ParkwayLife REIT

("PLife REIT")

1H 2026 BUSINESS UPDATE

(4 August 2026)

Disclaimer

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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.

The past performance of Parkway Life REIT or the Manager is not necessarily indicative of the future performance of Parkway Life REIT or the Manager.

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.

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("PLife REIT")

Agenda

1H 2026 Gross Revenue

- Singapore hospitals continue to underpin the organic rental growth for PLife REIT with Annual Rent Review Formula[1] applicable to rental contributions from FY2026 onwards:
  - Minimum rent set to increase to $99.1 million in FY2026, based on CPI fixed at 0.9%; and
  - Additional uplift of $0.8 million for Q1 2026 due to outperformance from the revenue sharing formula arising from Gleneagles Hospital and Parkway East Hospital. Q2 2026 revenue sharing (if any) will be reported in the next quarter.
- In accordance with the accounting treatment, the impact of the step-up lease arrangement over the last 3 years and 1% guaranteed annual growth of the Singapore portfolio has been straight-lined across the lease term and consistently applied since August 2022, thus resulting in no revenue movement year-on-year. Further, lower revenue from Japan mainly due to JPY FX depreciation and tenant exit affecting five Japan nursing home properties. Given the REIT has hedged its net income from Japan, the lower revenue will be compensated by FX gains realised upon settlement of the forward contracts.

S$77.1 million ▼ **1.6%**

1H 2026 Distributable Income and DPU Growth Y-o-Y

- Amount available for distribution grew 16.2% primarily driven by higher rental contributions from the Singapore hospitals' Annual Rent Review formula and step-up lease arrangement from the France portfolio, as well as the absence of a tax provision for the France portfolio in 1H 2026[2].
- However, any additional DI arising from the outperformance of the Singapore assets will only be finalised when the full year revenue is determined. Hence, the distribution (if any) will be distributed in 2H 2026. Correspondingly, the DI and DPU growth for 1H 2026 is at 14.6%.

S$57.2 million (based on minimum rent) ▲ **14.6%**

8.77 cents (based on minimum rent) ▲ **14.6%**

1. *The Annual Rent Review Formula, which applies to rental contributions for FY2026, is calculated on a full-year figures basis and is based on the higher of (i) {1+(CPI+1%) X Initial Rent of $97.2 million} or (ii) {Base Rent + Variable Rent}*
2. *A $0.9 million tax provision was made in 1H 2025 prior to the approval obtained from IRAS & MoF for the France portfolio's tax exemption on foreign-sourced dividend and interest income in 2H 2025*

Strong Balance Sheet & Capital Structure[1]

- No long-term debt refinancing needs till March 2027.

All-in debt cost	Gearing	Interest cover
1.67%	33.8%	8.2 times

On-going Management of PLife REIT's Financial Risks

- Principal FX risk is mitigated through natural hedging, as the JPY-denominated acquisitions are fully funded by JPY loans.
- Similarly, principal FX risk for the France portfolio was hedged via a EUR/SGD cross currency swap that converted the SGD proceeds from the equity fund raising exercise into EUR to fund the acquisition.
- Income FX risk mitigated with JPY and EUR net income hedges in place till 1Q 2029 and 1Q 2030 respectively.
- As of 30 June 2026, about 96% of interest rate exposure is hedged.

Executed Strategic Divestment at a Premium to Enhance Portfolio Quality

- Completed the divestment of a nursing home in Japan for JPY1,165.5 million[2] (approximately S$9.4 million) on 30 June 2026 in line with portfolio rejuvenation strategy to strengthen the overall quality and growth potential of Japan Portfolio.
- The sale price represented a 38% premium to acquisition price in 2008 and 5% above the latest independent valuation as of 31 December 2025.
- Registered a gain on disposal of approximately S$0.6 million.

1. *As at 30 June 2026*
2. *Based on the exchange rate of S$1.00: JPY124.38*

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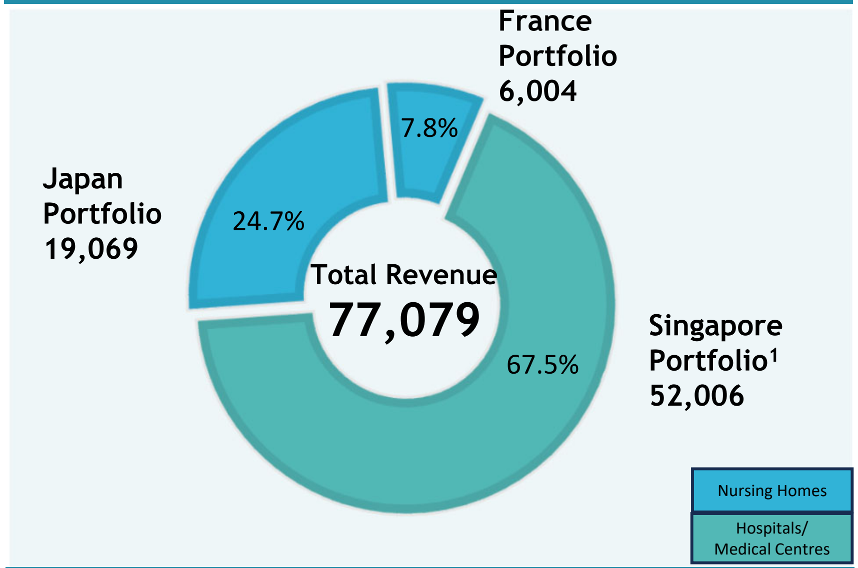
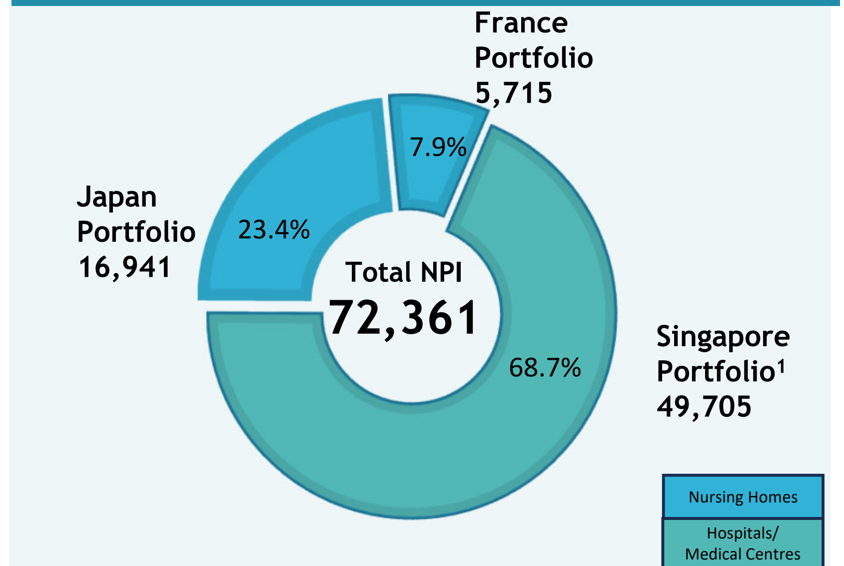
2 Financial Performance

1H 2026 Revenue and NPI Composition

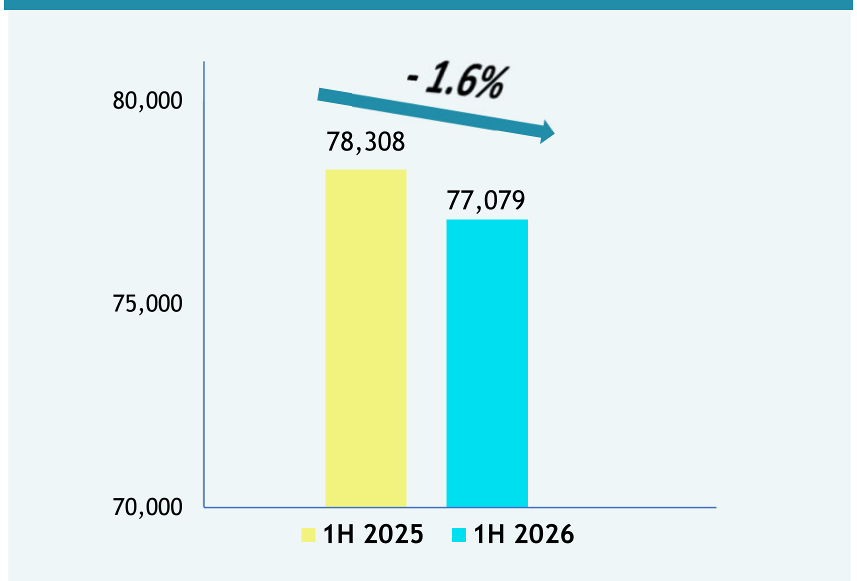
Gross Revenue (S$'000)



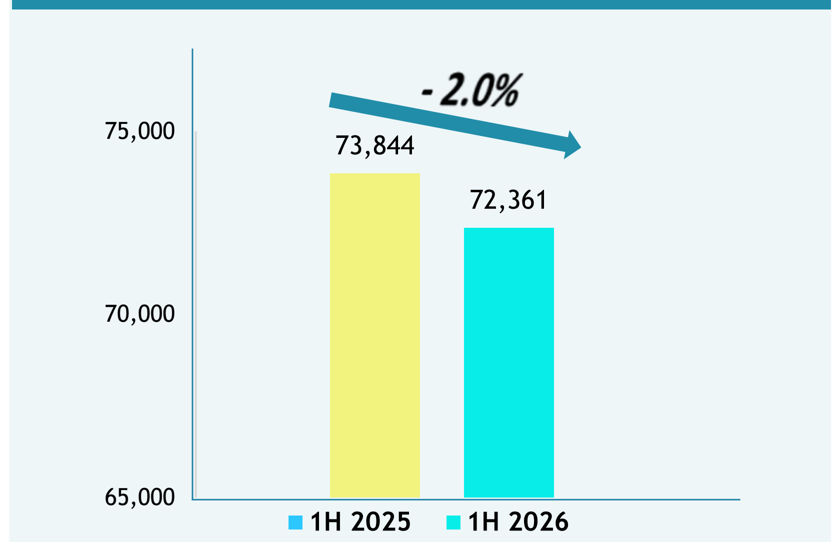
Net Property Income (S$'000)



