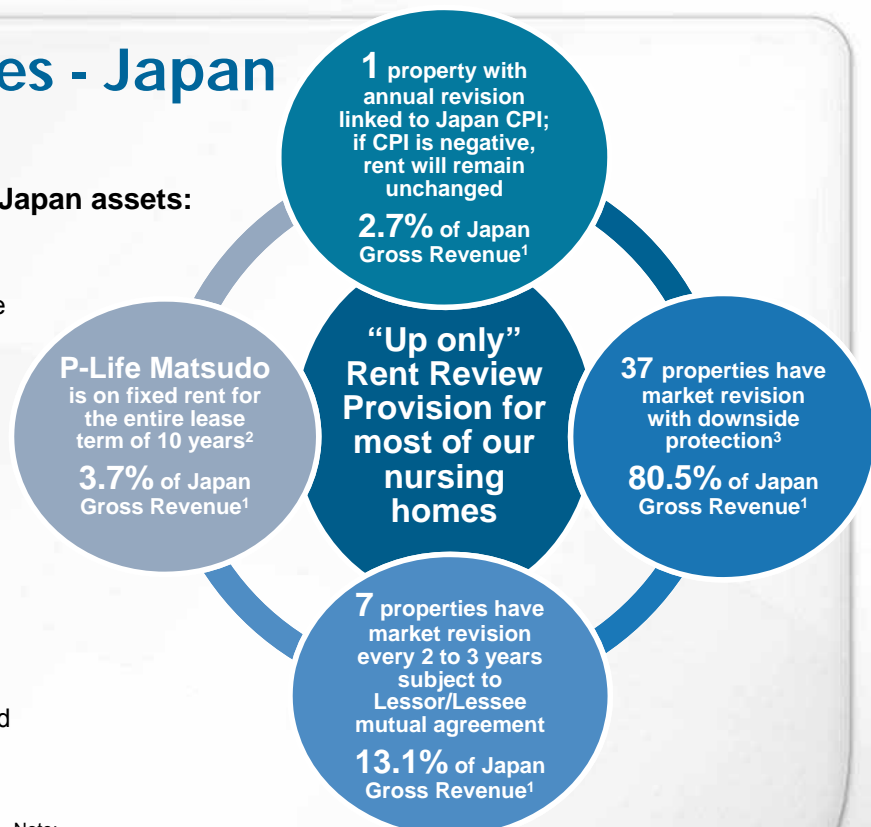
1. Based on latest appraised values
2. The consolidated earthquake insurance cover procured by P-Life REIT is based on an aggregated sum insured and it extends to occurrences resulting from earthquake such as flood, fire and tsunami etc



Our Properties - Japan

2 Unique features of our Japan assets:

- ❑ Favorable Lease Structure
 - ✓ Long term lease structure with weighted average lease term to expiry of 13.14 years¹
 - ✓ “Up only” Rental Review Provision for most of our nursing homes
- ❑ Single-Tenanted
 - ✓ Signifies 100% committed occupancy



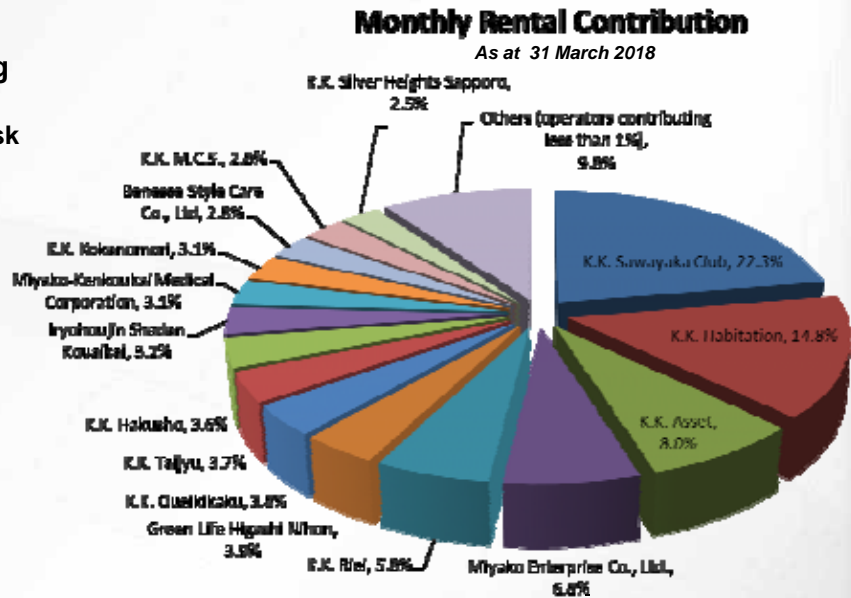
Note:

