FINANCIAL STATEMENTS AND RELATED ANNOUNCEMENT::HALF YEARLY RESULTS

Issuer & Securities

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The Announcement, Press Release and Results Presentation are attached.

Additional Details

For Financial Period Ended
28/02/2022

Attachments

SPH REIT - SGX Announcement 1HFY22_Final.pdf

SPH REIT Press Release 1HFY22_Final.pdf

SPH REIT IR Slides 1HFY22_Final.pdf

Total size =2701K MB

SPH REIT FINANCIAL STATEMENT ANNOUNCEMENT FOR THE FIRST HALF YEAR ENDED 28 FEBRUARY 2022

Constituted in the Republic of Singapore pursuant to a Trust Deed dated 9 July 2013.

Introduction

The investment strategy of SPH REIT is to invest, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for retail purposes in Asia Pacific, as well as real estate-related assets.

The portfolio of SPH REIT comprises the following five quality and well located commercial properties in Singapore and Australia:

* Paragon, a premier upscale retail mall and medical suite/office property, well known for its upscale mall housing many luxury brands, located in the heart of Orchard Road; and
* The Clementi Mall, a mid-market suburban mall located in the centre of Clementi town, an established residential estate in the west of Singapore.
* The Rail Mall, a unique cluster of shop units with established F&B offerings along Upper Bukit Timah Road, nestled in an affluent residential catchment.
* SPH REIT holds a 85.0% stake in Figtree Grove Shopping Centre, an established sub-regional shopping centre in Wollongong, New South Wales, Australia.
* SPH REIT holds a 50.0% stake in Westfield Marion Shopping Centre, the largest regional shopping centre in South Australia.

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SPH REIT and its Subsidiaries

(Constituted in the Republic of Singapore pursuant to a trust deed dated 9 July 2013)

Condensed Interim Financial Statements

For the First Half Year Ended 28 February 2022

Condensed Interim Statement of Financial Position
As at 28 February 2022

	Note	Group		Trust	
		As at 28 Feb 22	As at 31 Aug 21	As at 28 Feb 22	As at 31 Aug 21
		S$'000	S$'000	S$'000	S$'000
Non-current assets					
Plant and equipment		463	568	463	568
Investment properties	5	4,158,804	4,123,000	3,329,700	3,296,200
Subsidiaries		-	-	180,954	180,882
Trade and other receivables		-	-	376,757	375,673
Derivative financial instruments		2,302	-	1,388	-
		4,161,569	4,123,568	3,889,262	3,853,323
Current assets					
Trade and other receivables		8,704	11,316	4,814	8,335
Cash and cash equivalents		109,609	111,681	80,879	80,379
Derivative financial instruments		776	-	776	-
		119,089	122,997	86,469	88,714
Total assets		**4,280,658**	**4,246,565**	**3,975,731**	**3,942,037**
Non-current liabilities					
Borrowings	6	956,679	1,138,111	838,852	838,751
Trade and other payables		38,280	38,135	38,281	38,135
Derivative financial instruments		577	3,292	577	1,546
Deferred tax liabilities		2,206	2,206	2,206	2,206
		997,742	1,181,744	879,916	880,638
Current liabilities					
Borrowings	6	336,806	154,943	154,966	154,943
Trade and other payables		54,004	60,959	41,518	46,258
Derivative financial instruments		576	1,051	341	1,051
		391,386	216,953	196,825	202,252
Total liabilities		**1,389,128**	**1,398,697**	**1,076,741**	**1,082,890**
Net assets		**2,891,530**	**2,847,868**	**2,898,990**	**2,859,147**
Represented by:					
Unitholders' funds		2,578,970	2,535,243	2,601,100	2,561,223
Perpetual securities holders' fund		297,890	297,924	297,890	297,924
Non-controlling interests		14,670	14,701	-	-
		2,891,530	**2,847,868**	**2,898,990**	**2,859,147**
Units in issue ('000)	7	**2,802,406**	**2,785,164**	**2,802,406**	**2,785,164**
Net asset value per unit ($)	8	**0.92**	**0.91**	**0.93**	**0.92**

Condensed Interim Statement of Total Return
For the First Half Ended 28 February 2022

	Note	Group	
		1H 2022	1H 2021
		S$'000	S$'000
Gross revenue		141,636	139,958
Property operating expenses		(36,363)	(35,104)
Net property income		**105,273**	**104,854**
Manager's management fees		(10,446)	(10,433)
Investment management fees		(1,416)	(1,453)
Trustee's fees		(297)	(298)
Impairment loss on trade receivables		(1,517)	(1,892)
Other trust expenses	9	(1,072)	(938)
Finance income		238	69
Finance costs		(10,706)	(11,856)
Grant income		-	2,903
Grant expense		-	(2,903)
Net income		**80,057**	**78,053**
Fair value change on investment properties	5	32,078	(8,438)
Net foreign currency exchange differences		640	334
Total return before taxes and distribution		**112,775**	**69,949**
Less: income tax		(804)	(221)
Total return after taxes and before distribution		**111,971**	**69,728**
Attributable to:			
Unitholders of the Trust		105,545	63,108
Perpetual securities holders		6,099	6,098
Non-controlling interests		327	522
		111,971	**69,728**
Earnings per unit (cents)			
Basic and diluted	10	3.77	2.27

Condensed Interim Distribution Statement
For the First Half Ended 28 February 2022

	Group	
	1H 2022	**1H 2021**
	S$'000	**S$'000**
Amount available for distribution to Unitholders at beginning of the period	**67,126**	**36,547**
Total return for the period attributable to Unitholders	105,545	63,108
Add: Non-tax deductible items (A)	(22,931)	6,924
Total amount distributable to Unitholders for the period	**149,740**	**106,579**
Distribution to Unitholders for the period		
- Distribution of 0.54 cents per unit for the 4Q 2020	-	(14,921)
- Distribution of 1.20 cents per unit for the 1Q 2021	-	(33,307)
- Distribution of 1.58 cents per unit for the 4Q 2021	(44,006)	-
- Distribution of 1.24 cents per unit for the 1Q 2022	(34,750)	-
	(78,756)	**(48,228)**
Amount available for distribution to Unitholders at end of the period	**70,984**	**58,351**

Note A – Non-tax deductible items

	1H 2022	**1H 2021**
	S$'000	**S$'000**
- Manager's management fees	10,446	10,433
- Trustee's fees	297	298
- Amortisation of upfront fee for loan facility	409	519
- Depreciation of plant and equipment	151	117
- Fair value change on investment properties	(32,078)	8,438
- Net income from subsidiaries	(3,618)	(14,881)
- Interest expense	1,233	1,396
- Straight-line rental adjustments	(162)	(705)
- Other expenses (capital in nature)	391	1,309
	(22,931)	6,924

Condensed Interim Statement of Changes in Unitholders' Funds
For the First Half Ended 28 February 2022

	Group		Trust	
	1H 2022	1H 2021	1H 2022	1H 2021
	S$'000	S$'000	S$'000	S$'000
Balance as at beginning of period	**2,535,243**	**2,503,324**	**2,561,223**	**2,526,457**
Operations				
Total return for the period after tax, attributable to Unitholders and perpetual securities holders	111,644	69,206	109,883	64,484
Less: Total return for the period after tax, attributable to perpetual securities holders	(6,099)	(6,098)	(6,099)	(6,098)
Net increase in assets from operations	105,545	63,108	103,784	58,386
Hedging reserve				
Effective portion of changes in fair value of cash flow hedges[1]	4,783	441	2,831	(100)
Net change in fair value of cash flow hedge reclassified to Statement of Total Return	2,043	1,454	1,572	1,010
Foreign currency translation reserve				
Translation differences from financial statements of foreign entities	(406)	5,738	-	-
Exchange differences on monetary item forming part of net investments in foreign operations	72	4,248	-	-
Unitholders' transactions				
Distribution to unitholders	(78,756)	(48,228)	(78,756)	(48,228)
Manager's fee paid/payable in units	10,446	10,433	10,446	10,433
	(68,310)	(37,795)	(68,310)	(37,795)
Unitholders' funds as at end of period	**2,578,970**	**2,540,518**	**2,601,100**	**2,547,958**
Perpetual Securities Holders' Funds				
Balance as at beginning of period	**297,924**	**297,924**	**297,924**	**297,924**
Total return attributable to perpetual securities holders	6,099	6,098	6,099	6,098
Distribution to perpetual securities holders	(6,133)	(6,132)	(6,133)	(6,132)
Balance as at end of period	**297,890**	**297,890**	**297,890**	**297,890**

Notes:

1. This relates to interest rate swap and cross currency interest rate swap arrangements.

Portfolio Statement
Group

Description of Property	Location	Tenure of Land	Term of Lease	Remaining Term of Lease 28 Feb 2022	Occupancy Rate as at 28 Feb 2022 (%)	Occupancy Rate as at 31 Aug 2021 (%)	At Valuation 28 Feb 2022 S$'000	At Valuation 31 Aug 2021 S$'000	Percentage of Unitholders' funds 28 Feb 2022 (%)	Percentage of Unitholders' funds 31 Aug 2021 (%)
Singapore										
Paragon	290 Orchard Road, Singapore 238859	Leasehold	99 years, commencing on 24 July 2013 (Listing date)	91 years	98.8	99.1	2,670,000	2,640,000	104	104
The Clementi Mall	3155 Commonwealth Avenue West, Singapore 129588	Leasehold	99 years, commencing on 31 August 2010	88 years	99.9	99.9	597,500	594,000	23	23
The Rail Mall	380 to 400 & 422 to 484 (Even Nos) Upper Bukit Timah Road, Singapore 678040 to 678050 & 678051 to 678087	Leasehold	99 years, commencing on 18 March 1947	25 years	100.0	92.2	62,200	62,200	2	2
Australia										
Westfield Marion Shopping Centre	293-297 Diagonal Road, Oaklands Park, Adelaide, South Australia, 5046	Freehold	-	-	98.0	98.8	632,284	630,060	25	25
Figtree Grove Shopping Centre	19 & 23 Princes Highway, Figtree, Wollongong, NSW 2525	Freehold	-	-	99.0	99.1	196,820	196,740	8	8
Portfolio of investment properties							4,158,804	4,123,000	162	162
Other assets and liabilities (net)							(1,267,274)	(1,275,132)	(49)	(49)
Net assets of the Group							2,891,530	2,847,868	113	113
Perpetual securities holders' funds							(297,890)	(297,924)	(12)	(12)
Non-controlling interests							(14,670)	(14,701)	(1)	(1)
Unitholders' funds							2,578,970	**2,535,243**	**100**	**100**

Portfolio Statement (Cont'd)
Group (Cont'd)

Footnotes:

* For Singapore, Paragon was pledged as securities by way of a first legal mortgage to banks for banking facilities granted to SPH REIT. As for Australia, Figtree Grove Shopping Centre and Westfield Marion Shopping Centre were pledged as securities by way of mortgage to banks for banking facilities granted to SPH REIT Moelis Australia Trust and Marion Sub Trust respectively.

Portfolio Statement (Cont'd)
Trust

Description of Property	Location	Tenure of Land	Term of Lease	Remaining Term of Lease 28 Feb 2022	Occupancy Rate as at 28 Feb 2022	Occupancy Rate as at 31 Aug 2021	At Valuation 28 Feb 2022	At Valuation 31 Aug 2021	Percentage of Unitholders' funds 28 Feb 2022	Percentage of Unitholders' funds 31 Aug 2021
					(%)	(%)	S$'000	S$'000	(%)	(%)
Singapore										
Paragon	290 Orchard Road, Singapore 238859	Leasehold	99 years, commencing on 24 July 2013 (Listing date)	91 years	98.8	99.1	2,670,000	2,640,000	103	103
The Clementi Mall	3155 Commonwealth Avenue West, Singapore 129588	Leasehold	99 years, commencing on 31 August 2010	88 years	99.9	99.9	597,500	594,000	23	23
The Rail Mall	380 to 400 & 422 to 484 (Even Nos) Upper Bukit Timah Road, Singapore 678040 to 678050 & 678051 to 678087	Leasehold	99 years, commencing on 18 March 1947	25 years	100.0	92.2	62,200	62,200	2	2
Portfolio of investment properties							3,329,700	3,296,200	128	128
Other assets and liabilities (net)							(430,710)	(437,053)	(17)	(16)
Net assets of the Group							2,898,990	2,859,147	111	112
Perpetual securities holders' funds							(297,890)	(297,924)	(11)	(12)
Unitholders' funds							**2,601,100**	**2,561,223**	100	100

Footnotes:

* Paragon was pledged as securities by way of a first legal mortgage to banks for banking facilities granted to SPH REIT.

