



SPH REIT's 1Q 2015 Distribution of 1.33 cents increased 2.3% year-on-year

- Paragon and The Clementi Mall achieved healthy rental reversion of 12.5% and 2.3% respectively.
- Maintained track record of full occupancy.

SINGAPORE, January 12, 2015 – SPH REIT Management Pte. Ltd. (“SPH RM” or the “Manager”), the Manager of SPH REIT, reported that SPH REIT’s distribution to unitholders was \$33.5m for the first quarter ended 30 November 2014 (“1Q 2015”). This translated to a distribution per unit (“DPU”) of 1.33 cents for 1Q 2015, an increase of 2.3% year-on-year. The 1Q 2015 distribution will be paid to unitholders on 13 February 2015.

Steady and resilient operational performance

Gross revenue for 1Q 2015 improved by \$0.9m (1.8%) to \$50.6m, while net property income of \$37.9m for 1Q 2015 was \$1.7m (4.9%) higher than the same quarter last year. The improvement was on the back of higher rental income and proactive management of expenses in both Paragon and The Clementi Mall.

Both Paragon and The Clementi Mall are fully leased. Paragon continues to achieve consistently robust performance with rental uplift of 12.5% for new or renewed leases in 1Q 2015. The Clementi Mall completed the first lease renewal cycle¹ in 2014 with 84.2% of lease expiring (by net lettable area) in 2017.

¹ The Clementi Mall opened in two phases in January 2011 and March 2011.

Capital Management

SPH REIT has a well-staggered debt maturity profile with no refinancing requirement till 2016 and weighted average term to maturity of 3.8 years. It registered gearing level of 26.0% and average cost of debt of 2.35% as at 30 November 2014.

Ms Susan Leng, CEO of SPH REIT Management Pte. Ltd., said, “We are pleased that SPH REIT has continued to turn in a steady performance, amidst a modest domestic economic outlook and challenging retail environment. We are confident that the well-established positioning of both properties, firm partnership with our tenants and philosophy of continual asset enhancement will enable us to be at the forefront of the competitive retail arena and deliver sustainable returns to unitholders. The chiller decanting project at Paragon is progressing on schedule. In addition, the tenancies for the newly-created net lettable space of about 5,000 square feet have been committed and will contribute close to S\$1 million of rental income annually from FY2016 onwards.”

Summary Results of SPH REIT

	1Q 2015 \$'000	1Q 2014 \$'000	Change %
Gross revenue	50,635	49,718	1.8
Net property income	37,873	36,111	4.9
Income available for distribution	34,031	32,545	4.6
Distribution to Unitholders ¹	33,489	32,545	2.9
Distribution per unit (cents)	1.33	1.30	2.3
Annualised distribution yield (%) Based on \$1.060 per unit (closing price on 28 November 2014)	5.03	4.92	2.3

Note:

1. For 1Q 2015, SPH REIT had retained S\$0.5 million of taxable income available for distribution to unitholders for distribution in FY2015.

Credit Suisse (Singapore) Limited was the sole global coordinator and issue manager for the initial public offering of SPH REIT (the "Offering"). Credit Suisse (Singapore) Limited, DBS Bank Ltd. and Oversea-Chinese Banking Corporation Limited were the joint bookrunners and underwriters of the Offering (collectively, the "Joint Bookrunners").

The Joint Bookrunners for the Offering assume no responsibility for the contents of this announcement.

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ABOUT SPH REIT

SPH REIT is a Singapore-based real estate investment trust established principally to invest, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for retail purposes in Asia-Pacific, as well as real estate-related assets.

Its portfolio of properties comprises a 99-year leasehold interest in Paragon commencing on the date of listing of SPH REIT and a 99-year leasehold interest in The Clementi Mall commencing on 31 August 2010. Valued at S\$3.16 billion with an aggregate net lettable area of approximately 900,000 sq ft, the properties have a committed occupancy of 100% and have a diverse and high quality tenant base of about 440 local and international retailers and medical specialists.

Visit SPH REIT's website at www.sphreit.com.sg for more details.

ABOUT THE REIT MANAGER: SPH REIT MANAGEMENT PTE. LTD.

SPH REIT is managed by SPH REIT Management Pte. Ltd., a wholly-owned subsidiary of Singapore Press Holdings Limited. The Manager's key objective for SPH REIT is to provide Unitholders with regular and stable distributions, and sustainable long-term growth in DPU and NAV per Unit, while maintaining an appropriate capital structure.

ABOUT THE SPONSOR: SINGAPORE PRESS HOLDINGS

Incorporated in 1984, main board-listed Singapore Press Holdings (SPH) is Asia's leading media organisation, engaging minds and enriching lives across multiple languages and platforms. SPH has 19 titles licensed under the Newspaper Printing and Presses Act, of which nine are daily newspapers across four languages. On an average day, 2.8 million individuals or 69 per cent of people above 15 years old read one of SPH's news publications. Beyond print, SPH's suite of digital products includes online editions of newspapers and magazines, as well as mobile applications. Our online products enjoy 360 million page views with 23 million unique browsers every month. Other new media initiatives include AsiaOne, omy.sg, Stomp and SPH Razor. SPH has also ventured into book publishing, broadcasting, events, out-of-home advertising and properties. For more information, please visit www.sph.com.sg.

Important Notice

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