

**Parkway Life Real Estate Investment Trust  
and its subsidiaries  
(Constituted in the Republic of Singapore pursuant to  
a trust deed dated 12 July 2007)**

Interim Financial Statements  
For the Full Year ended 31 December 2023

**Table of Contents**

<b>A. Consolidated statements of total return .....</b>	<b>3</b>
<b>B. Consolidated statements of financial position .....</b>	<b>6</b>
<b>C. Consolidated statements of movement in unitholders' funds .....</b>	<b>7</b>
<b>D. Portfolio statements .....</b>	<b>8</b>
<b>E. Consolidated statement of cash flows .....</b>	<b>21</b>
<b>F. Selected notes to the financial statements .....</b>	<b>22</b>
<b>G. Other information required by Listing Rule Appendix 7.2 .....</b>	<b>28</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**A. CONSOLIDATED STATEMENTS OF TOTAL RETURN**

	<b>2H 2023 \$'000</b>	<b>2H 2022 \$'000</b>	<b>Inc/ (Dec) %</b>	<b>2023 \$'000</b>	<b>2022 \$'000</b>	<b>Inc/ (Dec) %</b>
<b>Gross revenue</b>	<b>73,065</b>	<b>69,797</b>	<b>4.7</b>	<b>147,467</b>	<b>129,972</b>	<b>13.5</b>
Property expenses	(4,065)	(3,965)	2.5	(8,383)	(8,104)	3.4
<b>Net property income</b>	<b>69,000</b>	<b>65,832</b>	<b>4.8</b>	<b>139,084</b>	<b>121,868</b>	<b>14.1</b>
Management fees	(7,179)	(7,114)	0.9	(14,491)	(13,782)	5.1
Trust expenses	(1,213)	(1,310)	(7.4)	(3,008)	(3,294)	(8.7)
Net foreign exchange gain	3,946	1,693	133.1	7,525	3,399	121.4
Interest income	21	–	n.m.	37	–	n.m.
Finance costs	(5,708)	(3,493)	63.4	(10,803)	(5,753)	87.8
<b>Non-property expenses</b>	<b>(10,133)</b>	<b>(10,224)</b>	<b>(0.9)</b>	<b>(20,740)</b>	<b>(19,430)</b>	<b>6.7</b>
<b>Total return before changes in fair value of financial derivatives and investment properties</b>	<b>58,867</b>	<b>55,608</b>	<b>5.9</b>	<b>118,344</b>	<b>102,438</b>	<b>15.5</b>
Net change in fair value of financial derivatives	(4,006)	(1,486)	169.6	1,173	5,160	(77.3)
Net change in fair value of investment properties	2,456	(58,213)	n.m.	(11,249)	(59,381)	(81.1)
<b>Total return/(loss) for the period before tax and distribution</b>	<b>57,317</b>	<b>(4,091)</b>	<b>n.m.</b>	<b>108,268</b>	<b>48,217</b>	<b>124.5</b>
Income tax expense	(4,261)	(3,844)	10.8	(7,803)	(7,081)	10.2
<b>Total return/(loss) for the period after tax before distribution</b>	<b>53,056</b>	<b>(7,935)</b>	<b>n.m.</b>	<b>100,465</b>	<b>41,136</b>	<b>144.2</b>
<b>Earnings per unit (cents)</b>						
Basic and diluted	8.77	(1.31)		16.61	6.80	

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Distribution Statements**

	Note	2H 2023 \$'000	2H 2022 \$'000	Inc/ (Dec) %	2023 \$'000	2022 \$'000	Inc/ (Dec) %
<b>Amount available for distribution to Unitholders at the beginning of the period</b>		<b>44,084</b>	<b>42,696</b>	<b>3.3</b>	<b>44,314</b>	<b>21,622</b>	<b>104.9</b>
Total return for the period		53,056	(7,935)	n.m.	100,465	41,136	144.2
Distribution adjustments	A	(6,396)	53,651	n.m.	(8,221)	48,776	n.m.
Rollover adjustment	B	97	92	5.4	97	92	5.4
Amount retained for capital expenditure	C	(1,500)	(1,500)	–	(3,000)	(3,000)	–
<b>Distributable income to Unitholders</b>		<b>45,257</b>	<b>44,308</b>	<b>2.1</b>	<b>89,341</b>	<b>87,004</b>	<b>2.7</b>
<b>Amount available for distribution to Unitholders</b>		<b>89,341</b>	<b>87,004</b>	<b>2.7</b>	<b>133,655</b>	<b>108,626</b>	<b>23.0</b>
<b>Distributions to Unitholders during the period:</b>							
- Distribution of 3.57 cents per unit for period from 1 October 2021 to 31 December 2021		–	–		–	21,599	
- Distribution of 7.06 cents per unit for period from 1 January 2022 to 30 June 2022		–	42,713		–	42,713	
- Distribution of 7.32 cents per unit for period from 1 July 2022 to 31 December 2022		–	–		44,286	–	
- Distribution of 7.29 cents per unit for period from 1 January 2023 to 30 June 2023		44,105	–		44,105	–	
		44,105	42,713		88,391	64,312	
<b>Rounding adjustment</b>		28	23		–	–	
<b>Amount available for distribution to Unitholders at the end of the period</b>	D	<b>45,264</b>	<b>44,314</b>	<b>2.1</b>	<b>45,264</b>	<b>44,314</b>	<b>2.1</b>
<b>Number of units entitled to distribution ('000)</b>		605,002	605,002		605,002	605,002	
<b>Distribution per unit based on Distributable income to Unitholders (cents)</b>		7.48	7.32		14.77	14.38	

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Note:**

A. Distribution adjustments comprise:

		2H 2023 \$'000	2H 2022 \$'000	Inc/ (Dec) %	2023 \$'000	2022 \$'000	Inc/ (Dec) %
Non-tax deductible items/(non-taxable):							
Trustee's fees		186	187	(0.5)	371	370	0.3
Finance costs	E	2,323	361	543.5	4,152	704	489.8
Net change in fair value of financial derivatives		4,006	1,486	169.6	(1,173)	(5,160)	(77.3)
Net change in fair value of investment properties (net of deferred tax impact)		(260)	60,042	n.m.	14,814	62,403	(76.3)
Effects of recognising rental income on a straight-line basis over the lease terms		(13,318)	(11,908)	11.8	(27,012)	(11,908)	126.8
Foreign exchange loss		573	2,333	(75.4)	323	1,974	(83.6)
Others		94	1,150	(91.8)	304	393	(22.6)
<b>Net effect of distribution adjustments</b>		<b>(6,396)</b>	<b>53,651</b>	<b>n.m.</b>	<b>(8,221)</b>	<b>48,776</b>	<b>n.m.</b>

- B. The rollover adjustment in 2023 represented the difference between the taxable income previously distributed and the quantum finally submitted to the Inland Revenue Authority of Singapore ("IRAS") for the Year of Assessment 2021 to 2023. Differences have been adjusted under the rollover mechanism agreed with the IRAS.
- C. An amount of \$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.
- E. Finance costs comprised amortisation of lease liabilities and transaction costs relating to debt facilities and borrowing costs incurred on the funding of capital expenditure largely in relation to the Renewal Capex Works carried out at Mount Elizabeth Hospital which has been awarded to a non-related third party building contractor in 4Q 2022.

