



ParkwayLife REIT
("PLife REIT")

DBS-SGX-REITAS Conference

June 18, 2021



PLife REIT Portfolio Overview

One of the largest listed healthcare REITs in Asia with an enlarged portfolio of S\$1.99 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**



Note:

1. Based on latest appraised values (excludes right-of-use assets)
2. Based on existing lease agreements and subject to applicable laws
3. Based on Gross Revenue as at 31 March 2021, including Malaysia property at 0.2%

Our Mission, Vision, Philosophy and Journey

Mission

To deliver regular and stable distributions and achieve long-term growth for our Unit holders

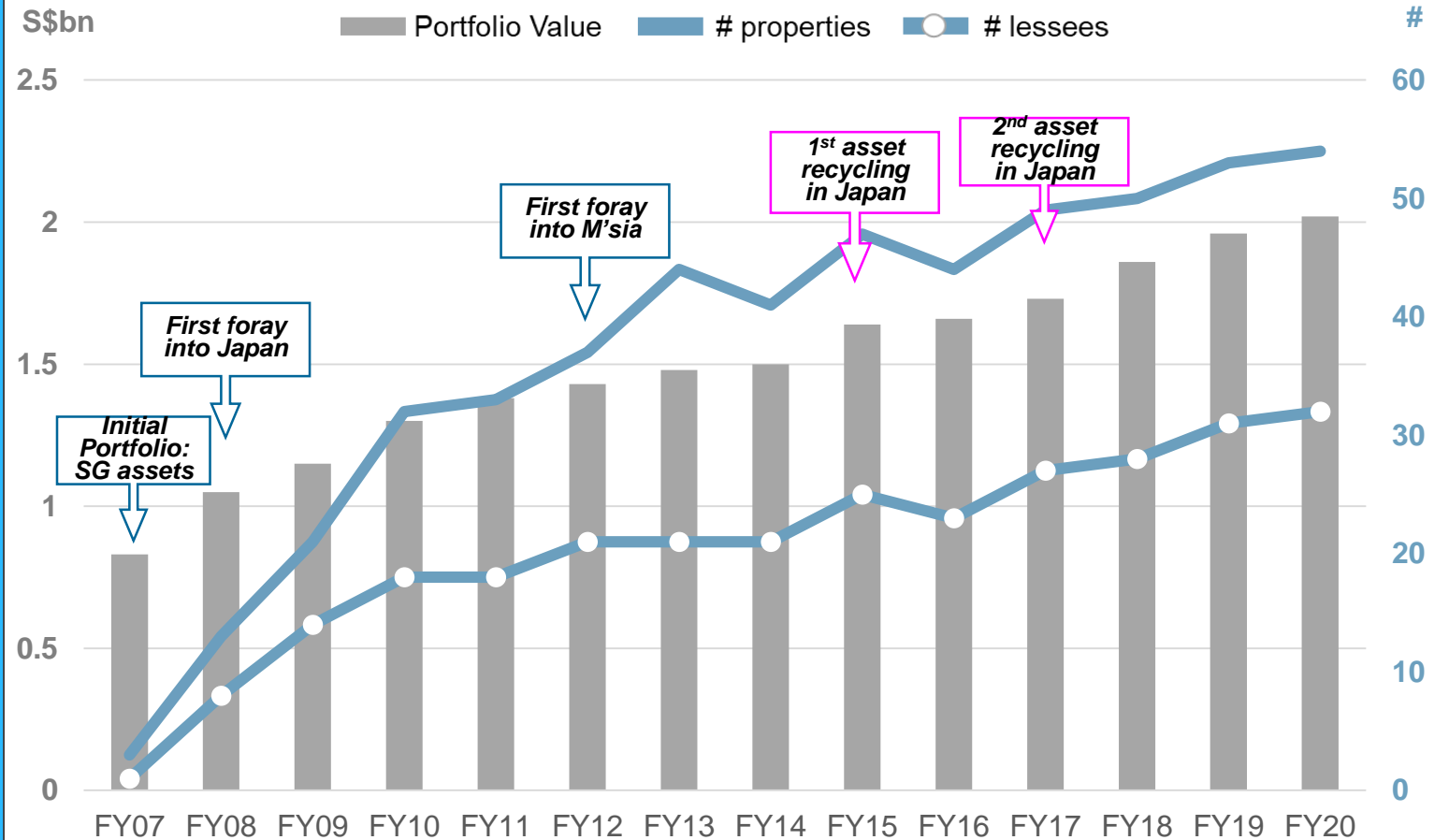
Vision

To become the leading healthcare REIT and partner of choice for healthcare expansion

