Jem Retail, Singapore


313@somerset, Singapore

PLQ Mall, Singapore

Second-half and Full-year FY2026 Financial Results

3 August 2026

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Multifunctional Event Space Adjacent to 313@somerset
(Artist's impression subject to design changes)

Parkway Parade, Singapore

Three Grade A Commercial Buildings, Milan

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Key Highlights

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Delivering on Strategic Priorities

Execution of Singapore-Focused Strategy

91%

By portfolio value in Singapore

Delivered Strong Returns

20.4%

1-year Total Return (vs. FTSE ST REIT Index 9.7%[1])

Strengthened Capital Structure

38.9%

Improved gearing ratio (from 42.6% in FY2025)

Increased Visibility Through Index Inclusion

3.1x

Increase in average daily trading value (from an average S$2.7m in FY2025)

Forerunner in ESG

6

Consecutive years GRESB Regional Sector Leader

Divestment of Jem Office

Acquisition of PLQ Mall

- ✓ Realised embedded value through the Jem office divestment, using proceeds to deleverage and enhance financial flexibility.
- ✓ Expanded Singapore retail footprint with the acquisition of PLQ Mall, strengthening exposure to high-quality suburban consumer catchments.

(1) Source: Bloomberg.

FY2026 Highlights

Sustainable Income Growth: Delivering Higher Earnings Growth

- Distribution per unit ("DPU") increased 3.0% YoY to 1.85 cents for 2H FY2026, bringing full-year FY2026 DPU to 3.70 cents, up 3.0% YoY, supported by recurring earnings from a strong portfolio of operational assets in Singapore.
- Net property income ("NPI") grew 6.6% YoY for 2H FY2026 driven by the acquisition of PLQ Mall and performance from the Singapore retail assets, partially offset by the divestment of Jem office.
- Positive retail rental reversion of 11.7%(1) achieved in FY2026.

Portfolio Optimisation: Driving Growth Through Active Portfolio Management

- Strong retail portfolio committed occupancy of 98.5%.
- Tenant sales up 24.0%(2) YoY in FY2026. On a like-for-like basis, excluding PLQ Mall, tenant sales up 4.0% YoY.

Active Capital Management: Improved Financial Metrics

- Cost of debt lowered to 2.75% per annum (vs. 2.89% per annum in 3Q FY2026).
- Interest coverage ratio ("ICR")(3)(4) increased to 2.1 times (vs. 1.8 times reported in 3Q FY2026).
- Gearing ratio of 38.9% remains at a prudent level.
- Further reduced outstanding perpetual securities to S$240 million, down from S$320 million in June 2025.

Our Focus: Enhancing Asset Value Through Active Portfolio Management

- Pursue active asset initiatives to drive income growth through (1) unlocking value through the reconfiguration of ~16,000 sq ft of retail space at PLQ Mall (2) refreshing Discovery Walk (adjacent to 313@somerset) to integrate with the multifunctional event space.
- Lease up Building 3 in Milan and evaluate its potential for divestment.
- Collaborate with Sponsor to explore acquisition opportunities in Singapore with growth potential.

(1) Full year as at 30 June 2026, comparing the weighted average rent of outgoing and incoming leases.
(2) FY2026, compared against the corresponding period in FY2025. Includes seven months of contribution from PLQ Mall.
(3) Calculation is in accordance with the Property Funds Appendix of the Code on Collective Investment Schemes ("PFA"). The ICR in accordance with loan agreements exceeds 4.0 times, in excess of debt covenant at 2.0 times.
(4) Per the PFA, calculation is based on a trailing 12 months period ending on the date of the latest reported financial results. ICR as at 30 June 2026 is based on last reported financial results as at 30 June 2026 while ICR as at 31 March 2026 is based on last reported financial results as at 31 December 2025.

Key Portfolio Metrics

Portfolio Committed Occupancy
94.6%[1]

Tenant Sales
+24.0%[2]
(+4.0% excluding PLQ Mall)

Retail Rental Reversion
+11.7%[3]

Weighted Average Lease Expiry
4.7 years
(by NLA)

Tenant Retention
70.8%[4]
(by NLA)

Office Rental Uplift
+1.5%[5]
(next review in April 2027)

(1) Lettable area for Milan assets is based on latest valuation report.
(2) FY2026, compared against the corresponding period in FY2025. Includes seven months of contribution from PLQ Mall.
(3) Full year as at 30 June 2026, comparing the weighted average rent of outgoing and incoming leases.
(4) Based on completed leases renewed for 4Q FY2026. Excluding Cathay Cineplexes, which has been replaced with Shaw Theatres, tenant retention would be 79.6%.
(5) Refers to office Building 1 and 2 in Milan, effective from April 2026. Annual rental review pegged to the consumer price index published by the Italian National Institute of Statistics.