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**B. CONSOLIDATED STATEMENTS OF FINANCIAL POSITION**

	Note	Group 31/12/23 \$'000	Group 31/12/22 \$'000	Trust 31/12/23 \$'000	Trust 31/12/22 \$'000
<b>Current assets</b>					
Trade and other receivables		6,316	15,597	2,831	14,133
Financial derivatives	5	1,341	470	1,341	470
Cash and cash equivalents		28,499	40,010	4,651	15,467
Advance payment		27,740	18,493	27,740	18,493
		<b>63,896</b>	<b>74,570</b>	<b>36,563</b>	<b>48,563</b>
<b>Non-current assets</b>					
Investment properties	3	2,230,981	2,205,881	1,506,000	1,439,000
Interests in subsidiaries		–	–	733,702	727,412
Advance payment		–	27,740	–	27,740
Financial derivatives	5	39,257	33,958	39,257	33,958
		<b>2,270,238</b>	<b>2,267,579</b>	<b>2,278,959</b>	<b>2,228,110</b>
<b>Total assets</b>		<b>2,334,134</b>	<b>2,342,149</b>	<b>2,315,522</b>	<b>2,276,673</b>
<b>Current liabilities</b>					
Financial derivatives		1,820	–	1,820	–
Trade and other payables		30,723	23,697	24,138	16,751
Current portion of security deposits		440	823	–	–
Lease liabilities		15	15	–	–
Loans and borrowings	4	53,544	56,635	53,544	56,635
		<b>86,542</b>	<b>81,170</b>	<b>79,502</b>	<b>73,386</b>
<b>Non-current liabilities</b>					
Financial derivatives	5	3,572	–	3,572	–
Non-current portion of security deposits		16,889	17,754	–	–
Lease liabilities		2,069	2,084	–	–
Loans and borrowings	4	772,843	793,154	772,843	793,154
Deferred income		1,506	1,732	–	–
Deferred tax liabilities		36,156	35,769	–	–
		<b>833,035</b>	<b>850,493</b>	<b>776,415</b>	<b>793,154</b>
<b>Total liabilities</b>		<b>919,577</b>	<b>931,663</b>	<b>855,917</b>	<b>866,540</b>
<b>Net assets</b>		<b>1,414,557</b>	<b>1,410,486</b>	<b>1,459,605</b>	<b>1,410,133</b>
<b>Represented by:</b>					
<b>Unitholders' funds</b>		<b>1,414,557</b>	<b>1,410,486</b>	<b>1,459,605</b>	<b>1,410,133</b>
Units in issue ('000)	6	605,002	605,002	605,002	605,002
Net asset value per unit (\$)	7	2.34	2.33	2.41	2.33

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**C. CONSOLIDATED STATEMENTS OF MOVEMENT IN UNITHOLDERS' FUNDS**

	<b>Group 2023 \$'000</b>	<b>Group 2022 \$'000</b>
<b>Unitholders' funds at beginning of period</b>	<b>1,410,486</b>	<b>1,434,707</b>
<b>Operations</b>		
Total return after tax	100,465	41,136
<b>Translation transactions</b>		
Net movement in foreign currency translation reserve	(618)	(8,410)
<b>Hedging reserve</b>		
Net movement in hedging reserve	(6,769)	6,958
<b>Cost of hedging reserve</b>		
Net movement in cost of hedging reserve	(616)	407
<b>Unitholders' transactions</b>		
Distribution to Unitholders	(88,391)	(64,312)
<b>Unitholders' funds at end of period</b>	<b>1,414,557</b>	<b>1,410,486</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2022**

**D. PORTFOLIO STATEMENTS**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Singapore</b>									
The Mount Elizabeth Hospital Property <sup>(1)</sup>	Leasehold	67	51	3 Mount Elizabeth, Singapore 228510	Hospital and medical centre	897,000	845,000	63.4	59.9
The Gleneagles Hospital Property <sup>(1)</sup>	Leasehold	75	59	6 Napier Road, Singapore 258499; and 6A Napier Road, Singapore 258500	Hospital and medical centre	512,000	500,000	36.2	35.4
The Parkway East Hospital Property <sup>(1)</sup>	Leasehold	75	59	319 Joo Chiat Place, Singapore 427989; and 321 Joo Chiat Place, Singapore 427990	Hospital and medical centre	97,000	94,000	6.9	6.7
						1,506,000	1,439,000	106.5	102.0

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan</b>									
Bon Sejour Yokohama Shin-Yamashita <sup>(2)</sup>	Freehold	N.A.	N.A.	2-12-55 Shin Yamashita, Naka-Ku, Yokohama City, Kanagawa Prefecture, Japan	Nursing home with care service	15,531	16,882	1.1	1.2
More Habitation Akashi <sup>(2)</sup>	Freehold	N.A.	N.A.	486, Yagi, Okubo-cho, Akashi City, Hyogo Prefecture, Japan	Nursing home with care service	17,019	18,204	1.2	1.3
More Habitation Suma Rikyu <sup>(2)</sup>	Freehold	N.A.	N.A.	1-5-23, Chimori-cho, Suma-ku, Kobe City, Hyogo Prefecture, Japan	Nursing home with care service	9,951	10,679	0.7	0.8
Senior Chonaikai Makuhari Kan <sup>(2)</sup>	Freehold	N.A.	N.A.	5-370-4, Makuhari-cho, Hanamigawa-ku, Chiba City, Chiba Prefecture, Japan	Nursing home with care service	17,298	18,916	1.2	1.3
<b>Balance carried forward</b>						<b>59,799</b>	<b>64,681</b>	<b>4.2</b>	<b>4.6</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						59,799	64,681	4.2	4.6
Smiling Home Medis Musashi Urawa <sup>(2)</sup>	Freehold	N.A.	N.A.	5-5-6, Shikatebukuro, Minami-ku, Saitama City, Saitama Prefecture, Japan	Nursing home with care service	7,793	8,512	0.6	0.6
Smiling Home Medis Koshigaya Gamo <sup>(2)</sup>	Freehold	N.A.	N.A.	2-2-5, Gamonishimachi, Koshigaya City, Saitama Prefecture, Japan	Nursing home with care service	15,345	16,781	1.1	1.2
Sompo no Ie Nakasyo <sup>(2)</sup>	Freehold	N.A.	N.A.	923-1 Aza Miyata, Hirata, Kurashiki City, Okayama Prefecture, Japan	Nursing home with care service	6,808	7,455	0.5	0.5
Maison des Centenaire Ishizugawa <sup>(2)</sup>	Freehold	N.A.	N.A.	2-1-9, Hamadera Ishizuchonishi, Nishi-Ku, Sakai City, Osaka Prefecture, Japan	Nursing home with care service	9,068	9,875	0.6	0.7
Maison des Centenaire Haruki <sup>(2)</sup>	Freehold	N.A.	N.A.	12-20, Haruki-Miyakawacho, Kishiwada City, Osaka Prefecture, Japan	Nursing home with care service	6,696	7,282	0.5	0.5
<b>Balance carried forward</b>						105,509	114,586	7.5	8.1

