

1H FY2025 Financial Results

3 February 2025



313@somerset, Singapore



Jem Retail, Singapore



Sky Complex, Milan



Jem Office, Singapore



Parkway Parade, Singapore



Multifunctional Event Space Adjacent to
313@somerset (Artist Impression)

Important Notice

This presentation may contain forward-looking statements. 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 risks, uncertainties and assumptions include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies, shifts in customer demands, customers and partners, changes in operating expenses including employee wages, benefits and training, 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 current view of management regarding future events. No representation or warranty expressed or implied is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information or opinions contained in this presentation. Neither Lendlease Global Commercial Trust Management Pte. Ltd. (the "Manager") nor any of its affiliates, advisers or representatives shall have any liability whatsoever (in negligence or otherwise) for any loss howsoever arising, whether directly or indirectly, from any use, reliance or distribution of this presentation or its contents or otherwise arising in connection with this presentation.

The past performance of Lendlease Global Commercial REIT ("LREIT") is not indicative of future performance. The listing of the units in LREIT ("Units") on Singapore Exchange Securities Trading Limited (the "SGX-ST") does not guarantee a liquid market for the Units. The value of the Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST.

This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units.

Key Highlights

Key Financial Metrics

- Gross revenue and NPI for 1H FY2024 includes the upfront recognition of the supplementary rent received from the lease restructuring of Sky Complex in December 2023 (“Supplementary Rent”)⁽¹⁾.
- On a proforma basis after adjusting⁽²⁾ for the Supplementary Rent, 1H FY2025 gross revenue was 0.4% higher whilst NPI was 2.2% lower YoY.
- Finance cost in 1H FY2025 is higher on a YoY basis on the back of higher weighted average cost of debt at 3.57% per annum⁽³⁾, as compared to 3.37% per annum⁽³⁾ in 1H FY2024, due to the replacement of EURIBOR interest rate hedge at a higher rate in October 2023.
- Consequently, distributable income and DPU were lower in 1H FY2025.

S\$('000) unless otherwise stated	1H FY2025	1H FY2024	Variance (%)
Gross revenue	103,594	119,917	(13.6)
Net property income	74,916	93,381	(19.8)
Distributable income	43,492	49,292	(11.8)
DPU (cents)	1.80	2.10	(14.3)

(1) Supplementary rent equivalent to approximately two years of the prevailing annual rent of Building 3 received and recognised upfront. For details, please refer to the announcement “Lendlease Global Commercial Italy Fund Restructures Lease at Sky Complex to Reduce Tenant Concentration Risk” dated 18 December 2023.

(2) Adjustment of the upfront recognition of the Supplementary Rent on a straight-line basis.

(3) Excludes amortisation of debt-related transaction costs.

Key Portfolio Metrics

Portfolio Committed Occupancy
92.3%



Retail
99.9%



Office
86.6%

Tenant Sales
-5.2% YoY⁽¹⁾



Retail Rental Reversion
10.7%⁽²⁾



Weighted Average Lease Expiry
7.2 years (by NLA)



Tenant Retention
86.1%⁽³⁾ (by NLA)



Office Rental Uplift
1.2%⁽⁴⁾



(1) Compared against 1H FY2024.
 (2) On weighted average basis.
 (3) Based on year-to-date completed lease renewal.
 (4) Refers to Building 1 and 2 of Sky Complex effective from April 2024. Building 3 is undergoing repositioning for multi-tenancy. Rental review for Jem office is in progress and will conclude by end-February 2025.

Multifunctional Event Space: Construction Commenced and Expected to be Completed in 2H 2026

- With an estimated seating capacity of 3,000, the state-of-the-art music hall will feature multiple rooms and stages set up to host international tours as well as local artistes.
- The development will also feature an artists' activation lane that serves as an incubator to the local arts scene, and F&B spaces and kiosks connected to Discovery Walk.

Construction of the Event Space (approximately 48,200 sq ft¹)



Artist Impression of the Event Space Upon Completion



(1) Floor area and scheme are subject to final design and approval by the authorities.

Balance Sheet and Capital Management

Balance Sheet

- Assets and liabilities remain largely stable as compared to June 2024.
- As at 31 December 2024, total number of units issued was approximately 2,422.7 million, translating to a lower NAV per unit.