Condensed Interim Statement of Cash Flows
For the First Half Ended 28 February 2022

	Group	
	1H 2022	**1H 2021**
	S$'000	**S$'000**
Cash flows from operating activities		
Net income	111,971	69,728
Adjustments for:		
Fair value change on investment properties	(32,078)	8,438
Manager's fee paid/payable in units	10,446	10,433
Depreciation of plant and equipment	151	117
Finance income	(238)	(69)
Finance costs	10,706	11,856
Straight-line rental adjustments	(162)	(705)
Impairment loss on trade receivables	1,517	1,892
Operating cash flow before working capital changes	102,313	101,690
Changes in operating assets and liabilities		
Trade and other receivables	1,073	17,492
Trade and other payables	(7,652)	(5,145)
Net cash from operating activities	**95,734**	**114,037**
Cash flows from investing activities		
Additions to investment properties	(2,325)	(3,946)
Purchase of plant and equipment	(46)	(10)
Interest received	238	69
Net cash used in investing activities	**(2,133)**	**(3,887)**
Cash flows from financing activities		
Distribution to unitholders	(78,756)	(48,228)
Distribution to perpetual securities holders	(6,133)	(6,132)
Distribution to non-controlling interests of a subsidiary	(367)	-
Payment of transaction costs related to borrowings	(100)	(538)
Interest paid	(10,501)	(11,198)
Net cash used in financing activities	**(95,857)**	**(66,096)**
Net (decrease)/increase in cash and cash equivalents	**(2,256)**	**44,054**
Effect of exchange rate fluctuations on cash and cash equivalents held	**184**	1,457
Cash and cash equivalents at beginning of the period	**111,681**	81,974
Cash and cash equivalents at end of the period	**109,609**	**127,485**

Notes to the Condensed Interim Financial Statements

These notes form an integral part of the Condensed Interim Financial Statements.

1. General Information

SPH REIT (the "Trust") is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 9 July 2013 supplemented by the First Supplemental Deed on 7 November 2016 and Second Supplemental Deed on 6 January 2017 (the "Trust Deed") between SPH REIT Management Pte. Ltd. (the "Manager") and DBS Trustee Limited (the "Trustee"). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the Trust held by it in trust for the holders ("Unitholders") of units in the Trust (the "Units").

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 24 July 2013 and was included under the Central Provident Fund ("CPF") Investment Scheme on 17 July 2013.

The principal activity of the Trust is to invest, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for retail purposes in Asia-Pacific, as well as real estate-related assets with the primary objective of providing Unitholders with regular and stable distributions and sustainable long-term growth.

The condensed interim financial information of the Trust as at and for the period ended 28 February 2022 comprise the Trust and its subsidiaries (together referred to as the "Group' and individually as "Group entities").

The Trust has entered into several service agreements in relation to management of the Trust and its property operations. The fee structures for these services are as follows:

(a) Trustee's fees

The Trustee's fee shall not exceed 0.1% per annum of the value of all the assets of the Trust ("Deposited Property") (subject to a minimum of $15,000 per month) and shall be payable out of the Deposited Property monthly in arrears. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

(b) Manager's management fees

The Manager is entitled under the Trust Deed to the following management fees:

(i) a base fee of 0.25% per annum of the value of Deposited Property; and

(ii) an annual performance fee of 5% per annum of the Net Property Income (as defined in the Trust Deed).

The management fees payable to the Manager will be paid in the form of cash and/or units. The Management fees payable in units will be computed at the volume weighted average price for a unit for all trades on the SGX-ST in the ordinary course of trading on the SGX-ST for the period of 10 Business Days (as defined in the Trust Deed) immediately preceding the end date of the relevant financial quarter, to which such fees relate. The base fees are payable quarterly in arrears. The annual performance fees are payable annually in arrears.

1. General Information (Cont'd)

(b) Manager's management fees (Cont'd)

For the period from 24 July 2013 (listing date) to 28 February 2017, from 1 September 2017 to 31 May 2019 and from 1 September 2019 to 28 February 2022 the Manager has elected to receive 100% of management fees in units.

The Manager has elected for partial payment of management fees in cash for the half year from 1 March 2017 to 31 August 2017 and for period from 1 June 2019 to 31 August 2019.

For all acquisitions or disposals of properties or investments, the Manager is entitled to receive acquisition fee at 0.75% of the purchase price for acquisition from related parties and 1.0% for all other cases and a divestment fee of 0.5% of the sale price.

(c) Property Manager's management fees

(i) Property management fees

Under the Property Management Agreement, SPH Retail Property Management Services Pte. Ltd. (the "Property Manager") is entitled to receive the following fees:

- 2.0% per annum of Gross Revenue for the relevant property;
- 2.0% per annum of the Net Property Income for the relevant property (calculated before accounting for the property management fee in that financial period); and
- 0.5% per annum of the Net Property Income for the relevant property (calculated before accounting for the property management fee in that financial period) in lieu of leasing commissions otherwise payable to the Property Manager and/or third party agents.

The property management fees are payable to the Property Manager in the form of cash and/or units. For the period from 24 July 2013 (listing date) to 28 February 2022, the property management fees are paid in cash.

(ii) Project management fees

The Property Manager is entitled to receive project management fees ranging between 1.25% and 5% of the total construction cost, for the development or redevelopment, the refurbishment, retrofitting and renovation works on or in respect of a property. The project management fees are payable to the Property Manager in the form of cash and/or units.

2. Basis of preparation

The Condensed Interim Financial Statements has been prepared in accordance with the Statement of Recommended Accounting Practice (RAP) 7 "Reporting Framework for Investment Funds" issued by the Institute of Singapore Chartered Accountants, and the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed. RAP 7 requires the accounting policies adopted to generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards ("FRS").

The condensed interim financial information does not contain all the information required for full annual financial statements and should be read in conjunction with the Group's last annual consolidated financial statements as at and for the year ended 31 August 2021.

2. Basis of preparation (Cont'd)

The condensed interim financial information has been prepared on a historical cost basis, except for the investment properties and financial derivatives which are stated at fair value.

The condensed interim financial information is presented in Singapore dollars, which is the Trust's functional currency. All financial information presented in Singapore dollars has been rounded to the nearest thousand, unless otherwise stated.

3. Significant accounting policies

The financial information has been prepared in accordance with the same accounting policies and methods of computation adopted in the audited financial statements of the previous financial year, except for new or amended accounting policies adopted in the Statement of Recommended Accounting Practice ("RAP") 7 "Reporting Framework for Investment Funds" which became effective from this financial year.

The adoption of the new/revised accounting policies has not resulted in any substantial changes to SPH REIT's accounting policies nor any significant impact on these financial statements.

4. Critical Accounting Estimates, Assumptions and Judgements

The preparation of financial statements in conformity with RAP 7 requires the Manager to make estimates, assumptions and judgements that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses.

Estimates, assumptions and judgements are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

In preparing the financial statements, the significant areas of estimation uncertainty and critical judgements in applying accounting policies that have the most significant effect on the amount recognised in the financial statements were the same as those applied in the financial statements for the year ended 31 August 2021.

5. Investment properties

	Group		Trust	
	28 Feb 22 S$'000	**31 Aug 21 S$'000**	**28 Feb 22 S$'000**	**31 Aug 21 S$'000**
Beginning of financial period	4,123,000	4,125,447	3,296,200	3,286,200
Additions	3,203	6,194	1,149	2,120
Fair value change	32,078	3,421	32,259	4,160
Straight-line rental adjustments	162	4,106	92	3,720
Translation differences	361	(16,168)	-	-
End of financial period/year	4,158,804	4,123,000	3,329,700	3,296,200

5. Investment properties (Cont'd)

The carrying amount of the investment properties were based on valuations performed by independent external valuers (31 Aug 2021: independent external valuers). The valuations were based on the discounted cash flow and income capitalisation methods. The fair value for investment properties is categorised as Level 3 under the fair value hierarchy, as inputs used are unobservable and significant to the valuation. The inter-relationship between inputs and fair value are described below.

Key unobservable inputs correspond to:

- Discount rate, based on the risk-free rate for 10-year bonds issued by the Singapore government, adjusted for a risk premium to reflect the increased risk of investing in the asset class;
- Terminal yield reflects the uncertainty, functional/economic obsolescence and the risk associated with the investment properties;
- Capitalisation rate correspond to a rate of return on investment properties based on the expected income that the property will generate; and
- Market rent rate reflects the expected income that the property will generate.

Description	Valuation technique(s)	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement
Investment properties	**Discounted cash flow**	Discount rate 6.50% to 8.00% (2021: 6.50% to 8.00%) Terminal Yield 4.00% to 6.50% (2021: 4.00% to 6.50%)	Significant reduction in the capitalisation rate, discount rate and/or terminal yield in isolation would result in a significantly higher fair value of the investment properties.
	Income capitalisation	Capitalisation rate 3.75% to 6.00% (2021: 3.75% to 6.00%) Market rent S$62.69 psf to S$236.05 psf (2021: S$63.11 psf to S$220.77 psf)	Significant reduction in the market growth rates and market rent rates in isolation would result in a significantly lower fair value of the investment properties

The outbreak of the Novel Coronavirus ("COVID-19") has negatively affected the retail sector in countries where the Group's investment properties are located. Given that the potential impact of COVID-19 is constantly evolving, significant market uncertainty exists. Therefore, the valuation assessed by the independent external valuers is current as at 28 February 2022 only. The valuation assessed may change significantly in the short term.

6. Borrowings

	Group		Trust	
	28 Feb 22 S$'000	**31 Aug 21 S$'000**	**28 Feb 22 S$'000**	**31 Aug 21 S$'000**
Secured term loan	1,295,151	1,295,029	995,000	995,000
Less: Unamortised transaction costs	(1,666)	(1,975)	(1,182)	(1,306)
	1,293,485	1,293,054	993,818	993,694
Borrowing repayable:				
Within 1 year	336,806	154,943	154,966	154,943
Between 1 – 5 years	956,679	1,138,111	838,852	838,751
	1,293,485	1,293,054	993,818	993,694

The Group's secured term loan amounted to S$1.3 billion (31 Aug 21: S$1.3 billion). This consist of a term loan of S$995 million (31 Aug 21: S$995 million) secured by way of a first legal mortgage on Paragon, a term loan of A$105 million (31 Aug 21: A$105 million) secured by way of mortgage on Figtree Grove Shopping Centre and a term loan of A$200 million (31 Aug 21: A$200 million) secured by way of mortgage on the Group's 50% interest in Westfield Marion Shopping Centre.

Certain loan facility agreements of the Group contain clauses that upon occurrence of certain events such as (i) Singapore Press Holdings Limited, the sponsor of SPH REIT (the "Sponsor"), does not or ceases to hold (direct or indirectly) at least 30% of the Trust's units or (ii) the Sponsor does not or ceases to hold (direct or indirectly) 100% of the issued and fully paid ordinary shares in the Manager or (iii) SPH REIT Management Pte. Ltd. ceases to be the manager of SPH REIT or (iii) the Trust is delisted or ceases to be a collective investment scheme, would lead to an event of default where outstanding borrowings (including accrued interests) will be immediately due and payable and total commitments cancelled.

On 2 August 2021, Keppel Pegasus Pte. Ltd. (the "Keppel Offeror") and the Sponsor entered into an implementation agreement (the "Keppel Implementation Agreement") and jointly announced the proposed acquisition by the Keppel Offeror of the Sponsor by way of a scheme of arrangement (the "Keppel Scheme"), which includes a proposed distribution in specie by the Sponsor of certain numbers of its units in SPH REIT to the eligible shareholders of the Sponsor. The Keppel Implementation Agreement was revised on 9 November 2021 following the revised scheme consideration received from the Keppel Offeror.

On 29 October 2021, Cuscaden Peak Pte. Ltd. (the "Cuscaden Offeror") issued a possible offer announcement in respect of its proposal to acquire the Sponsor by way of a scheme of arrangement (the "Cuscaden Scheme"). On 15 November 2021, the Cuscaden Offeror and the Sponsor entered into an implementation agreement and jointly announced the Cuscaden Scheme, which includes a cash and units consideration whereby the Sponsor will undertake a distribution in specie of certain number of its units in SPH REIT to the eligible shareholders of the Sponsor.

On 9 February 2022, the Sponsor exercised its right to terminate the Keppel Implementation Agreement.

6. Borrowings (Cont'd)

An extraordinary general meeting and a scheme meeting was convened by the Sponsor on 22 March 2022 where the shareholders of the Sponsor have voted in favour of the distribution in specie by the Sponsor of its units in SPH REIT and approved the Cuscaden Scheme. Subject to the satisfaction of all other conditions precedent and upon the Cuscaden Scheme becoming effective in accordance with its terms, the Sponsor will become a wholly-owned subsidiary of the Cuscaden Offeror. The Sponsor's unitholding interest in SPH REIT following completion of the distribution in specie (as part of the Cuscaden Scheme) will be approximately 20% of all the units in SPH REIT. In addition, depending on the level of election by eligible shareholders of the Sponsor for either the Cuscaden all cash consideration or the Cuscaden cash and units consideration, Cuscaden may be required to undertake a chain offer ("Potential Chain Offer") for all the units in SPH REIT in accordance with the Singapore Code on Take-overs and Mergers. For illustration purposes, if 100% of the eligible shareholders of the Sponsor elect for the Cuscaden cash and units consideration, Cuscaden's unitholding interest in SPH REIT (including the Sponsor's unitholding interest in SPH REIT) will be approximately 20% upon completion of the distribution in specie and the Cuscaden Scheme and Cuscaden will not be required to undertake the Potential Chain Offer.

Notwithstanding the possible occurrence of the aforementioned events, the Manager has concluded on the appropriateness of the going concern assumption as the Group has sufficient available facilities and unencumbered assets and has refinanced $185 million of loans subsequent to the signing of the implementation agreements. The Manager intends to take the necessary steps to obtain waivers from the lenders to address the potential acceleration of repayment of loans arising from the reduction in Sponsor's unitholding interest in the Trust.

