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## SPH REIT FINANCIAL STATEMENT ANNOUNCEMENT \* FOR THE PERIOD ENDED 28 FEBRUARY 2018

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*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 two high quality and well located commercial properties in Singapore:

- 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.

### **Review by auditors**

The financial information as set out in this announcement for the second quarter and half year ended 28 February 2018 has been extracted from the interim financial information for the second quarter and half year ended 28 February 2018, 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.

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\* *Please refer to the attached review report.*

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## For The Period Ended 28 February 2018

### 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

	2Q 2018	2Q 2017	Change	1H 2018	1H 2017	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	53,592	54,009	(0.8)	107,071	106,588	0.5
Property operating expenses	(11,324)	(11,272)	0.5	(22,613)	(22,429)	0.8
<b>Net property income</b>	<b>42,268</b>	<b>42,737</b>	<b>(1.1)</b>	<b>84,458</b>	<b>84,159</b>	<b>0.4</b>
Income support <sup>1</sup>	(17)	134	NM	-	741	NM
Amortisation of intangible asset	17	(134)	NM	-	(741)	NM
Manager's management fees	(4,149)	(4,179)	(0.7)	(8,342)	(8,314)	0.3
Trust expenses <sup>2</sup>	(404)	(458)	(11.8)	(807)	(901)	(10.4)
Finance income <sup>3</sup>	198	171	15.8	390	357	9.2
Finance costs	(5,973)	(5,823)	2.6	(11,989)	(11,778)	1.8
<b>Total return before taxes and distribution</b>	<b>31,940</b>	<b>32,448</b>	<b>(1.6)</b>	<b>63,710</b>	<b>63,523</b>	<b>0.3</b>
Less: income tax	-	-	NM	-	-	NM
<b>Total return after taxes and before distribution</b>	<b>31,940</b>	<b>32,448</b>	<b>(1.6)</b>	<b>63,710</b>	<b>63,523</b>	<b>0.3</b>

Notes:

- Income support relates to the top-up payment from the vendors of The Clementi Mall pursuant to the Deed of Income Support.
- Includes recurring trust expenses such as trustee's fees, valuation fees, audit and tax adviser's fees, cost associated with the preparation of annual reports, and investor communication costs.
- Finance income represent the interest income from bank deposits.

NM Not Meaningful

## For The Period Ended 28 February 2018

### 1(a)(ii) Distribution Statement

	2Q 2018	2Q 2017	Change	1H 2018	1H 2017	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
<b>Total return after taxes and before distribution</b>	<b>31,940</b>	<b>32,448</b>	<b>(1.6)</b>	<b>63,710</b>	<b>63,523</b>	<b>0.3</b>
Add: Non-tax deductible items <sup>1</sup>	4,159	4,864	(14.5)	8,929	10,163	(12.1)
<b>Income available for distribution</b>	<b>36,099</b>	<b>37,312</b>	<b>(3.3)</b>	<b>72,639</b>	<b>73,686</b>	<b>(1.4)</b>
<b>Distribution to Unitholders<sup>2</sup></b>	<b>35,947</b>	<b>35,743</b>	<b>0.6</b>	<b>70,327</b>	<b>69,926</b>	<b>0.6</b>

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 income support and amortisation of debt issuance costs.
2. 1H 2018, the distribution to unitholders was 96.8% of income available for distribution.