Philosophy

To be the defensive among the defensives

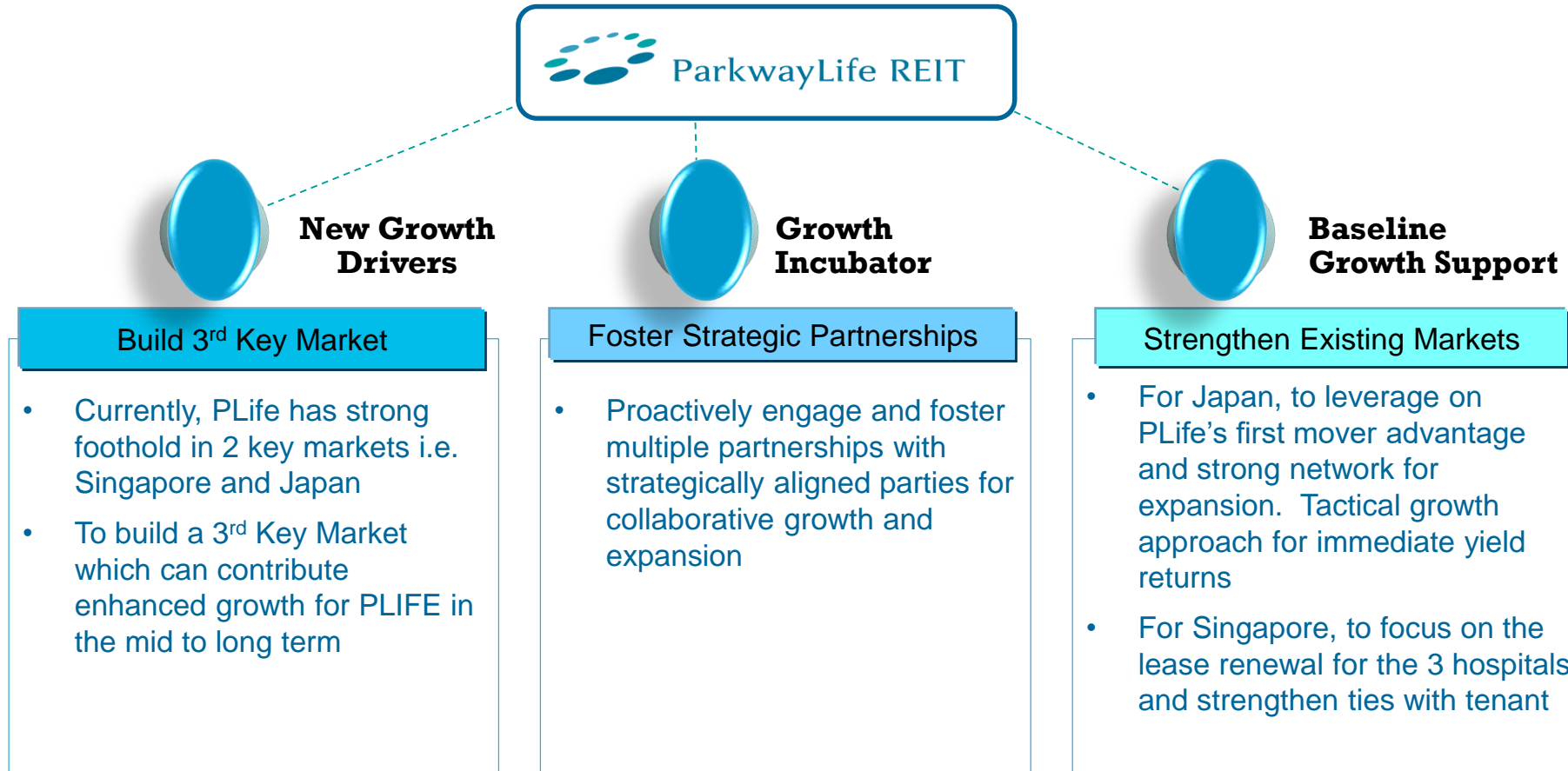
OUR GROWTH JOURNEY



Completed >14 AEI across Singapore, Japan, and Malaysia over the years