Key Financial Metrics

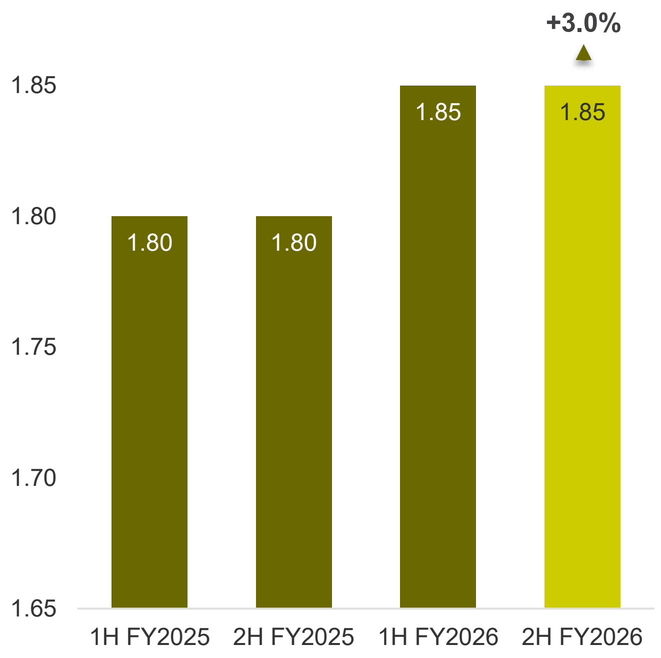
- Higher revenue and NPI for 2H FY2026 are contributed by PLQ Mall (consolidated upon full ownership) and performance from the Singapore retail assets, partially offset by divestment of Jem office.
- On a like-for-like basis, excluding PLQ Mall and Jem office, gross revenue and NPI for 2H FY2026 are higher by 4.9% and 6.6% respectively, mainly due to vacancy and bad debt provisions in 2H FY2025 resulting from the termination of the Cathay Cineplexes lease.
- The higher NPI coupled with lower interest expense and perpetual securities coupons contributed to higher distributable income. With an enlarged unit base post equity raisings for the acquisition of PLQ Mall, this translates to 1.85 cents in DPU for 2H FY2026, 3.0% higher on a YoY basis.

S$('000) unless otherwise stated	2H FY2025	2H FY2026	Variance	FY2025	FY2026	Full-Year Variance
Gross revenue	102,948	109,969	6.8%	206,542	211,898	2.6%
Net property income	73,840	78,681	6.6%	148,756	152,708	2.7%
Distributable income	44,073	61,703	40.0%	87,565	110,293	26.0%
DPU (cents)	1.80	1.85	3.0%	3.60	3.70	3.0%

2H FY2026 DPU Up 3.0% YoY to 1.85 cents

- Stable 2H FY2026 DPU of 1.85 cents brought full-year FY2026 DPU to 3.70 cents, representing a 3.0% YoY increase compared to FY2025.
- Distributions are supported by recurring earnings from a strong portfolio of operational assets, anchored by resilient Singapore malls.

DPU (Singapore cents)



Distribution Details

Distribution per unit: 1.85 cents
Period: 1 January 2026 to 30 June 2026

Notice of Record Date	3 Aug 2026
Ex-date	11 Aug 2026
Record Date	12 Aug 2026
Payment Date	21 Sep 2026

Note: 1H FY2026 distribution includes an advanced distribution of S$33.2 million (or 1.3305 Singapore cents per unit) for the period from 1 July 2025 to 13 November 2025.

Balance Sheet and Capital Management

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Balance Sheet

- Total assets, liabilities and net assets are higher as at 30 June 2026 mainly due to the acquisition of PLQ Mall[(1)], partially offset by the divestment of Jem office[(2)].
- The increase in units is primarily due to the private placement and preferential offering undertaken for the acquisition of PLQ Mall, translating to the lower NAV per unit.

	As at 30 June 2026	As at 30 June 2025
Total assets	S$4,387.2 million	S$3,906.2 million
Total liabilities	S$1,809.0 million	S$1,758.2 million
Net assets	S$2,578.2 million	S$2,148.0 million
Unitholders' funds	S$2,337.6 million	S$1,827.4 million
Perpetual securities holders' funds	S$240.6 million	S$319.5 million
Units in issue (number)	3,327,029,297	2,446,669,290
NAV per unit (S$)[(3)]	0.70	0.75

(1) For details, please refer to the announcements "Completion of Acquisition of 70% Interest in PLQ Mall" dated 27 November 2025 and "Completion of Acquisition of 30% Interest in PLQ Mall" dated 26 March 2026.
(2) For details, please refer to the announcement "Completion of the Divestment of Office Component of Jem" dated 12 November 2025.
(3) Excludes non-controlling interests and perpetual securities holders' funds.

Capital Management

- Gross borrowings were S$1.7 billion post the repayment of loans from the preferential offering proceeds and a loan drawdown to partially refinance the perpetual securities in June 2026.
- Weighted average cost of debt is lower at 2.75% p.a. largely due to the refinancing of the PLQ loans.
- ICR has improved to 2.1 times mainly due to savings in loan interest and perpetual securities' coupons.