## For The Period Ended 28 February 2018

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

Statements of Financial Position	As at 28 Feb 18 S\$'000	As at 31 Aug 17 S\$'000
<b>Non-current assets</b>		
Plant and equipment	743	843
Investment properties	3,280,619	3,278,000
	<u>3,281,362</u>	<u>3,278,843</u>
<b>Current assets</b>		
Intangible asset	1,500	1,500
Trade and other receivables <sup>1</sup>	4,246	3,353
Cash and cash equivalents	58,800	63,005
	<u>64,546</u>	<u>67,858</u>
<b>Total assets</b>	<b><u>3,345,908</u></b>	<b><u>3,346,701</u></b>
<b>Non-current liabilities</b>		
Borrowing	528,395	528,004
Derivative financial instruments <sup>2</sup>	3,417	7,365
Trade and other payables	30,815	30,147
	<u>562,627</u>	<u>565,516</u>
<b>Current liabilities</b>		
Borrowing	319,797	319,423
Derivative financial instruments <sup>2</sup>	63	621
Trade and other payables	36,480	40,081
	<u>356,340</u>	<u>360,125</u>
<b>Total liabilities</b>	<b><u>918,967</u></b>	<b><u>925,641</u></b>
<b>Net assets attributable to Unitholders</b>	<b><u>2,426,941</u></b>	<b><u>2,421,060</u></b>

Notes:

1. Trade and other receivables comprised mainly rental receivable and trade amount due from related parties.
2. Derivative financial instruments represent the fair value as at balance sheet date of the interest rate swap contracts to swap floating rates for fixed interest rates.

**(b)(ii) Borrowing**

**Secured borrowing**

	<b>As at 28 Feb 18 S\$'000</b>	<b>As at 31 Aug 17 S\$'000</b>
Amount repayable within one year	319,797	319,423
Amount repayable after one year	528,395	528,004
Total	848,192	847,427

**Details of collateral**

On 24 July 2013, SPH REIT established a term loan facility of up to the amount of S\$975 million, of which the amount drawn down was S\$850 million. As at the balance sheet date, the amount of S\$848.2 million represented the loan stated at amortised cost. The term loan is secured by way of a first legal mortgage on Paragon.

SPH REIT maintained a well staggered debt maturity profile without major concentration of debts maturing in a single year. The loan tranche of S\$135 million that matured in March 2018 was refinanced as a four year loan. Management is currently reviewing options for the remaining amount due in July 2018.

## For The Period Ended 28 February 2018

### 1(c) A cash flow statement together with a comparative statement for the corresponding period of the immediately preceding financial year

#### Statement of Cash Flows

	2Q 2018	2Q 2017	1H 2018	1H 2017
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Cash flows from operating activities</b>				
Total return for the period	31,940	32,448	63,710	63,523
Adjustments for:				
Manager's fee paid/payable in units	4,149	4,179	8,342	8,314
Depreciation of plant and equipment	56	52	111	105
Finance income	(198)	(171)	(390)	(357)
Finance costs	5,973	5,823	11,989	11,778
Amortisation of intangible asset	(17)	134	-	741
Straight-line rental adjustments	(529)	-	(529)	-
Operating cash flow before working capital changes	41,374	42,465	83,233	84,104
Changes in operating assets and liabilities				
Trade and other receivables	(73)	96	(372)	852
Trade and other payables	773	(1,529)	(3,641)	(890)
<b>Net cash from operating activities</b>	<b>42,074</b>	<b>41,032</b>	<b>79,220</b>	<b>84,066</b>
<b>Cash flows from investing activities</b>				
Additions to investment properties	(1,503)	(2,383)	(1,741)	(3,778)
Purchase of plant and equipment	(11)	(8)	(11)	(11)
Interest received	192	283	393	395
<b>Net cash used in investing activities</b>	<b>(1,322)</b>	<b>(2,108)</b>	<b>(1,359)</b>	<b>(3,394)</b>
<b>Cash flows from financing activities</b>				
Distribution to unitholders	(34,380)	(34,182)	(70,677)	(70,091)
Interest paid	(5,714)	(5,669)	(11,389)	(11,299)
<b>Net cash used in financing activities</b>	<b>(40,094)</b>	<b>(39,851)</b>	<b>(82,066)</b>	<b>(81,390)</b>
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>658</b>	<b>(927)</b>	<b>(4,205)</b>	<b>(718)</b>
Cash and cash equivalents at beginning of the period	58,142	67,591	63,005	67,382
<b>Cash and cash equivalents at end of the period</b>	<b>58,800</b>	<b>66,664</b>	<b>58,800</b>	<b>66,664</b>

