

**NEWS RELEASE
FOR IMMEDIATE RELEASE**

PARKWAY LIFE REIT ENJOYS CONTINUED GROWTH FOR 3Q 2009

- Quarterly gross revenue grew by 23.6% to reach S\$16.5 million
- Net property income rises 23.3% to S\$15.4 million for 3Q 2009
- DPU growth of 20.1% since IPO to reach 1.91 cents for 3Q 2009
- Ample funding sources and significant debt headroom puts Parkway Life REIT in strong position to execute on growth opportunities

TOTAL PORTFOLIO	1 Jul 09 to 30 Sep 09 (3Q 2009) S\$'000	1 Jul 08 to 30 Sep 08 (3Q 2008) S\$'000	Inc / (Dec) %	1 Jan 09 to 30 Sep 09 (YTD 2009) S\$'000	1 Jan 08 to 30 Sep 08 (YTD 2008) S\$'000	Inc / (Dec) %
Gross revenue	16,498	13,347	23.6	48,935	37,709	29.8
Net property income	15,371	12,470	23.3	45,521	35,287	29.0
Income available for distribution	11,559	10,312	12.1	34,333	30,093	14.1
Available Distribution Per Unit (cents)¹						
- DPU for the period	1.91	1.71	12.1	5.69	5.00	14.1
- Annualised DPU	7.65	6.85	12.1	7.58	6.66	14.1
Annualised Distribution Yield (%), based on closing market price of S\$1.16 as at 30 Sep 2009	6.59	5.90	12.1	6.54	5.74	14.1

Singapore, 5 November 2009 – Parkway Trust Management Limited (the “Manager”), as manager of Parkway Life Real Estate Investment Trust (“PLife REIT”), is pleased to announce a strong set of figures for the third quarter (“3Q 2009”) and nine months (“YTD 2009”) ended 30 September 2009.

¹ The number of units used to calculate the Distribution per Unit (“DPU”) comprises 603,464,005 units and 602,086,274 units issued at 30 September 2009 and 30 September 2008 respectively, and units to be issued as partial satisfaction of the Manager’s management fees.

For 3Q 2009, PLife REIT saw gross revenue increase by 23.6%, from S\$13.3 million in 3Q 2008 to S\$16.5 million in 3Q 2009. Net property income grew from S\$12.5 million in 3Q 2008 to reach S\$15.4 million this quarter, which is a 23.3% rise.

PLife REIT's continued growth for 3Q 2009 is a result of increased rental income from the Japanese properties and the upward rental revision of the Singapore Hospitals. Additional revenue contribution from the Japanese properties in 3Q 2009, as compared to 3Q 2008, was S\$2.5 million. Higher revenue was also driven by the inflation-linked lease structure for the Singapore Hospitals, where the minimum rent for the third year of the lease term (23 August 2009 to 22 August 2010) is S\$52.7 million, which is a 4.36% increase from the actual rent payable in the preceding year.

For YTD 2009, PLife REIT achieved gross revenue of S\$48.9 million, up 29.8% from the same period last year. Property expenses were S\$3.4 million which is a 41.0% rise over YTD 2008. Net property income was S\$45.5 million, 29.0% higher than in YTD 2008.

PLife REIT maintains its distribution policy since IPO. For the full financial year ending 31 December 2009, Parkway Life REIT is committed to distributing 100% of its taxable income available for distribution and net overseas income to Unitholders. Distributable income rose by 12.1%; from S\$10.3 million for 3Q 2008, to reach S\$11.6 million for 3Q 2009. For YTD 2009, distributable income was S\$34.3 million, a 14.1% rise over the corresponding period. Distribution per Unit ("DPU") for 3Q 2009 reached 1.91 cents versus 1.71 cents in 3Q 2008. YTD 2009 DPU was 5.69 cents versus 5.00 cents in YTD 2008.

Mr Yong Yean Chau, Chief Executive Officer of the Manager said, "Since the IPO, PLife REIT has been delivering sustainable returns to Unitholders. Despite the challenging market conditions, we continue to enjoy strong growth quarter after quarter. We remain committed to sharpening our focus on investment and asset management and seek to execute on timely acquisition opportunities at the appropriate time, to take PLife REIT to its next level of growth."

Strong financial position makes PLife REIT well placed to execute on growth opportunities

On 12 June 2009, Fitch Ratings assigned a BBB investment grade rating to PLife REIT. As at 30 September 2009, PLife REIT enjoys a low gearing of 23.2%. PLife REIT has significant debt headroom of S\$301.3 million and S\$989.8 million before reaching 40.0% and 60.0% gearing

respectively. This gives PLife REIT financial flexibility to pursue yield accretive growth opportunities.

In addition, given its innovative and prudent capital management strategy, PLife REIT also enjoys ample funding from diversified sources to support future acquisitions and growth opportunities.

Market Outlook

PLife REIT continues to enjoy strong growth over the long term. Demand for quality private healthcare will remain resilient and continue to grow, driven by growing affluence, fast-ageing populations and a social acceptance of the nursing home concept.

“While there have been positive signs of an economic recovery, we believe that there are still uncertainties in the market. However, given the defensive nature of PLife REIT and the fact that 96% of our total portfolio has downside revenue protection, we remain optimistic about our growth in the medium to long term,” concluded Mr Yong.

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Awards

In October 2008, PLife REIT was awarded the “Most Transparent Company Award 2008” from SIAS (Securities Investors Association Singapore) Investors’ Choice Awards 2008 in the New Issues Category, providing recognition to PLife REIT for maintaining the highest standard of corporate governance and transparent communication. In February 2009, PLife REIT was awarded the 2008 “Best Managed Small-Cap Corporate” in Singapore by Asiamoney, for its effective management vision and strategy, exemplary business achievements, and commitment to growing Unitholders’ value.

About Parkway Life REIT

Parkway Life Real Estate Investment Trust (“PLife REIT”) is Asia’s largest listed healthcare REIT by asset size. It invests in income-producing real estate and real estate-related assets that are used primarily for healthcare and healthcare-related purposes (including but are not limited to, hospitals, healthcare facilities and real estate and/or real estate assets used in connection with healthcare research, education, and the manufacture or storage of drugs, medicine and other healthcare goods and devices).

PLife REIT owns the largest portfolio of strategically located private hospitals in Singapore comprising Mount Elizabeth Hospital, Gleneagles Hospital, and East Shore Hospital, covering an aggregate of 1,039 licensed beds. In addition, it has 10 assets located in Japan, namely a pharmaceutical product distributing and manufacturing facility in Chiba Prefecture, and nine high quality nursing homes located in the Chiba, Hyogo, Kanagawa, Osaka, Saitama and Tokyo Prefectures of Japan.

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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.