

# FINANCIAL HIGHLIGHTS

Consolidated Statement of Total Return For the Financial Year Ended 31 August	2019 S\$ million	2018 S\$ million	Change %
Gross Revenue	228.6	211.8	7.9
Net Property Income	179.8	166.0	8.3
Income Available for Distribution	145.0	142.3	1.9
Distribution per Unit (cents)	5.60	5.54	1.1

Consolidated Statement of Financial Position as at 31 August	2019 S\$ million	2018 S\$ million	Change %
Total Assets	3,948.4	3,408.0	15.9
Total Liabilities	1,177.0	969.1	21.5
Borrowings	1,091.1	893.1	22.2
Net Assets Attributable to Unitholders	2,458.9	2,438.9	0.8
Number of Units in Issue (million)	2,588.7	2,571.8	0.7
Net Asset Value per Unit (S\$)	0.95	0.95	-

Financial Ratios	2019	2018
Annualised Distribution Yield (%) • Based on closing price <sup>1</sup>	5.14	5.54
Gearing Ratio (%)	27.5	26.3
Interest Cover Ratio (times)	5.3	6.0
Average All-in-Cost of Debt (% per annum)	2.91	2.85
Average Term to Maturity for Debt (years)	2.5	2.3

1 Based on closing price of S\$1.09 per unit on 31 August 2019 (31 August 2018: S\$1.00).

5.60  
cents

DISTRIBUTION PER UNIT  
Up 1.1% compared to 2018

S\$179.8  
million

NET PROPERTY INCOME  
Increased 8.3% compared to 2018

S\$3.598  
billion

VALUATION OF  
INVESTMENT PROPERTIES  
Included the recently acquired  
Figtree Grove Shopping Centre



5.14%  
DISTRIBUTION YIELD  
Based on closing price of S\$1.09  
on 31 August 2019

27.5%  
GEARING  
Strong balance sheet

99.1%  
COMMITTED OCCUPANCY  
Solid track record

