Annual General Meeting

30 April 2018

ParkwayLife REIT

CELEBRATING 10 YEARS OF RESILIENCY, STABILITY AND STRENGTH

DISCLAIMER

This Presentation is focused on comparing actual results for the period from 1 January 2017 to 31 December 2017 (“2017”) versus the period from 1 January 2016 to 31 December 2016 (“2016”).

This shall be read in conjunction with PLife REIT Annual Report 2017.

This Presentation 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, shifts in expected levels of property rental income, changes in operating expenses, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support 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.

AGENDA

1) Significant Events

2) Financial Performance

3) Overall Portfolio Review

SIGNIFICANT EVENTS

COMPLETION OF 2ND STRATEGIC ASSET RECYCLING IN FEB 2017

Dec 2016: Divestments

- Divested **4 nursing homes** at **JPY3.72 billion/**S$48.9 million[1] in Japan
- Average net property yield of **6.1%**
- **34.4%** premium over original purchase price and **4.8%** over latest valuation
- Divestment gain of **S$5.39 million** was equally distributed over the 4 quarters in FY2017

Feb 2017: Acquisitions

- Acquired **5 properties** at **JPY4.759 billion/**S$59.5 million[2] in Japan – **4 nursing homes** and **1 group home**
- **DPU yield-accretive** acquisition with an average net property yield of **6.9%**
- **9.1%** discount to valuation

Sanko

Group Home Hakusho

Kikuya Warakuen

Wakaba no Oka

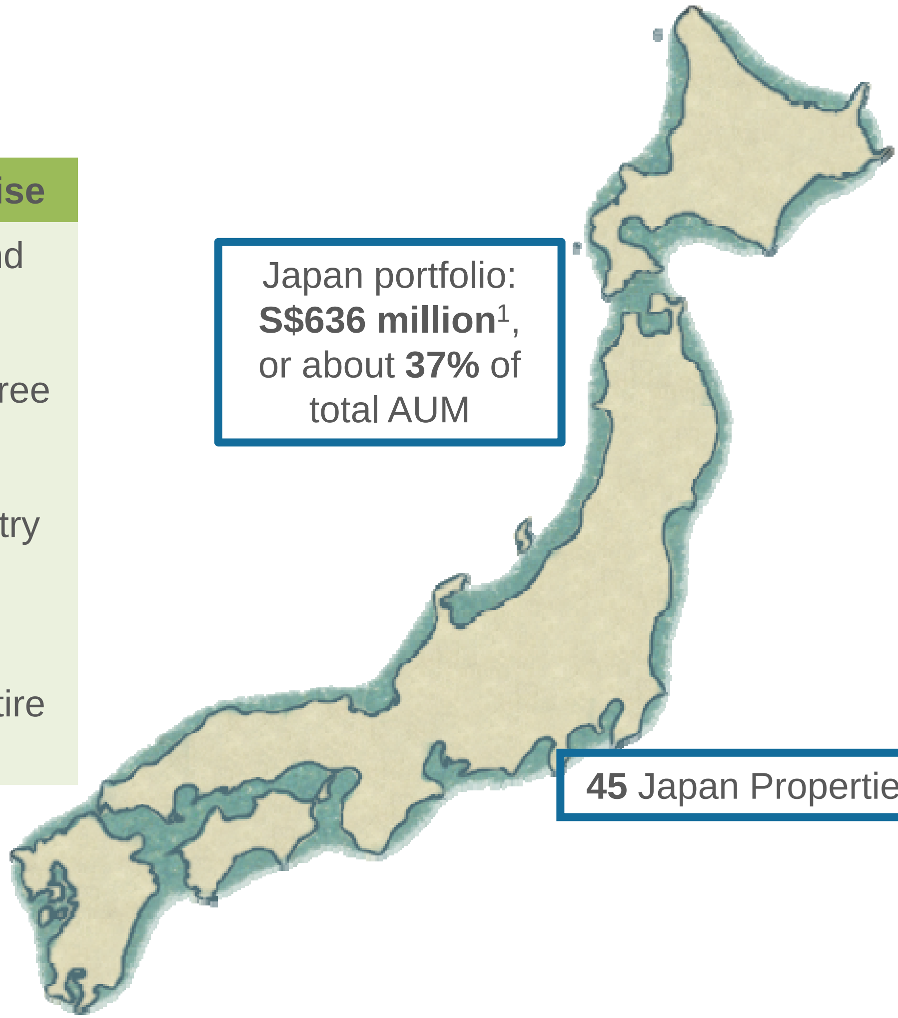
Hakusho no Sato

1 At an exchange rate of S$1.00 to JPY76.00 as announced on 22 December 2016
2 At an exchange rate of S$1.00 to JPY80.00 as announced on 17 February 2017