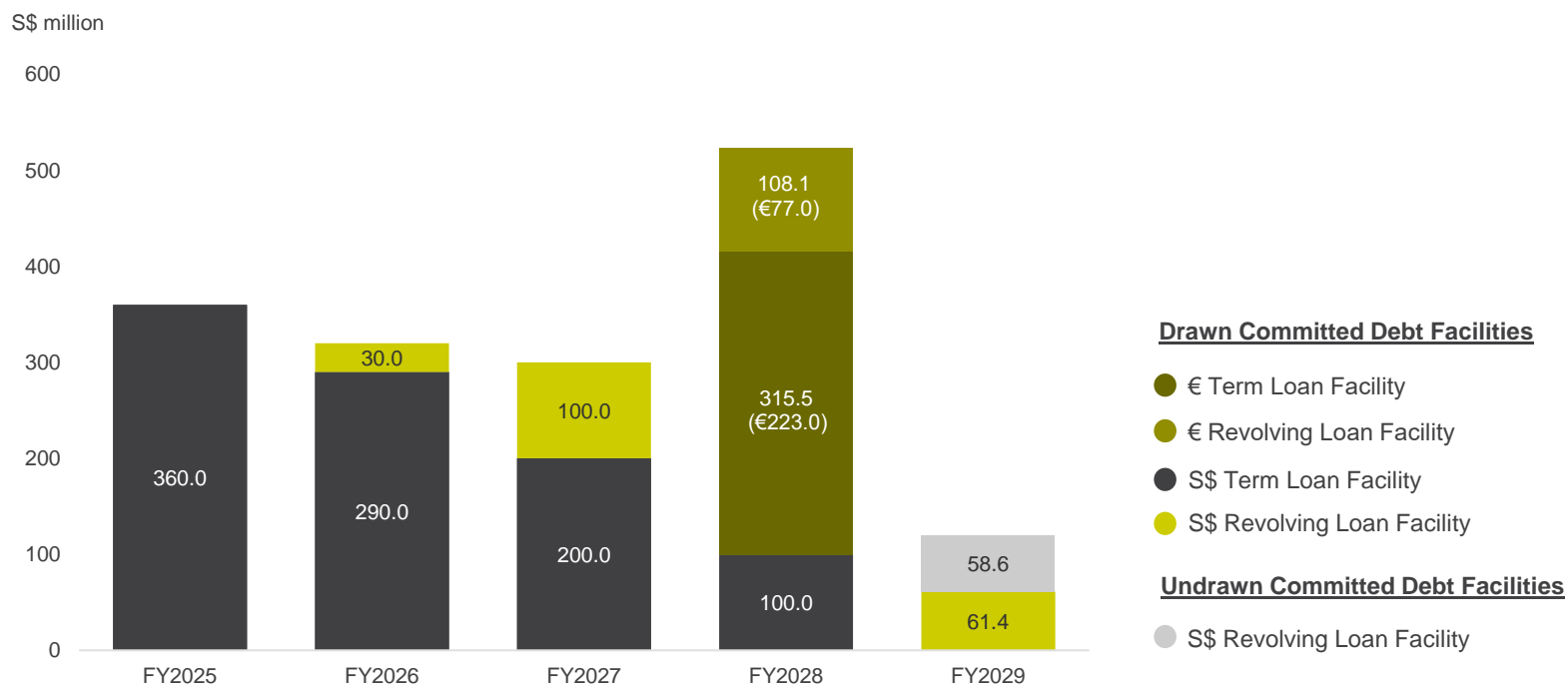
	As at 31 December 2024	As at 30 June 2024
Total assets	S\$3,834.7 million	S\$3,829.8 million
Total liabilities	S\$1,630.2 million	S\$1,617.5 million
Net assets	S\$2,204.5 million	S\$2,212.3 million
Unitholders' funds	S\$1,803.8 million	S\$1,811.6 million
Perpetual securities holders' funds	S\$399.5 million	S\$399.4 million
Units in issue (number)	2,422,748,303	2,376,578,012
NAV per unit (S\$) ⁽¹⁾	0.74	0.76

(1) Excludes non-controlling interests and perpetual securities holders' funds.

Debt Facilities and Maturity Profile

- In December 2024, the Manager obtained S\$560 million unsecured sustainability-linked loan facilities⁽¹⁾ for the refinancing of loans maturing in April and September 2025. Consequently, debt refinancing in 2025 has been derisked.
- Available debt facilities of S\$156.1 million as at 31 December 2024.

Maturity Profile of Drawn Committed Debt Facilities (as at 31 December 2024)



(1) For details, please refer to the announcement "Entry into Facility Agreements and Disclosure Pursuant to Rule 704(31) of the Listing Manual" dated 6 December 2024.

Capital Management

- Weighted average cost of debt is now reflective of the full impact of the higher fixed rate of the replaced EURIBOR interest rate hedge.
- Sustainability-linked financing accounts for approximately 85% of total committed debt facilities.

	As at 31 December 2024	As at 30 September 2024
Gross borrowings	S\$1,565.0 million	S\$1,554.4 million
Gearing ratio	40.8%	40.7%
Weighted average debt maturity	2.0 years ⁽¹⁾	2.3 years
Weighted average cost of debt ⁽²⁾	3.57% p.a.	3.74% p.a.
Fixed rate borrowings	70%	70%
Interest coverage ratio – Loan agreements ⁽³⁾	2.7 times	2.9 times
Interest coverage ratio – Regulatory ⁽⁴⁾	1.5 times	1.6 times

(1) On a proforma basis, assuming refinancing of current borrowings amounting to S\$480 million on their respective maturity dates, weighted average debt maturity will be 3.3 years as at 31 December 2024.

