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PARKWAY LIFE REAL ESTATE INVESTMENT TRUST

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

ISSUE AND LISTING OF 47,369,000 NEW UNITS IN PARKWAY LIFE REIT PURSUANT TO THE PRIVATE PLACEMENT

*Capitalised terms used herein, but not otherwise defined, shall have the meanings ascribed to them in the announcement of Parkway Life REIT dated 22 October 2024 titled “Launch of Equity Fund Raising By Way of a Private Placement to Raise Gross Proceeds of No Less Than Approximately S\$180.0 million” (the “**Launch Announcement**”) and the announcement of Parkway Life REIT dated 23 October 2024 titled “Results of the Private Placement and Pricing of New Units Under the Private Placement” (the “**Results Announcement**”).*

Further to the Launch Announcement and the Results Announcement, Parkway Trust Management Limited, in its capacity as the manager of Parkway Life Real Estate Investment Trust (“**PLife REIT**”, and the manager of PLife REIT, the “**Manager**”), wishes to announce that 47,369,000 New Units will be issued today at an issue price of S\$3.80 per New Unit in connection with the Private Placement. With the issue of the 47,369,000 New Units in connection with the Private Placement, the total number of Units in issue is 652,371,386 Units as at the date of this announcement.

The New Units in connection with the Private Placement will commence trading on the Main Board of the SGX-ST at 9.00 a.m. today.

The New Units issued pursuant to the Private Placement will, upon issue, rank pari passu in all respects with the Existing Units in issue on 31 October 2024, being the day immediately prior to the date on which the New Units are issued pursuant to the Private Placement, including the right to any distribution which may be paid for the period from the day on which the New Units are issued pursuant to the Private Placement, being 1 November 2024 to 31 December 2024, as well as all distribution thereafter, but will not be entitled to participate in the Advanced Distribution for the period from 1 July 2024 to 31 October 2024.

For the avoidance of doubt, the holders of the New Units to be issued pursuant to the Private

Placement will not be entitled to the Advanced Distribution.

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
1 November 2024

IMPORTANT NOTICE

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This announcement is for information purposes only and does not constitute or form part of any offer or invitation to sell or issue, or any solicitation of any offer to subscribe for or acquire, Units in any jurisdiction in which such an offer or solicitation is unlawful.

This announcement may contain forward-looking statements that involve 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, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), 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 view of future events.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, 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 Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of PLife REIT is not necessarily indicative of the future performance of PLife REIT.

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The securities referred to herein have not been and will not be registered under the Securities Act, and may not be offered or sold in the United States except pursuant to an applicable exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. Any public offering of securities to be made in the United States would be made by means of a prospectus that may be obtained from an issuer and would contain detailed information about such issuer and the management, as well as financial statements. There will be no public offering of the securities referred to herein in the United States.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).