



ParkwayLife REIT

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

PRICING OF SERIES 009 GREEN NOTES PURSUANT TO S\$500 MILLION MULTICURRENCY DEBT ISSUANCE PROGRAMME

Parkway Trust Management Limited (the “**Manager**”), as manager of Parkway Life Real Estate Investment Trust (“**Parkway Life REIT**”), wishes to announce that 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**”), has priced the proposed issue of S\$70,000,000 2.103 per cent. senior unsecured green notes due 2031 (the “**Series 009 Notes**”) to be issued under the S\$500 million Multicurrency Debt Issuance Programme established by the Issuer on 18 August 2008 and updated on 30 October 2017 (the “**Programme**”). United Overseas Bank Limited has been appointed as the sole lead manager and bookrunner for the issuance of the Series 009 Notes.

The Series 009 Notes will be issued at an issue price of 100 per cent. of the principal amount and in denominations of S\$250,000. The Series 009 Notes will bear a fixed interest rate of 2.103 per cent. payable semi-annually in arrear. The Series 009 Notes will constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu*, without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Issuer from time to time outstanding.

The proceeds from the issue of the Series 009 Notes will be used to refinance in full the existing loan undertaken to fund eligible green project meeting the eligibility criteria described in Parkway Life REIT’s sustainable financing framework dated 10 February 2026.

The Series 009 Notes are being offered outside the United States in reliance on Regulation S under the United States Securities Act of 1933, as amended, and in Singapore to (i) institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore (the “**SFA**”)) pursuant to Section 274 of the SFA and (ii) accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018.

Application will be made to the Singapore Exchange Securities Trading Limited (“**SGX-ST**”) for the listing of and quotation for the Series 009 Notes on the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Admission to the Official List of the SGX-ST and the listing of and quotation for the Series 009 Notes on the SGX-ST are not to be taken as an indication of the merits of the Issuer, the Parkway Life REIT Trustee, Parkway Life REIT, their respective subsidiaries (if any), their respective associated companies (if any), the Programme or the Series 009 Notes.

None of the Directors of the Manager and, so far as the Manager is aware, none of the controlling unitholders of Parkway Life REIT, have any interest, direct or indirect, in the proposed issue of the Series 009 Notes.

The Series 009 Notes are expected to be issued on 27 February 2026 and are expected to mature on 27 February 2031, unless earlier redeemed or purchased and cancelled in accordance with the relevant terms and conditions of the Series 009 Notes.

BY ORDER OF THE BOARD

Parkway Trust Management Limited
(Company registration no. 200706697Z)
As manager of Parkway Life Real Estate Investment Trust

Josephine Toh
Company Secretary
Singapore
20 February 2026

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.