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						105,509	114,586	7.5	8.1
Hapine Fukuoka Noke <sup>(2)</sup>	Freehold	N.A.	N.A.	4-35-9, Noke, Sawaraku, Fukuoka City, Fukuoka Prefecture, Japan	Nursing home with care service	9,040	9,824	0.6	0.7
Fiore Senior Residence Hirakata <sup>(2)</sup>	Freehold	N.A.	N.A.	4-10, Higashikori-Shinmachi, Hirakata City, Osaka Prefecture, Japan	Nursing home with care service	5,199	5,665	0.4	0.4
Iyashi no Takatsuki Kan <sup>(2)</sup>	Freehold	N.A.	N.A.	3-19, Haccho-Nishimachi, Takatsuki City, Osaka Prefecture, Japan	Nursing home with care service	16,182	17,594	1.1	1.2
Sawayaka Obatake Ichibankan <sup>(2)</sup>	Freehold	N.A.	N.A.	3-3-51 Obatake, Kokura-kita-ku, Kita-kyushu City, Fukuoka Prefecture, Japan	Nursing home with care service	7,886	8,543	0.6	0.6
Sawayaka Sakurakan <sup>(2)</sup>	Freehold	N.A.	N.A.	126-2 Nakadomari, Nishi-nagano, Kakunodate-machi, Senboku City, Akita Prefecture, Japan	Nursing home with care service	8,472	9,112	0.6	0.6
Sawayaka Nogatakan <sup>(2)</sup>	Freehold	N.A.	N.A.	442-1 Yamabe-Oaza, Nogata City, Fukuoka Prefecture, Japan	Nursing home with care service	7,700	8,278	0.5	0.6
<b>Balance carried forward</b>						<b>159,988</b>	<b>173,602</b>	<b>11.3</b>	<b>12.2</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						159,988	173,602	11.3	12.2
Sawayaka Shinmojikan <sup>(2)</sup>	Freehold	N.A.	N.A.	1543-1 Oaza Hata, Moji-ku, Kita-kyushu City, Fukuoka Prefecture, Japan	Nursing home with care service	10,323	11,085	0.7	0.8
Sawayaka Obatake Nibankan <sup>(2)</sup>	Freehold	N.A.	N.A.	1-6-26 Obatake, Kokura-kita-ku, Kita-kyushu City, Fukuoka Prefecture, Japan	Short stay/Day care home	3,757	4,058	0.3	0.3
Sawayaka Fukufukukan <sup>(2)</sup>	Freehold	N.A.	N.A.	1-24-4 Fukuyanagi, Tobata-ku, Kita-kyushu City, Fukuoka Prefecture, Japan	Nursing home with care service	6,761	7,383	0.5	0.5
As Heim Nakaurawa <sup>(2)</sup>	Freehold	N.A.	N.A.	2-21-9 Nishibori, Sakura-ku, Saitama Prefecture, Japan	Nursing home with care service	10,323	11,289	0.7	0.8
Hanadama no Ie Nakahara <sup>(2)</sup>	Freehold	N.A.	N.A.	5-14-25 Shimo Kotanaka Nakahara-ku, Kawasaki, Kanagawa Prefecture, Japan	Nursing home with care service	8,686	9,468	0.6	0.7
<b>Balance carried forward</b>						<b>199,838</b>	<b>216,885</b>	<b>14.1</b>	<b>15.3</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						199,838	216,885	14.1	15.3
Sawayaka Higashikagurakan <sup>(2)</sup>	Freehold	N.A.	N.A.	2-351-4 Kitaichijo Higashi, Higashikagura-cho Kamikawa-gun, Hokkaido Prefecture, Japan	Nursing home with care service	9,765	10,475	0.7	0.7
Happy Life Toyonaka <sup>(2)</sup>	Freehold	N.A.	N.A.	15-14, Kozushima 2-chome, Toyonaka City, Osaka Prefecture, Japan	Nursing home with care service	5,199	5,685	0.4	0.4
More Habitation Kobe Kitano <sup>(2)</sup>	Freehold	N.A.	N.A.	13-7, Kanocho 2-chome, Chuo-ku, Kobe City, Hyogo Prefecture, Japan	Nursing home with care service	15,438	16,679	1.1	1.2
Sawayaka Seaside Toba <sup>(2)</sup>	Freehold	N.A.	N.A.	300-73 Aza Hamabe, Ohamacho Toba City, Mie Prefecture, Japan	Nursing home with care service	14,973	16,374	1.1	1.2
<b>Balance carried forward</b>						<b>245,213</b>	<b>266,098</b>	<b>17.4</b>	<b>18.8</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property Group	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/22 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						245,213	266,098	17.4	18.8
Sawayaka Niihamakan <sup>(2)</sup>	Freehold	N.A.	N.A.	Otsu 11-77, Higashida 3-chome, Niihama City, Ehime Prefecture, Japan	Nursing home with care service	14,229	15,560	1.0	1.1
Sawayaka Mekari Nibankan <sup>(2)</sup>	Freehold	N.A.	N.A.	2720-2, Okubo 1-chome, Mojiku, Kitakyushushi City, Fukuoka Prefecture, Japan	Nursing home with care service	3,311	3,824	0.2	0.3
Sawayaka Kiyotakan <sup>(2)</sup>	Freehold	N.A.	N.A.	16-7, Kiyota 3-chome, Yahatahigashi-ku, Kitakyushushi, Fukuoka Prefecture, Japan	Nursing home with care service	9,858	10,475	0.7	0.7
Sawayaka Minatokan <sup>(2)</sup>	Freehold	N.A.	N.A.	5155-3 Jyusanbancho, Furumachidori, Chuo-ku, Niigata City, Niigata Prefecture, Japan	Nursing home with care service	7,198	7,729	0.5	0.5
Maison des Centenaire Hannan <sup>(2)</sup>	Freehold	N.A.	N.A.	8-423-29 Momonokidai, Hannan City, Osaka Prefecture, Japan	Nursing home with care service	18,228	19,628	1.3	1.4
<b>Balance carried forward</b>						<u>298,037</u>	<u>323,314</u>	<u>21.1</u>	<u>22.8</u>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						298,037	323,314	21.1	22.8
Maison des Centenaire Ohhama <sup>(2)</sup>	Freehold	N.A.	N.A.	3-11-18 Ohhama Kitamachi Sakai-Ku, Sakai City, Osaka Prefecture, Japan	Nursing home with care service	7,477	8,024	0.5	0.6
Sunhill Miyako <sup>(2)</sup>	Freehold	N.A.	N.A.	8-423-30 Momonokidai, Hannan City, Osaka Prefecture, Japan	Extended stay lodging facility	8,965	9,682	0.6	0.7
Habitation Jyosui <sup>(2)</sup>	Freehold	N.A.	N.A.	4-1-26 Yakuin, Chuo-ku Fukuoka City, Fukuoka Prefecture, Japan	Nursing home with care service	33,945	37,324	2.4	2.6
Ocean View Shonan Arasaki <sup>(2)</sup>	Freehold	N.A.	N.A.	5-25-1 Nagai, Yokosuka City, Kanagawa Prefecture, Japan	Nursing home with care service	20,181	21,967	1.4	1.6
Habitation Hakata I, II and III <sup>(2)</sup>	Freehold	N.A.	N.A.	23-10 Kanenokuma 3-chome Hakata-ku, Fukuoka City, Fukuoka Prefecture, Japan	Nursing home with care service	38,874	42,512	2.7	3.0
Excellent Tenpaku Garden Hills <sup>(2)</sup>	Freehold	N.A.	N.A.	141-3 Tsuchihara 2-chome, Tenpaku-ku, Nagoya City, Aichi Prefecture, Japan	Nursing home with care service	17,205	18,408	1.2	1.3
<b>Balance carried forward</b>						424,684	461,231	29.9	32.6