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 2026	1H 2025	%
Gross Revenue (A)	77,079	78,308	(1.6)
Net Property Income (A)	72,361	73,844	(2.0)
Trust Expenses[1]	(10,013)	(10,191)	(1.7)
Foreign exchange gain (net)	3,669	4,353	(15.7)
Finance costs (net)[2] (B)	(7,186)	(6,781)	6.0
Other income	17	-	n.m.
Net Change in Fair Value of Financial Derivatives (C)	(813)	(5,383)	(84.9)
Net Change in Fair Value of Investment Properties[3]	(2,299)	(11,342)	(79.7)
Gain on disposal of investment property (D)	573	-	n.m.
Income Tax Expense	(3,324)	(3,927)	(15.4)
Total return for the period after tax before distribution	52,985	40,573	30.6
Distribution adjustments[4]	4,255	9,350	(54.5)
Distributable Income	57,240	49,923	14.6
Distribution per unit (DPU) (E)	**8.77 cents**	**7.65 cents**	14.6

- (A) Under the Annual Rent Review Formula[5] applicable from FY2026 onwards, the Singapore hospitals' minimum rent will increase to $99.1 million based on a CPI of 0.9%. As the impact of the step-up lease arrangement over the last 3 years and 1% guaranteed annual growth of the Singapore portfolio has been straight-lined across the lease term and consistently applied since August 2022 in accordance with the accounting treatment, there is no significant revenue movement year-on-year saved for the CPI-linked rental adjustment of 0.9%. In addition, the portfolio recorded a $0.8 million uplift for the first quarter of 2026 under the revenue-sharing arrangement following stronger operating performance at Gleneagles Hospital and Parkway East Hospital. Any revenue-sharing contribution for Q2 2026, if applicable, will be recognised in the next quarter. Overall, gross revenue and NPI have decreased mainly due to JPY FX depreciation, and lower rental income due to tenant exit affecting five Japan nursing home properties, partially offset by contributions from the Singapore hospitals.
- (B) Finance costs have increased mainly due to funding of Capex, as well as higher interest costs from Japanese Yen debts partially offset by depreciation of JPY. Notwithstanding, interest cost on loans drawn down to fund Capex has no distribution impact as they are not subject to deduction when computing distributable income[4] to Unitholders.
- (C) At the reporting date, the Group has outstanding forward exchange contracts with aggregate notional amounts of approximately $93.5 million. A change in fair value of $0.7 million loss in 1H 2026 was charged to the statement of total return.
- (D) Divestment of a Japan nursing home property was completed on 30 June 2026 and recorded a gain on disposal of $0.6 million.
- (E) Higher distributable income in 1H 2026 contributed by the Singapore hospitals' [4,5] Annual Rent Review Formula and step-up lease arrangement from the France portfolio.

1. Include management fees
2. Net off interest income
3. Includes 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. 1H 2026's distribution adjustments included retention of the Q1 2026 additional revenue under the revenue-sharing arrangement following stronger operating performance at Gleneagles Hospital and Parkway East Hospital as any additional DI arising from the outperformance of the Singapore hospitals is only finalised when the full year revenue is determined. Accordingly, the S$0.8 million uplift recognised for Q1 2026 has not been included in the current distribution and will be distributed together with any full-year revenue-sharing entitlement, if applicable, in 2H 2026.
5. The Annual Rent Review Formula, which applies to rental contributions from FY2026 onwards, is calculated based on the higher of (i) {1+(CPI+1%) X Initial Rent of S$97.2 million} or (ii) {Base Rent + Variable Rent}.

Consolidated Statements of Financial Position

Assets and Liabilities (S$'000)	30 June 2026	31 December 2025
Investment Properties (A)	2,559,441	2,573,340
Cash and cash equivalents	58,519	47,771
Other Assets[1]	38,830	31,867
Total Assets	**2,656,790**	**2,652,978**
Loans and Borrowings[2] (B)	893,902	883,448
Other Liabilities[3]	85,452	99,173
Total Liabilities	**979,354**	**982,621**
Net Assets / Unitholders' Funds	**1,677,436**	**1,670,357**
Net Asset Value (NAV) per unit ($)	2.57	2.56
Unit Price ($)	4.05	4.08
Premium to NAV (%)	**+57.6**	**+59.4**

- (A) The decrease in investment properties was largely due to the depreciation of Japanese Yen and Euro and divestment of the Japan nursing home property, partially offset by the capital expenditure work carried out in 1H 2026.
- (B) The increase in loans and borrowings was largely due to drawdown of loans for Capex and working capital purposes.

1. *Includes financial derivatives, trade and other receivables*
2. *Includes unamortised transaction costs; excludes lease liabilities*
3. *Includes financial derivatives, security deposits, lease liabilities, deferred income, deferred tax liabilities, trade and other payables*

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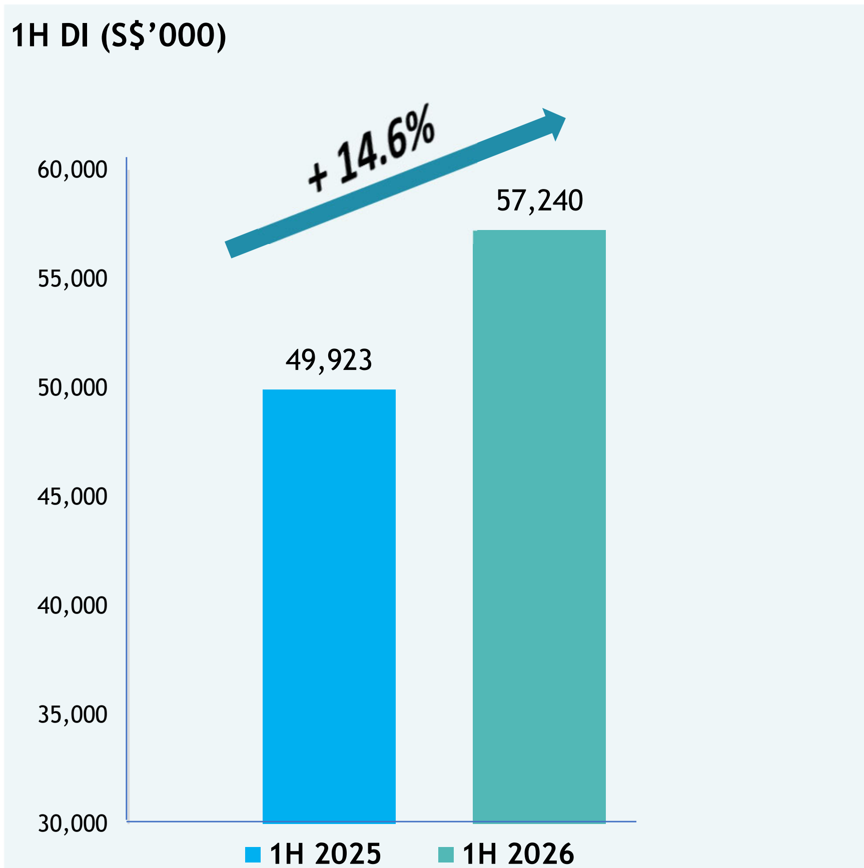
Distributable Income to Unitholders

- Any additional DI arising from the outperformance of the Singapore hospitals is only finalised when the full year revenue is determined
- Accordingly, the S$0.8 million uplift recognised for Q1 2026 has not been included in the current distribution and will be distributed together with any full-year revenue-sharing entitlement, if applicable, in 2H 2026
- Consequently, DI increased 14.6% year-on-year to S$57.2 million for 1H 2026

Higher Year-on-Year Distribution



Distribution Details

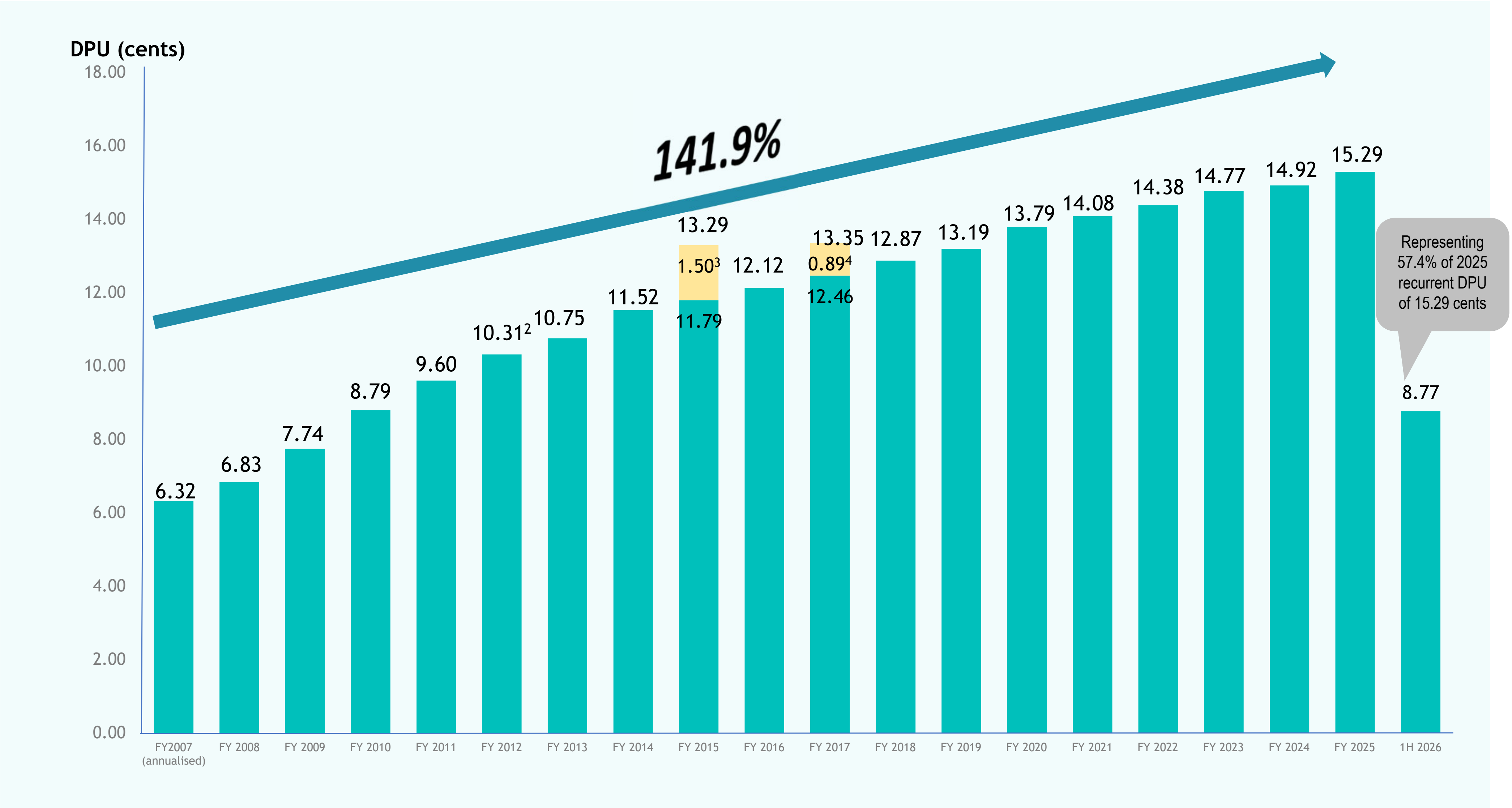
Stock Counter	Distribution Period	Distribution Per unit (cents)
ParkwayLife REIT	01 January 2026 to 30 June 2026	8.77