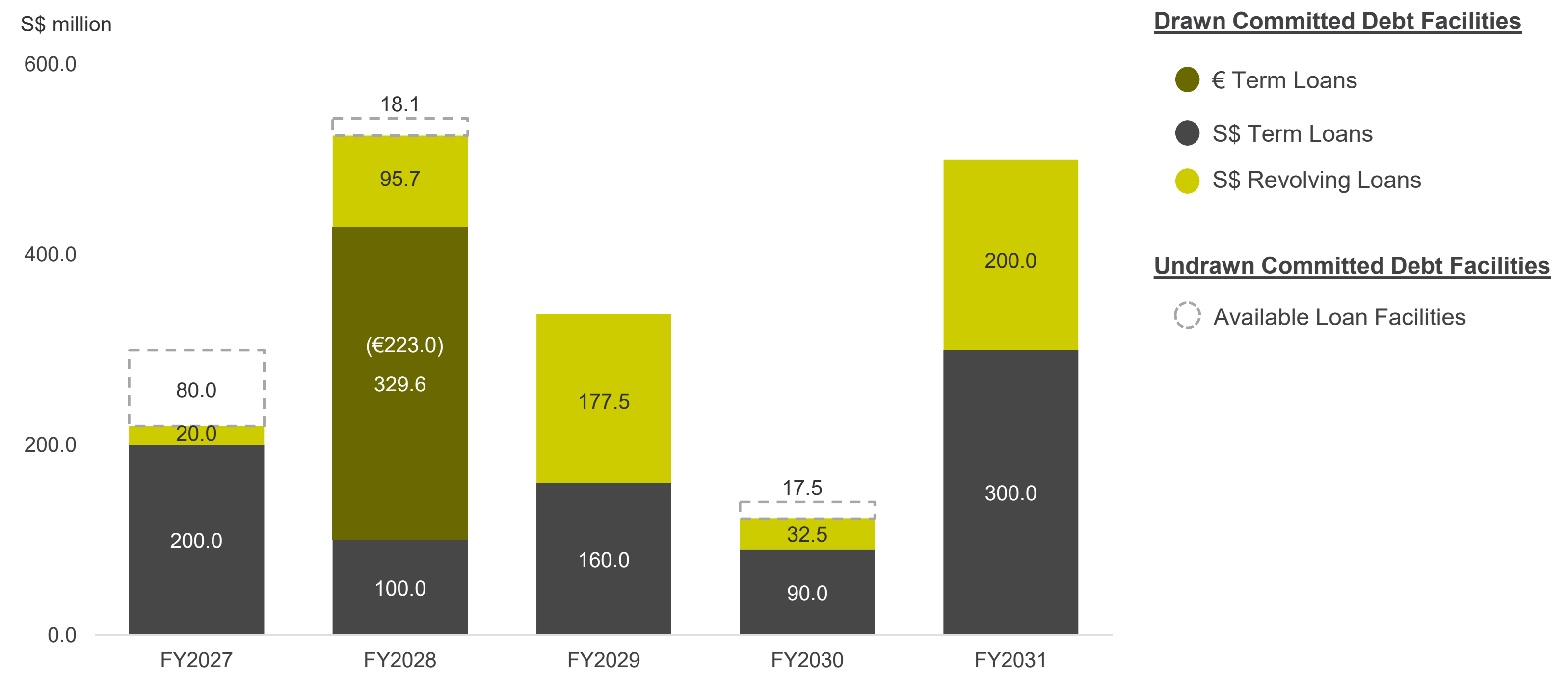
	As at 30 June 2026	**As at 31 March 2026**
Gross borrowings	S$1,705.3 million	S$ 1,737.3 million
Gearing ratio	38.9%	38.7%
Weighted average debt maturity	2.8 years	2.6 years
Weighted average cost of debt[1]	2.75% p.a.	2.89% p.a.
Fixed rate borrowings	68%	63%
Interest coverage ratio (ICR)[2]	2.1 times[3]	1.8 times[3]
Sensitivity analysis for ICR		
10% decrease in EBITDA	1.9 times	1.6 times
1% increase in interest rate	1.7 times	1.5 times

(1) Excludes amortisation of debt-related transaction costs.
(2) Calculation is in accordance with the PFA. The ICR in accordance with loan agreements exceeds 4.0 times, in excess of debt covenant at 2.0 times.
(3) Per the PFA, calculation is based on a trailing 12 months period ending on the date of the latest reported financial results. ICR as at 30 June 2026 is based on the last reported financial results as at 30 June 2026, while ICR as at 31 March 2026 is based on the financial results reported as at 31 December 2025.

Debt Facilities and Maturity Profile

- As at 30 June 2026, available debt facilities aggregate to S$366 million.

Maturity Profile of Drawn Committed Debt Facilities
(as at 30 June 2026)

