



SPH REIT's 3Q FY14 Distribution of 1.35 cents exceeds Forecast by 3.1%

- Paragon and The Clementi Mall achieved healthy rental reversion of 11.5% and 5.0% respectively. Full occupancy maintained.

SINGAPORE, July 11, 2014 – SPH REIT Management Pte. Ltd. (“SPH RM” or the “Manager”), the Manager of SPH REIT, reported that SPH REIT’s income distributable to unitholders was \$33.9m for the third quarter ended 31 May 2014 (“3Q FY14”). This translated to a distribution per unit (“DPU”) of 1.35 cents for 3Q FY14, an increase of 3.1% against IPO forecast. The aggregate DPU of 4.60 cents for the period from 24 July 2013 to 31 May 2014 (“YTD period”) was higher than forecast by 3.1%. The 3Q FY14 distribution will be paid to unitholders on 14 August 2014.

Steady and resilient operational performance

Both Paragon and The Clementi Mall were fully leased. For the YTD period, gross revenue for both properties was in line with forecast. Net property income of Paragon and The Clementi Mall exceeded forecast by 2.6% and 1.3% respectively, due to proactive management of expenses.

The renewal of all the leases expiring in the financial year ending 31 August 2014 (“FY14”) was completed ahead of time. Paragon continues to achieve consistently robust performance with rental uplift of 11.5% for the YTD period. For The Clementi Mall, average rental rates achieved for the 121 expiring leases in YTD period¹ was 5.0% higher than the average rates of the preceding leases typically contracted three years ago.

¹ The Clementi Mall opened in two phases in January 2011 and March 2011. The 121 expiring leases represented 78.9% of net lettable area at The Clementi Mall.

Capital Management

SPH REIT has a well-staggered debt profile with no refinancing requirement till 2016 and weighted average term to maturity of 4.3 years. It registered gearing level of 26.9% and average cost of debt of 2.33% as at 31 May 2014.

Ms Susan Leng, CEO of SPH REIT Management Pte. Ltd., said, “We are pleased that SPH REIT has continued to outperform forecast in 3Q FY14, rewarding unitholders with higher returns. The good performance is attributable to the strong positioning of both properties in our portfolio, proactive asset management and firm partnership with our tenants. We are confident that our philosophy of continual enhancement to our properties will sustain future performance.”

Summary Results of SPH REIT

3Q FY14	Actual \$'000	Forecast² \$'000	Change %
Gross revenue	50,406	50,360	0.1
Net property income	37,715	36,731	2.7
Total amount distributable to unitholders	33,940	32,769	3.6
Distribution per unit (cents)	1.35	1.31	3.1
Annualised distribution yield (%)			
- Based on \$0.90 per unit (IPO price)	5.95	5.77	3.1
- Based on \$1.015 per unit (closing price on 31 May 2014)	5.28	5.12	3.1

For the period from 24 July 2013 (listing date) to 31 May 2014	Actual¹ \$'000	Forecast² \$'000	Change %
Gross revenue	171,847	171,617	0.1
Net property income	127,907	124,941	2.4
Total amount distributable to unitholders	115,404	111,660	3.4
Distribution per unit (cents)	4.60	4.46	3.1
Annualised distribution yield (%)			
- Based on \$0.90 per unit (IPO price)	5.98	5.80	3.1
- Based on \$1.015 per unit (closing price on 31 May 2014)	5.30	5.14	3.1

Footnotes:

1. Although SPH REIT was constituted on 9 July 2013, the results of SPH REIT during its private trust period from 9 July 2013 to 23 July 2013 are insignificant.
2. The forecast figures were derived from the Forecast Period 2H FY2013 (for the period 24 July 2013 to 31 August 2013) and Projection Year FY2014 (for the period 1 September 2013 to 31 May 2014) as disclosed in the Prospectus dated 17 July 2013.

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.

For further information and enquiries, please contact:

Chin Soo Fang
Head
Corporate Communications & CSR
Singapore Press Holdings
Tel: +65 6319 1216
Email: soofang@sph.com.sg

Soon Suet Har
Chief Financial Officer &
Head of Investor Relations
SPH REIT Management Pte. Ltd.
Tel: +65 6303 8879
Email: ssuethar@sphreit.com.sg

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 over S\$3.0 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 430 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 Ltd (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, 3.05 million individuals or 76 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, ST701, Stomp and SPH Razor. SPH has also ventured into book publishing, broadcasting, out-of-home advertising and properties. For more information, please visit www.sph.com.sg.

Important Notice

This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of SPH REIT Management Pte. Ltd. (as the manager of SPH REIT) on future events.