



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

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Pursuant to Rule 706A of the Listing Manual, Parkway Trust Management Limited, in its capacity as manager of Parkway Life Real Estate Investment Trust (“**PLife REIT**”, and as manager of PLife REIT, the “**Manager**”), wishes to announce the following transactions carried out during the period from 1 July 2024 to 31 December 2024:

ACQUISITION

The Manager refers to:

- (a) its announcement dated 22 October 2024 titled “Acquisition of Eleven Nursing Homes in France” (the “**22 October 2024 Announcement**”), where the Manager had announced, *inter alia*, that PLife REIT’s wholly-owned Singapore subsidiary, Parkway Life Nova Pte. Ltd. had entered into a promise of sale and a contract for transfer of shares to acquire 11 nursing homes in France (the “**Properties**”) from the DomusVi Group (the “**Acquisition**”); and
- (b) its announcement dated 20 December 2024 titled “Completion of the Acquisition of Eleven Nursing Homes in France” (the “**20 December 2024 Announcement**”), where the Manager had announced, *inter alia*, that the Acquisition had been completed.

The purchase price for the Properties is approximately €111.2 million (approximately S\$159.9 million) (the “**Purchase Price**”) which was arrived at on a willing buyer and willing seller basis and based on the independent valuation of the Properties by Cushman & Wakefield Valuation France.

The Purchase Price was fully funded via equity fund raising by way of a private placement. Please refer to the announcement dated 20 December 2024 titled “Use of Proceeds from the Private Placement” for further details.

The following subsidiaries of PLife REIT were incorporated/acquired in connection with the Acquisition.

Incorporation of Subsidiaries

Name	Date of Incorporation	Place of Incorporation	Issued and Paid-up Capital	Principal Activities	Interest held by PLife REIT
Parkway Life Nova Pte. Ltd.	7 October 2024	Singapore	SGD 1	Investment Holding	100%
Parkway Life Soleil SAS	30 October 2024	France	EUR 1,000	Investment Holding	100%
Parkway Life Santé	12 November 2024	France	EUR 1,000	Investment Holding	100%
Parkway Life Santé 1 SCI	20 November 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%

Name	Date of Incorporation	Place of Incorporation	Issued and Paid-up Capital	Principal Activities	Interest held by PLife REIT
Parkway Life Santé 2 SCI	22 November 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%
Parkway Life Santé 3 SCI	20 November 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%
Parkway Life Santé 4 SCI	20 November 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%
Parkway Life Santé 5 SCI	22 November 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%
Parkway Life Santé 6 SCI	20 November 2024	France	EUR 1,000	Investment Holding	100%
Parkway Life Santé 7 SCI	22 November 2024	France	EUR 1,000	Investment Holding	100%
Parkway Life Santé 8 SCI	22 November 2024	France	EUR 1,000	Investment Holding and Special Purpose Vehicle – Investment in Real Estate	100%
Parkway Life Santé 9 SCI	20 November 2024	France	EUR 1,000	Investment Holding and Special Purpose Vehicle – Investment in Real Estate	100%

Acquisition of Subsidiaries

Name	Date of Acquisition	Place of Incorporation	Issued and Paid-up Capital	Principal Activities	Interest held by PLife REIT
Champs Invest	20 December 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%
Saint Marcel Invest	20 December 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%

Name	Date of Acquisition	Place of Incorporation	Issued and Paid-up Capital	Principal Activities	Interest held by PLife REIT
Villers-Semeuse Invest	20 December 2024	France	EUR 1,000	Special Purpose Vehicle – Investment in Real Estate	100%
SCI Turquoise	20 December 2024	France	EUR 160	Special Purpose Vehicle – Investment in Real Estate	100%

Save as disclosed in the 22 October 2024 Announcement, none of the above transactions are expected to have a material effect on the net tangible assets or earnings per unit of PLife REIT for the financial year ended 31 December 2024.

Save as disclosed in the 22 October 2024 Announcement, none of the directors of the Manager or the controlling unitholders of PLife REIT has any interest, direct or indirect, in the above transactions.

For more information on the Acquisition, please refer to the 22 October 2024 Announcement and the 20 December 2024 Announcement.

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
5 February 2025

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 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 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.