



ParkwayLife REIT

(“PLife REIT”)

1H 2023 BUSINESS UPDATE

(26 July 2023)



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The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, Parkway Trust Management Limited, as manager of Parkway Life REIT (the “Manager”) or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of Parkway Life REIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the “SGX-ST”). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

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This document may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from these forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition, shifts in expected levels of property rental income, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and on the terms necessary to support Parkway Life REIT’s future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.



ParkwayLife REIT

("PLife REIT")

Agenda

- 1** 1H 2023 Key Highlights
- 2** Financial Performance
- 3** Property Portfolio
- 4** Growth Strategy
- 5** Capital & Financial Management
- 6** Appendix (Property Information)



ParkwayLife REIT

(“PLife REIT”)

1H 2023 Key Highlights



Higher Gross Revenue for 1H 2023

- Higher rent from the Singapore hospitals due to straight-lining of rental income over the lease term¹, additional revenue from the properties acquired in 2022 offset by depreciation of JPY

S\$74.4 million  23.6%

DPU Growth Y-o-Y

- DPU for 1H 2023

7.29 cents  3.3%

Strong Balance Sheet & Capital Structure²

- No long-term debt refinancing needs till February 2024

Low all-in debt cost

1.19%

Gearing

35.3%

Interest cover³

13.8 times

1. Effect of recognising rental income on a straight-line basis over the lease term of the investment properties i.e. effective rent. There is no distribution impact arising from effective rent treatment

2. As at 30 June 2023

3. Applicable to Adjusted-ICR as prescribed under the MAS' Property Funds Appendix. PLife REIT has no hybrid securities as of reporting date

On-going Management of PLife REIT's Financial Risk

- Principal FX risk mitigated as the entire Japanese assets are fully funded by JPY loans (natural hedge)
- Income FX risk mitigated with JPY net income hedges in place till 1Q 2027
- About 77% of interest rate exposure is hedged



ParkwayLife REIT

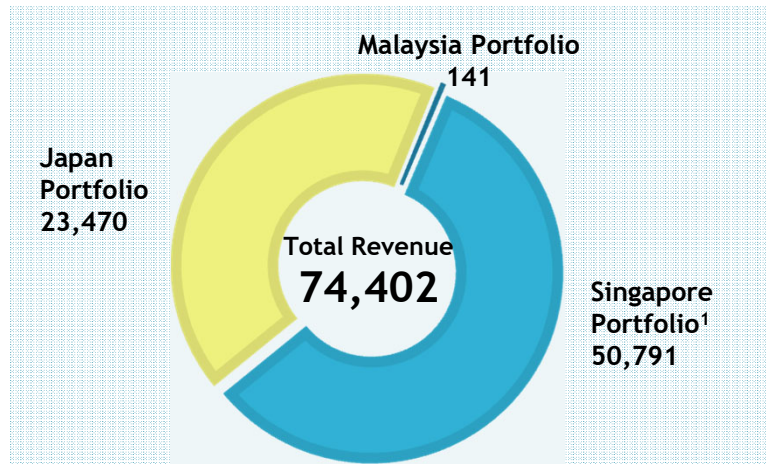
(“PLife REIT”)

Financial Performance

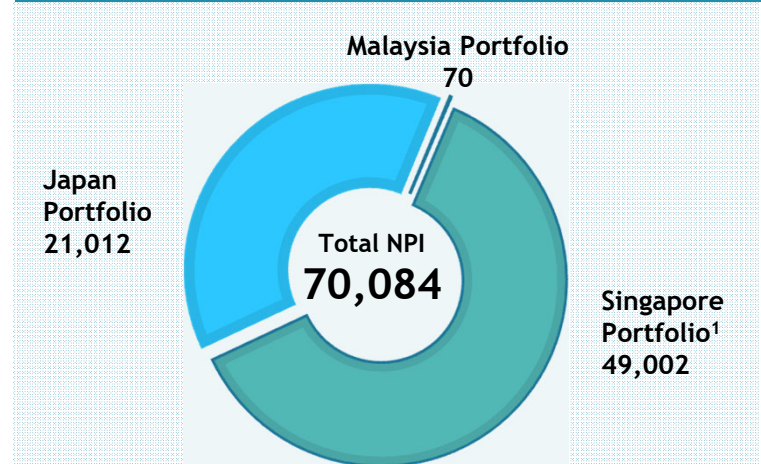


1H 2023 Revenue and NPI Composition

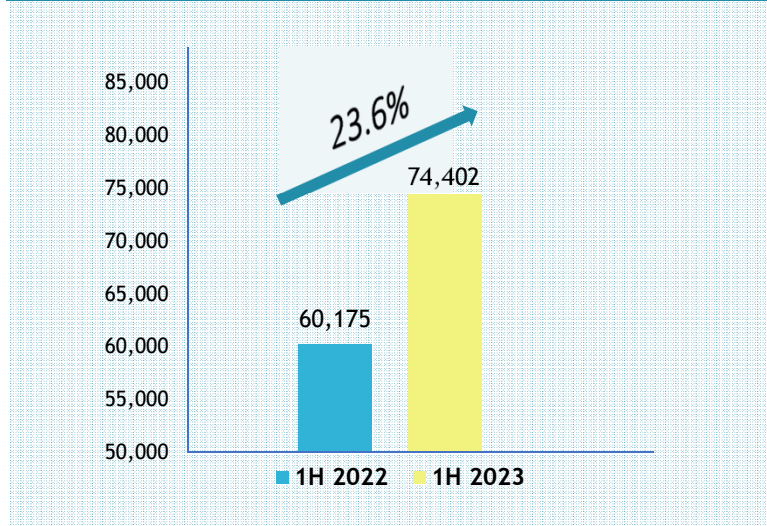
Gross Revenue (S\$'000)



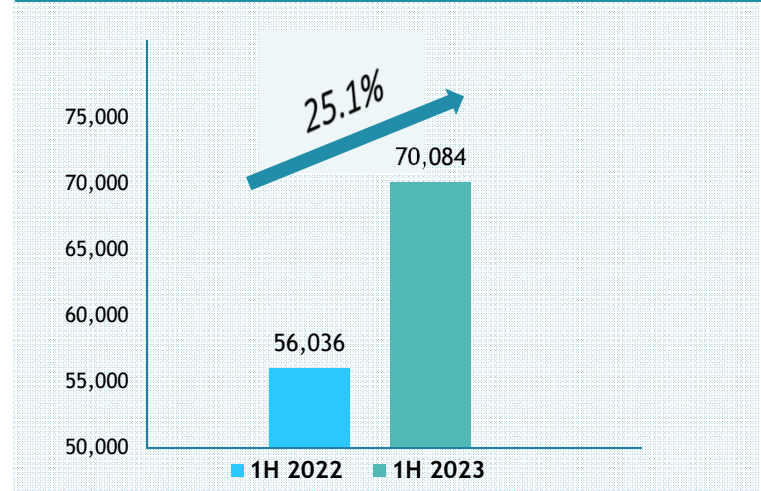
Net Property Income (S\$'000)



Gross Revenue (Overall Portfolio)



Net Property Income (Overall Portfolio)



1. Singapore Portfolio comprises Mount Elizabeth Hospital, Gleneagles Hospital and Parkway East Hospital

Consolidated Statements of Total Return

(S\$'000)	1H 2023	1H 2022	%
Gross Revenue (A)	74,402	60,175	23.6
Net Property Income (A)	70,084	56,036	25.1
Trust Expenses ¹ (B)	(9,107)	(8,652)	5.3
Foreign exchange gain (net)	3,579	1,706	109.8
Finance costs (net) ² (C)	(5,079)	(2,260)	124.7
Net Change in Fair Value of Financial Derivatives	5,179	6,646	(22.1)
Net Change in Fair Value of Investment Properties ³ (D)	(13,705)	(1,168)	1,073.4
Income Tax Expense	(3,542)	(3,237)	9.4
Total return for the period after tax before distribution	47,409	49,071	(3.4)
Distribution adjustments ⁴	(3,325)	(6,375)	(47.8)
Amount available for distribution	44,084	42,696	3.3
Distribution per unit (DPU)	7.29 cents	7.06 cents	3.3

- (A) Gross revenue and NPI have increased mainly due to contribution from five nursing homes acquired in September 2022, and higher rent from the Singapore properties³ under the new master lease agreements which commenced in August 2022. The higher rent was partially offset by the depreciation of the Japanese Yen.
- (B) Higher trust expenses due to higher management fees in line with the higher NPI and enlarged portfolio.
- (C) Finance costs have increased mainly due to funding of Capex and new acquisitions in 2022 and higher interest costs from Singapore dollar debts partially offset by depreciation of JPY.
- (D) Movement in net change in fair value of investment properties arose from the straight-line rental adjustments under the step-up lease arrangement for the Singapore properties³ which commenced in August 2022. There is no distribution impact.

1. Include management fees.

2. Net off interest income.

3. Effect of recognising rental income on a straight-line basis over the lease term of the investment properties i.e. effective rent. There is no distribution impact arising from effective rent treatment.

4. Distribution adjustment is net of amount retained for capital expenditure (\$3m p.a.). Distribution adjustments are largely on net change in fair value of financial derivatives & investment properties, financing costs incurred for capex, effects of recognising rental income on a straight-line basis and temporary differences (subject to further tax review during the period of distribution).