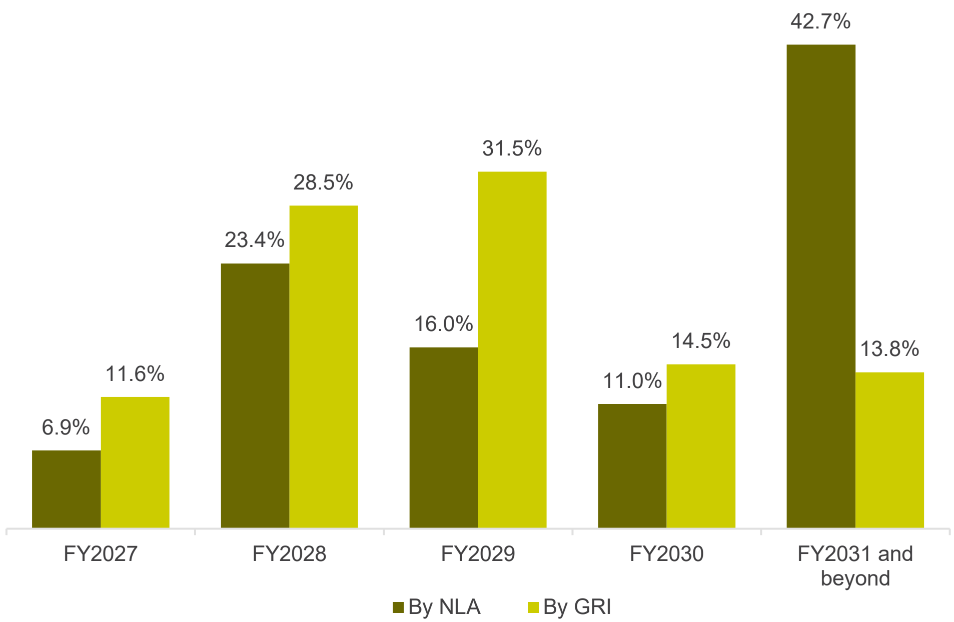


Portfolio Performance

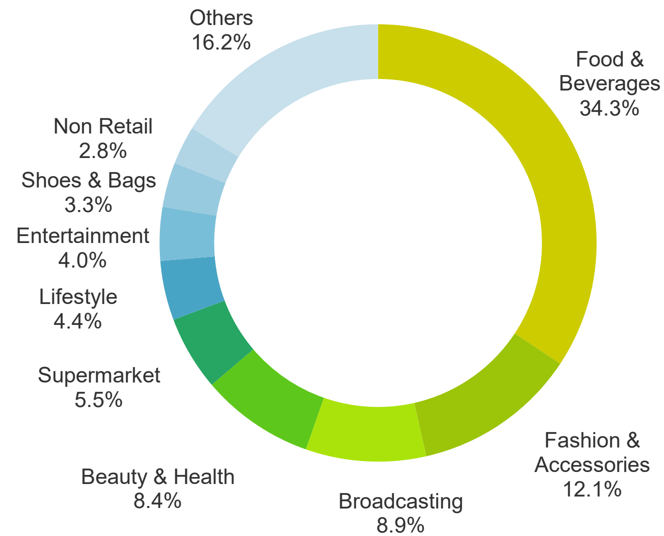
Portfolio Lease Expiry Profile and Tenant Composition

- Portfolio weighted average lease expiry continued to stay healthy at 4.7 years by NLA and 3.6 years by GRI.

Portfolio Lease Expiry Profile
(as at 30 June 2026)



Diversified Tenant Base (by GRI)
(as at 30 June 2026)

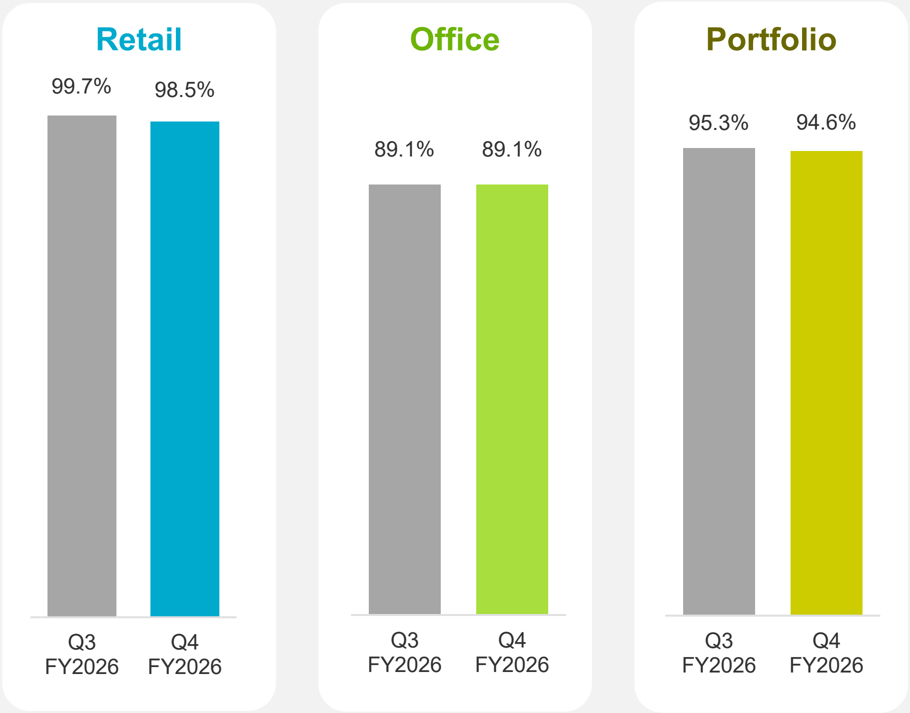


Note: Any discrepancies on figures on this slide are due to rounding.