Distribution Table

Ex-Date: (Units will be traded ex-date)	12 August 2026
Books Closure Date:	13 August 2026 at 5pm
Distribution Payment Date:	8 September 2026

Un-interrupted Recurring DPU Growth Since IPO

➢ DPU has grown steadily at a rate of 141.9%[1] since IPO



1. Since IPO till FY2025
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

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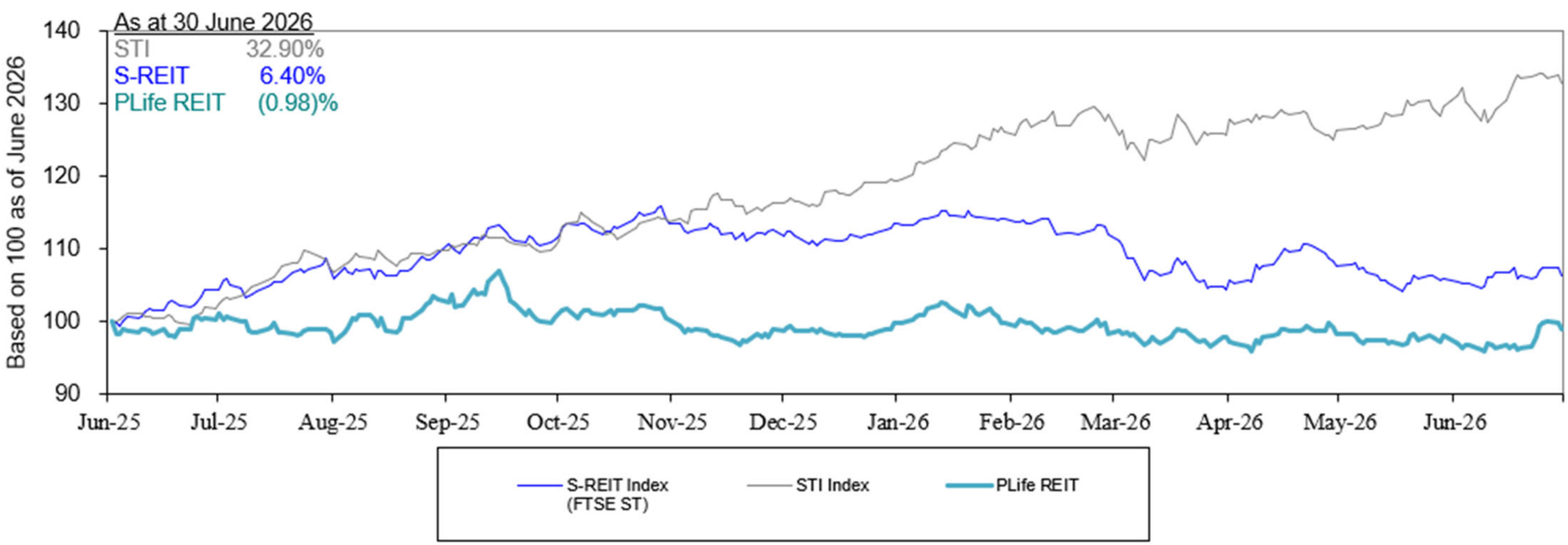
Unit Price Relative Performance

- Since 3Q 2025, PLife REIT was included in the (i) iEdge Singapore Next 50 Index and (ii) iEdge Singapore Next 50 Liquidity Weighted Index launched by the SGX.

- The unit price's performance has underperformed the STI Index and S-REIT Index.



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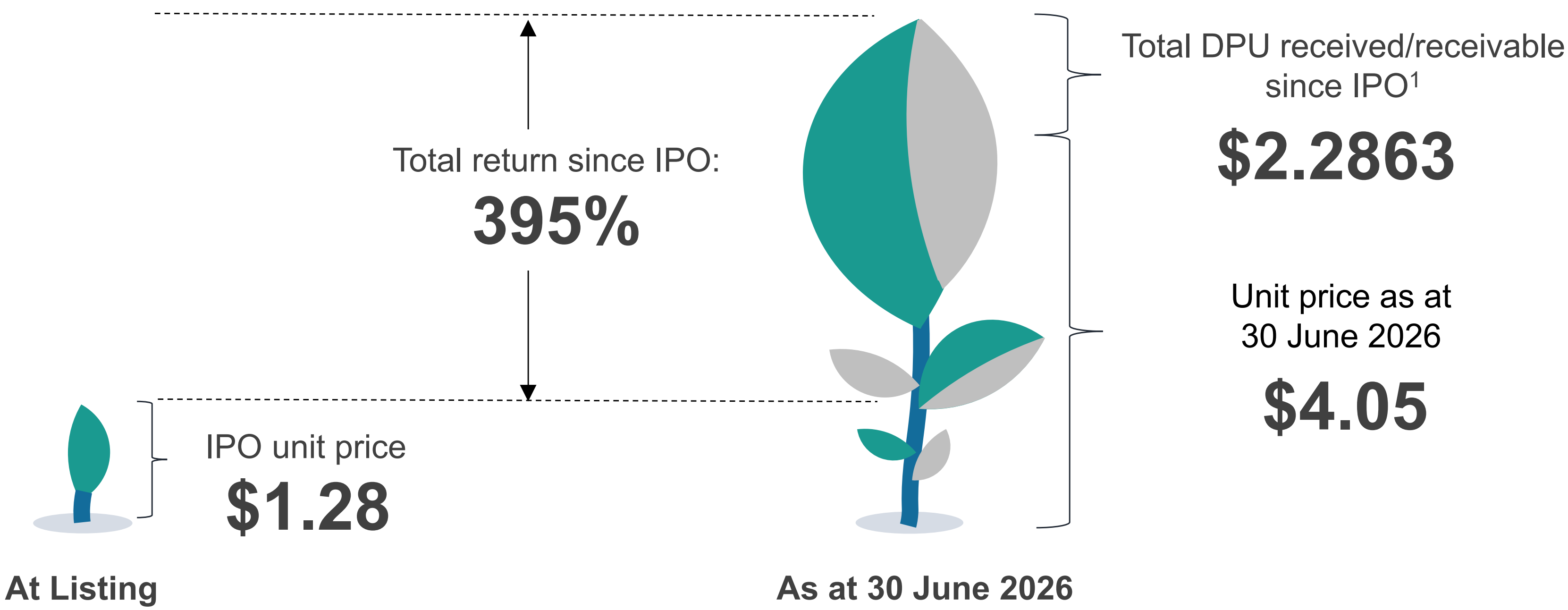
Strong Total Return Since IPO



The total return of 395% on invested equity was contributed by:

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

1. Includes 1H 2026 DPU which is payable to the Unitholders on 8 September 2026

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(“PLife REIT”)

3

Property Portfolio

PLife REIT Portfolio – As at 30 June 2026

One of the largest listed healthcare REITs in Asia with an enlarged portfolio of S$2.56 billion[1]

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 and Europe

73 Properties

30 Lessees

2.56 S$ billion Portfolio Size

14.64 Years Weighted Average Lease to Expiry (by gross revenue)

Properties (by gross revenue)[2]
67.9% Singapore
24.4% Japan
7.7% France

91.8% With Downside Protection[3] (by gross revenue)

1. Based on latest appraised values (excludes right-of-use assets) as at 31 December 2025
2. Based on Gross Revenue as at 30 June 2026 on contracted rent (excludes effective rent adjustment for properties on step-up lease arrangements)
3. Based on existing lease agreements and subject to applicable laws