1. Based on Gross Revenue as at 31 March 2018
2. With effect from 14 December 2016
3. 35 properties with rent review every 2 to 5 years. 2 properties do not have rent review but rental cannot be reduced.



Diversified Nursing Home Operators

- ❑ 23 high quality nursing home operators
 - ✓ Diversifies tenant risk
- ❑ Back-up operator arrangements
 - ✓ Minimises operator default risks
- ❑ Rental guarantee by vendors
 - ✓ Rental guarantees provided by various vendors¹ for most properties.



Note:

1. Vendors providing rental Guarantees include Alere Inc, Kenedix Inc, K.K. Bonheure, K.K. Uchiyama Holdings, Miyako Kenkoukai, K.K. Excellent Care System, K.K. Habitation and K.K. Living Platform



Our Properties - Malaysia

- ❑ A portfolio of high quality healthcare assets worth S\$7.3 million¹ within Gleneagles Intan Medical Centre Kuala Lumpur, next to the 369-bed Gleneagles Hospital Kuala Lumpur



Note:

1. Based on latest appraised values

Our Portfolio - Summary

Portfolio	Singapore	Japan	Malaysia	Total
Type	Hospital & Medical Centre	45 nursing homes; 1 pharmaceutical product distribution & manufacturing facility	Medical Centre	4 Hospitals & medical centre; 45 nursing homes; 1 pharmaceutical product distributing & manufacturing facility
Land Tenure	3 Leasehold	46 Freehold	1 Freehold	47 Freehold & 3 Leasehold
Land Area (sq m)	36,354	168,838	3,450	208,642
Floor Area (sq m)	118,136	186,115	2,444	306,695
Beds	707	-	-	707
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)	-	3,606	-	3,606
Year of Completion	1979 to 1993	1964 to 2015	1999	1964 to 2015
Committed Occupancy	100%	100%	94% (excluding car park)	99.97%
Leases/ Lessees	3 Leases; 1 Master Lessee	45 Leases ¹ ; 24 Lessees	3 Lessees	48 Leases; 28 Lessees
Year of Acquisition	2007	2008 to 2018	2012	-
Appraised Value ²	S\$1,088.2m CBRE Pte Ltd	¥55,163m (S\$654.8m) K.K. Halifax Associates / International Appraisals Incorporated	RM22.2m (S\$7.3m) Knight Frank Malaysia Sdn. Bhd.	S\$1,750.3m

Note:

1. Single Lease Agreement for Hakusho no Sato and Group Home Hakusho
2. Based on latest appraised values; at an exchange rate of S\$1.00 : ¥84.25 and S\$1.00 : RM3.04



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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
Floor Area (sq m) ¹	58,139	49,003	10,994
Beds	345	258	106
Operating theatres ²	15	13	5
Strata Units / Car Park Lots	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) Annex 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\$675.5m	S\$355.8m	S\$56.9m
Appraiser / Date	CBRE Pte Ltd / 31 December 2017		

Note:

1. Based on strata area of Mount Elizabeth Hospital and Gleneagles Hospital owned by PLIFE REIT
Gross floor area for Parkway East Hospital
2. Major operating theatres & operating rooms as at 30 June 2017