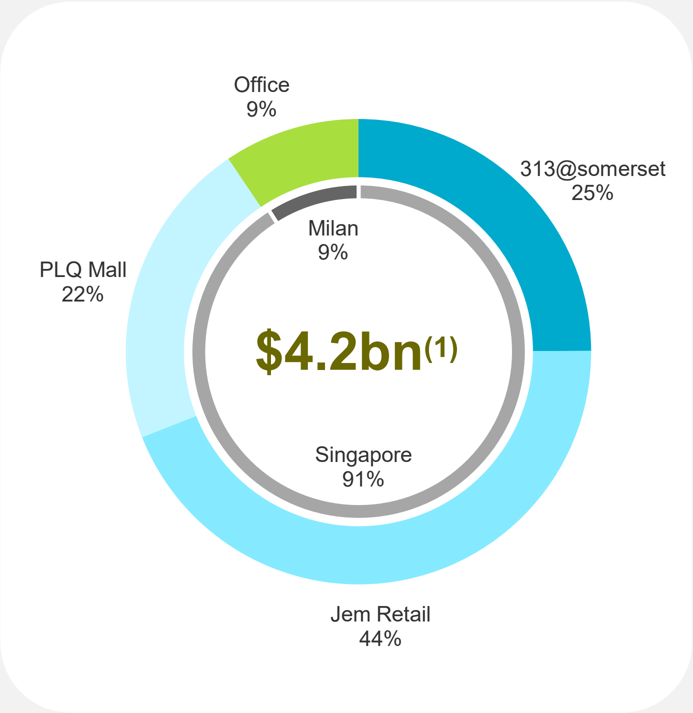
Portfolio Occupancy Continued to Remain Healthy at 94.6%

- Retail occupancy remained strong at 98.5%, notwithstanding temporary vacancies associated with the ongoing reconfiguration works at PLQ Mall.

Occupancy
(by sector)



Asset Value
(based on latest valuation report)

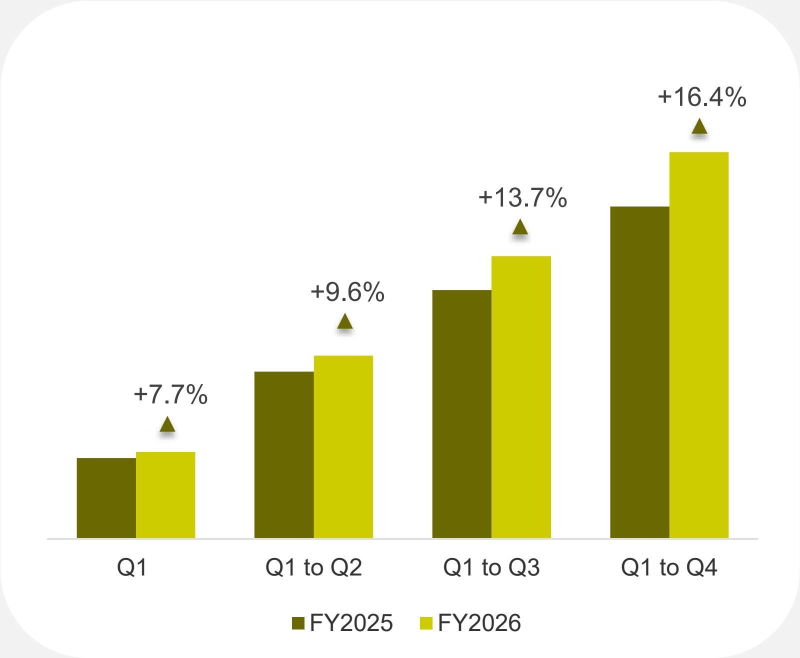


(1) Excludes the 10.0% interest in Parkway Parade Partnership Pte. Ltd. that holds Parkway Parade.

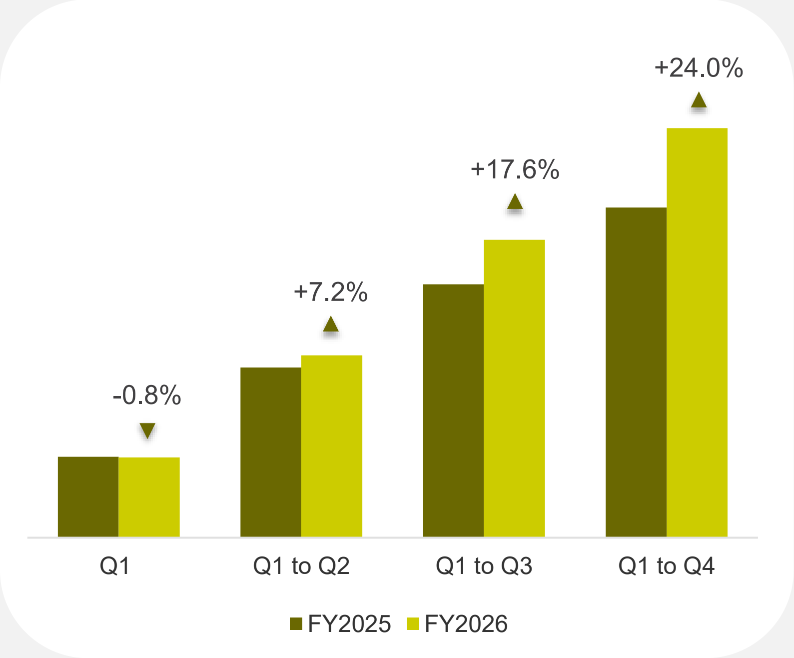
Achieved Positive Retail Rental Reversion of 11.7%[(1)]

- Full-year visitation and tenant sales grew 16.4% YoY and 24.0% YoY respectively, including seven months of contribution from PLQ Mall. On a like-for-like basis, excluding PLQ Mall, visitation and tenant sales rose 5.2% YoY and 4.0% YoY respectively.