7. Units in issue

	Group and Trust	
	1H 2022	**1H 2021**
	No. of units '000	**No. of units '000**
Issued units as at beginning of period	**2,785,164**	**2,763,122**
Manager's fee paid in units	17,242	15,675
Issued units at the end of the period	**2,802,406**	**2,778,797**
Issuable units:		
Manager's fee payable in units	8,034	9,525
Total issued and issuable units as at end of period	**2,810,440**	**2,788,322**

During the financial period, the Trust issued 17,241,529 (2021: 15,674,679) new units at the issue price of S$0.8515 to S$1.0136 per unit (2021: S$0.8178 to S$0.9314 to per unit), in respect of the payment of management fees to the Manager in units. The issue prices were determined based on the volume weighted average traded price for all trades done on SGX-ST in the ordinary course of trading for the last 10 business days of the relevant quarter on which the fees accrued.

8. Net Asset Value ("NAV") per unit and Net Tangible Asset ("NTA") per unit

	Group		Trust	
	As at 28 Feb 21	As at 31 Aug 21	As at 28 Feb 22	As at 31 Aug 21
NAV / NTA per unit[1] (S$)	0.92	0.91	0.93	0.92

Note:

1. The NAV per unit and NTA per unit were computed based on the net assets attributable to Unitholders. Number of units used to compute NAV and NTA was based on number of units in issue as at balance sheet date.

9. Other Trust Expenses

	Group	
	1H 2022	1H 2021
	S$'000	S$'000
Audit fees	199	182
Professional fees	873	756
	1,072	938

10. Earnings per unit ("EPU")

	Group	
	1H 2022	1H 2021
Earnings per unit		
Weighted average number of units[1] ('000)	2,802,422	2,778,666
Total return for the period after tax attributable to unitholders (S$'000)	105,545	63,108
EPU[2] (basic and diluted) (cents)	3.77	2.27
EPU (cents), excluding fair value change and write down of intangible asset	2.62	2.55

Notes:

1. The weighted average number of units was based on the number of units in issue and issuable units to the Manager.

2. Included the effects of fair value change on investment properties for the respective periods/year.

11. Related parties transactions

For the purposes of this condensed interim financial information, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the parties or exercise significant influence over the parties in making financial and operating decisions, or vice versa, or where the Group is subject to common significant influence. Related parties may be individuals or other entities. The Manager (SPH REIT Management Pte. Ltd.) and the Property Manager (SPH Retail Property Management Services Pte. Ltd.) are subsidiaries of a substantial Unitholder of the Group.

During the financial period, other than those disclosed elsewhere in the condensed interim financial information, the following significant related party transactions were carried out in the normal course of business:

	Group	
	1H 2022	**1H 2021**
	S$'000	**S$'000**
Manager's management fees paid to a related company	10,446	10,433
Property management fees paid/payable to a related company	4,265	4,251
Investment management fees paid/payable to non-controlling interests	1,416	1,453
Trustee's fees paid/payable to the Trustee	285	285
Staff reimbursements paid/payable to a related company	2,313	2,910
Rental and other income received/receivable from related companies	132	137
Other expenses paid/payable to related companies	436	303

12. Financial ratios

	Group	
	1H 2022	**1H 2021**
	%	**%**
Ratio of expenses to weighted average net assets value[1]		
- including performance component of Manager's management fees	0.83	0.82
- excluding performance component of Manager's management fees	0.47	0.46
Total operating expenses to net asset value[2]	1.63	1.57
Portfolio turnover rate[3]	-	-

Notes:

[1] The annualised ratio is computed in accordance with guidelines of Investment Management Association of Singapore dated 25 May 2005. The expenses used in the computation relate to expenses of the Group, excluding property expenses and finance expense.

[2] The ratio is computed based on the total property expenses, including all fees and charges paid to the Trustee, the Manager and related parties for half year ended 28 February 2022 and 28 February 2021 and as a percentage of net asset value as at 28 February 2022 and 28 February 2021.

[3] The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value. The portfolio turnover rate was nil for half year ended 28 February 2022 and 28 February 2021, as there were no sales of investment properties.

13. Subsequent Event

Subsequent to the reporting date, the Manager announced a distribution of 1.44 cents per unit, for the quarter from 1 December 2021 to 28 February 2022.

Other Information Required by Listing Rule Appendix 7.2

1(a) An income statement together with a comparative statement for the corresponding period of the immediately preceding financial year

1(a)(i) Statement of Total Return

	Group		
	1H 2022	1H 2021	Change
	S$'000	S$'000	%
Gross revenue[1]	141,636	139,958	1.2
Property operating expenses	(36,363)	(35,104)	3.6
Net property income	**105,273**	**104,854**	**0.4**
Manager's management fees	(10,446)	(10,433)	0.1
Investment management fee	(1,416)	(1,453)	(2.5)
Trust expenses[2]	(1,369)	(1,236)	10.8
Impairment loss on trade receivables[3]	(1,517)	(1,892)	(19.8)
Finance income	238	69	NM
Finance costs	(10,706)	(11,856)	(9.7)
Grant income[4]	-	2,903	NM
Grant expense[4]	-	(2,903)	NM
Net income	**80,057**	**78,053**	**2.6**
Fair value change on investment properties[5]	32,078	(8,438)	NM
Net foreign currency exchange differences[6]	640	334	91.6
Total return before taxes and distribution	**112,775**	**69,949**	**61.2**
Less: income tax[7]	(804)	(221)	NM
Total return after taxes and before distribution	**111,971**	**69,728**	**60.6**
Attributable to:			
Unitholders	105,545	63,108	61.3
Perpetual securities holders[8]	6,099	6,098	-
Non-controlling interests	327	522	(37.4)
Total return for the period	**111,971**	**69,728**	**60.6**

NM Not Meaningful

1(a) An income statement together with a comparative statement for the corresponding period of the immediately preceding financial year (cont'd)

1(a)(i) Statement of Total Return (Cont'd)

Notes:

1. The gross revenue includes rental waivers and reliefs granted by landlord to eligible tenants in Singapore affected by COVID-19.

2. Includes recurring trust expenses such as trustee's fees, valuation fees, audit and tax adviser's fees, legal & others professional fees, cost associated with the preparation of annual reports.

3. The impairment loss on trade receivables comprises of the allowance for rental arrears and reliefs for Singapore and Australia properties.

4. Grant income relates to property tax rebates and cash grants from Singapore government as part of the COVID-19 relief measures. Grant expense relates to the property tax rebates and cash grants being passed on to eligible tenants in the form of rental reliefs in FY2021.

5. This relates to the fair value change on the investment properties as at 28 February 2022, based on independent valuations conducted by Savills Valuation & Professional Services (S) Pte Ltd (2021: Savills Valuation & Professional Services (S) Pte Ltd) for investment properties in Singapore and, CBRE Valuation Pty Ltd (2021: CBRE Valuation Pty Ltd and Jones Lang LaSalle Advisory Services Pty Ltd) for investment properties in Australia.

   In 1HFY2022, the Group recognised a fair value gain of S$32.1 million. This comprises a fair value gain of S$32.3 million and loss of S$0.2 million contributed by the investment properties in Singapore and Australia respectively.

6. The net foreign currency exchange differences relate mainly to unrealised foreign exchange gain from revaluing of the monetary assets and liabilities that were denominated in Australian dollars.

7. This relates mainly to withholding tax payable for Australia income.

8. On 30 August 2019, the Trust issued S$300.0 million of subordinated perpetual securities (the 'Perpetual Securities") at a rate of 4.10% per annum, with the first distribution rate reset falling on 30 August 2024 and subsequent resets occurring every five years thereafter. The Perpetual Securities have no fixed redemption date and redemption is at the option of the Trust in accordance with the terms of issue of the securities. The distribution is payable semi-annually at the discretion of the Trust and is non-cumulative.

1(a) An income statement together with a comparative statement for the corresponding period of the immediately preceding financial year (cont'd)

1(a)(ii) Distribution Statement

	Group		
	1H 2022	1H 2021	Change
	S$'000	S$'000	%
Total return for the period attributable to Unitholders and perpetual securities holders	**111,644**	**69,206**	**61.3**
Less: Amount reserved for distribution to perpetual securities holders	(6,099)	(6,098)	-
Add: Non-tax deductible items[1]	(22,931)	6,924	NM
Income available for distribution	82,614	70,032	18.0
Add: Tax-exempt income[2]	-	6,149	-
Distributable income to unitholders	**82,614**	**76,181**	**8.4**
Distribution to Unitholders[3]	**75,105**	**67,764**	**10.8**

NM Not Meaningful

Notes:

1. Non-tax deductible items refer to the Manager's management fees paid/payable in units, trustee's fees, straight-line rental adjustments, amortisation of debt issuance costs, fair value change on investment properties and net income from subsidiaries.

2. This relates to the distribution of tax-exempt income from Australia subsidiaries.

3. The distribution to unitholders for 1H 2021 includes the release of approximately S$7.3 million of FY20 distributable income deferred as allowed under COVID-19 relief measures.

1(b) A balance sheet together with a comparative statement as at the end of the immediately preceding financial year

Statements of Financial Position

	Group		Trust	
	As at 28 Feb 22	As at 31 Aug 21	As at 28 Feb 22	As at 31 Aug 21
	S$'000	S$'000	S$'000	S$'000
Non-current assets				
Plant and equipment	463	568	463	568
Investment properties[1]	4,158,804	4,123,000	3,329,700	3,296,200
Subsidiaries	-	-	180,954	180,882
Trade and other receivables	-	-	376,757	375,673
Derivative financial instruments[2]	2,302	-	1,388	-
	4,161,569	4,123,568	3,889,262	3,853,323
Current assets				
Derivative financial instruments	776	-	776	-
Trade and other receivables[3]	8,704	11,316	4,814	8,335
Cash and cash equivalents	109,609	111,681	80,879	80,379
	119,089	122,997	86,469	88,714
Total assets	**4,280,658**	**4,246,565**	**3,975,731**	**3,942,037**
Non-current liabilities				
Borrowings	956,679	1,138,111	838,852	838,751
Derivative financial instruments[2]	577	3,292	577	1,546
Deferred tax liabilities[4]	2,206	2,206	2,206	2,206
Trade and other payables[5]	38,280	38,135	38,281	38,135
	997,742	1,181,744	879,916	880,638
Current liabilities				
Borrowings	336,806	154,943	154,966	154,943
Derivative financial instruments[2]	576	1,051	341	1,051
Trade and other payables[5]	54,004	60,959	41,518	46,258
	391,386	216,953	196,825	202,252
Total liabilities	**1,389,128**	**1,398,697**	**1,076,741**	**1,082,890**
Net assets	**2,891,530**	**2,847,868**	**2,898,990**	**2,859,147**
Represented by:				
Unitholders' funds	2,578,970	2,535,243	2,601,100	2,561,223
Perpetual securities holders' funds[6]	297,890	297,924	297,890	297,924
Non-controlling interests	14,670	14,701	-	-
Total Equity	**2,891,530**	**2,847,868**	**2,898,990**	**2,859,147**

1(b) A balance sheet together with a comparative statement as at the end of the immediately preceding financial year (cont'd)

Statements of Financial Position (cont'd)

Notes:

1. The fair values of Paragon, The Clementi Mall, The Rail Mall, Westfield Marion and Figtree Grove as at 28 February 2022 were S$2,670.0 million, S$597.5 million, S$62.2 million, S$632.3 million and S$196.8 million respectively. The fair values of the investment properties were based on independent valuations conducted by by Savills Valuation & Professional Services (S) Pte Ltd for Paragon, The Clementi Mall and The Rail Mall, CBRE Valuation Pty Ltd for Westfield Marion and Figtree Grove.

2. Derivative financial instruments represent the fair value of the interest rate swap, cross currency swap and cross currency interest rate swap contracts.

3. Trade and other receivables comprised mainly rental receivable and deposits. The decrease was mainly due to lower receivables from tenants.

4. Deferred tax liabilities are mainly in respect of the capital expenditures incurred for Singapore investment properties, and have been estimated based on the differences between the carrying amount and tax carrying value of these capital expenditures.

5. Trade and other payables comprised mainly rental deposits, accrued interests and other expenses, and collection in advance. The decrease was largely attributed to the lower rent collection in advance .

6. On 30 August 2019, the Trust issued S$300.0 million of fixed rate Perpetual Securities. The Perpetual Securities, net of issuance costs, are classified as equity instruments and recorded as equity in the Statement of Changes in Unitholders' Funds.

1(c) To show the total number of issued units excluding treasury shares as at the end of the current financial period and as at the end of the immediately preceding year.

As at 28 February 2022, SPH REIT had 2,802,405,601 units (31 August 2021: 2,785,164,072 units).

1(d) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

2. Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The financial information for the first half year ended 28 February 2022 as set out in this announcement has been extracted from the interim financial information for the first half year ended 28 February 2022, which has been reviewed by our auditors, KPMG LLP, in accordance with the Singapore Standard on Review Engagement 2410 Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

3. Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).

Please refer to the attached auditor's audit report.