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/23 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						424,684	461,231	29.9	32.6
Liverari Shiroishi Hana Ichigo-kan <sup>(2)</sup>	Freehold	N.A.	N.A.	1-18 Kitago 3jyo, Shiraishi-ku, Sapporo City, Hokkaido Prefecture, Japan	Nursing home with care service	3,460	3,732	0.2	0.3
Liverari Shiroishi Hana Nigo-kan <sup>(2)</sup>	Freehold	N.A.	N.A.	5-10 Kitago 2jyo 5-chome, Shiraishi-ku, Sapporo City, Hokkaido Prefecture, Japan	Nursing home with care service	1,730	1,892	0.1	0.1
Sunny Spot Misono <sup>(2)</sup>	Freehold	N.A.	N.A.	4-24 Misono 7jyo 3-chome, Toyohira-ku, Sapporo City, Hokkaido Prefecture, Japan	Group home with care service	2,000	2,166	0.1	0.2
Silver Heights Hitsujigaoka (Ichibankan and Nibankan) <sup>(2)</sup>	Freehold	N.A.	N.A.	6-1 Fukuzumi, 3jyo 3-chome, Toyohira-ku, Sapporo City, Hokkaido Prefecture, Japan	Nursing home with care service	12,369	13,526	0.9	1.0
Habitation Wakaba <sup>(2)</sup>	Freehold	N.A.	N.A.	1763-12 Oguramachi Wakabaku, Chiba City, Chiba Prefecture, Japan	Nursing home with care service	20,739	22,679	1.5	1.6
Habitation Hakusho <sup>(2)</sup>	Freehold	N.A.	N.A.	301 Hijikai, Yachimata City, Chiba Prefecture, Japan	Nursing home with care service	15,531	16,882	1.1	1.2
<b>Balance carried forward</b>						<b>480,513</b>	<b>522,108</b>	<b>33.8</b>	<b>37.0</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						480,513	522,108	33.8	37.0
Group Home Hakusho <sup>(2)</sup>	Freehold	N.A.	N.A.	1345-16 Toyoma, Yachimata City, Chiba Prefecture, Japan	Group home with care service	995	1,098	0.1	0.1
Kikuya Warakuen <sup>(2)</sup>	Freehold	N.A.	N.A.	1404-10 Nishitoyoi, Oaza, Kudamatsu City, Yamaguchi Prefecture, Japan	Nursing home with care service	8,026	8,746	0.6	0.6
Sanko <sup>(2)</sup>	Freehold	N.A.	N.A.	4-16-16 Mizuhomachi, Kudamatsu City, Yamaguchi Prefecture, Japan	Nursing home with care service	5,189	5,675	0.4	0.4
Konosu Nursing Home Kyoseien <sup>(2)</sup>	Freehold	N.A.	N.A.	3409-1 Shimoya, Konosu, Saitama Prefecture, Japan	Nursing rehabilitation facility	16,461	17,899	1.2	1.3
Haru no Sato <sup>(2)</sup>	Freehold	N.A.	N.A.	1-2-23 Hajima, Shunan, Yamaguchi Prefecture, Japan	Nursing rehabilitation facility	12,462	14,035	0.9	1.0
Hodaka no Niwa <sup>(2)</sup>	Freehold	N.A.	N.A.	205 Hitoegane, Okuhida Onsenjo, Takayama, Gifu Prefecture, Japan	Nursing rehabilitation facility	13,299	15,153	0.9	1.1
Orange no Sato <sup>(2)</sup>	Leasehold	99	96	522 Yoshiwara, Aridagawa-machi, Arida, Wakayama Prefecture, Japan	Nursing rehabilitation facility	11,253	12,713	0.8	0.9
Habitation Kamagaya <sup>(2)</sup>	Freehold	N.A.	N.A.	12-1 Shin-Kamagaya 4-chome, Kamagaya City, Chiba Prefecture, Japan	Nursing home with care service	17,391	18,306	1.2	1.3
<b>Balance carried forward</b>						<b>565,589</b>	<b>615,733</b>	<b>39.9</b>	<b>43.7</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						565,589	615,733	39.9	43.7
Will-Mark Kashiihama <sup>(2)</sup>	Freehold	N.A.	N.A.	2-1 Kashiihama 3-chome, Fukuoka City, Fukuoka Prefecture, Japan	Nursing home with care service	29,853	33,053	2.1	2.3
Crea Adachi <sup>(2)</sup>	Freehold	N.A.	N.A.	19-10 Iriya 2-chome Adachi City, Tokyo Prefecture, Japan	Nursing home with care service	12,555	12,814	0.9	0.9
Habitation Kisarazu Ichiban-kan <sup>(2)</sup>	Freehold	N.A.	N.A.	11-1, Kaneda Higashi 4-chome, Kisarazu City, Chiba, Japan	Nursing home with care service	33,945	34,781	2.4	2.5
Blue Rise Nopporo <sup>(2)</sup>	Freehold	N.A.	N.A.	39-1 Suehirocho, Nopporo, Ebetsu City, Hokkaido Prefecture, Japan	Nursing home with care service	7,412	8,014	0.5	0.6
Blue Terrace Kagura <sup>(2)</sup>	Freehold	N.A.	N.A.	419-37 Kagura 2jo 9-chome, Asahikawa City, Hokkaido Prefecture, Japan	Nursing home with care service	12,276	13,526	0.9	1.0
Blue Terrace Taisetsu <sup>(2)</sup>	Freehold	N.A.	N.A.	506-16 Taisetsudori 7-chome, Asahikawa City, Hokkaido Prefecture, Japan	Nursing home with care service	7,151	7,821	0.5	0.6
Assisted Living Edogawa <sup>(2)</sup>	Freehold	N.A.	N.A.	1379 Nishi-Ichinoe 2-chome, Edogawa-ku, Tokyo Prefecture, Japan	Nursing home with care service	17,670	19,425	1.2	1.4
Assisted Living Toke <sup>(2)</sup>	Freehold	N.A.	N.A.	299-4 Tokecho, Midori-ku, Chiba City, Chiba Prefecture, Japan	Nursing home with care service	12,090	13,323	0.9	0.9
						<b>698,541</b>	<b>758,490</b>	<b>49.3</b>	<b>53.9</b>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Group</b>									
<b>Japan (cont'd)</b>									
<b>Balance brought forward</b>						698,541	758,490	49.3	53.9
HIBISU Shirokita Koendori <sup>(4)</sup>	Freehold	N.A.	N.A.	4-30-18, Akagawa, Asahi-ku, Osaka City, Osaka Prefecture, Japan	Nursing home with care service	8,872	-	0.6	-
HIBISU Suita <sup>(4)</sup>	Freehold	N.A.	N.A.	9-19, Higashiomitabi-cho, Suita City, Osaka Prefecture, Japan	Nursing home with care service	9,765	-	0.7	-
						717,178	758,490	50.6	53.9
<b>Malaysia</b>									
MOB Specialist Clinics, Kuala Lumpur <sup>(3)</sup>	Freehold	N.A.	N.A.	282, Jalan Ampang 50450 Kuala Lumpur, Malaysia	Medical Centre	5,719	6,316	0.4	0.4
<b>Investment properties, at valuation</b>						2,228,897	2,203,806	157.5	156.3
Other assets and liabilities (net)						(814,340)	(793,320)	(57.5)	(56.3)
Net assets						1,414,557	1,410,486	100.0	100.0

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**Portfolio statements (cont'd)**  
**As at 31 December 2023**

Description of property	Tenure of land	Term of lease (years)	Remaining term of lease (years)	Location	Existing use	At valuation		Percentage of Net Assets	
						31/12/23 \$'000	31/12/22 \$'000	31/12/23 %	31/12/22 %
<b>Trust</b>									
<b>Singapore</b>									
The Mount Elizabeth Hospital Property <sup>(1)</sup>	Leasehold	67	51	3 Mount Elizabeth, Singapore 228510	Hospital and medical centre	897,000	845,000	61.5	59.9
The Gleneagles Hospital Property <sup>(1)</sup>	Leasehold	75	59	6 Napier Road, Singapore 258499; and 6A Napier Road, Singapore 258500	Hospital and medical centre	512,000	500,000	35.1	35.5
The Parkway East Hospital Property <sup>(1)</sup>	Leasehold	75	59	319 Joo Chiat Place, Singapore 427989; and 321 Joo Chiat Place, Singapore 427990	Hospital and medical centre	97,000	94,000	6.6	6.7
Investment properties, at valuation						1,506,000	1,439,000	103.2	102.1
Other assets and liabilities (net)						(46,395)	(28,867)	(3.2)	(2.1)
Net assets						1,459,605	1,410,133	100.0	100.0

<sup>(1)</sup> These properties are leased to Parkway Hospitals Singapore Pte. Ltd., a related corporation of the Manager and the Trust under separate master lease agreements, which are renewed under the terms of the New Master Lease Agreements from 23 August 2022 to 31 December 2042 with an option to extend the lease of each of these properties for a further term of 10 years. On 31 December 2023, the appraised value of these properties under the terms of the New Master Lease Agreements were determined by Knight Frank Pte. Ltd., using direct capitalisation and discounted cash flow methods.