Consolidated Statements of Financial Position

Assets and Liabilities (S\$'000)	30 June 2023	31 December 2022
Investment Properties (A)	2,167,199	2,205,881
Cash and cash equivalents	32,113	40,010
Other Assets	91,039	96,258
Total Assets	2,290,351	2,342,149
Loans and Borrowings ¹ (B)	805,272	849,789
Other Liabilities	77,013	81,874
Total Liabilities	882,285	931,663
Net Assets / Unitholders' Funds	1,408,066	1,410,486
Net Asset Value (NAV) per unit (\$)	2.33	2.33
Unit Price (\$)	3.90	3.76
Premium to NAV (%)	+67.4	+61.4

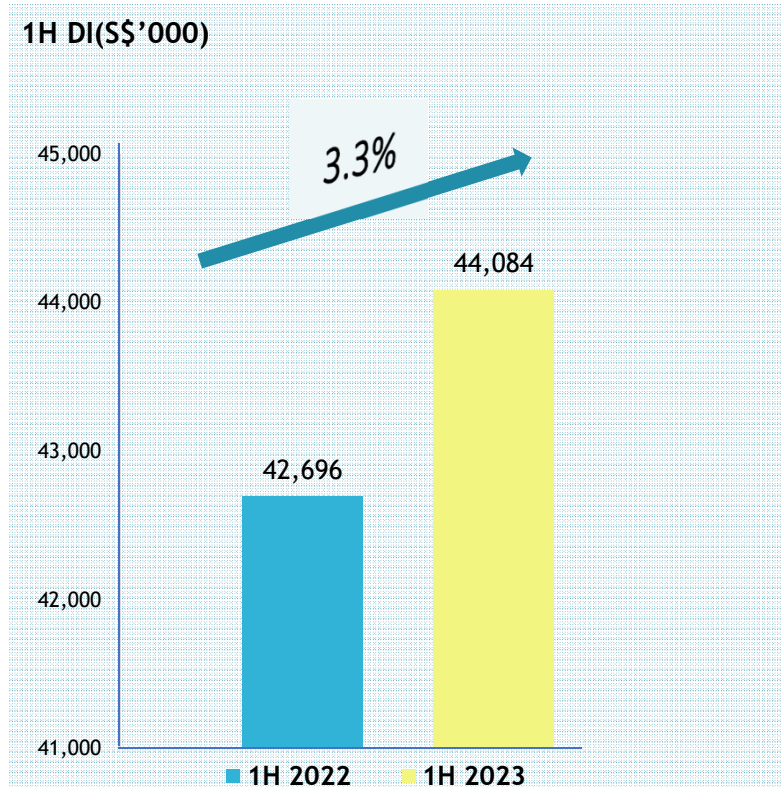
- (A) The decrease in investment properties was largely driven by the depreciation of Japanese Yen for the period offset by Capex work done for 1H 2023.
- (B) The decrease in loans and borrowings was largely due to the depreciation of Japanese Yen and repayment of fixed rate note, partially offset by drawdown of short term loans for Capex and working capital purposes.

1. Includes unamortised transaction costs; excludes lease liabilities

Distributable Income to Unitholders

- DI grew by 3.3% to \$44.1 million for 1H 2023

Higher Year-on-Year Distribution



Distribution Details

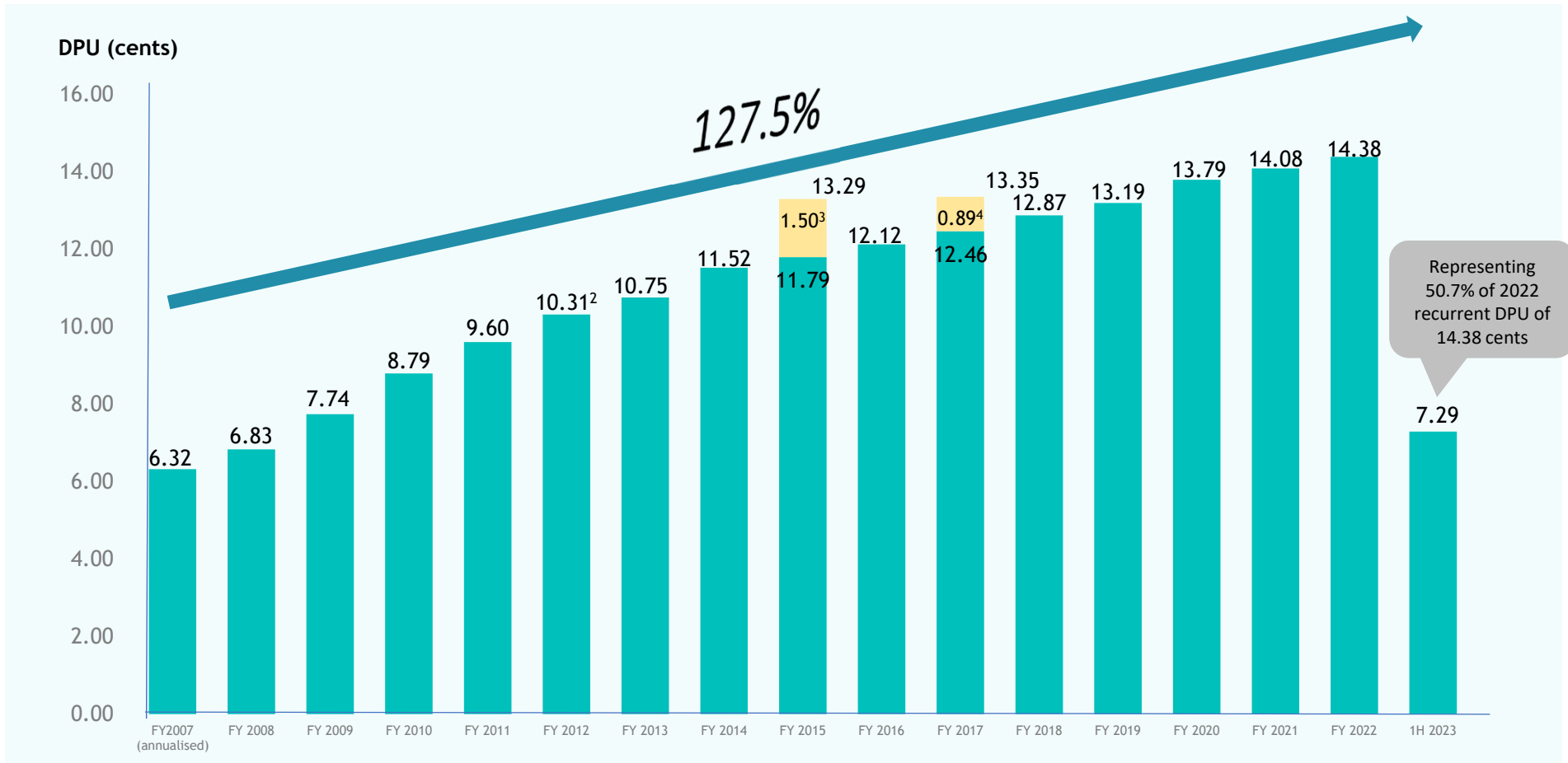
Stock Counter	Distribution Period	Distribution Per unit (cents)
ParkwayLife REIT	01 January 2023 to 30 June 2023	7.29

Distribution Table

Ex-Date: (Units will be traded ex-date)	2 August 2023
Books Closure Date:	3 August 2023 at 5pm
Distribution Payment Date:	30 August 2023

Un-interrupted Recurring DPU Growth Since IPO

➤ DPU has grown steadily at a rate of 127.5%¹ since IPO



1. Since IPO till FY2021

2. Since FY2012, S\$3.0 million per annum of amount available for distribution has been retained for capital expenditure

3. One-off divestment gain of 1.50 cents (S\$9.11 million) relating to the divestment of seven Japan assets in December 2014 was equally distributed over the four quarters in FY2015

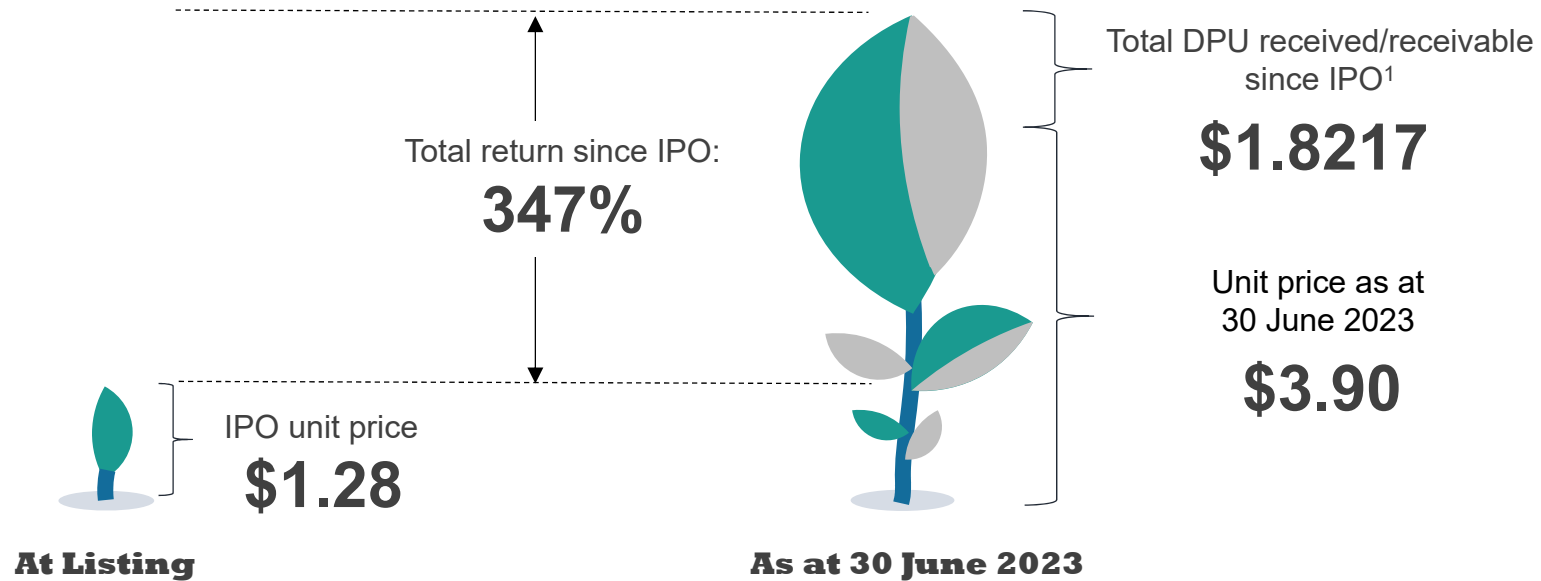
4. One-off divestment gain of 0.89 cents (S\$5.39 million) relating to the divestment of four Japan assets in December 2016 was equally distributed over the four quarters in FY2017

Unit Price Relative Performance

- The unit price's performance in line with S-REIT Index but has underperformed the STI Index.