(2) Excludes amortisation of debt-related transaction costs.

(3) Calculation of the interest coverage ratio is in accordance with requirements in its loan agreements.

(4) Calculation of the interest coverage ratio is in accordance with the Property Funds Appendix of the Code on Collective Investment Schemes.

Portfolio Performance

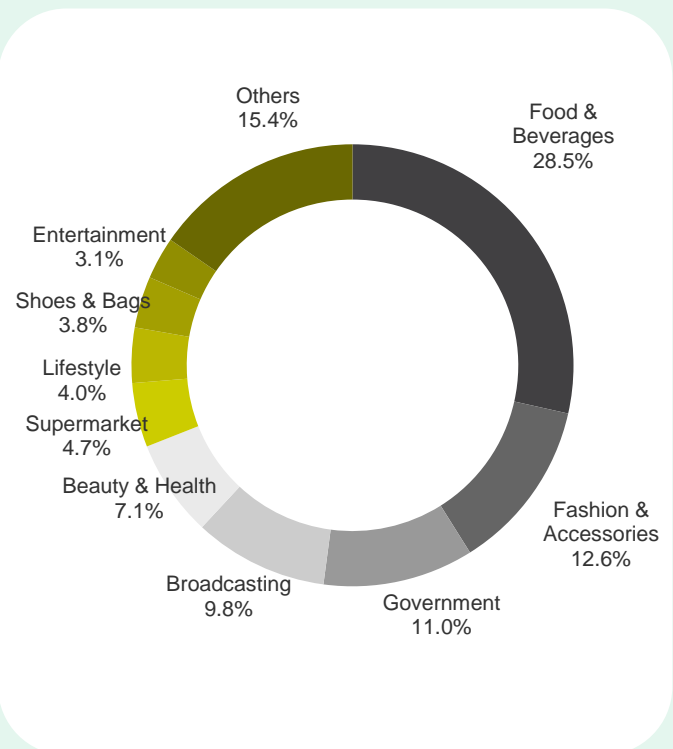
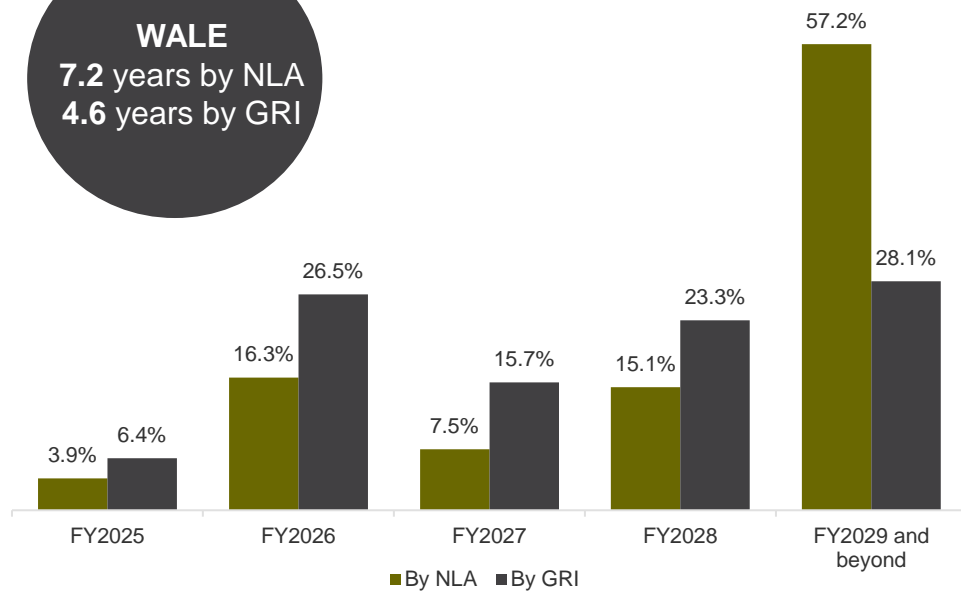
Well-staggered Lease Expiry Profile

- Only 3.9% of the leases by NLA and 6.4% by GRI due for renewal in FY2025.
- Office tenants account for approximately 21% of portfolio GRI to ensure stable cashflow.

