



FINANCIAL HIGHLIGHTS

CONSOLIDATED STATEMENT OF TOTAL RETURN FOR THE FINANCIAL YEAR ENDED 31 AUGUST

	2021 S\$ million	2020 S\$ million	Change %
Gross Revenue	277.2	241.5	14.8
Net Property Income	202.6	181.9	11.4
Distributable Income to Unitholders	157.8	92.2	71.1
Distribution per Unit (cents)	5.40	2.72	98.5

CONSOLIDATED STATEMENT OF FINANCIAL POSITION AS AT 31 AUGUST

	2021 S\$ million	2020 S\$ million	Change %
Total Assets	4,246.6	4,240.7	0.1
Total Liabilities	1,398.7	1,426.0	(1.9)
Borrowings	1,293.1	1,298.6	(0.4)
Net Assets Attributable to Unitholders	2,535.2	2,503.3	1.3
Number of Units in Issue (million)	2,785.2	2,763.1	0.8
Net Asset Value per Unit (S\$)	0.91	0.91	-

FINANCIAL RATIOS

	2021	2020
Annualised Distribution Yield (%)		
• Based on closing price ¹	5.93	3.13
Gearing Ratio (%)	30.3	30.5
Interest Cover Ratio (times)	7.3	4.7
Average All-in-Cost of Debt (% per annum)	1.84	2.66
Average Term to Maturity for Debt (years)	2.9	2.9

¹ Based on closing price of S\$0.91 per unit on 31 August 2021 (31 August 2020: S\$0.87).



5.40 cents

DISTRIBUTION PER UNIT
Increased **98.5%** compared to 2020

S\$202.6 million

NET PROPERTY INCOME
Increased **11.4%** compared to 2020

S\$4.1 billion

VALUATION OF INVESTMENT PROPERTIES

5.93 %

DISTRIBUTION YIELD
Based on closing price of **S\$0.91** on 31 August 2021

30.3 %

GEARING
Healthy balance sheet

98.8 %

COMMITTED OCCUPANCY
Strong track record

PARAGON