

NEWS RELEASE**FOR IMMEDIATE RELEASE**

**PLife REIT Advances Growth in France
with €38.8 Million Nursing Home Acquisition**

- *DPU-accretive acquisition of three nursing homes located in Marseille and Velaux, southern France*
- *Transaction in a sale & leaseback arrangement, where DomusVi will continue to operate the nursing homes*
- *New 12-year leases providing long-term income stability and visibility*
- *Deepens PLife REIT's presence in its third key market and strengthens its strategic relationship with DomusVi, a leading pan-European senior living operator*

Singapore, 14 October 2026 – Parkway Trust Management Limited, as manager of Parkway Life Real Estate Investment Trust (“**PLife REIT**”, and the manager of PLife REIT, the “**Manager**”), one of Asia’s largest listed healthcare REITs, announced that the relevant wholly-owned subsidiaries of PLife REIT have entered into a promise of sale (the “**Acquisition Agreement**”) on 13 October 2026 to acquire three nursing home properties in France (the “**Properties**”)¹ from the DomusVi Group (“**DomusVi**”)² for an aggregate purchase price of €38.8 million³ (approximately S\$56.5 million⁴) (the “**Acquisition**”).

The Acquisition is expected to complete by December 2026, subject to the fulfilment of the conditions precedent under the Acquisition Agreement. The Properties will continue to be leased⁵ to DomusVi upon completion of the Acquisition. Following the Acquisition, PLife REIT’s French portfolio will expand to 14 properties with an aggregate value of approximately S\$234.3 million⁶, representing approximately 10% of PLife REIT’s asset under management.

¹ The Properties are freehold.

² “**DomusVi Group**” refers to DomusVi and its subsidiaries.

³ A rounded Purchase Price figure has been used for this press release. The exact Purchase Price is €38,767,442.

⁴ Based on the exchange rate of €1 to S\$1.45842 (the “**Exchange Rate**”). Unless otherwise stated, all conversions of € amounts to S\$ in this press release will be based on the Exchange Rate.

⁵ Lease terms of the Properties include indexed rent escalations.

⁶ Based on the latest appraised values of the existing portfolio (translated at prevailing exchange rates) and the Properties.

Well-Located nursing homes and favourable lease term

The Properties are located in the Provence-Alpes-Côte d’Azur region, in and around Marseille, France’s second-largest city. Their catchment areas feature established senior populations, supporting demand for aged-care services.

Property	Location	Floor area	Beds
Résidence l’Arbois	Velaux	4,128 sqm	90
Résidence Les Epis d’Or	Marseille	2,898 sqm	80
Résidence Mazargues	Marseille	3,293 sqm	95

The Properties are underpinned by long-term 12-year leases, providing PLife REIT with enhanced income visibility and a stable and resilient income stream. The lease structure also provides a natural hedge against inflationary pressures, supporting the sustainability of rental income amid rising operating costs and interest rate volatility.

Deepen existing partnership with DomusVi to expand our footprint in France

The Acquisition will further strengthen PLife REIT’s collaboration with DomusVi, the third-largest aged care operator in Europe. With more than 40 years of operating experience, DomusVi has an established presence across Western Europe, operating close to 600 nursing homes and assisted living facilities and 100 home care agencies across the region, with France representing its largest market. The Acquisition reinforces PLife REIT’s commitment to growing its presence in France while deepening its strategic partnership with DomusVi, building on the strong working relationship established since 2024.

Mr. Yong Yean Chau, Executive Director and Chief Executive Officer of the Manager, said: “This acquisition represents another measured step in scaling PLife REIT’s presence in France, our third key market. Building on our partnership with DomusVi since 2024, this off-market transaction expands our footprint in France and positions us to capture further growth opportunities. The long-term leases also provide greater income visibility and resilience, supporting sustainable returns to our Unitholders.”

Funding and Financial Effects

The total acquisition outlay, including estimated capitalised and acquisition-related costs, is expected to be approximately €43.4 million (approximately S\$63.3 million). The Acquisition will be fully debt-funded.

Based on the Manager's current estimates, PLife REIT's aggregate leverage is expected to increase from approximately 33.8% as at 30 June 2026 to approximately 35.3% following the Acquisition, remaining well within the applicable 50% aggregate leverage limit.

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About Parkway Life REIT

Parkway Life Real Estate Investment Trust (“PLife REIT”) is one of Asia’s largest listed healthcare REITs 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 a well-diversified portfolio of 73 properties, with a total portfolio size of approximately S\$2.56 billion as at 30 June 2026. It owns the largest portfolio of strategically located private hospitals in Singapore comprising Mount Elizabeth Hospital, Gleneagles Hospital and Parkway East Hospital. In addition, it has 59 assets of high-quality nursing home and care facility properties in various prefectures of Japan, and 11 assets of high-quality nursing homes well located across six regions in France.

About DomusVi

Founded in France in 1983 and now present in seven countries, DomusVi is one of the leading providers of housing, services and care dedicated to older people.

Its community of 50,000 professionals and staff supports nearly 200,000 older people, whether at home or in shared housing communities, serviced residences or nursing homes. DomusVi is committed to providing personalised support that promotes quality of life, independence and social connections tailored to individual needs.

For over 40 years, DomusVi has adopted a people-centred approach to governance, maintaining close relationships with families and employees, while continuing its efforts to reduce its environmental impact.

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Important Notice

This press release 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 (“PLife REIT” and the units in PLife 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 PLife REIT, 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 PLife 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 PLife REIT or the Manager is not necessarily indicative of the future performance of PLife REIT or the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.