

REAL ESTATE EQUITY RESEARCH

Starhill Global REIT

SGX: P40U

Bloomberg: SGREIT:SP

ISIN code: SG1S18926810

Country: Singapore

Industry: Retail, Real Estate

5 February 2026

RECOMMENDATION: BUY

Current price: S\$0.565

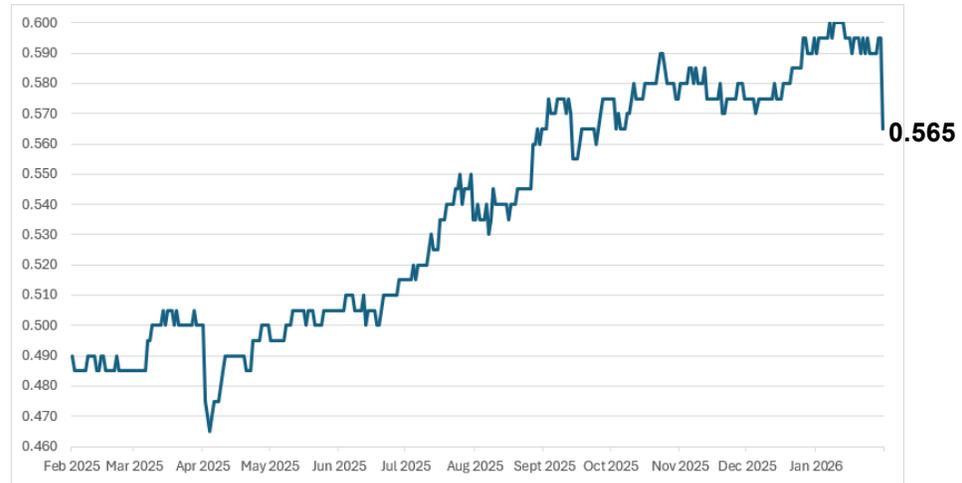
Target price: S\$0.788

Issued units: 2,316 million (30 Jan 2026)

Market capitalisation: S\$1,308 million

52-week range: S\$0.465 - S\$0.600

PRICE PERFORMANCE



COMPANY DESCRIPTION

Starhill Global REIT ("SGREIT") is a real estate investment trust that invests primarily in retail and office real estate. As at 31 December 2025, SGREIT's portfolio comprises nine properties in Singapore, Australia, Malaysia, Japan and China, with the two properties in Singapore accounting for approximately 69.5% of total investment properties' value (including right-of-use assets). SGREIT's Singapore portfolio comprises partial interests in Wisma Atria and in Ngee Ann City.

SUMMARY

For the six months ended 31 December 2025 (1H FY2026), gross revenue rose by less than 0.1% to S\$96.3 million in 1H FY2026 from S\$96.3 million in 1H FY2025. The year-on-year ("y-o-y") fall in revenues from Wisma Atria Property ("WA") (Office) and Australia was offset by the y-o-y rise in revenues from WA (Retail), Ngee Ann City Property ("NAC"), and the remaining segments. Net Property Income ("NPI") fell by 0.8% to S\$75.1 million in 1H FY2026 from S\$75.6 million in 1H FY2025. Total return from operating activities rose by 0.2% to S\$44.8 million in 1H FY2026 from S\$44.7 million in 1H FY2025, despite NPI falling on a y-o-y basis, as finance expenses fell by 5.5% y-o-y. Total return after tax (and attributable to Unitholders) rose by 1.8% (0.6%) to S\$46.1 million (S\$43.6 million) in 1H FY2026 from S\$45.3 million (S\$43.4 million) in 1H FY2025. However, as both the basic and diluted weighted average number of units rose by 1.2% y-o-y in 1H FY2026, we estimate that Earnings Per Unit ("EPU"; both basic & diluted in cents) fell by 0.7% to 1.89 in 1H FY2026 from 1.90 in 1H FY2025. Dividend Per Unit ("DPU" in cents) was 1.80 for 1H FY2026, unchanged from 1.80 for 1H FY2025.

RECOMMENDATION

SGREIT is trading at a P/E multiple of 11.9x which is lower than the peer average P/E of 21.3x. This suggests that SGREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$1.013 if SGREIT trades at the peer average P/E of 21.3x. SGREIT is trading at a P/B multiple of 0.78x which represents a discount of approximately 22% to NAV. While SGREIT's peers may also be trading at a discount to NAV, the peer average P/B of 0.90x suggests that SGREIT is trading at a steeper discount. Adopting a relative valuation approach, we estimate a target price of S\$0.650 if SGREIT trades at the peer average P/B of 0.90x. SGREIT's current dividend yield of 6.46% is more attractive than the peer average yield of 5.21%, which suggests that SGREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.701 if SGREIT trades at the peer average yield of 5.21%. By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive an overall target price of S\$0.788 which implies an upside potential of 39.5% from the current unit price of S\$0.565.

We have considered that: (1) investors may be willing to accept a lower yield of 5.10% (based on the overall target price of S\$0.788 and projected DPU of 4.02 cents for FY2027) given that interest rates thus bond yields are likely to fall; and (2) SGREIT's unit price may return to its pre-COVID range (S\$0.640–0.800 in the three years ended 30 January 2020, on which the World Health Organization declared COVID-19 a Public Health Emergency of International Concern). Accordingly, the upside potential may warrant a buy recommendation.

We also recognise that our target price is subject to risks such as the upcoming commencement of Johor Bahru-Singapore Rapid Transit System ("RTS") Link, depletion of cash & cash equivalents from potential refinancing delay, and, in general, rising global instability.

KEY FINANCIALS	Revenue	Earnings ⁽¹⁾	EPU ⁽²⁾	P/E	DPU	Dividend Yield	NAV per unit	P/B
Year ended 30 June	(S\$ million)	(S\$ million)	(cents)	(x)	(cents)	(%)	(S\$)	(x)
2024 Actual	189.8	62.7	2.77	20.4	3.63	6.4%	0.71	0.79
2025 Actual	192.1	108.8	4.76	11.9	3.65	6.5%	0.71	0.79
2026 Forecast	194.8	87.4	3.78	15.0	3.74	6.6%	-	-
2027 Forecast	199.0	91.5	3.92	14.4	4.02	7.1%	-	-

Note: P/E, P/B and dividend yield based on the current unit price of S\$0.565.

⁽¹⁾ Total return attributable to unitholders.

