

# 1Q 2023 BUSINESS UPDATE

(25 April 2023)



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# Agenda

- 1** 1Q 2023 Key Highlights
- 2** Financial Performance
- 3** Property Portfolio
- 4** Growth Strategy
- 5** Capital & Financial Management
- 6** Appendix (Property Information)



# 1Q 2023 Key Highlights





## Higher Gross Revenue for 1Q 2023

- Higher rent from the Singapore hospitals due to straight-lining of rental income over the lease term<sup>1</sup>, additional revenue from the properties acquired in 2022 offset by depreciation of JPY

S\$37.3 million  21.7%

## DPU Growth Y-o-Y

- DPU for 1Q 2023 (to be distributed in 1H 2023)

3.65 cents<sup>2</sup>  2.5%

## Strong Balance Sheet & Capital Structure<sup>3</sup>

- No long-term debt refinancing needs till February 2024

Low all-in debt cost

1.19%

Gearing

37.5%

Interest cover

15.6 times<sup>4</sup>

1. Effect of recognising rental income on a straight-line basis over the lease term of the investment properties i.e. effective rent. There is no distribution impact arising from effective rent treatment
2. As PLife REIT makes distribution on a semi-annual basis, there is no distribution for 1Q 2023. The DPU of 3.65 cents will form part of the 1H 2023 distribution when the REIT announces its 1H 2023 results. Certain distribution adjustments were taken into consideration in arriving at 1Q 2023 DPU; these distribution adjustments are subject to further tax review during the period of distribution
3. As at 31 March 2023
4. Applicable to Adjusted-ICR as prescribed under the MAS' Property Funds Appendix. PLife REIT has no hybrid securities as of reporting date

## On-going Management of PLife REIT's Financial Risk

- Principal FX risk mitigated as the entire Japanese assets are fully funded by JPY loans (natural hedge)
- Income FX risk mitigated with JPY net income hedges in place till 1Q 2027
- About 78% of interest rate exposure is hedged

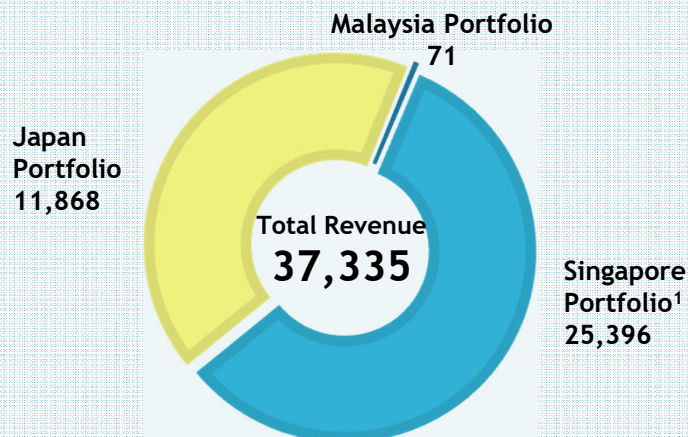
# Financial Performance



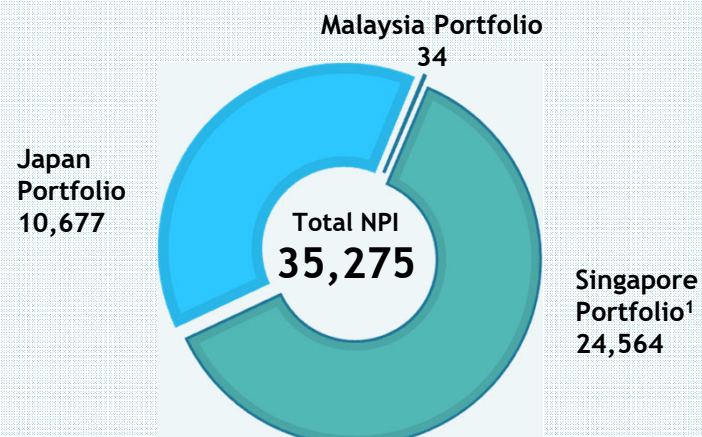


# 1Q 2023 Revenue and NPI Composition

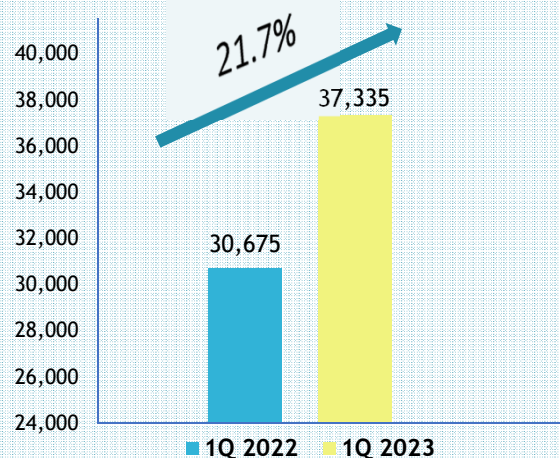
Gross Revenue (S\$'000)



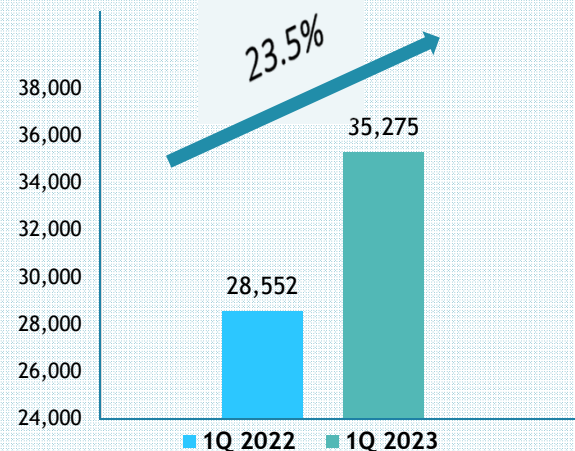
Net Property Income (S\$'000)



Gross Revenue (Overall Portfolio)



Net Property Income (Overall Portfolio)



1. Singapore Portfolio comprises Mount Elizabeth Hospital, Gleneagles Hospital and Parkway East Hospital

# Consolidated Statements of Total Return

(S\$'000)	1Q 2023	1Q 2022	%
Gross revenue (A)	37,335	30,675	21.7
Net property income (A)	35,275	28,552	23.5
Trust expenses <sup>1</sup> (B)	(4,538)	(4,450)	2.0
Foreign exchange gain (net)	1,336	776	72.2
Finance costs (net) <sup>2</sup> (C)	(2,505)	(1,103)	127.1
Net change in fair value of financial derivatives	1,153	1,615	(28.6)
Net change in fair value of investment properties (D)	(6,856)	(611)	1,022.1
Income tax expense	(1,716)	(1,806)	(5.0)
<b>Total return for the period after tax before distribution</b>	<b>22,149</b>	<b>22,973</b>	<b>(3.6)</b>
Distribution adjustments <sup>4</sup>	74	1,439	(94.9)
Amount available for distribution	22,075	21,534	2.5
<b>Distribution per unit (DPU) (E)</b>	<b>3.65 cents</b>	<b>3.56 cents</b>	<b>2.5</b>

- (A) Gross revenue and NPI have increased mainly due to contribution from five nursing homes acquired in September 2022, and higher rent from the Singapore properties<sup>3</sup> under the new master lease agreements which commenced in August 2022. The higher rent was partially offset by the depreciation of the Japanese Yen.
- (B) Higher trust expenses due to higher management fees in line with the higher NPI and enlarged portfolio.
- (C) Finance costs have increased mainly due to funding of Capex and new acquisitions in 2022 and higher interest costs from Singapore dollar debts partially offset by depreciation of JPY.
- (D) Movement in net change in fair value of investment properties arose from the straight-line rental adjustments under the step-up lease arrangement for the Singapore properties<sup>3</sup> which commenced in August 2022. There is no distribution impact.
- (E) As PLife REIT makes distribution on a semi-annual basis, there is no distribution for 1Q 2023. The DPU of 3.65 cents will form part of the 1H 2023 distribution when the REIT announces its 1H 2023 results.

1. Include management fees

2. Net off interest income

3. Effect of recognising rental income on a straight-line basis over the lease term of the investment properties i.e. effective rent. There is no distribution impact arising from effective rent treatment

4. Distribution adjustment is net of amount retained for capital expenditure (\$3m p.a.). Distribution adjustments are largely on net change in fair value of financial derivatives & investment properties, financing costs incurred for capex, effects of recognising rental income on a straight-line basis and temporary differences (subject to further tax review during the period of distribution).

# Consolidated Statements of Financial Position

Assets and Liabilities (S\$'000)	31 March 2023	31 December 2022
Investment properties (A)	2,216,185	2,205,881
Cash and cash equivalents	42,249	40,010
Other assets	87,427	96,258
<b>Total assets</b>	<b>2,345,861</b>	<b>2,342,149</b>
Loans and borrowings <sup>1</sup> (B)	877,380	849,789
Other liabilities	81,081	81,874
<b>Total liabilities</b>	<b>958,461</b>	<b>931,663</b>
<b>Net assets / Unitholders' Funds</b>	<b>1,387,400</b>	<b>1,410,486</b>
Net asset value (NAV) per unit (\$)	2.29	2.33
Unit price (\$)	3.99	3.76
<b>Premium to NAV (%)</b>	<b>+74.2</b>	<b>+61.4</b>