Cumulative Visitation (million)



Cumulative Tenant Sales (S$ million)



(1) Full year as at 30 June 2026, comparing the weighted average rent of outgoing and incoming leases.

Driving Footfall with New Retail Offerings and Marketing Campaigns

New Tenants Onboard

fieldnotes

Fieldnotes at Jem is a nature-inspired artisan cake bakery known for handcrafted cakes, pastries and baked goods.

YIMANFEN

YIMANFEN at 313@somerset offers handcrafted desserts and premium whole-leaf teas, delivering a refined and memorable taste experience.

PAWA Bakery

Pawa Bakery at PLQ Mall offers healthier, guilt-free baked treats for health-conscious customers seeking quality and wellness.

NATURALIZER

Naturalizer at Jem is an American footwear brand known for combining modern style, inclusive sizing and all-day comfort.

VAN DIEMENS LAND CREAMERY ICE CREAM • GELATO

Van Diemens Land Creamery at 313@somerset offers premium Tasmanian ice cream, gelato and sorbet made with fresh Tasmanian ingredients.

CHAGEE

CHAGEE at PLQ Mall is an international tea brand bringing traditional tea to modern life through whole-leaf brews that blend heritage and innovation.

Marketing Campaigns

"It's Givin' Good Days" and 313 Day campaign, using rewards, social media activations, and exclusive treats to boost shopper engagement.

Jem's post-festive campaign to drive repeat visits and reward shoppers through accessible spend-and-redeem promotions and tiered rewards.

Portfolio Valuation for FY2026

During FY2026, Lendlease REIT divested Jem office in November 2025 and acquired 70% and 30% interests in PLQ Mall in November 2025 and March 2026, respectively.

	Valuation FY2026 (million)	Valuation FY2025 (million)	Variance	Cap rate FY2026[6]	Cap rate FY2025[6]	Discount rate FY2026[7]	Valuer
Jem	S$1,855.0 (retail)	S$2,299.0 (retail and office)	N.M.	4.50% (retail)	4.50% (retail)	6.75%	Knight Frank Pte Ltd
313@somerset[1]	S$1,056.2	S$1,048.9	+0.7%	4.25%[2]	4.25%[2]	7.00%	Jones Lang LaSalle Property Consultants Pte Ltd
PLQ Mall[3]	S$907.0	N.A.	N.A.	4.25%	N.A.	7.00%	CBRE Pte Ltd
Three Grade A commercial buildings (Milan)	€268.95 (S$397.5[4])	€277.40 (S$415.5[5])	-3.0% (-4.3%)	N.A.	N.A.	Building 1 & 2: 7.4% Building 3: 8.2%	Colliers Valuation Italy S.r.l.
Total	**S$4,215.6**	**S$3,763.3**	**N.M.**	**N.A.**	**N.A.**	**N.A.**	**N.A.**

Note: Any discrepancies on figures in the table above are due to rounding.

(1) Includes the development of the multifunctional event space, adjacent to 313@somerset, which will be connected seamlessly to the Discovery Walk that links to 313@somerset.
(2) Refers to operating asset only.
(3) Inclusive of Plaza kiosks and level 1 retail shops at 2 Paya Lebar Road under Park Place Residences at Paya Lebar Quarter (total 3 retail strata lots).
(4) Conversion of € to S$ based on the FX rate of 1.478 as at 30 June 2026.
(5) Conversion of € to S$ based on the FX rate of 1.498 as at 30 June 2025.
(6) Refers to the capitalisation rate used in accordance with the income capitalisation valuation method.
(7) Refers to the discount rate used in accordance with the discounted cash flow valuation method.

Sustainability

FY2026 ESG Highlights

Environmental

100%	Total committed debt facilities are sustainability-linked
26%	Waste recycling rate (as of May 2026)
MWh	Ongoing. Target to reduce 10% landlord energy consumption by FY2027
m^3	Ongoing. Target to reduce 2% landlord water consumption by FY2027

Economic / Social

72%	Tenant satisfaction (vs. 71% in FY2025)
79%	Shopper satisfaction (vs. 83% in FY2025)
168.5	Hours of community engagement

Governance

0	Incidents of non-compliance
0	Incidents of corruption
0	Work-related Injuries and ill health

GRESB REAL ESTATE sector leader 2025

GRESB 2025
Regional Sector Leader

SINGAPORE CHAMPION OF GOOD 2026 to 2029 nvpc

Champion of Good
2026 to 2029

MSCI ESG RATINGS A

CCC	B	BB	BBB	A	AA	AAA

Key Priorities

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Key Priorities

Sustainable Income Growth

- Grow retail rents sustainably through active asset management and new-to-portfolio tenancies.
- Continue to drive footfall through targeted marketing initiatives that enhance engagement and support overall retail performance.

Active Capital Management

- Keep gearing within prudent levels to preserve financial stability.
- Ongoing efforts to actively manage interest rate risks and optimise hedging strategies.

Portfolio Optimisation

- Pursue opportunities to unlock value across the portfolio, which includes the reconfiguration works at PLQ Mall to optimise retail space.
- Drive additional cost-saving measures, including ongoing energy efficiency initiatives.