⁽²⁾ Diluted Earnings Per Unit

Source: SGREIT, FPA

Contributor: Calvin Mau
(+65 6323 1788)

TABLE OF CONTENTS

ECONOMIC & INDUSTRY OUTLOOK	3
(I) SINGAPOREAN ECONOMY	3
(II) SINGAPOREAN RETAIL REAL ESTATE	4
(III) SINGAPOREAN OFFICE REAL ESTATE	7
(IV) AUSTRALIAN ECONOMY	10
(V) AUSTRALIAN RETAIL REAL ESTATE	12
RECENT UNIT PRICE DEVELOPMENTS	17
FINANCIAL ANALYSIS	18
(I) FINANCIAL REVIEW	18
FINANCIAL PROJECTIONS	44
(I) REVENUE & NPI PROJECTIONS	44
(II) EARNINGS PROJECTION	56
VALUATION ANALYSIS	71
(I) PEER COMPARISON ANALYSIS	71
(II) HISTORICAL VALUATION	74
POTENTIAL CATALYSTS	76
(I) INCLUSION OF TURNOVER COMPONENT IN TOSHIN MASTER LEASE	76
(II) APPRECIATION OF AUD AND MYR AGAINST SGD	78
(III) BETTER-THAN-EXPECTED SINGAPORE ECONOMIC GROWTH	79
(IV) HIGHER-THAN-EXPECTED INCREASE IN TOURIST ARRIVALS AND TOURISM RECEIPTS	79
INVESTMENT RECOMMENDATION	80
RISKS TO TARGET PRICE	81
(I) UPCOMING COMMENCEMENT OF JOHOR BAHRU-SINGAPORE RAPID TRANSIT SYSTEM (“RTS”) LINK	81
(II) DEPLETION OF CASH & CASH EQUIVALENTS FROM POTENTIAL REFINANCING DELAY	81
(III) RISING GLOBAL INSTABILITY	82
DISCLOSURES/DISCLAIM	83

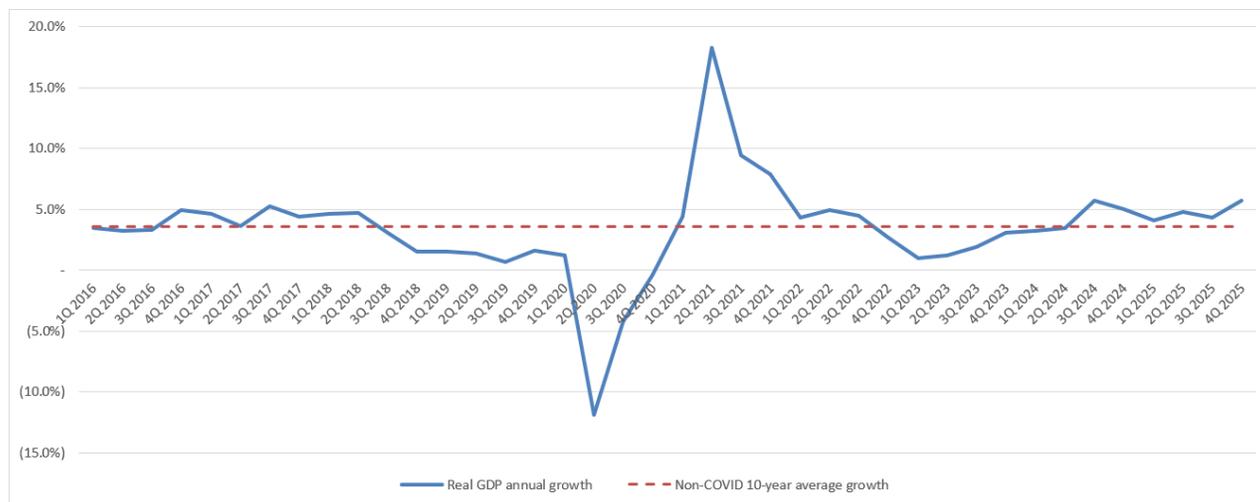
ECONOMIC & INDUSTRY OUTLOOK

(I) SINGAPOREAN ECONOMY

In January 2026, the Ministry of Trade and Industry (“MTI”) noted that, based on advance estimates¹, real GDP rose by 5.7% y-o-y in 4Q 2025, up from 4.3% y-o-y in 3Q 2025. Real GDP growth from 1Q 2016 to 4Q 2025 is shown in **Exhibit 1**. We note that real GDP growth has been higher than the non-COVID average (i.e., excluding 1Q 2020 to 2Q 2023 based on the World Health Organization or “WHO”²) of 3.6% since 3Q 2024, as can be seen in **Exhibit 1**.

MTI also noted that annual real GDP growth was 4.8% in 2025, up from 4.4% in 2024.

Exhibit 1: Annual Growth of Singaporean Real GDP (1Q 2016 to 4Q 2025)



Source: SingStat, MTI, FPA

MTI noted, “The manufacturing sector posted strong growth of 15.0 per cent on a year-on-year basis in the fourth quarter of 2025, accelerating from the 4.9 per cent expansion in the previous quarter.” MTI commented, “Growth during the quarter was largely driven by output expansions in the biomedical manufacturing and electronics clusters.” MTI added, “The former was primarily supported by robust output growth in the pharmaceuticals segment, while the latter was bolstered by sustained demand for AI-related semiconductors, servers and server related products.”

MTI forecasted in November 2025 that GDP growth in 2026 would be “1.0 to 3.0 Per Cent”, but did not update its forecast in January 2026.

The Monetary Authority of Singapore (“MAS”) commented in January 2026 that “Economic activity in Singapore’s major trading partners remained resilient in the last quarter of 2025, buoyed by the AI-related investment boom and reduction in trade policy uncertainty.” However, MAS also noted that “the rest of the economy mainly grew at trend”.

MAS noted that, for 2026, “global growth is expected to ease modestly, as the lagged effects of higher tariffs weigh on final demand and trade.” MAS added that the “sustainability of the global AI boom will be a key determinant of overall GDP growth in 2026, alongside steady expansions in the other sectors”.

¹ MTI noted that the advance GDP estimates for 4Q 2025 were “computed largely from data in the first two months of the quarter (i.e., October and November 2025).” MTI added that the advance GDP estimates were “intended as an early indication of GDP growth in the quarter and are subject to revision when more comprehensive data become available.”

² WHO declared COVID-19 as a Public Health Emergency of International Concern (“PHEIC”) on 30 January 2020 (i.e., in 1Q 2020) and noted that COVID-19 was no longer a PHEIC on 5 May 2023 (i.e., in 2Q 2023).

The Asian Development Bank (“ADB”) forecasted in December 2025 that Singapore’s annual GDP growth will be 2.1% in 2026, up from its previous forecast of 1.4% in 2026. ADB noted, “Growth prospects for 2026 have improved due to progress in trade negotiations with the US and the slower-than-expected rollout of possible sectoral tariffs on pharmaceuticals and semiconductors, while sustained global demand for AI-related chips should provide additional lift and positive spillovers to domestic economy.”

(II) SINGAPOREAN RETAIL REAL ESTATE

According to real estate firm CBRE, islandwide prime retail rent (per square foot or per “sq ft” per month) rose by 2.4% y-o-y to S\$27.80 in 4Q 2025. CBRE noted, “Retail sales (excluding motor vehicles) continued to grow in Oct and Nov 2025, recording y-o-y increases of 0.7% and 3.6% respectively, following a 2.2% y-o-y expansion in Q3 2025.” CBRE added that “Consumer sentiment showed further improvement, supported by stronger-than-expected GDP growth and a resilient labour market.”

CBRE also noted that “retailers’ confidence in the ongoing tourism recovery and the strong office worker catchment” contributed to the “sustained demand for prime retail space”. Accordingly, CBRE noted that 4Q 2025 marked “the first time islandwide average prime rents have surpassed pre-COVID-19 (2019) levels.”