Strong Total Return Since IPO



The total return of 347% on invested equity was contributed by:

- appreciation of unit price since IPO; and
- total distribution to Unitholders since IPO

1. Includes 1H 2023 DPU which is payable to the Unitholders on 30 August 2023



ParkwayLife REIT

(“PLife REIT”)

Property Portfolio

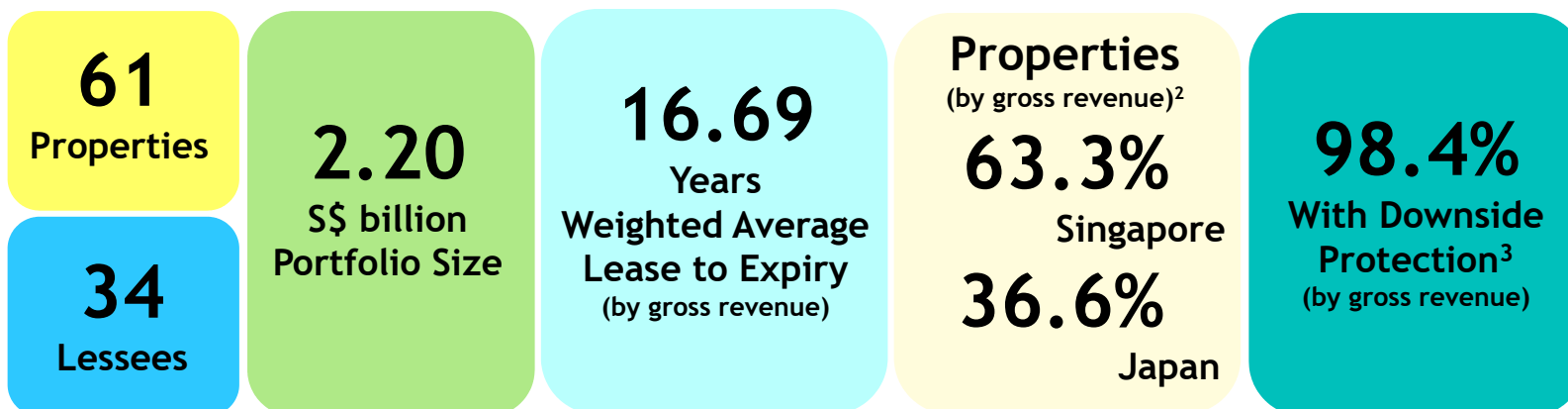


PLife REIT Portfolio

One of the largest listed healthcare REITs in Asia with an enlarged portfolio of S\$2.20 billion¹

Core Strengths:

- Defensive long term lease structure with downside protection
- Stable income stream supported by regular rental revision
- Diversified portfolio of high quality and yield accretive properties
- Well-positioned in fast growing healthcare sector within the Asia-Pacific region



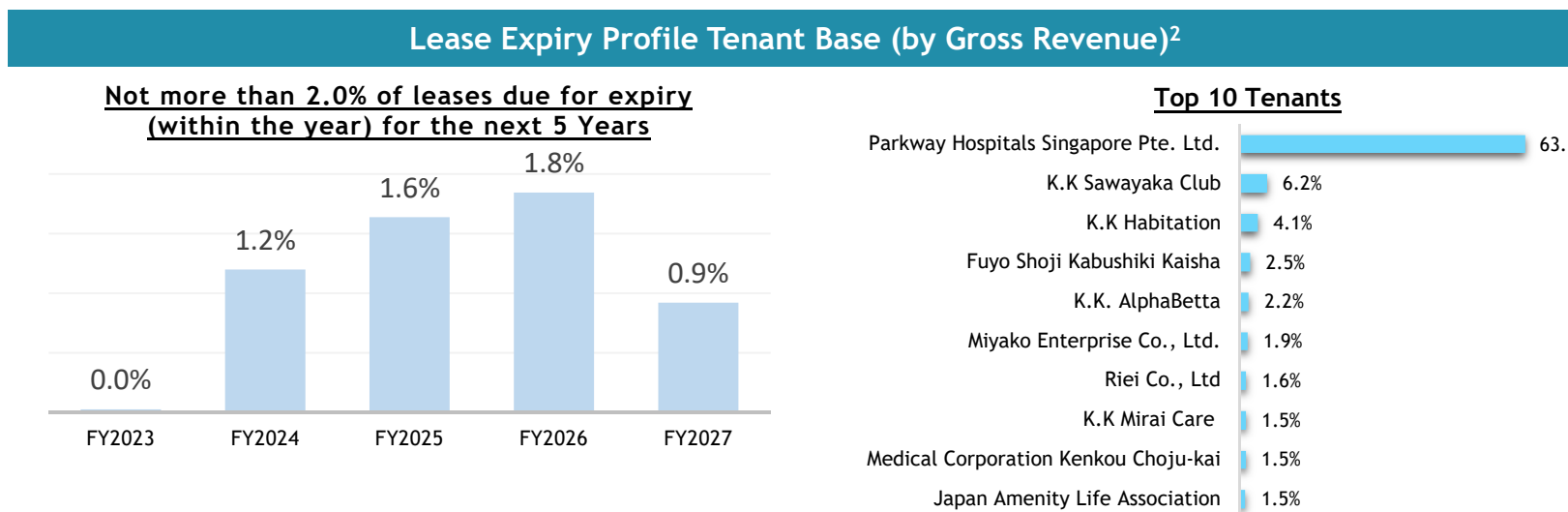
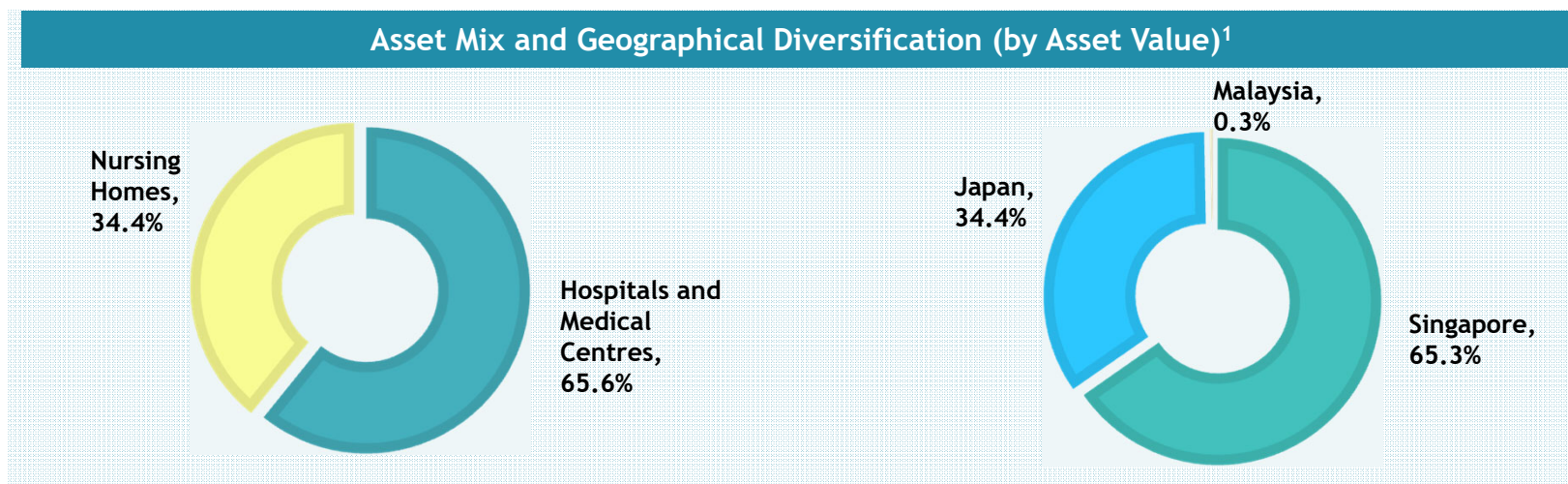
1. Based on latest appraised values (excludes right-of-use assets)

2. Based on Gross Revenue as at 30 June 2023. Malaysia contributes 0.1% of Gross Revenue

3. Based on existing lease agreements and subject to applicable laws

PLife REIT Portfolio

Sound Portfolio Constitution for Revenue Sustainability



1. Based on latest appraised values (excludes right-of-use assets) with exchange rates as at 31 December 2022
 2. Based on Gross Revenue as at 30 June 2023

Singapore Portfolio

Strengthened and well-positioned to ride on growth potential of Singapore healthcare industry with the latest master lease renewal¹

A portfolio of 3 strategically-located world-class local private hospitals worth S\$1.44 billion²



◆ Gleneagles Hospital ◆ Parkway East Hospital ◆ Mount Elizabeth Hospital

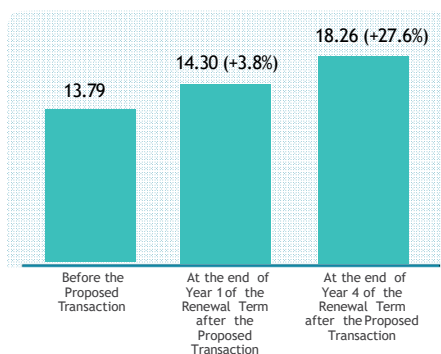
Key Highlights

- Income Certainty with Renewal Term of 20.4 years from 23 August 2022 till 31 December 2042.
- Organic Growth with Clear Rent Structure (Refer to Slide 21)
- Renewal Capex Works of S\$150 million (exclusive of GST) will enhance the quality positioning and increase competitiveness of PLife REIT and Master Lessee
- ROFR over a quality asset, Mount Elizabeth Novena Hospital Property, for a period of 10 years
- Positive impact to DPU and NAV; gearing remains at a healthy level (Refer to illustration below)

Pro Forma Financial Effects (for illustration only)³

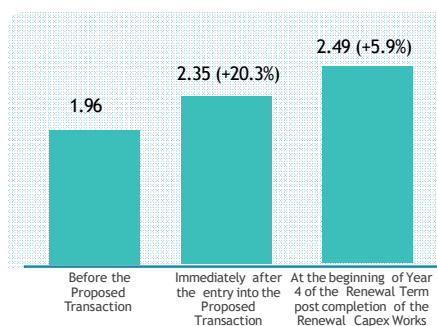
Pro Forma DPU (cents)

(as if the Proposed Transaction was completed on 1 January 2020)



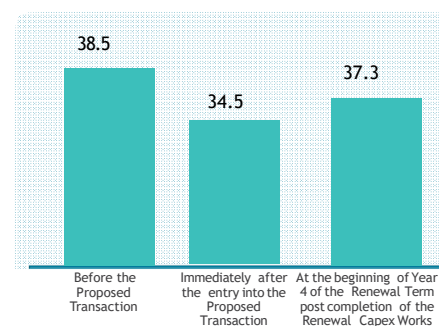
Pro Forma NAV per Unit (S\$)

(as if the Proposed Transaction was completed on 31 December 2020)



Pro Forma Gearing (%)