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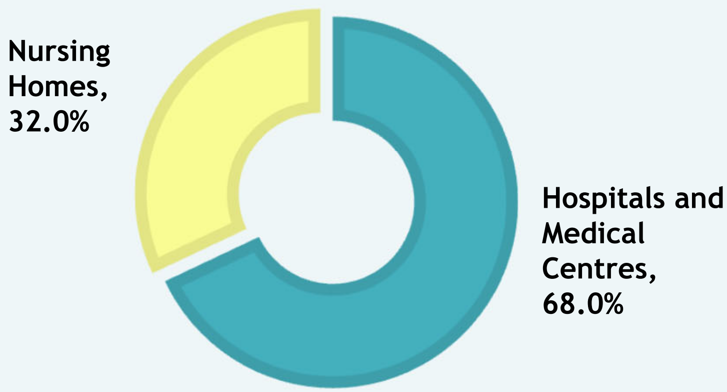
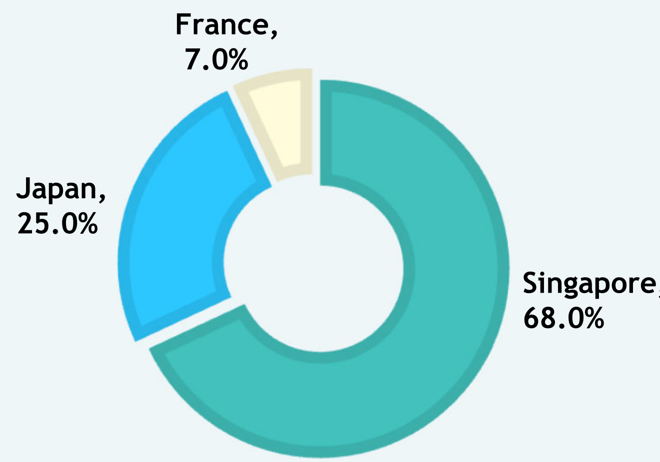
PLife REIT Portfolio – As at 30 June 2026

Sound Portfolio Constitution for Revenue Sustainability

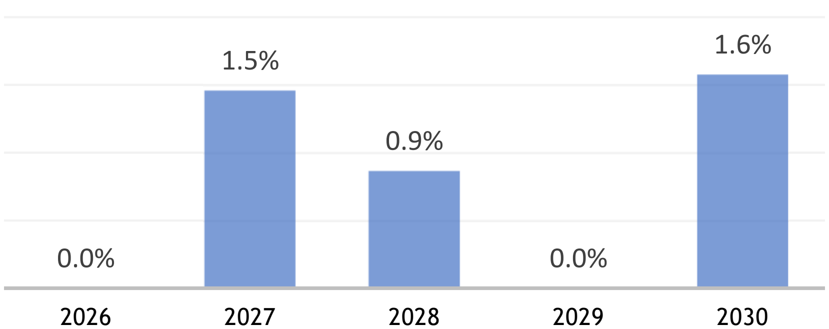
Asset Mix and Geographical Diversification (by Asset Value)[1]



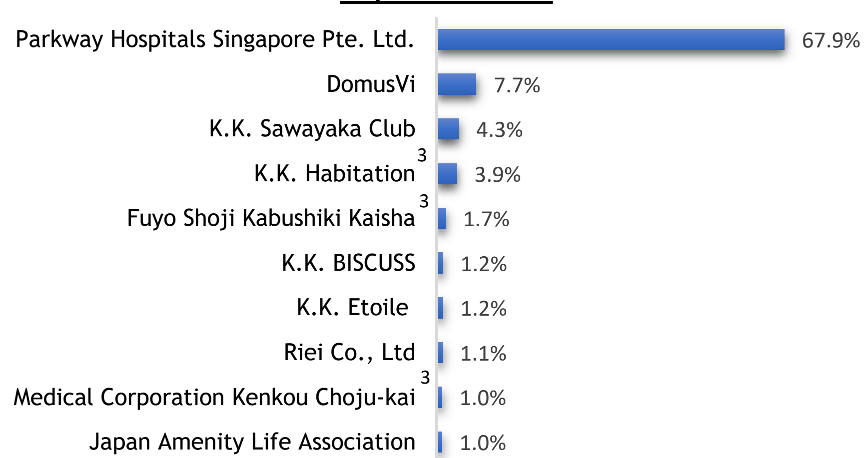


Lease Expiry Profile Tenant Base (by Gross Revenue)[2]

Not more than 3.0% of leases due to expire each year for the next 5 Years



Top 10 Tenants



1. *Based on latest appraised values (excludes right-of-use assets) with exchange rates as at 31 December 2025*
2. *Based on Gross Revenue as at 30 June 2026*
3. *Subsidiaries / Affiliates of Habitation Group*
4. *Previously known as K.K. AlphaBetta*

Singapore Portfolio

A S$1.74 billion[1] portfolio of three strategically located world-class private hospitals, underpinned by favourable lease structure providing sustainable rental growth

Key Highlights

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
- 100% committed occupancy

Secured the right of first refusal (ROFR) over a quality asset, Mount Elizabeth Novena Hospital Property, for a period of 10 years

Favorable Lease Structure

- Higher rental contribution from Singapore hospitals arising from Annual Rent Review Formula[2] applicable from FY2026 onwards
  - Minimum rents are guaranteed to increase from S$79.7mil in FY2025 to S$99.1mil (+24.3%) in FY2026 following the CPI-linked escalation
  - Potential for further rental upside if the performance of Singapore hospitals exceeds minimum rent

Triple Net Lease Arrangement

- PLife REIT does not bear these costs - Property tax, Property insurance[3], Property operating expenses
- Not affected by inflation-related escalating expenses

◆ Gleneagles Hospital ◆ Parkway East Hospital ◆ Mount Elizabeth Hospital

Annual Rent Review Formula (from FY2026)

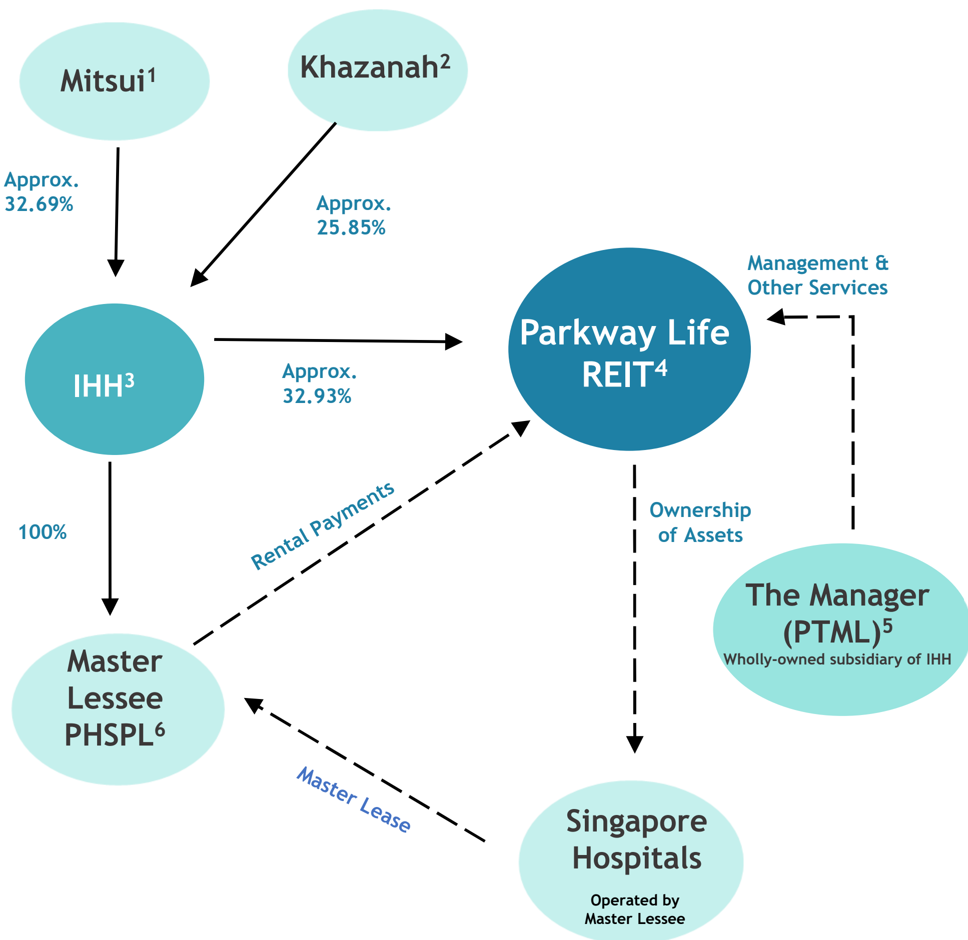
PHS to pay higher of (1) or (2)

1	2
Base Rent + Variable Rent (3.8% of AHR[4])	{1+ (CPI[5]+1%)} x Preceding Year's Rent where CPI is negative, it shall be deemed as zero

1. *Based on latest appraised values (excludes right-of-use assets)*
2. *The annual rent review formula for FY2026 is based on the higher of {1+(CPI+1%) X Initial Rent of S$97.2 million} or {Base Rent + Variable Rent}*
3. *Except Property Damage Insurance for Parkway East Hospital*
4. *AHR denotes the Adjusted Hospital Revenue for the respective period of each of the hospitals*
5. *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*

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 over 80 hospitals across 10 countries



About IHH Group[1]