For 2026, CBRE commented that “Retailers continue to face headwinds, including manpower constraints, elevated operating costs, and intense competition from e-commerce. Nevertheless, the recovery in tourism—supported by a robust pipeline of MICE events and concerts—alongside resilient consumer spending, is expected to underpin demand for prime retail space.”

CBRE forecasted that overall prime retail rents would rise by 1–2% in 2026.

Meanwhile, real estate firm Knight Frank noted in January 2026 that “On a yearly basis, rents rose 2.5%, moderating from the 3.0% y-o-y growth recorded in Q4 2024.” Knight Frank commented, “While the sector remains on a growth trajectory, high operating costs and intensifying competition in the retail landscape contributed to several high-profile closures in 2025.”

For 2026, Knight Frank remarked, “With limited new retail supply until 2028, occupancy in well-managed malls is expected to remain firm, sustaining competition for quality space and underpinning rental stability.” Knight Frank projected prime retail rents to “grow by 2% to 4% in 2026, supported by stable tourist arrivals, a robust hospitality and MICE pipeline, and Singapore’s strengthening position as a regional hub for entertainment and large-scale events.”

Real estate firm Cushman & Wakefield (“C&W”) noted in January 2026 that “Overall prime retail rental growth stayed positive but softened in 2025, reflecting retailers’ cautious stance amid economic uncertainties, high costs and online competition.”

For 2026, C&W noted, “Orchard and suburban prime retail rents are expected to grow 1.5-2.5% yoy in 2026, outpacing other city areas at 1.0-2.0%, supported by tight supply and resilient tenant demand.”

Real estate firm JLL noted in January 2026 that “Uplift in retail sales performance” was sustained by “improvement in discretionary spending as the Formula One race and year end festivities boosted demand.” However, JLL added that “consumer confidence remains cautious while tourism market recovery remains on track.”

JLL also noted that “Persistently high operational costs and weaker domestic consumer confidence, due to the softer economic and hiring outlook, are expected to put a drag on business viability, leading to more retail closures.” JLL noted that Singapore retail rents are in the “Growth Slowing” stage.

Given the forecasts provided by real estate firms, we assume that prime retail rents would rise by 2.5% in 2026. However, given that JLL noted Singapore retail rents are in the “Growth Slowing” stage, we assume that retail rents would rise by only 1.0% y-o-y in 2Q 2027. We also assume that retail rent will rise linearly from 4Q 2025 to 4Q 2026, and from 4Q 2026 to 2Q 2027.

Accordingly, we project that average Orchard prime retail rent will rise by 2.4% y-o-y in 2H FY2026, 2.3% y-o-y in 1H FY2027, and 1.4% y-o-y in 2H FY2027, as shown in **Exhibit 2**.

Exhibit 2: Projected Orchard Prime Retail Rent (1Q 2026 to 2Q 2027)

(rent in S\$ per sq ft per month)	Prime rent (Orchard)	Y-o-y (%)	Semi-annual average	Y-o-y (%)
1Q 2021	34.90			
2Q 2021 (4Q FY2021)	34.55		34.75	
3Q 2021	34.20			
4Q 2021	34.20		34.20	
1Q 2022	34.20	-2.0%		
2Q 2022 (4Q FY2022)	34.20	-1.0%	34.20	-
3Q 2022	34.45	+0.7%		
4Q 2022	34.55	+1.0%	34.50	+0.9%
1Q 2023	34.85			
2Q 2023 (4Q FY2023)	35.20		35.05	+2.5%
3Q 2023	35.75	+3.8%		
4Q 2023	36.30	+5.1%	36.05	+4.5%
1Q 2024	36.70	+5.3%		
2Q 2024 (4Q FY2024)	37.15		36.95	+5.4%
3Q 2024	37.45			
4Q 2024	37.75		37.60	+4.3%
1Q 2025	37.90	+3.3%		
2Q 2025 (4Q FY2025)	38.10	+2.6%	38.00	+2.8%
3Q 2025	38.35	+2.4%		
4Q 2025	38.50	+2.0%	38.45	+2.3%
1Q 2026	38.75			
2Q 2026 (4Q FY2026)	39.00		38.90	+2.4%
3Q 2026	39.20			
4Q 2026	39.45	+2.5%	39.35	+2.3%
1Q 2027	39.45			
2Q 2027 (4Q FY2027)	39.40	+1.0%	39.45	+1.4%

Note: Where available from CBRE, y-o-y growth rates of quarterly rent are indicated. Where not available from CBRE, quarterly rent estimated using available y-o-y growth rates. Assumed y-o-y growth rates for projection period are **bolded**. Rent (per sq ft per month) indicated in multiples of S\$0.05.

Source: CBRE, FPA

Based on the same projected Orchard prime retail rent figures, we project that average Orchard prime retail rent will rise by 2.2% y-o-y in FY2026 and 1.9% y-o-y in FY2027, as shown in **Exhibit 3**.

Exhibit 3: Projected Orchard Prime Retail Rent #2 (1Q 2026 to 2Q 2027)

(rent in S\$ per sq ft per month)	Prime rent (Orchard)	Y-o-y (%)	Trailing Twelve -Month average	Y-o-y (%)
1Q 2021	34.90			
2Q 2021 (4Q FY2021)	34.55			
3Q 2021	34.20			
4Q 2021	34.20		34.45	
1Q 2022	34.20	-2.0%		
2Q 2022 (4Q FY2022)	34.20	-1.0%	34.20	
3Q 2022	34.45	+0.7%		
4Q 2022	34.55	+1.0%	34.35	-0.3%
1Q 2023	34.85			
2Q 2023 (4Q FY2023)	35.20		34.75	+1.6%
3Q 2023	35.75	+3.8%		
4Q 2023	36.30	+5.1%	35.55	+3.5%
1Q 2024	36.70	+5.3%		
2Q 2024 (4Q FY2024)	37.15		36.50	+5.0%
3Q 2024	37.45			
4Q 2024	37.75		37.25	+4.8%
1Q 2025	37.90	+3.3%		
2Q 2025 (4Q FY2025)	38.10	+2.6%	37.80	+3.6%
3Q 2025	38.35	+2.4%		
4Q 2025	38.50	+2.0%	38.20	+2.6%
1Q 2026	38.75			
2Q 2026 (4Q FY2026)	39.00		38.65	+2.2%
3Q 2026	39.20			
4Q 2026	39.45	+2.5%	39.10	+2.4%
1Q 2027	39.45			
2Q 2027 (4Q FY2027)	39.40	+1.0%	39.40	+1.9%

Note: Where available from CBRE, y-o-y growth rates of quarterly rent are indicated. Where not available from CBRE, quarterly rent estimated using available y-o-y growth rates. Assumed y-o-y growth rates for projection period are **bolded**. Rent (per sq ft per month) indicated in multiples of S\$0.05.

Source: CBRE, FPA

(III) SINGAPOREAN OFFICE REAL ESTATE

CBRE noted in January 2026, “Core CBD (Grade A) rents rose 0.8% q-o-q to \$12.30 psf/mth, marking the fourth straight quarter of growth.” CBRE also noted, “For the full year, rents rose by 2.9%, outperforming the modest 0.4% increase recorded in 2024.”