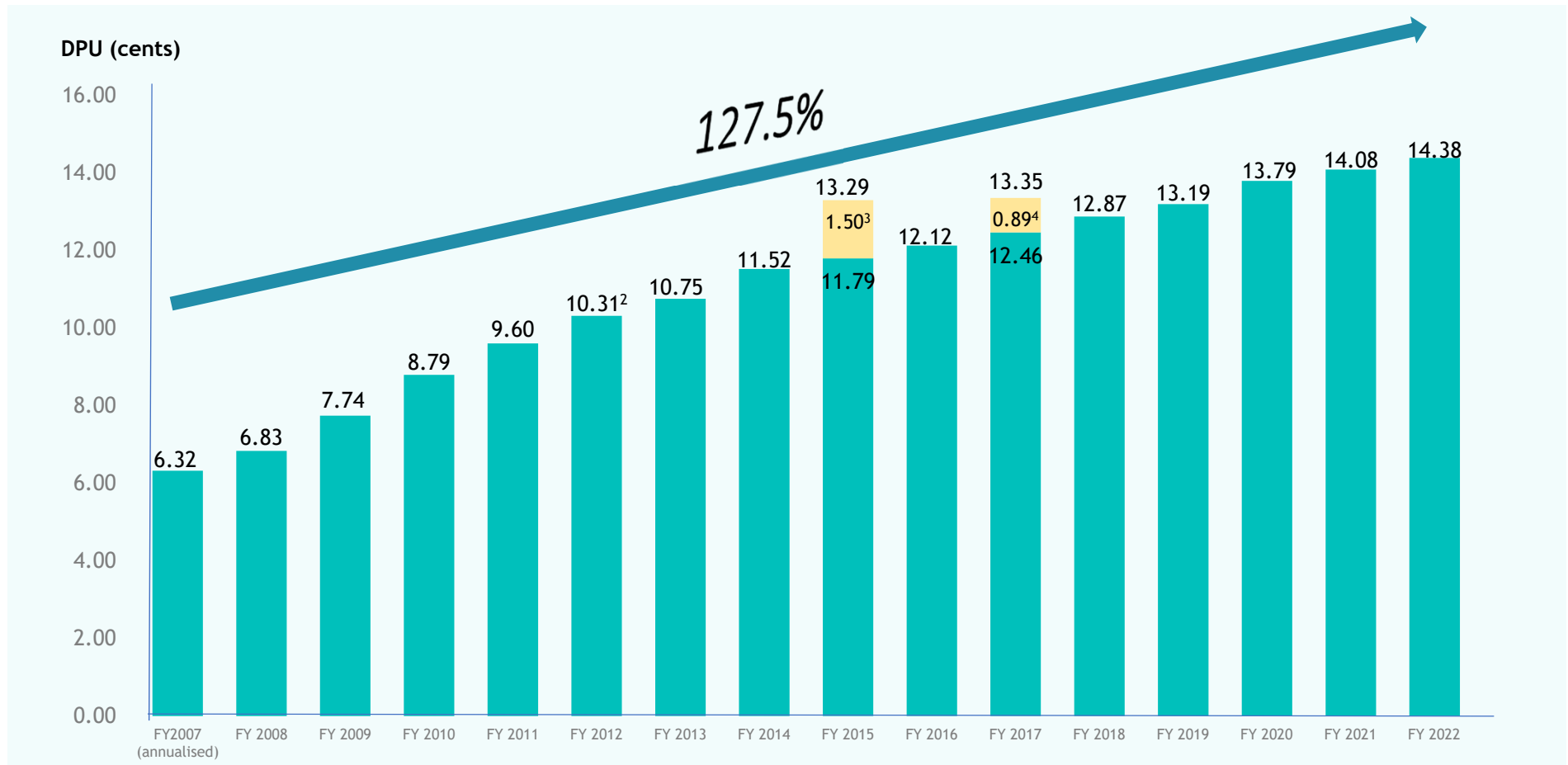
- (A) The increase in investment properties was due to the appreciation of Japanese Yen for the period and Capex work done for 1Q 2023.
- (B) The increase in loans and borrowings was largely due to the appreciation of Japanese Yen and additional drawdown of short term loans for Capex and working capital purposes.

1. Includes unamortised transaction costs; excludes lease liabilities



# Un-interrupted Recurring DPU Growth Since IPO

➤ DPU has grown steadily at a rate of 127.5%<sup>1</sup> since IPO



1. Since IPO till FY2021

2. Since FY2012, S\$3.0 million per annum of amount available for distribution has been retained for capital expenditure

3. One-off divestment gain of 1.50 cents (S\$9.11 million) relating to the divestment of seven Japan assets in December 2014 was equally distributed over the four quarters in FY2015

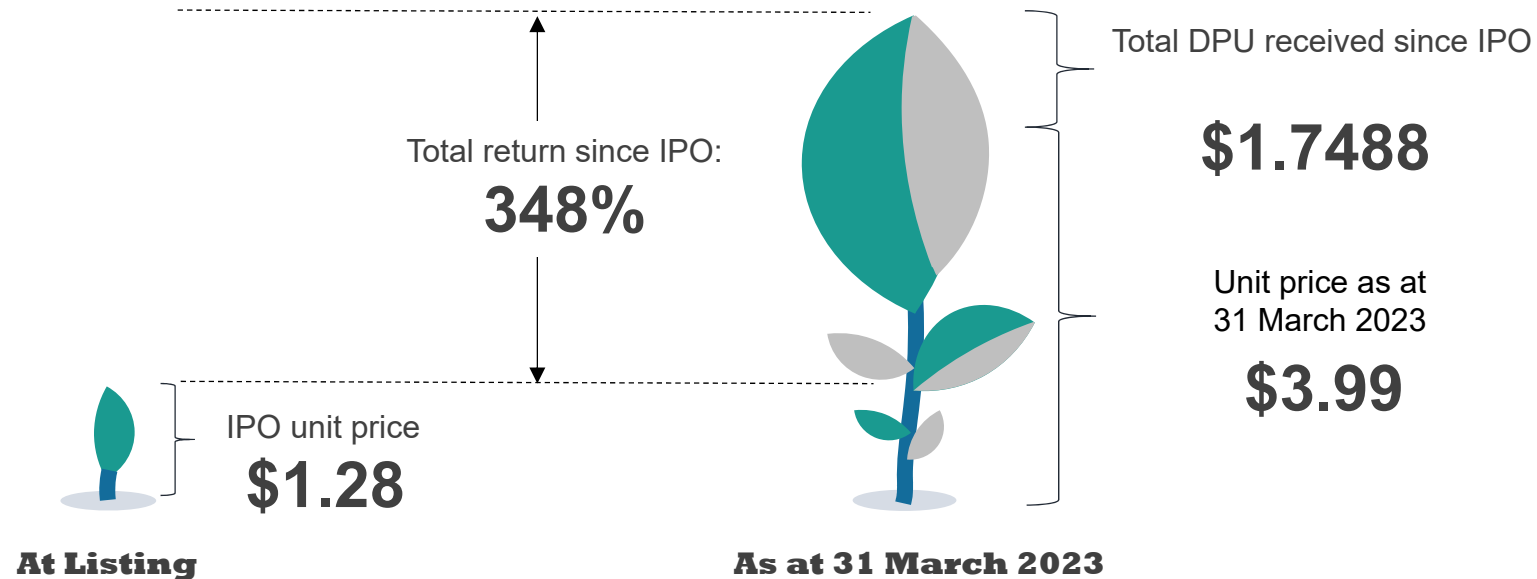
4. One-off divestment gain of 0.89 cents (S\$5.39 million) relating to the divestment of four Japan assets in December 2016 was equally distributed over the four quarters in FY2017

# Unit Price Relative Performance

- At the EGM held on 30 September 2021, PLife REIT successfully secured the Unitholders' approval for the proposed entry into the New Master Lease Agreements for the Singapore Hospitals and Renewal Capex Agreement.
- The unit price's performance in line with S-REIT Index and has underperformed the STI Index.



# Strong Total Return Since IPO



The total return of 348% on invested equity was contributed by:

- appreciation of unit price since IPO; and
- total distribution to Unitholders since IPO



# Property Portfolio



# PLife REIT Portfolio

One of the largest listed healthcare REITs in Asia with an enlarged portfolio of S\$2.20 billion<sup>1</sup>

## Core Strengths:

- Defensive long term lease structure with downside protection
- Stable income stream supported by regular rental revision
- Diversified portfolio of high quality and yield accretive properties
- Well-positioned in fast growing healthcare sector within the Asia-Pacific region

**61**  
Properties

**34**  
Lessees

**2.20**  
S\$ billion  
Portfolio Size

**16.80**  
Years  
Weighted Average  
Lease to Expiry  
(by gross revenue)

**Properties**  
(by gross revenue)<sup>2</sup>  
**61.4%**  
Singapore  
**38.5%**  
Japan

**98.3%**  
With Downside  
Protection<sup>3</sup>  
(by gross revenue)

1. Based on latest appraised values (excludes right-of-use assets)

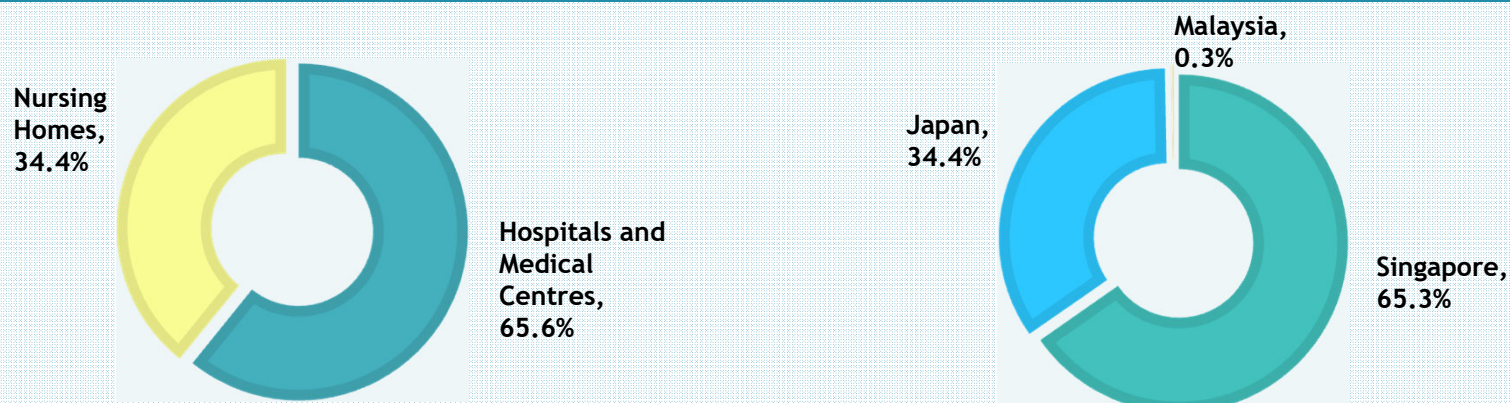
2. Based on Gross Revenue as at 31 March 2023. Malaysia contributes 0.1% of Gross Revenue