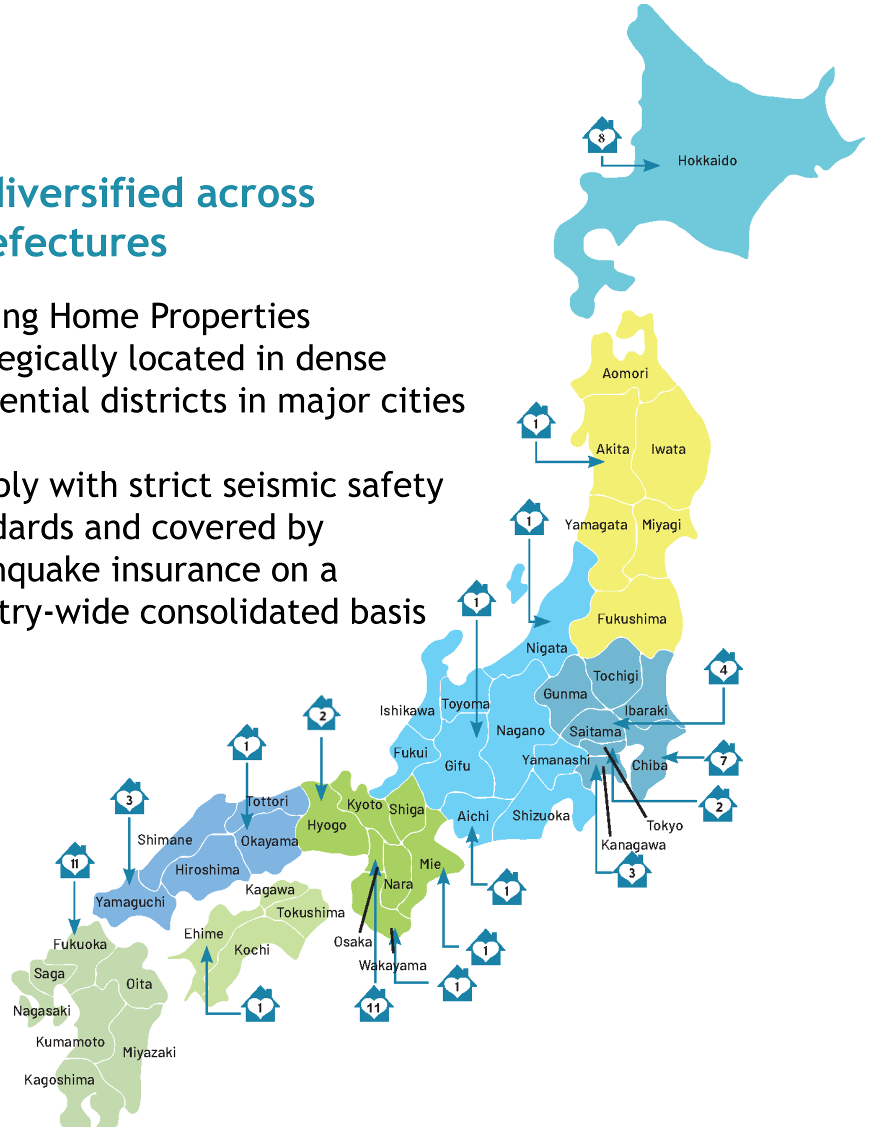
- 32.69% owned by Mitsui & Co., Ltd, rated (P)A3 by Moody's, is Japan's 2nd largest trading company by assets
- 25.85% owned by Khazanah, the investment holding arm of the Government of Malaysia
- Dual listing in Malaysia and Singapore on 25 July 2012 with a market capitalization of approximately S$23.5 billion as at 30 June 2026
- 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, Timberland Medical Centre, Island Hospital, Premier Integrated Labs (formerly known as Pantai Premier Pathology) and Pantai Integrated Rehab, an ambulatory care centre
- Approximately 90.0% shareholding in Acibadem (Türkiye & Europe) as at 30 June 2026
- Acquired 31.1% in Fortis Healthcare (India) through preferential allotment in November 2018

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 2026

1. The information is extracted from IHH corporate website as at 30 June 2026.
2. Source: Bursa (Malaysia) announcement on IHH Healthcare Bhd, Factset.

Japan Portfolio

59 high quality nursing home properties worth S$640.8 million[1]



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

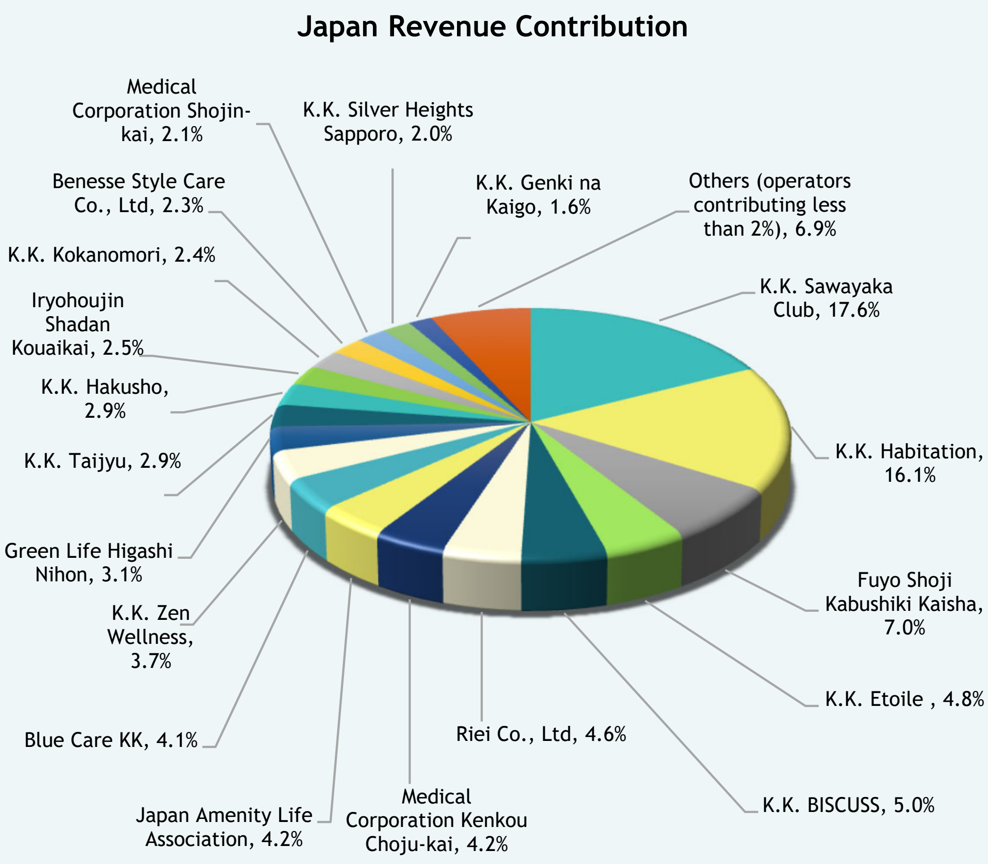
Portfolio Highlights

- 94.3% portfolio occupancy with 5 vacant properties
- Weighted average lease term to expiry of 10.71 years[2]
- Approximately 97.9% of Japan gross revenue is downside-protected with "up only" rental review provision[3]
- Average 4 months security deposits for all properties
- Back-up operator arrangement for most of the leases
- Rental guarantees[4] provided for some leases

1. *Appraised values based on exchange rates as at 31 December 2025*
2. *Based on Gross Revenue as at 30 June 2026*
3. *Based on existing lease agreements and subject to applicable laws. 5 properties are currently vacant (comprising 5 Miyako properties)*
4. *Vendors providing rental Guarantees include K.K. Bonheure, K.K. Uchiyama Holdings, K.K. Excellent Care System , K.K. Habitation and K.K. Living Platform*

Japan Portfolio – Key Tenants

Diversified tenant base across 28 lessees, with no single tenant contributing more than 20% of revenue



K.K. Sawayaka Club
- Part of the listed company Uchiyama Holdings Co., Ltd
- Market capitalisation about JPY7 billion (~S$61 million)
- Currently operates over 121 care services facilities with more than 4,000 employees[1]
- 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. Habitation[2]
- Well established operator based in Fukuoka
- Operates 11 Mid to High-end Nursing facilities in Fukuoka and Chiba[3]
- Habitation group operates over 15 properties and employs over 1000 employees[3]
- Top 50 Operator in Japan (by number of rooms)

K.K. Biscuss[3]
- Owned by Biscuss Holdings, an Osaka based company established in 2022
- Currently operates 7 Nursing facilities in Osaka
- Biscuss Holdings is primarily focused in Nursing care, Medical Care and Pharmacy business with more than 2,350 employees
- Other business include childcare and construction / real estate business

1. *According to information available on the Sawayaka Club website.*
2. *Fuyo Shoji Kabushiki Kaisha and K.K. Hakusho are subsidiary companies of K.K Habitation*
3. *According to information available on the respective operator's website*

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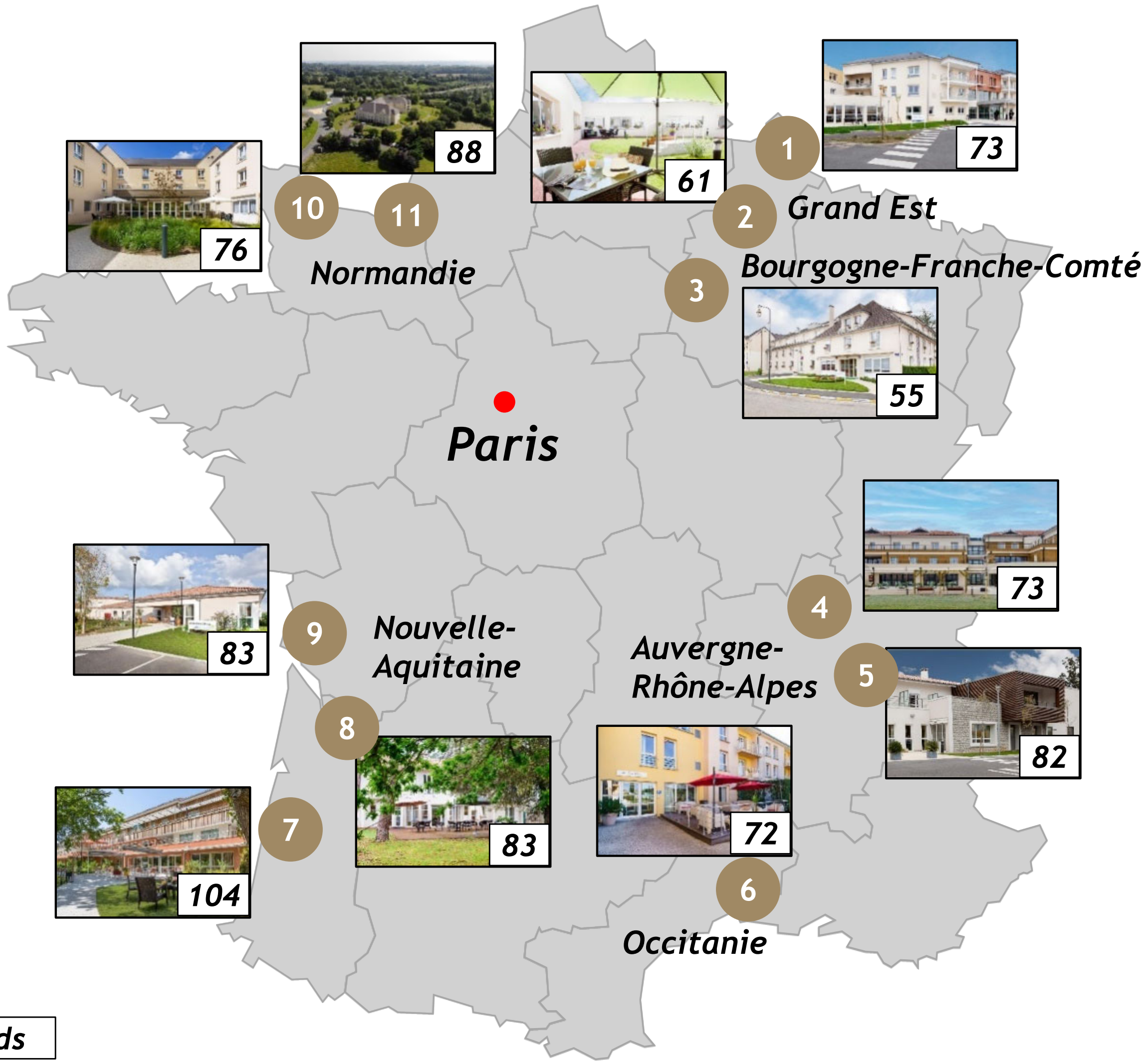
France Portfolio