CBRE commented that “Demand was supported by a continued flight to quality, as occupiers sought premium, well-located, and ESG-compliant premises during relocations, with some securing additional space for future needs.” CBRE added, “Singapore’s stable, business-friendly environment also helped draw corporate occupiers, despite broader global uncertainties.”

For 2026, CBRE remarked that “The office market could become increasingly landlord-favourable in 2026, supported by steady demand and limited new supply.” Accordingly, CBRE noted, “Amidst ongoing flight-to-quality trend and tight CBD Grade A availability, rental growth is projected to reach around 5% y-o-y.”

Meanwhile, Knight Frank noted in January 2026 that rents rose by 0.7% q-o-q and 1.1% y-o-y in 4Q 2025, with 2025 “marked by occupiers’ cautious approach to expansion with most opting to renew their current leases amid the ongoing economic uncertainty and often due to a lack of suitable relocation options.”

Knight Frank commented that “Landlords currently hold a slight advantage in the office market,” with “Many tenants” continuing “to favour lease renewals to avoid fresh capital expenditure, electing to maintain operational stability.”

For 2026, Knight Frank noted that “current market dynamics are likely to be carried into the next year, as many occupiers adopt a wait-and-see approach in the first half of 2026.” Knight Frank also noted, “Businesses are closely watching global economic and political developments before committing to major decisions.”

Knight Frank commented, “With the limited amount of shadow space and restrained new supply, occupancy rates are likely to be strong” as “regional corporates” and “financial firms” “continue to view Singapore as a reliable, pro-business hub in Southeast Asia, even though sudden global economic upheavals and potential large sublease releases are factors to watch.”

Knight Frank forecasted that annual rental growth in 2026 would be “around 3% to 5%.”

C&W noted in January 2026, “CBD Grade A office rents rose 0.7% qoq in Q4 2025, from 0.5% in Q3, as vacancies tightened to 4.4% from 4.7% amidst continued flight to quality. For full-year 2025, rents grew 2.4% yoy, outpacing 2024’s 1.7%, as the growing scarcity of CBD Grade A office spaces and lower interest rates encouraged more decisive occupier activity.”

For 2026, C&W noted that “CBD Grade A office rental growth is expected to gain pace in 2026, as vacancy is projected to fall below 4.0%, backed by improving demand and constrained supply.” C&W also noted that “Limited new supply will remain a key driver,” with new supply in 2026 & 2027 “well below the historical annual net demand of 0.9 msf.”

JLL commented in January 2026 that “CBD office demand gained further momentum in Q4 2025, supported by Singapore’s economic resilience and broadening business recovery.”

For 2026, JLL noted, “the business outlook has improved since mid-2025, supported by favourable financing conditions and robust underlying fundamentals.” JLL added, “Singapore’s office market is shifting to favour landlords in 2026, driven by declining vacancy rates and limited new supply that should enable continued rental growth and more aggressive asset pricing strategies.” JLL noted that Singapore office rents are in the “Rents Rising” stage.

Colliers noted in January 2026, “With rents edging higher, a flight-to-value has emerged. Tenants considering relocation are targeting savings from current rents to justify capex outlays, exploring locations that offer competitive pricing” without compromising “on connectivity and amenities.” Colliers forecasted that rents would rise by 2–4% in 2026.

Given the forecasts provided by real estate firms, we assume that Grade A office rents would rise by 4% y-o-y in 2026. Given that JLL noted Singapore office rents are in the “Rents Rising” stage, we also assume that rent would rise by 3% y-o-y in 2Q 2027. We assume too that Grade A office rent will rise linearly from 4Q 2025 to 4Q 2026, and from 4Q 2026 to 2Q 2027.

Accordingly, we project that average Grade A office rent will rise by 3.3% y-o-y in 2H FY2026, 4.1% y-o-y in 1H FY2027, and 3.6% y-o-y in 2H FY2027, as shown in **Exhibit 4**.

Exhibit 4: Projected Grade A Office Rent (1Q 2026 to 2Q 2027)

(rent in S\$ per sq ft per month)	Grade A Office	Y-o-y (%)	Semi-annual average	Y-o-y (%)
1Q 2021	10.40			
2Q 2021 (4Q FY2021)	10.50		10.45	
3Q 2021	10.65			
4Q 2021	10.80		10.75	
1Q 2022	10.95	+5.3%		
2Q 2022 (4Q FY2022)	11.30	+7.6%	11.15	+3.7%
3Q 2022	11.60	+8.9%		
4Q 2022	11.70	+8.3%	11.65	+8.4%
1Q 2023	11.75			
2Q 2023 (4Q FY2023)	11.80		11.80	+5.8%
3Q 2023	11.85	+2.2%		
4Q 2023	11.90	+1.7%	11.90	+2.1%
1Q 2024	11.95	+1.7%		
2Q 2024 (4Q FY2024)	11.95		11.95	+1.3%
3Q 2024	11.95			
4Q 2024	11.95		11.95	+0.4%
1Q 2025	12.05	+0.8%		
2Q 2025 (4Q FY2025)	12.10	+1.3%	12.10	+1.3%
3Q 2025	12.20	+2.1%		
4Q 2025	12.30	+2.9%	12.25	+2.5%
1Q 2026	12.45			
2Q 2026 (4Q FY2026)	12.55		12.50	+3.3%
3Q 2026	12.70			
4Q 2026	12.80	+4.0%	12.75	+4.1%
1Q 2027	12.90			
2Q 2027 (4Q FY2027)	12.95	+3.0%	12.95	+3.6%

Note: Where available from CBRE, y-o-y growth rates of quarterly rent are indicated. Where not available from CBRE, quarterly rent estimated using available y-o-y growth rates. Assumed y-o-y growth rates for projection period are **bolded**. Rent (per sq ft per month) indicated in multiples of S\$0.05.

Source: CBRE, FPA

Based on the same projected Grade A Office rent figures, we project on a Semi-Annual ("SA")-on-SA basis that average rent will rise by 2.0% in 2H FY2026, 2.0% in 1H FY2027, and 1.6% y-o-y in 2H FY2027, as shown in **Exhibit 5**.

Exhibit 5: Projected Grade A Office Rent #2 (1Q 2026 to 2Q 2027)

(rent in S\$ per sq ft per month)	Grade A Office	Y-o-y (%)	Semi-annual average	SA-on-SA (%)
1Q 2021	10.40			
2Q 2021 (4Q FY2021)	10.50		10.45	
3Q 2021	10.65			
4Q 2021	10.80		10.75	
1Q 2022	10.95	+5.3%		
2Q 2022 (4Q FY2022)	11.30	+7.6%	11.15	+3.7%
3Q 2022	11.60	+8.9%		
4Q 2022	11.70	+8.3%	11.65	+4.5%
1Q 2023	11.75			
2Q 2023 (4Q FY2023)	11.80		11.80	+1.3%
3Q 2023	11.85	+2.2%		
4Q 2023	11.90	+1.7%	11.90	+0.8%
1Q 2024	11.95	+1.7%		
2Q 2024 (4Q FY2024)	11.95		11.95	+0.4%
3Q 2024	11.95			
4Q 2024	11.95		11.95	-
1Q 2025	12.05	+0.8%		
2Q 2025 (4Q FY2025)	12.10	+1.3%	12.10	+1.3%
3Q 2025	12.20	+2.1%		
4Q 2025	12.30	+2.9%	12.25	+1.2%
1Q 2026	12.45			
2Q 2026 (4Q FY2026)	12.55		12.50	+2.0%
3Q 2026	12.70			
4Q 2026	12.80	+4.0%	12.75	+2.0%
1Q 2027	12.90			
2Q 2027 (4Q FY2027)	12.95	+3.0%	12.95	+1.6%