STRENGTHENED & REBALANCED JAPAN PORTFOLIO

Rationale of Strategic Asset Recycling Exercise

1. Unlock value - divest less strategic assets and acquire higher-yielding ones
2. Diversify tenant risk exposure - addition of three new operators
3. Diversify geographical exposure - maiden entry into Yamaguchi Prefecture in Japan
4. Strengthen portfolio - Increase the weighted average lease term (by gross revenue) of entire portfolio



Japan portfolio: **S$636 million**[1], or about **37%** of total AUM

45 Japan Properties

1 Based on latest appraised value

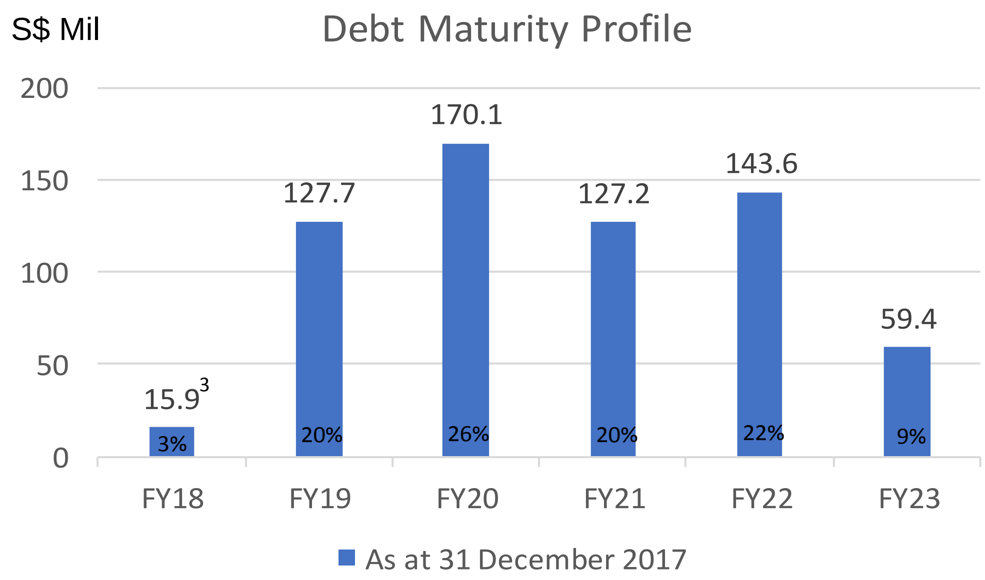
PRUDENT FINANCIAL MANAGEMENT

Achieved diversified funding sources and well-spread out debt maturity stretching up to 2023

Successful Completion of Refinancing Exercises in FY17

1. In Jan 2017, termed out remaining loan due in FY18 via term loan
2. In Dec 2017, refinanced ~32% of loans due in FY19 via proceeds of JPY-denominated Notes
3. All-in-cost of debt lowered from 1.4%[1] to 1.0%[2]

Post year end, termed out remaining JPY facility due in FY19 via 6-yr JPY3.5b fixed rate note & JPY4.4b term loan facility



Debt Refinancing Exercise

- Well-staggered debt profile with no refinancing needs till FY2019
- Weighted average debt term to maturity of 3.1 years

1 As at 31 December 2016
2 As at 31 December 2017
3 As at 31 December 2017, S$15.9 million short term loan was drawn down for general working capital purposes

MANAGEMENT OF INTEREST AND FX RISKS

No Exposure to JPY and Interest Rate Volatility

- Adopted natural hedge strategy to match assets and liabilities denominated in JPY
- Extended the JPY net income hedges till 1Q 2022 to mitigate against JPY volatility
- Interest rates are largely hedged to mitigate against fluctuations
- Enhances stability of distributions to Unitholders