<sup>(2)</sup> On 31 December 2023, independent valuations of these properties were undertaken by CBRE K.K., Enrix Co., Ltd, Cushman & Wakefield K.K. and JLL Morii Valuation & Advisory K.K. using the discounted cash flow method.

<sup>(3)</sup> On 31 December 2023, the appraised value of the property was determined by Nawawi Tie Leung Property Consultants Sdn Bhd, using the direct capitalisation method.

<sup>(4)</sup> On 18 October 2023, the Group entered into a Tokumei Kumiai agreement as an investor in relation to the acquisition of two nursing homes located in Japan for a purchase price of JPY1,766 million (approximately \$16.1 million). The acquisition of the property was completed on 27 October 2023. The appraised value of the properties as at 31 December 2023 was determined by Enrix Co., Ltd using discounted cash flow method.

The Manager believes that the independent valuers have appropriate professional qualifications and recent experience in the location and category of the properties being valued.

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2022**

**E. CONSOLIDATED STATEMENT OF CASH FLOWS**

	<b>2023</b> <b>\$'000</b>	<b>2022</b> <b>\$'000</b>
<b>Operating activities</b>		
Total return before income tax	<b>108,268</b>	<b>48,217</b>
<b>Adjustments for</b>		
Interest income	(37)	–
Finance costs	10,803	5,753
Net change in fair value of financial derivatives	(1,173)	(5,160)
Net change in fair value of investment properties	11,249	59,381
Straight-line rental adjustments	(27,012)	(11,908)
Deferred income recognised	(254)	(260)
<b>Operating income before working capital changes</b>	<b>101,844</b>	<b>96,023</b>
<b>Changes in working capital</b>		
Trade and other receivables	(672)	(3,114)
Trade and other payables	11,211	4,151
Security deposits	515	1,709
Cash generated from operations	112,898	98,769
Income tax paid	(4,209)	(4,137)
<b>Cash flows generated from operating activities</b>	<b>108,689</b>	<b>94,632</b>
<b>Investing activities</b>		
Interest received	37	–
Capital expenditure on investment properties	(31,036)	(17,658)
Cash outflow on purchase of investment properties (including acquisition-related costs)	(18,558)	(61,293)
Advance payment for capital expenditure on investment properties	–	(46,233)
<b>Cash flows used in from investing activities</b>	<b>(49,557)</b>	<b>(125,184)</b>
<b>Financing activities</b>		
Interest paid	(9,725)	(4,424)
Distribution to Unitholders	(88,391)	(64,312)
Proceeds from loans and borrowings	750,359	271,757
Proceeds from issuance of medium term notes	32,410	109,583
Repayment of loans and borrowings	(699,626)	(233,772)
Repayment of medium term notes	(51,810)	(29,778)
Borrowing costs paid	(1,104)	(1,269)
Repayment of lease liabilities	(32)	(32)
<b>Cash flows (used in)/generated from financing activities</b>	<b>(67,919)</b>	<b>47,753</b>
<b>Net (decrease)/increase in cash and cash equivalents</b>	<b>(8,787)</b>	<b>17,201</b>
<b>Cash and cash equivalents at beginning of year</b>	<b>40,010</b>	<b>25,793</b>
Effects of exchange differences on cash balances	(2,724)	(2,984)
<b>Cash and cash equivalents at end of year</b>	<b>28,499</b>	<b>40,010</b>

**F. SELECTED NOTES TO THE FINANCIAL STATEMENTS**

**1. Corporate Information**

Parkway Life Real Estate Investment Trust (“Parkway Life REIT” or the “Trust”) is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 12 July 2007 (as amended) (the “Trust Deed”) between Parkway Trust Management Limited (the “Manager”) and HSBC Institutional Trust Services (Singapore) Limited (the “Trustee”), governed by the laws of the Republic of Singapore. On 12 July 2007, the Trust was declared as an authorised unit trust scheme under the Trustees Act, Chapter 337. The Trustee is under a duty to take into custody and hold the assets of the Trust and its subsidiaries (the “Group”) in trust for the holders (“Unitholders”) of units in the Trust (the “Units”).

On 23 August 2007 (“Listing Date”), the Trust was admitted to the Official List of the Singapore Exchange Securities Trading Limited (“SGX-ST”) and was included under the Central Provident Fund (“CPF”) Investment Scheme on the same date.

The principal activity of the Trust is 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.

**2. Basis of Preparation**

The condensed interim financial statements for the full year ended 31 December 2023 have been prepared in accordance with the recommendations of Statement of Recommended Accounting Practice (“RAP”) 7 *Reporting Framework for Investment Funds* issued by the Institute of Singapore Chartered Accountants and the applicable requirements of the Code on Collective Investment Schemes (“CIS Code”) issued by the Monetary Authority of Singapore (“MAS”) and the provisions of the Trust Deed. RAP 7 requires that accounting policies adopted should generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards (“FRS”).

The accounting policies and methods of computation applied in the condensed interim financial statements for the current reporting period are consistent with those disclosed in the audited financial statements for the year ended 31 December 2022.

The consolidated interim financial statements of the Group are presented in Singapore dollars, which is the Trust’s functional currency. All financial information presented in Singapore dollars have been rounded to the nearest thousand, unless otherwise stated.

**2.1 New and amended standards adopted by the Group**

There are no new standards, amendments to standards and interpretations, effective for annual periods beginning on or after 1 January 2023, which will result in significant impact on the condensed interim financial statements of the Group.

**2.2 Use of judgements and estimates**

The preparation of financial statements in conformity with RAP 7 requires the Manager to make judgements, estimates and assumptions that affect the application of policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**3. Investment properties**

	Group		Trust	
	31/12/2023 \$'000	31/12/2022 \$'000	31/12/2023 \$'000	31/12/2022 \$'000
At 1 January	2,205,881	2,290,751	1,439,000	1,472,000
Acquisition of investment properties	16,145	53,888	–	–
Acquisition related costs	2,003	6,902	–	–
Capital expenditure	56,280	17,310	51,204	13,972
Translation difference	(65,091)	(115,497)	–	–
	<u>2,215,218</u>	<u>2,253,354</u>	<u>1,490,204</u>	<u>1,485,972</u>
Change in fair value of investment properties	15,785	(47,451)	15,796	(46,972)
Amortisation of right-of-use assets	(22)	(22)	–	–
At end of reporting period	<u>2,230,981</u>	<u>2,205,881</u>	<u>1,506,000</u>	<u>1,439,000</u>

***Determination of fair value***

Investment properties are stated at fair value based on valuations as at 31 December 2023 performed by independent professional valuers having appropriate recognised professional qualification and experience in the location and category of property being valued.

The fair values are generally derived using the capitalisation approach and discounted cash flow valuation techniques.