Strategically Located Nursing Homes Backed by Favourable Lease Terms



No. of Beds

Key Highlights

11

Freehold Nursing Homes Well-Located across France

100%

Committed Occupancy

850

Beds

12

Years Lease Term[1]

DomusVi

Sale and Leaseback with leading Pan-European Operator

1. Lease terms of the Properties commenced on 20 December 2024 and include indexed rent escalations

Forging a Long-Term Strategic Partnership with a Leading Pan-European Operator for our France Portfolio

DomusVi – Strategic Partner and Reputable Pan-European Operator

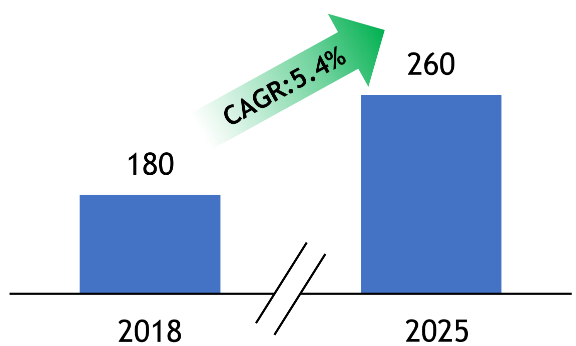
DomusVi

Experienced and Credible Operator

Founded in France in 1983, DomusVi is one of the largest providers of nursing home services in Europe

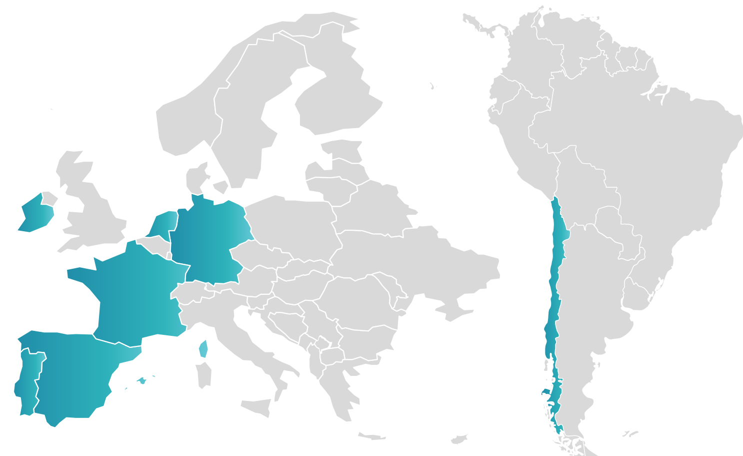
Sustained Growth in Capacity

No. of Private EHPAD[1] facilities



Extensive International Presence

DomusVi cares for over 200,000 elderly people in 7 countries in Europe … and Latin America



40
Years of Operation and Counting

600+
Total Facilities

DomusVi is the second largest nursing home operator in France and the third largest nursing home operator in Europe with over 40 years of experience

Source: DomusVi

1. *EHPAD refers to care homes for dependent elderly people in France.*

Strategic Foray into the European region with an Acquisition of 11 Nursing Homes Properties in France

Acquisition	➢ 11 **freehold** nursing homes in France acquired on 20 December 2024
Location of Portfolio	➢ Well-located across six regions (Bourgogne-Franche-Comté, Nouvelle-Aquitaine, Occitanie, Grand Est, Normandie and Auvergne-Rhône-Alpes) in France
Favourable Lease Terms	➢ Leading Pan-European operator, **DomusVi Group**, will operate the properties under a sale and leaseback arrangement ➢ Favourable lease terms of **12 years**[1]
Purchase Price[2]	➢ **€111.2m** **(S$157.3m[3])**
Valuation[4]	➢ **€117.5m / ▲ 5.6% from purchase price in Euro** **(S$177.8m[5])**

1. *Lease terms of the Properties commenced on 20 December 2024 and include indexed rent escalations*
2. *A rounded Purchase Price figure has been used for the purpose of this Business Update. The exact Purchase Price is €111,241,178.*
3. *At an exchange rate of S$1.00 : €0.71 as point of acquisition*
4. *Independent property valuation carried out by Cushman & Wakefield Valuation France as at 31 December 2025.*
5. *At an exchange rate of S$1.00 : €0.66 as at December 2025*

ParkwayLife REIT

("PLife REIT")

4 Growth Strategy

PLife REIT's Growth Strategy

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. Ensure **scaleable expansion** to unlock full market potential
3. 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

Multi-Pronged Growth Strategy

DIVERSIFYING OUR PORTFOLIO

Develop footprint outside France, into other the European countries and UK to enhance long-term growth and portfolio diversification

Continue to monitor other mature healthcare & aged care markets, and evaluate based on our internal investment criteria

FOSTER & ENHANCE STRATEGIC PARTNERSHIPS

Foster multiple partnerships with strategically aligned parties for collaborative growth and expansion

Explore synergistic collaboration with our sponsor, IHH, and any key partners

STRENGTHEN EXISTING MARKETS

Singapore will continue to remain as PLife REIT's core market

Leverage on PLife REIT's first mover advantage and strong network in Japan to optimise the portfolio (ie, strategic recycling)

Building on its foothold in France and grow strategically

ParkwayLife REIT

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5 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

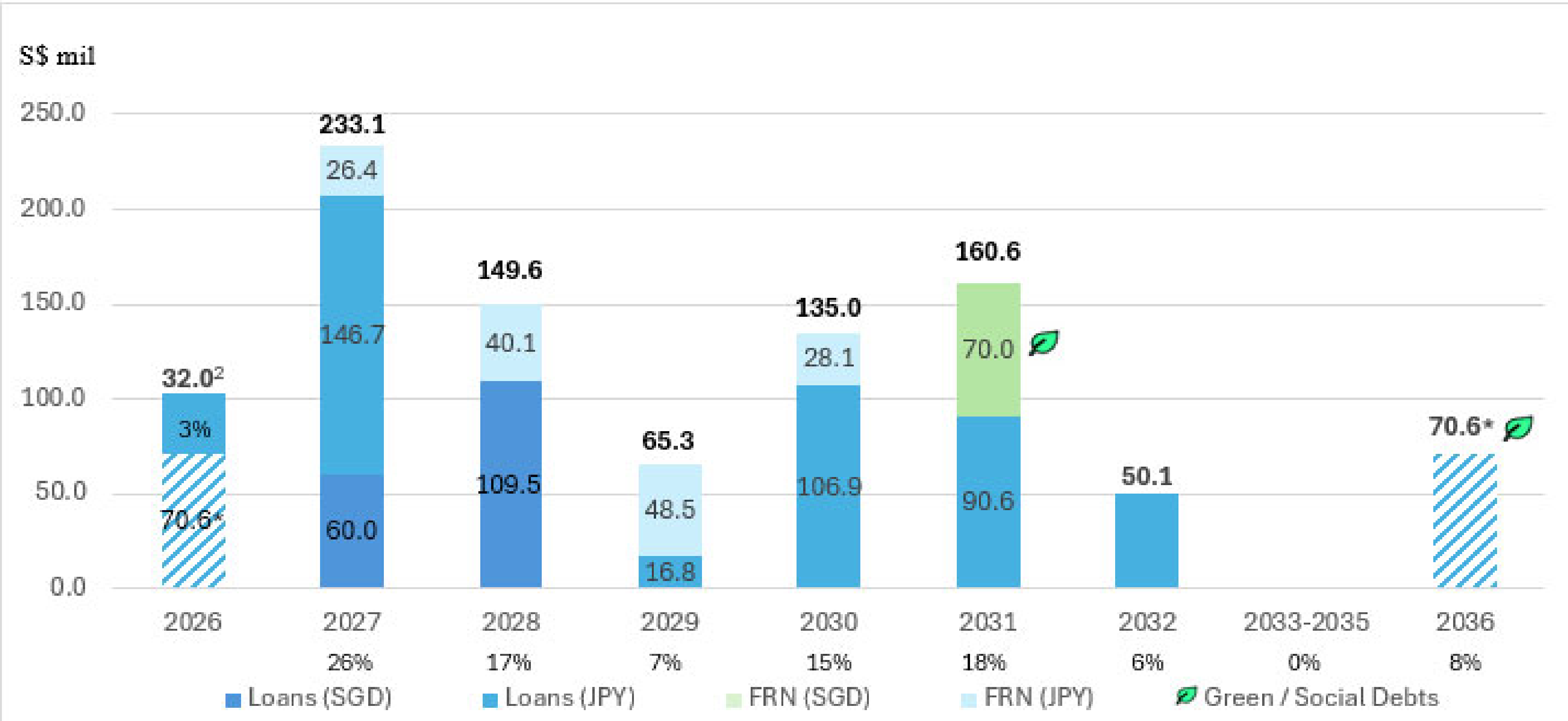
- ➢ Match asset currency with financing currency to mitigate principal forex risks arising from overseas acquisitions
- ➢ Aim to achieve at least 50% natural hedge on the portfolio basis; remaining 50% depending on the interest rate differential and nature of the currency involved