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Our Portfolio - Japan



Property	P-Life Matsudo	Bon Sejour Shin-Yamashita	Palmary Inn Akashi
Type	Pharmaceutical product distributing & manufacturing facility	Paid nursing home with care service	
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	8,450	1,653	5,891
Floor Area (sq m)	3,240	3,273	6,562
Number of Units (Rooms)	NA	74	96
Year of Completion	2005; Additional works were completed in 2007	2006	1987; Conversion works were completed in 2003
Committed Occupancy	100%		
Name of Lessee(s)	Alere Medical Co., Ltd	Benesse Style Care Co., Ltd ²	Asset Co., Ltd
Date of Acquisition	16 May 2008	30 May 2008	29 September 2008
Appraised Value ¹	¥2,340m (S\$27.8m)	¥1,590m (S\$18.9m)	¥1,740m (S\$20.7m)
Appraiser/ Date	K.K. Halifax Associates / 31 December 2017		



Note:

1. At an exchange rate of S\$1.00 : ¥84.25
2. 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 Suma	Senior Chonaikai Makuhari Kan	Smiling Home Medis Musashi Urawa
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	2,676	2,853	802
Floor Area (sq m)	4,539	4,361	1,603
Number of Units (Rooms)	59	108 ²	44
Year of Completion	1989	1992; Conversion works were completed in 2004	1991; Conversion works were completed in 2004
Committed Occupancy	100%		
Name of Lessee(s)	Asset Co., Ltd	Riei Co., Ltd	Green Life Higashi Nihon ³
Date of Acquisition	29 September 2008		
Appraised Value ¹	¥1,030m (S\$12.2m)	¥1,790m (S\$21.2m)	¥787m (S\$9.3m)
Appraiser/ Date	K.K. Halifax Associates / 31 December 2017		



Note:

1. At an exchange rate of S\$1.00 : ¥84.25
2. As at 31 March 2009, total number of units increased from 107 to 108
3. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Medis Corporation

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Our Portfolio - Japan



Property	Smiling Home Medis Koshigaya Gamo	Sompo no Ie Nakasyo ³	Maison de Centenaire Ishizugawa
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,993	2,901	1,111
Floor Area (sq m)	3,834	3,231	2,129
Number of Units (Rooms)	100	75	52
Year of Completion	1989; Conversion works were completed in 2005	2001	1988; Conversion works were completed in 2003
Committed Occupancy	100%		
Name of Lessee(s)	Green Life Higashi Nihon ²	Sompo Care Message Inc. ⁴ , Shakai Fukushi Houjin Keiyu - Kai	Miyako Kenkokai Medical Corporation
Date of Acquisition	29 September 2008	17 November 2009	
Appraised Value ¹	¥1,610m (S\$19.1m)	¥715m (S\$8.5m)	¥937m (S\$11.1m)
Appraiser/ Date	K.K. Halifax Associates / 31 December 2017		

Note:

1. At an exchange rate of S\$1.00 : ¥84.25
2. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Medis Corporation
3. Formerly known as Amille Nakasyo
4. Change of name with effect from 7 March 2016 due to acquisition of Message Co. Ltd by Sompo Holdings, Inc.



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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
Floor Area (sq m)	1,263	2,912	1,155	3,956 ²
Number of Units (Rooms)	36	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%			
Name of Lessee(s)	Miyako Kenkokai Medical Corporation	Green Life Co. Ltd ³	K.K. Vivac	Riei Co., Ltd
Date of Acquisition	17 November 2009			
Appraised Value ¹	¥705m (S\$8.4m)	¥913m (S\$10.8m)	¥541m (S\$6.4m)	¥1,680m (S\$19.9m)
Appraiser/ Date	K.K. Halifax Associates / 31 December 2017			

Note:

1. At an exchange rate of S\$1.00 : ¥84.25
2. Increase in NLA by 40m² upon the completion of AEI in February 2014
3. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Care Link Co., Ltd



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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)	1,769	1,047	2,395
Floor 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%		
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club
Date of Acquisition	17 June 2010		
Appraised Value ¹	¥823m (S\$9.8m)	¥390m (S\$4.6m)	¥1,036m (S\$12.3m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2017		

Note:

1. At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Japan



Property	Sawayaka Nogatakan	Sawayaka Sakurakan	As Heim Nakaurawa	Fureai no Sono Musashi Nakahara
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,702	6,276	1,762	935
Floor Area (sq m)	3,147	5,044	2,712	1,847
Number of Units (Rooms)	78	110	64	47
Year of Completion	2005	2006	2006	2006
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	As Partners Co., Ltd	Y.K. Shonan Fureai no Sono
Date of Acquisition	17 June 2010		16 July 2010	
Appraised Value ¹	¥779m (S\$9.2m)	¥887m (S\$10.5m)	¥1,160m (S\$13.8m)	¥900m (S\$10.7m)
Appraiser / Date	International Appraisals Incorporated / 31 December 2017		K.K. Halifax Associates / 31 December 2017	

Note:

1. At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Japan



Property	Sawayaka Fukufukukan	Sawayaka Higashikagurakan	Happy Life Toyonaka ¹	Palmary Inn Shin-Kobe
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	1,842	4,813	628	1,034
Floor Area (sq m)	3,074	5,335	1,254	3,964
Number of Units (Rooms)	72	110	42	71
Year of Completion	2008	2010	2007	1992; Conversion works were completed in 2003
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Nihon Kaigo Iryo Center	Asset Co., Ltd
Date of Acquisition	28 January 2011	6 March 2012	12 July 2013	
Appraised Value ²	¥739m (S\$8.8m)	¥1,034m (S\$12.3m)	¥534m (S\$6.3 m)	¥1,590m (S\$18.9m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2017		K.K. Halifax Associates / 31 December 2017	



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Note:

1. Formerly known as Heart Life Toyonaka
2. At an exchange rate of S\$1.00 : ¥84.25

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Our Portfolio - Japan



Property	Sawayaka Seaside Toba	Sawayaka Niihamakan	Sawayaka Minatokan	Sawayaka Mekari Nibankan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,803	4,197	3,551	1,354
Floor Area (sq m)	7,360	7,382	2,246	2,133
Number of Units (Rooms)	129	135	50	61
Year of Completion	2012	2012	2012	2012
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club
Date of Acquisition	30 September 2013			
Appraised Value ¹	¥1,556m (S\$18.5m)	¥1,509m (S\$17.9m)	¥737m (S\$8.8m)	¥352m (S\$4.2m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2017			

Note:

1. At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Japan

				
Property	Sawayaka Kiyotakan	Maison des Centenaire Hannan	Sunhill Miyako	Maison des Centenaire Ohhama
Type	Paid nursing home with care service		Extended-stay lodging facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,597	7,827	10,867	1,281
Floor Area (sq m)	5,661	4,331	4,299	1,717
Number of Units (Rooms)	108	95	34	47
Year of Completion	2013	2010	1996	1990
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	Miyako Enterprise Co., Ltd	Miyako Enterprise Co., Ltd	Miyako Enterprise Co., Ltd
Date of Acquisition	30 September 2013	28 March 2014		
Appraised Value ¹	¥996m (S\$11.8m)	¥1,900m (S\$22.6m)	¥939m (S\$11.1m)	¥757m (S\$9.0m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2017			

Note:

1. At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Japan

				
Property	Habitation Jyosui	Ocean View Shonan Arasaki	Liverari Shiroishi Hana Ichigo-kan ¹	Liverari Shiroishi Hana Nigo-kan ²
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	3,259 ³	3,067	628	436
Floor Area (sq m)	6,076 ⁴	5,304	1,056	747
Number of Units (Rooms)	87	79	48	24
Year of Completion	2005	2013	2011	1990
Committed Occupancy	100%			
Name of Lessee (s)	K.K. Habitation	K.K. Oueikkaku	Living Platform, Ltd.	Living Platform, Ltd.
Date of Acquisition	12 December 2014	6 January 2015	23 March 2015	
Appraised Value ⁵	¥3,697m (S\$43.9m)	¥1,995m (S\$23.7m)	¥349m (S\$4.1m)	¥169m (S\$2.0m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2017			

Note:

- Formerly known as Hana Kitago
- Formerly known as Hana Kita 13 Jyo
- Total land area for the integrated development
- Strata area of the Property owned by PLife REIT
- At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Japan



Property	Liverari Misono ¹	Habitation Hakata I, II, III	Excellent Tenpaku Garden Hills	Silver Heights Hitsujigaoka
Type	Group Home	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	429	15,336	6,593	5,694
Floor Area (sq m)	724	21,415	4,000	9,013
Number of Units (Rooms)	18	318	94	123
Year of Completion	1993	1984 to 2003 ²	2013	1987 to 1991 ³
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Living Platform ⁴	K.K. Habitation	K.K. Kokanomori	K.K. Silver Heights Sapporo
Date of Acquisition	23 March 2015	23 March 2015	23 March 2015	31 March 2016
Appraised Value ⁵	¥194m (S\$2.3m)	¥3,900m (S\$46.3m)	¥1,837m (S\$21.8m)	¥1,160m (S\$13.8m)
Appraiser/ Date	International Appraisals Incorporated / 31 December 2017			K.K. Halifax Associates / 31 December 2017

Note:

- Formerly known as Ajisai Misono
- Hakata I on 1984, Hakata II on 1995, Hakata III on 2003
- Silver Heights Hitsujigaoka Ichibankan on 1987 and Nibankan on 1991
- On 1 April 2017, K.K. Living Platform merged as the surviving company with K.K. Care Products
- At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Japan



Property	Kikuya Warakuen	Sanko	Wakaba no Oka	Hakusho no Sato
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	4,905	1,680	6,574	15,706
Floor Area (sq m)	3,641	2,018	5,431	6,959
Number of Units (Rooms)	70	53	135	124
Year of Completion	1964 to 2004	2011	1993	1986
Committed Occupancy	100%			
Name of Lessee(s)	K.K. M.C.S.	K.K. M.C.S.	K.K. Taijyu	K.K. Hakusho
Date of Acquisition	24 February 2017			
Appraised Value ¹	¥849m (S\$10.1m)	¥541m (S\$6.4m)	¥2,090m (S\$24.8m)	¥1,660m (S\$19.7m)
Appraiser/ Date	K.K. Halifax Associates / 31 December 2017			

Note:

- At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Japan



Property	Group Home Hakusho	Konosu Nursing Home Kyoseien
Type	Group Home	Nursing Rehabilitation Facility
Land Tenure	Freehold	Freehold
Land Area (sq m)	2,859	8,715
Floor Area (sq m)	416	5,634
Number of Units (Rooms)	9	120
Year of Completion	2004	2015
Committed Occupancy	100%	100%
Name of Lessee(s)	K.K. Hakusho	Iryouhoujin Shadan Kouaikai
Date of Acquisition	24 February 2017	14 February 2018
Appraised Value ¹	¥106m (S\$1.3m)	¥1,620m (S\$19.2m)
Appraiser/ Date	K.K. Halifax Associates / 31 December 2017	

Note:

1. At an exchange rate of S\$1.00 : ¥84.25



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Our Portfolio - Malaysia



Property	Gleneagles Intan Medical Centre, Kuala Lumpur
Type	Medical Centre
Land Tenure	Freehold
Land Area (sq m)	3,450
Floor Area (sq m) ¹	2,444
Number of Car Park Lots	69, all of which owned by Parkway Life REIT
Year of Completion	1999
Committed Occupancy	94% (excluding car park)
Name of Lessee(s)	<ul style="list-style-type: none"> • Gleneagles Kuala Lumpur (a branch of Pantai Medical Centre Sdn. Bhd.) • Choizes Concept Store Sdn. Bhd. • KL Stroke & Neuro Clinic Sdn. Bhd.
Date of Acquisition	1 August 2012
Appraised Value ²	RM22.2m (S\$7.3m)
Appraiser/ Date	Knight Frank Malaysia Sdn. Bhd. / 31 December 2017



Note:

1. Strata area of Property owned by PLife REIT
2. At an exchange rate of S\$1.00 : RM3.04

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