4. Review of Performance

Review of Results for the First Half ended 28 February 2022 ("1H 2022") compared with the First Half ended 28 February 2021 ("1H 2021")

Gross revenue for 1H 2022 increase by S$1.6 million (1.2%) to S$141.6 million. The increase was mainly due to lower rental waivers and reliefs granted by landlord to tenants.

Property operating expenses increase by S$1.3 million (3.6%) to S$36.4 million for 1H 2022 which pertains mainly to increase in utilities rates.

Net property income ("NPI") of S$105.3 million for 1H 2022 was S$0.4 million (0.4%) higher than 1H 2021.

Net income of S$80.1 million for 1H 2022 was S$2.0 million (2.6%) higher than 1H 2022.

Total return of S$112.0 million for 1H 2022 was mainly because of the fair value gain on investment properties of S$32.1 million. The Singapore investment properties recorded a fair value gain of S$32.3 million, and the Australia investment properties fair value loss was S$0.2 million. The fair value loss has no impact on the income available for distribution.

Distributable income to unitholders for 1H 2022 was S$82.6 million, which was S$6.4 million (8.4%) higher as compared to 1H 2021.

5. Variance from Prospect Statement

No forecast was made previously.

6. A commentary at the date of announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

Singapore's GDP grew by 7.6% in 2021. GDP for 2022 is forecasted at 3% to 5% according to the Ministry of Trade and Industry (MTI). With effect from 29 March 2022, Singapore has relaxed dining in restrictions from 5 pax to 10 pax. With effect from 1 April 2022, in-bound travel restrictions has been relaxed with the removal of on-arrival testing or quarantine for vaccinated travellers and no quotas on the number of travellers to Singapore. Department of Statistics Singapore (DOS) reported that the retail sales index (excluding motor vehicles) increased by 15.8% year-on-year (yoy) for January 2022. This is driven by watches & jewelry, wearing apparel, department stores and cosmetics.

Reserve Bank of Australia (RBA) expects GDP to grow by around 4.25% for 2022 compared to 4.2% for 2021. Australia reopened its borders to fully vaccinated international visitors in February 2022. According to the latest Australian Bureau of Statistics, retail turnover rose 6.4% yoy in January 2022. Nationwide retail sales growth was led by clothing & footwear, food & beverage, food retailing and household goods, while department store sales contracted.

Potential resurgence of COVID-19 may impact consumer spending behaviour and full resumption of international leisure travel. Geopolitical tensions indirectly impact operational costs such as utilities and consumer sentiments. Central banks including the Federal Reserve, Monetary Authority of Singapore and RBA have adopted tighter monetary policies in view of rising inflation which will likely lead to higher interest rates.

SPH REIT will continue its focus on delivering stable distribution and sustainable returns.

7. Distribution

(a) Current Financial Period

Any distribution recommended for the current financial period reported on? Yes.

Name of distribution:	Distribution for the period from 1 December 2021 to 31 28 February 2022
Distribution Type:	(i) Taxable income (ii) Tax-exempt income
Distribution rate per unit (cents):	See table below
Par value of units:	Not applicable.
Tax rate:	Taxable income distribution: Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying foreign non-individual investors and foreign funds under Section 13CA, 13X or 13Y of the Singapore Income Tax Act will receive their distributions after deduction of tax at the rate of 10%. This is based on the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors during the period from 18 February 2005 to 31 December 2025 and non-resident funds during the period from 1 July 2019 to 31 December 2025. All other investors will receive their distributions after deduction of tax at the rate of 17%. Tax-exempt income distribution: Tax-exempt income distribution is exempt from tax in the hands of all unitholders

Distribution type	Distribution rate
Taxable income	1.30 cents per unit
Tax –exempt income	0.14 cents per unit

7. **Distribution (Cont'd)**

(b) Corresponding Period of the Immediately Preceding Financial Year

Any distribution declared for the corresponding period of the immediately preceding financial year? Yes

Name of distribution:	Distribution for the period from 1 December 2020 to 28 February 2021
Distribution Type:	Taxable Income
Distribution rate per unit (cents):	**Distribution type** / **Distribution rate** Taxable income / 1.02 cents per unit Tax-exempt income / 0.22 cents per unit
Par value of units:	Not applicable.
Tax rate:	Taxable income distribution: Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying foreign non-individual investors and foreign funds under Section 13CA, 13X or 13Y of the Singapore Income Tax Act will receive their distributions after deduction of tax at the rate of 10%. This is based on the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors during the period from 18 February 2005 to 31 December 2025 and non-resident funds during the period from 1 July 2019 to 31 December 2025. All other investors will receive their distributions after deduction of tax at the rate of 17%. Tax-exempt income distribution: Tax-exempt income distribution is exempt from tax in the hands of all unitholders

(c) Date payable

The date the distribution is payable: Friday, 20 May 2022.

7. **Distribution (Cont'd)**

(d) Record date

The Transfer Books and Register of Unitholders of SPH REIT will be closed at 5.00pm on 11 April 2022 for purposes of determining each Unitholder's entitlement to SPH REIT distribution.

8. If no distribution has been declared (recommended), a statement to that effect

Not applicable.

9. In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the business or geographical segments.

Please refer to paragraph 4 on page 27.

10. If the group has obtained a general mandate from shareholders for Interested Person Transactions, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

SPH REIT has not obtained a general mandate from unitholders for Interested Person Transactions.

11. Confirmation By the Manager Pursuant to Rule 720(1) of the SGX Listing Manual.

The Manager confirms that it has procured undertakings from all its Directors and Executive Officers (in the format set out in Appendix 7.7) pursuant to Rule 720(1) of the SGX Listing Manual.

12. Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704 (13). If there are no such persons, the issuer must make an appropriate negative statement.

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, SPH REIT Management Pte. Ltd. (the "Company"), as manager of SPH REIT, confirms that there is no person occupying a managerial position in the Company who is related to a director, chief executive officer, substantial shareholder of the Company or substantial unitholder of SPH REIT.

This release 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and 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 current view of SPH REIT Management Pte. Ltd. (as the manager of SPH REIT) on future events.

BY ORDER OF THE BOARD

Tay Zheng Yu

Company Secretary
Singapore,
1 April 2022

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Co. Regn No. 201305497E

CONFIRMATION BY THE BOARD
Pursuant to Rule 705(5) of the Listing Manual

To the best of our knowledge, nothing has come to the attention of the Board of Directors of the Manager which may render the financial results of the Group and the Trust (comprising the statement of financial position, statement of total return and distribution statement, statement of changes in Unitholders' funds and cashflow statement, together with their accompanying notes) as at 28 February 2022, to be false or misleading in any material respect.

On behalf of the Directors

LEONG HORN KEE
Chairman

SOON TIT KOON
Director

Singapore,
1 April 2022

KPMG LLP
16 Raffles Quay #22-00
Hong Leong Building
Singapore 048581

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Internet kpmg.com.sg

The Board of Directors
SPH REIT Management Pte. Ltd.
(in its capacity as Manager of SPH REIT)

Review of the Interim Financial Information
For the Half Year Ended 28 February 2022

We have reviewed the accompanying Interim Financial Information of SPH REIT (the "Trust") and its subsidiaries (collectively the "Group") for the half year ended 28 February 2022. The Interim Financial Information consists of the following:

- Statements of financial position of the Group and the Trust as at 28 February 2022;
- Portfolio statements of the Group and Trust as at 28 February 2022;
- Statement of total return of the Group for the half year ended 28 February 2022;
- Distribution statement of the Group for the half year ended 28 February 2022;
- Statements of changes in unitholders' funds of the Group and the Trust for half year ended 28 February 2022;
- Statement of cash flows of the Group for the half year ended 28 February 2022; and
- Certain explanatory notes to the above financial information.

The Manager of the Trust is responsible for the preparation and presentation of this Interim Financial Information in accordance with the provisions of the Statement of Recommended Accounting Practice ("RAP") 7 *Reporting Framework for Investment Funds* issued by the Institute of Singapore Chartered Accountants. Our responsibility is to express a conclusion on these Interim Financial Statements based on our review.

Scope of review

We conducted our review in accordance with Singapore Standard on Review Engagements 2410 *Review of Interim Financial Information Performed by the Independent Auditor of the Entity*. A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Singapore Standards on Auditing and consequently does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

KPMG LLP (Registration No. T08LL1267L), an accounting limited liability partnership registered in Singapore under the Limited Liability Partnership Act 2005 and a member firm of the KPMG global organization of independent member firms affiliated with KPMG International Limited, a private English company limited by guarantee.

Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying Interim Financial Information is not prepared, in all material respects, in accordance with the provisions of RAP 7 issued by the Institute of Singapore Chartered Accountants.

Restriction on use

Our report is provided in accordance with the terms of our engagement. Our work was undertaken so that we might report to you on the Interim Financial Information for the purpose of assisting the Trust to meet requirements of Rule 25 of the Singapore Code on Take-overs and Mergers issued by the Monetary Authority of Singapore and the requirements of the Singapore Exchange Limited Listing Manual and for no other purpose. Our report is included in the Trust's announcement of its interim financial information for the information of its unitholders. We do not assume responsibility to anyone other than the Trust for our work, for our report, or for the conclusions we have reached in our report.

KPMG LLP
Public Accountants and
Chartered Accountants

Singapore
1 April 2022

PRIMEPARTNERS CORPORATE FINANCE PTE. LTD.
16 Collyer Quay
#10-00 Income at Raffles
Singapore 049318

1 April 2022

DBS Trustee Limited (as trustee of SPH REIT)
c/o SPH REIT Management Pte Ltd (the "**Manager**")
1000 Toa Payoh North
News Centre
Singapore 318994

Dear Sirs,

REPORT FROM THE IFA IN RESPECT OF THE 1H FY2022 RESULTS (AS DEFINED HEREIN) ANNOUNCED BY THE MANAGER OF SPH REIT (THE "TRUST" AND ITS SUBSIDIARIES, THE "GROUP")

POSSIBLE CHAIN OFFER FOR THE UNITS IN SPH REIT

For the purpose of this letter, capitalised terms not otherwise defined shall have the meaning given to them in the announcement relating to the possible chain offer released on 15 November 2021.

On 15 November 2021, the Trust announced a possible chain offer that may arise upon the completion of the Cuscaden Scheme depending on the eventual level of election by SPH Eligible Shareholders for either the All Cash Consideration or the Cash and Units Consideration.

On 1 April 2022, the Trust announced its unaudited consolidated results for the half year ended 28 February 2022 (the "**1H FY2022 Results**"). This letter has been prepared for inclusion in the 1H FY2022 Results announcement and we have given and have not withdrawn our consent to the release of the 1H FY2022 Results announcement with the inclusion therein of our name and this letter.

We have examined the 1H FY2022 Results and have discussed the same with the management of the Manager of the Trust who are responsible for its preparation. We have also considered the report by KPMG LLP (the Group's auditors) dated 1 April 2022 on their review of the Interim Financial Information (as defined in the report by KPMG LLP) of the Group for the half year ended 28 February 2022. For the purpose of this letter, we have relied on and assumed the accuracy and completeness of all information provided to us by the Manager. Save as provided in this letter, we do not express any other opinions or views on the 1H FY2022 Results. The Board of Directors of the Manager remains solely responsible for the 1H FY2022 Results.

Based on the above, we are of the opinion that the 1H FY2022 Results have been prepared by the Manager after due and careful enquiry.

This letter is provided to the Board of Directors of the Manager solely for the purpose of complying with Rule 25 of the Singapore Code on Take-overs and Mergers and not for any other purpose. We do not accept any responsibility to any person(s), other than the Board of Directors of the Manager in respect of, arising out of, or in connection with this letter.

Yours sincerely
For and on behalf of
PRIMEPARTNERS CORPORATE FINANCE PTE. LTD.



Mark Liew
Chief Executive Officer and Executive Director

For Immediate Release **PRESS RELEASE**
1 April 2022

Improved performance in 1H FY2022 reflecting SPH REIT's resilient portfolio of assets

- DPU at 2.68 cents for 1H FY2022, increasing by 9.8% yoy
- Gross revenue at S$141.6 million for 1H FY2022, increasing by 1.2% yoy
- Overall portfolio occupancy remains strong at 98.4%

SINGAPORE, 1 April 2022 – SPH REIT Management Pte. Ltd. ("SPH RM" or the "Manager"), the Manager of SPH REIT, today announced its financial results for the half year ended 28 February 2022 ("1H FY2022").

Financial Performance

For the 1H FY2022, SPH REIT's gross revenue and net property income ("NPI") increased 1.2% year-on-year ("yoy") to S$141.6 million and 0.4% yoy to S$105.3 million respectively, supported by the gradual market recovery. NPI growth was partially dampened by an increase in property operating expenses mainly due to a spike in electricity rates.

In line with the improved performance and improving retail sentiments, SPH REIT declared a 2Q FY2022 distribution per unit ("DPU") of 1.44 cents for 2Q FY2022, representing an increase of 16.1% quarter-on-quarter ("qoq"), and bringing total distributions for 1H FY2022 to 2.68 cents, increasing by 9.8% yoy. 2Q FY2022 distribution will be paid to unitholders on 20 May 2022.

Operational Performance

The Manager's proactive leasing strategy to renew or sign new leases in advance mitigated vacancies, maintaining a high portfolio occupancy of 98.4% as at 28 February 2022. Portfolio weighted average lease expiry ("WALE") remained healthy at 5.5 years by net lettable area ("NLA") and 2.8 years by gross rental income ("GRI").