The capitalisation approach capitalises an income stream into a present value using revenue multipliers or single-year capitalisation rates. The discounted cash flow method involves the estimation and projection of an income stream over a period and discounting the income stream with an appropriate rate of return.

The net change in fair value of the investment properties recognised in the statement of total return comprises the following:

	Group		Trust	
	31/12/2023 \$'000	31/12/2022 \$'000	31/12/2023 \$'000	31/12/2022 \$'000
Change in fair value of investment properties	15,785	(47,451)	15,796	(46,972)
Amortisation of right-of-use assets	(22)	(22)	–	–
Straight-line rental adjustments	(27,012)	(11,908)	(26,441)	(10,081)
Net change in fair value of investment properties recognised in statement of total return	<u>(11,249)</u>	<u>(59,381)</u>	<u>(10,645)</u>	<u>(57,053)</u>

***Valuation processes applied by the Group and Trust***

Valuation of investment properties is performed in accordance with the Trust Deed. In determining the fair value, the valuers have used valuation methods which involved certain estimates. In assessing the fair value measurements, the Manager reviews the valuation methodologies and evaluates the assessments made by the valuers. The Manager exercised its judgement and is satisfied that the valuation methods and estimates are reflective of the current market conditions. The valuation reports are prepared in accordance with recognised appraisal and valuation standards.

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

*Fair value hierarchy*

The fair value measurement for investment properties of the Group and the Trust have been categorised as Level 3 fair values based on inputs to the valuation technique used.

Reconciliations from the beginning balances to the ending balances for fair value measurements of Level 3 investment properties are set out in the above table.

	<b>31/12/2023</b>	<b>31/12/2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Fair value of investment properties (based on valuation)	2,228,897	2,203,806
Add: Carrying amount of lease liabilities	2,084	2,075
Carrying amount of investment properties	<u>2,230,981</u>	<u>2,205,881</u>

**4. Loans and borrowings**

	<b>Group and Trust</b>	
	<b>31/12/2023</b>	<b>31/12/2022</b>
	<b>\$'000</b>	<b>\$'000</b>
<b>Current liabilities</b>		
Unsecured bank loans	53,559	36,300
Unsecured medium term notes	–	20,340
Unamortised transaction costs	(15)	(5)
	<u>53,544</u>	<u>56,635</u>
<b>Non-current liabilities</b>		
Unsecured bank loans	609,708	614,131
Unsecured medium term notes	165,912	181,433
Unamortised transaction costs	(2,777)	(2,410)
	<u>772,843</u>	<u>793,154</u>

The loans and borrowings comprise the following:

**(1) Long Term Unsecured Term Loans and Revolving Credit Facilities**

As at the reporting date, the Group has utilised various long term unsecured term loans and revolving credit facilities totalling JPY41,186 million (approximately \$383.0 million) and \$226.7 million (2022: JPY43,486 million (approximately \$442.2 million) and \$171.9 million) (the “Long Term Facilities”). The Long Term Facilities are committed, unsecured and rank pari passu with all the other present and future unsecured debt obligations of the Group. 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 Parkway Life REIT, and is based on the relevant floating rate plus a margin.

In 1H 2023, one of the Long Term Facilities amounting to JPY4,400 million (approximately \$40.9 million) was reclassified to current term loan due to its maturity in 1Q 2024. On 17 January 2024, the Group has secured a 6-year JPY4,400 million (approximately \$40.9 million) committed and unsecured loan facility, which will be used to term out the JPY4,400 million loan facility upon its maturity in 1Q 2024.

Interest rate was largely hedged as the Group entered into interest rate swaps, cross currency interest rate swap and interest rate caps to manage the interest rate exposures for the above Long Term Facilities.

**(2) Unsecured Debt Issuance**

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

Under the Debt Issuance Programme, PLife MTN 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.

All sums payable in respect of the notes issued by PLife MTN are unconditionally and irrevocably guaranteed by Parkway Life REIT Trustee.

As at 31 December 2023, there were four series of outstanding fixed rate notes issued under the Debt Issuance Programme amounting to JPY17,840 million (approximately \$165.9 million) (2022: JPY19,840 million (approximately \$201.8 million)) with maturity dates between 2027 to 2030.

**(3) Short Term Facilities**

The Group has two unsecured and uncommitted short-term multi-currency facilities (the “Short Term Facilities”) amounting to \$195.0 million (2022: \$195.0 million) for general working capital purposes. Interest on the Short Term Facilities is based on the bank’s cost of fund.

As at 31 December 2023, a total of JPY1,359 million (approximately \$12.6 million) (2022: \$36.3 million) was drawn down via Short Term Facilities for working capital purpose for 3 months (2022: a month).

**5. Financial derivatives**

	<b>Group and Trust</b>	
	<b>31/12/2023</b>	<b>31/12/2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Current derivative assets	1,341	470
Non-current derivative assets	39,257	33,958
Total derivative assets	<u>40,598</u>	<u>34,428</u>
Current derivative liabilities	(1,820)	–
Non-current derivative liabilities	(3,572)	–
Total derivative liabilities	<u>(5,392)</u>	<u>–</u>
Total derivative assets (net)	<u>35,206</u>	<u>34,428</u>

	<b>Group</b>		<b>Trust</b>	
	<b>31/12/2023</b>	<b>31/12/2022</b>	<b>31/12/2023</b>	<b>31/12/2022</b>
	<b>%</b>	<b>%</b>	<b>%</b>	<b>%</b>
Percentage of derivative assets to unitholders’ funds	2.9	2.4	2.8	2.4
Percentage of derivative liabilities to unitholders’ funds	<u>(0.4)</u>	<u>–</u>	<u>(0.4)</u>	<u>–</u>

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**6. Units in issue**

	2H 2023 '000	2H 2022 '000	2023 '000	2022 '000
Units in issue at beginning and at end of period	605,002	605,002	605,002	605,002

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

	Note	Group 31/12/23 \$	Group 31/12/22 \$	Trust 31/12/23 \$	Trust 31/12/22 \$
Net asset value ("NAV") per unit	(a)	2.34	2.33	2.41	2.33
Adjusted NAV per unit (excluding the distributable income)		2.26	2.26	2.34	2.26
Net tangible asset per unit	(a)	2.34	2.33	2.41	2.33

**Note:**

- (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.

**8. Earnings per unit ("EPU") and distribution per unit ("DPU") for the period**

	Note	2H 2023 '000	2H 2022 '000	2023 '000	2022 '000
<b>Number of units in issue at end of period</b>		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)	8.77	(1.31)	16.61	6.80
Applicable number of units for calculation of DPU		605,002	605,002	605,002	605,002
Distribution per unit in cents (DPU) based on Distributable income to Unitholders	(b)	7.48	7.32	14.77	14.38

**Note:**

- (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.

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST**  
**INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**9. Financial ratios**

	<b>Note</b>	<b>2023 (Actual) %</b>	<b>2022 (Actual) %</b>
Ratio of expenses to weighted average net assets	(a)		
- excluding performance component of Manager's fees		0.80	0.81
- including performance component of Manager's fees		1.24	1.20
Portfolio turnover rate	(b)	—	—

**Note:**

- (a) The ratios are computed in accordance with the guidelines of Investment Management Association of Singapore. The expenses used in the computation relate to expenses at the Group level, excluding property related expenses, finance costs, income tax expense and foreign exchange gains/(losses).
- (b) The ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of daily average net asset value.

**10. Segmented revenue and results for operating segments (of the group) with comparative information for the immediately preceding year.**

As at 31 December 2023, the operating segments of the Group comprise the following segments – Hospital Properties, Nursing Home and Care Facility Properties and Medical Centre Units.