PROACTIVE ASSET MANAGEMENT

Delivering value for Unitholders while helping our operators grow

Sawayaka Niihamakan	Sanko	Kikuya Warakuen
		

3 AEIs Completed in FY2017

- April 2017: **Sawayaka Niihamakan**
  - ✓ Under-utilised ground floor space was converted to an after-school day service area for handicapped children
  - ✓ Rent increased by **0.27%** for the remaining lease term of 16.4 years effective 1 May 2017

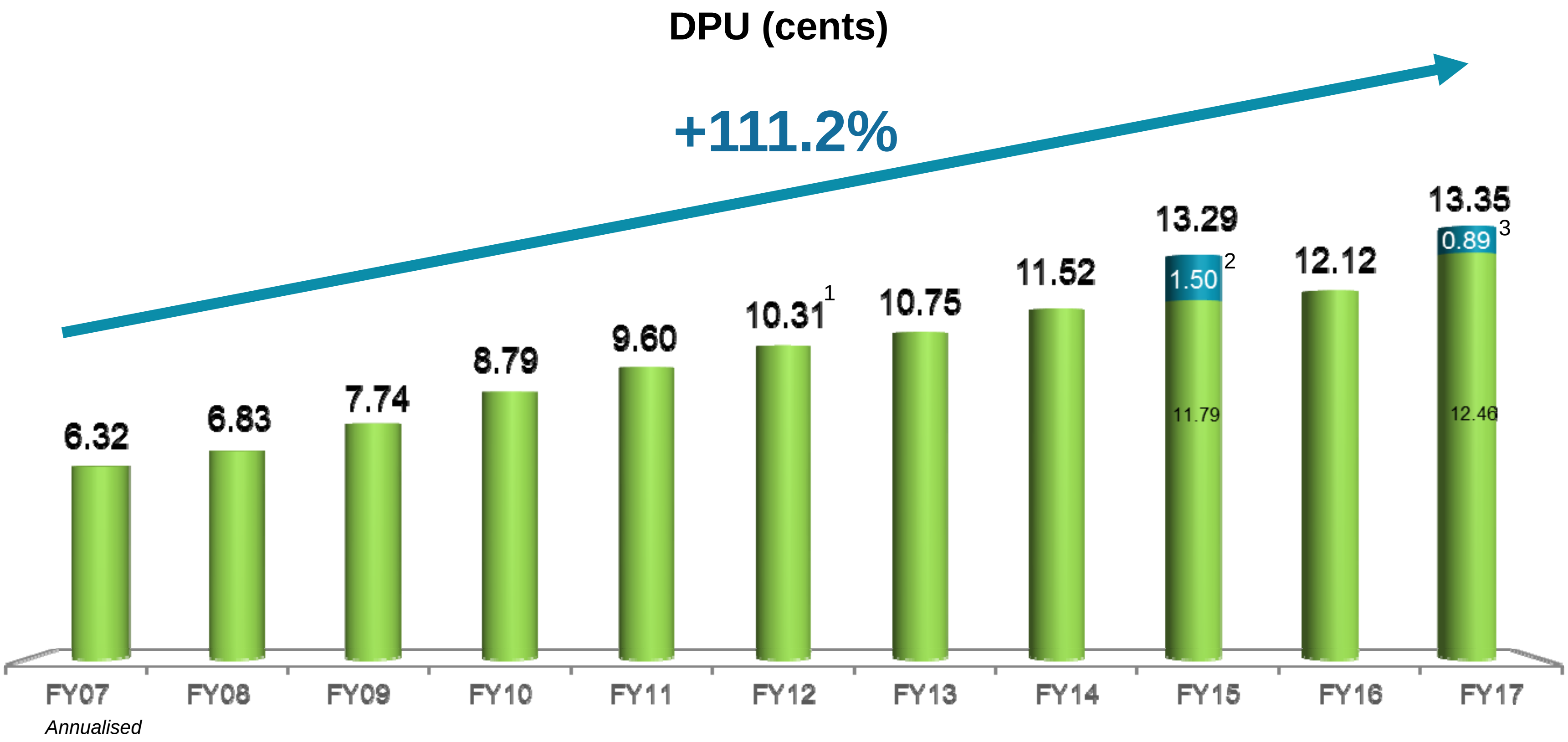
- July 2017: **Sanko** and **Kikuya Warakuen**
  - ✓ To replace the existing lightings with energy efficient systems
  - ✓ Rent for Sanko and Kikuya Warakuen increased by **0.63%** and **1.07%** respectively for the remaining lease term of 29.2 years effective 1 August 2017