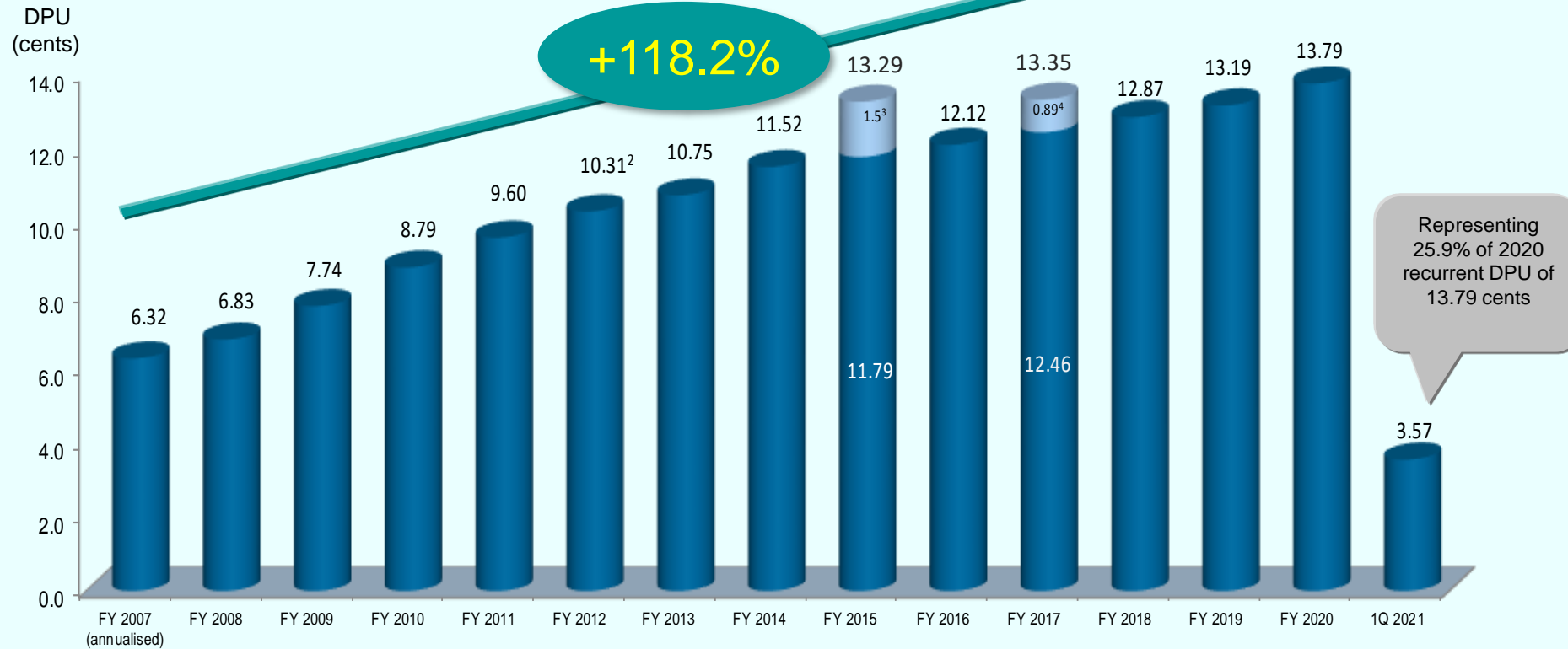
THE REDEFINED STRATEGY FOR PLIFE REIT

Adopting a multi-pronged approach for FY2020 and beyond to drive PLIFE's next phase of growth