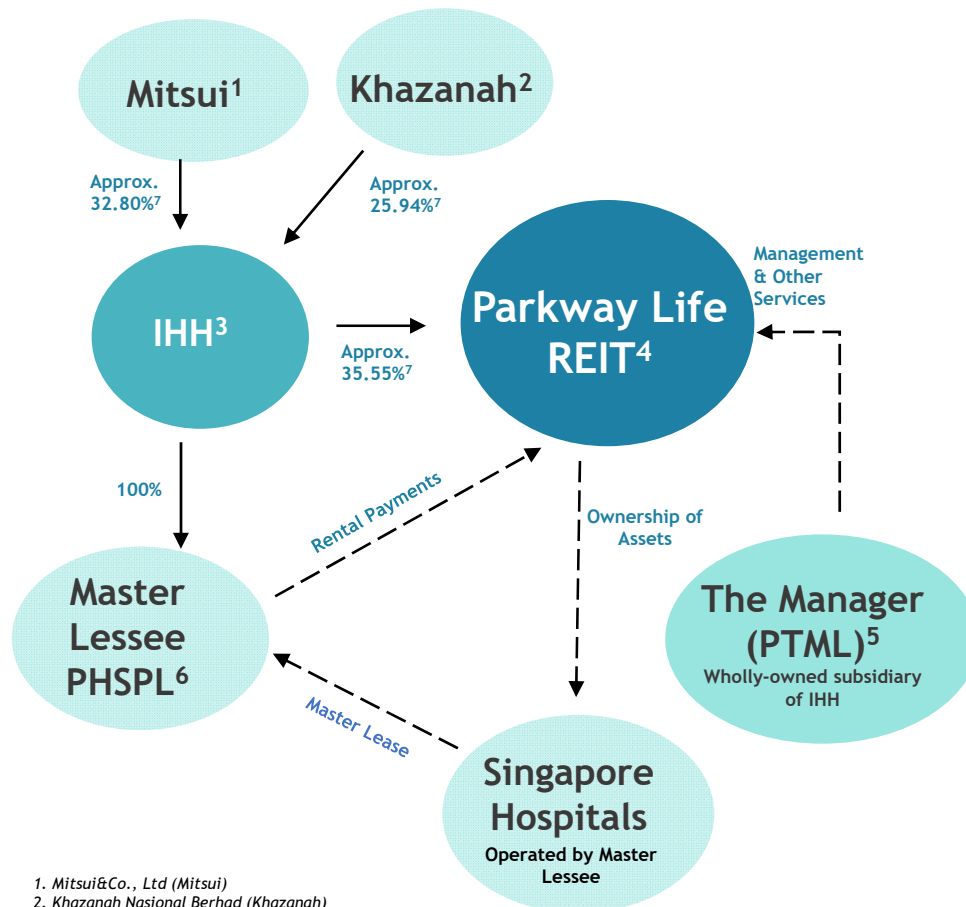
(as if the Proposed Transaction was completed on 31 December 2020)



1. On 30 September 2021, PLife REIT received 99.9975% Unitholders' approval at the EGM for the proposed transaction on the master lease renewal of the Singapore Portfolio. The transactional agreements were duly executed on 13 October 2021. For more details, please refer to the SGX-ST announcements issued on 30 September 2021 and 13 October 2021.
 2. Based on latest appraised values (excludes right-of-use assets)
 3. This should be read with the Notes provided under the respective tables in paragraph 2.14 of the Circular dated 8 September 2021

Singapore Portfolio

Master Lessee, Parkway Hospitals Singapore Pte. Ltd., is a wholly owned subsidiary of IHH Healthcare Berhad (“IHH Group”), one of the world’s largest healthcare network with 83 hospitals over 10 countries



1. Mitsui&Co., Ltd (Mitsui)
 2. Khazanah Nasional Berhad (Khazanah)
 3. IHH Healthcare Berhad (IHH)
 4. Parkway Life Real Estate Investment Trust (Parkway Life REIT)
 5. Parkway Trust Management Limited (PTML)
 6. Parkway Hospitals Singapore Pte Ltd (PHSPL)
 7. As at 30 June 2023

About IHH Group¹

- 32.80% owned by Mitsui & Co., Ltd, rated (P)A3 by Moody’s, is Japan’s 2nd largest trading company by assets
- 25.94% owned by Khazanah, the investment holding arm of the Government of Malaysia
- Dual listing in Malaysia and Singapore on 25 Jul 2012 with a market capitalization of approximately S\$14.8 billion as at 30 June 2023²
- In IHH Singapore, it operates Mount Elizabeth Hospital, Mount Elizabeth Novena Hospital, Gleneagles Hospital, Parkway East Hospital, Parkway Shenton chain of primary care clinics, Parkway Rehab, Parkway Radiology, Parkway Laboratories and Parkway Emergency Services
- In IHH Malaysia, it operates 11 Pantai hospitals, 4 Gleneagles hospitals, Prince Court Medical Centre, Premier Integrated Labs (formerly known as Pantai Premier Pathology) and Pantai Integrated Rehab, an ambulatory care centre
- Approximately 90.0% in Acibadem (Türkiye & Europe) as at 30 June 2023
- Acquired 31.1% in Fortis Healthcare (India) through preferential allotment in November 2018

1. The information is extracted from IHH corporate website as at 30 June 2023.
 2. Source: Bursa (Malaysia) announcement on IHH Healthcare Bhd, Factset.

Singapore Portfolio

Distinct Lease Features Underpins Sustainable and Quality Rental Growth

Long-term Master Leases with Parkway Hospitals Singapore (“PHS”)

- Renewal term of 20.4 years from 23 August 2022 to 31 December 2042. Option to renew for a further term of 10 years
- c.f. average industry lease period of 3-5 years
- 100% committed occupancy

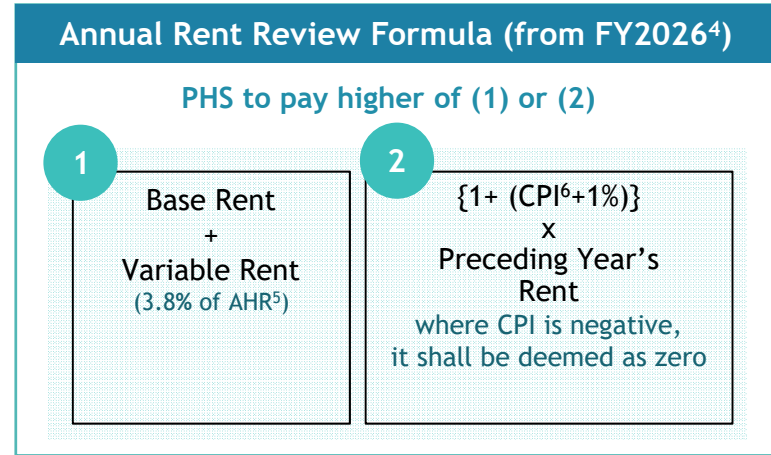
Triple Net Lease Arrangement

- PLife REIT does not bear these costs - Property tax, Property insurance¹, Property operating expenses
- Not affected by inflation-related escalating expenses

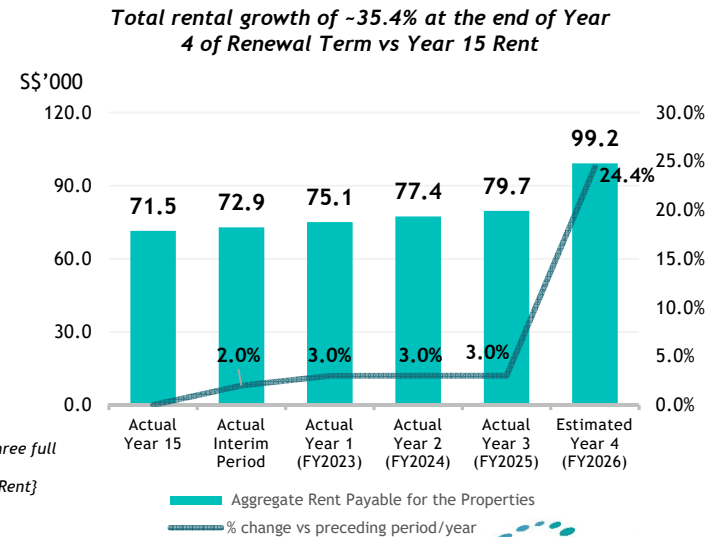
Favorable Lease Structure

- Renewal Term of 20.4 years:
 - ❖ Rents are guaranteed to increase from 23 August 2022 till FY2025 with 2.0% and 3.0% step-up in rent for the Interim Period² and the Downtime Period³ from preceding year/ period respectively
 - ❖ Annual Rent Review Formula shall be applicable for FY2026⁴ to FY2042 (Refer to the chart for actual and estimated rent payable till FY2026)

1. Except Property Damage Insurance for Parkway East Hospital
 2. Period from 23 August 2022 to 31 December 2022 (the ‘Interim Period’)
 3. The Renewal Capex Works are estimated to take approximately three years to complete and are expected to take place during the first three full financial years of the Renewal Term (i.e. FY2023 to FY2025) (the ‘Downtime Period’).
 4. The annual rent review formula for FY2026 is based on the higher of $\{1+(CPI+1\%) \times \text{Initial Rent of S\$97.2 million}\}$ or $\{\text{Base Rent} + \text{Variable Rent}\}$
 5. AHR denotes the Adjusted Hospital Revenue for the respective period of each of the hospitals
 6. CPI denotes the % increase in the Consumer Price Index announced by the Department of Statistics for the relevant year compared to the immediately preceding year