3. Based on existing lease agreements and subject to applicable laws

# PLife REIT Portfolio

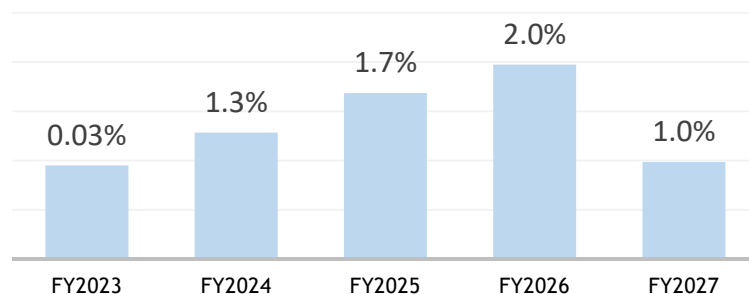
## Sound Portfolio Constitution for Revenue Sustainability

Asset Mix and Geographical Diversification (by Asset Value)<sup>1</sup>

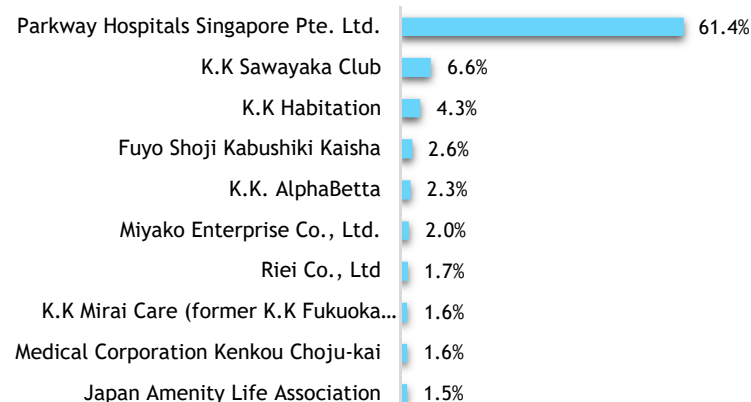


Lease Expiry Profile Tenant Base (by Gross Revenue)<sup>2</sup>

**Not more than 2.0% of leases due for expiry (within the year) for the next 5 Years**



**Top 10 Tenants**



1. Based on latest appraised values (excludes right-of-use assets) with exchange rates as at 31 December 2022  
2. Based on Gross Revenue as at 31 March 2023



# Singapore Portfolio

Strengthened and well-positioned to ride on growth potential of Singapore healthcare industry with the latest master lease renewal<sup>1</sup>

A portfolio of 3 strategically-located world-class local private hospitals worth S\$1.44 billion<sup>2</sup>



◆ Gleneagles Hospital ◆ Parkway East Hospital ◆ Mount Elizabeth Hospital

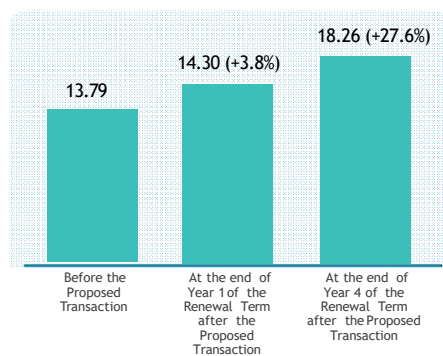
## Key Highlights

- Income Certainty with Renewal Term of 20.4 years from 23 August 2022 till 31 December 2042.
- Organic Growth with Clear Rent Structure (Refer to Slide 19)
- Renewal Capex Works of S\$150 million (exclusive of GST) will enhance the quality positioning and increase competitiveness of PLife REIT and Master Lessee
- ROFR over a quality asset, Mount Elizabeth Novena Hospital Property, for a period of 10 years
- Positive impact to DPU and NAV; gearing remains at a healthy level (Refer to illustration below)

## Pro Forma Financial Effects (for illustration only)<sup>3</sup>

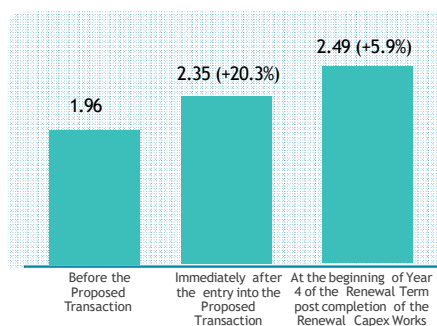
### Pro Forma DPU (cents)

(as if the Proposed Transaction was completed on 1 January 2020)



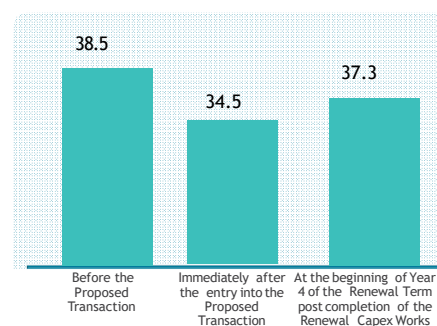
### Pro Forma NAV per Unit (S\$)

(as if the Proposed Transaction was completed on 31 December 2020)



### Pro Forma Gearing (%)

(as if the Proposed Transaction was completed on 31 December 2020)



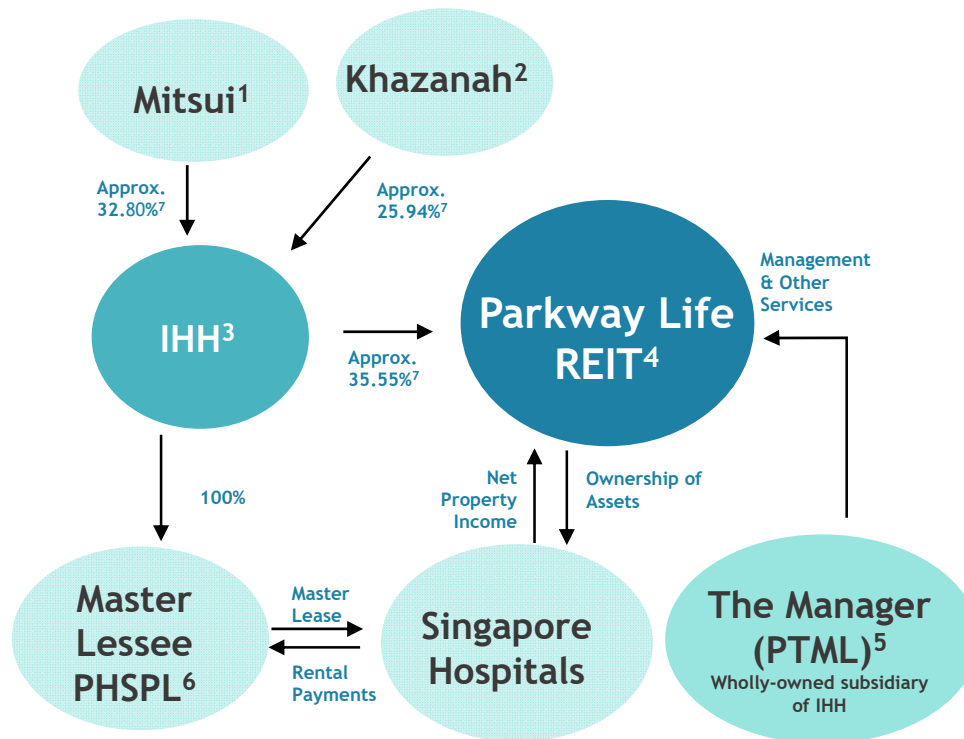
1. On 30 September 2021, PLife REIT received 99.99755% Unitholders' approval at the EGM for the proposed transaction on the master lease renewal of the Singapore Portfolio. The transactional agreements were duly executed on 13 October 2021. For more details, please refer to the SGX-ST announcements issued on 30 September 2021 and 13 October 2021.

2. Based on latest appraised values (excludes right-of-use assets).

3. This should be read with the Notes provided under the respective tables in paragraph 2.14 of the Circular dated 8 September 2021.

# Singapore Portfolio

Master Lessee, Parkway Hospitals Singapore Pte. Ltd., is a wholly owned subsidiary of IHH Healthcare Berhad (“IHH Group”), one of the world’s largest healthcare network with 83 hospitals over 10 countries



1. Mitsui&Co., Ltd (Mitsui)
2. Khazanah Nasional Berhad (Khazanah)
3. IHH Healthcare Berhad (IHH)
4. Parkway Life Real Estate Investment Trust (Parkway Life REIT)
5. Parkway Trust Management Limited (PTML)
6. Parkway Hospitals Singapore Pte Ltd (PHSP)
7. As at 31 March 2023

## About IHH Group<sup>1</sup>

- 32.80% owned by Mitsui & Co., Ltd, rated (P)A3 by Moody’s, is Japan’s 2nd largest trading company by assets
- 25.94% owned by Khazanah, the investment holding arm of the Government of Malaysia
- Dual listing in Malaysia and Singapore on 25 Jul 2012 with a market capitalization of approximately S\$15.1 billion as at 31 March 2023<sup>2</sup>
- In IHH Singapore, it operates Mount Elizabeth Hospital, Mount Elizabeth Novena Hospital, Gleneagles Hospital, Parkway East Hospital, Parkway Shenton chain of primary care clinics, Parkway Rehab, Parkway Radiology, Parkway Laboratories and Parkway Emergency Services
- In IHH Malaysia, it operates 11 Pantai hospitals, 4 Gleneagles medical hospitals, Prince Court Medical Centre, Pantai Premier Pathology and Pantai Integrated Rehab, an ambulatory care centre
- Approximately 90.0% in Acibadem (Turkey & Europe) as at 31 March 2023
- Acquired 31.1% in Fortis Healthcare (India) through preferential allotment in November 2018

1. The information is extracted from IHH corporate website as at 31 March 2023
2. Source: Bursa (Malaysia) announcement on IHH Healthcare Bhd, Factset

# Singapore Portfolio

## Distinct Lease Features Underpins Sustainable and Quality Rental Growth

### Long-term Master Leases with Parkway Hospitals Singapore (“PHS”)

- Renewal term of 20.4 years from 23 August 2022 to 31 December 2042. Option to renew for a further term of 10 years
- c.f. average industry lease period of 3-5 years
- 100% committed occupancy

### Triple Net Lease Arrangement

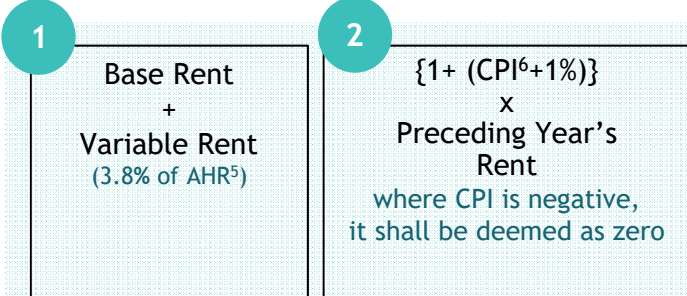
- PLife REIT does not bear these costs - Property tax, Property insurance<sup>1</sup>, Property operating expenses
- Not affected by inflation-related escalating expenses