Execute on Our Strategy

- Continue to lease up Building 3 and evaluate its potential for divestment.
- Look at strategic opportunities to grow our Singapore portfolio.

Market Review

Market Review

Singapore Retail Market

- Consumer spending and tourism demand remained supportive, with retail sales excluding motor vehicles rising 3.7% YoY in May 2026 to an estimated S$3.8 billion. Online sales accounted for 17.7% of total retail sales, while international visitor arrivals reached 8.2 million in the first six months of 2026.
- Retail leasing activity remained healthy in Q2 2026, driven by demand from F&B, fashion, toys and hobbies, and wellness operators. Leasing momentum was supported by stable consumer spending, continued tourism activity and retailers' preference for quality retail space in well-located assets.
- Prime retail rents increased across all major retail submarkets, reflecting resilient occupier demand. On an islandwide basis, prime rents rose 2.0% YoY in Q2 2026, while Orchard Road and suburban rents increased by 2.1% and 1.4% YoY respectively.
- Consultants expect stable consumer spending, tourism demand, a healthy pipeline of MICE and entertainment events, and limited new retail supply to support retail demand, sustain leasing activity and drive prime retail rental growth of 1% to 2% in 2026.

Milan Office Market

- According to preliminary estimates from the Italian National Institute of Statistics, Italy's consumer price index increased 3.0% YoY in June 2026.
- Milan's office investment market remained cautious in Q1 2026, with investment volumes of approximately €190 million. Investor demand continued to focus on prime, centrally located assets, while liquidity for secondary and peripheral properties remained constrained.
- Leasing activity moderated, with total take-up of approximately 57,000 sqm, down 44% YoY. Occupier demand remained concentrated in central locations, while peripheral submarkets accounted for about 26% of total absorption. Leasing activity was driven by smaller transactions, with deals under 1,000 sqm accounting for 73% of transactions.
- Consultants expect limited new office supply, particularly in central locations, to support rental growth across Milan's core sub-markets. Demand is expected to remain focused on high-quality assets, while rising construction, fit-out and energy costs may constrain new development activity and occupier expansion plans.

Sources: Department of Statistics Singapore (Retail Sales Index and Food & Beverage Services Index, May 2026), CBRE Research (Figures, Q2 2026), The Italian National Institute of Statistics, Cushman & Wakefield (Milan Office, Q1 2026).

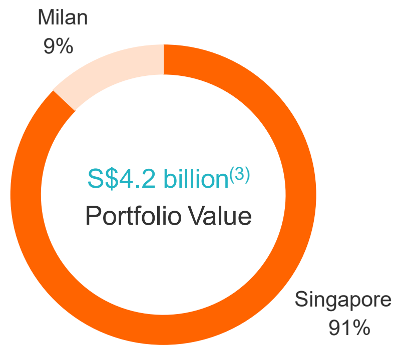
Additional Information

Portfolio Composite by Valuation

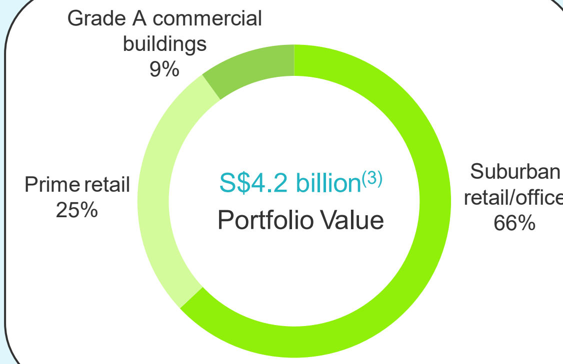
- Singapore accounts for approximately 91% of the portfolio (by valuation).

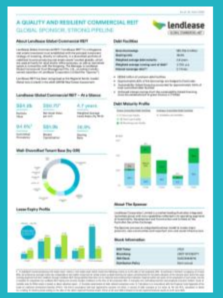
S$1.9 billion Market Capitalisation	S$4.2 billion Portfolio Value	S$0.70 Net Asset Value Per Unit
94.6%(1) Portfolio Occupancy	6.5%(2) Dividend Yield	29.9% Contribution from Top 10 Tenants (by GRI)

Value by Geography



Value by Asset Class





Click to view latest factsheet

Note: Information as at 30 June 2026, unless stated otherwise.

(1) Lettable area for Milan assets is based on latest valuation report.
(2) Based on FY2026 DPU of 3.70 Singapore cents at closing price of S$0.570 per unit as at 30 June 2026.
(3) Excludes the 10.0% interest in Parkway Parade Partnership Pte. Ltd. that holds Parkway Parade.

Our Competitive Advantage

Singapore Focus
91%[1] of existing portfolio is in Singapore

Asset Quality & Precinct Dominance
Best assets that anchor precincts

Long Leasehold Tenure
High balance tenure of ~83 years[2]

Operating Expertise
>20 years of experience in curation, leasing and asset management

Sponsor Support
Highly committed Sponsor with >50 years of presence in Singapore

Growth Potential
>$5 billion Sponsor Singapore portfolio

(1) Based on latest valuation.
(2) Based on latest valuation and excludes Milan portfolio as it is on freehold tenure.