Portfolio Lease Expiry Profile (as at 31 December 2024)

Diversified Tenant Base (by GRI)

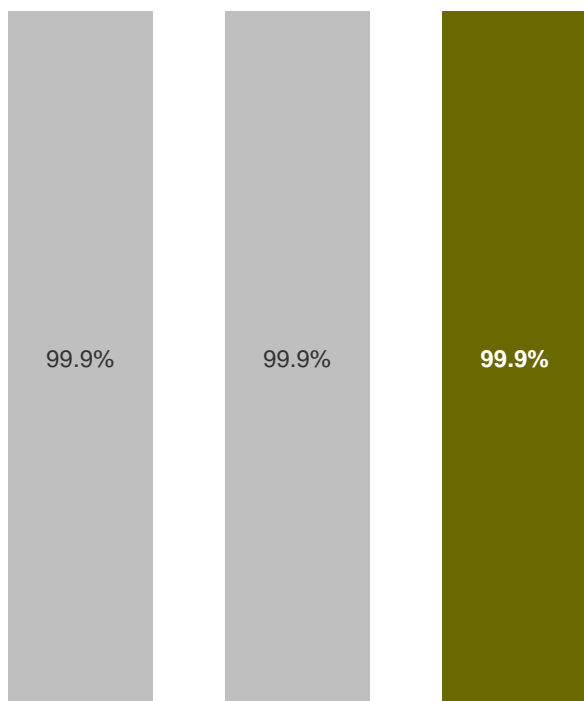
WALE
7.2 years by NLA
4.6 years by GRI



Retail Portfolio: Achieved 10.7%¹ Rental Reversion

- The decline in tenant sales was impacted by an increase in outbound travel on the back of strong Singapore currency.
- Singapore retail sales (excluding motor vehicles) fell 1.4% YoY in November 2024.

Committed Occupancy (as at 31 December 2024)

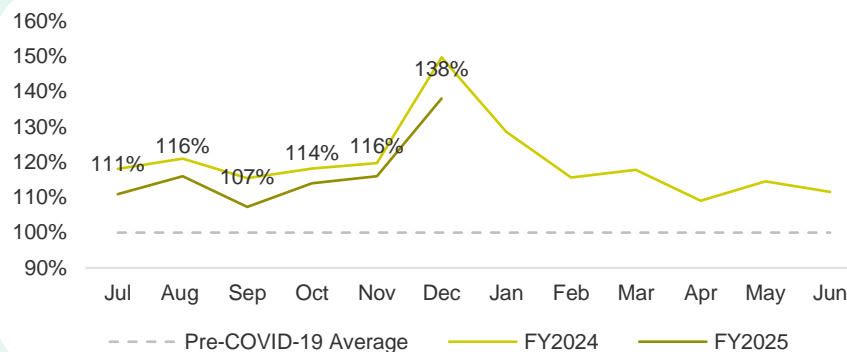


Jem

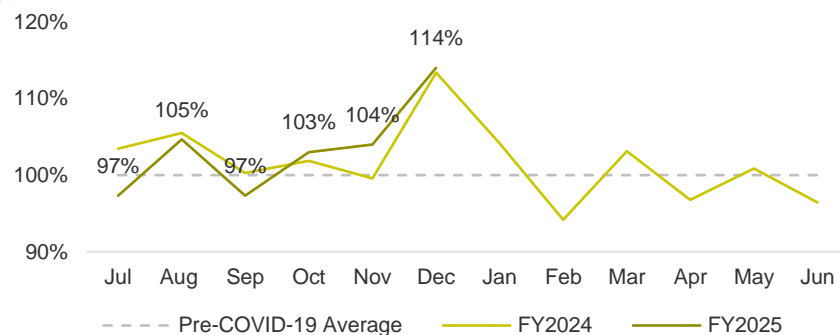
313
@somerset

Overall

Tenant Sales



Visitation



(1) On weighted average basis.

Office Portfolio: Occupancy Improved to 86.6% with New Leases Committed at Building 3 of Sky Complex

- Rental review for Jem office is in the final stage and will conclude by end-February 2025.
- Committed occupancy at Building 3 improved to approximately 31% from 8.1% in March 2024.
- Long WALE of 11.7 years by NLA and 14.2 years by GRI.

Singapore



- Occupancy: 100%
- NLA: 311,217 sq ft
- Grade A office building leased to the Ministry of National Development till 2044
- Rental review: Once every five years

Milan



- Occupancy: 81.6%⁽¹⁾
- NLA: 78,873 sqm⁽²⁾
- Building 1 and 2 fully leased to Sky Italia⁽³⁾ till 2033
- Building 3 is undergoing repositioning to secure multi-tenancy
- Rental review: Annual⁽⁴⁾

(1) Includes committed space of Building 3.

(2) Based on valuation report as at 30 June 2024.

(3) Sky Italia is a subsidiary of Comcast Corporation, a global media and technology company.

(4) Pegged to the Italian National Institute of Statistics consumer price index.