### Favorable Lease Structure

- Renewal Term of 20.4 years:
  - ❖ Rents are guaranteed to increase from 23 August 2022 till FY2025 with 2.0% and 3.0% step-up in rent for the Interim Period<sup>2</sup> and the Downtime Period<sup>3</sup> from preceding year/ period respectively
  - ❖ Annual Rent Review Formula shall be applicable for FY2026<sup>4</sup> to FY2042 (Refer to the chart for actual and estimated rent payable till FY2026)

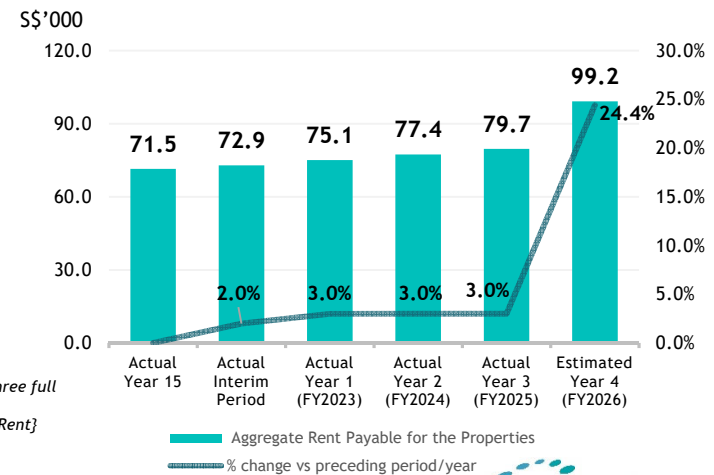
### Annual Rent Review Formula (from FY2026<sup>4</sup>)

PHS to pay higher of (1) or (2)



### Actual and Estimated Rent Payable till FY2026

Total rental growth of ~35.4% at the end of Year 4 of Renewal Term vs Year 15 Rent



1. Except Property Damage Insurance for Parkway East Hospital

2. Period from 23 August 2022 to 31 December 2022 (the 'Interim Period')

3. The Renewal Capex Works are estimated to take approximately three years to complete and are expected to take place during the first three full financial years of the Renewal Term (i.e. FY2023 to FY2025) (the "Downtime Period").

4. The annual rent review formula for FY2026 is based on the higher of  $\{1 + (\text{CPI} + 1\%) \times \text{Initial Rent of S\$97.2 million}\}$  or  $\{\text{Base Rent} + \text{Variable Rent}\}$

5. AHR denotes the Adjusted Hospital Revenue for the respective period of each of the hospitals

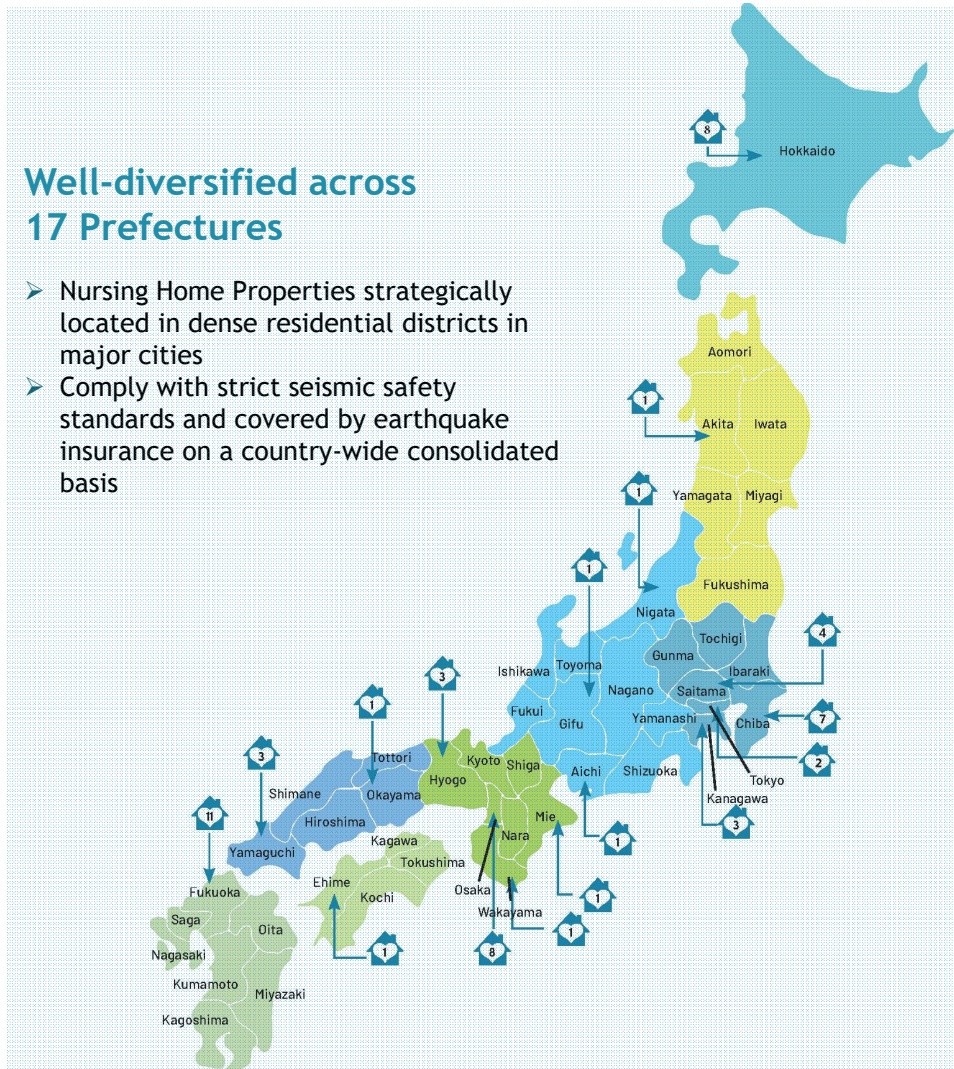
6. CPI denotes the % increase in the Consumer Price Index announced by the Department of Statistics for the relevant year compared to the immediately preceding year

# Japan

57 high quality nursing home properties worth S\$758.5 million<sup>1</sup>

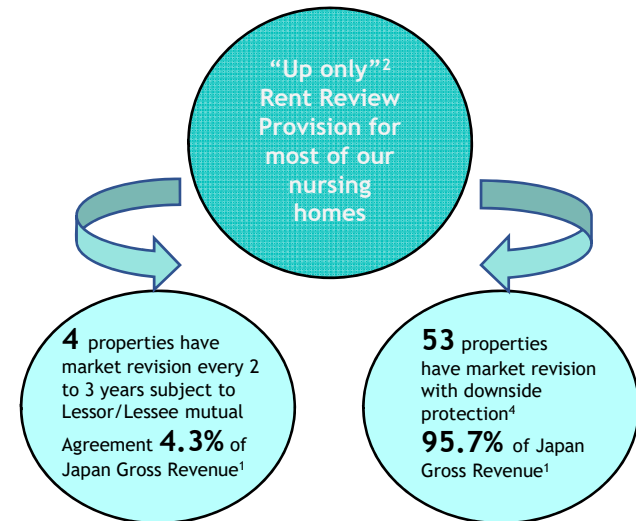
## Well-diversified across 17 Prefectures

- Nursing Home Properties strategically located in dense residential districts in major cities
- Comply with strict seismic safety standards and covered by earthquake insurance on a country-wide consolidated basis



## Unique Lease Features

- Long term lease structure with weighted average lease term to expiry of 12.12 years<sup>1</sup>
- Approximately 95.7% of revenue from Japan portfolio is downside-protected<sup>2</sup>
- “Up only”<sup>2</sup> Rental Review Provision for most of the nursing homes
- Security Deposits are secured for all properties; average of 4 months’ of gross rental
- Back-up operator arrangement for most of our Japan properties
- Rental guarantees<sup>3</sup> provided for several properties
- 100% committed occupancy



1. Appraised values based on exchange rates as at 31 Dec 2022 and at acquisition (for newly acquired properties)

2. Based on existing lease agreements and subject to applicable laws

3. Vendors providing rental Guarantees include K.K. Bonheure, K.K. Uchiyama Holdings, Miyako Kenkoukai, K.K. Excellent Care System, K.K. Habitation and K.K. Living Platform

4. 55 properties with rent review every 2 to 5 years. 2 properties do not have rent review but rental cannot be reduced

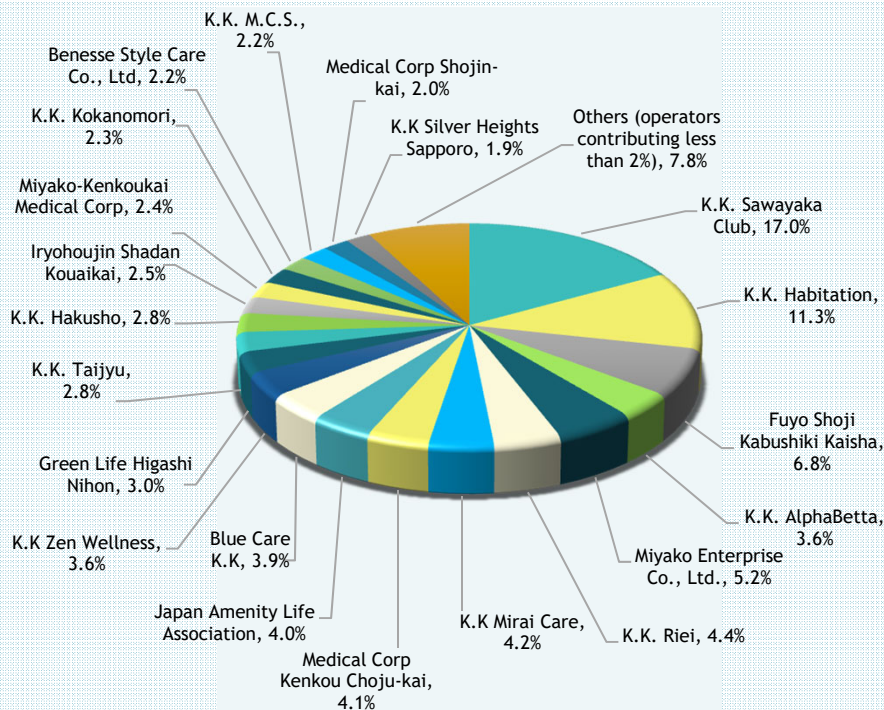


# Japan – Key Tenants

Diversified tenant base across 30 nursing home operators

Top 3 tenants contribute less than 40% of the Japan Portfolio's Revenue, spread across 57 properties

