



ParkwayLife REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 12 July 2007 (as amended))

PARKWAY LIFE REAL ESTATE INVESTMENT TRUST FOR THE FINANCIAL YEAR ENDED 31 DECEMBER 2018 UNAUDITED FINANCIAL STATEMENT & DISTRIBUTION ANNOUNCEMENT

INTRODUCTION

Parkway Life Real Estate Investment Trust ("Parkway Life REIT") is a real estate investment trust constituted by the Trust Deed entered into on 12 July 2007 (as amended) between Parkway Trust Management Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee. Parkway Life REIT was listed on the Singapore Exchange Securities Trading Limited ("SGX-ST") on 23 August 2007 ("Listing Date").

Parkway Life REIT is one of the largest listed healthcare REITs in Asia by asset size. It was established to invest primarily in income-producing real estate and/or real estate-related assets in the Asia-Pacific region (including Singapore) that are used primarily for healthcare and/or healthcare-related purposes (including but 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), whether wholly or partially owned, and whether directly or indirectly held through the ownership of special purpose vehicles whose primary purpose is to own such real estate. In Singapore, Parkway Life REIT owns the largest portfolio of private hospitals comprising Mount Elizabeth Hospital, Gleneagles Hospital, and Parkway East Hospital (collectively, the "Singapore Hospital Properties").

In Japan, Parkway Life REIT owns one pharmaceutical product distributing and manufacturing facility in Chiba Prefecture, as well as 45 high quality nursing home and care facility properties located in various prefectures of Japan (collectively, the "Japan Properties").

As at 31 December 2018, Parkway Life REIT owns a well-diversified portfolio of 50 properties located in the Asia-Pacific region, including three hospitals in Singapore, 46 healthcare and healthcare-related assets in Japan and strata titled units/lots in Gleneagles Intan Medical Centre, Kuala Lumpur, Malaysia. Its total portfolio size stands at approximately S\$1.86 billion as at 31 December 2018.

Parkway Life REIT's policy is to distribute at least 90% of its taxable income and net overseas income, with the actual level of distribution to be determined by the Manager. An amount of S\$3.0 million is retained for capital expenditure on existing properties each year.

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SUMMARY OF PARKWAY LIFE REIT'S RESULTS FOR THE YEAR ENDED 31 DECEMBER 2018

		2018	2017	Increase/(Decrease)	
	Notes	S\$'000	S\$'000	S\$'000	%
Gross Revenue		112,838	109,881	2,957	2.7
Net Property Income		105,404	102,649	2,755	2.7
Total Distributable Income to Unitholders		77,897	80,753	(2,856)	(3.5)
- from recurring operations	(a)	77,897	75,363	2,534	3.4
- from distribution of divestment gain	(b)	-	5,390	(5,390)	n.m. ¹
Distribution per unit (cents)	(c)	12.87	13.35	(0.48)	(3.5)
Distribution yield (%), based on - Closing market price of S\$2.63 as at 31 December 2018		4.89	5.08		(3.5)

Note(s):

- (a) Net of amount retained for capital expenditure on existing properties, amounting to S\$3.0 million each year.
- (b) In relation to the divestment of four Japan properties in December 2016 as announced on 22 December 2016. Divestment gain (after tax) of S\$5,390,000 has been fully distributed to Unitholders over four quarters in FY2017.
- (c) In computing the Distribution per Unit ("DPU"), the number of units in issue as at the end of each period is used.

¹ The term "n.m." used throughout the financial statement and distribution announcement denotes "not meaningful".

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1(a) Statement of Total Return (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

Consolidated Statement of Total Return

	Notes	4Q 2018 S\$'000	4Q 2017 S\$'000	Inc/ (Dec) %	2018 S\$'000	2017 S\$'000	Inc/ (Dec) %
Gross revenue		28,569	27,537	3.7	112,838	109,881	2.7
Property expenses		(1,848)	(1,791)	3.2	(7,434)	(7,232)	2.8
Net property income		26,721	25,746	3.8	105,404	102,649	2.7
Management fees	(a)	(2,898)	(2,781)	4.2	(11,402)	(11,151)	2.3
Trust expenses	(b)	(745)	(1,040)	(28.4)	(3,184)	(3,086)	3.2
Net foreign exchange gain		274	406	(32.5)	991	1,583	(37.4)
Interest income		2	-	100.0	6	-	100.0
Finance costs	(c)	(1,651)	(1,892)	(12.7)	(6,734)	(7,952)	(15.3)
Non-property expenses		(5,018)	(5,307)	(5.4)	(20,323)	(20,606)	(1.4)
Total return before changes in fair value of financial derivatives and investment properties		21,703	20,439	6.2	85,081	82,043	3.7
Net change in fair value of financial derivatives	(d)	(1,251)	1,261	n.m.	(2,256)	1,954	n.m.
Net change in fair value of investment properties	(e)	77,888	25,970	199.9	77,888	25,970	199.9
Total return for the period before tax and distribution		98,340	47,670	106.3	160,713	109,967	46.1
Income tax expense	(f)	(3,422)	(2,726)	25.5	(8,781)	(8,503)	3.3
Total return for the period after tax before distribution		94,918	44,944	111.2	151,932	101,464	49.7