## For The Period Ended 28 February 2018

### 1(d)(i) Statement of Changes in Unitholders' Funds

	2Q 2018	2Q 2017	1H 2018	1H 2017
	S\$'000	S\$'000	S\$'000	S\$'000
<b>Balance as at beginning of period</b>	<b>2,422,571</b>	<b>2,391,452</b>	<b>2,421,060</b>	<b>2,388,532</b>
<b><u>Operations</u></b>				
Total return for the period / net increase in assets resulting from operations	31,940	32,448	63,710	63,523
<b><u>Hedging reserve</u></b>				
Effective portion of changes in fair value of cash flow hedges <sup>1</sup>	2,661	(75)	4,506	3,544
<b><u>Unitholders' transactions</u></b>				
Distribution to unitholders	(34,380)	(34,182)	(70,677)	(70,091)
Manager's fee paid/payable in units	4,149	4,179	8,342	8,314
	(30,231)	(30,003)	(62,335)	(61,777)
<b>Balance as at end of period</b>	<b>2,426,941</b>	<b>2,393,822</b>	<b>2,426,941</b>	<b>2,393,822</b>

Note:

1. This relates to interest rate swap arrangements.

### 1(d)(ii) Details of Changes in Issued and Issuable Units

	2Q 2018	2Q 2017	1H 2018	1H 2017
	No. of units '000	No. of units '000	No. of units '000	No. of units '000
<b>Issued units as at beginning of period</b>	<b>2,565,653</b>	<b>2,550,919</b>	<b>2,556,106</b>	<b>2,546,703</b>
Manager's fee paid in units <sup>1,3</sup>	2,007	2,180	11,554	6,396
	<b>2,567,660</b>	<b>2,553,099</b>	<b>2,567,660</b>	<b>2,553,099</b>
<b>Issuable units:</b>				
Manager's fee payable in units <sup>2,3</sup>	6,204	6,502	6,204	6,502
<b>Total issued and issuable units as at end of period</b>	<b>2,573,864</b>	<b>2,559,601</b>	<b>2,573,864</b>	<b>2,559,601</b>

## For The Period Ended 28 February 2018

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### 1(d)(ii) Details of Changes in Issued and Issuable Units (Cont'd)

Notes:

In accordance with the amendments to the Trust Deed and new requirement by the Monetary Authority of Singapore, the performance fee for FY2017 and thereafter will be paid on an annual basis, after Board's approval of the audited annual accounts.

1. For 2Q 2018 and 2Q 2017, the issued units relates to base management fee for Q1 2018 and Q1 2017 respectively.

For 1H 2018, the issued units relates to performance management fees for FY2017, partial satisfaction of base management fee for Q4 2017 and base management fee for Q1 2018. For 1H 2017, the issued units relates to base and performance management fees for Q4 2016 and base management fee for Q1 2017.

2. The units issuable to the REIT Manager were in full satisfaction of management fee for respective quarters.
3. The number of units is calculated based on volume weighted average traded price for the last 10 business days for the respective quarters, as provided in the Trust Deed.

### 1(d)(iii) 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 2018, SPH REIT had 2,567,660,386 units (31 August 2017: 2,556,106,012 units).

### 1(d)(iv) 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 second quarter and half year ended 28 February 2018 as set out in this announcement has been extracted from the interim financial information for the second quarter and half year ended 28 February 2018, 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 review report.

### 4. Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The accounting policies and methods of computation have been consistently applied during the current reporting period.

## For The Period Ended 28 February 2018

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

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 Unit Trusts” 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 statement.