New F&B and Retail Offerings for Shoppers

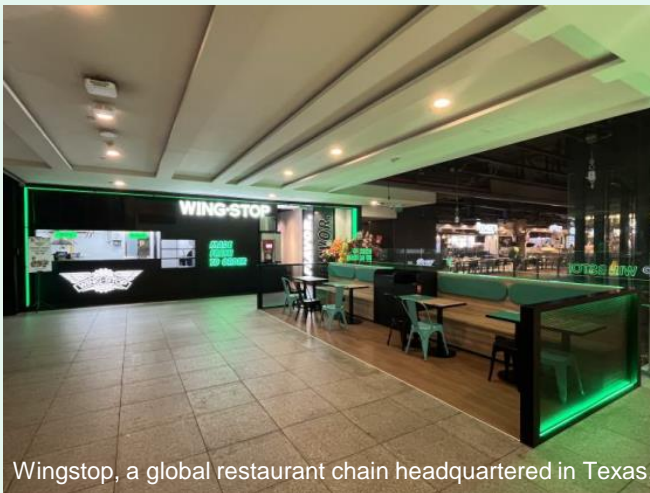
- Renovation at Food Republic completed with a refreshed look and new dining options.



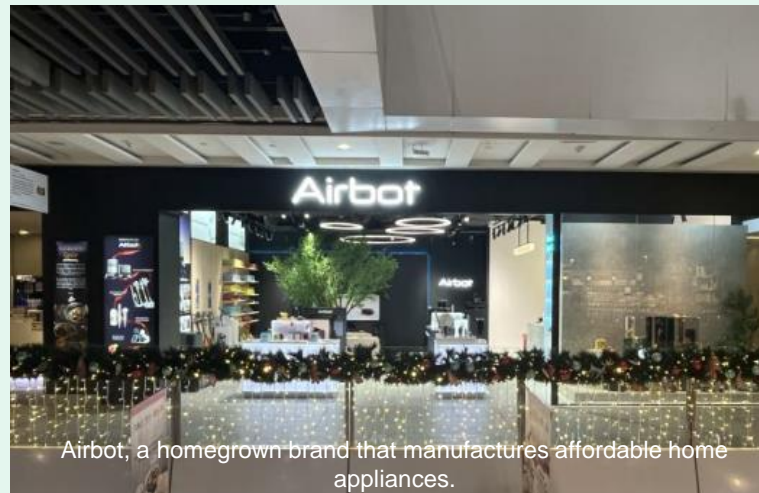
New mini restaurants at Food Republic.



The Willow Label, a homegrown brand known for its minimalist aesthetic fashion.



Wingstop, a global restaurant chain headquartered in Texas.



Airbot, a homegrown brand that manufactures affordable home appliances.

Sustainability

Progress Towards Sustainability

- Continue to push our boundary and drive progress towards ESG targets.

ESG Rating

MSCI ESG Rating
Improved to A from BBB

MSCI
ESG RATINGS

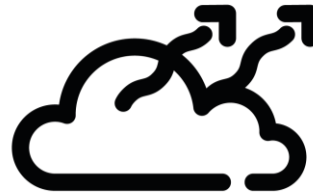


CCC B BB BBB **A** AA AAA

Good Governance

Scope 3 GHG Emissions

Data collection for Singapore and Milan assets in progress for disclosure in FY2025



Waste Reduction

Landlord-tenant Collaboration

Through our continuous efforts to manage and reduce waste effectively, we aim to meet the waste reduction target of 28% per annum in FY2025



Achieved



As a 1.5°C aligned company, LREIT's sponsor has set ambitious science-based emissions reductions targets.

Net Zero Carbon

By FY2025, reduce GHG emissions as far as possible, with the remainder offset in an approved carbon offset scheme. Net Zero Carbon target applies to Scope 1 and 2 emissions.

Absolute Zero Carbon

By FY2040, no GHG emissions from business activities. No offsets. Absolute Zero Carbon target applies to Scope 1, 2 and 3 emissions.

Scan QR code to find out more about LREIT's short, medium and long-term targets

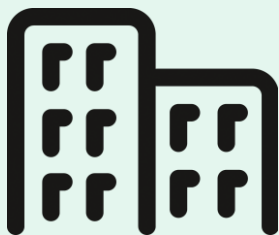


Looking Ahead

Key Focus in the Near-term

- **Proactive asset management** to drive operational performance of our assets.
- **Prudent capital management** to manage cost and gearing.
- Focus on achieving resilient and **sustainable returns**.
- Continue to drive **progress towards ESG targets**.

Proactive Asset
Management



Prudent Capital
Management



Investment and Acquisition
Growth



Market Review

Market Review

Singapore Retail Market

- Total estimated sales value (excluding motor vehicles) was S\$3.6 billion, of which online sales accounted for 16.6%. The larger proportion of online retail sales was mainly attributed to higher online sales during the year-end online shopping events.
- The retail leasing market continued to see healthy demand with F&B operators, fashion and sports brands actively expanding their footprint.
- Orchard Road submarket retail rents rose 0.8% QoQ to S\$37.75 per sq ft per month on the back of healthy demand for spaces due to retailers' confidence in tourism recovery and the normalisation of back-to-office arrangements. Suburban retail rents also grew 0.5% QoQ to S\$32.25 per sq ft per month.