Post the relaxation of dine-in restrictions from two to five persons in late November 2021, tenant sales at the Singapore assets recovered steadily and exceeded FY2021 levels for both December 2021 and January 2022. A rise in COVID-19 cases in February 2022 to over 25,000 cases a day at its peak disrupted this recovery, with tenant sales for the month ending lower yoy. Notwithstanding the resurgence of COVID-19 cases, overall tenant sales for the Singapore assets increased 2% yoy for 1H FY2022.

Westfield Marion's operations was largely unaffected by COVID-19 until late December 2021 when South Australia recorded a spike in cases of up to 9,000 a day. Tenant sales declined approximately 9% yoy in January 2022, before recording a yoy recovery in February 2022. Overall, Westfield Marion tenant sales increased 1% yoy for 1H FY2022. Figtree Grove's operations saw greater impact from COVID-19 due to the higher number of cases in New South Wales. Tenant sales gradually recovered after the 16-week lockdown was lifted in October 2021. However, a resurgence in COVID-19 cases from end-December 2021 slowed this recovery before stabilising in February 2022. Figtree Grove tenant sales recorded a 10% decline for 1H FY2022.

SPH REIT continues to manage its assets proactively and work with its various stakeholders to capitalise on the gradual market recovery.

Disciplined Capital Management

SPH REIT adopts a proactive and disciplined capital management approach. Cost of debt was at 1.66% for 1H FY2022 with a weighted average term to maturity of 2.6 years. SPH REIT's debt maturity profile is well-staggered, without major concentration of debts maturing in any single year. 30.1% gearing as at 28 February 2022 provides debt headroom flexibility.

Outlook

Dr Leong Horn Kee, Chairman of SPH REIT, said: “In line with our resilient performance, we are pleased to announce a DPU of 1.44 cents for 2Q FY2022. We thank all stakeholders for riding through this pandemic with us to emerge stronger. We will continue to work alongside the Manager and provide guidance to deliver sustainable returns amid the gradual market recovery.”

Ms Susan Leng, CEO of SPH REIT, said: “As travel restrictions around the world ease with quarantine free travel for the vaccinated, we expect visitor arrivals to Singapore and Australia to recover gradually. However, a meaningful recovery to pre-Covid levels is likely to take some time. Although the economy is looking better, we are still sanguine about the pace of a full recovery. The impact of geopolitical tensions on oil prices and general market sentiment are likely to weigh on the Singapore economy. We are committed to maximising unitholder value and maintaining operational efficiency. Our proactive capital management strategy will put us in good stead for growth opportunities.”

Summary Results of SPH REIT

	1H FY2022 S$'000	1H FY2021 S$'000	Change %
Gross revenue	141,636	139,958	1.2
Net property income	105,273	104,854	0.4
Distributable income to unitholders	82,614	76,181	8.4
Distribution to unitholders	75,105	67,764	10.8
Distribution per unit (cents)	2.68	2.44	9.8
Annualised distribution yield (%)	5.63[1]	5.93[2]	(5.1)

Notes:

1. Based on S$0.96 per unit closing price on 28 February 2022.
2. Based on S$0.83 per unit closing price on 28 February 2021.

Issued by SPH REIT Management Pte. Ltd.
Co. Regn. No. 201305497E

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RESPONSIBILITY STATEMENT

The directors of the Manager (including those who have delegated detailed supervision of this press release) have taken all reasonable care to ensure that the facts stated in this press release are fair and accurate and that no material facts have been omitted from this press release (the omission of which would render any statement in this press release misleading in any material aspect), and they jointly and severally accept responsibility accordingly.

Where any information has been extracted or reproduced from published or otherwise publicly available sources, the sole responsibility of the directors of the Manager has been to ensure through reasonable enquiries that such information is accurately extracted from such sources or, as the case may be, reflected or reproduced in this press release.

ABOUT SPH REIT

SPH REIT is a Singapore-based real estate investment trust established principally to invest in a portfolio of income-producing real estate primarily for retail purposes in Asia-Pacific, as well as real estate-related assets.

SPH REIT has a portfolio of five assets in Singapore and Australia.

Its portfolio of properties in Singapore comprises a 99-year leasehold interest in Paragon that commenced on 24 July 2013, a 99-year leasehold interest in The Clementi Mall that commenced on 31 August 2010 and a 99-year leasehold interest in The Rail Mall that commenced on 18 March 1947. These Singapore properties have an aggregate net lettable area of approximately 960,000 sq. ft.

In Australia, SPH REIT owns a 50% freehold interest in Westfield Marion Shopping Centre, the largest regional shopping centre in Adelaide, South Australia. SPH REIT also owns an 85% interest in Figtree Grove Shopping Centre, a freehold sub-regional shopping centre in Wollongong, New South Wales, Australia. Both Australian properties have an aggregate gross lettable area of approximately 1.7 million sq. ft.

Visit SPH REIT's website at www.sphreit.com.sg for more details.

ABOUT THE REIT MANAGER: SPH REIT MANAGEMENT PTE. LTD.

SPH REIT is managed by SPH REIT Management Pte. Ltd., a wholly-owned subsidiary of Singapore Press Holdings Limited. The Manager's key objective for SPH REIT is to provide unitholders with regular and stable distributions, and sustainable long-term growth in DPU and NAV per Unit, while maintaining an appropriate capital structure.

ABOUT SPONSOR: SINGAPORE PRESS HOLDINGS LTD

Incorporated in 1984, mainboard-listed Singapore Press Holdings Ltd (SPHL) is one of the region's most established organisations with businesses in Retail & Commercial, Purpose-Built Student Accommodation (PBSA), Aged Care and Digital.

On the retail and commercial front, SPHL owns a 65% stake in SPH REIT whose portfolio comprises three properties in Singapore, namely Paragon, The Clementi Mall and The Rail Mall. In Australia, SPH REIT holds an 85% stake in Figtree Grove Shopping Centre and a 50% stake in Westfield Marion Shopping Centre. SPHL also has a 70% stake in The Seletar Mall and holds a 50% stake in two joint venture companies which are developing an integrated development consisting of The Woodleigh Residences and The Woodleigh Mall.

SPHL is a leading player in PBSA, owning and operating a portfolio of assets in 18 cities across the United Kingdom and Germany. With a complete suite of operational, asset and fund management capabilities, SPHL currently operates two distinctive brands, Student Castle and Capitol Students and has more than 8,300 beds within its portfolio.

On the Aged Care and Digital front, SPHL owns Orange Valley, one of Singapore's largest private nursing homes and has a portfolio of six assets in Japan. SPHL also has a portfolio of Digital investments such as iFast, Coupang and FastJobs.

For more information, please visit www.sphl.com.sg.

Important Notice

This release 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and 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 current view of SPH REIT Management Pte. Ltd. (as the manager of SPH REIT) on future events.

This press release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units. The value of Units and the income derived from them, if any, may fall or 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 should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of SPH REIT is not necessarily indicative of the future performance of SPH REIT.

This press release shall be read in conjunction with SPH REIT's financial results for the first half and year-to-date ended 28 February 2022 in the SGXNET announcement.



1H FY2022 Financial Results

Date: 01 April 2022

Disclaimer

This presentation 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and 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 current view of SPH REIT Management Pte. Ltd. (as the manager of SPH REIT) on future events.

This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in SPH REIT ("Units"). The value of Units and the income derived from them, if any, may fall or 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 should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of SPH REIT is not necessarily indicative of the future performance of SPH REIT.

This presentation shall be read in conjunction with SPH REIT's financial results for the first half and year-to-date ended 28 February 2022 in the SGXNET announcement.

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1H FY2022

Key highlights

1H FY2022 Key highlights

Improvement in Revenue and Distributions

- Gross Revenue and Net Property Income ("NPI") grew by 1.2% yoy to S$141.6 million and 0.4% yoy to S$105.3 million respectively mainly due to gradual market recovery; NPI growth was partially dampened by increase in electricity rates
- 2Q FY2022 DPU of 1.44 cents represents 16.1% yoy increase from 2Q FY2021

Actively managed diversified portfolio to deliver stable returns to Unitholders

- Maintained high occupancy rate of 98.4%
- Healthy portfolio WALE of 5.5 years by NLA and 2.8 years by GRI
- Strategically located assets with dominant catchments continued to mitigate impact of COVID-19

Disciplined capital management

- Cost of debt at 1.66% and a weighted average term to maturity of 2.6 years
- 30.1% gearing provides debt headroom flexibility with access to additional liquidity from S$225 million of undrawn revolving credit facility lines

1H FY2022 Key highlights

Singapore

- Post the relaxing of dine-in restrictions from two to five persons in late November 21, sales recovered steadily to exceed FY2021 levels in December 21 and January 22. The high number COVID-19 cases in February 22, with over 25,000 cases a day at its peak, disrupted the recovery and sales in the month ended up lower yoy
- 1H FY2022 sales was approximately 2% higher yoy

Australia

- Westfield Marion was largely unaffected by COVID-19 up until December 2021 when South Australia saw a spike in cases of up to 9,000 daily in January 22 which led to a decline in tenant sales by about 9%. Since then, February 22 sales has recovered yoy. 1H FY2022 sales increased approximately 1% yoy
- COVID-19 impacted NSW more severely due to the high number of cases. Figtree Grove saw a gradual recovery after the 16-week lockdown was lifted in October 21. A resurgence in cases in end-December 21 slowed the recovery before stabilising in February 2022. 1H FY2022 sales declined 10% yoy

Managing the challenges ahead

- Focus on maintaining healthy occupancy and managing cashflow to provide sustainable rental income
- More than 70% of debt hedged against rising interest rates
- Maintain operational efficiency and exploring initiatives to manage electricity cost



1H FY2022

Financial results

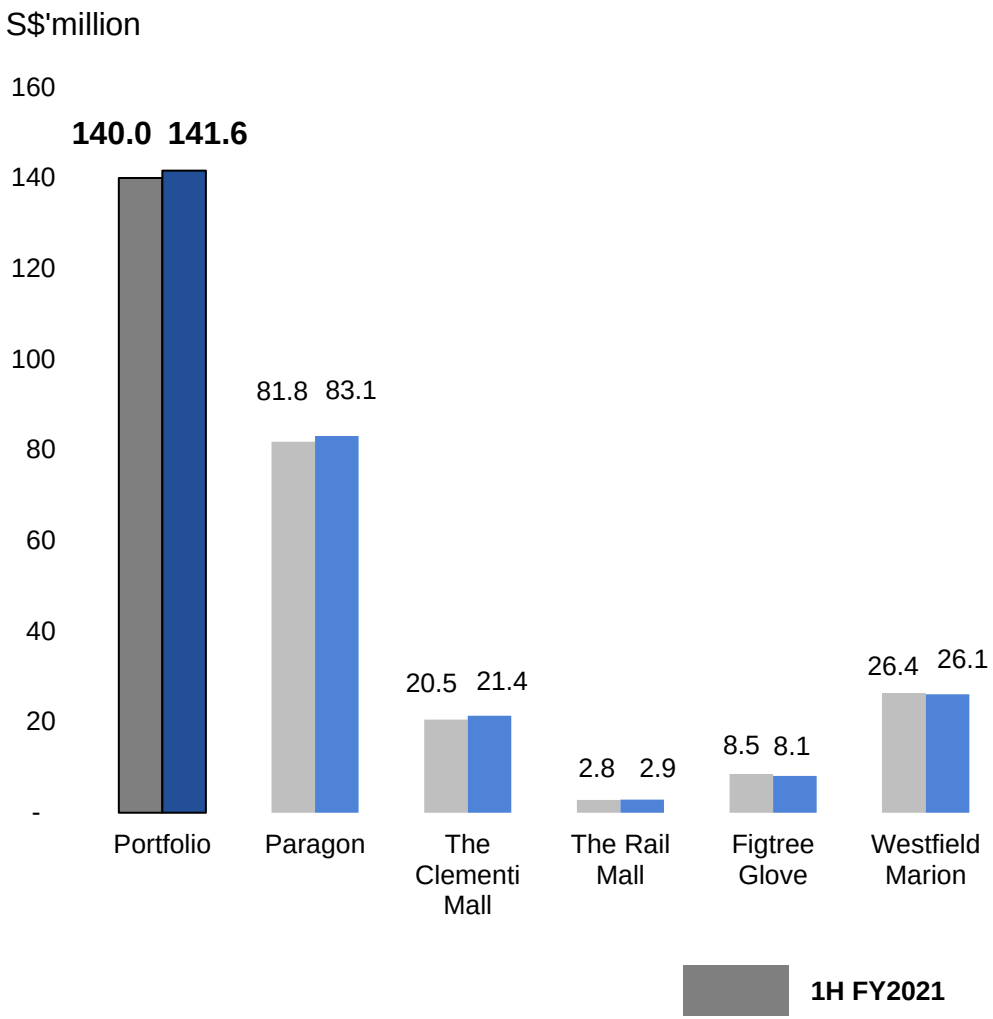
1H FY2022 Financial performance

	1H FY2022 S$'000	1H FY2021 S$'000	Change %
Gross revenue [a]	141,636	139,958	1.2
Property expenses	(36,363)	(35,104)	3.6
Net property income	105,273	104,854	0.4
Distributable income to Unitholders [b]	82,614	76,181	8.4
Distribution to Unitholders [c]	75,105	67,764	10.8
Distribution per unit (cents) [c]	2.68	2.44	9.8