The Group's operations and its identifiable assets are located in Singapore (consisting of Hospital Properties), Japan (consisting of 59 Nursing Home and Care Facility Properties) and Medical Centre Units in Malaysia. Accordingly, no geographical segmental analysis is separately presented.

	<b>Note</b>	<b>2023 \$'000</b>	<b>2022 \$'000</b>	<b>Change %</b>
Hospital Properties (Singapore)	(a)	101,583	82,241	23.5
Nursing Home and Care Facility Properties (Japan)	(b)	45,607	47,429	(3.8)
Medical Centre Units (Malaysia)	(c)	277	302	(8.3)
<b>Total gross revenue</b>		<b>147,467</b>	<b>129,972</b>	<b>13.5</b>

	<b>Note</b>	<b>2023 \$'000</b>	<b>2022 \$'000</b>	<b>Change %</b>
Hospital Properties (Singapore)	(a)	98,045	78,997	24.1
Nursing Home and Care Facility Properties (Japan)	(b)	40,898	42,711	(4.2)
Medical Centre Units (Malaysia)	(c)	141	160	(11.9)
<b>Total net property income</b>		<b>139,084</b>	<b>121,868</b>	<b>14.1</b>

**Note:**

- (a) Higher revenue and net property income was driven by the straight-lining of rental income under the new master lease agreements which have commenced on 23 August 2022.
- (b) Lower revenue and net property income was mainly due to the depreciation of the Japanese Yen, partially offset by the revenue contribution from the nursing home properties acquired in September 2022 and October 2023.
- (c) Lower revenue was mainly due to the depreciation of Malaysian Ringgit and absence of one-off booking fee income.

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST  
INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

**G. OTHER INFORMATION REQUIRED BY LISTING RULE APPENDIX 7.2**

1. **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.

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

Not Applicable.

3. **Review of the performance of the Group**

**Summary of Parkway Life REIT's Results for the full year ended 31 December 2023**

	Note	2023	2022	Increase	
		\$'000	\$'000	\$'000	%
<b>Gross Revenue</b>		147,467	129,972	17,495	13.5
<b>Net Property Income</b>		139,084	121,868	17,216	14.1
<b>Distributable Income to Unitholders</b>	(a)	89,341	87,004	2,337	2.7
<b>Distribution per unit based on Distributable income to Unitholders (cents)</b>	(b)	14.77	14.38	0.39	2.7
Distribution yield (%), based on - Closing market price of \$3.67 as at 29 December 2023		4.02	3.92		2.7

**Note:**

- (a) Net of amount retained for capital expenditure on existing properties amounting to \$3.0 million each year.
- (b) In computing the Distribution per Unit ("DPU"), the number of units in issue as at the end of each period is used.

**Consolidated Statements of Total Return**

**2H 2023 Vs 2H 2022**

Gross revenue for 2H 2023 has increased by 4.7% year-on-year to \$73.1 million. The increase was due to contribution from five nursing homes acquired in September 2022, two nursing homes acquired in October 2023 and higher rent from the Singapore properties under the new master lease agreements which commenced in August 2022. This was partially offset by the depreciation of Japanese Yen. Correspondingly, the net property income has increased by 4.8% to \$69.0 million for 2H 2023.

The Manager's management fees for 2H 2023 of \$7.2 million was 0.9% higher than 2H 2022 largely attributed to the increase in net property income. This increase is partially offset by the depreciation of Japanese Yen. Lower trust expenses were registered for 2H 2023 due to lower professional fees incurred during the period.

Of the net foreign exchange movement, the Group had registered a realised foreign exchange gain amounting to about \$4.5 million and \$3.2 million from the settlement of Japanese Yen forward contracts in 2H 2023 and 2H 2022 respectively.

Finance costs have increased mainly due to funding of capital expenditure and new acquisitions in 2022 and 2023 and higher interest costs from Singapore dollar debts partially offset by depreciation of JPY.

The Group has step-up lease arrangements for certain of its properties which include the new 20.4-year master lease agreements for its three Singapore hospitals and the 20-year lease agreements for the 3 Japan nursing home (Palmary Inn) properties. As part of revenue recognition, the step-up lease arrangements were accounted on a straight line basis over the lease term (i.e. effective rent) since August 2022 and September 2021, respectively. This had led to corresponding increase in the gross revenue and investment properties. As property valuation is based on discounted cash flow method which deviates from effective rent accounting treatment, the Group has removed the impact of effective rent from investment properties accordingly. This resulted in adjustments in the net change in fair value of investment properties (See Note 3 to the Financial Statements). There is no distribution impact arising from the above treatment.

Overall, DPU for 2H 2023 of 7.48 cents has outperformed by 2.1% or 0.16 cents as compared with 2H 2022's DPU of 7.32 cents.

**2023 Vs 2022**

Gross revenue for 2023 has increased by 13.5% year-on-year to \$147.5 million. The increase was due to contribution from five nursing homes acquired in September 2022, two nursing homes acquired in October 2023 and higher rent from the Singapore properties under the new master lease agreements which commenced in August 2022. This was partially offset by the depreciation of Japanese Yen. Correspondingly, the net property income has increased by 14.1% to \$139.1 million for 2023.

The Manager's management fees for 2023 of \$14.5 million was 5.1% higher than 2022 largely attributed to the increase in net property income. This increase is partially offset by the depreciation of Japanese Yen. Lower trust expenses were registered for 2023 due to lower professional fees incurred during the period.

Of the net foreign exchange movement, the Group had registered a realised foreign exchange gain amounting to about \$7.8 million and \$5.1 million from the settlement of Japanese Yen forward contracts in 2023 and 2022 respectively.

Finance costs have increased mainly due to funding of capital expenditure and new acquisitions in 2022 and 2023 and higher interest costs from Singapore dollar debts partially offset by depreciation of JPY.

At the reporting date, the Group has outstanding forward exchange contracts with aggregate notional amounts of approximately \$182.0 million. The change in fair value of \$1.2 million gain was charged to the statement of total return.

Valuations were performed by independent professional valuers for all investment properties as at 31 December 2023. During the year, the Group has recognised a net change in fair value of investment properties of \$11.2 million in the Statement of Total Return, which includes fair value gain of \$15.8 million offset by impact from straight-line rental adjustments and amortisation of right-of-use assets amounting to \$27.0 million. The valuation gain was largely contributed by the fixed rent increase for the Singapore hospitals. Any fair value adjustments (surplus / deficit) in respect of the revaluation would not be taxable / deductible on the basis that the fair value changes are unrealised and the properties are held for long-term purposes. As such, these fair value adjustments (surplus / deficit) would be adjusted out when determining the distributable income to the Unitholders.

Overall, DPU for 2023 of 14.77 cents has outperformed by 2.7% or 0.39 cents as compared with 2022's DPU of 14.38 cents.

#### **Consolidated Statements of Financial Position**

The advance payment arose from a one-time payment of approximately \$46.2 million to the contractor in December 2022 in relation to the Renewal Capex Works and synchronised regular capex for Mount Elizabeth Hospital ("MEH"). With the progression of the capex works in MEH, part of the advance payment has been progressively utilised and capitalised in investment properties from 3Q 2023 onwards.

Lower trade and other receivables as of 31 December 2023 was mainly due to lower variable rent receivables from the Singapore properties. Under the new 20.4 years master lease agreements, total rent collected from the 3 hospitals are guaranteed a 2% step-up for the Interim Period (23 August 2022 to 31 December 2022) and 3% step-up year-on-year till FY2025. The reset of base rent from \$30.0 million to \$64.8 million per annum, led to an increase in the monthly base rent paid by Parkway Hospitals Singapore Pte Ltd and a corresponding decline in the variable rent income paid quarterly in arrears.

