



ParkwayLife REIT

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

ISSUE OF SERIES 006 NOTES AND SERIES 007 NOTES PURSUANT TO S\$500 MILLION MULTICURRENCY DEBT ISSUANCE PROGRAMME AND DISCLOSURE PURSUANT TO RULE 704(31) OF THE SGX-ST LISTING MANUAL

Parkway Trust Management Limited (the “**Manager**”), as manager of Parkway Life Real Estate Investment Trust (“**Parkway Life REIT**”), refers to its announcement dated 1 December 2022 in connection with the pricing of:

- (a) the proposed issue of JPY5,000,000,000 0.85% senior unsecured notes due 2028 (the “**Series 006 Notes**”); and
- (b) the proposed issue of JPY6,040,000,000 0.97% senior unsecured notes due 2029 (the “**Series 007 Notes**” and together with the Series 006 Notes, the “**Notes**”),

under the S\$500 million Multicurrency Debt Issuance Programme established by Parkway Life MTN Pte. Ltd. (the “**Issuer**”), a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Parkway Life REIT) (the “**Parkway Life REIT Trustee**”). The Manager is pleased to announce that the Notes have been issued today.

For the purpose of disclosure under Rule 704(31) of the Listing Manual of the Singapore Exchange Securities Trading Limited (“**SGX-ST**”), the Manager wishes to announce that it will be an event of default under the Notes if the Manager is removed pursuant to the terms of the trust deed constituting Parkway Life REIT dated 12 July 2007 (the “**Trust Deed**”, as amended and supplemented from time to time) and the replacement or substitute manager of Parkway Life REIT is not appointed in accordance with the terms of the Trust Deed (the “**Specified Condition**”).

As at the date of this announcement, the aggregate level of facilities that may be affected by a breach of the Specified Condition (excluding interest, prepayment fee, premium, penalty or break funding costs) (in each case, if applicable) is the Singapore Dollar equivalent of approximately S\$784 million¹ (including the Notes but excluding the principal amount and interest of JPY3,000,000,000 in principal amount of the JPY5,000,000,000 0.57% senior unsecured notes due June 2023 issued by the Issuer on 6 December 2017 which has been repurchased). As of the date of this announcement, there has been no breach of the Specified Condition.

The Notes are unconditionally and irrevocably guaranteed by the Parkway Life REIT Trustee. DBS Bank Ltd. and SMBC Nikko Securities (Hong Kong) Limited are the joint lead managers and joint bookrunners for the Series 006 Notes and DBS Bank Ltd. is the sole lead manager and sole bookrunner for the Series 007 Notes.

¹ Inclusive of JPY debts which are converted to SGD equivalent based on the exchange rate of S\$1.00 : JPY101.83

BY ORDER OF THE BOARD
Parkway Trust Management Limited
(Company registration no. 200706697Z)
As manager of Parkway Life Real Estate Investment Trust

Chan Wan Mei
Company Secretary
Singapore
6 December 2022

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.

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 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.