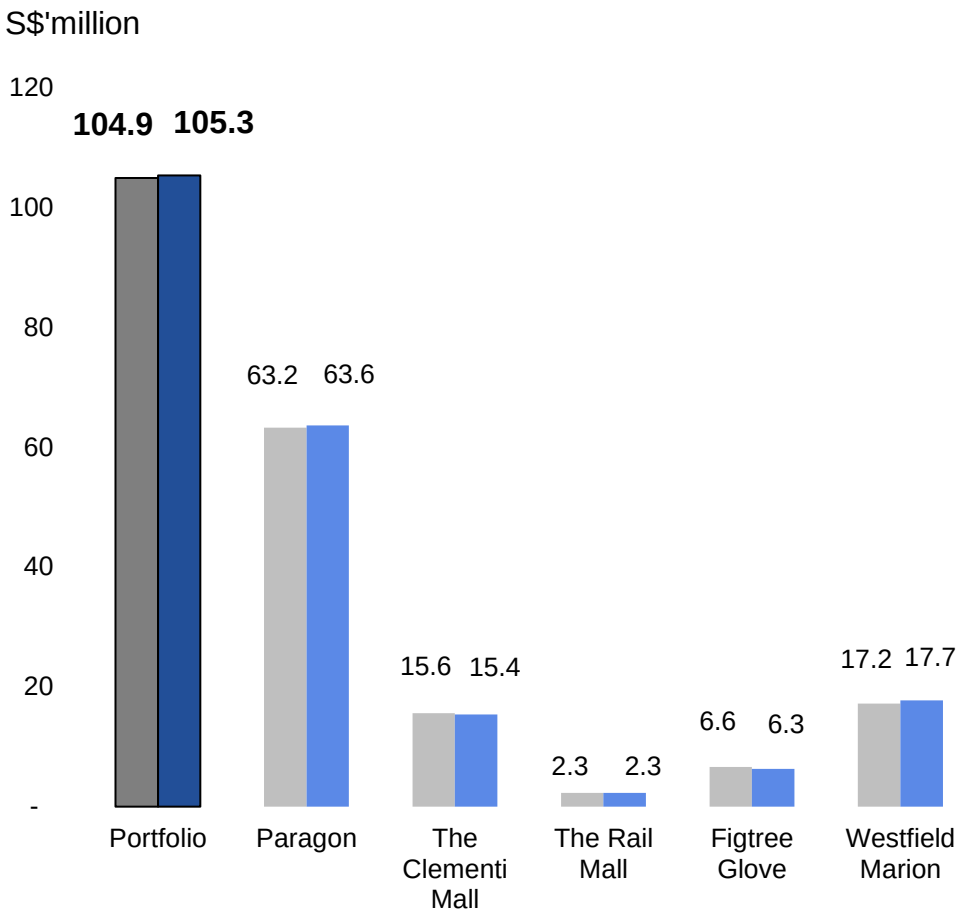
Notes:
(a) Gross revenue is net of rental relief to tenants in Singapore
(b) Adjusted to include an allowance for COVID-19 rental arrears and relief to tenants in Australia in line with the Australia "Leasing Code"
(c) The distribution to unitholders for 1H FY2021 includes the release of approximately S$7.3 million (0.26 cents) of FY2020 distributable income deferred as allowed under COVID-19 relief measures

Continued improvement on a portfolio basis

Gross Revenue [(a)]



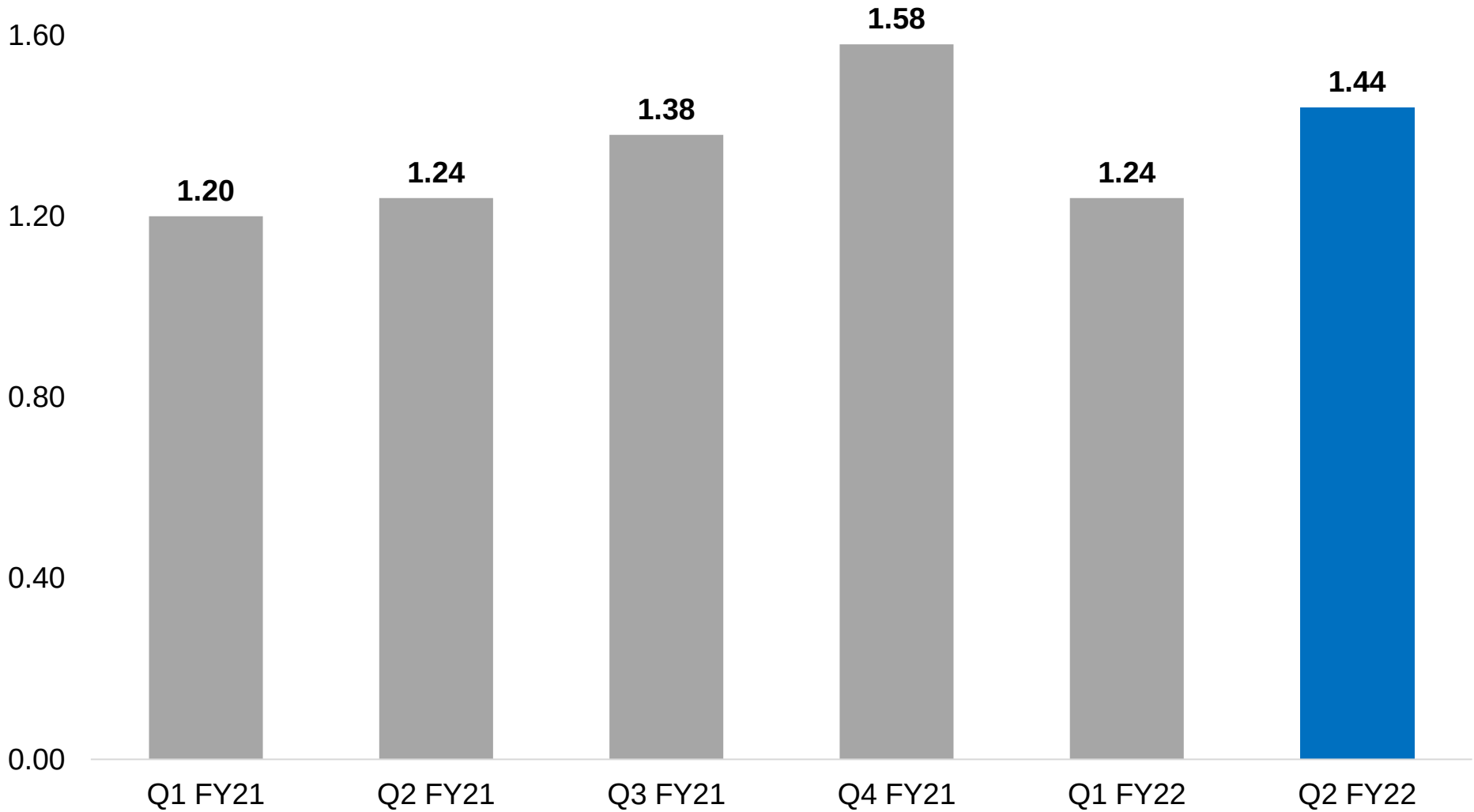
Net Property Income



1H FY2021 1H FY2022

Notes:
(a) Gross revenue is net of rental relief to tenants in Singapore

Distribution per Unit (DPU)





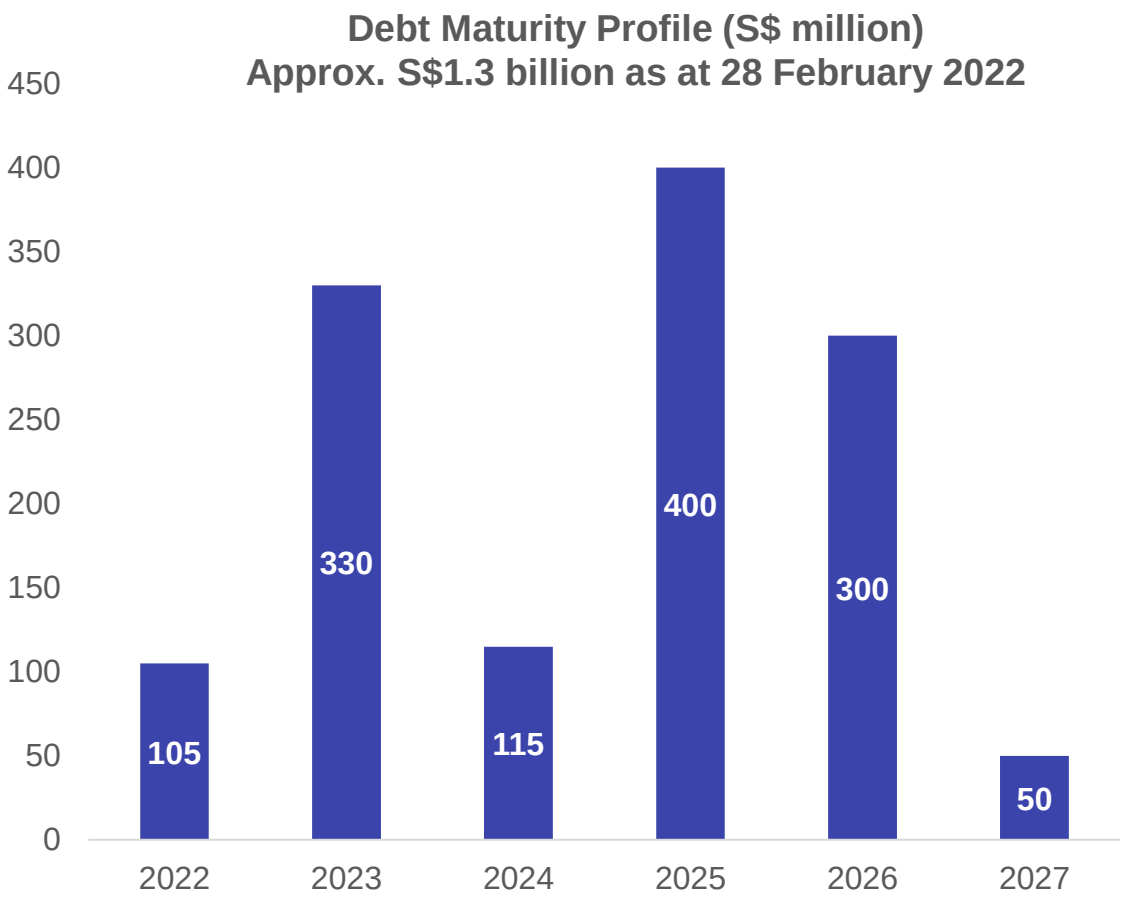
Balance sheet

Resilient balance sheet

S$'000	28 February 2022	31 August 2021	Change (%)
Total assets	4,280,658	4,246,565	0.8
Total liabilities	1,389,128	1,398,697	(0.7)
Net assets	2,891,530	2,847,868	1.5
Net asset value per unit	S$0.92	S$0.91	1.1

Disciplined capital management

Proactive and disciplined capital management to maintain financial flexibility



***Note**: Excludes perpetual securities of SPH REIT*

Gearing (1)	30.1%
Average Cost of Debt For 1H FY2022	1.66%
Weighted Average Term to Maturity	2.6 years
Floating rate % Fixed rate %	27% 73%
Interest Coverage ratio (2)	7.7 times
Available Facilities	S$225m

Note:
(1) The total assets used for computing the gearing ratio is based on the latest valuation of the investment properties as at 28 February 2022.
(2) Computed based on rolling 12 months from 1 Mar 2021 to 28 Feb 2022.

Improved valuations underpinned by market recovery

Singapore assets

	Valuation (S$ million) [1]			Capitalisation rate (%)	
	As at 28 Feb 2022	As at 31 Aug 2021	Variance	As at 28 Feb 2022	As at 31 Aug 2021
PARAGON	2,670.0 *(30 Nov 21: 2,670.0)*	2,640.0	30.0	4.50% - Retail 3.75% - Medical Suite / Office	4.50% - Retail 3.75% - Medical Suite / Office
THE CLEMENTI MALL	597.5 *(30 Nov 21: 597.5)*	594.0	3.5	4.50%	4.50%
The Rail Mall	62.2	62.2	-	6.00%	6.00%

Australia assets

	Valuation (A$ million)			Capitalisation rate (%)	
	As at 28 Feb 2022	As at 31 Aug 2021	Variance	As at 28 Feb 2022	As at 31 Aug 2021
Westfield MARION (2)	642.5	640.5	2.0	5.50%	5.50%
figtree grove (3)	200.0	200.0	-	6.00%	6.00%

Notes:

(1) Valuations as at 28 February 2022, 30 November 2021 and 31 August 2021 were conducted by Savills Valuation & Professional Services (S) Pte Ltd.

(2) Valuations as at 28 February 2022 and 31 August 2021 were conducted by CBRE Valuation Pty Ltd. Represents SPH REIT's 50% interest in Westfield Marion

(3) Valuations as at 28 February 2022 and 31 August 2021 were conducted by CBRE Valuation Pty Ltd and Jones Lang LaSalle Advisory Services Pty Ltd respectively.