**Monthly Rental Contribution**



## K.K. Sawayaka Club

- Part of the listed company Uchiyama Holdings Co., Ltd
- Market capitalisation is about JPY7 billion (S\$88 million)
- Sawayaka currently operates 94 care services facilities with over 2000 employees
- The largest private nursing home operator in Kyushu and one of the largest in Japan (by number of rooms)
- PLife REIT has a Right of First Refusal over future sales of nursing homes owned by Uchiyama

## K.K. Habitation<sup>1</sup>

- Well established operator based in Fukuoka
- Operates 10 Mid to High-end Nursing facilities in Fukuoka and Chiba with over 300 employees
- Habitation group operates over 20 properties and employs over 1000 employees.
- Operator's property was ranked No. 1 "mixed nursing home facility" in Fukuoka by Japan's Diamond magazine in 2014
- Top 30 Operator in Japan (by number of rooms)

## Miyako Enterprise Co., Ltd

- Osaka-based nursing home operator
- Miyako Enterprise offers comprehensive medical and nursing services in Osaka
- Established in 2001 with 9 nursing facilities in Osaka

1. Fuyo Shoji Kabushiki Kaisha and K.K AlphaBeta are affiliate companies of K.K Habitation

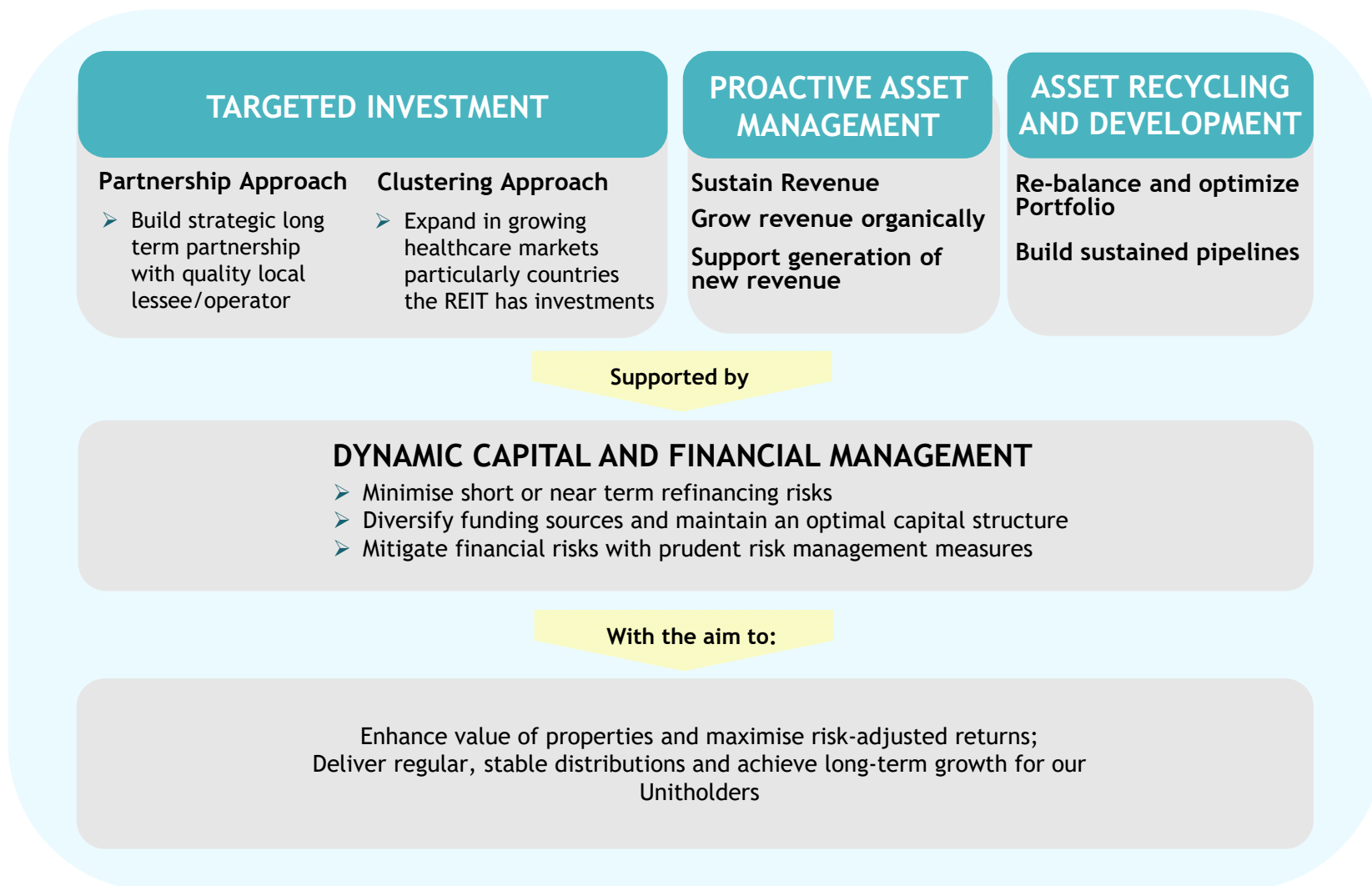


# Growth Strategy



# PLife REIT's Growth Strategy

## Staying Prudent & Focused



# Strategic Investment Approach

## PARTNERSHIP

PLife REIT is a specialised REIT where:

1

Properties tend to be **purposed-built** (e.g. hospital, nursing home, medical centre)

2

Lease terms tend to be long (typically > 10 years)

3

Lessee/operator tend to **specialise** in their area of operation

Deepen/initiate collaboration with existing/new partners for long term working relationship

## CLUSTERING

Imperative for PLife REIT to achieve economies of scale in its countries of investment in order to:

1

Establish a country HQ for closer **monitoring and management** of its portfolio of properties

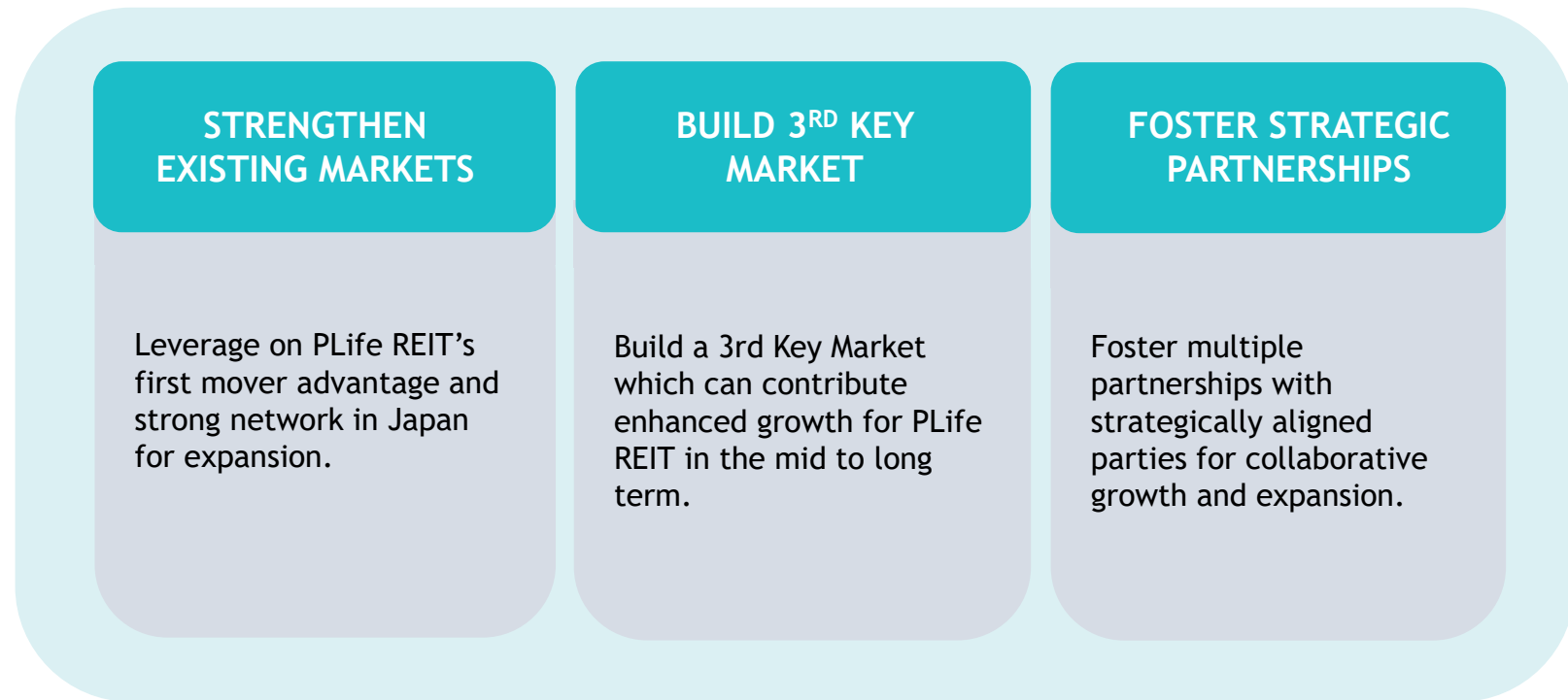
2

Structure its investment holdings to take advantage of **tax or regulatory benefits** where available

Seek to unlock value from optimized/non-core asset in existing markets & invest in good strategic assets

# Next Phase of Growth

## Establishing a Multi-Pronged Growth Platform





# Capital & Financial Management





# Capital & Financial Management Strategy

## 5 Key Principles



### Acquisition financing has to be long-term: at least 3 years or more

- Mitigates refinancing risk post acquisition



### Diversify funding sources

- Traditional funding sources via bank loans and capital market financing products.
- May explore other non-traditional funding sources (e.g. perpetual bonds, convertible bonds, equity etc.)