Singapore Office Market

- Islandwide vacancy rate improved to 5.2% in Q4 2024 from 6.1% in the previous quarter driven by progressive take-up in IOI Central Boulevard Towers and Labrador Tower.
- Leasing activity was active among the banking & finance, technology, insurance and legal sectors. Rents, however, remained unchanged at \$8.00 per sqft per month.
- While occupiers remain cautious on global economic uncertainties, elevated fit-out costs and interest costs and limited new supply in the next four years should continue to support rental growth in the office sector.

Milan Office Market

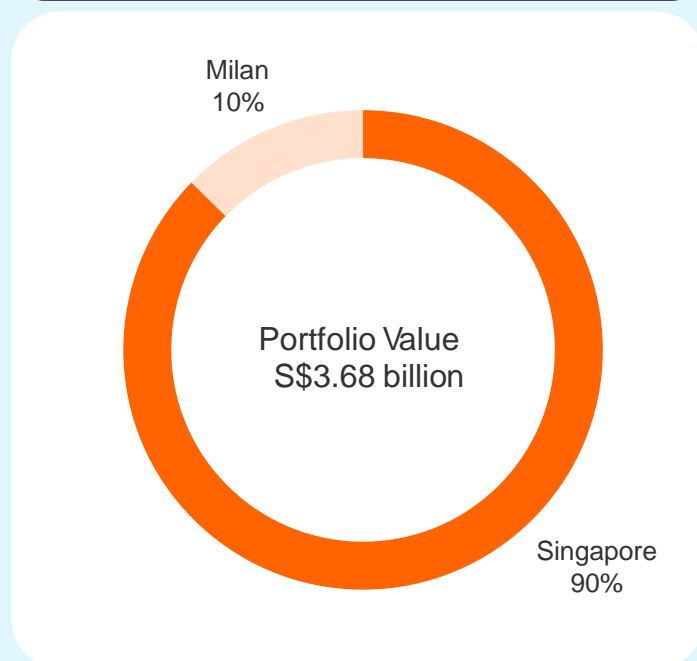
- According to the preliminary estimates by the Italian National Institute of Statistics, the consumer price index in December 2024 increased 1.3% YoY and 0.1% from the previous month.
- In Q3 2024, the Milan office market has registered an absorption of 87,000 sqm, down 10% YoY. Of this, the Periphery area, where Sky Complex is located, accounted for 33.3% of the take up rate.
- Leasing activities during Q3 2024 were mainly small-to-medium-sized spaces. In the first nine months of 2024, transactions for spaces below 1,000 sqm and between 1,000 sqm and 3,000 sqm increased by 13% and 24% YoY respectively.

Additional Information

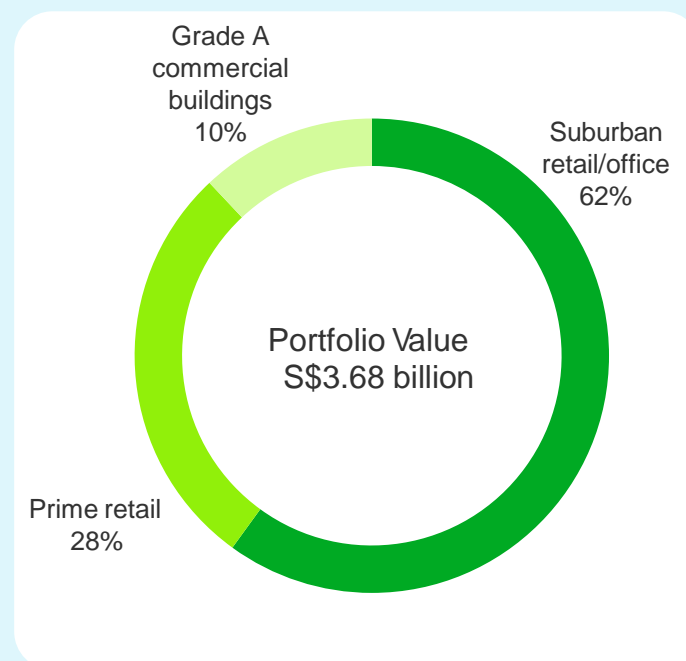
Portfolio composite by valuation

- Singapore accounts for approximately 90% of the portfolio (by valuation).
- Suburban retail/office and Grade A commercial buildings account for more than 70% of the portfolio.

Value by Geography



Value by Asset Class



Note:

- Information as at 30 June 2024.
- Conversion rate for Milan asset was based on € to S\$ of 1.452 as at 30 June 2024.

Jem, a retail and office property in Singapore

One of the largest suburban malls in the West of Singapore, infusing the region with lively shopping and dining experiences.