**6. Earnings per unit (“EPU”) and Distribution per unit (“DPU”)**

	<b>2Q 2018</b>	<b>2Q 2017</b>	<b>1H 2018</b>	<b>1H 2017</b>
<b><u>Earnings per unit</u></b>				
Weighted average number of units <sup>1</sup> (‘000)	2,569,739	2,555,334	2,567,695	2,553,126
Total return for the period after tax (S\$’000)	31,940	32,448	63,710	63,523
EPU (basic and diluted) (cents)	1.24	1.27	2.48	2.49
<b><u>Distribution per unit</u></b>				
Total number of units in issue at end of period (‘000)	2,567,660	2,553,099	2,567,660	2,553,099
Distribution to Unitholders <sup>2</sup> (S\$’000)	35,947	35,743	70,327	69,926
DPU <sup>3</sup> (cents)	1.40	1.40	2.74	2.74

Notes:

1. The weighted average number of units was based on the number of units in issue and issuable units to the Manager.
2. As shown in 1(a)(ii) Distribution Statement.
3. The DPU was computed based on the number of units entitled to distribution.

## For The Period Ended 28 February 2018

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### 7. Net Asset Value (“NAV”) per unit and Net Tangible Asset (“NTA”) per unit

	As at 28 Feb 18	As at 31 Aug 17
NAV per unit <sup>1</sup> (S\$)	0.94	0.95
NTA per unit <sup>1</sup> (S\$)	0.94	0.95

Note:

1. The NAV per unit and NTA per unit were computed based on the number of units in issue as at balance sheet date.

### 8. Review of Performance

#### **Review of Results for the Second Quarter ended 28 February 2018 (“2Q 2018”) compared with the Second Quarter ended 28 February 2017 (“2Q 2017”)**

Gross revenue for 2Q 2018 declined by S\$0.4 million (0.8%) to S\$53.6 million due to lower rental income at Paragon.

Property operating expenses for 2Q 2018 were S\$11.4 million, a marginal increase of S\$0.1 million (0.5%) from Q2 2017 mainly due to higher utility rate contracted.

Consequently, net property income (“NPI”) of S\$42.2 million for 2Q 2018 was S\$0.5 million (1.1%) lower than 2Q 2017.

Income available for distribution for 2Q 2018 was S\$36.1 million, which was S\$1.2 million (3.3%) lower as compared to 2Q 2017.

#### **Review of Results for Half Year ended 28 February 2018 (“1H 2018”) compared with the Half Year ended 28 February 2017 (“1H 2017”)**

Gross revenue for 1H 2018 was higher by S\$0.5 million (0.5%) to S\$107.1 million.

Property operating expenses were S\$22.6 million, a slight increase of S\$0.2 million (0.8%) from 1H 2017 mainly due to higher utility rate contracted.

Consequently, NPI of S\$84.5 million for 1H 2018, was higher by S\$0.3 million (0.4%) against the corresponding period last year.

Finance cost increased by S\$0.2 million (1.8%) to S\$12.0 million and average cost of debt was 2.84% p.a. for 1H 2018.

Income available for distribution for 1H 2018 was S\$72.6 million, which was S\$1.0 million (1.4%) lower than 1H 2017.

**9. Variance from Prospect Statement**

No forecast was made previously.

**10. 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**

According to the Ministry of Trade and Industry (MTI), the Singapore economy grew by 3.6% on a year-on-year basis (“y-o-y”) in 2017. While outlook for global growth has slightly improved in 2018, uncertainties and downside risks remain. Growth is expected in domestically-oriented services sectors like retail and food services on the back of an improvement in consumer sentiments amidst the on-going recovery in the labour market. Against this backdrop, MTI expects the economic growth forecast in 2018 to come in slightly above the middle of the forecast range of “1.5% to 3.5%”.

Based on figures released by the Singapore Department of Statistics (DOS), the retail sales index (excluding motor vehicles) grew in the last three quarters of 2017.

Singapore Tourism Board (STB) reported a 6.2% y-o-y increase in international visitor arrivals in 2017. Tourism receipts grew by 5.0% to S\$20.3 billion in the first three quarters of 2017.