Actual and Estimated Rent Payable till FY2026

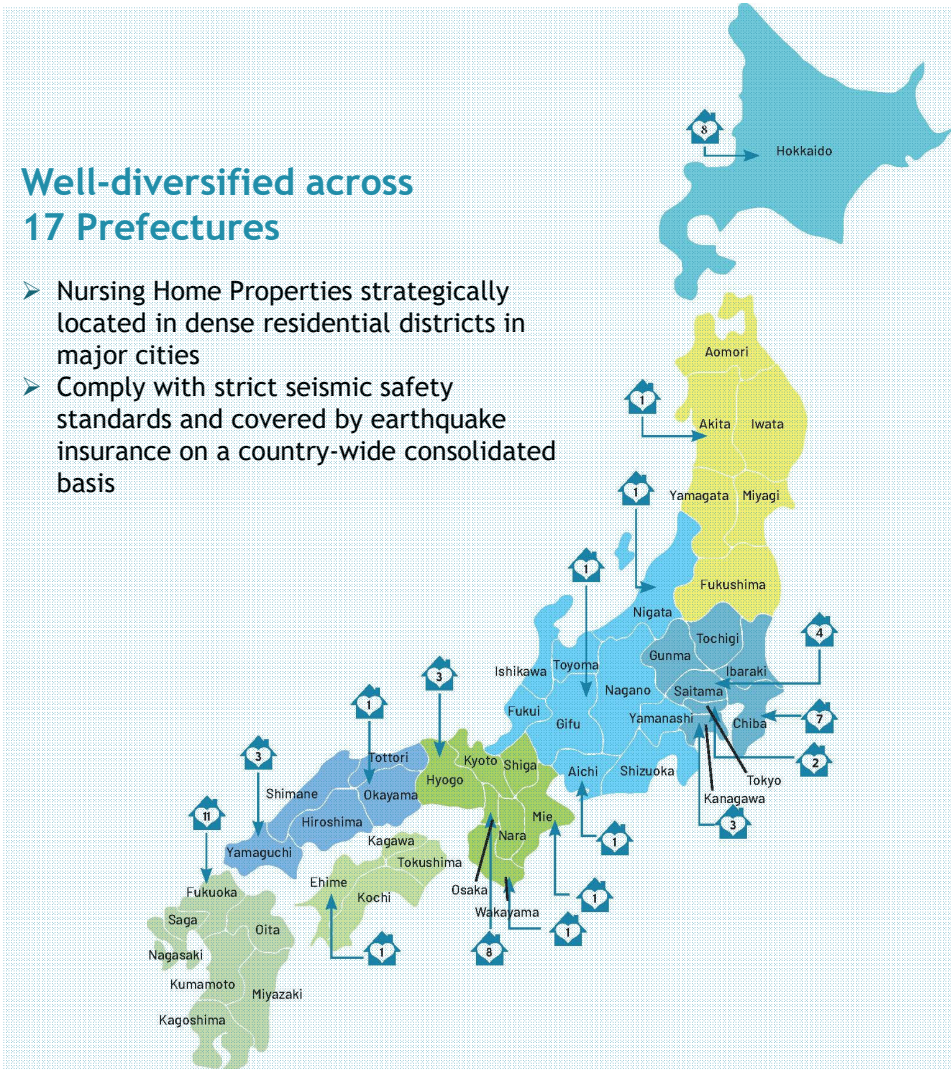


Japan

57 high quality nursing home properties worth S\$758.5 million¹

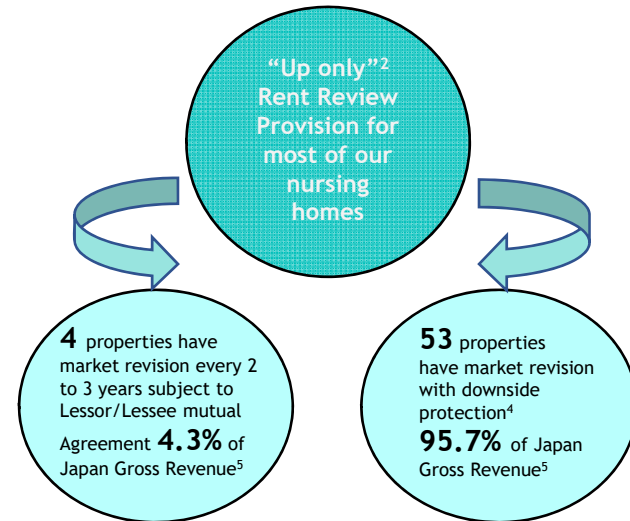
Well-diversified across 17 Prefectures

- Nursing Home Properties strategically located in dense residential districts in major cities
- Comply with strict seismic safety standards and covered by earthquake insurance on a country-wide consolidated basis



Unique Lease Features

- Long term lease structure with weighted average lease term to expiry of 11.87 years⁵
- Approximately 95.7% of revenue from Japan portfolio is downside-protected²
- “Up only”² Rental Review Provision for most of the nursing homes
- Security Deposits are secured for all properties; average of 4 months’ of gross rental
- Back-up operator arrangement for most of our Japan properties
- Rental guarantees³ provided for several properties
- 100% committed occupancy



1. Appraised values based on exchange rates as at 31 Dec 2022

2. Based on existing lease agreements and subject to applicable laws

3. Vendors providing rental Guarantees include K.K. Bonheure, K.K. Uchiyama Holdings, Miyako Kenkoukai, K.K. Excellent Care System, K.K. Habitation and K.K. Living Platform

4. 51 properties with rent review every 2 to 5 years. 2 properties do not have rent review but rental cannot be reduced

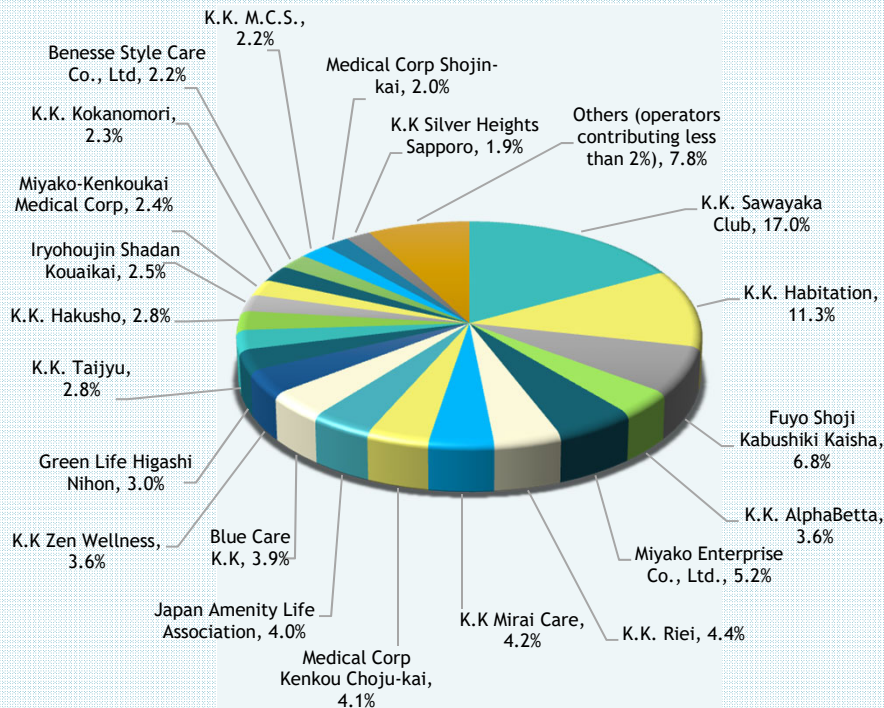
5. Based on Gross Revenue as at 30 June 2023

Japan – Key Tenants

Diversified tenant base across 30 nursing home operators

Top 3 tenants contribute less than 40% of the Japan Portfolio's Revenue, spread across 57 properties

Monthly Rental Contribution



K.K. Sawayaka Club

- Part of the listed company Uchiyama Holdings Co., Ltd
- Market capitalisation is about JPY7 billion (S\$88 million)
- Sawayaka currently operates 94 care services facilities with over 2000 employees
- The largest private nursing home operator in Kyushu and one of the largest in Japan (by number of rooms)
- PLife REIT has a Right of First Refusal over future sales of nursing homes owned by Uchiyama

K.K. Habitation¹

- Well established operator based in Fukuoka
- Operates 10 Mid to High-end Nursing facilities in Fukuoka and Chiba with over 300 employees
- Habitation group operates over 20 properties and employs over 1000 employees.
- Operator's property was ranked No. 1 "mixed nursing home facility" in Fukuoka by Japan's Diamond magazine in 2014
- Top 30 Operator in Japan (by number of rooms)

Miyako Enterprise Co., Ltd

- Osaka-based nursing home operator
- Miyako Enterprise offers comprehensive medical and nursing services in Osaka
- Established in 2001 with 9 nursing facilities in Osaka

1. Fuyo Shoji Kabushiki Kaisha and K.K AlphaBeta are affiliate companies of K.K Habitation



ParkwayLife REIT

(“PLife REIT”)

Growth Strategy



PLife REIT's Growth Strategy

Staying Prudent & Focused

TARGETED INVESTMENT

Partnership Approach

- Build strategic long term partnership with quality local lessee/operator

Clustering Approach

- Expand in growing healthcare markets particularly countries the REIT has investments

PROACTIVE ASSET MANAGEMENT

Sustain Revenue

Grow revenue organically

Support generation of new revenue

ASSET RECYCLING AND DEVELOPMENT

Re-balance and optimize Portfolio

Build sustained pipelines

Supported by

DYNAMIC CAPITAL AND FINANCIAL MANAGEMENT

- Minimise short or near term refinancing risks
- Diversify funding sources and maintain an optimal capital structure
- Mitigate financial risks with prudent risk management measures

With the aim to:

Enhance value of properties and maximise risk-adjusted returns;
Deliver regular, stable distributions and achieve long-term growth for our Unitholders

Strategic Investment Approach

PARTNERSHIP

PLife REIT is a specialised REIT where:

1

Properties tend to be **purposed-built** (e.g. hospital, nursing home, medical centre)

2

Lease terms tend to be long (typically > 10 years)

3

Lessee/operator tend to **specialise** in their area of operation

Deepen/initiate collaboration with existing/new partners for long term working relationship

CLUSTERING

Imperative for PLife REIT to achieve economies of scale in its countries of investment in order to:

1

Establish a country HQ for closer **monitoring and management** of its portfolio of properties