Operations review

Resilient and diversified portfolio

98.4%	2.7m	5.5 years	2.8 years
Portfolio occupancy	Net Lettable Area ("NLA") (sqft)	WALE by NLA	WALE by Gross Rental income

Singapore



Paragon



The Clementi Mall



The Rail Mall

Australia



Westfield Marion, SA



Figtree Grove, NSW

As of 28 February 2022	Singapore			Australia	
	Paragon	The Clementi Mall	The Rail Mall	Westfield Marion	Figtree Grove
NLA ('000 sqft)	715	195	50	1,475	236
Occupancy rate	98.8%	99.9%	100%	98.0%	99.0%

Well staggered lease expiry profile

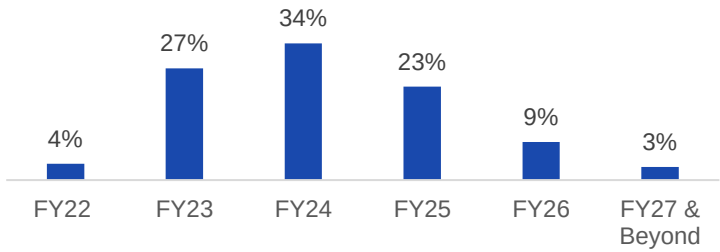
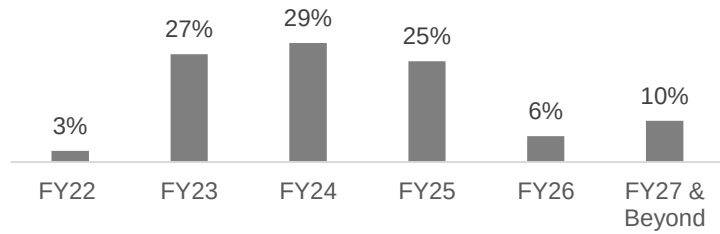
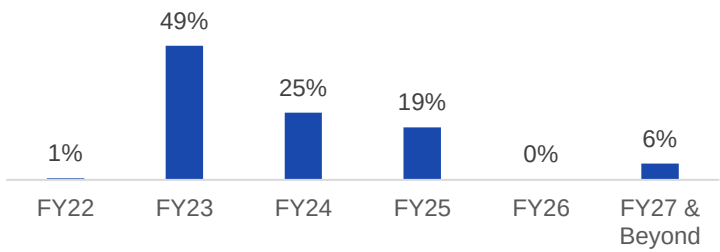
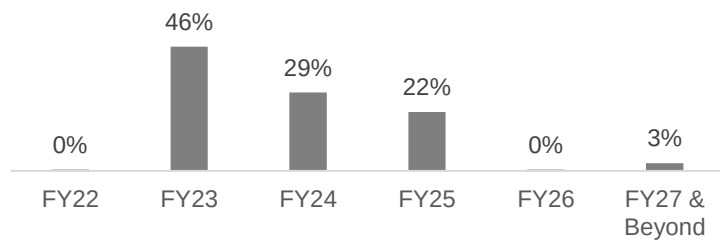
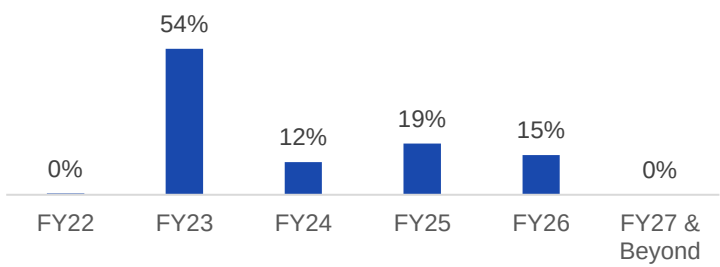
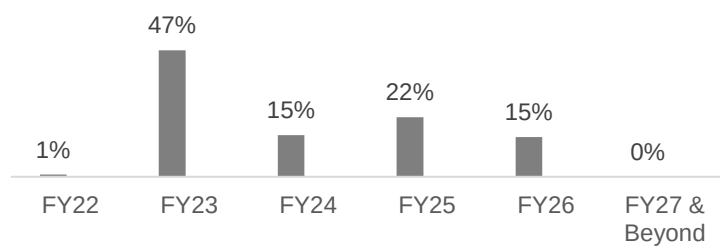
Lease expiry as at 28 Feb 2021	FY22	FY23	FY24	FY25	FY26	FY27 & beyond
SPH REIT Portfolio						
Expiries as a % of total NLA	8%	16%	16%	11%	4%	44%
Expiries as a % of Gross rental income	6%	27%	26%	21%	5%	15%
Singapore assets						
Expiries as a % of total NLA	3%	33%	31%	22%	8%	4%
Expiries as a % of Gross rental income	2%	31%	29%	24%	5%	9%
Australia assets						
Expiries as a % of total NLA	11%	13%	16%	11%	5%	37%
Expiries as a % of Gross rental income	19%	6%	7%	5%	3%	68%

High occupancy supporting sustainable returns

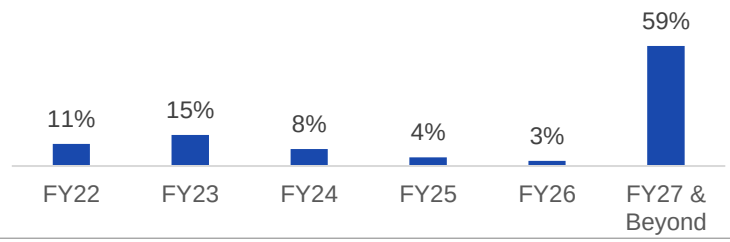
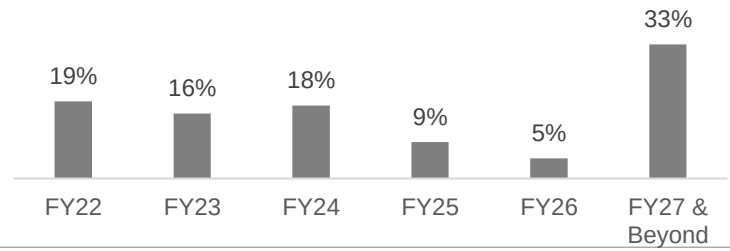
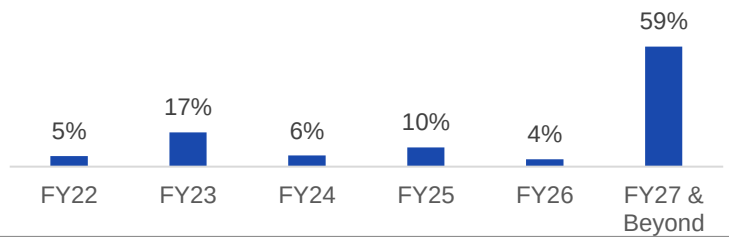
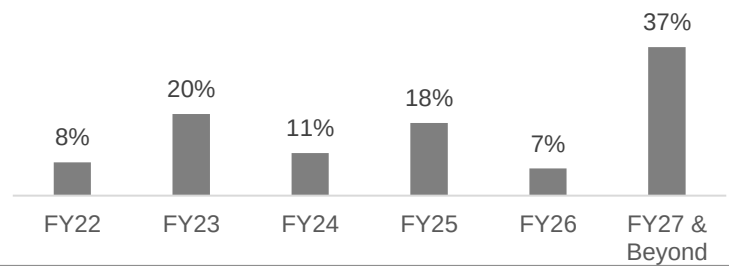
As at 28 February 2022	Occupancy rate	Number of renewals / new leases[1]	NLA renewed/ new leases ('000 sqft)	As a % of properties' NLA	Change compared to preceding rental rates [2]
PARAGON	98.8%	49	74	10.4%	-7.3%
THE CLEMENTI mall	99.9%	10	8	4.1%	-4.0%
The Rail Mall	100.0%	5	6	11.7%	8.9%
Singapore assets	**99.1%**	**64**	**88**	**9.2%**	**-6.4%**

Notes:
(1) For expiries in 1H FY2022, excluding newly created, reconfigured units and licenses less than 12 months
(2) Reversion rate is computed based on weighted average of all expiring leases. The change is measured between average rents of the renewed & new lease terms and the average rents of the preceding lease terms. Preceding leases were typically committed three years ago.
(3) Australia assets reversion will be disclosed on an annual basis at year-end, to tie in with the disclosures made by our joint venture partner annually.

Proactive management of lease expiry

Singapore assets	Expiry by NLA	Expiry by Gross Rental Income
PARAGON		
THE CLEMENTI mall		
TheRailMall		

Proactive management of lease expiry

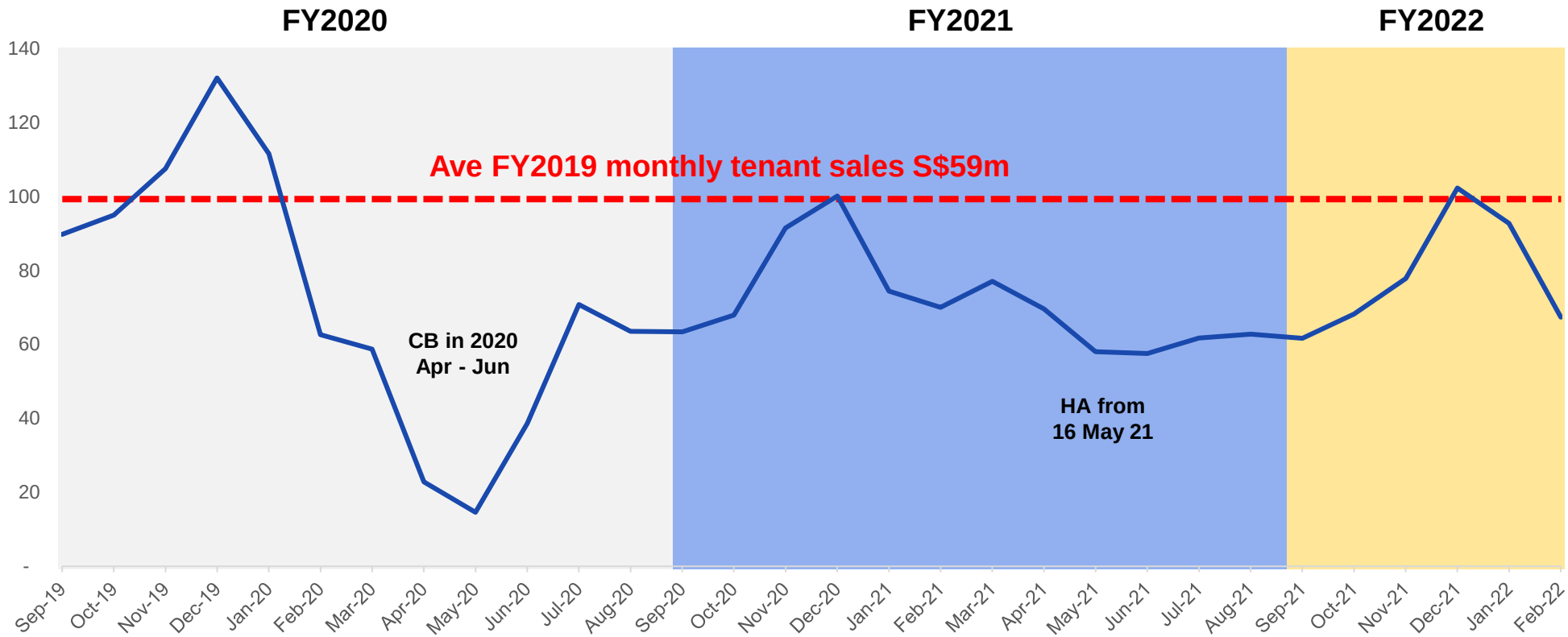
Australia Assets	Expiry by NLA	Expiry by Gross Rental Income
Westfield MARION		
figtree grove		