SPH REIT has a portfolio of two high quality and well-positioned retail properties in prime locations. Both malls continued their track record of full occupancy. Tenant sales from Paragon and The Clementi Mall have grown in tandem with the recent recovery in retail sales since June 2017. If the recent growth momentum sustains, SPH REIT malls will be well-poised to benefit from it. The Manager will continue to proactively manage the properties to deliver sustainable returns while seeking new opportunities to create value for unitholders.

**11. 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 2017 to 28 February 2018
Distribution Type:	Taxable Income
Distribution rate per unit (cents):	1.40 cents per unit
Par value of units:	Not applicable.
Tax rate:	<p>Taxable Income Distribution:</p> <p>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.</p> <p>Qualifying foreign non-individual investors 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 March 2020.</p> <p>All other investors will receive their distributions after deduction of tax at the rate of 17%.</p>

**11. Distribution**

**(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 2016 to 28 February 2017
Distribution Type:	Taxable Income
Distribution rate per unit (cents):	1.40 cents per unit
Par value of units:	Not applicable.
Tax rate:	<p>Taxable Income Distribution:</p> <p>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.</p> <p>Qualifying foreign non-individual investors 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 March 2020.</p> <p>All other investors will receive their distributions after deduction of tax at the rate of 17%.</p>

**(c) Date payable**

The date the distribution is payable: 16 May 2018.

**(d) Record date**

The Transfer Books and Register of Unitholders of SPH REIT will be closed at 5.00pm on 16 April 2018 for purposes of determining each Unitholder's entitlement to SPH REIT distribution.

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

Not applicable.

## For The Period Ended 28 February 2018

### 13. Segment Results

	2Q 2018	2Q 2017	Change	1H 2018	1H 2017	Change
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
<b><u>Gross Revenue</u></b>						
Paragon	43,254	43,944	(1.6)	86,397	86,763	(0.4)
The Clementi Mall	10,338	10,065	2.7	20,674	19,825	4.3
Total	53,592	54,009	(0.8)	107,071	106,588	0.5
<b><u>Net Property Income</u></b>						
Paragon	34,461	35,121	(1.9)	68,918	69,400	(0.7)
The Clementi Mall	7,807	7,616	2.5	15,540	14,759	5.3
Total	42,268	42,737	(1.1)	84,458	84,159	0.4

### 14. 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.

### 15. 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.

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

Lim Wai Pun  
Khor Siew Kim

Company Secretaries

Singapore,  
6 April 2018



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## **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 Trust (comprising the balance sheet, 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 2018, to be false or misleading in any material respect.

On behalf of the Directors

A handwritten signature in blue ink, appearing to read 'Leong'.

**LEONG HORN KEE**  
*Chairman*

A handwritten signature in blue ink, appearing to read 'Ginney'.

**GINNEY LIM MAY LING**  
*Director*

Singapore,  
6 April 2018



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**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 Second Quarter and Half Year ended 28 February 2018**

We have reviewed the accompanying Statement of Financial Position and Portfolio Statement of SPH REIT (the "Trust") as at 28 February 2018, the Statement of Total Return, Distribution Statement, Statement of Changes in Unitholders' Funds and Statement of Cash Flows of the Trust for the Second Quarter and Half Year ended 28 February 2018 ("Interim Financial Information"), as set out on pages 3 to 13.

The Manager of the Trust is responsible for the preparation and presentation of this Interim Financial Information in accordance with the recommendations of the Statement of Recommended Accounting Practice ("RAP") 7 Reporting Framework for Unit Trusts relevant to interim financial information. Our responsibility is to express a conclusion on this Interim Financial Information 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.

**Conclusion**

Based on our review, nothing has come to our attention that causes us to believe that the Interim Financial Information is not prepared, in all material respects, in accordance with the recommendations of RAP 7 Reporting Framework for Unit Trusts relevant to interim financial information, 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 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.

A handwritten signature in blue ink, appearing to read 'KPMG LLP'.

**KPMG LLP**  
*Public Accountants and*  
*Chartered Accountants*

**Singapore**  
6 April 2018