Strong Alignment of Interest with Sponsor in Lendlease

- Lendlease Corporation's stake in Lendlease REIT reinforces its commitment to the REIT's long-term success.
- Lendlease REIT continues to be a key component of the Group's investment management business in Asia Pacific following its strategy update in May 2024.

>50 years in Singapore
Local Expertise and Knowledge

~21%[1]
Sponsor's Stake in Lendlease REIT

A$48.7 billion[2]
Funds Under Management

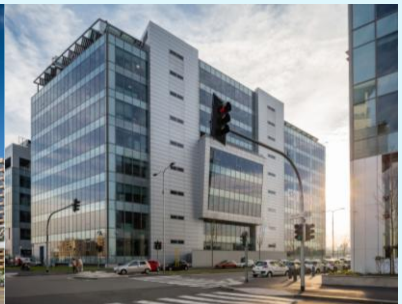
Sponsor's Portfolio in Singapore Includes

PLQ Workplace (Office)

Comcentre (Mixed-Use)

(1) As disclosed in the latest announcement and regulatory filing as at 14 January 2026.
(2) As at 31 December 2025.

Portfolio Key Statistics



	Jem (Retail)	313@somerset (Retail)	PLQ Mall (Retail)	3 Grade A Commercial Buildings (Office)
Key Statistics (as at 30 June 2026)				
Occupancy	100.0%	98.0%	96.3%	89.1%[1]
WALE	2.4 years (by NLA) 2.3 years (by GRI)	2.0 years (by NLA and GRI)	2.3 years (by NLA) 2.2 years (by GRI)	6.6 years (by NLA and GRI)
Valuation	S$1,855.0 million[2]	S$1,056.2 million[2][3]	S$907.0 million[2]	€268.95 million[2]
NLA	582,272 sq ft	288,956 sq ft	317,361 sq ft	Building 1 & 2: 61,595 sqm Building 3: 17,778 sqm
Ownership	100% (99-year leasehold)[4]	100% (99-year leasehold)[5]	100% (99-year leasehold)[6]	100% (freehold)

(1) Includes committed space of Building 3. Lettable area for Milan assets are based on latest valuation report.
(2) Based on valuation report as at 30 June 2026.
(3) Includes the development of the multifunctional event space, adjacent to 313@somerset, which will be connected seamlessly to the Discovery Walk that links to 313@somerset. Value reflected is the total of the market value and right-of-use-asset.
(4) Commencing from 27 September 2010 till 26 September 2109.
(5) Commencing from 21 November 2006 till 20 November 2105.
(6) Commencing from 29 June 2015 till 28 June 2114.

Other Investments

10.0% interest in Parkway Parade Partnership Pte. Ltd.

- The investment increased Lendlease REIT’s exposure to Singapore’s resilient suburban retail segment.
- The mixed-use asset spans an area of approximately 550,000 sq ft, housing a diverse mix of retail and dining outlets. Top tenants include well-established brands such as FairPrice Xtra, Harvey Norman, and MUJI.
- As at 30 June 2026, occupancy was 98.5%, reflecting strong demand from tenants and a vibrant customer base. Weighted average lease expiry by NLA and GRI was 2.4 years and 2.2 years, respectively.
- Direct connection to the Marine Parade MRT station and completion of the planned asset enhancement initiatives (by phases) will channel more footfall to Parkway Parade and strengthen its position as a dominant suburban retail mall in the eastern part of Singapore.

Development of a multifunctional event space at Somerset

- Construction has commenced and is endeavoured to be completed in 2H 2026.
- The combined NLA with 313@somerset of approximately 330,000 sq ft enlarges and strengthens Lendlease REIT’s retail presence in the Somerset youth precinct.
- The space is envisioned to be an experiential innovative lifestyle destination that features creative use of communal spaces and themed events to promote social networking and wellness.

Commitment Towards Sustainability

Lendlease REIT aligns its business practices with the United Nation's Sustainable Development Goals, integrating sustainability into its investment and management approach.

- Environmental Goals: Enhance asset sustainability to reach Absolute Zero Carbon by FY2040.
- Social Goals: Maintain and refine social initiatives and policies for internal and external stakeholders.
- Nature and Biodiversity Conservation: Assess relevance of nature and biodiversity conservation to Lendlease REIT.

Environmental Goals

6 CLEAN WATER AND SANITATION

7 AFFORDABLE AND CLEAN ENERGY

9 INDUSTRY, INNOVATION AND INFRASTRUCTURE

12 RESPONSIBLE CONSUMPTION AND PRODUCTION

13 CLIMATE ACTION

Social Goals

3 GOOD HEALTH AND WELL-BEING

5 GENDER EQUALITY

8 DECENT WORK AND ECONOMIC GROWTH

10 REDUCED INEQUALITIES

11 SUSTAINABLE CITIES AND COMMUNITIES

16 PEACE, JUSTICE AND STRONG INSTITUTIONS

Nature and Biodiversity Conservation

15 LIFE ON LAND

Awards and Recognition

GRESB REAL ESTATE ★★★★★ 2025

SINGAPORE CHAMPION OF GOOD 2026 to 2029 nvpc

MSCI ESG RATINGS A

CCC | B | BB | BBB | A | AA | AAA

Thank You

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