SINGAPORE PORTFOLIO

Rent Increase for Singapore Properties
• 11th year minimum guaranteed rent for the Singapore Properties to increase by **1.27%** • Commencing 23 August 2017 to 22 August 2018

FINANCIAL PERFORMANCE

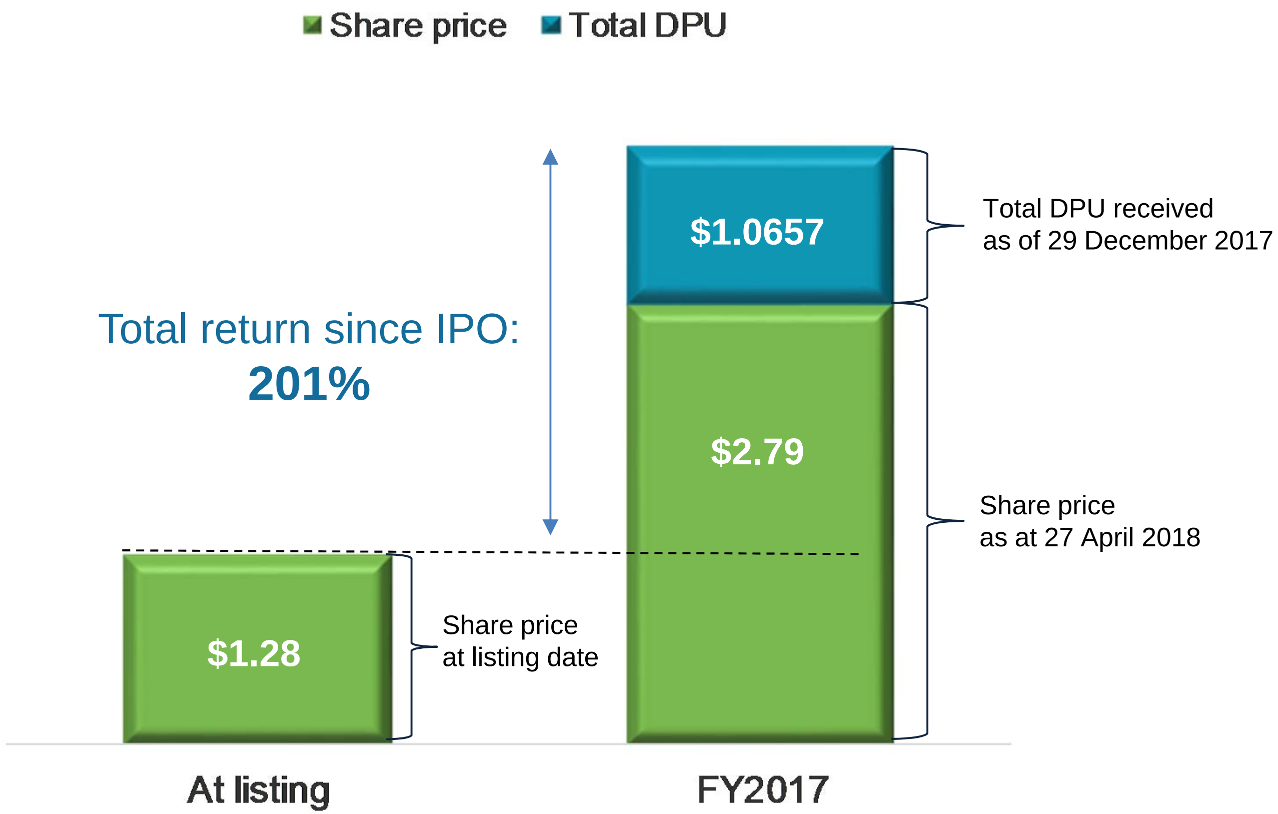
STRONG DPU GROWTH IN THE PAST DECADE



- DPU has grown steadily by **111.2%** since IPO

1 Since FY12, S$3.0 million per annum of amount available for distribution has been retained for capital expenditure
2 One-off divestment gain of 1.5 cents (S$9.11 million) was equally distributed in the four quarters in FY15
3 One-off divestment gain of 0.89 cents (S$5.39 million) was equally distributed in the four quarters in FY17

HEALTHY TOTAL RETURN SINCE IPO



The total return of **201%** on invested equity is contributed by:

- the appreciation of share price since IPO; and
- total distribution to Unitholders as of 29 December 2017

OVERALL PORTFOLIO REVIEW

PERFORMANCE REVIEW OF PLIFE REIT

(as at 31 December 2017)

Gross revenue by geography:
- Singapore 61.2%
- Japan 38.4%
- Malaysia 0.4%

Gross revenue by asset class:
- Hospitals and Medical Centres 61.6%
- Nursing Homes 37.0%
- Pharmaceutical Product Distributing and Manufacturing 1.4%

Diversified portfolio

Strong balance sheet

- Low all-in debt cost of 1.0%
- Gearing of 36.4%
- Interest cover of 11.3 times
- Weighted average debt term to maturity of 3.1 years

Sustainable returns

Robust financial position

- No near term refinancing needs till FY2019
- Prudent hedging policy

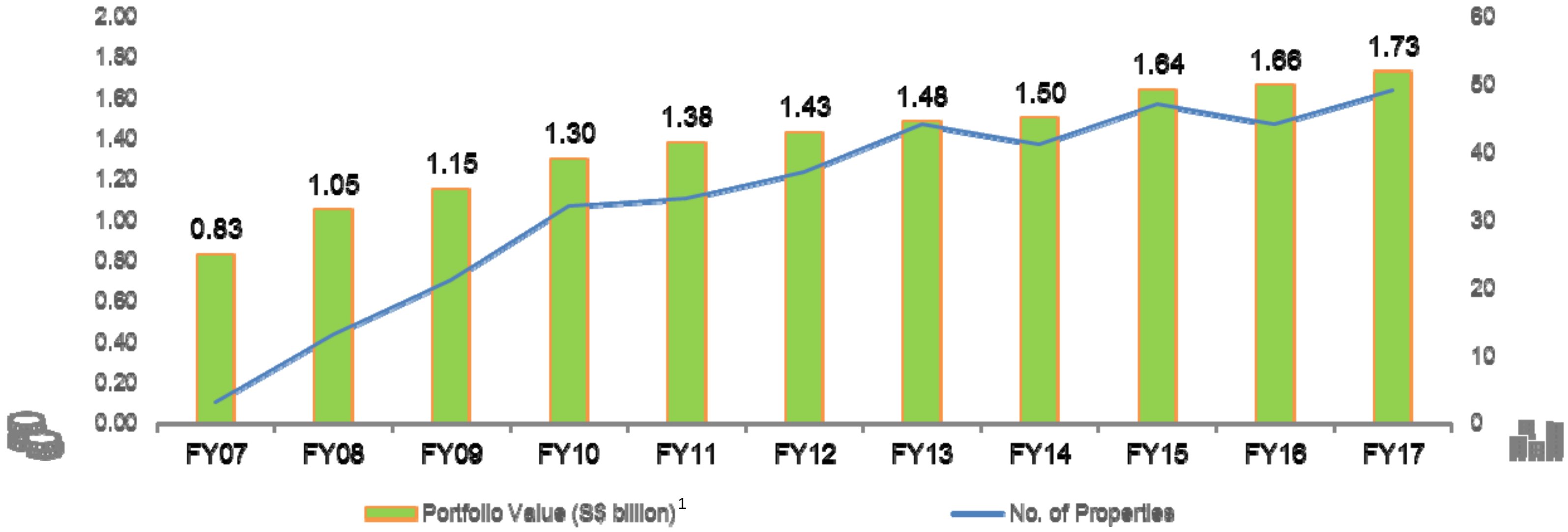
Quality assets

- 100% committed occupancy for Singapore and Japan assets
- Weighted average lease to expiry of 7.91 years[1]
- 95% downside protection[1]

1 Based on gross revenue as at 31 December 2017

STRONG PORTFOLIO GROWTH

Since listing, we remain committed to cultivating an optimal portfolio for sustained growth



- **One of Asia's largest listed healthcare REITs** by asset size
  - ✓ **50 diversified assets** post acquisition in February 2018
  - ✓ Portfolio size has more than doubled since IPO to reach **S$1.75 billion**
- The REIT has become widely recognised for its **resilience** and **defensiveness**, while offering Unitholders a **sustainable growth story.**

1 Total portfolio value as at 31 December of each year from 2007 to 2017

THANK YOU