Un-interrupted Recurring DPU Growth Since IPO

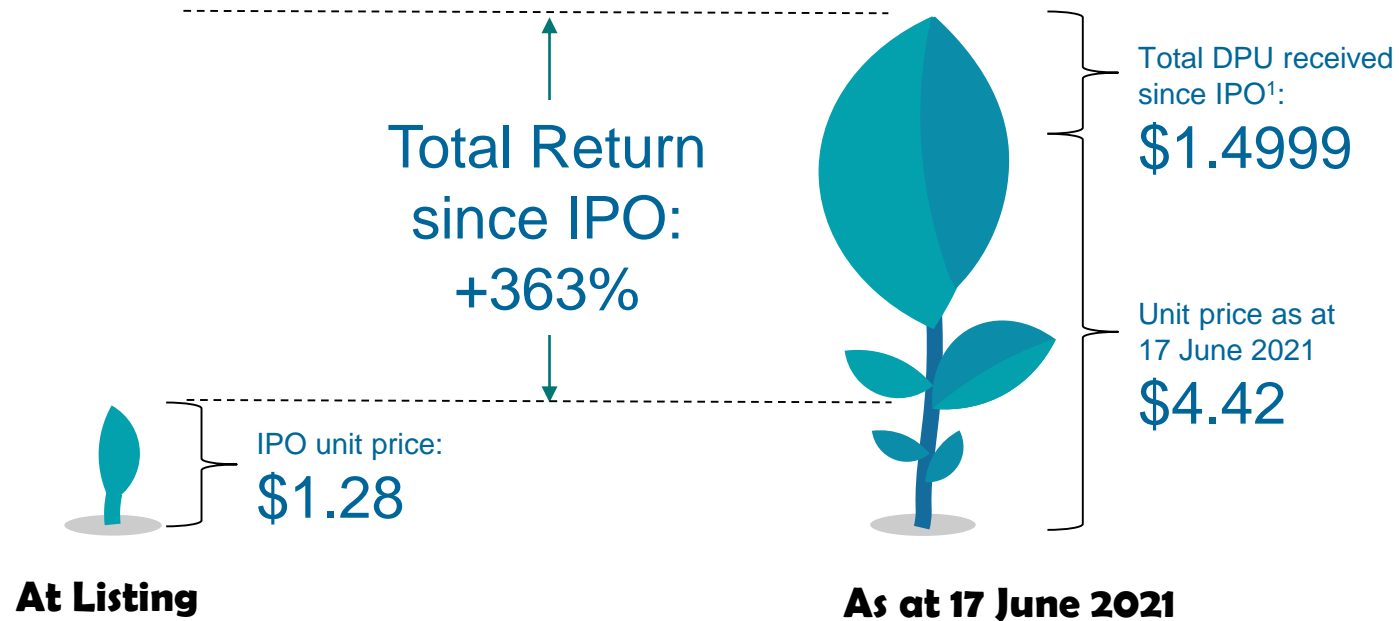
□ DPU has grown steadily at a rate of 118.2%¹ since IPO



Note:

1. Since IPO till FY2020
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

STRONG TOTAL RETURN SINCE IPO



The total return of 363% on invested equity was contributed by:

- appreciation of unit price since IPO; and
- total distribution to Unitholders since IPO

Note:

1. Since IPO till Q1 2021



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Thank You



Disclaimer

This document 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. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unit holders 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 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.

This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from these 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 on the terms necessary to support Parkway Life REIT’s 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.