### Maintain an unencumbered portfolio for financing flexibility

- All new and existing banks will be ranked *pari passu*.
- May consider asset-level financing if tax and pricing considerations are optimal



### Adopt natural hedge financing strategy to achieve stable net asset value

- Match asset currency with financing currency to mitigate principal forex risks arising from overseas acquisitions
- Aim to achieve at least 50% natural hedge on the portfolio basis; remaining 50% depending on the interest rate differential and nature of the currency involved

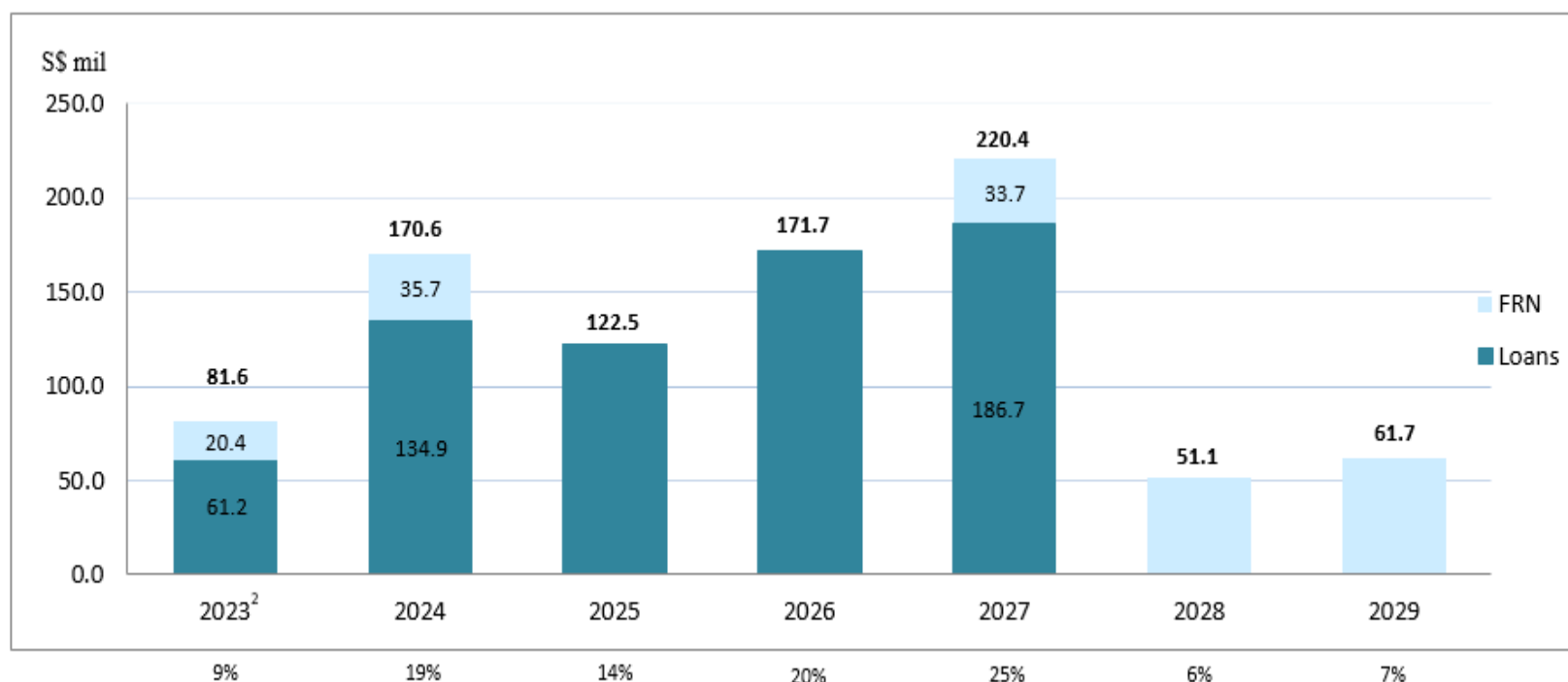


### Prudent financial risk management strategy for distribution stability

- Mitigates risks from adverse interest rate and forex fluctuations
- Hedge at least 50% of interest rate and forex exposures on the net income from foreign investments.
- Aim to have no more than 30% of the total debts due in a single year, to avoid bunching effect and concentration risk
- Constantly monitoring the market to extend the debt maturity period

# Debt Maturity Profile<sup>1</sup> – As at 31 March 2023

- No long-term debt refinancing needs till February 2024
- Current weighted average debt term to maturity of 3.1 years

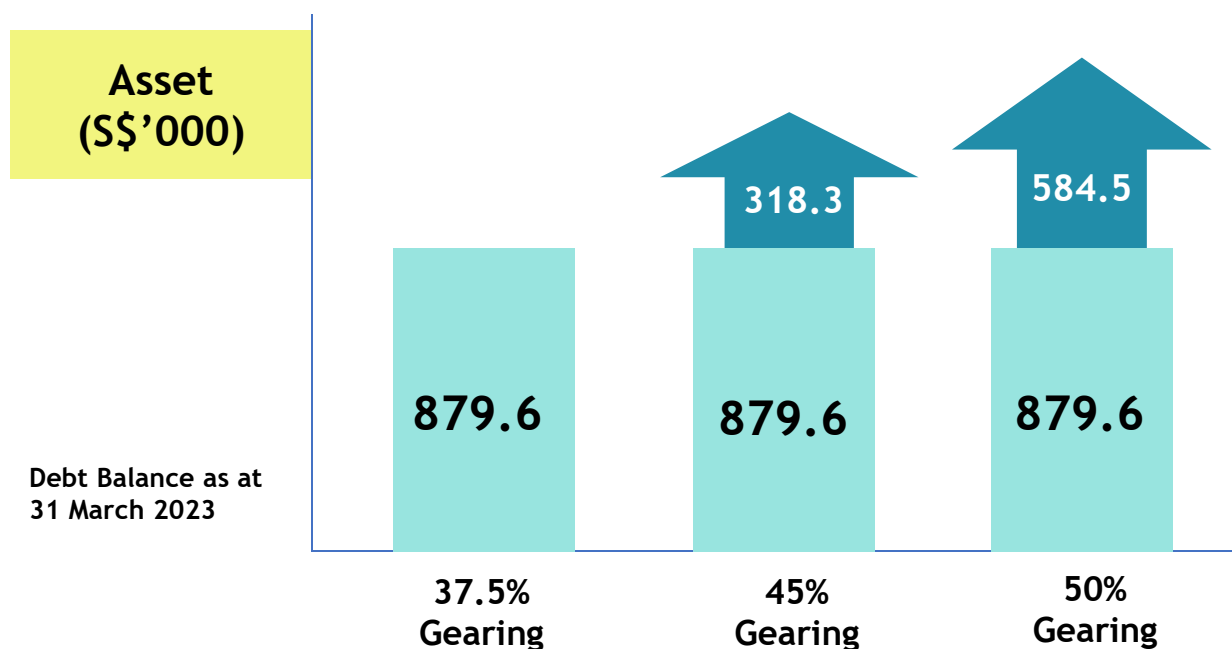


1. Excludes lease liabilities, if any

2. As at 31 March 2023, short term debts amounted to S\$81.6m comprised loan drawn down for Capex and general working capital purposes, as well as fixed rate notes of JPY2.0b (\$20.4m) which will be fully repaid on maturity date (i.e. 6 June 2023) via the proceeds of recent issued 6-year JPY5.0b fixed rate notes due in 2028

# Debt Headroom

- Healthy gearing<sup>1</sup> of 37.5% as at 31 March 2023
- Ample debt headroom of S\$318.3 million and S\$584.5 million before reaching 45% and 50%<sup>2</sup> gearing respectively



1. Total Debts (exclude lease liabilities, if any) before transaction costs ÷ Total Assets

2. With effect from 1 January 2022, the gearing limit for S-REITs shall be 45% and 50% for adjusted-ICR of below 2.5x or at least 2.5x respectively

# Appendix

## (Property Information)



# Our Portfolio – Summary

(as at 31 March 2023)

Portfolio	Singapore	Japan	Malaysia	Total
Type	3 Hospitals & Medical Centres	57 nursing homes	Medical Centre	4 Hospitals & medical centre; 57 nursing homes
Land Tenure	3 Leasehold	56 Freehold, 1 Leasehold	1 Freehold	57 Freehold & 4 Leasehold
Land Area (sq m)	36,354	232,425	3,450	306,937
Floor Area (sq m)	118,136	240,408	2,444	360,988
Beds	708	-	-	708
Strata Units/Car Park Lots	40 strata units/ 559 car park lots	-	9 strata units/ 69 car park lots	49 strata units / 628 car park lots
Number of Units (Rooms)	-	4,812	-	4,812
Year of Completion	1979 to 1993	1964 to 2021	1999	1964 to 2021
Committed Occupancy	100%	100%	31% (excluding car park) <sup>3</sup>	99.7%
Leases/Lessees	3 Leases; 1 Master Lessee	57 Leases <sup>1</sup> ; 30 Lessees	4 Leases, 3 Lessees	64 Leases; 34 Lessees
Year of Acquisition	2007	2008 to 2022	2012	-
Appraised Value <sup>2</sup>	S\$1,439.0m CBRE Pte Ltd	¥74,581m (S\$758.5) CBRE K.K. / JLL Morii Valuation & Advisory K.K. / Enrix Co., Ltd / Cushman & Wakefield K.K	RM20.67m (S\$6.3m) Knight Frank Malaysia Sdn. Bhd.	S\$2,203.8m

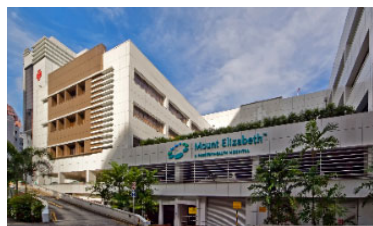
1. Single Lease Agreement for Habitation Hakusho and Group Home Hakusho. Two Lease Agreement for Sampo no Ie Nakasyo

2. Based on latest appraised values; at an exchange rate of S\$1.00 : ¥98.33 and S\$1.00 : RM3.27

3. Vacancy mainly due to expiry of Level 8 lease with subsequent renovations recently completed



# Our Portfolio – Singapore



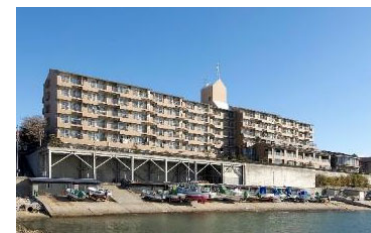
Portfolio	Mount Elizabeth Hospital	Gleneagles Hospital	Parkway East Hospital
Type	Hospital and Medical Centre		
Land Tenure	67 years	75 years	75 years
Floor Area (sq m) <sup>1</sup>	58,139	49,003	10,994
Beds <sup>2</sup>	345	257	143
Operating theatres <sup>2, 3</sup>	13	12	5
Strata Units/Car Park Lots	30 strata units; 363 car park lots	10 strata units; 121 car park lots	75 car park lots
Year of Completion	Hospital Building (1979) Medical Centre (1979 & 1992)	Hospital Building (1991 & 1993) Annex Block (1979) Medical Centre (1991 & 1993)	Hospital Building (1982) Medical Centre (1987)
Committed Occupancy	100%		
Name of Lessee(s)	Parkway Hospitals Singapore Pte Ltd		
Awards and Accreditation	JCI Accreditation, 1 <sup>st</sup> private hospital in Asia to win Asian Hospital Management Award; SQC status since 1998, Superbrands status since 2002	JCI Accreditation; Asian Hospital Management Award; SQC Award in 2002 (re-certified 2007); Superbrands status since 2002	JCI Accreditation; SQC status in 1998
Appraised Value	S\$845m	S\$500m	S\$94m
Appraiser / Date	CBRE Pte. Ltd. / 31 December 2022		

1. Based on strata area of Mount Elizabeth Hospital and Gleneagles Hospital owned by PLife REIT Gross floor area for Parkway East Hospital

2. As at 31 December 2022

3. Refers to operating rooms within major operating theatre area(s)

# Our Portfolio – Japan



Portfolio	Bon Sejour Yokohama Shin-Yamashita	More Habitation Akashi <sup>3</sup>
Type	Paid nursing home with care service	
Land Tenure	Freehold	Freehold
Land Area (sq m)	1,653	5,891
Floor Area (sq m)	3,273	6,562
Number of Units (Rooms)	74	91
Year of Completion	2006	1987; Conversion works were completed in 2003
Committed Occupancy	100%	100%
Name of Lessee(s)	Benesse Style Care Co., Ltd <sup>2</sup>	K.K AlphaBeta <sup>4</sup>
Date of Acquisition	30 May 2008	29 September 2008
Appraised Value <sup>1</sup>	¥1,660m (S\$16.9m)	¥1,790m (S\$18.2m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2022	Enrix Co., Ltd/ 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. On 1 April 2012, Benesse Style Care Co., Ltd merged as the surviving company with Bon Sejour Corporation

3. Formerly known as Palmary Inn Akashi

4. New lessee replacing K.K Asset with effect from 1 Sep 2021

# Our Portfolio – Japan



Portfolio	More Habitation Suma <sup>2</sup>	Senior Chonakai Makuhari Kan	Smiling Home Medis Musashi Urawa
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	2,676	2,853	802
Floor Area (sq m)	4,539	4,361	1,603
Number of Units (Rooms)	59	108 <sup>4</sup>	44
Year of Completion	1989	1992; Conversion works were completed in 2004	1991; Conversion works were completed in 2004
Committed Occupancy	100%		
Name of Lessee(s)	K.K AlphaBetta <sup>3</sup>	Riei Co., Ltd	Green Life Higashi Nihon <sup>5</sup>
Date of Acquisition	29 September 2008		
Appraised Value <sup>1</sup>	¥1,050m (S\$10.7m)	¥1,860m (S\$18.9m)	¥837m (S\$8.5m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2022	CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Palmary Inn Suma

3. New lessee replacing K.K Asset with effect from 1 Sep 2021

4. As at 31 March 2009, total number of units increased from 107 to 108

5. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Medis Corporation



# Our Portfolio – Japan



Portfolio	Smiling Home Medis Koshigaya Gamo	Somo no Ie Nakasyo <sup>3</sup>	Maison de Centenaire Ishizugawa
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,993	2,901	1,111
Floor Area (sq m)	3,834	3,231	2,129
Number of Units (Rooms)	100	75	52
Year of Completion	1989; Conversion works were completed in 2005	2001	1988; Conversion works were completed in 2003
Committed Occupancy	100%		
Name of Lessee(s)	Green Life Higashi Nihon <sup>2</sup>	Somo Care Inc. <sup>4</sup> , Shakai Fukushi Houjin Keiyu - Kai	Miyako Kenkokai Medical Corporation
Date of Acquisition	29 September 2008	17 November 2009	
Appraised Value <sup>1</sup>	¥1,650m (\$\$16.8m)	¥733m (\$\$7.5m)	¥971m (\$\$9.9m)
Appraiser / Date	CBRE K.K. / 31 December 2022	Enrix Co., Ltd/ 31 December 2022	

1. At an exchange rate of \$¥1.00 : ¥98.33

2. As at 31 March 2009, total number of units increased from 107 to 108

3. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Medis Corporation

4. New lessee replacing K.K Asset with effect from 1 Sep 2021

# Our Portfolio – Japan



Portfolio	Maison de Centenaire Haruki	Hapine Fukuoka Noke	Fiore Senior Residence Hirakata	Iyashi no Takatsuki Kan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	801	1,396	727	2,023
Floor Area (sq m)	1,263	2,912	1,155	3,956 <sup>2</sup>
Number of Units (Rooms)	36	64	40	87
Year of Completion	1996; Conversion works were completed in 2006	2006	2007	1997; Conversion works were completed in 2005
Committed Occupancy	100%			
Name of Lessee(s)	Miyako Kenkokai Medical Corporation	Green Life Co. Ltd <sup>3</sup>	K.K. Vivac	Riei Co., Lt
Date of Acquisition	17 November 2009			
Appraised Value <sup>1</sup>	¥716m (\$\$7.3m)	¥966m (\$\$9.8m)	¥557m (\$\$5.7m)	¥1,730m (\$\$17.6m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2022			

1. At an exchange rate of \$¥1.00 : ¥98.33

2. Increase in NLA by 40m<sup>2</sup> upon the completion of AEI in February 2014

3. Change of name with effect from 1 May 2013 due to organizational restructuring by Green Life Co., Ltd, parent company of Care Link Co., Ltd



# Our Portfolio – Japan



Portfolio	Sawayaka Obatake Ichibankan	Sawayaka Obatake Nibankan	Sawayaka Shinmojikan
Type	Paid nursing home with care service	Short stay / Day care facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,769	1,047	2,395
Floor Area (sq m)	3,491	1,538	5,094
Number of Units (Rooms)	78	26	112
Year of Completion	2007	2007	2007
Committed Occupancy	100%		
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club
Date of Acquisition	17 June 2010		
Appraised Value <sup>1</sup>	¥840m (S\$8.5m)	¥399m (S\$4.1m)	¥1,090m (S\$11.1m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		

1. At an exchange rate of S\$1.00 : ¥98.33

# Our Portfolio – Japan



Portfolio	Sawayaka Nogatakan	Sawayaka Sakurakan	As Heim Nakaurawa	Hanadama no Ie Nakahara <sup>2</sup>
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,702	6,276	1,764	935
Floor Area (sq m)	3,147	5,044	2,712	1,847
Number of Units (Rooms)	78	110	64	47
Year of Completion	2005	2006	2006	2006
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	As Partners Co., Ltd	K.K. Japan Amenity Life Association <sup>3</sup>
Date of Acquisition	17 June 2010		16 July 2010	
Appraised Value <sup>1</sup>	¥814m (S\$8.3m)	¥896m (S\$9.1m)	¥1,110m (S\$11.3m)	¥931m (S\$9.5m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		CBRE K.K. / 31 December 2022	Enrix Co., Ltd/ 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Fureai no Sono Musashi Nakahara

3. Change of name with effect from 1 March 2020 due to acquisition of Y.K Shonan Fureai no Sono's operations by K.K. Japan Amenity Life Association

# Our Portfolio – Japan



Portfolio	Sawayaka Fukufukukan	Sawayaka Higashikagurakan	Happy Life Toyonaka <sup>2</sup>	More Habitation Shin-Kobe <sup>3</sup>
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	1,842	4,813	628	1,034
Floor Area (sq m)	3,074	5,467	1,254	3,964
Number of Units (Rooms)	72	110	42	70
Year of Completion	2008	2010	2007	1992; Conversion works were completed in 2003
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Nihon Kaigo Iryo Center	K.K. AlphaBetta <sup>4</sup>
Date of Acquisition	28 January 2011	6 March 2012	12 July 2013	
Appraised Value <sup>1</sup>	¥726m (S\$7.4m)	¥1,030m (S\$10.5m)	¥559m (S\$5.7m)	¥1,640m (S\$16.7m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		Enrix Co., Ltd / 31 December 2022	Enrix Co., Ltd / 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Heart Life Toyonaka

3. Formerly known as Palmary Inn Shin-Kobe

4. New lessee replacing K.K Asset with effect from 1 Sep 2021



# Our Portfolio – Japan



Portfolio	Sawayaka Seaside Toba	Sawayaka Niihamakan	Sawayaka Minatokan	Sawayaka Mekari Nibankan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,803	4,197	3,551	1,354
Floor Area (sq m)	7,360	7,382	2,246	2,133
Number of Units (Rooms)	129	135	50	61
Year of Completion	2012	2012	2010	2012
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club	K.K. Sawayaka Club
Date of Acquisition	30 September 2013			
Appraised Value <sup>1</sup>	¥1,610m (S\$16.4m)	¥1,530m (S\$15.6m)	¥760m (S\$7.7m)	¥376m (S\$3.8m)
Appraiser / Date	JLL Morii Valuation & Advisory K.K. / 31 December 2022			

1. At an exchange rate of S\$1.00 : ¥98.33



# Our Portfolio – Japan



Portfolio	Sawayaka Kiyotakan	Maison des Centenaire Hannan	Sunhill Miyako	Maison des Centenaire Ohama
Type	Paid nursing home with care service		Extended-stay lodging facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	2,597	7,827	10,867	1,281
Floor Area (sq m)	5,661	4,331	4,299	1,717
Number of Units (Rooms)	108	95	34	47
Year of Completion	2013	2010	1996	1990
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Sawayaka Club	Miyako Enterprise Co., Ltd	Miyako Enterprise Co., Ltd	Miyako Enterprise Co., Ltd
Date of Acquisition	30 September 2013		28 March 2014	
Appraised Value <sup>1</sup>	¥1,030m (S\$10.5m)	¥1,930m (S\$19.6m)	¥952m (S\$9.7m)	¥789m (S\$8.0m)
Appraiser / Date	JLL Morii Valuation & Advisory K.K. / 31 December 2022		CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

# Our Portfolio – Japan



Portfolio	Habitation Jyosui	Ocean View Shonan Arasaki	Liverari Shiroishi Hana Ichigo-kan	Liverari Shiroishi Hana Nigo-kan
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	3,259 <sup>2</sup>	3,067	628	436
Floor Area (sq m)	6,076 <sup>3</sup>	5,304	1,051	747
Number of Units (Rooms)	87	79	48	24
Year of Completion	2005	2007	2011	1990
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Habitation	K.K. Japan Amenity Life Association <sup>4</sup>	K.K Living Platform Care <sup>5</sup>	K.K Living Platform Care <sup>5</sup>
Date of Acquisition	12 December 2014	6 January 2015	23 March 2015	
Appraised Value <sup>1</sup>	¥3,670m (\$\$37.3m)	¥2,160m (\$\$22.0m)	¥367m (\$\$3.7m)	¥186m (\$\$1.9m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022	JLL Morii Valuation & Advisory K.K. / 31 December 2022	Enrix Co., Ltd / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

2. Total land area for the integrated development

3. Strata area of the Property owned by PLife REIT

4. Change of name with effect from 1 June 2019 due to acquisition of K.K. Ouekikaku by K.K. Japan Amenity Life Association

5. Change of name due to Corporate Split with effect from 1 Oct 2020 (Formerly K.K Living Platform)

# Our Portfolio – Japan



Portfolio	Sunny Spot Misono <sup>2</sup>	Habitation Hakata I, II, III	Excellent Tenpaku Garden Hills	Silver Heights Hitsujigaoka
Type	Group Home		Paid nursing home with care service	
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	429	15,336	6,593	5,694
Floor Area (sq m)	724	21,415	4,000	9,013
Number of Units (Rooms)	20	318	94	123
Year of Completion	1993	1984 to 2003 <sup>3</sup>	2013	1987 to 1991 <sup>4</sup>
Committed Occupancy	100%			
Name of Lessee(s)	K.K. Challenge Care <sup>5</sup>	K.K. Habitation	K.K. Kokanomori	K.K. Silver Heights Sapporo
Date of Acquisition	23 March 2015	23 March 2015	23 March 2015	31 March 2016
Appraised Value <sup>1</sup>	¥213m (S\$2.2m)	¥4,180m (S\$42.5m)	¥1,810m (S\$18.4m)	¥1,330m (S\$13.5m)
Appraiser / Date	Enrix Co., Ltd/ 31 December 2021	JLL Morii Valuation & Advisory K.K. / 31 December 2022		Cushman & Wakefield K.K. / 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Liverari Misono

3. Hakata I on 1984, Hakata II on 1995, Hakata III on 2003

4. Silver Heights Hitsujigaoka Ichibankan on 1987 and Nibankan on 1991

5. Change of name due to Corporate Split with effect from 1 Oct 2020 (Formerly K.K Living Platform)

# Our Portfolio – Japan



Portfolio	Kikuya Warakuen	Sanko	Habitation Wakaba <sup>2</sup>	Habitation Hakusho <sup>3</sup>
Type	Paid nursing home with care service			
Land Tenure	Freehold	Freehold	Freehold	Freehold
Land Area (sq m)	4,905	1,680	6,574	15,706
Floor Area (sq m)	3,641	2,018	5,431	6,959
Number of Units (Rooms)	70	53	135	124
Year of Completion	1964 to 2004	2011	1993	1986
Committed Occupancy	100%			
Name of Lessee(s)	K.K. M.C.S.	K.K. M.C.S.	K.K. Taijyu	K.K. Hakusho
Date of Acquisition	24 February 2017			
Appraised Value <sup>1</sup>	¥860m (S\$8.7m)	¥558m (S\$5.7m)	¥2,230m (S\$22.7m)	¥1,660m (S\$16.9m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

2. Formerly known as Wakaba no Oka

3. Formerly known as Hakusho no Sato



# Our Portfolio – Japan



Portfolio	Group Home Hakusho	Konosu Nursing Home Kyoseien	Habitation Kamagaya
Type	Group Home	Nursing Rehabilitation Facility	Paid nursing home with care service
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	2,859	8,715	1,996
Floor Area (sq m)	416	5,634	5,118
Number of Units (Rooms)	9	120	100
Year of Completion	2004	2015	2006
Committed Occupancy	100%	100%	100%
Name of Lessee(s)	K.K. Hakusho	Iryouhoujin Shadan Kouaikai	Fuyo Shoji Kabushiki Kaisha
Date of Acquisition	24 February 2017	14 February 2018	18 December 2020
Appraised Value <sup>1</sup>	¥108m (S\$1.1m)	¥1,760m (S\$17.9m)	¥1,800m (S\$18.3m)
Appraiser / Date		CBRE K.K. / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33



# Our Portfolio – Japan



Portfolio	Haru no Sato	Hodaka no Niwa	Orange no Sato
Type	Nursing Rehabilitation Facility		
Land Tenure	Freehold	Freehold	Leasehold <sup>2</sup>
Land Area (sq m)	4,241	39,955	2,377
Floor Area (sq m)	3,568	6,117	4,005
Number of Units (Rooms)	100	100	98
Year of Completion	2000; Additional works were completed in 2016	2004	1997
Committed Occupancy	100%		
Name of Lessee(s)	Medical Corporation Shojin-Kai	Medical Corporation Kenko Choju-kai	Medical Corporation Kenko Choju-kai <sup>3</sup>
Date of Acquisition	13 December 2019		
Appraised Value <sup>1</sup>	¥1,380m (\$\$14.0m)	¥1,490m (\$\$15.1m)	¥1,250m (\$\$12.7m)
Appraiser / Date	Cushman & Wakefield K.K. / 31 December 2022		

1. At an exchange rate of \$¥1.00 : ¥98.33

2. Leasehold (Chijoken) 99 years with effect from 1 November 2019

3. Change of name with effect March 2021 due to merger of Medical Corporation Misaki-kai and Medical Corporation Kenkou Choju-kai

# Our Portfolio – Japan



Portfolio	Will-Mark Kashiihama	Crea Adachi	Habitation Kisarazu Ichiban-kan
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	7,298	1,694	5,096
Floor Area (sq m)	14,168	2,499	7,065
Number of Units (Rooms)	159	87	150
Year of Completion	2005	2015	2017
Committed Occupancy	100%		
Name of Lessee(s)	K.K. Mirai Care <sup>2</sup>	Kabushiki Kaisha Genki na Kaigo	Fuyo Shoji Kabushiki Kaisha
Date of Acquisition	9 July 2021		17 December 2021
Appraised Value <sup>1</sup>	¥3,250m (S\$33.0m)	¥1,260m (S\$12.8m)	¥3,420m (S\$34.8m)
Appraiser / Date	Enrix Co., Ltd / 31 December 2022		CBRE K.K. / 31 December 2022

1. At an exchange rate of S\$1.00 : ¥98.33

2. Change of name with effect from 10 July 2021 (formerly K.K. Fukuoka Jisho Senior Life)

# Our Portfolio – Japan



Portfolio	Blue Rise Nopporo	Blue Terrace Taisetsu	Blue Terrace Kagura
Type	Paid nursing home with care service		
Land Tenure	Freehold	Freehold	Freehold
Land Area (sq m)	1,921	1,268	2,064
Floor Area (sq m)	2,663	2,608	3,788
Number of Units (Rooms)	70	80	100
Year of Completion	2007	2010	2016
Committed Occupancy	100%		
Name of Lessee(s)	Blue Care Kabushiki Kaisha <sup>2</sup>		
Date of Acquisition	21 September 2022		
Appraised Value <sup>1</sup>	¥788m (S\$8.0m)	¥769m (S\$7.8m)	¥1,330m (S\$13.5m)
Appraiser / Date	Enrix Co., Ltd / 31 December 2022		

1. At an exchange rate of S\$1.00 : ¥98.33

2. A wholly-owned subsidiary of Living Platform, Ltd.



# Our Portfolio – Japan



Portfolio	Assisted Living Edogawa	Assisted Living Toke
Type	Paid nursing home with care service	
Land Tenure	Freehold	Freehold
Land Area (sq m)	1,832	2,293
Floor Area (sq m)	2,977	2,824
Number of Units (Rooms)	86	80
Year of Completion	2021	2021
Committed Occupancy	100%	
Name of Lessee(s)	Zen Wellness Co., Ltd.	
Date of Acquisition	28 September 2022	
Appraised Value <sup>1</sup>	¥1,910m (S\$19.4m)	¥1,310m (S\$13.3m)
Appraiser / Date	Enrix Co., Ltd / 31 December 2022	

1. At an exchange rate of S\$1.00 : ¥98.33

# Our Portfolio – Malaysia



Portfolio	MOB Specialist Clinics <sup>1</sup> , Kuala Lumpur	
Type	Medical Centre	
Land Tenure	Freehold	
Land Area (sq m)	3,450	
Floor Area (sq m) <sup>2</sup>	2,444	
Number of Units (Rooms)	69, all of which owned by Parkway Life REIT	
Year of Completion	1999	
Committed Occupancy	31% (excluding car park) <sup>4</sup>	
Name of Lessee(s)	<ul style="list-style-type: none"> <li>• Gleneagles Hospital Kuala Lumpur (a branch of Pantai Medical Centre Sdn. Bhd.)</li> <li>• Excel Event Networks Sdn. Bhd.</li> <li>• KL Stroke &amp; Neuro Clinic Sdn. Bhd.</li> </ul>	
Date of Acquisition	1 August 2012	
Appraised Value <sup>3</sup>	RM20.67m (S\$6.3m)	
Appraiser / Date	Knight Frank Malaysia Sdn. Bhd. / 31 December 2022	

1. Formerly known as Gleneagles Intan Medical Centre

2. Strata area of Property owned by PLife REIT

3. At an exchange rate of S\$1.00 : RM3.27

4. Vacancy mainly due to expiry of Level 8 lease with subsequent renovations recently completed