



ParkwayLife REIT

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

ASSET VALUATION ANNOUNCEMENT

The Board of Directors of Parkway Trust Management Limited, the Manager of Parkway Life Real Estate Investment Trust (“PLife REIT”) is pleased to announce that independent valuations, as at 31 December 2020, for all its properties have been completed.

The property valuations which have been adopted in the financial statements of PLife REIT for the financial year ended 31 December 2020, with a revaluation surplus of S\$7.4 million recognised in the Statement of Total Return, are as follows:

Properties	Appointed Appraiser	Appraised Value as at 31-Dec-20 S\$ million ¹
Mount Elizabeth Hospital and Medical Centre	Knight Frank Pte. Ltd.	751.0
Gleneagles Hospital and Medical Centre	Knight Frank Pte. Ltd.	395.0
Parkway East Hospital	Knight Frank Pte. Ltd.	67.8
Total Singapore Portfolio		1,213.8
P-Life Matsudo	Enrix Co., Ltd	30.9
Bon Sejour Yokohama Shin-Yamashita	CBRE K.K.	21.6
Palmary Inn Akashi	Cushman & Wakefield K.K.	23.4
Palmary Inn Suma	Cushman & Wakefield K.K.	14.0
Senior Chonaikai Makuhari Kan	Enrix Co., Ltd	24.0
Smiling Home Medis Musashi Urawa	Enrix Co., Ltd	10.6
Smiling Home Medis Koshigaya Gamo	Enrix Co., Ltd	21.0
Sompo no le Nakasyo	Cushman & Wakefield K.K.	9.1
Maison des Centenaire Ishizugawa	Cushman & Wakefield K.K.	11.9
Maison des Centenaire Haruki	Cushman & Wakefield K.K.	9.2
Hapine Fukuoka Noke	CBRE K.K.	11.5
Fiore Senior Residence Hirakata	Cushman & Wakefield K.K.	6.7
Iyashi no Takatsuki Kan	Cushman & Wakefield K.K.	22.2
As Heim Nakaurawa	Cushman & Wakefield K.K.	14.2
Hanadama no le Nakahara ²	CBRE K.K.	11.8
Sawayaka Obatake Ichibankan	CBRE K.K.	10.8
Sawayaka Sakurakan	Enrix Co., Ltd	11.7
Sawayaka Nogatakan	CBRE K.K.	10.5

¹ Valuation for the Japan and Malaysia Portfolio is translated at an exchange rate of SGD1.00: JPY78.06 and SGD1.00 per RM3.05 respectively as at 31 December 2020.

² Formerly known as Fureai no Sono Musashi Nakahara.

Properties	Appointed Appraiser	Appraised Value as at 31-Dec-20 S\$ million ¹
Sawayaka Shinmojikan	CBRE K.K.	13.7
Sawayaka Fukufukukan	CBRE K.K.	9.6
Sawayaka Obatake Nibankan	CBRE K.K.	5.2
Sawayaka Higashikagurakan	Enrix Co., Ltd	13.5
Happy Life Toyonaka	CBRE K.K.	7.0
Palmary Inn Shin-Kobe	Cushman & Wakefield K.K.	21.3
Sawayaka Seaside Toba	CBRE K.K.	20.6
Sawayaka Niihamakan	CBRE K.K.	19.6
Sawayaka Mekari Nibankan	CBRE K.K.	4.2
Sawayaka Kiyotakan	CBRE K.K.	13.1
Sawayaka Minatokan	CBRE K.K.	9.8
Maison des Centenaire Hannan	JLL Morii Valuation & Advisory K.K.	25.7
Maison des Centenaire Ohhama	JLL Morii Valuation & Advisory K.K.	9.7
Sunhill Miyako	JLL Morii Valuation & Advisory K.K.	12.1
Habitation Jyosui	CBRE K.K.	49.3
Ocean View Shonan Arasaki	CBRE K.K.	26.4
Habitation Hakata I, II, III	CBRE K.K.	51.6
Excellent Tenpaku Garden Hills	CBRE K.K.	23.8
Liverari Shiroishi Hana Ichigo-kan	JLL Morii Valuation & Advisory K.K.	4.7
Liverari Shiroishi Hana Nigo-kan	JLL Morii Valuation & Advisory K.K.	2.4
Sunny Spot Misono	JLL Morii Valuation & Advisory K.K.	2.7
Silver Heights Hitsujigaoka (Ichibankan & Nibankan)	Enrix Co., Ltd	15.1
Habitation Wakaba	Enrix Co., Ltd	28.2
Habitation Hakusho	Enrix Co., Ltd	21.5
Group Home Hakusho	Enrix Co., Ltd	1.3
Kikuya Warakuen	Enrix Co., Ltd	11.1
Sanko	Enrix Co., Ltd	7.1
Konosu Nursing Home Kyoseien	Cushman & Wakefield K.K.	21.9
Haru no Sato	Enrix Co., Ltd	16.4
Hodaka no Niwa	Enrix Co., Ltd	17.8
Orange no Sato	Enrix Co., Ltd	16.1
Habitation Kamagaya ³	Enrix Co., Ltd	22.2
Total Japan Portfolio		799.8

³ Acquisition of one nursing home located in Japan was completed on 18 December 2020.

MOB Specialist Clinics, Gleneagles Kuala Lumpur	Nawawi Tie Leung Property Consultants Sdn Bhd	6.2
Total Malaysia Portfolio		6.2
Total PLife REIT Portfolio		2,019.8

The valuation reports are available for inspection at the registered office of Parkway Trust Management Limited during business hours for three months from the date of this announcement.

By Order of the Board
Parkway Trust Management Limited
(Company registration no. 200706697Z)
As Manager of Parkway Life Real Estate Investment Trust

Chan Wan Mei
Company Secretary
25 January 2021

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.

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.

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.