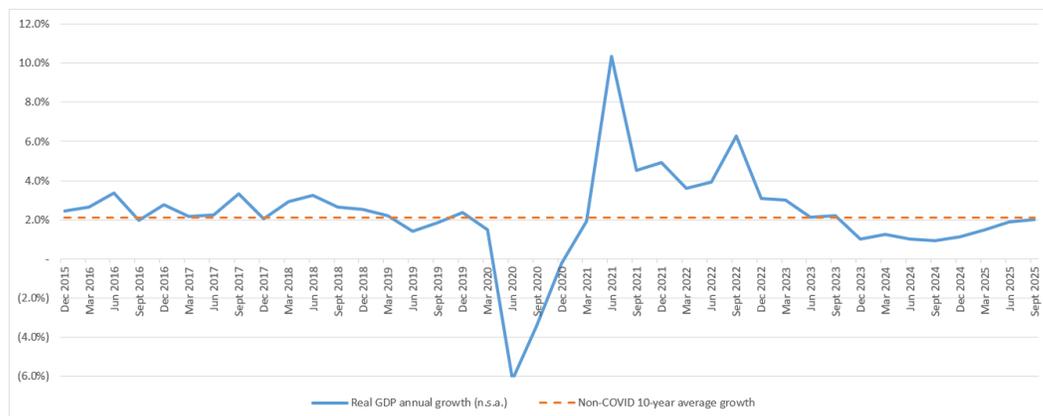
Note: Where available from CBRE, y-o-y growth rates of quarterly rent are indicated. Where not available from CBRE, quarterly rent estimated using available y-o-y growth rates. Assumed y-o-y growth rates for projection period are **bolded**. Rent (per sq ft per month) indicated in multiples of S\$0.05.

Source: CBRE, FPA

(IV) AUSTRALIAN ECONOMY

According to the Australian Bureau of Statistics (“ABS”), real GDP (seasonally adjusted or “s.a.”) rose by 2.1% y-o-y in September 2025. Based on data from the ABS, we note that real GDP (non-s.a. or “n.s.a.”) rose by 2.0% y-o-y in September 2025, as shown in **Exhibit 6**. We note that, after September 2023, real GDP growth has remained below the non-COVID 10-year average (i.e., excluding January 2020 to May 2023) of 2.1%, as can be seen in **Exhibit 6**.

Exhibit 6: Annual Growth of Australian Real GDP (non-seasonally adjusted; December 2015 to September 2025)



Source: ABS, FPA

The Australian Treasury (the “Treasury”) commented in December 2025 that “The Australian economy is gathering momentum in the face of substantial global uncertainty.” The Treasury noted, “Growth and the private sector recovery are picking up, unemployment is low, participation is near record highs, employment continues to grow, business investment is strengthening and real household incomes are rising.”

The Treasury added that “Real GDP in Australia is forecast to grow by 2¼ per cent in 2025–26 and 2026–27,”¹ as shown in **Exhibit 7**. The Treasury noted, “Private final demand has contributed more to economic growth than public final demand for four consecutive quarters and it is forecast to remain the major driver of GDP growth.”

Exhibit 7: Forecasted Economic Indicators (2025–26 to 2028–29)

Table 1.1: Major Economic Parameters^(a)

	Outcome	Forecasts			
	2024–25	2025–26	2026–27	2027–28	2028–29
Real GDP	1.4	2 1/4	2 1/4	2 1/2	2 3/4
Employment	2.2	1 1/4	1 1/2	1 3/4	1 3/4
Unemployment rate	4.2	4 1/2	4 1/2	4 1/4	4 1/4
Consumer price index	2.1	3 3/4	2 3/4	2 1/2	2 1/2
Wage price index	3.4	3 1/4	3 1/4	3 1/2	3 3/4
Nominal GDP	3.6	5 1/4	3 1/4	4 3/4	5 1/2

a) Real GDP and nominal GDP are percentage change on preceding year. Employment, the consumer price index and the wage price index are through-the-year growth to the June quarter. The unemployment rate is the rate for the June quarter. The labour market forecasts do not incorporate the November 2025 release of the ABS Labour Force.

Source: ABS Australian National Accounts: National Income, Expenditure and Product; Labour Force, Australia; Consumer Price Index, Australia; Wage Price Index, Australia; and Treasury

Source: Treasury

¹ The Treasury’s financial year ends on 30 June.

CBRE noted in January 2026 that Australian real GDP growth in 2025 of 2.0% was “slightly below historical trend rate of 2.9% and population growth of c1.4%.” CBRE commented that “Higher interest rates weighed on consumption.”

For 2026, CBRE forecasted that GDP growth would be “of c2.1%, with about 0.9% contribution from population growth.” CBRE noted though that, “To get higher growth rates approaching the historical trend of 2.9%, Australia will need substantive interest rate cuts to spur investment and consumption spending”.

CBRE also forecasted that the cash rate would be “on hold” during 2026, but fall in 2027. CBRE noted, “There is scope for a rate cut in late 2026 or early 2027 as inflation cycles through one-off electricity price hikes.”

CBRE’s forecasts for GDP growth, employment, inflation, and interest rates, from 1H 2026 to 2H 2027, are shown in **Exhibit 8**.

Exhibit 8: Forecasted GDP Growth, Employment, Inflation, and Interest Rates (1H 2026 to 2H 2027)