Note(s):

- (a) Management fees comprise Manager's management fees and asset management fees payable to the asset managers of the Japan Properties.
- (b) Trust expenses comprise mainly of Trustee's fees, professional fees and travelling expenses.
- (c) Finance costs largely consist of interest expense on loans, settlement on interest rate swaps that provide fixed rate funding on loans and amortisation of transaction costs of establishing debt facilities.
- (d) The Group entered into foreign currency forward contracts to hedge its net foreign income from Japan. The changes in fair value of the foreign currency forward contracts were recognised in Statement of Total Return.
- (e) Valuations were performed by independent professional valuers for all investment properties as at 31 December 2018. The net change in fair value of investment properties represented a gain of 4.4% in the total portfolio value.
- (f) Included in 4Q 2018 income tax expense is the withholding tax of S\$1.2 million (4Q 2017: S\$1.1 million) and deferred tax of S\$2.2 million (4Q 2017: S\$1.6 million) in respect of the Japan investment properties for the temporary differences between the fair value and the tax written down value at the applicable tax rate.

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Distribution Statement

	Notes	4Q 2018 S\$'000	4Q 2017 S\$'000	Inc/ (Dec) %	2018 S\$'000	2017 S\$'000	Inc/ (Dec) %
Total return after tax before distribution		94,918	44,944	111.2	151,932	101,464	49.7
Non-tax deductible/(non-taxable) items:							
Trustee's fees		78	77	1.3	309	303	2.0
Amortisation of transaction costs relating to debt facilities		147	273	(46.2)	663	846	(21.6)
Net change in fair value of financial derivatives		1,251	(1,261)	n.m.	2,256	(1,954)	n.m.
Net fair value gain on investment properties (net of deferred tax impact)		(75,703)	(24,374)	210.6	(73,795)	(21,967)	235.9
Foreign exchange gain		(109)	(293)	(62.8)	(571)	(1,100)	(48.1)
Others		17	488	(96.5)	108	773	(86.0)
Net effect of non-tax deductible/(non-taxable) items		(74,319)	(25,090)	196.2	(71,030)	(23,099)	207.5
Rollover adjustment	(a)	-	-	-	(5)	(2)	150.0
Amount available for distribution to Unitholders		20,599	19,854	3.8	80,897	78,363	3.2
Distribution of divestment gains	(b)	-	1,348	n.m.	-	5,390	n.m.
Amount retained for capital expenditure	(c)	(750)	(750)	-	(3,000)	(3,000)	-
Distributable income to Unitholders	(d)	19,849	20,452	(2.9)	77,897	80,753	(3.5)

Note(s):

- (a) The rollover adjustment in 2018 and 2017 represented the difference between the taxable income previously distributed and the quantum finally agreed with the Inland Revenue Authority of Singapore ("IRAS") for the Year of Assessment 2017 and 2016 respectively and had been adjusted under the rollover mechanism agreed with the IRAS.
- (b) This refers to the partial distribution of the gains arising from the divestment of four Japan properties in December 2016 as announced on 22 December 2016. The gain is classified as capital distribution from a tax perspective. The entire divestment gain, after deducting all relevant taxes, of S\$5,390,000 has been fully distributed to Unitholders over four quarters in FY2017.
- (c) An amount of S\$3.0 million is retained for capital expenditure on existing properties each year.
- (d) Parkway Life REIT's distribution policy is to distribute at least 90% of its taxable income and net overseas income, with the actual level of distribution to be determined at the Manager's discretion.