The increase in investment properties was largely due to the acquisition of two nursing homes in Japan in October 2023, capital expenditure of existing assets and valuation gain on the property portfolio. This was partially offset by the depreciation of the Japanese Yen. Excluding the impact from straight-line rental adjustments and amortisation of right-of-use assets amounting to \$27.0 million, a fair value gain of \$15.8 million was recognised in the Statement of Total Return, representing a gain of 0.7% in the total portfolio value. The valuation gain was largely contributed by the fixed rent increase for the Singapore hospitals.

Higher trade and other payables in 2023 was mainly due to the capital expenditure for MEH.

The overall decrease in loans and borrowings was mainly due to the repayment of fixed rate note and depreciation of the Japanese Yen, partly offset by additional drawdown of long term loans for funding of acquisitions, capital expenditure and working capital purposes.

During the year, the Group has repaid outstanding fixed rate note of JPY2,000 million (approximately \$18.6 million) upon its maturity in June 2023 and issued a 7-year fixed rate note of JPY3,500 million (approximately \$32.6 million) to term out an existing fixed rate note in advance of its maturity in February 2024. In 2H 2023, the Group has drawn down 6-year unsecured loan facility of JPY2,100 million (approximately \$19.5 million) to fund the acquisition in October 2023. As at 31 December 2023, the Group classified a term loan of JPY4,400 million (approximately \$40.9 million) as current loans and borrowings due to its maturity in 1Q 2024. The maturing loan represents about 5% of the Group's borrowings. The Group had put in place long-term facilities to refinance the maturing loans as and when they fall due. Including the two new 6-year committed and unsecured loan facilities signed on 17 January 2024, the Group has in place unutilised long term committed facilities amounting to \$259.1 million.

Notwithstanding the net current liabilities position, based on the Group's existing financial resources, the Group believes that it will be able to refinance its borrowings and meet its current obligations as and when they fall due.

The Aggregate Leverage of the Group as at 31 December 2023 was 35.6% (31 December 2022: 36.4%) of the Group's Deposited Property. This complied with the stipulated Aggregate Leverage limit. The interest coverage ratio (ICR) and adjusted ICR<sup>1</sup> stood at 11.3 times at of 31 December 2023.

**Consolidated Statement of Cash Flows**

Net cash from operating activities has increased in 2023 as compared to 2022, mainly due to higher rental income from the nursing homes acquired in September 2022 and October 2023 as well as higher rent from the Singapore properties.

Net cash outflow on purchase of investment properties (including acquisition related costs) was as follows:

	<b>2023</b>	<b>2022</b>
	<b>\$'000</b>	<b>\$'000</b>
Investment properties	16,145	53,888
Acquisition related costs	2,413	7,405
<b>Net cash outflow/Cash consideration paid</b>	<b>18,558</b>	<b>61,293</b>

The acquisition related costs paid in 2023 were in relation to the nursing home properties acquired in September 2022 and October 2023.

Net cash used in investing activities as of 2023 included payment of capital expenditure on existing properties and the Renewal Capex Works for MEH.

Net cash used in financing activities in 2023 was mainly due to the payment of distributions to Unitholders and repayment of fixed rate note, partially offset by the drawdown of loan facilities to finance the property acquisitions in October 2022, capital expenditure and working capital.

**4. Where a forecast, or a prospect statement, has been previously disclosed to shareholders, any variance between it and the actual results**

Not Applicable.

---

<sup>1</sup> As PLife REIT has no hybrid securities as of the reporting date, there is no difference between ICR and Adjusted-ICR.

**5. A commentary at the date of the announcement of 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 operating period and the next 12 months**

Amid the macroeconomic uncertainties and challenges, Parkway Life REIT remains prudent as the Group continues to proactively manage its portfolio and strategically navigate for growth opportunities. In October 2023, the REIT completed the acquisition of two nursing homes in Osaka Prefecture for a total consideration price of JPY1,766.4 million (approximately \$16.4 million)<sup>2</sup>, bringing the REIT's Japan portfolio to 59 properties, totalling approximately \$717.2 million in value as at 31 December 2023. Importantly, this latest acquisition enhances tenant diversification with a new operator, K.K. BISSUSS, a reputable nursing and care service operator in the Kansai region of Japan, and will further entrench Parkway Life REIT's presence across Japan. The acquisition was fully funded by JPY debts, providing a natural hedge for foreign exchange risks arising from JPY-denominated assets and mitigating against potential currency volatility. With an established portfolio of 59 high quality nursing homes and care facilities and strategic partnerships with local operators in the aged care sector, Parkway Life REIT is well-positioned to maximise impact on the silver economy in Japan helmed by the Group's diligence and timeliness in the market, where it first established a foothold in 2008.

Parkway Life REIT continues to adhere to a disciplined financial management framework to mitigate any potential refinancing risks as well as actively manages any exposure to interest rate and foreign currency risks on an ongoing basis. The Group has completed a series of refinancing exercises in 2H 2023 and effectively managed its debt maturity profile with no immediate long-term debt refinancing need till March 2025. The Group has executed several interest rate swaps in 4Q 2023 (including forward-starting swaps) and will increase its proportion of fixed-rate interest bearing borrowings to about 90% by end 1Q 2024. Additionally, the Group has extended its JPY net income hedges for another 2 years till 1Q 2029 to manage adverse foreign currency risk pertaining to its Japan portfolio.

Going forward, Parkway Life REIT will continue to focus on driving resilient returns backed by solid financial management. The healthcare industry will remain critically essential in a rapidly aging population with greater demand for better quality healthcare and aged care services. Parkway Life REIT's portfolio of assets place it in a good position to benefit from the resilient growth of the healthcare industry in the Asia Pacific region.

---

<sup>2</sup> Based on exchange rate of SGD1.00 to JPY107.53

**6. Distributions**

**(a) Current financial period**

Any distributions declared for the current financial period: Yes

Name of distribution: Second half year distribution for the period from 1 July 2023 to 31 December 2023

<b>Distribution Type</b>	<b>Distribution Rate (cents per unit)</b>
Taxable Income	4.99
Exempt Income	0.53
Capital Distribution	1.96
<b>Total</b>	<b>7.48</b>

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 or foreign funds 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.

**(b) Corresponding period of the immediately preceding year**

Any distributions declared for the previous corresponding financial period: Yes

Name of distribution: Second half year distribution for the period from 1 July 2022 to 31 December 2022

<b>Distribution Type</b>	<b>Distribution Rate (cents per unit)</b>
Taxable Income	4.83
Exempt Income	0.34
Capital Distribution	2.15
<b>Total</b>	<b>7.32</b>

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.

**(c) Book closure date:** 9 February 2024

**(d) Date payable:** 7 March 2024

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST  
INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

---

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

Not Applicable.

**8. 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.

**9. 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).

**10. 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.

**11. Breakdown of gross revenue and total return after tax before distribution**

	<b>FY 2023 \$'000</b>	<b>FY 2022 \$'000</b>	<b>Change %</b>
Gross revenue reported for first half year	74,402	60,175	23.6
Total return after tax before distribution for first half year	47,409	49,071	(3.4)
Gross revenue reported for second half year	73,065	69,797	4.7
Total return after tax before distribution for second half year	53,056	(7,935)	n.m.

**PARKWAY LIFE REAL ESTATE INVESTMENT TRUST  
INTERIM FINANCIAL STATEMENTS FOR THE FULL YEAR ENDED 31 DECEMBER 2023**

---

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  
1 February 2024

---

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.