Figure 1: Australia's GDP growth, employment and inflation

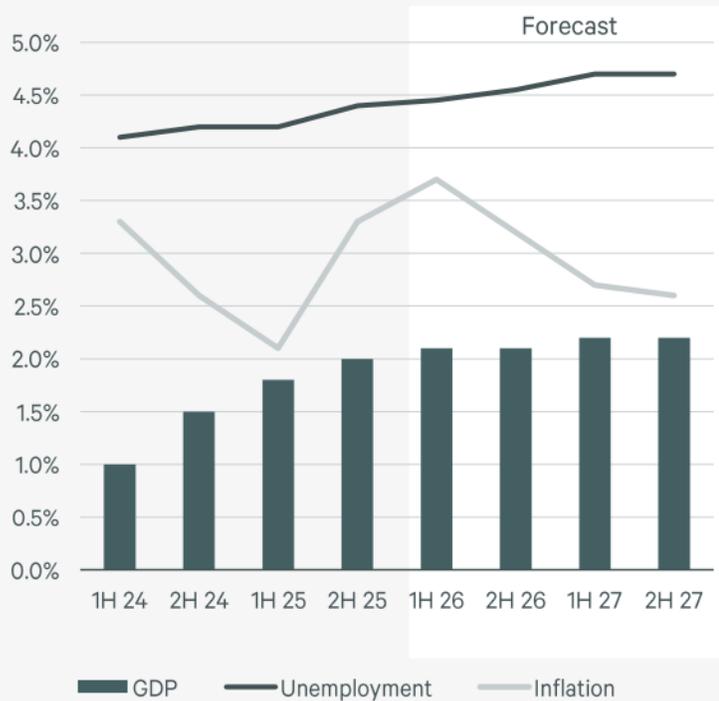
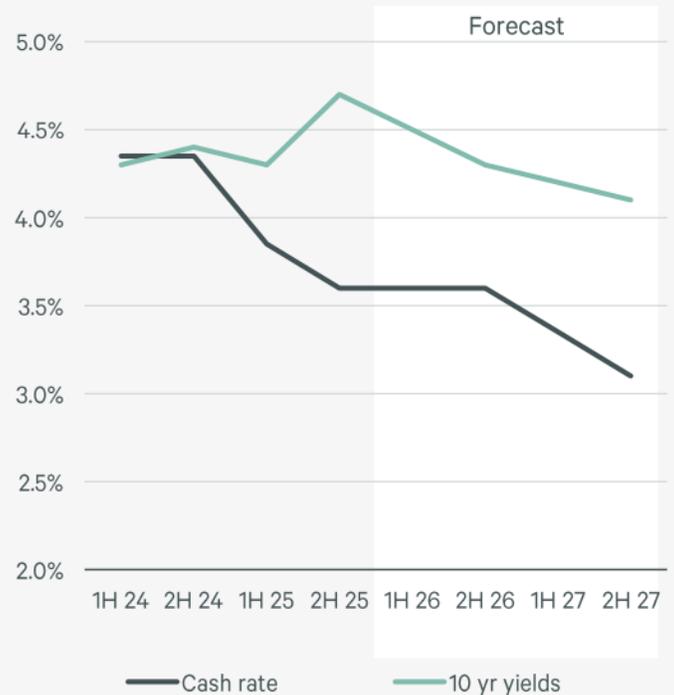


Figure 2: Australia's interest rates



Source: ABS, RBA, CBRE Research

Source: CBRE

(V) AUSTRALIAN RETAIL REAL ESTATE

CBRE commented that Australia has “amongst the highest projected population growth in the coming decade”, and that the projected population growth will likely “drive significant demand for real estate.” Noting that the population was “expected to increase by 2.4 million or 9.0% growth between 2022 to 2027”, Australia remarked that the “2.4 million growth over 2022 to 2027 is akin to recreating Brisbane, Australia’s third largest city”, and insinuated that real estate demand would rise by drawing reference to “all the real estate in Brisbane - residential, retail, logistics, offices, hotels, hospitals and childcare.”

Accordingly, CBRE estimated that “the incremental real estate required to support each 1 million growth in population” would be “Industrial & Logistics at 4.5 million sqm, Retail at 0.8 million sqm, Office at 0.8 million sqm, Residential at 420,000 units, Childcare at 25,000 places, Hotels at 11,500 rooms and Hospitals at 3,300 beds.”

Along with “rising jobs and rising income”, population growth is thus expected to raise demand for consumer-facing real estate. CBRE discussed the “Triple boost of population, jobs and income” as shown in **Exhibit 9**.

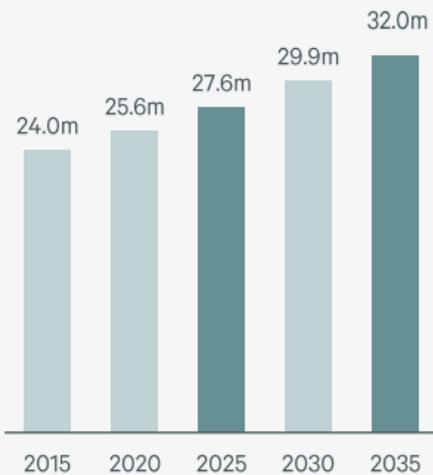
Exhibit 9: Expected Drivers of Demand for Australian Consumer-Facing Real Estate

Figure 6: Triple boost of population, jobs and income



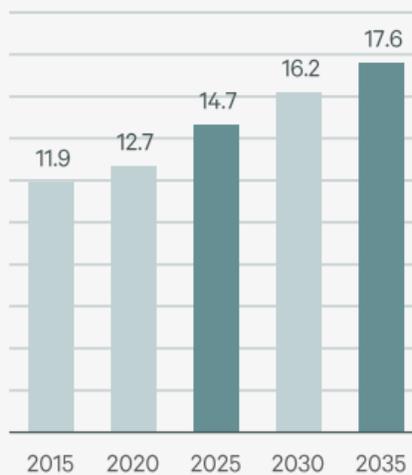
Population growth

Immigration is likely to contribute to two-thirds of Australia’s population growth, to 32 million by 2035.



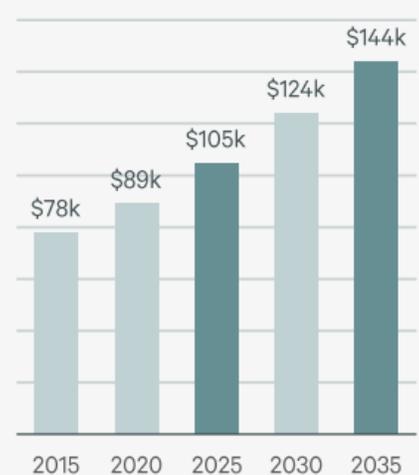
Jobs, jobs, jobs

We expect another 1.9 million Australians with jobs over next decade.



Rising income & wealth

Average annual income increasing from \$105,000 currently to \$144,000 pa by 2035.



Source: ABS, Population Statement, CBRE Research

Source: CBRE

South Australia (Adelaide):

CBRE noted in January 2026 that, “During Q4 2025, super prime CBD in Adelaide experienced the strongest rent uplift, with net face rents rising by 3.1% q-o-q and 3.1% y-o-y to reach an average of \$3,375/sqm.” CBRE commented, “Leasing incentives continued to recalibrate as landlord confidence improved. Although stable during Q4 2025, average incentives for super prime CBD assets declined by 174 bp y-o-y, while incentives for neighbourhood centres fell by 94 bp y-o-y.” CBRE noted that the “ongoing contraction reflects strengthening tenant demand, particularly for high-quality, well-located assets.”

CBRE remarked for 2026 that “Adelaide’s retail market is well-positioned for further rent growth over the next 12 months.” CBRE cited “constrained development pipeline”, “solid” population growth, and rising real disposable incomes as contributing factors.

JLL forecasted in November 2025 that annual rental growth rate “is expected to average between 2.0% and 2.8% across the regional, sub-regional and neighbourhood sub-sectors over the following five years.”

We assume that retail rent will rise at a constant annual growth rate of 2.4% (midpoint of 2.0% and 2.8%) from 2H FY2026 to 2H FY2027. We also assume that retail rent will rise linearly from 4Q 2025 to 4Q 2026, and from 4Q 2026 to 2Q 2027.

Accordingly, we project that average Adelaide super prime CBD retail rent will rise by 4.0% y-o-y in 2H FY2026, 3.6% y-o-y in 1H FY2027, and 2.3% y-o-y in 2H FY2027, as shown in **Exhibit 10**.