SG: Improved tenant sales led by gradual market recovery

PARAGON

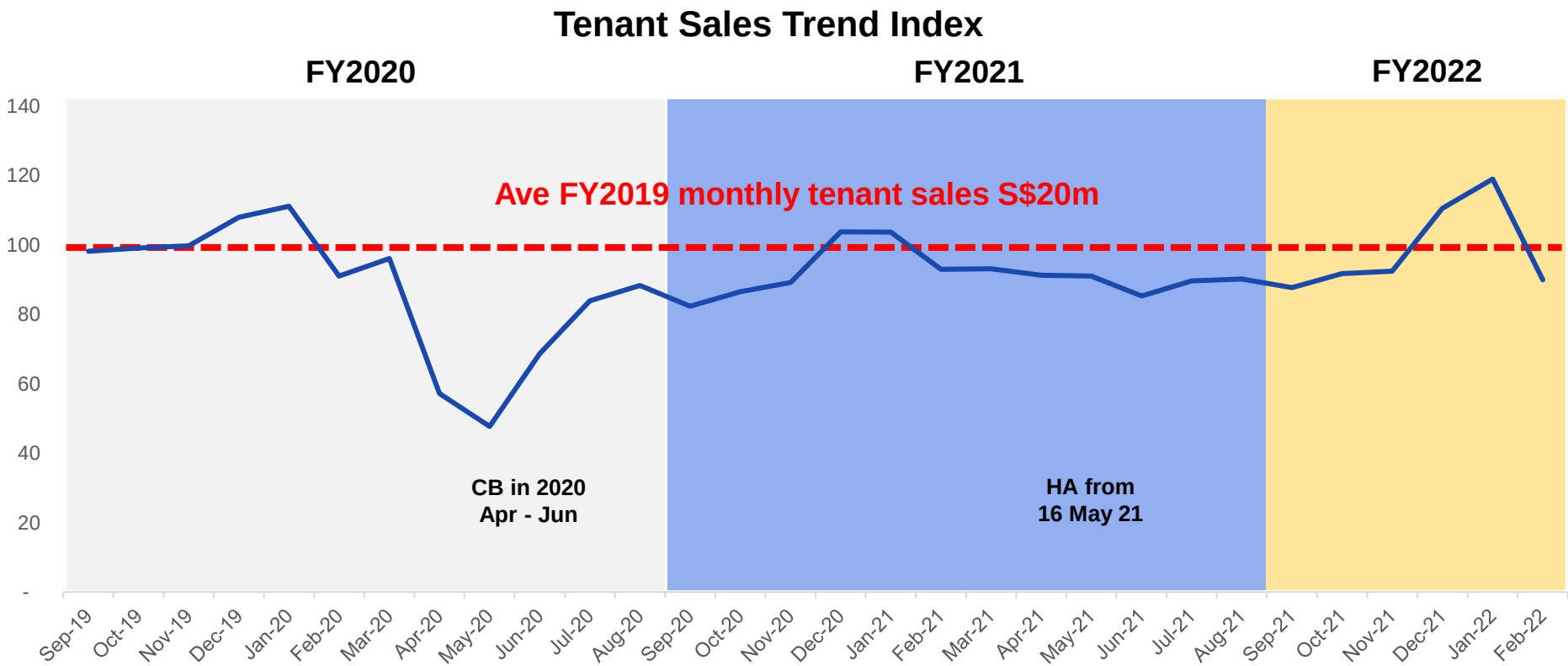
- Paragon sales recovered strongly post the relaxation of the dine-in restrictions from two to five pax until the high number of COVID-19 cases reported in February 22. The recovery made up for the yoy sales decline in 1Q FY2022
- Tenant sales for 1H FY2022 increased by approximately 1% yoy
- Occupancy as at 28 February 2022 at 98.8%; a result of management's proactive leasing strategy

Tenant Sales Trend Index



SG: Tenant sales supported by suburban mall resilience

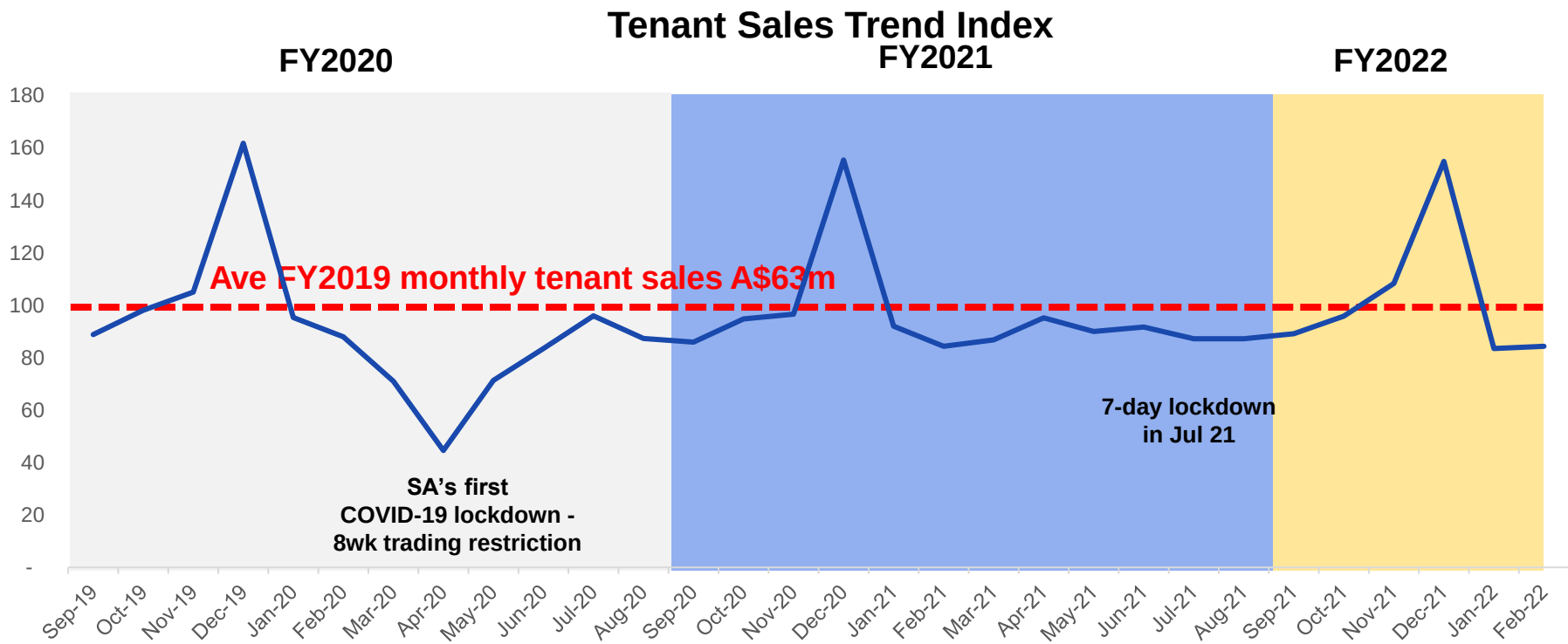
- The Clementi Mall continued to demonstrate resilience with the continued recovery from 1Q FY2022 into December 21 and January 22. High number of COVID-19 cases in February 22 caused sales to fall marginally yoy.
- Tenant sales for 1H FY2022 increased approximately 6% yoy
- Continued growth for rewards programme, totaling c.13,000 sign-ups to-date since its launch in November 2021



AU: Tenant sales' recovery disrupted by COVID-19 resurgence

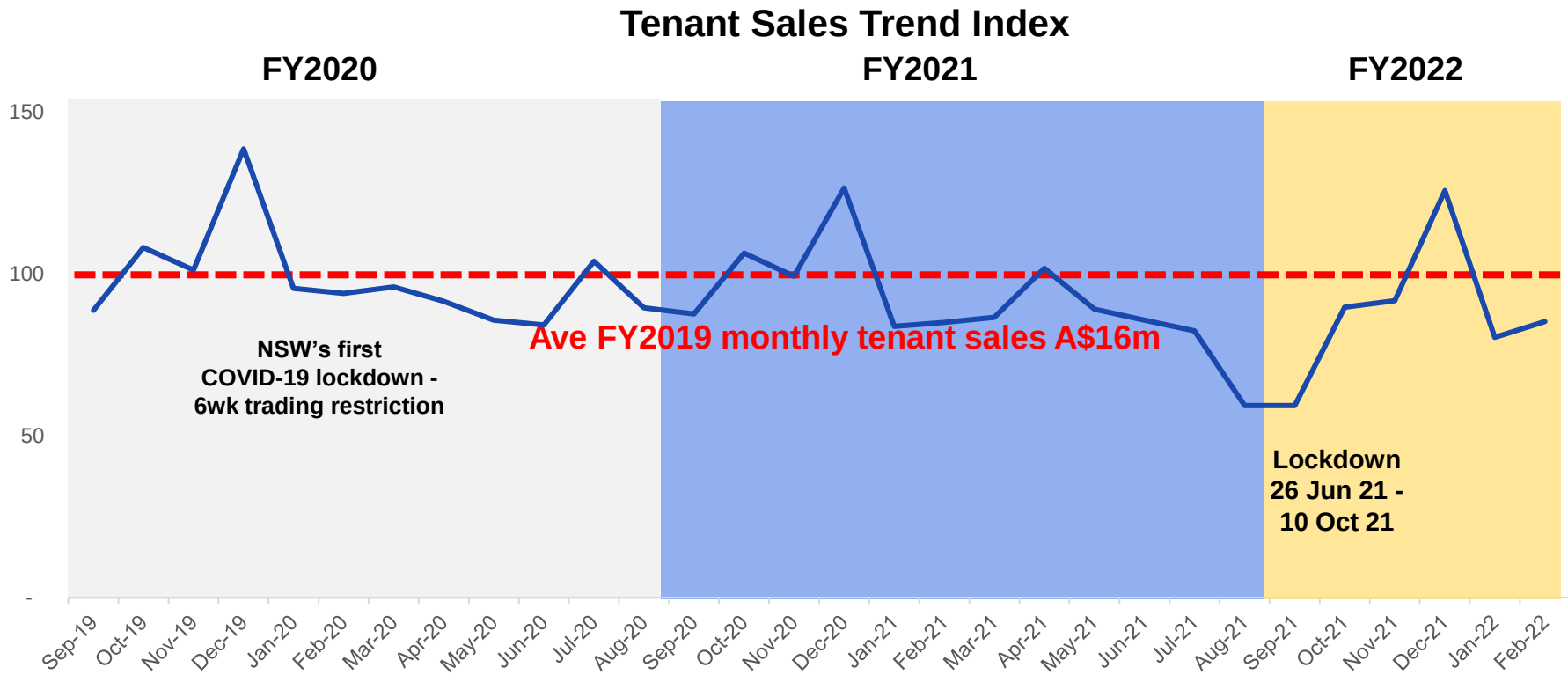
Westfield MARION

- Westfield Marion's strategic location with close proximity to a strong catchment from community & education infrastructure has kept it resilient.
- Westfield Marion was largely unaffected by COVID-19 up to late December 21. South Australia saw a spike in cases of up to 9,000 daily in January 22 which led to a decline in tenant sales by approximately 9% yoy. Since then, February 22 sales has recovered yoy.
- 1H FY2022 sales increased approximately 1% yoy.



AU: Tenant sales' recovery disrupted by COVID-19 resurgence

- A sub-regional mall catering to the day-to-day needs of the immediate residential catchment with a high percentage of non-discretionary sales.
- COVID-19 cases impacted Figtree Grove more severely due to the high number of cases. NSW came out of a 16-week lockdown in October 21 and tenant sales saw a gradual recovery. A resurgence in cases from end-December 21 slowed this recovery before stabilising in February 22.
- 1H FY2022 sales declined approximately 10% lower yoy





Growth strategy and market outlook

Multi-pronged strategy to ensure growth

Proactive asset management and asset enhancement strategy

- Ensure that interests of all stakeholders, including tenants, shoppers and Unitholders are protected
- Continue to optimise tenant mix across its assets, in line with evolving market trends and changing consumers' demand
- Provide high quality services and solutions to tenants and to remain as the landlord of choice in the retail real estate space
- Adopt a prudent and disciplined approach in implementing AEI opportunities

Investments and acquisition growth strategy

- ROFR on the Sponsor's future income-producing properties used primarily(1) for retail purposes in Asia Pacific:
  - One applicable ROFR property, The Seletar Mall which opened in 2014 has maintained high occupancy; the second ROFR, The Woodleigh Mall is currently under construction.
  - Explore acquisition opportunities that will add value to SPH REIT's portfolio and improve returns to Unitholders.

Note:

(1) 'primarily' means more than 50.0% of net lettable area or (in the case of a property where the concept of net lettable area is not applicable) gross floor area.

Market outlook

Singapore

- Singapore's GDP grew by 7.6% in 2021. GDP forecast for 2022 at 3% to 5% according to the Ministry of Trade and Industry (MTI)
- Singapore has relaxed dining in restrictions to 10 pax from 5 pax from 29 March 22
- In-bound travel restrictions has relaxed from 1 April 22. No on-arrival testing or quarantine required for vaccinated travellers. No quotas on the number of travellers to Singapore
- Department of Statistics Singapore (DOS) reported that the retail sales index (excluding motor vehicles) increased by 15.8% yoy for January 2022; driven by watches & jewelry (+29.0%), wearing apparel (+28.3%), department stores (+26.0%), cosmetics (+22.3%)

Australia

- Reserve Bank of Australia expects GDP to grow by around 4.25% for 2022 compared to 4.2% for 2021
- Australia reopened its borders to fully vaccinated international visitors in February 2022
- According to the latest Australian Bureau of Statistics, retail turnover including online rose 6.4% yoy in January 2022; nationwide retail sales growth was led by clothing & footwear (+7.0%), food & beverage (+6.2%), food retailing (+4.5%), household goods (+5.9%) posting growth, while department store (-3.6%) sales contracted

Portfolio

- Potential resurgence of COVID-19 may impact consumer spending behaviour and full resumption of international leisure travel
- Geopolitical tensions indirectly impact operational costs such as utilities and consumer sentiments
- Central banks including the Federal Reserve, MAS and RBA have adopted tighter monetary policies in view of rising inflation which will likely lead to higher interest rates
- Deliver stable distribution and sustainable returns



Distribution details & timeline

Distribution details and timeline

Distribution period	2Q FY2022 (1 December 2021 – 28 February 2022)
Distribution per unit	1.44 cents per unit
Annualised distribution yield [(a)]	5.63%
Ex-date	8 April 2022
Record date	11 April 2022
Payment date	20 May 2022

(a) Computed based on 1H FY2022 distribution annualised and S$0.96 per unit closing price on 28 February 2022

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