

**NEWS RELEASE
FOR IMMEDIATE RELEASE**

**Parkway Life REIT to Divest Japan Asset at Premium Valuation as
Part of Portfolio Optimisation Strategy**

- *Divestment of Japan nursing home asset for JPY1,165.5 million¹ (approximately S\$9.4 million)²*
- *Sale price represents:*
 - *38% premium to acquisition price in 2008*
 - *5% above latest independent valuation as of 31 December 2025*
- *Expected to generate gain on disposal (before tax) of approximately S\$0.6 million*
- *Divestment supports Parkway Life REIT's ongoing asset recycling and portfolio rejuvenation strategy*
- *Direct sale to existing operator provides high execution certainty and reduced transaction complexity*

Singapore, 30 June 2026 – Parkway Trust Management Limited (the “**Manager**”), as manager of Parkway Life Real Estate Investment Trust (“**PLife REIT**”), one of Asia’s largest listed healthcare REITs with an enlarged portfolio of approximately S\$2.6 billion³, is pleased to announce that PLife REIT has through its special purpose entity incorporated in Japan (the “**Seller**”) entered into a purchase and sale agreement with K.K. Etoile (the “**Purchaser**”) today for the divestment of a nursing home asset located in Hyogo Prefecture, Japan (“**Property**”), for a sale consideration of JPY1,165.5 million¹ (approximately S\$9.4 million)² (the “**Divestment**”). Completion has taken place on the same day. The sale consideration has been paid in cash by the Purchaser to the Seller today pursuant to the terms of the purchase and sale agreement.

The Purchaser is the existing operator of the Property and a subsidiary of the Yoshimei Group, an established Japanese corporate group with annual sales exceeding JPY35 billion in FY2025.

¹ Excluding consumption tax and local consumption tax on the building

² All JPY references in this press release are based on the exchange rate of S\$1.00: JPY124.38

³ Based on latest appraised values (excludes right-of-use assets)



The Property was acquired in 2008 and has served as part of PLife REIT’s Japan portfolio for close to two decades. Given the asset’s mature profile, increasing capital expenditure requirements and limited valuation upside, the Divestment is aligned with PLife REIT’s strategy of proactive recycling capital from older assets into opportunities with stronger long-term growth potential.

The sale consideration represents approximately 38% above the Property’s acquisition price and approximately 5% above its latest independent valuation as of 31 December 2025. PLife REIT expects the transaction to result in an estimated gain on disposal of approximately S\$0.6 million before tax. The proceeds received from the Divestment will be redeployed for higher growth opportunities.

Commenting on the Divestment, Mr. Yong Yean Chau, Chief Executive Officer of the Manager, said: “This transaction demonstrates our disciplined approach towards active portfolio management and capital recycling. The divestment allows us to unlock value from a mature asset at an attractive valuation while reducing future capital expenditure commitments. More importantly, the direct sale to the existing operator provides strong execution certainty and enables an efficient and orderly exit.”

Following the completion of the Divestment, PLife REIT will continue to focus on strengthening the resilience and quality of its portfolio through disciplined capital allocation and selective growth opportunities across its target markets.

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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 74 properties, with a total portfolio size of approximately S\$2.6 billion as at 31 December 2025. 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 60 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.

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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 SGXST 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.