Exhibit 10: Projected Adelaide Super Prime CBD Retail Rent (1Q 2026 to 2Q 2027)

(rent in A\$ per sq m per month)	Adelaide super prime CBD	Y-o-y (%)	Semi-annual average	Y-o-y (%)
1Q 2021	n.a.			
2Q 2021 (4Q FY2021)	3,125		3,125	
3Q 2021	3,125			
4Q 2021	3,125		3,125	
1Q 2022	3,125			
2Q 2022 (4Q FY2022)	3,050	-2.4%	3,090	-1.1%
3Q 2022	3,050	-2.4%		
4Q 2022	3,050	-2.4%	3,050	-2.4%
1Q 2023	3,050	-2.4%		
2Q 2023 (4Q FY2023)	3,275	+7.4%	3,165	+2.4%
3Q 2023	3,275	+7.4%		
4Q 2023	3,275	+7.4%	3,275	+7.4%
1Q 2024	3,275	+7.4%		
2Q 2024 (4Q FY2024)	3,275	-	3,275	+3.5%
3Q 2024	3,275	-		
4Q 2024	3,275	-	3,275	-
1Q 2025	3,275	-		
2Q 2025 (4Q FY2025)	3,275	-	3,275	-
3Q 2025	3,275	-		
4Q 2025	3,375	+3.1%	3,325	+1.5%
1Q 2026	3,395			
2Q 2026 (4Q FY2026)	3,415		3,405	+4.0%
3Q 2026	3,435			
4Q 2026	3,455	+2.4%	3,445	+3.6%
1Q 2027	3,475			
2Q 2027 (4Q FY2027)	3,495	+2.4%	3,485	+2.3%

n.a. = not available. Note: Where available from CBRE, y-o-y growth rates of quarterly rent are indicated. Where not available from CBRE, quarterly rent estimated using available y-o-y growth rates. Assumed y-o-y growth rates for projection period are **bolded**. Rent (per sq m per month) indicated in multiples of A\$5.

Source: CBRE, FPA

West Australia (Perth):

CBRE noted in January 2026 that, “In Q4 2025, large format retail centres have continued to see the strongest rent growth over the past year, with net face rents rising by 2.0% q-o-q and 4.5% y-o-y to an average of \$255/sqm.” CBRE commented, “The LFR category has outperformed the wider market since the pandemic, spurred by its defensive characteristics, robust population growth that supported retail sales growth of household goods and an improved tenant mix from LFR operators and developers.”

However, CBRE noted that “super prime CBD net face rents were stable q-o-q and y-o-y, averaging \$2,830/sqm.” CBRE commented though that “effective rental growth has been notable due to reduced incentives, attributed to tightening vacancy rates along the super prime Murray Street Mall strip.”

Meanwhile, CBRE also noted that “Regional centres in Perth are seeing solid rental growth underpinned by tight supply and ongoing population growth.”

JLL forecasted in November 2025, “Rents across all sub-sectors are forecast to increase by an annual average of 2.0% to 2.8% over the next five years, provided WA household spending continues to trend positively and the current low incoming supply landscape persists.”

We assume that retail rent will rise at a constant annual growth rate of 2.4% (midpoint of 2.0% and 2.8%) from 2H FY2026 to 2H FY2027. We also assume that retail rent will rise linearly from 4Q 2025 to 4Q 2026, and from 4Q 2026 to 2Q 2027.

Accordingly, we project that average Perth super prime CBD retail rent will rise by 1.1% y-o-y in 2H FY2026, 2.3% y-o-y in 1H FY2027, and 2.4% y-o-y in 2H FY2027, as shown in **Exhibit 11**.

Exhibit 11: Projected Perth Super Prime CBD Retail Rent (1Q 2026 to 2Q 2027)

(rent in A\$ per sq m per month)	Perth super prime CBD	Y-o-y (%)	Semi-annual average	Y-o-y (%)
1Q 2021	n.a.			
2Q 2021 (4Q FY2021)	2,949		2,950	
3Q 2021	2,901			
4Q 2021	2,901		2,900	
1Q 2022	2,731			
2Q 2022 (4Q FY2022)	2,731	-7.4%	2,730	-5.9%
3Q 2022	2,730	-5.9%		
4Q 2022	2,730	-5.9%	2,730	-5.9%
1Q 2023	2,730	-		
2Q 2023 (4Q FY2023)	2,730	-	2,730	-
3Q 2023	2,730	-		
4Q 2023	2,730	-	2,730	-
1Q 2024	2,755	+0.9%		
2Q 2024 (4Q FY2024)	2,830	+3.7%	2,795	+2.4%
3Q 2024	2,830	+3.7%		
4Q 2024	2,830	+3.7%	2,830	+3.7%
1Q 2025	2,830	+2.7%		
2Q 2025 (4Q FY2025)	2,830	-	2,830	+1.3%
3Q 2025	2,830	-		
4Q 2025	2,830	-	2,830	-
1Q 2026	2,850			
2Q 2026 (4Q FY2026)	2,865		2,860	+1.1%
3Q 2026	2,885			
4Q 2026	2,900	+2.4%	2,895	+2.3%
1Q 2027	2,920			
2Q 2027 (4Q FY2027)	2,935	+2.4%	2,930	+2.4%

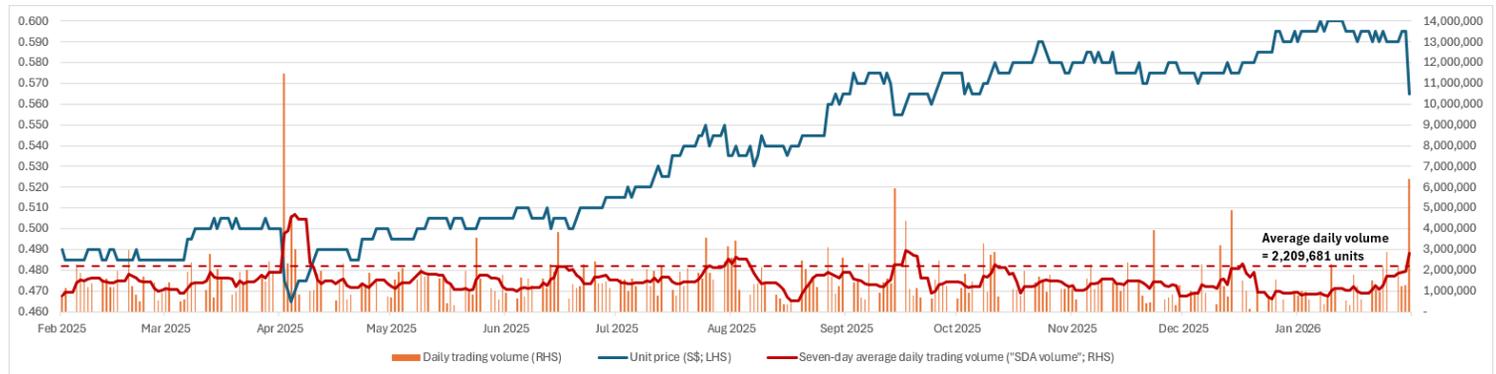
n.a. = not available. Note: Where available from CBRE, y-o-y growth rates of quarterly rent are indicated. Where not available from CBRE, quarterly rent estimated using available y-o-y growth rates. Assumed y-o-y growth rates for projection period are **bolded**. Rent (per sq m per month) from 3Q 2022 indicated in multiples of A\$5.

