

UNIT PRICE PERFORMANCE

The FTSE Straits Times Index and the FTSE Straits Times REIT Index gained by 21% and 4% respectively for the period from 1 September 2020 to 31 August 2021. SPH REIT share price gained by 4%, which is in line with the global recovery.

SPH REIT's unit price closed at S\$0.91 on 31 August 2021. Total distribution for the year was 5.40 cents, representing a distribution yield of 5.93%.

KEY STATISTICS

	FY2021	FY2020
Highest closing price (S\$)	0.950	1.160
Lowest closing price (S\$)	0.725	0.680
Year-end closing price (S\$)	0.905	0.870
Total trading volume (million units)	409.3	685.2
Average daily trading volume (million units)	1.6	2.8

Source: Bloomberg

RETURN ON INVESTMENT IN SPH REIT

	FY2021 ¹	FY2020 ²
	Based on last year's closing price of S\$0.87 as at 31 August 2020	Based on last year's closing price of S\$1.09 as at 31 August 2019
(a) Total return/(loss)	10.8%	-17.7%
(b) Capital appreciation	4.6%	-20.2%
(c) Annual distribution yield	6.2%	2.5%

Notes:

1 For FY2021:

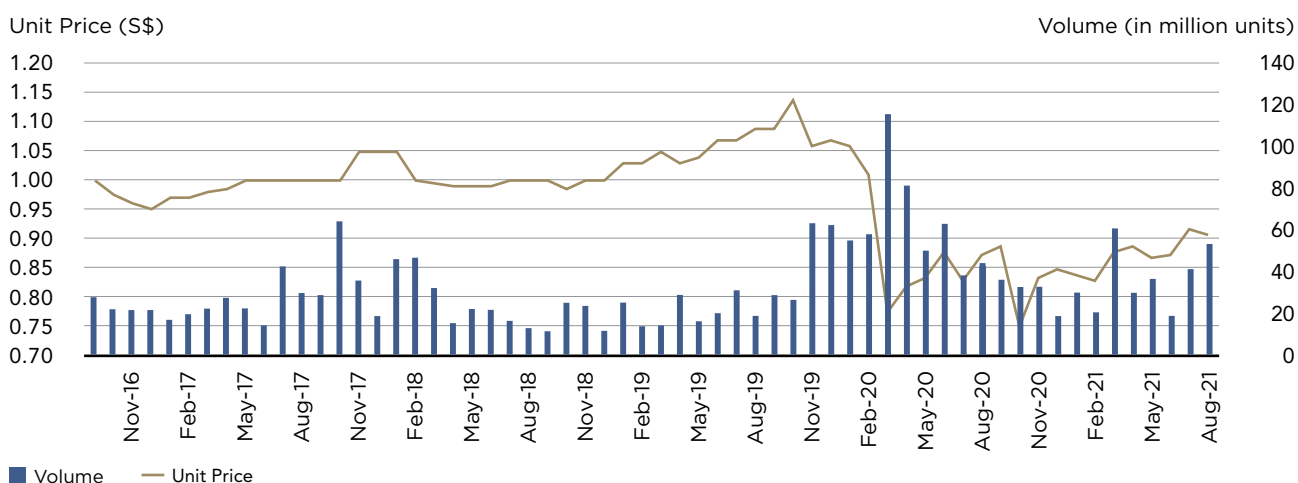
- (a) Sum of price appreciation and distribution for FY2021, over last year's closing price of S\$0.87 as at 31 August 2020.
- (b) Based on closing price of S\$0.91 as at 31 August 2021 and S\$0.87 as at 31 August 2020.
- (c) Based on distribution of 5.40 cents for the year ended 31 August 2021 over last year's closing price of S\$0.87 as at 31 August 2020.

2 For FY2020:

- (a) Sum of price appreciation and distribution for FY2020, over last year's closing price of S\$1.09 as at 31 August 2019.
- (b) Based on closing price of S\$0.87 as at 31 August 2020 and S\$1.09 as at 31 August 2019.
- (c) Based on distribution of 2.72 cents for the year ended 31 August 2020 over last year's closing price of S\$1.09 as at 31 August 2019.

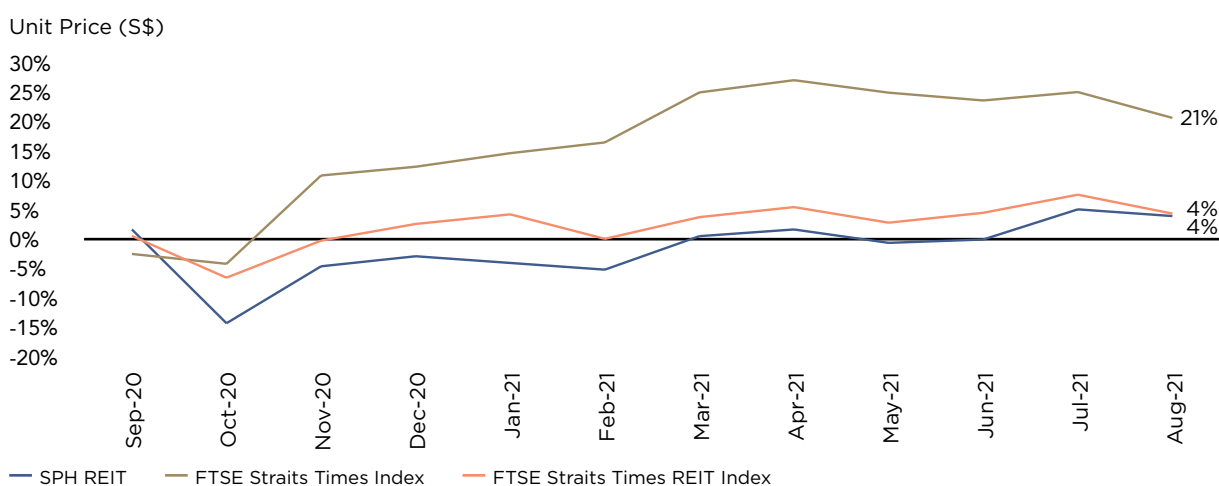
MONTHLY SHARE PRICE AND VOLUME

1 September 2016 To 31 August 2021



Source: Bloomberg

MONTHLY COMPARATIVE PRICE TRENDS FOR FY2021



Note: The price change was compared to the month-end closing price in August 2020.
Source: Bloomberg

COMPARATIVE YIELDS

SPH REIT DPU Yield as at 31 August 21 ¹	5.9%
FTSE Straits Times REIT Index dividend ² yield	4.2%
FTSE Straits Times Index dividend ² yield	3.2%
CPF (ordinary) account interest rate	2.5%
10-year Singapore government bond yield	1.4%

Source: Bloomberg, Monetary Authority of Singapore, Central Provident Fund (CPF) Board

¹ Based on DPU of 5.40 cents for FY2021 and closing price of S\$0.91 as at 31 August 2021.

² Based on sum of gross dividends over the 12 months for FTSE Straits Times Index and FTSE Straits Times REIT Index as at 31 August 2021.