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1(b)(i) Statement of financial position (for the issuer and group), together with a comparative statement as at the end of the immediately preceding financial year

	Notes	Group 31/12/18 S\$'000	Group 31/12/17 S\$'000	Trust 31/12/18 S\$'000	Trust 31/12/17 S\$'000
Current assets					
Trade and other receivables		11,211	10,894	10,170	9,866
Financial derivatives		44	13	44	13
Cash and cash equivalents		22,102	25,720	1,004	4,936
		33,357	36,627	11,218	14,815
Non-current assets					
Investment properties	(a)	1,860,534	1,731,063	1,160,400	1,088,200
Interests in subsidiaries		-	-	582,106	576,543
Financial derivatives		237	3,531	237	3,531
Total assets		1,894,128	1,771,221	1,753,961	1,683,089
Current liabilities					
Financial derivatives		352	163	352	163
Trade and other payables		20,799	19,451	13,858	13,287
Current portion of security deposits		1,000	940	43	-
Loans and borrowings	(b)	-	15,900	-	15,900
Provision for taxation		2	1	-	-
		22,153	36,455	14,253	29,350
Non-current liabilities					
Financial derivatives		4,002	1,224	4,002	1,224
Non-current portion of security deposits		19,442	18,076	-	35
Loans and borrowings	(c)	683,183	626,382	683,183	626,382
Deferred tax liabilities		28,955	23,744	-	-
Total liabilities		757,735	705,881	701,438	656,991
Net assets		1,136,393	1,065,340	1,052,523	1,026,098
Represented by:					
Unitholders' funds		1,136,393	1,065,340	1,052,523	1,026,098
Total equity		1,136,393	1,065,340	1,052,523	1,026,098

Note(s):

- (a) Investment properties were stated at valuation performed by independent valuers as at 31 December 2018. The increase in investment properties were due to the gain on revaluation, acquisition of an elderly nursing rehabilitation facility in Japan on 14 February 2018, capital expenditure of existing assets and appreciation of the Japanese Yen as compared to 31 December 2017. A revaluation surplus of S\$77.9 million was recognised in the Statement of Total Return.
- (b) In August 2018, the Group has refinanced a significant portion of its current term borrowings, comprising the S\$50 million term loan and short term facility, by a 3-year unsecured revolving credit facility. In December 2018, the Group has repaid its Japanese Yen short term loans drawn down during the year.
- (c) The increase in long term borrowings was mainly due to the loans refinancing mentioned in point (b) above, additional funding required for the property acquisition in February 2018 and the appreciation of Japanese Yen.

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1(b)(ii) Aggregate amount of borrowings

	Group 31/12/18 S\$'000	Group 31/12/17 S\$'000	Trust 31/12/18 S\$'000	Trust 31/12/17 S\$'000
Unsecured gross borrowings				
Amount repayable within one year	-	15,900	-	15,900
Amount repayable after one year	684,722	627,968	684,722	627,968
Less: Transaction costs in relation to the term loan and revolving credit facilities	(1,539)	(1,586)	(1,539)	(1,586)
	683,183	642,282	683,183	642,282

Parkway Life REIT has a Baa2 issuer rating, as well as a provisional (P)Baa2 senior unsecured rating to the S\$500 million Multicurrency Debt Issuance Programme (the "Debt Issuance Programme") by Moody's, with Stable Outlook.

Parkway Life REIT's gearing was 36.1% as at 31 December 2018, within the 45% limit allowed under the Monetary Authority of Singapore's Property Funds Appendix.

(a) **Details of borrowings and collateral**

Unsecured Borrowings

As at 31 December 2018, the total credit facilities drawn of JPY27,598 million (approximately S\$342.2 million²) and S\$196.2 million (the "**Long Term Facilities**") were committed, unsecured and rank *pari passu* with all the other present and future unsecured debt obligations of Parkway Life REIT.

Interest on the Long Term Facilities is subject to re-pricing on a monthly or quarterly basis or any other interest period as mutually agreed between the lenders and the Group, and is based on the relevant floating rate plus a margin.

In addition, Parkway Life REIT has two unsecured and uncommitted short term multi-currency facilities ("**Short Term Facilities**") amounting to S\$120 million for general working capital purposes. These Short Term Facilities were unutilised as of 31 December 2018.

Unsecured Debt Issuance

Parkway Life REIT, through its wholly-owned subsidiary, Parkway Life MTN Pte Ltd (the "MTN Issuer"), has put in place a S\$500 million Multicurrency Debt Issuance Programme to provide Parkway Life REIT with the flexibility to tap various types of capital market products including issuance of perpetual securities when needed.

Under the Debt Issuance Programme, the MTN Issuer is able to issue notes while HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Parkway Life REIT) (the "Parkway Life REIT Trustee") is able to issue perpetual securities.

The notes shall constitute direct, unconditional, unsecured and unsubordinated obligations of the respective issuer ranking *pari passu*, without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the respective issuer. All sums payable in respect of the notes issued by the MTN Issuer are unconditionally and irrevocably guaranteed by Parkway Life REIT Trustee. The liability of the trustee shall be limited to the assets of Parkway Life REIT over which the trustee has recourse.