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 Profile[1] – As at 30 June 2026

- No more than 30% of the total debts due in a single year
- The current weighted average term to maturity will be extended from 2.8 years to 3.6 years*



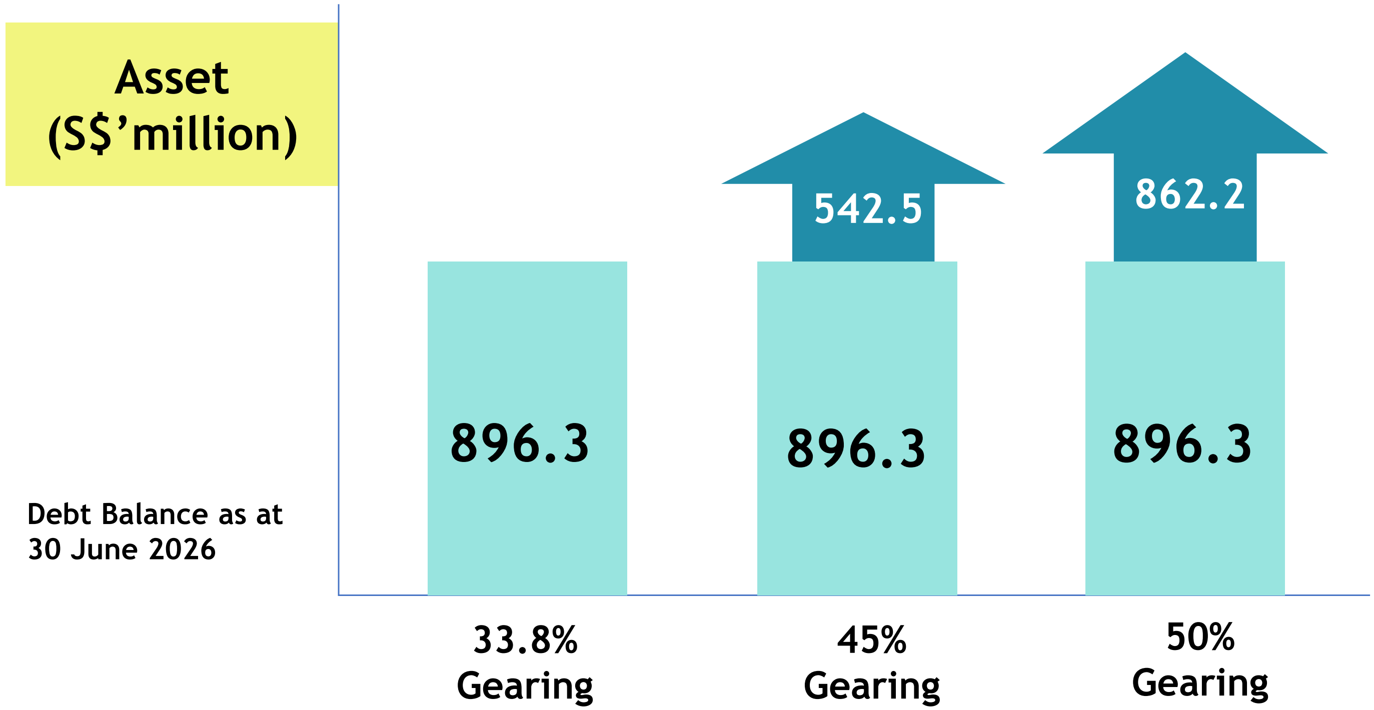
** Secured a 10-year social loan in February 2026 to term out the maturing JPY8.8 billion (S$70.6 million) loan facility by Q3 2026.*

1. *Excludes lease liabilities, if any*
2. *As at 30 June 2026, short term loans amounted to JPY3,988,500,000 ($32.0m) was drawn down for capital expenditure and working capital purpose*

ParkwayLife REIT

Debt Headroom

- Healthy gearing[1] of 33.8% as at 30 June 2026
- Ample debt headroom of $542.5 million and $862.2 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 28 November 2024, the gearing limit for S-REITs shall be 50% with a minimum ICR of 1.5x.

ParkwayLife REIT

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6

Appendix
(Property Information)

Our Portfolio – Summary
(as at 30 June 2026)

Portfolio	Singapore	Japan	France
Type	3 Hospitals & Medical Centres	59 nursing homes	11 nursing homes
Land Tenure	3 Leasehold	58 Freehold, 1 Leasehold	11 Freehold
Floor Area (sq m)	118,136	242,832	42,631
Year of Completion	1979 to 1993	1964 to 2024	1970 to 2022
Committed Occupancy	100%	94.3%	100%
Leases/Lessees	3 Leases; 1 Lessee	55 Leases[1]; 28 Lessees	12 Leases[3]; 1 Lessee
Year of Acquisition	2007	2008 to 2024	2024
Appraised Value[2]	S$1,743.5m	¥77,770.0m (S$640.8m)	€117.5m (S$177.8m)

1. Single Lease Agreement for Habitation Hakusho and Group Home Hakusho. Two Lease Agreements for Sompo no le Nakasyo
2. Based on latest appraised values as at 31 December 2025; at an exchange rate of S$1.00 : ¥121.4 and S$1.00 : €0.66.
3. Two Lease Agreements for Residence La Boetie & Residence Montaigne

ParkwayLife REIT

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
Ownership	56.71%	69.05%	100%
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		
Appraised Value	S$1,014.6m	S$595.9m	S$133.0m

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

ParkwayLife REIT

Our Portfolio – Japan

Portfolio	Bon Sejour Yokohama Shin-Yamashita	Etoile Akashi[3]
Type	Nursing Home	
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. Etoile[4]
Date of Acquisition	30 May 2008	29 September 2008
Appraised Value[1]	¥1,800m (S$14.8m)	¥1,830m (S$15.1m)

1. At an exchange rate of S$1.00 : ¥121.4
2. On 1 April 2012, Benesse Style Care Co., Ltd merged as the surviving company with Bon Sejour Corporation
3. Formerly known as More Habitation Akashi
4. Previously known as K.K. AlphaBetta

ParkwayLife REIT

Our Portfolio – Japan

Portfolio	Senior Chonaikai Makuhari Kan	Smiling Home Medis Musashi Urawa
Type	Nursing Home	
Land Tenure	Freehold	Freehold
Land Area (sq m)	2,853	802
Floor Area (sq m)	4,361	1,603
Number of Units (Rooms)	108[2]	44
Year of Completion	1992; Conversion works were completed in 2004	1991; Conversion works were completed in 2004
Committed Occupancy	100%	
Name of Lessee(s)	Riei Co., Ltd	Green Life Higashi Nihon[3]
Date of Acquisition	29 September 2008	
Appraised Value[1]	¥1,890m (S$15.6m)	¥851m (S$7.0m)

1. *At an exchange rate of S$1.00 : ¥121.4*
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*

Our Portfolio – Japan



Portfolio	Smiling Home Medis Koshigaya Gamo	Sompo no Ie Nakasyo	Maison des Centenaire Ishizugawa
Type	Nursing Home		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,993	2,901	1,111
Floor Area (sq m)	3,834	3,259	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%		0%[4]
Name of Lessee(s)	Green Life Higashi Nihon[2]	Sompo Care Inc.[3] Shakai Fukushi Houjin Keiyu – Kai	N.A.[4]
Date of Acquisition	29 September 2008	17 November 2009	
Appraised Value[1]	¥1,670m (S$13.8m)	¥733m (S$6.0m)	¥865m (S$7.1m)

1. *At an exchange rate of S$1.00 : ¥121.4*
2. *Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Medis Corporation*
3. *Change of name with effect from 7 March 2016 due to acquisition of Message Co. Ltd by Sompo Holdings, Inc.*
4. *Miyako Kenkokai Medical Corporation has vacated the property on 28 February 2026.*

ParkwayLife REIT

Our Portfolio – Japan




Portfolio	Maison des Centenaire Haruki	Hapine Fukuoka Noke	Fiore Senior Residence Hirakata	Iyashi no Takatsuki Kan
Type	Nursing Home			
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	0%[3]	100%		
Name of Lessee(s)	N.A.[3]	Green Life Co. Ltd[4]	K.K. Vivac	Riei Co., Ltd
Date of Acquisition	17 November 2009			
Appraised Value[1]	¥571m (S$4.7m)	¥984m (S$8.1m)	¥552m (S$4.5m)	¥1,690m (S$13.9m)

1. *At an exchange rate of S$1.00 : ¥121.4*
2. *Increase in NLA by 40m2 upon the completion of AEI in February 2014*
3. *Miyako Kenkokai Medical Corporation has vacated the property on 30 January 2026.*
4. *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*

ParkwayLife REIT

Our Portfolio – Japan

  

Portfolio	Sawayaka Obatake Ichibankan	Sawayaka Obatake Nibankan	Sawayaka Shinmojikan
Type	Nursing Home	Short stay / Day care facility	Nursing Home
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,769	1,047	2,395
Floor Area (sq m)	3,491	1,538	5,088
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]	¥869m (S$7.2m)	¥417m (S$3.4m)	¥1,110m (S$9.1m)

1. At an exchange rate of S$1.00 : ¥121.4

ParkwayLife REIT

Our Portfolio – Japan




Portfolio	Sawayaka Nogatakan	Sawayaka Sakurakan	As Heim Nakaurawa	Hanadama no le Nakahara[2]
Type	Nursing Home			
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	2,692	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]	¥835m (S$6.9m)	¥962m (S$7.9m)	¥1,130m (S$9.3m)	¥944m (S$7.8m)