Key Statistics

(as at 31 December 2024)

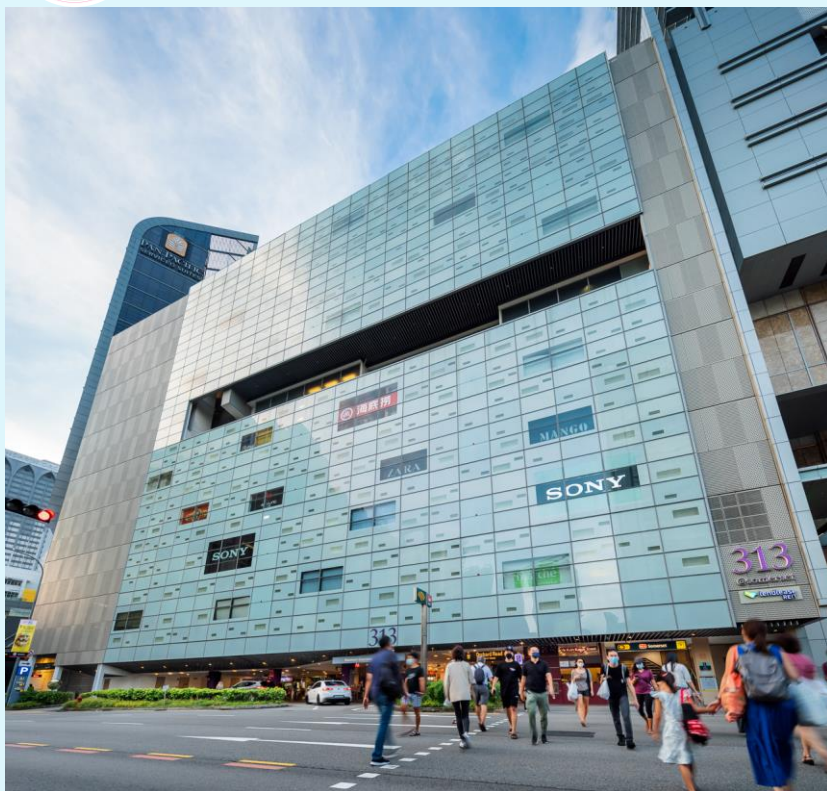
Occupancy	99.9%
WALE	8.3 years (by NLA) 5.2 years (by GRI)
Valuation ⁽¹⁾	S\$2,254.0 million
Valuation cap rate ⁽¹⁾	Retail: 4.50% Office: 3.50%
NLA	893,044 sq ft
Ownership ⁽²⁾	100% (99-year leasehold)

(1) Based on valuation report as at 30 June 2024.

(2) 99-year leasehold commencing from 27 September 2010 till 26 September 2109.

313@somerset, a prime retail mall in Singapore

A youth-oriented retail mall centrally located on Singapore's Orchard Road shopping belt, directly connected to the Somerset MRT Station.



Key Statistics

(as at 31 December 2024)

Occupancy	99.9%
WALE	2.3 years (by NLA) 2.2 years (by GRI)
Valuation ⁽¹⁾⁽²⁾	S\$1,046.3 million
Valuation cap rate ⁽¹⁾⁽³⁾	4.25%
NLA ⁽⁴⁾	288,946 sq ft
Ownership ⁽⁵⁾	100% (99-year leasehold)

(1) Based on valuation report as at 30 June 2024.

(2) 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.

(3) Refers to operating asset only.

(4) NLA reduced from previous 288,979 sq ft due to resurvey.

(5) 99-year leasehold commencing from 21 November 2006 until 20 November 2105.

Sky Complex, Grade A commercial buildings in Milan

- All three commercial buildings are LEED Gold certified, have Grade A building specifications and are designed in accordance with energy saving criteria and high use flexibility.
- Building 1 and 2 are leased to Sky Italia⁽¹⁾ until January 2033 without pre-termination risk.
- Building 3 is undergoing repositioning to secure multi-tenancy.



Key Statistics

(as at 31 December 2024)

Occupancy ⁽²⁾	81.6%
WALE	8.0 years (by NLA) 7.9 years (by GRI)
Valuation ⁽³⁾	€263.1 million
Terminal cap rate ⁽³⁾	6.00%
NLA ⁽³⁾	Building 1 and 2: 57,754 sqm Building 3: 21,119 sqm
Ownership	100% (freehold)

