1H FY2022 Financial Results

Date: 01 April 2022

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This presentation shall be read in conjunction with SPH REIT's financial results for the first half and year-to-date ended 28 February 2022 in the SGXNET announcement.

Contents

1H FY2022

Key highlights

1H FY2022 Key highlights

Improvement in Revenue and Distributions

- Gross Revenue and Net Property Income (“NPI”) grew by 1.2% yoy to S$141.6 million and 0.4% yoy to S$105.3 million respectively mainly due to gradual market recovery; NPI growth was partially dampened by increase in electricity rates
- 2Q FY2022 DPU of 1.44 cents represents 16.1% yoy increase from 2Q FY2021

Actively managed diversified portfolio to deliver stable returns to Unitholders

- Maintained high occupancy rate of 98.4%
- Healthy portfolio WALE of 5.5 years by NLA and 2.8 years by GRI
- Strategically located assets with dominant catchments continued to mitigate impact of COVID-19

Disciplined capital management

- Cost of debt at 1.66% and a weighted average term to maturity of 2.6 years
- 30.1% gearing provides debt headroom flexibility with access to additional liquidity from S$225 million of undrawn revolving credit facility lines

1H FY2022 Key highlights

Singapore

- Post the relaxing of dine-in restrictions from two to five persons in late November 21, sales recovered steadily to exceed FY2021 levels in December 21 and January 22. The high number COVID-19 cases in February 22, with over 25,000 cases a day at its peak, disrupted the recovery and sales in the month ended up lower yoy
- 1H FY2022 sales was approximately 2% higher yoy

Australia

- Westfield Marion was largely unaffected by COVID-19 up until December 2021 when South Australia saw a spike in cases of up to 9,000 daily in January 22 which led to a decline in tenant sales by about 9%. Since then, February 22 sales has recovered yoy. 1H FY2022 sales increased approximately 1% yoy
- COVID-19 impacted NSW more severely due to the high number of cases. Figtree Grove saw a gradual recovery after the 16-week lockdown was lifted in October 21. A resurgence in cases in end-December 21 slowed the recovery before stabilising in February 2022. 1H FY2022 sales declined 10% yoy

Managing the challenges ahead

- Focus on maintaining healthy occupancy and managing cashflow to provide sustainable rental income
- More than 70% of debt hedged against rising interest rates
- Maintain operational efficiency and exploring initiatives to manage electricity cost

1H FY2022

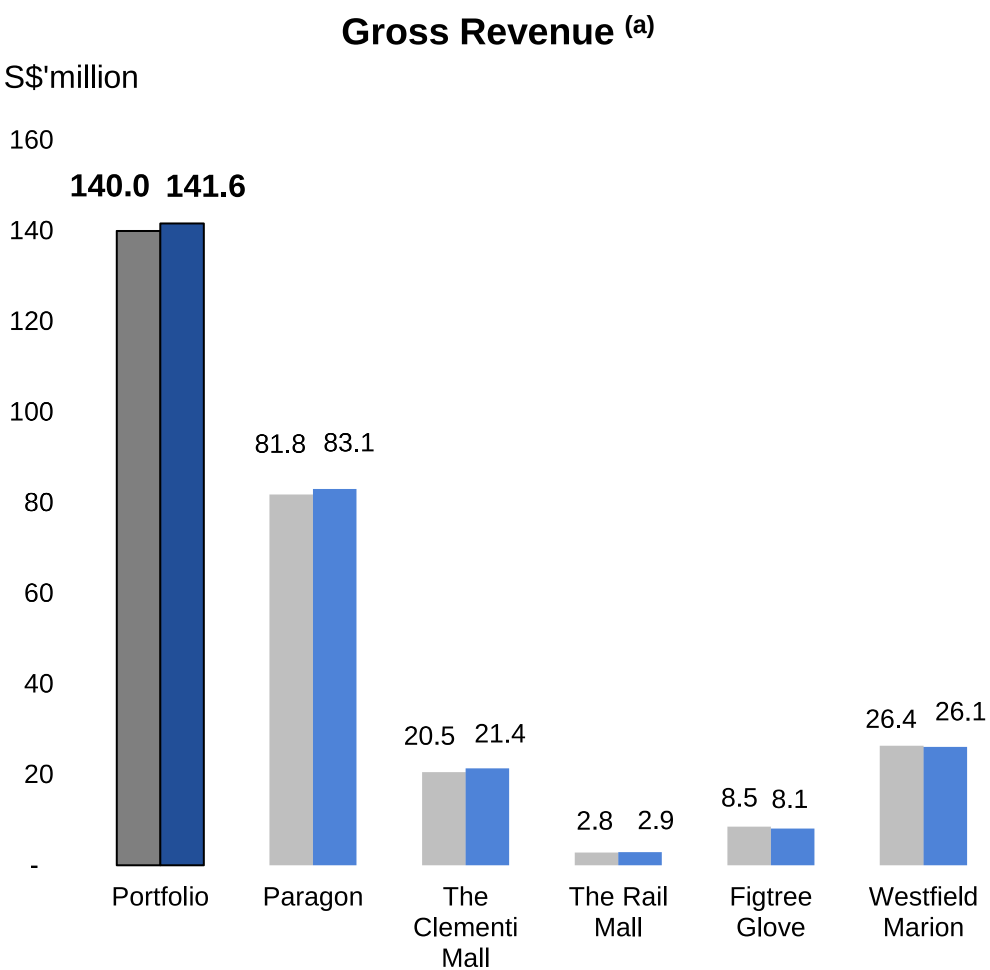
Financial results

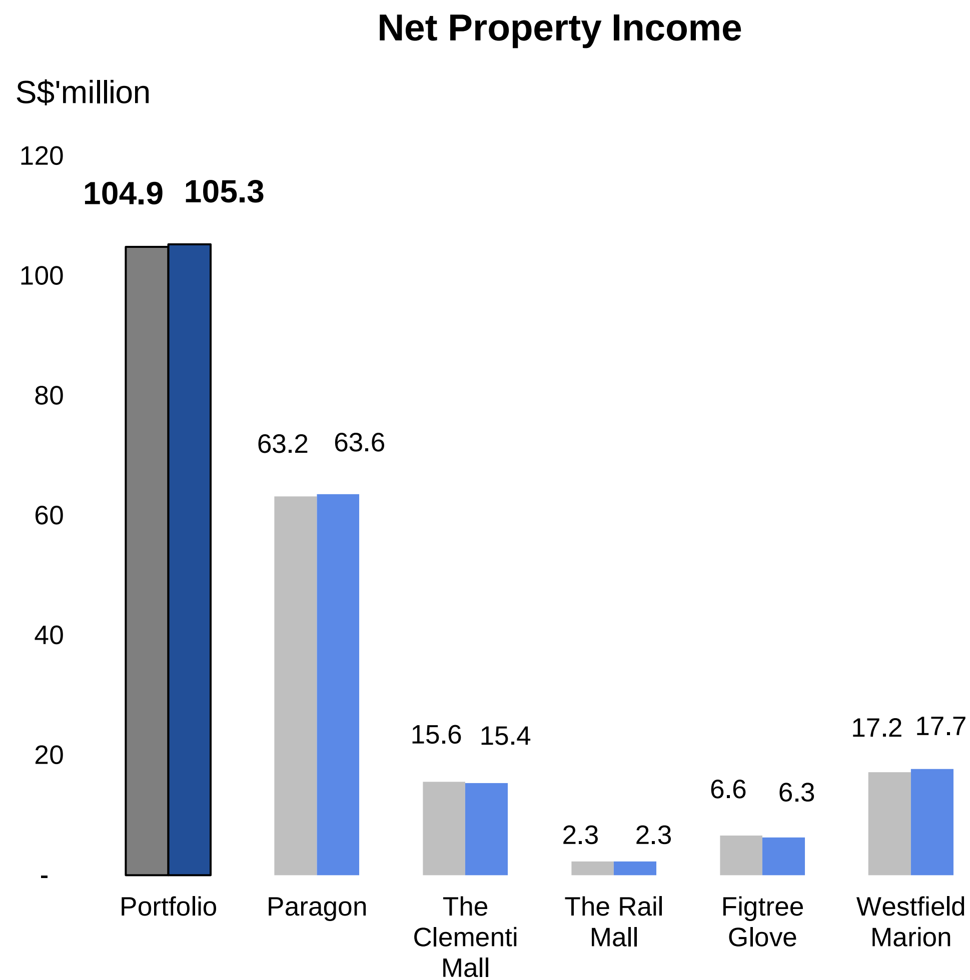
1H FY2022 Financial performance

	1H FY2022 S$'000	1H FY2021 S$'000	Change %
Gross revenue [(a)]	141,636	139,958	1.2
Property expenses	(36,363)	(35,104)	3.6
Net property income	105,273	104,854	0.4
Distributable income to Unitholders [(b)]	82,614	76,181	8.4
Distribution to Unitholders [(c)]	75,105	67,764	10.8
Distribution per unit (cents) [(c)]	2.68	2.44	9.8

Notes:
(a) Gross revenue is net of rental relief to tenants in Singapore
(b) Adjusted to include an allowance for COVID-19 rental arrears and relief to tenants in Australia in line with the Australia "Leasing Code"
(c) The distribution to unitholders for 1H FY2021 includes the release of approximately S$7.3 million (0.26 cents) of FY2020 distributable income deferred as allowed under COVID-19 relief measures

Continued improvement on a portfolio basis

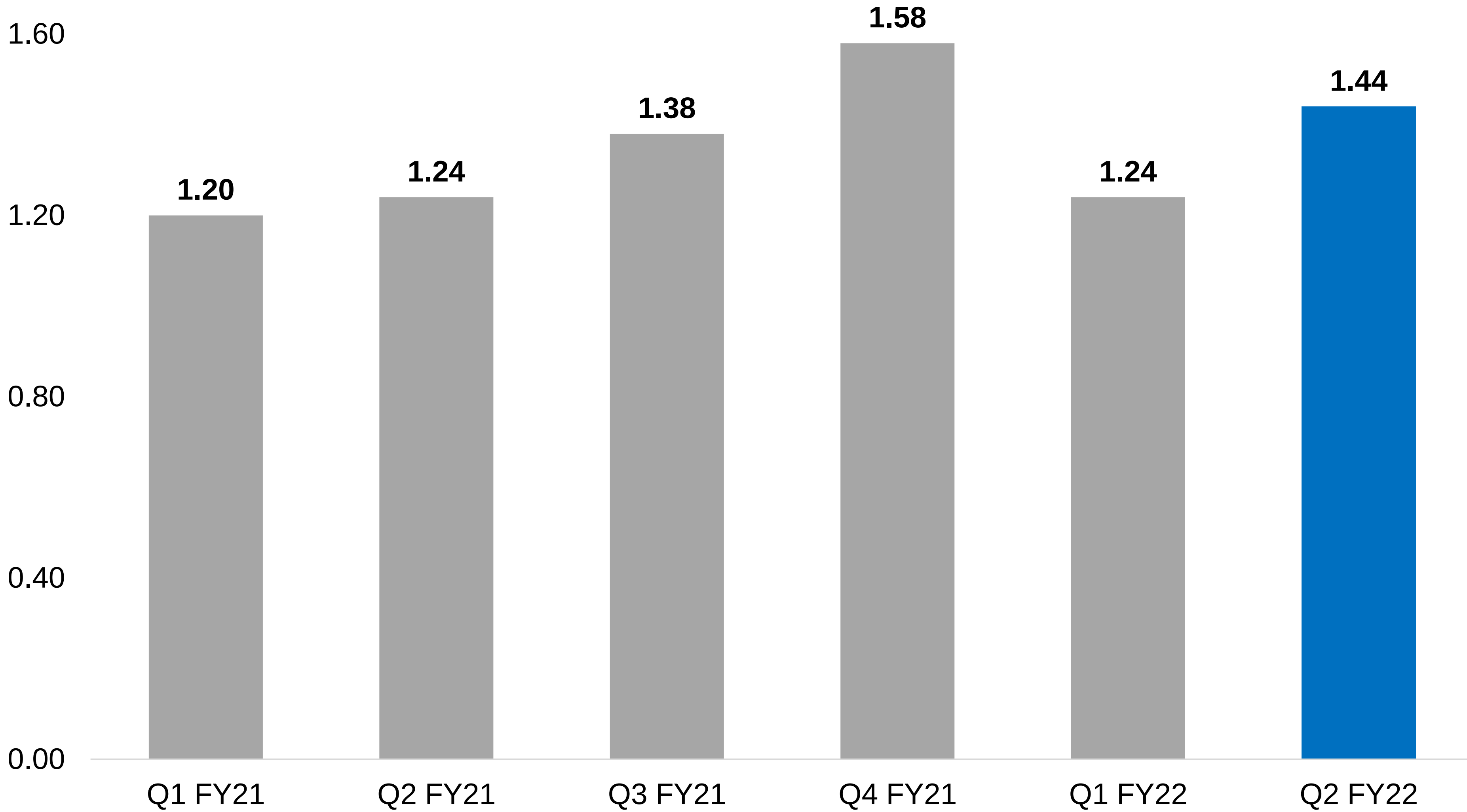




1H FY2021 | 1H FY2022

Notes:
(a) Gross revenue is net of rental relief to tenants in Singapore

Distribution per Unit (DPU)



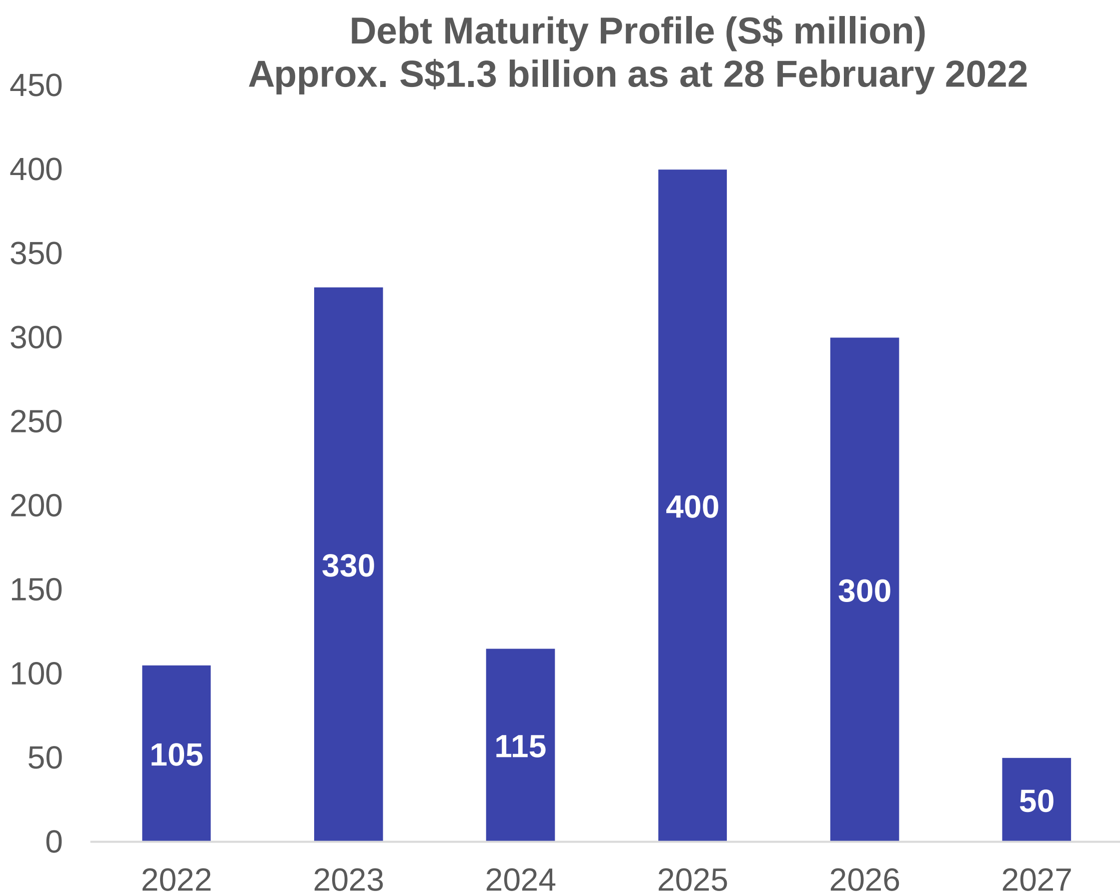
Balance sheet

Resilient balance sheet

S$'000	28 February 2022	31 August 2021	Change (%)
Total assets	4,280,658	4,246,565	0.8
Total liabilities	1,389,128	1,398,697	(0.7)
Net assets	2,891,530	2,847,868	1.5
Net asset value per unit	S$0.92	S$0.91	1.1

Disciplined capital management

Proactive and disciplined capital management to maintain financial flexibility



***Note**: Excludes perpetual securities of SPH REIT*

Gearing [1]	**30.1%**
Average Cost of Debt For 1H FY2022	**1.66%**
Weighted Average Term to Maturity	**2.6 years**
Floating rate % **Fixed rate %**	**27%** **73%**
Interest Coverage ratio [2]	**7.7 times**
Available Facilities	**S$225m**

Note:
(1) The total assets used for computing the gearing ratio is based on the latest valuation of the investment properties as at 28 February 2022.
(2) Computed based on rolling 12 months from 1 Mar 2021 to 28 Feb 2022.

Improved valuations underpinned by market recovery

Singapore assets

	Valuation (S$ million) (1)			Capitalisation rate (%)	
	As at 28 Feb 2022	As at 31 Aug 2021	Variance	As at 28 Feb 2022	As at 31 Aug 2021
PARAGON	2,670.0 *(30 Nov 21: 2,670.0)*	2,640.0	30.0	4.50% - Retail 3.75% - Medical Suite / Office	4.50% - Retail 3.75% - Medical Suite / Office
The Clementi Mall	597.5 *(30 Nov 21: 597.5)*	594.0	3.5	4.50%	4.50%
The Rail Mall	62.2	62.2	-	6.00%	6.00%

Australia assets

	Valuation (A$ million)			Capitalisation rate (%)	
	As at 28 Feb 2022	As at 31 Aug 2021	Variance	As at 28 Feb 2022	As at 31 Aug 2021
Westfield Marion (2)	642.5	640.5	2.0	5.50%	5.50%
figtree grove (3)	200.0	200.0	-	6.00%	6.00%

Notes:
(1) Valuations as at 28 February 2022, 30 November 2021 and 31 August 2021 were conducted by Savills Valuation & Professional Services (S) Pte Ltd.
(2) Valuations as at 28 February 2022 and 31 August 2021 were conducted by CBRE Valuation Pty Ltd.
Represents SPH REIT's 50% interest in Westfield Marion
(3) Valuations as at 28 February 2022 and 31 August 2021 were conducted by CBRE Valuation Pty Ltd and Jones Lang LaSalle Advisory Services Pty Ltd respectively.

Operations review

Resilient and diversified portfolio

98.4%	2.7m	5.5 years	2.8 years
Portfolio occupancy	Net Lettable Area ("NLA") (sqft)	WALE by NLA	WALE by Gross Rental income

Singapore

Paragon

The Clementi Mall

The Rail Mall

Australia

Westfield Marion, SA

Figtree Grove, NSW

As of 28 February 2022	Singapore			Australia	
	Paragon	The Clementi Mall	The Rail Mall	Westfield Marion	Figtree Grove
NLA ('000 sqft)	715	195	50	1,475	236
Occupancy rate	98.8%	99.9%	100%	98.0%	99.0%

Well staggered lease expiry profile

Lease expiry as at 28 Feb 2021	FY22	FY23	FY24	FY25	FY26	FY27 & beyond
SPH REIT Portfolio						
Expiries as a % of total NLA	8%	16%	16%	11%	4%	44%
Expiries as a % of Gross rental income	6%	27%	26%	21%	5%	15%
Singapore assets						
Expiries as a % of total NLA	3%	33%	31%	22%	8%	4%
Expiries as a % of Gross rental income	2%	31%	29%	24%	5%	9%
Australia assets						
Expiries as a % of total NLA	11%	13%	16%	11%	5%	37%
Expiries as a % of Gross rental income	19%	6%	7%	5%	3%	68%

High occupancy supporting sustainable returns

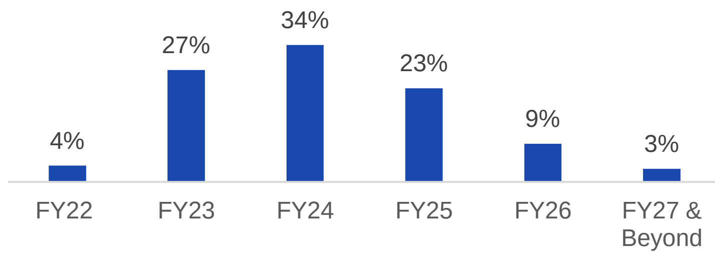
As at 28 February 2022	Occupancy rate	Number of renewals / new leases[1]	NLA renewed/ new leases ('000 sqft)	As a % of properties' NLA	Change compared to preceding rental rates [2]
PARAGON	98.8%	49	74	10.4%	-7.3%
THE CLEMENTI MALL	99.9%	10	8	4.1%	-4.0%
The Rail Mall	100.0%	5	6	11.7%	8.9%
Singapore assets	**99.1%**	**64**	**88**	**9.2%**	**-6.4%**

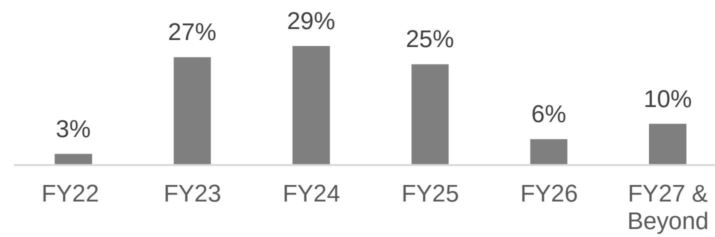
Notes:
(1) For expiries in 1H FY2022, excluding newly created, reconfigured units and licenses less than 12 months
(2) Reversion rate is computed based on weighted average of all expiring leases. The change is measured between average rents of the renewed & new lease terms and the average rents of the preceding lease terms. Preceding leases were typically committed three years ago.
(3) Australia assets reversion will be disclosed on an annual basis at year-end, to tie in with the disclosures made by our joint venture partner annually.

Proactive management of lease expiry

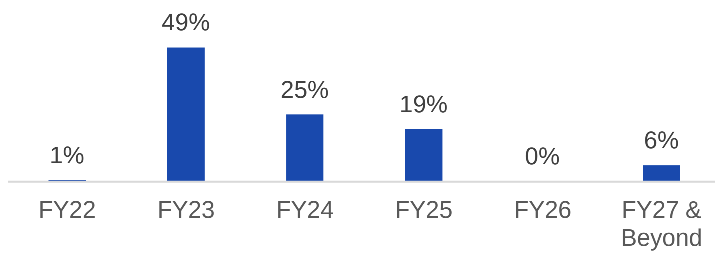
Singapore assets	Expiry by NLA	Expiry by Gross Rental Income

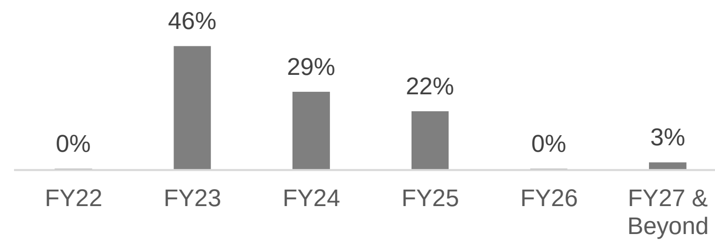
PARAGON



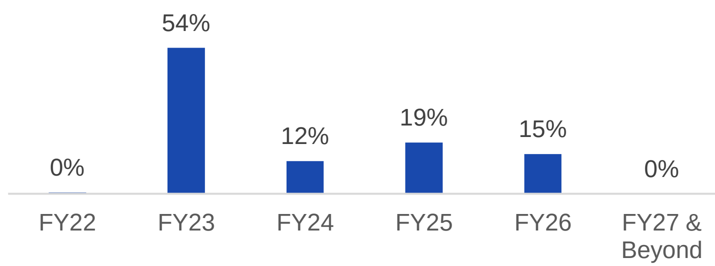


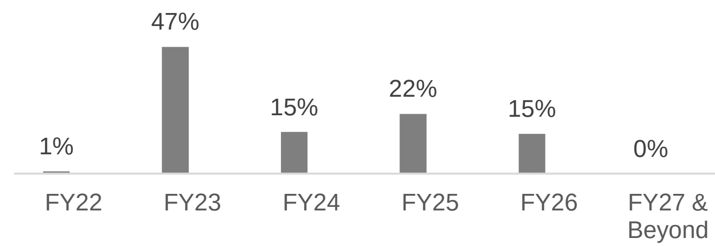
THE CLEMENTI MALL





TheRailMall

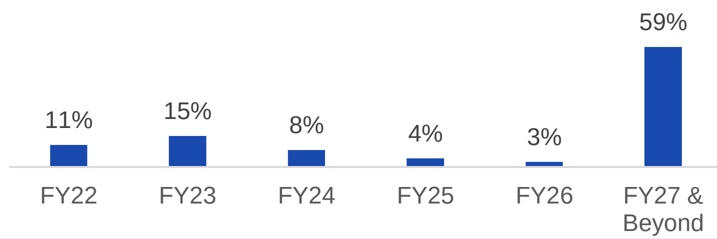


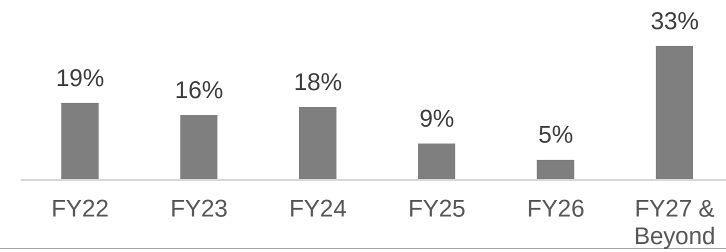


Proactive management of lease expiry

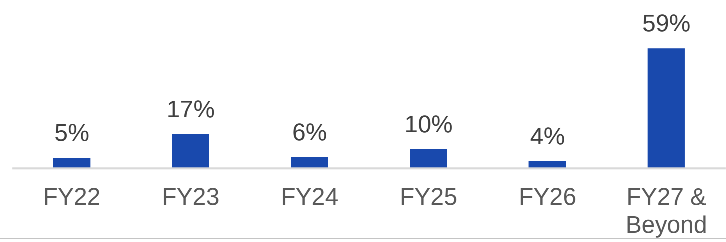
Australia Assets	Expiry by NLA	Expiry by Gross Rental Income

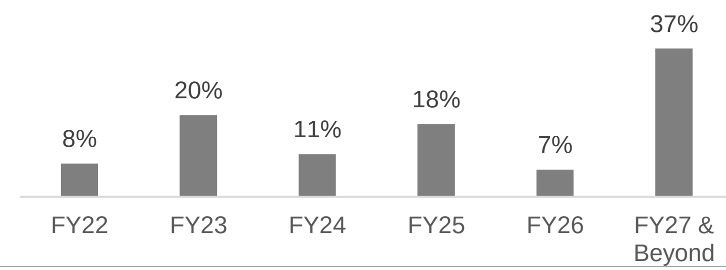
Westfield Marion





figtree grove



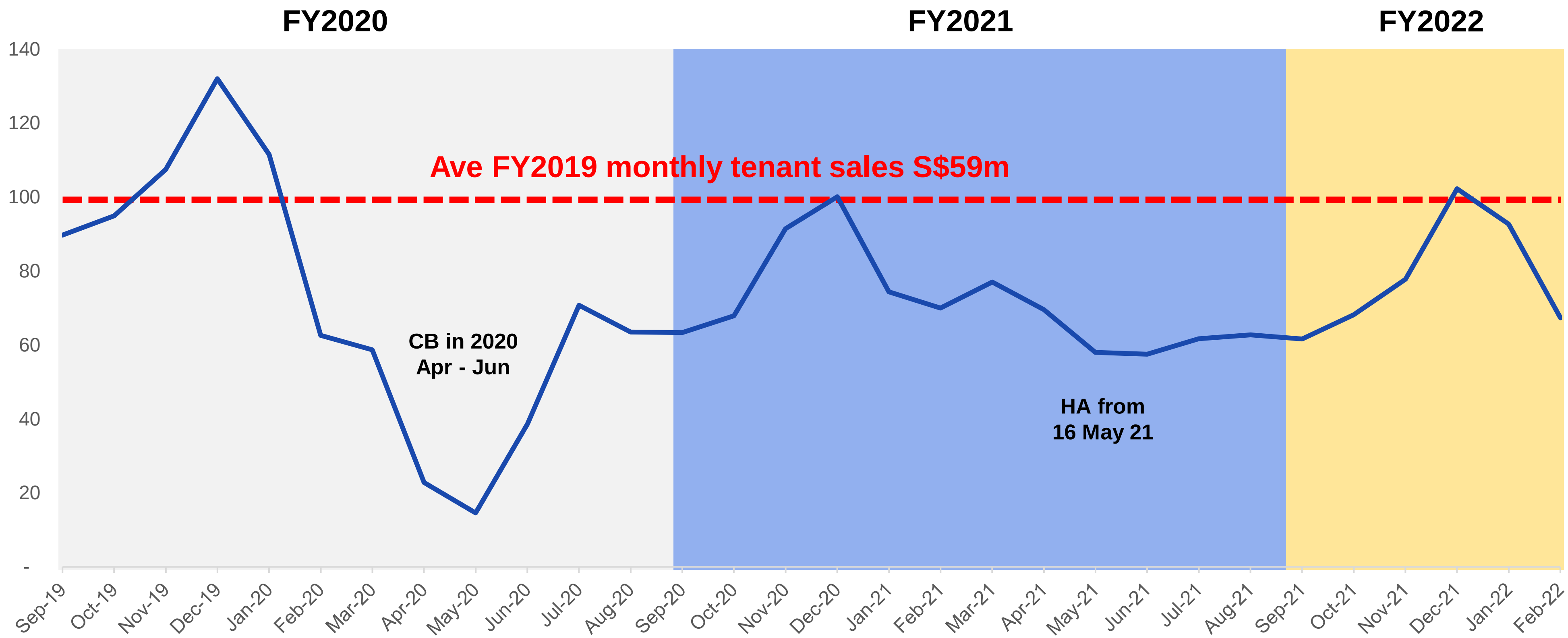


SG: Improved tenant sales led by gradual market recovery

PARAGON

- Paragon sales recovered strongly post the relaxation of the dine-in restrictions from two to five pax until the high number of COVID-19 cases reported in February 22. The recovery made up for the yoy sales decline in 1Q FY2022
- Tenant sales for 1H FY2022 increased by approximately 1% yoy
- Occupancy as at 28 February 2022 at 98.8%; a result of management's proactive leasing strategy

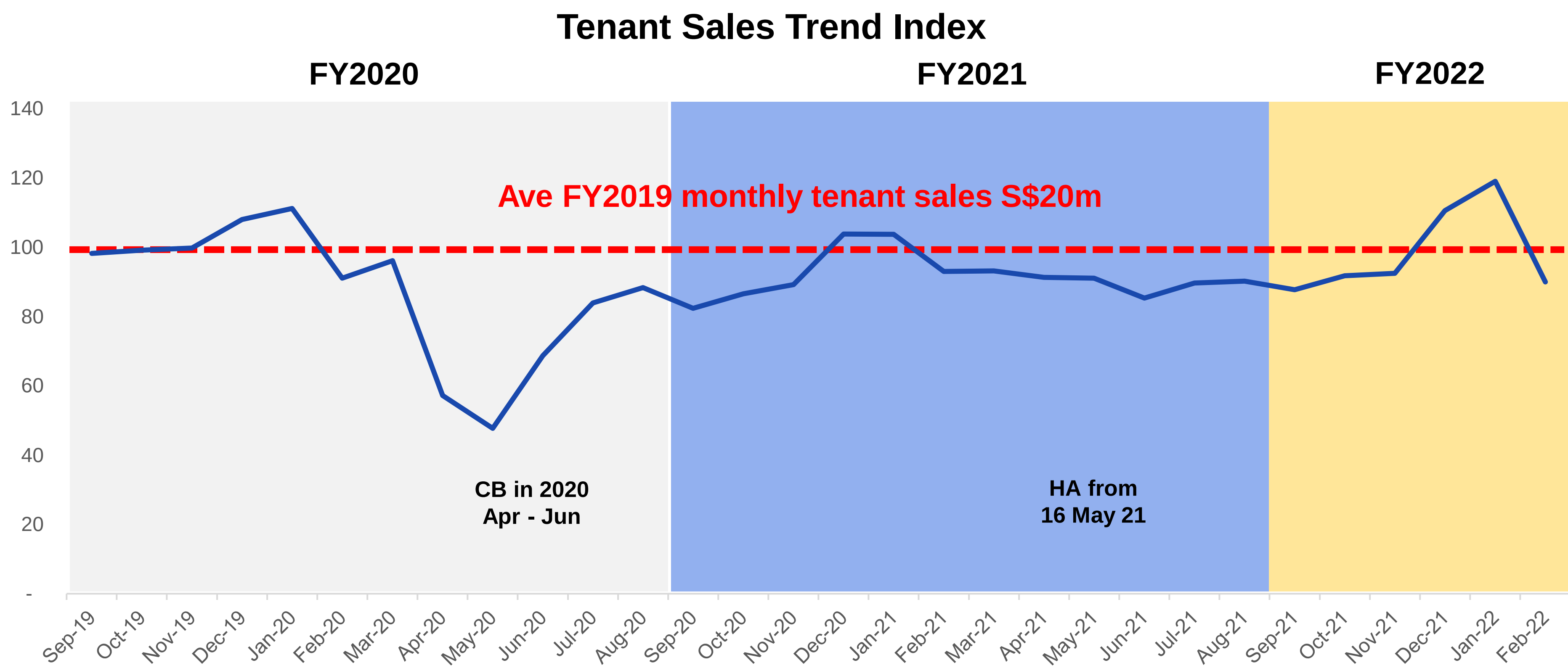
Tenant Sales Trend Index



sph Reit

SG: Tenant sales supported by suburban mall resilience

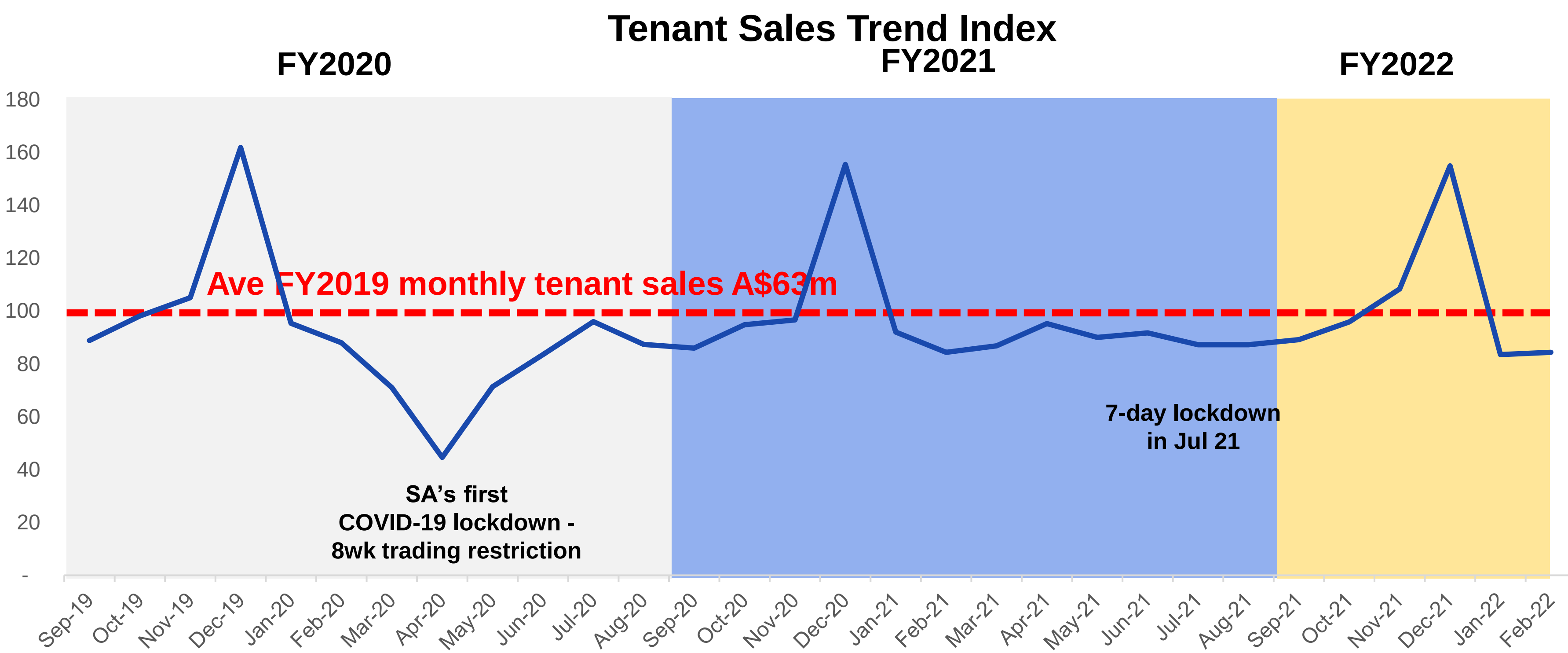
- The Clementi Mall continued to demonstrate resilience with the continued recovery from 1Q FY2022 into December 21 and January 22. High number of COVID-19 cases in February 22 caused sales to fall marginally yoy.
- Tenant sales for 1H FY2022 increased approximately 6% yoy
- Continued growth for rewards programme, totaling c.13,000 sign-ups to-date since its launch in November 2021



AU: Tenant sales' recovery disrupted by COVID-19 resurgence

Westfield MARION

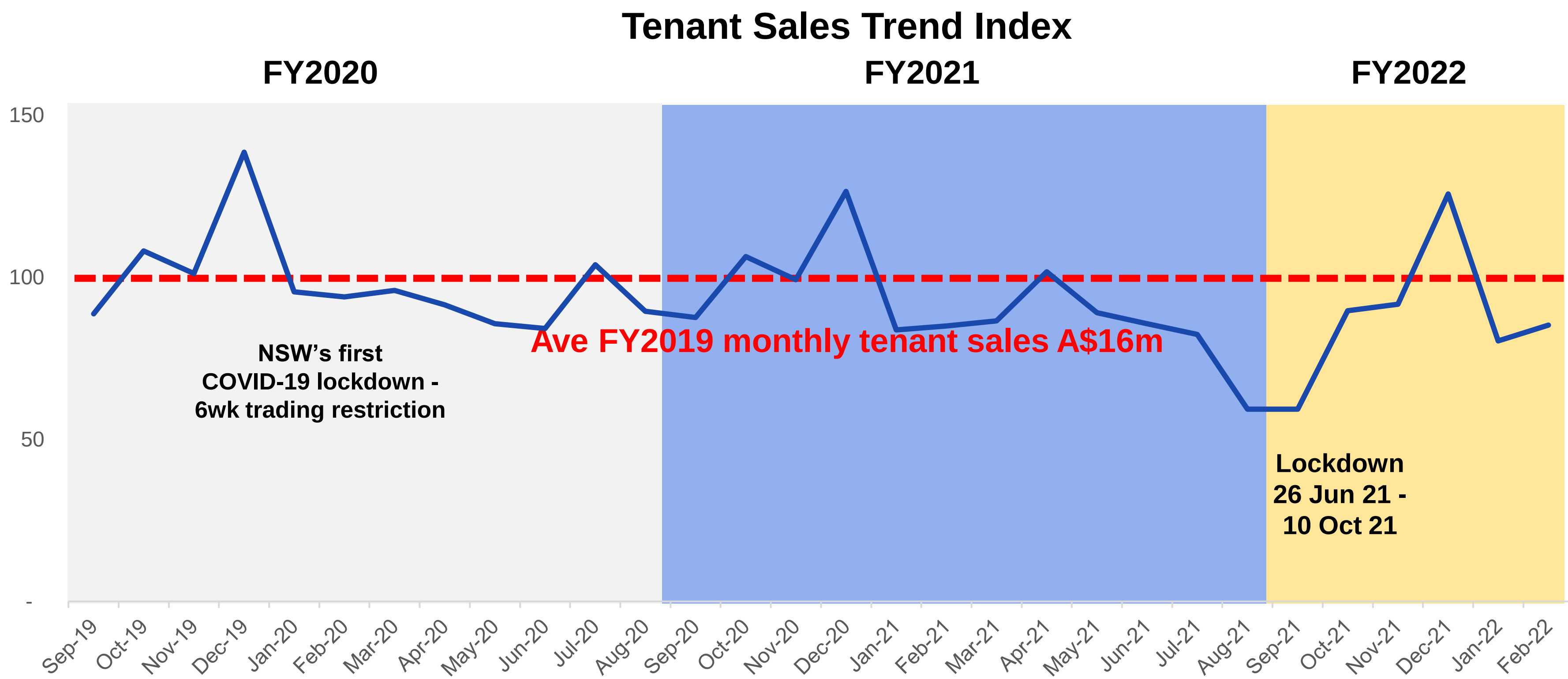
- Westfield Marion's strategic location with close proximity to a strong catchment from community & education infrastructure has kept it resilient.
- Westfield Marion was largely unaffected by COVID-19 up to late December 21. South Australia saw a spike in cases of up to 9,000 daily in January 22 which led to a decline in tenant sales by approximately 9% yoy. Since then, February 22 sales has recovered yoy.
- 1H FY2022 sales increased approximately 1% yoy.



AU: Tenant sales' recovery disrupted by COVID-19 resurgence

figtree grove

- A sub-regional mall catering to the day-to-day needs of the immediate residential catchment with a high percentage of non-discretionary sales.
- COVID-19 cases impacted Figtree Grove more severely due to the high number of cases. NSW came out of a 16-week lockdown in October 21 and tenant sales saw a gradual recovery. A resurgence in cases from end-December 21 slowed this recovery before stabilising in February 22.
- 1H FY2022 sales declined approximately 10% lower yoy



Growth strategy and market outlook

Multi-pronged strategy to ensure growth

Proactive asset management and asset enhancement strategy	■ Ensure that interests of all stakeholders, including tenants, shoppers and Unitholders are protected ■ Continue to optimise tenant mix across its assets, in line with evolving market trends and changing consumers' demand ■ Provide high quality services and solutions to tenants and to remain as the landlord of choice in the retail real estate space ■ Adopt a prudent and disciplined approach in implementing AEI opportunities
Investments and acquisition growth strategy	■ ROFR on the Sponsor's future income-producing properties used primarily[1] for retail purposes in Asia Pacific: ➢ One applicable ROFR property, The Seletar Mall which opened in 2014 has maintained high occupancy; the second ROFR, The Woodleigh Mall is currently under construction. ➢ Explore acquisition opportunities that will add value to SPH REIT's portfolio and improve returns to Unitholders.

Note:

(1) 'primarily' means more than 50.0% of net lettable area or (in the case of a property where the concept of net lettable area is not applicable) gross floor area.

Market outlook

Singapore	▪ Singapore's GDP grew by 7.6% in 2021. GDP forecast for 2022 at 3% to 5% according to the Ministry of Trade and Industry (MTI) ▪ Singapore has relaxed dining in restrictions to 10 pax from 5 pax from 29 March 22 ▪ In-bound travel restrictions has relaxed from 1 April 22. No on-arrival testing or quarantine required for vaccinated travellers. No quotas on the number of travellers to Singapore ▪ Department of Statistics Singapore (DOS) reported that the retail sales index (excluding motor vehicles) increased by 15.8% yoy for January 2022; driven by watches & jewelry (+29.0%), wearing apparel (+28.3%), department stores (+26.0%), cosmetics (+22.3%)
Australia	▪ Reserve Bank of Australia expects GDP to grow by around 4.25% for 2022 compared to 4.2% for 2021 ▪ Australia reopened its borders to fully vaccinated international visitors in February 2022 ▪ According to the latest Australian Bureau of Statistics, retail turnover including online rose 6.4% yoy in January 2022; nationwide retail sales growth was led by clothing & footwear (+7.0%), food & beverage (+6.2%), food retailing (+4.5%), household goods (+5.9%) posting growth, while department store (-3.6%) sales contracted
Portfolio	▪ Potential resurgence of COVID-19 may impact consumer spending behaviour and full resumption of international leisure travel ▪ Geopolitical tensions indirectly impact operational costs such as utilities and consumer sentiments ▪ Central banks including the Federal Reserve, MAS and RBA have adopted tighter monetary policies in view of rising inflation which will likely lead to higher interest rates ▪ Deliver stable distribution and sustainable returns

Distribution details & timeline

Distribution details and timeline

Distribution period	2Q FY2022 (1 December 2021 – 28 February 2022)
Distribution per unit	1.44 cents per unit
Annualised distribution yield [a]	5.63%
Ex-date	8 April 2022
Record date	11 April 2022
Payment date	20 May 2022

(a) Computed based on 1H FY2022 distribution annualised and S$0.96 per unit closing price on 28 February 2022

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