1. At an exchange rate of S$1.00 : ¥121.4
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

ParkwayLife REIT

Our Portfolio – Japan




Portfolio	Sawayaka Fukufukukan	Sawayaka Higashikagurakan	Happy Life Toyonaka[2]	Etoile Kobe Kitano[3]
Type	Nursing Home			
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. Etoile[4]
Date of Acquisition	28 January 2011	6 March 2012	12 July 2013	
Appraised Value[1]	¥730m (S$6.0m)	¥1,050m (S$8.7m)	¥585m (S$4.8m)	¥1,690m (S$13.9m)

1. At an exchange rate of S$1.00 : ¥121.4
2. Formerly known as Heart Life Toyonaka
3. Formerly known as More Habitation Kobe Kitano
4. Previously known as K.K. AlphaBetta

Our Portfolio – Japan

Portfolio	Sawayaka Seaside Toba	Sawayaka Niihamakan	Sawayaka Minatokan	Sawayaka Mekari Nibankan
Type	Nursing Home			
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$13.3m)	¥1,520m (S$12.5m)	¥788m (S$6.5m)	¥353m (S$2.9m)

1. At an exchange rate of S$1.00 : ¥121.4

ParkwayLife REIT

Our Portfolio – Japan




Portfolio	Sawayaka Kiyotakan	Maison des Centenaire Hannan	Sunhill Miyako	Maison des Centenaire Ohhama
Type	Nursing Home		Extended-stay lodging facility	Nursing Home
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%	0%[2]	0%[2]	0%[2]
Name of Lessee(s)	K.K. Sawayaka Club	N.A.[2]	N.A.[2]	N.A.[2]
Date of Acquisition	30 September 2013		28 March 2014	
Appraised Value[1]	¥1,050m (S$8.7m)	¥1,670m (S$13.8m)	¥801m (S$6.6m)	¥688m (S$5.7m)

1. *At an exchange rate of S$1.00 : ¥121.4*
2. *Miyako Enterprise Co., Ltd, has vacated the Ohhama property and Sunhill Miyako property on 30 January 2026 and 28 February 2026 respectively.*

Our Portfolio – Japan




Portfolio	Habitation Jyosui	Ocean View Shonan Arasaki	Liverari Shiroishi Hana Ichigo-kan	Liverari Shiroishi Hana Nigo-kan
Type	Nursing Home			
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]	¥3,590m (S$29.6m)	¥2,130m (S$17.6m)	¥377m (S$3.1m)	¥192m (S$1.6m)

1. At an exchange rate of S$1.00 : ¥121.4
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)

ParkwayLife REIT

Our Portfolio – Japan




Portfolio	Sunny Spot Misono[2]	Habitation Hakata I, II, III	Excellent Tenpaku Garden Hills	Silver Heights Hitsujigaoka Ichibankan and Nibankan
Type	Group Home		Nursing Home	
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]	¥222m (S$1.8m)	¥4,130m (S$34.0m)	¥1,860m (S$15.3m)	¥1,330m (S$11.0m)

1. At an exchange rate of S$1.00 : ¥121.4
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	Presto Garden Nakajima[2]	Presto Garden Mizuho[3]	Live In Wakaba[4]	Habitation Hakusho[5]
Type	Nursing Home			
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 Presto Care Yamaguchi	K.K Presto Care Yamaguchi	K.K. Taijyu	K.K. Hakusho[6]
Date of Acquisition	24 February 2017			
Appraised Value[1]	¥589m (S$4.9m)	¥409m (S$3.4m)	¥2,280m (S$18.8m)	¥1,700m (S$14.0m)

1. *At an exchange rate of S$1.00 : ¥121.4*
2. *Formerly known as Kikuya Warakuen*
3. *Formerly known as Sanko*
4. *Formerly known as Habitation Wakaba*
5. *Formerly known as Hakusho no Sato*
6. *Subsidiary of Habitation Group*

Our Portfolio – Japan

Portfolio	Group Home Hakusho	Konosu Nursing Home Kyoseien	Habitation Kamagaya
Type	Group Home	Nursing Rehabilitation Facility	Nursing Home
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[2]	Iryouhoujin Shadan Kouaikai	Fuyo Shoji K.K.[2]
Date of Acquisition	24 February 2017	14 February 2018	18 December 2020
Appraised Value[1]	¥109m (S$0.9m)	¥1,780m (S$14.7m)	¥1,880m (S$15.5m)

1. *At an exchange rate of S$1.00 : ¥121.4*
2. *Subsidiary of Habitation Group*

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[3,4]	Medical Corporation Kenko Choju-kai[3,4]
Date of Acquisition		13 December 2019	
Appraised Value[1]	¥1,360m (S$11.2m)	¥1,400m (S$11.5m)	¥1,190m (S$9.8m)

1. At an exchange rate of S$1.00 : ¥121.4
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
4. Affiliate of Habitation Group

Our Portfolio – Japan

Portfolio	Will-Mark Kashiihama	Crea Adachi	Habitation Kisarazu Ichiban-kan
Type	Nursing Home		
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. Habitation[2]	K.K. Genki na Kaigo	Fuyo Shoji K.K.[3]
Date of Acquisition	9 July 2021		17 December 2021
Appraised Value[1]	¥3,130m (S$25.8m)	¥1,400m (S$11.5m)	¥3,690m (S$30.4m)

1. *At an exchange rate of S$1.00 : ¥121.4*
2. *Merger of Mirai Care (Will Mark Property) with K.K Habitation with effect from 1 October 2023*
3. *Subsidiary of Habitation Group*

ParkwayLife REIT

Our Portfolio – Japan

Portfolio	Blue Rise Nopporo	Blue Terrace Taisetsu	Blue Terrace Kagura
Type	Nursing Home		
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 K.K.[2]		
Date of Acquisition	21 September 2022		
Appraised Value[1]	¥805m (S$6.6m)	¥764m (S$6.3m)	¥1,310m (S$10.8m)

1. At an exchange rate of S$1.00 : ¥121.4
2. A wholly-owned subsidiary of Living Platform, Ltd.

Our Portfolio – Japan

Portfolio	Assisted Living Edogawa	Assisted Living Toke
Type	Nursing Home	
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]	¥1,930m (S$15.9m)	¥1,320m (S$10.9m)

1. At an exchange rate of S$1.00 : ¥121.4

ParkwayLife REIT

Our Portfolio – Japan



Portfolio	HIBISU Shirokita Koendori	HIBISU Suita	HIBISU Higashi Sumiyoshi
Type	Nursing Home		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	722	637	1,735
Floor Area (sq m)	1,447	1,534	3,857
Number of Units (Rooms)	52	56	138
Year of Completion	2022	2023	2024
Committed Occupancy	100%		
Name of Lessee(s)	K.K. BISCUSS		
Date of Acquisition	27 October 2023		7 August 2024
Appraised Value[1]	¥915m (S$7.5m)	¥1,030m (S$8.5m)	¥2,710m (S$22.3m)

1. At an exchange rate of S$1.00 : ¥121.4

Our Portfolio – France

  

Portfolio	Résidence d'Automne	Résidence La Boétie & Montaigne	Les Cinq Sens
Type		Nursing Home	
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	5,252	10,128	6,209
Floor Area (sq m)	2,981	5,942	2,803
Number of Units (Beds)	55	104	72
Year of Completion	1970 / 2014	2019	2006 / 2017
Committed Occupancy		100%	
Name of Lessee(s)[1]	DomusVi	DomusVi	DomusVi
Date of Acquisition		20 December 2024	
Appraised Value[2]	€6.135m (S$9.3m)	€14.910m (S$22.6m)	€8.570m (S$13.0m)

1. Lessees are special purpose vehicles under DomusVi Group
2. At an exchange rate of S$1.00 : €0.66

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Our Portfolio – France

Portfolio	Résidence Ducale	Résidence du Pyla-sur-Mer	La Demeure du Bois Ardent
Type		Nursing Home	
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	10,472	10,959	6,437
Floor Area (sq m)	3,886	4,111	3,931
Number of Units (Beds)	73	83	76
Year of Completion	2012	1991	1995
Committed Occupancy		100%	
Name of Lessee(s)[1]	DomusVi	DomusVi	DomusVi
Date of Acquisition		20 December 2024	
Appraised Value[2]	€6.490m (S$9.8m)	€19.260m (S$29.1m)	€8.205m (S$12.4m)

1. Lessees are special purpose vehicles under DomusVi Group
2. At an exchange rate of S$1.00 : €0.66

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Our Portfolio – France



Portfolio	Résidence du Champ de Courses	Les Jardins de Creney	Les Jardins de Saintonge
Type		Nursing Home	
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	6,744	10,770	9,601
Floor Area (sq m)	4,380	3,063	3,789
Number of Units (Beds)	73	61	83
Year of Completion	2022	2012	1990 / 2013
Committed Occupancy		100%	
Name of Lessee(s)[1]	DomusVi	DomusVi	DomusVi
Date of Acquisition		20 December 2024	
Appraised Value[2]	€16.485m (S$24.9m)	€6.260m (S$9.5m)	€9.085m (S$13.7m)

1. Lessees are special purpose vehicles under DomusVi Group
2. At an exchange rate of S$1.00 : €0.66

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Our Portfolio – France

Portfolio	Le Clos Rousset	Résidence La Barillière
Type	Nursing Home	
Land Tenure	Freehold	Freehold
Land Area (sq m)	7,581	10,551
Floor Area (sq m)	3,952	3,795
Number of Units (Beds)	82	88
Year of Completion	2012	2002 / 2012
Committed Occupancy	100%	
Name of Lessee(s)[1]	DomusVi	
Date of Acquisition	20 December 2024	
Appraised Value[2]	€8.575m (S$13.0m)	€13.520m (S$20.5m)

1. *Lessees are special purpose vehicles under DomusVi Group*
2. *At an exchange rate of S$1.00 : €0.66*

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