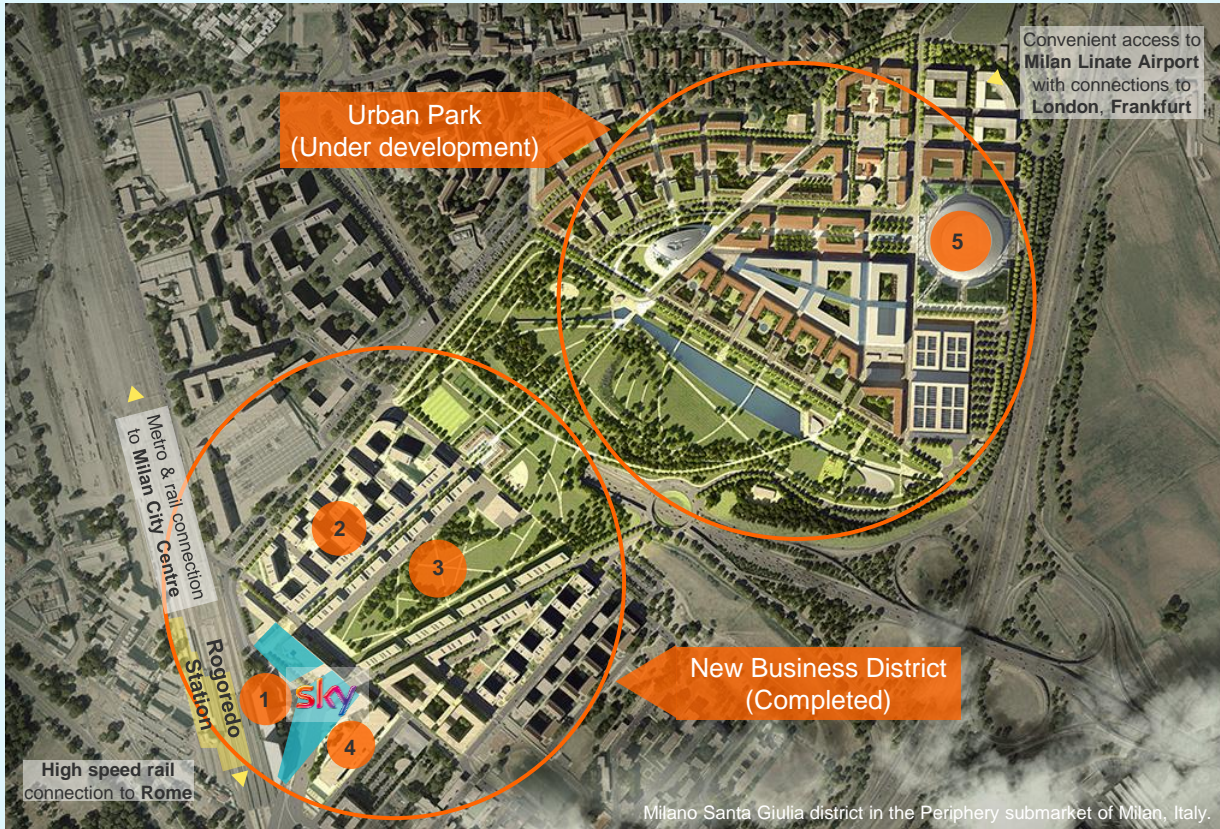
(1) Sky Italia is a subsidiary of Comcast Corporation, a global media and technology company.

(2) Includes committed space of Building 3.

(3) Based on valuation report as at 30 June 2024.

Sky Complex, Grade A commercial buildings in Milan

Milano Santa Giulia Business District, where Sky Complex is located, is the first precinct to be LEED Neighbourhood certified, a benchmark for quality of life and sustainability.



- Sky Complex
- 1 Spark One and Two, Grade A office buildings, with ancillary retail fully leased, adding vibrancy in the precinct
- 2 Residential area with 1,800 families and a shopping & entertainment street
- 3 Community park of size 45,000 sqm
- 4 New campus of Giuseppe Verdi Conservatory, the largest music academy in Italy
- 5 Multifunctional arena where 2026 Winter Olympics will be held

Transforming Milano Santa Giulia business district into a vibrant business city

Placemaking efforts from landlord and tenants to shape the business district into a vibrant hub, emphasising Work, Play and Live.



Other Investments

10.0% interest in Parkway Parade Partnership Pte. Ltd.



- The investment increased LREIT's exposure to Singapore's resilient suburban retail segment.
- 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 adjacent to 313@somerset



Artist impression of the space upon completion.

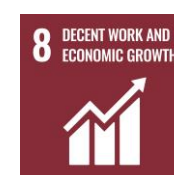
- Construction has commenced and is expected to be completed in 2H 2026.
- The combined NLA with 313@somerset of approximately 330,000 sq ft enlarges and strengthens LREIT's retail presence in the Somerset youth precinct.
- The space is envisioned to be an experiential innovative lifestyle destination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

Commitment Towards Sustainability

SUSTAINABLE DEVELOPMENT GOALS

Optimise assets' sustainability performance to achieve Absolute Zero Carbon by FY2040

Maintain and refine social initiatives and policies conducted by the Manager for internal and external stakeholders



Assess relevance of nature and biodiversity conservation to LREIT



Thank You

For enquiries, please contact Ling Bee Lin, Investor Relations and ESG
Tel: (65) 6671 7374 / Email: enquiry@lendleaseglobalcommercialreit.com