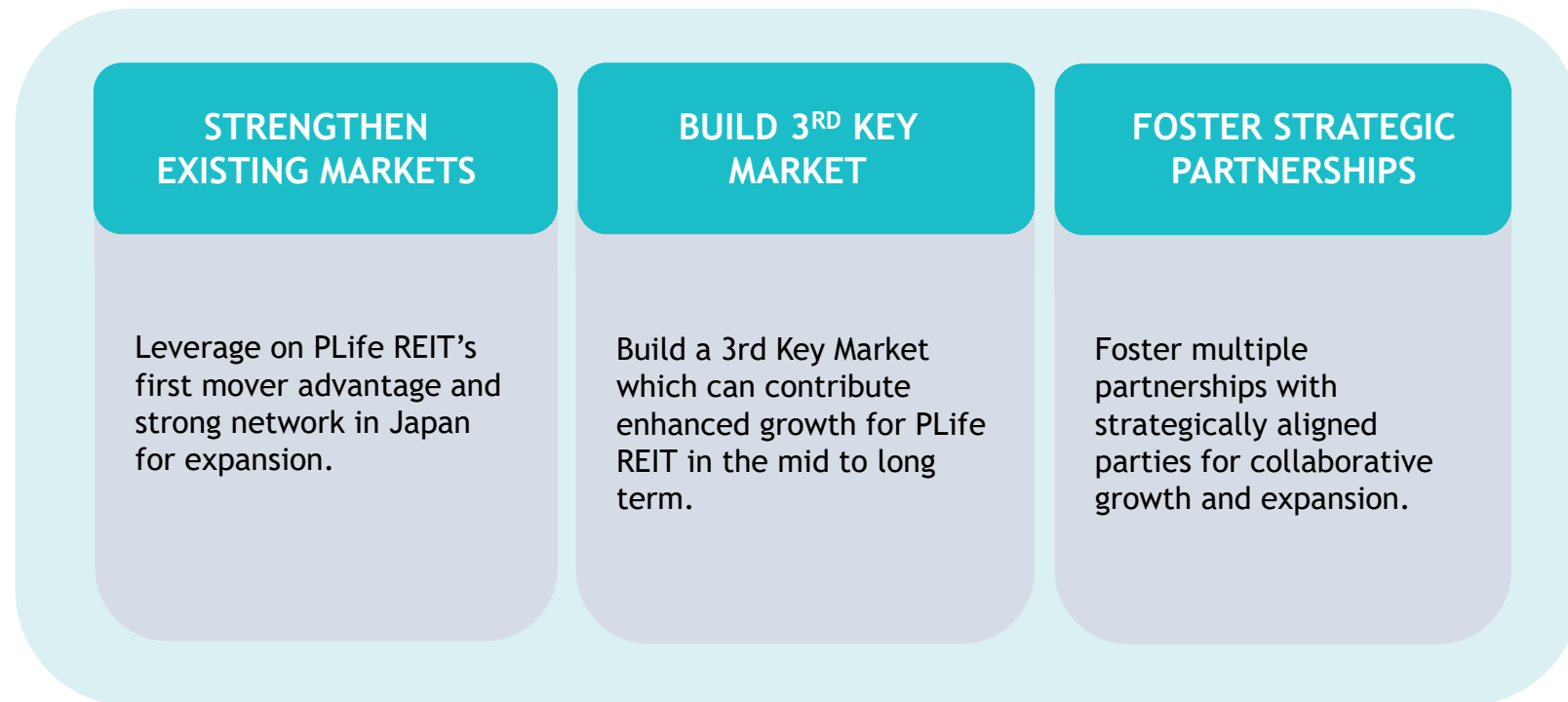
2

Structure its investment holdings to take advantage of **tax or regulatory benefits** where available

Seek to unlock value from optimized/non-core asset in existing markets & invest in good strategic assets

Next Phase of Growth

Establishing a Multi-Pronged Growth Platform





ParkwayLife REIT

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Capital & Financial Management



Capital & Financial Management Strategy

5 Key Principles



Acquisition financing has to be long-term: at least 3 years or more

- Mitigates refinancing risk post acquisition

Diversify funding sources



- Traditional funding sources via bank loans and capital market financing products.
- May explore other non-traditional funding sources (e.g. perpetual bonds, convertible bonds, equity etc.)

Maintain an unencumbered portfolio for financing flexibility



- All new and existing banks will be ranked *pari passu*.
- May consider asset-level financing if tax and pricing considerations are optimal



Adopt natural hedge financing strategy to achieve stable net asset value

- Match asset currency with financing currency to mitigate principal forex risks arising from overseas acquisitions
- Aim to achieve at least 50% natural hedge on the portfolio basis; remaining 50% depending on the interest rate differential and nature of the currency involved

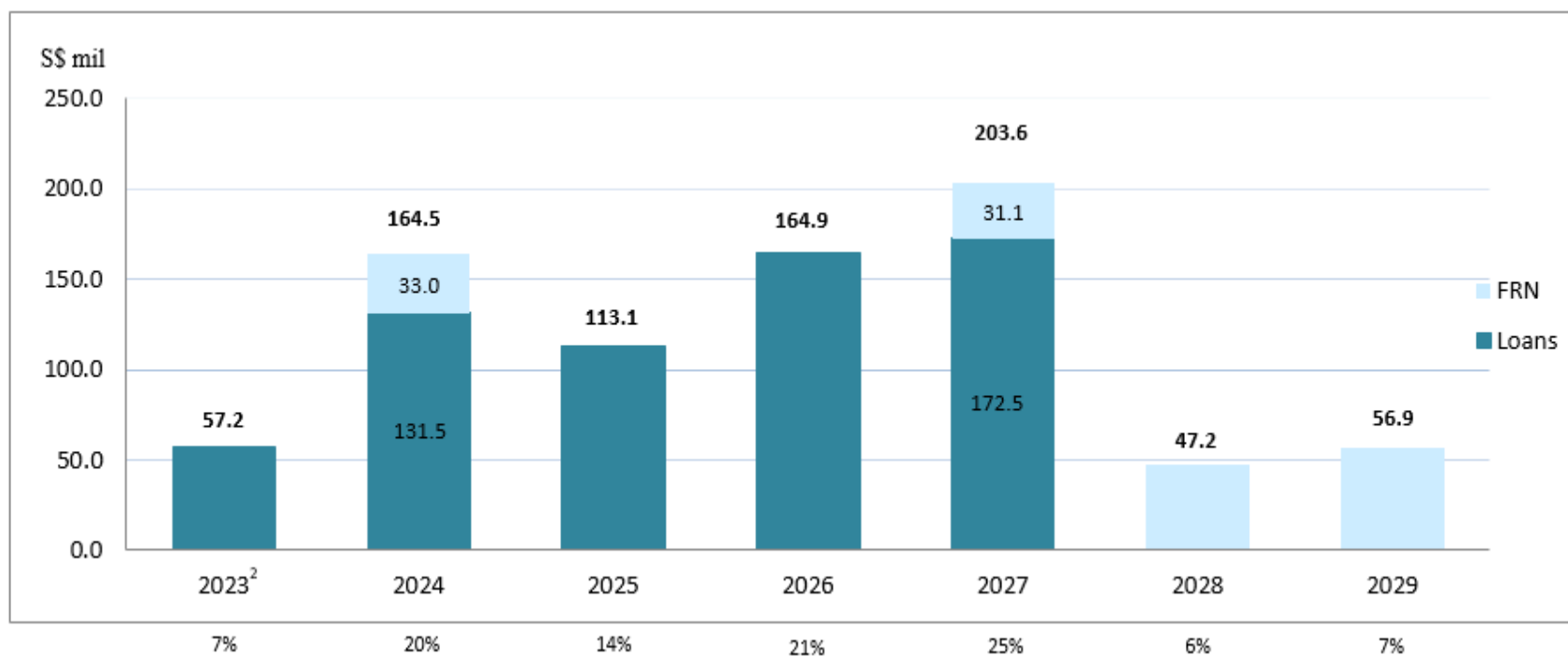
Prudent financial risk management strategy for distribution stability



- Mitigates risks from adverse interest rate and forex fluctuations
- Hedge at least 50% of interest rate and forex exposures on the net income from foreign investments.
- Aim to have no more than 30% of the total debts due in a single year, to avoid bunching effect and concentration risk
- Constantly monitoring the market to extend the debt maturity period

Debt Maturity Profile¹ – As at 30 June 2023

- No long-term debt refinancing needs till February 2024
- Current weighted average term to maturity of 2.9 years

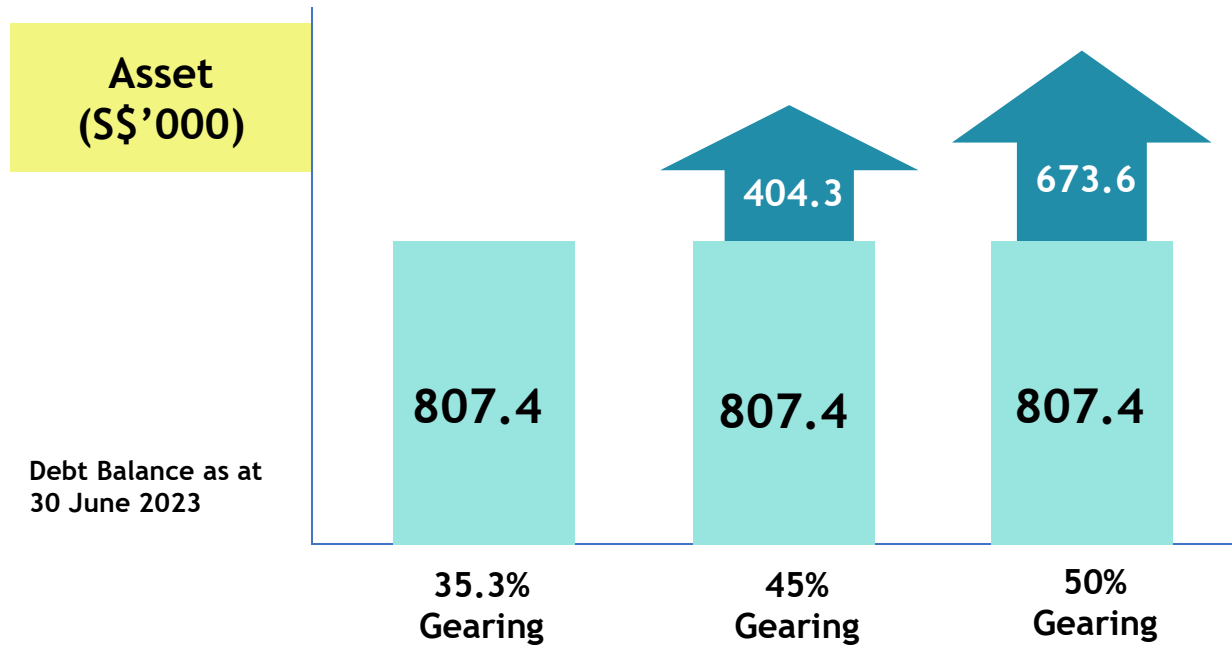


1. Excludes lease liabilities, if any

2. As at 30 June 2023, short term loans amounted to JPY1.545b (\$14.6m) and \$42.6m were drawn down for capital expenditure and working capital purposes

Debt Headroom

- Healthy gearing¹ of 35.3% as at 30 June 2023
- Ample debt headroom of \$404.3 million and \$673.6 million before reaching 45% and 50%² gearing respectively.