Source: CBRE, FPA

RECENT UNIT PRICE DEVELOPMENTS

Over the last twelve months, the unit price of Starhill Global REIT (“SGREIT”) rose by 15.3% year-on-year (“y-o-y”) to S\$0.565 as at 5 February 2026 from S\$0.490 as at 6 February 2025, as shown in **Exhibit 12**.

Exhibit 12: Unit Price Performance (Last Twelve Months)



Source: Yahoo! Finance (unit prices and trading volume), FPA

On 2 April 2025, U.S. President Trump introduced “Liberation Day” tariffs. The seven-day average daily trading volume (“SDA volume” in units; as estimated by us) rose by 179.2% to 4,558,480 on 9 April 2025 from 1,632,725 on 2 April 2025, while unit price fell by 7.9% to S\$0.465 on 9 April 2025 from S\$0.505 on 2 April 2025.

On 29 April 2025, SGREIT released its business updates for 3Q FY2025. Gross revenue fell by less than 0.1% to S\$47.6 million in 3Q FY2025 while NPI rose by 0.5% y-o-y to S\$37.9 million in 3Q FY2025. However, SDA volume fell by 3.7% to 1,226,375 on 6 May 2025 from 1,272,900 on 29 April 2025, while unit price on 6 May 2025 was unchanged from S\$0.495 on 29 April 2025.

On 29 July 2025, SGREIT released its financial statements for 2H FY2025. Gross revenue rose by 0.7% y-o-y to S\$95.8 million in 2H FY2025 while NPI rose by less than 0.1% y-o-y to S\$74.5 million in 2H FY2025. Income available for distribution rose by 4.0% y-o-y to S\$44.5 million in 2H FY2025. However, DPU (cents) for 2H FY2025 was unchanged from 1.85 for 2H FY2024. SDA volume rose by 44.1% to 2,518,840 on 5 August 2025 from 1,747,920 on 29 July 2025, while the unit price fell by 1.8% to S\$0.535 on 5 August 2025 from S\$0.545 on 29 July 2025.

On 29 October 2025, SGREIT released its business updates for 1Q FY2026. Gross revenue rose by 0.7% y-o-y to S\$48.3 million in 1Q FY2026 while NPI rose by 0.2% y-o-y to S\$37.9 million in 1Q FY2026. SDA volume fell by 16.8% to 1,228,580 on 5 November 2025 from 1,476,620 on 29 October 2025, while the unit price fell by 2.5% to S\$0.575 on 5 November 2025 from S\$0.590 on 29 October 2025.

On 17 December 2025, SGREIT announced that the new Annual Fixed Rent from the master lease with Toshin Development Singapore Pte Ltd (“Toshin”) is “approximately 1.0% higher than the base rent which was payable under the previous master lease with Toshin that ended on 7 June 2025”. SDA volume rose by 3.8% to 1,654,000 on 24 December 2025 from 1,593,780 on 17 December 2025, while the unit price rose by 0.9% to S\$0.580 on 24 December 2025 from S\$0.575 on 17 December 2025.

On 22 January 2026, SGREIT announced that “the tribunal has issued a partial final award” that was “in favour of the Landlord, ordering that Myer’s claim is dismissed.” SDA volume rose by 26.8% to 1,263,540 on 29 January 2026 from 996,260 on 22 January 2026, while the unit price rose by 0.8% to S\$0.595 on 29 January 2026 from S\$0.590 on 22 January 2026.

On 29 January 2026, SGREIT released its financial statements for 1H FY2026. SDA volume rose by 121.4% to 2,797,480 on 5 February 2026 from 1,263,540 on 29 January 2026, while the unit price fell by 5.0% to S\$0.595 on 5 February 2026 from 29 January 2026. We review SGREIT’s results for 1H FY2026 in the next section.

FINANCIAL ANALYSIS

(I) FINANCIAL REVIEW

In this section, we review the financial performance of SGREIT for the six months ended 31 December 2025 (1H FY2026). When reviewing figures for which the base currency may not be Singapore Dollar (“SGD”), we may include in brackets our estimates of the figures in the respective base currencies, as well as percentage changes based on the estimates.

Gross revenue:

Gross revenue rose by less than 0.1% to S\$96.3 million in 1H FY2026 from S\$96.3 million in 1H FY2025, as shown in **Exhibit 13**. The y-o-y fall in revenues from Wisma Atria Property (“WA”; Office) and Australia was offset by the y-o-y rise in revenues from WA (Retail), Ngee Ann City Property (“NAC”), and the remaining segments.

Revenue from Singapore Properties (WA and NAC) rose by 0.2% y-o-y to S\$59.9 million in 1H FY2026. SGREIT noted that there was “higher average rents mainly for Ngee Ann City Property”, though there was also a “loss of contribution from the divested Wisma Atria Property (Office) strata units”.

Real estate firm CBRE noted in January 2026 that islandwide prime retail rent (per sq ft/month) rose by 2.4% y-o-y to S\$27.80 in 4Q 2025. Accordingly, we note that revenue from WA (Retail) rose less-than-proportionally (+0.3% y-o-y) while NAC (Retail) rose more-than-proportionally (+2.6% y-o-y; likely higher if Toshin is excluded) to the y-o-y rise in retail rent noted by CBRE.

CBRE also noted in January 2026 that Core CBD (Grade A) rents rose by 2.9% in 2025. Accordingly, revenue from NAC (Office) rose by 4.0% y-o-y in 1H FY2026. However, revenue from WA (Office) fell by 16.3% y-o-y in 1H FY2026.

SGREIT noted in January 2026 that “A total of eight strata units in Wisma Atria Property (Office) with carrying value of \$16.5 million were divested in 1H FY25/26 to unrelated third parties.”

SGREIT also noted in October 2024 (1H FY2025) that it “divested to an unrelated third party approximately 7,653 square feet of net lettable area (“NLA”) located on Level 12 of the office tower in the Wisma Atria Property (the “Property”) for a cash consideration of approximately S\$16.1 million (or S\$2,100 per square foot), a 22.2% premium to its latest valuation.” (Footnotes removed.)

Exhibit 13: Gross Revenue #1 (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Wisma Atria (Retail)	21,317	21,247	70	0.3%
Wisma Atria (Office)	4,606	5,506	(900)	(16.3%)
Ngee Ann City (Retail)	25,918	25,260	658	2.6%
Ngee Ann City (Office)	8,098	7,790	308	4.0%
Singapore	59,939	59,803	136	0.2%
Australia	19,581	20,651	(1,070)	(5.2%)
Malaysia	15,171	14,359	812	5.7%
Others	1,614	1,464	150	10.2%
Gross revenue	96,305	96,277	28	0.0%

Source: SGREIT, FPA

SGREIT mentioned in its AR for FY2025 that the buyers of WA (Office) strata units were “separate, unrelated third party investors”, namely Dental Designs Clinic Pte. Ltd. (currently located at Wisma Atria Office Tower #12-05), