

KEY HIGHLIGHTS

YEAR ENDED 31 DECEMBER 2022

GROSS REVENUE

S\$66.4
MILLION

NET PROPERTY
INCOME

S\$37.7
MILLION

AMOUNT TO BE
DISTRIBUTED
TO UNITHOLDERS

S\$6.0^{1,2}
MILLION

INDEPENDENT
VALUATION³

RMB4,703
MILLION

+0.5%
year-on-year

PORTFOLIO
COMMITTED
OCCUPANCY

95.2%

DISTRIBUTION
PER UNIT ("DPU")

1.17^{1,2}
Singapore Cents

GEARING⁴

37.7%

¹ For the FY 2022 approximately S\$0.7 million of the amount available for distribution has been retained for operational expenses and working capital requirements of the REIT.

² Lower year-on-year mainly due to rental rebates provided to support tenants in FY 2022 due to the COVID-19 situation in China while no rental rebates were given in FY 2021, as well as higher interest expenses, and refinancing expenses incurred during the refinancing exercise completed in March 2022.

³ Based on independent valuation from Colliers International (Hong Kong) Limited as at 31 December 2022.

⁴ Based on total loans and borrowings principal attributable to Unitholdings divided by total assets attributable to Unitholders.