1. Total Debts (exclude lease liabilities, if any) before transaction costs ÷ Total Assets

2. With effect from 1 January 2022, the gearing limit for S-REITs shall be 45% and 50% for adjusted-ICR of below 2.5x or at least 2.5x respectively



ParkwayLife REIT

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Appendix (Property Information)



Our Portfolio – Summary

(as at 30 June 2023)

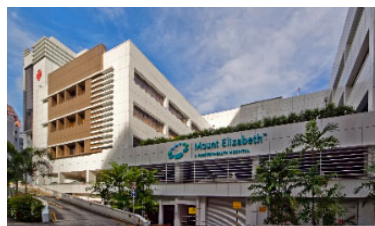
Portfolio	Singapore	Japan	Malaysia	Total
Type	3 Hospitals & Medical Centres	57 nursing homes	Medical Centre	4 Hospitals & medical centre; 57 nursing homes
Land Tenure	3 Leasehold	56 Freehold, 1 Leasehold	1 Freehold	57 Freehold & 4 Leasehold
Land Area (sq m)	36,354	232,425	3,450	306,937
Floor Area (sq m)	118,136	240,408	2,444	360,988
Beds	708	-	-	708
Strata Units/Car Park Lots	40 strata units/ 559 car park lots	-	9 strata units/ 69 car park lots	49 strata units / 628 car park lots
Number of Units (Rooms)	-	4,812	-	4,812
Year of Completion	1979 to 1993	1964 to 2021	1999	1964 to 2021
Committed Occupancy	100%	100%	31% (excluding car park) ³	99.7%
Leases/Lessees	3 Leases; 1 Master Lessee	57 Leases ¹ ; 30 Lessees	4 Leases, 3 Lessees	64 Leases; 34 Lessees
Year of Acquisition	2007	2008 to 2022	2012	-
Appraised Value ²	S\$1,439.0m CBRE Pte Ltd	¥74,581m (S\$758.5) CBRE K.K. / JLL Morii Valuation & Advisory K.K. / Enrix Co., Ltd / Cushman & Wakefield K.K	RM20.67m (S\$6.3m) Knight Frank Malaysia Sdn. Bhd.	S\$2,203.8m

1. Single Lease Agreement for Habitation Hakusho and Group Home Hakusho. Two Lease Agreement for Sompo no Ie Nakasyo

2. Based on latest appraised values; at an exchange rate of S\$1.00 : ¥98.33 and S\$1.00 : RM3.27

3. Vacancy mainly due to expiry of Level 8 lease with subsequent renovations recently completed

Our Portfolio – Singapore



Portfolio	Mount Elizabeth Hospital	Gleneagles Hospital	Parkway East Hospital
Type	Hospital and Medical Centre		
Land Tenure	67 years	75 years	75 years
Floor Area (sq m) ¹	58,139	49,003	10,994
Beds ²	345	257	143
Operating theatres ^{2, 3}	13	12	5
Strata Units/Car Park Lots	30 strata units; 363 car park lots	10 strata units; 121 car park lots	75 car park lots
Year of Completion	Hospital Building (1979) Medical Centre (1979 & 1992)	Hospital Building (1991 & 1993) Annex Block (1979) Medical Centre (1991 & 1993)	Hospital Building (1982) Medical Centre (1987)
Committed Occupancy	100%		
Name of Lessee(s)	Parkway Hospitals Singapore Pte Ltd		
Awards and Accreditation	JCI Accreditation, 1 st private hospital in Asia to win Asian Hospital Management Award; SQC status since 1998, Superbrands status since 2002	JCI Accreditation; Asian Hospital Management Award; SQC Award in 2002 (re-certified 2007); Superbrands status since 2002	JCI Accreditation; SQC status in 1998
Appraised Value	S\$845m	S\$500m	S\$94m
Appraiser / Date	CBRE Pte. Ltd. / 31 December 2022		

1. Based on strata area of Mount Elizabeth Hospital and Gleneagles Hospital owned by PLife REIT. Gross floor area for Parkway East Hospital

2. As at 31 December 2022

3. Refers to operating rooms within major operating theatre area(s)

Our Portfolio – Japan



Portfolio	Bon Sejour Yokohama Shin-Yamashita	More Habitation Akashi ³
Type	Paid nursing home with care service	
Land Tenure	Freehold	Freehold
Land Area (sq m)	1,653	5,891
Floor Area (sq m)	3,273	6,562
Number of Units (Rooms)	74	91
Year of Completion	2006	1987; Conversion works were completed in 2003
Committed Occupancy	100%	100%
Name of Lessee(s)	Benesse Style Care Co., Ltd ²	K.K AlphaBeta ⁴
Date of Acquisition	30 May 2008	29 September 2008
Appraised Value ¹	¥1,660m (S\$16.9m)	¥1,790m (S\$18.2m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2022	Enrix Co., Ltd/ 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. On 1 April 2012, Benesse Style Care Co., Ltd merged as the surviving company with Bon Sejour Corporation

3. Formerly known as Palmary Inn Akashi

4. New lessee replacing K.K Asset with effect from 1 Sep 2021

Our Portfolio – Japan



Portfolio	More Habitation Suma ²	Senior Chonaikai Makuhari Kan	Smiling Home Medis Musashi Urawa
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	2,676	2,853	802
Floor Area (sq m)	4,539	4,361	1,603
Number of Units (Rooms)	59	108 ⁴	44
Year of Completion	1989	1992; Conversion works were completed in 2004	1991; Conversion works were completed in 2004
Committed Occupancy	100%		
Name of Lessee(s)	K.K AlphaBeta ³	Riei Co., Ltd	Green Life Higashi Nihon ⁵
Date of Acquisition	29 September 2008		
Appraised Value ¹	¥1,050m (S\$10.7m)	¥1,860m (S\$18.9m)	¥837m (S\$8.5m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2022	CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Palmary Inn Suma

3. New lessee replacing K.K Asset with effect from 1 Sep 2021

4. As at 31 March 2009, total number of units increased from 107 to 108

5. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Medis Corporation

Our Portfolio – Japan



Portfolio	Smiling Home Medis Koshigaya Gamo	Somo no Ie Nakasyo ³	Maison de Centenaire Ishizugawa
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,993	2,901	1,111
Floor Area (sq m)	3,834	3,231	2,129
Number of Units (Rooms)	100	75	52
Year of Completion	1989; Conversion works were completed in 2005	2001	1988; Conversion works were completed in 2003
Committed Occupancy	100%		
Name of Lessee(s)	Green Life Higashi Nihon ²	Sompo Care Inc. ⁴ , Shakai Fukushi Houjin Keiyu - Kai	Miyako Kenkokai Medical Corporation
Date of Acquisition	29 September 2008	17 November 2009	
Appraised Value ¹	¥1,650m (S\$16.8m)	¥733m (S\$7.5m)	¥971m (S\$9.9m)
Appraiser / Date	CBRE K.K. / 31 December 2022	Enrix Co., Ltd/ 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

2. As at 31 March 2009, total number of units increased from 107 to 108

3. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Medis Corporation

4. New lessee replacing K.K Asset with effect from 1 Sep 2021

Our Portfolio – Japan



Portfolio	Maison de Centenaire Haruki	Hapine Fukuoka Noke	Fiore Senior Residence Hirakata	Iyashi no Takatsuki Kan
Type		Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	801	1,396	727	2,023
Floor Area (sq m)	1,263	2,912	1,155	3,956 ²
Number of Units (Rooms)	36	64	40	87
Year of Completion	1996; Conversion works were completed in 2006	2006	2007	1997; Conversion works were completed in 2005
Committed Occupancy	100%			
Name of Lessee(s)	Miyako Kenkokai Medical Corporation	Green Life Co. Ltd ³	K.K. Vivac	Riei Co., Lt
Date of Acquisition	17 November 2009			
Appraised Value ¹	¥716m (S\$7.3m)	¥966m (S\$9.8m)	¥557m (S\$5.7m)	¥1,730m (S\$17.6m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2022			

1. At an exchange rate of S\$1.00 : ¥98.33

2. Increase in NLA by 40m² upon the completion of AEI in February 2014

3. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Care Link Co., Ltd

Our Portfolio – Japan



Portfolio	Sawayaka Obatake Ichibankan	Sawayaka Obatake Nibankan	Sawayaka Shinmojikan
Type	Paid nursing home with care service	Short stay / Day care facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,769	1,047	2,395
Floor Area (sq m)	3,491	1,538	5,094
Number of Units (Rooms)	78	26	112
Year of Completion	2007	2007	2007
Committed Occupancy		100%	
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club
Date of Acquisition		17 June 2010	
Appraised Value ¹	¥840m (S\$8.5m)	¥399m (S\$4.1m)	¥1,090m (S\$11.1m)
Appraiser / Date		Cushman & Wakefield K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

Our Portfolio – Japan



Portfolio	Sawayaka Nogatakan	Sawayaka Sakurakan	As Heim Nakaurawa	Hanadama no le Nakahara ²
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,702	6,276	1,764	935
Floor Area (sq m)	3,147	5,044	2,712	1,847
Number of Units (Rooms)	78	110	64	47
Year of Completion	2005	2006	2006	2006
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	As Partners Co., Ltd	K.K. Japan Amenity Life Association ³
Date of Acquisition	17 June 2010		16 July 2010	
Appraised Value ¹	¥814m (S\$8.3m)	¥896m (S\$9.1m)	¥1,110m (S\$11.3m)	¥931m (S\$9.5m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		CBRE K.K. / 31 December 2022	Enrix Co., Ltd/ 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Fureai no Sono Musashi Nakahara

3. Change of name with effect from 1 March 2020 due to acquisition of Y.K Shonan Fureai no Sono's operations by K.K. Japan Amenity Life Association

Our Portfolio – Japan



Portfolio	Sawayaka Fukufukukan	Sawayaka Higashikagurakan	Happy Life Toyonaka ²	More Habitation Shin-Kobe ³
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	1,842	4,813	628	1,034
Floor Area (sq m)	3,074	5,467	1,254	3,964
Number of Units (Rooms)	72	110	42	70
Year of Completion	2008	2010	2007	1992; Conversion works were completed in 2003
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Nihon Kaigo Iryo Center	K.K AlphaBeta ⁴
Date of Acquisition	28 January 2011	6 March 2012	12 July 2013	
Appraised Value ¹	¥726m (S\$7.4m)	¥1,030m (S\$10.5m)	¥559m (S\$5.7m)	¥1,640m (S\$16.7m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		Enrix Co., Ltd / 31 December 2022	Enrix Co., Ltd / 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Heart Life Toyonaka