As at 31 December 2018, there were three series of outstanding fixed rate notes issued under the Debt Issuance Programme amounted to JPY11,800 million (approximately S\$146.3 million²).

² Based on exchange rate of S\$1.240 per JPY100 as at 31 December 2018.

(b) **Interest Rate Swaps and Foreign Currency Forwards**

For the financing facilities put in place for the acquisitions of investment properties in Japan, the Group has entered into various interest rate swaps and fixed rate cross currency swap to hedge the floating rate loans.

The appropriate hedge accounting treatment is applied to the interest rate swaps and fixed rate cross currency swap whereby the effective portion of changes in the fair value are recognised directly in Unitholders' funds. To the extent that the hedge is ineffective, such differences are recognised in the Statement of Total Return.

The Group has also entered into foreign currency forward contracts to hedge the net foreign income from Japan. As at 31 December 2018, the Group has put in place Japanese Yen forward contracts till 1Q 2023. This enhances the stability of distribution to Unitholders.

The changes in fair value of the foreign currency forward contracts were recognised in the Statement of Total Return.

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1(c) Statement of cash flows (for the group), together with a comparative statement for the corresponding period of the immediately preceding financial year

	Notes	4Q 2018 S\$'000	4Q 2017 S\$'000	2018 S\$'000	2017 S\$'000
Operating activities					
Total return before tax and distribution		98,340	47,670	160,713	109,967
Adjustments for					
Interest income		(2)	-	(6)	-
Finance costs		1,651	1,892	6,734	7,952
Net change in fair value of financial derivatives		1,251	(1,261)	2,256	(1,954)
Net change in fair value of investment properties		(77,888)	(25,970)	(77,888)	(25,970)
Operating income before working capital changes		23,352	22,331	91,809	89,995
Changes in working capital					
Trade and other receivables		291	124	(264)	(447)
Trade and other payables		1,372	1,227	821	(1,876)
Security deposits		-	4	583	1,109
Cash generated from operations		25,015	23,686	92,949	88,781
Income tax paid		(1,134)	(1,159)	(4,599)	(8,035)
Cash flows generated from operating activities	(a)	23,881	22,527	88,350	80,746
Investing activities					
Interest received		2	-	6	-
Capital expenditure on investment properties		(1,878)	(2,840)	(6,629)	(5,261)
Cash outflow on purchase of investment properties (including acquisition related costs)	(b)	(293)	(181)	(21,153)	(65,189)
Divestment related costs paid		-	-	-	(720)
Cash flows used in investing activities	(c)	(2,169)	(3,021)	(27,776)	(71,170)
Financing activities					
Interest paid		(1,527)	(1,710)	(6,133)	(7,256)
Distribution to Unitholders		(19,542)	(20,389)	(78,469)	(78,832)
Proceeds from notes issuance		-	59,300	43,190	59,300
Proceeds from borrowings		15,846	19,640	217,211	210,971
Repayment of borrowings		(27,365)	(81,753)	(239,892)	(237,009)
Borrowing costs paid		-	(25)	(616)	(50)
Cash flows used in financing activities	(d)	(32,588)	(24,937)	(64,709)	(52,876)
Net decrease in cash and cash equivalents		(10,876)	(5,431)	(4,135)	(43,300)
Cash and cash equivalents at beginning of the period/year		31,748	30,525	25,462	69,184
Effects of exchange differences on cash balances		960	368	505	(422)
Cash and cash equivalents at end of the period/year³		21,832	25,462	21,832	25,462

³ Cash and cash equivalents at the respective period end exclude a cash deposit of JPY21.7 million (approximately S\$0.26 million and S\$ 0.26 million as at 31 December 2018 and 31 December 2017 respectively) placed with the Group by a vendor, for the purpose of Rental Income Guarantee.

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Note(s):

- (a) The higher cash flows from operating activities in 4Q 2018 was mainly due to operating cash flows from the property acquired in February 2018.
- (b) Net cash outflow on purchase of investment properties (including acquisition related costs) is as follows:

	4Q 2018 S\$'000	4Q 2017 S\$'000	2018 S\$'000	2017 S\$'000
Investment properties	-	-	18,450	59,440
Acquisition related costs	293	181	2,703	5,749
Net cash outflow/Cash consideration paid	293	181	21,153	65,189

- (c) The cash flows in investing activities in 4Q 2018 was mainly due to payment of capital expenditure on existing properties.
- (d) The cash flows in financing activities in 4Q 2018 mainly due to payment of 3Q 2018 distribution to Unitholders and repayment of Japanese Yen short term loans drawn down during the year.

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1(d)(i) Statement of changes in Unitholders' funds

	Notes	Group 4Q 2018 S\$'000	Group 4Q 2017 S\$'000	Group 2018 S\$'000	Group 2017 S\$'000
Unitholders' funds at beginning of period/year		1,064,095	1,038,552	1,065,340	1,037,636
Operations					
Total return after tax		94,918	44,944	151,932	101,464
Translation transactions					
Net movement in foreign currency translation reserve	(a)	(2,120)	1,673	(3,834)	4,060
Hedging reserve					
Net movement in hedging reserve	(b)	(958)	560	1,424	1,012
Unitholders' transactions					
Distribution to Unitholders		(19,542)	(20,389)	(78,469)	(78,832)
Unitholders' funds at end of period/year		1,136,393	1,065,340	1,136,393	1,065,340

	Notes	Trust 4Q 2018 S\$'000	Trust 4Q 2017 S\$'000	Trust 2018 S\$'000	Trust 2017 S\$'000
Unitholders' funds at beginning of period/year		1,007,611	992,028	1,026,098	979,197
Operations					
Total return after tax		65,412	53,899	103,470	124,721
Hedging reserve					
Net movement in hedging reserve	(b)	(958)	560	1,424	1,012
Unitholders' transactions					
Distribution to Unitholders		(19,542)	(20,389)	(78,469)	(78,832)
Unitholders' funds at end of period/year		1,052,523	1,026,098	1,052,523	1,026,098

Note(s):

- (a) Foreign currency translation reserve encompass the exchange differences arising from the translation of the financial statements of the foreign operations, as well as the effective portion of any currency differences arising from hedges of net investments in foreign operations.
- (b) Hedging reserve comprises the effective portion of the cumulative net change in the fair value of cash flow hedging instruments used to hedge against cash flow variability arising from interest payments on floating rate loans.

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1(d)(ii) Details of any changes in the units

	4Q 2018 '000	4Q 2017 '000	2018 '000	2017 '000
Units in issue at beginning and at end of period/year	605,002	605,002	605,002	605,002

2 Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice.

The figures have not been audited or reviewed by our auditors.

3 Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter).

Not Applicable.

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

Except as disclosed in paragraph 5 below, the accounting policies and methods of computation applied in the financial statements for the current reporting period are consistent with those disclosed in the audited financial statements for the year ended 31 December 2017.

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

The Group adopted a number of new standards, amendments to standards and interpretations that are effective for annual periods beginning on or after 1 January 2018. The adoption of new standards, amendments to standards and interpretations did not result in any significant impact on the financial statements of the Group.

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6 Earnings per unit (“EPU”) and distribution per unit (“DPU”) for the period

	Notes	4Q 2018 '000	4Q 2017 '000	2018 '000	2017 '000
Number of units in issue at end of period/year		605,002	605,002	605,002	605,002
Weighted average number of units for the period		605,002	605,002	605,002	605,002
Earnings per unit in cents (basic and diluted) (EPU)	(a)	15.69	7.43	25.11	16.77
Applicable number of units for calculation of DPU		605,002	605,002	605,002	605,002
Distribution per unit in cents (DPU)	(b)	3.28	3.38	12.87	13.35

Note(s):

(a) In calculating EPU, the total return for the period after tax, and the weighted average number of units issued as at the end of each period is used. The diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the period.

(b) In computing DPU, the number of units in issue as at the end of each period is used.

7 Net asset value per unit and net tangible asset per unit based on units issued at the end of the period

	Notes	Group 31/12/18 S\$	Group 31/12/17 S\$	Trust 31/12/18 S\$	Trust 31/12/17 S\$
Net asset value (“NAV”) per unit	(a)	1.88	1.76	1.74	1.70
Adjusted NAV per unit (excluding the distributable income)		1.85	1.73	1.71	1.66
Net tangible asset per unit	(a)	1.88	1.76	1.74	1.70

Note(s):

(a) Net asset value per unit and net tangible asset per unit is calculated based on the number of units in issue as at the respective period end.

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8 Review of the performance

	4Q 2018 S\$'000	4Q 2017 S\$'000	Inc/ (Dec) %	2018 S\$'000	2017 S\$'000	Inc/ (Dec) %
Gross revenue	28,569	27,537	3.7	112,838	109,881	2.7
Property expenses	(1,848)	(1,791)	3.2	(7,434)	(7,232)	2.8
Net property income	26,721	25,746	3.8	105,404	102,649	2.7
Management fees	(2,898)	(2,781)	4.2	(11,402)	(11,151)	2.3
Trust expenses	(745)	(1,040)	(28.4)	(3,184)	(3,086)	3.2
Net foreign exchange gain	274	406	(32.5)	991	1,583	(37.4)
Interest income	2	-	100.0	6	-	100.0
Finance costs	(1,651)	(1,892)	(12.7)	(6,734)	(7,952)	(15.3)
Non-property expenses	(5,018)	(5,307)	(5.4)	(20,323)	(20,606)	(1.4)
Total return before changes in fair value of financial derivatives	21,703	20,439	6.2	85,081	82,043	3.7
Net change in fair value of financial derivatives	(1,251)	1,261	n.m.	(2,256)	1,954	n.m.
Net change in fair value of investment properties	77,888	25,970	199.9	77,888	25,970	199.9
Total return for the period before tax and distribution	98,340	47,670	106.3	160,713	109,967	46.1
Income tax expense	(3,422)	(2,726)	25.5	(8,781)	(8,503)	3.3
Total return for the period after tax before distribution	94,918	44,944	111.2	151,932	101,464	49.7
Net effect of non-tax deductible/(non-taxable) items	(74,319)	(25,090)	196.2	(71,030)	(23,099)	207.5
Rollover adjustment	-	-	-	(5)	(2)	150.0
Amount available for distribution to Unitholders	20,599	19,854	3.8	80,897	78,363	3.2
Distribution of divestment gains	-	1,348	n.m.	-	5,390	n.m.
Amount retained for capital expenditure	(750)	(750)	-	(3,000)	(3,000)	-
Distributable income to Unitholders	19,849	20,452	(2.9)	77,897	80,753	(3.5)
Distribution per Unit (cents)	3.28	3.38	(2.9)	12.87	13.35	(3.5)
Annualised Distribution per Unit (cents)	13.12	13.52	(2.9)	12.87	13.35	(3.5)

4Q 2018 Vs 4Q 2017

Gross revenue for 4Q 2018 was higher than 4Q 2017 by S\$1.0 million mainly due to contribution from one nursing rehabilitation facility acquired on 14 February 2018, higher rent from the Singapore properties and appreciation of Japanese Yen as compared to the same period last year.

After deducting property expenses, we have achieved a net property income of S\$26.7 million for 4Q 2018, which was S\$1.0 million higher than 4Q 2017.

The increase in management fees was mainly due to higher deposited property value and higher net property income from the property acquired in February 2018, as well as valuation gains on the existing property portfolio and appreciation of Japanese Yen, which led to a corresponding increase in deposited property.

Despite the growth of portfolio, finance costs have decreased due to the finance cost savings arising from the refinancing initiatives completed in 4Q 2017, 1Q 2018 and 3Q 2018, offset by the appreciation of Japanese Yen.

Overall, distribution per unit (DPU) of 3.28 cents for 4Q 2018 has declined by 2.9% or 0.10 cents as compared to 4Q 2017, mainly due to the absence of one-off distribution of divestment gain, arising from the divestment of four Japan properties in December 2016, which was fully distributed to Unitholders over four quarters in

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FY2017. Excluding the one-off gain, DPU from recurring operations (net of amount retained for capital expenditure) for 4Q 2018 has grown by 3.9% year-on-year.

2018 Vs 2017

Gross revenue for 2018 was S\$112.8 million compared with S\$109.9 million for 2017, an increase of \$2.9 million or 2.7%. The growth was largely attributed to revenue contribution from the Japan property acquisition in February 2018, higher yielding properties acquired from the asset recycling initiative completed in February 2017 and higher rent from the existing properties offset by the depreciation of the Japanese Yen.

Property expenses for 2018 were S\$0.2 million or 2.8% higher than 2017. The result was a net property income of S\$105.4 million for 2018, which was S\$2.8 million higher than 2017.

The Manager's management fees for 2018 of S\$11.4 million was 2.3% higher than 2017. This was due to higher deposited property value and higher net property income as explained earlier, offset by the depreciation of the Japanese Yen.

Finance costs have decreased mainly due to finance cost savings arising from the refinancing initiatives which took place in 2017 and 2018, as well as the depreciation of the Japanese Yen. In addition, there was higher amortisation of transaction costs due to larger one-off expense of the remaining un-amortised costs for the debt facilities that were refinanced in 2017. The increase in trust expenses for 2018 was due to higher professional fees incurred during the year.

Of the net foreign exchange movement, the Group had registered a realised foreign exchange gain amounting to S\$0.7 million and S\$0.6 million from the delivery of Japan net income hedges in 2018 and 2017 respectively. In 2017, the Group has further recognised a realised foreign exchange gain of S\$0.9 million arising from the capital repatriation for the cash trap in Japan, which unlocked the foreign exchange gain in the foreign currency translation reserve for its earlier Japan acquisitions.

Overall, DPU for 2018 of 12.87 cents has declined by 3.5% or 0.48 cents as compared with 2017's DPU of 13.35 cents, mainly due to one-off distribution of divestment gains arising from the property divestment in December 2016 which was fully distributed to Unitholders over four quarters in FY2017. Excluding the one-off gain, DPU from recurring operations (net of amount retained for capital expenditure) for 2018 has grown by 3.4% year-on-year.

9 Review of the performance against Forecast/Prospect Statement

Not Applicable.

10 Commentary on the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months.

The long-term outlook of the industry continues to be driven by aging population and demand for better quality healthcare and aged care services. Notwithstanding that, Parkway Life REIT remains cautious and vigilant given the current uncertainties in the macro economy and volatility in the financial market.

Parkway Life REIT's enlarged portfolio of 50 high-quality healthcare and healthcare-related assets places it in a good position to benefit from the resilient growth of the healthcare industry in the Asia Pacific region. Also, the portfolio is largely supported by favourable rental lease structures, where at least 95% of its Singapore and Japan portfolios have downside revenue protection and 61% of the total portfolio is pegged to CPI-linked revision formula, ensuring steady rental growth whilst protecting revenue stability amid uncertain market conditions.

In addition, Parkway Life REIT adopts prudent financial risk management to manage the exposure to interest rate risk and foreign currency risk. Interest rate risk is managed on an ongoing basis by largely hedging long-term committed borrowings using interest rate hedging financial instruments or issuance of fixed rate notes. This strengthens Parkway Life REIT's resilience against potential interest rate hikes. Foreign currency risk is managed by adopting a natural hedge strategy for the Japanese investments to maintain a stable net asset value and putting in place Japanese Yen forward contracts to shield against Japanese Yen currency volatility.

11 Distributions

(a) Current financial period

Any distributions declared for the current financial period: Yes

Name of distribution: Fourth quarter distribution for the period from 1 October 2018 to 31 December 2018

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	2.32
Exempt Income	0.38
Capital Distribution	0.58
Total	3.28

Par value of units: Not meaningful

Tax rate: **Taxable Income Distribution**

Qualifying Unitholders and individuals (other than those who hold their units through a partnership in Singapore or from the carrying on of a trade, business or profession) will generally receive pre-tax distributions. Individuals who derive any distribution through a partnership in Singapore or from the carrying on of a trade, business or profession will be taxed at the individual's tax rates.

Qualifying non-resident non-individual Unitholders will receive their distributions after deduction of tax at the rate of 10%.

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All other Unitholders will receive their distributions after deduction of tax at the rate of 17%.

Exempt Income Distribution

Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders.

Capital Distribution

Capital distribution represents a return of capital to Unitholders for Singapore tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

(b) Corresponding period of the immediately preceding year

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: Fourth quarter distribution for the period from 1 October 2017 to 31 December 2017

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	2.30
Exempt Income	0.36
Capital Distribution	0.49
Other Gains Distribution	0.23
Total	3.38

Par value of units: Not meaningful

Tax Rate: Taxable Income Distribution

Qualifying Unitholders and individuals (other than those who hold their units through a partnership in Singapore or from the carrying on of a trade, business or profession) will generally receive pre-tax distributions. Individuals who derive any distribution through a partnership in Singapore or from the carrying on of a trade, business or profession will be taxed at the individual's tax rates.

Qualifying non-resident non-individual Unitholders will receive their distributions after deduction of tax at the rate of 10%.

All other Unitholders will receive their distributions after deduction of tax at the rate of 17%.

Exempt Income Distribution

Tax-exempt income distribution is exempt from Singapore income tax in the hands of all Unitholders.

Capital Distribution

Capital distribution represents a return of capital to Unitholders for Singapore tax purposes and is therefore not subject to income tax. For Unitholders who hold the Units as trading assets, the amount of capital distribution will be applied to reduce the cost base of their Units for the purpose of calculating the amount of taxable trading gains arising from the disposal of the Units.

Other Gains Distribution

Other gains distribution refers to partial distribution from the gain on divestment of four Japan properties as announced on 22 December 2016. It is not taxable in the hands of all Unitholders.

- (c) **Book closure date:** 7 February 2019
- (d) **Date payable:** 28 February 2019

12 If no distribution has been declared/recommended, a statement to that effect.

Not Applicable.

13 If the group has obtained a general mandate from shareholders for IPTs, the aggregate value of such transactions as required under Rule 920(1)(a)(ii). If no IPT mandate has been obtained, a statement to that effect.

Parkway Life REIT has not obtained a general mandate from Unitholders for interested parties transactions.

14 Confirmation pursuant to Rule 720(1) of the Listing Manual

The Manager hereby confirms that it has procured undertakings from all its directors and executive officers under Rule 720(1).

PART II – ADDITIONAL INFORMATION FOR FULL YEAR ANNOUNCEMENT

15 Segmented revenue and results for operating segments (of the group) in the form presented in the issuer's most recently audited annual financial statements, with comparative information for the immediately preceding year.

As at 31 December 2018, the operating segments of the Group comprise the following segments – Hospital Properties, Nursing Homes, Pharmaceutical Product Distributing and Manufacturing Facility and Medical Centre Units.

The Group's operations and its identifiable assets are located in Singapore (consisting of Hospital Properties), Japan (consisting of 45 Nursing Homes and one Pharmaceutical Product Distributing and Manufacturing Facility) and Medical Centre Units in Malaysia. Accordingly, no geographical segmental analysis is separately presented.

	FY 2018 S\$'000	FY 2017 S\$'000	Change %
Hospital Properties (Singapore) ¹	67,471	66,365	1.7
Nursing Homes (Japan) ²	43,217	41,373	4.5
Pharmaceutical Product Distributing and Manufacturing Facility (Japan) ³	1,628	1,641	(0.8)
Medical Centre Units (Malaysia) ⁴	522	502	4.0
Total gross revenue	112,838	109,881	2.7

	FY 2018 S\$'000	FY 2017 S\$'000	Change %
Hospital Properties (Singapore) ¹	64,353	63,247	1.7
Nursing Homes (Japan) ²	39,167	37,497	4.5
Pharmaceutical Product Distributing and Manufacturing Facility (Japan) ³	1,528	1,537	(0.6)
Medical Centre Units (Malaysia) ⁴	356	368	(3.3)
Total net property income	105,404	102,649	2.7

Footnotes

- (1) Higher revenue and net property income was driven by the higher rent under the inflation-linked CPI + 1% rental review mechanism. In addition, Parkway East Hospital's adjusted hospital revenue for the 11th year lease (23 August 2017 – 22 August 2018) has outperformed its minimum guarantee rent, contributing to the increase in revenue from Singapore.
- (2) Increase in revenue and net property income was mainly due to full year revenue contribution of the properties acquired in 2017 and additional contribution from the asset acquired in February 2018 offset by the depreciation of the Japanese Yen.
- (3) Decrease in revenue and net property income was mainly due to the depreciation of the Japanese Yen.
- (4) Despite lower rent mainly arising from a strata unit that remained vacant after its lease expiry in end 2017, the increase in revenue was largely due to appreciation of the Malaysia Ringgit.

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Higher property expenses arising from the vacant unit and one-off repair cost had led to lower net property income for the year.

16 In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments

Refer to section 8 for the review of actual performance.

17 Breakdown of gross revenue and total return after tax before distribution

	FY 2018 S\$'000	FY 2017 S\$'000	Change %
Gross revenue reported for first half year	55,874	54,644	2.3
Total return after tax before distribution for first half year	36,185	37,298	(3.0)
Gross revenue reported for second half year	56,964	55,237	3.1
Total return after tax before distribution for second half year	115,747	64,166	82.9

18 Breakdown of the total distribution

In respect of the period:

	FY 2018 S\$'000	FY 2017 S\$'000
1 October 2016 to 31 December 2016		18,513
1 January 2017 to 31 March 2017		19,844
1 April 2017 to 30 June 2017		20,086
1 July 2017 to 30 September 2017		20,389
1 October 2017 to 31 December 2017	20,449	
1 January 2018 to 31 March 2018	19,179	
1 April 2018 to 30 June 2018	19,299	
1 July 2018 to 30 September 2018	19,542	

19 Disclosure of person occupying a managerial position in the issuer or any of its principal subsidiaries who is a relative of a director or chief executive officer or substantial shareholder of the issuer pursuant to Rule 704(10) in the format below. If there are no such persons, the issuer must make an appropriate negative statement.

Neither Parkway Trust Management Limited nor Parkway Life REIT and any of its principal subsidiaries have any person occupying a managerial position who is related to a director or chief executive officer or substantial shareholder.

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This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition, 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 the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.

Any discrepancies in the tables included in this announcement between the listed amounts and total thereof are due to rounding.

By Order of the Board
Parkway Trust Management Limited
(as Manager of Parkway Life REIT)
Company Registration No. 200706697Z

Chan Wan Mei
Company Secretary
28 January 2019

This announcement has been prepared and released by Parkway Trust Management Limited, as manager of Parkway Life REIT.

Important Notice

This Announcement 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 ("**Parkway Life REIT**") and the units in Parkway Life 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 Parkway Life REIT (the "**Manager**"), 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 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 the 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. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.