3. Formerly known as Palmary Inn Shin-Kobe

4. New lessee replacing K.K Asset with effect from 1 Sep 2021

Our Portfolio – Japan



Portfolio	Sawayaka Seaside Toba	Sawayaka Niihamakan	Sawayaka Minatokan	Sawayaka Mekari Nibankan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,803	4,197	3,551	1,354
Floor Area (sq m)	7,360	7,382	2,246	2,133
Number of Units (Rooms)	129	135	50	61
Year of Completion	2012	2012	2010	2012
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club
Date of Acquisition	30 September 2013			
Appraised Value ¹	¥1,610m (S\$16.4m)	¥1,530m (S\$15.6m)	¥760m (S\$7.7m)	¥376m (S\$3.8m)
Appraiser / Date	JLL Morii Valuation & Advisory K.K. / 31 December 2022			

1. At an exchange rate of S\$1.00 : ¥98.33

Our Portfolio – Japan



Portfolio	Sawayaka Kiyotakan	Maison des Centenaire Hannan	Sunhill Miyako	Maison des Centenaire Ohhama
Type	Paid nursing home with care service		Extended-stay lodging facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,597	7,827	10,867	1,281
Floor Area (sq m)	5,661	4,331	4,299	1,717
Number of Units (Rooms)	108	95	34	47
Year of Completion	2013	2010	1996	1990
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	Miyako Enterprise Co., Ltd	Miyako Enterprise Co., Ltd	Miyako Enterprise Co., Ltd
Date of Acquisition	30 September 2013		28 March 2014	
Appraised Value ¹	¥1,030m (S\$10.5m)	¥1,930m (S\$19.6m)	¥952m (S\$9.7m)	¥789m (S\$8.0m)
Appraiser / Date	JLL Morii Valuation & Advisory K.K. / 31 December 2022		CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

Our Portfolio – Japan



Portfolio	Habitation Jyosui	Ocean View Shonan Arasaki	Liverari Shiroishi Hana Ichigo-kan	Liverari Shiroishi Hana Nigo-kan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	3,259 ²	3,067	628	436
Floor Area (sq m)	6,076 ³	5,304	1,051	747
Number of Units (Rooms)	87	79	48	24
Year of Completion	2005	2007	2011	1990
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Habitation	K.K. Japan Amenity Life Association ⁴	K.K Living Platform Care ⁵	K.K Living Platform Care ⁵
Date of Acquisition	12 December 2014	6 January 2015	23 March 2015	
Appraised Value ¹	¥3,670m (\$\$37.3m)	¥2,160m (\$\$22.0m)	¥367m (\$\$3.7m)	¥186m (\$\$1.9m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022	JLL Morii Valuation & Advisory K.K. / 31 December 2022	Enrix Co., Ltd/ 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

2. Total land area for the integrated development

3. Strata area of the Property owned by PLife REIT

4. Change of name with effect from 1 June 2019 due to acquisition of K.K. Ouekikaku by K.K. Japan Amenity Life Association

5. Change of name due to Corporate Split with effect from 1 Oct 2020 (Formerly K.K Living Platform)

Our Portfolio – Japan



Portfolio	Sunny Spot Misono ²	Habitation Hakata I, II, III	Excellent Tenpaku Garden Hills	Silver Heights Hitsujigaoka
Type	Group Home		Paid nursing home with care service	
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	429	15,336	6,593	5,694
Floor Area (sq m)	724	21,415	4,000	9,013
Number of Units (Rooms)	20	318	94	123
Year of Completion	1993	1984 to 2003 ³	2013	1987 to 1991 ⁴
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Challenge Care ⁵	K.K. Habitation	K.K. Kokanomori	K.K. Silver Heights Sapporo
Date of Acquisition	23 March 2015	23 March 2015	23 March 2015	31 March 2016
Appraised Value ¹	¥213m (S\$2.2m)	¥4,180m (S\$42.5m)	¥1,810m (S\$18.4m)	¥1,330m (S\$13.5m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2021	JLL Morii Valuation & Advisory K.K. / 31 December 2022		Cushman & Wakefield K.K. / 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Liverari Misono

3. Hakata I on 1984, Hakata II on 1995, Hakata III on 2003

4. Silver Heights Hitsujigaoka Ichibankan on 1987 and Nibankan on 1991

5. Change of name due to Corporate Split with effect from 1 Oct 2020 (Formerly K.K Living Platform)

Our Portfolio – Japan



Portfolio	Kikuya Warakuen	Sanko	Habitation Wakaba ²	Habitation Hakusho ³
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	4,905	1,680	6,574	15,706
Floor Area (sq m)	3,641	2,018	5,431	6,959
Number of Units (Rooms)	70	53	135	124
Year of Completion	1964 to 2004	2011	1993	1986
Committed Occupancy	100%			
Name of Lessee(s)	K.K. M.C.S.	K.K. M.C.S.	K.K. Taijyu	K.K. Hakusho
Date of Acquisition	24 February 2017			
Appraised Value ¹	¥860m (S\$8.7m)	¥558m (S\$5.7m)	¥2,230m (S\$22.7m)	¥1,660m (S\$16.9m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Wakaba no Oka

3. Formerly known as Hakusho no Sato

Our Portfolio – Japan



Portfolio	Group Home Hakusho	Konosu Nursing Home Kyoseien	Habitation Kamagaya
Type	Group Home	Nursing Rehabilitation Facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	2,859	8,715	1,996
Floor Area (sq m)	416	5,634	5,118
Number of Units (Rooms)	9	120	100
Year of Completion	2004	2015	2006
Committed Occupancy	100%	100%	100%
Name of Lessee(s)	K.K. Hakusho	Iryouhoujin Shadan Kouaikai	Fuyo Shoji Kabushiki Kaisha
Date of Acquisition	24 February 2017	14 February 2018	18 December 2020
Appraised Value ¹	¥108m (S\$1.1m)	¥1,760m (S\$17.9m)	¥1,800m (S\$18.3m)
Appraiser / Date		CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

Our Portfolio – Japan



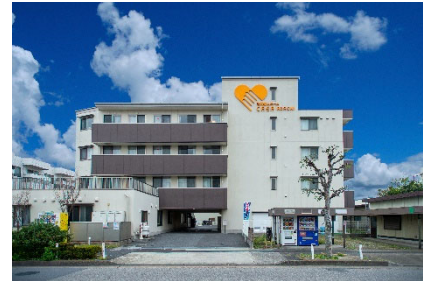
Portfolio	Haru no Sato	Hodaka no Niwa	Orange no Sato
Type	Nursing Rehabilitation Facility		
Land Tenure	Freehold	Freehold	Leasehold ²
Land Area (sq m)	4,241	39,955	2,377
Floor Area (sq m)	3,568	6,117	4,005
Number of Units (Rooms)	100	100	98
Year of Completion	2000; Additional works were completed in 2016	2004	1997
Committed Occupancy	100%		
Name of Lessee(s)	Medical Corporation Shojin-Kai	Medical Corporation Kenko Choju-kai	Medical Corporation Kenko Choju-kai ³
Date of Acquisition	13 December 2019		
Appraised Value ¹	¥1,380m (S\$14.0m)	¥1,490m (S\$15.1m)	¥1,250m (S\$12.7m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		

1. At an exchange rate of S\$1.00 : ¥98.33

2. Leasehold (Chijoken) 99 years with effect from 1 November 2019

3. Change of name with effect March 2021 due to merger of Medical Corporation Misaki-kai and Medical Corporation Kenkou Choju-kai

Our Portfolio – Japan



Portfolio	Will-Mark Kashiihama	Crea Adachi	Habitation Kisarazu Ichiban-kan
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	7,298	1,694	5,096
Floor Area (sq m)	14,168	2,499	7,065
Number of Units (Rooms)	159	87	150
Year of Completion	2005	2015	2017
Committed Occupancy	100%		
Name of Lessee(s)	K.K. Mirai Care ²	Kabushiki Kaisha Genki na Kaigo	Fuyo Shoji Kabushiki Kaisha
Date of Acquisition	9 July 2021		17 December 2021
Appraised Value ¹	¥3,250m (S\$33.0m)	¥1,260m (S\$12.8m)	¥3,420m (S\$34.8m)
Appraiser / Date	Enrix Co., Ltd / 31 December 2022		CBRE K.K. / 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Change of name with effect from 10 July 2021 (formerly K.K. Fukuoka Jisho Senior Life)

Our Portfolio – Japan



Portfolio	Blue Rise Nopporo	Blue Terrace Taisetsu	Blue Terrace Kagura
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,921	1,268	2,064
Floor Area (sq m)	2,663	2,608	3,788
Number of Units (Rooms)	70	80	100
Year of Completion	2007	2010	2016
Committed Occupancy	100%		
Name of Lessee(s)	Blue Care Kabushiki Kaisha ²		
Date of Acquisition	21 September 2022		
Appraised Value ¹	¥788m (S\$8.0m)	¥769m (S\$7.8m)	¥1,330m (S\$13.5m)
Appraiser / Date	Enrix Co., Ltd / 31 December 2022		

1. At an exchange rate of S\$1.00 : ¥98.33

2. A wholly-owned subsidiary of Living Platform, Ltd.

Our Portfolio – Japan



Portfolio	Assisted Living Edogawa	Assisted Living Toke
Type	Paid nursing home with care service	
Land Tenure	Freehold	Freehold
Land Area (sq m)	1,832	2,293
Floor Area (sq m)	2,977	2,824
Number of Units (Rooms)	86	80
Year of Completion	2021	2021
Committed Occupancy	100%	
Name of Lessee(s)	Zen Wellness Co., Ltd.	
Date of Acquisition	28 September 2022	
Appraised Value ¹	¥1,910m (S\$19.4m)	¥1,310m (S\$13.3m)
Appraiser / Date	Enrix Co., Ltd / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

Our Portfolio – Malaysia



Portfolio	MOB Specialist Clinics ¹ , Kuala Lumpur
Type	Medical Centre
Land Tenure	Freehold
Land Area (sq m)	3,450
Floor Area (sq m) ²	2,444
Number of Units (Rooms)	69, all of which owned by Parkway Life REIT
Year of Completion	1999
Committed Occupancy	31% (excluding car park) ⁴
Name of Lessee(s)	<ul style="list-style-type: none"> • Gleneagles Hospital Kuala Lumpur (a branch of Pantai Medical Centre Sdn. Bhd.) • Excel Event Networks Sdn. Bhd. • KL Stroke & Neuro Clinic Sdn. Bhd.
Date of Acquisition	1 August 2012
Appraised Value ³	RM20.67m (S\$6.3m)
Appraiser / Date	Knight Frank Malaysia Sdn. Bhd. / 31 December 2022

1. Formerly known as Gleneagles Intan Medical Centre

2. Strata area of Property owned by PLife REIT

3. At an exchange rate of S\$1.00 : RM3.27

4. Vacancy mainly due to expiry of Level 8 lease with subsequent renovations recently completed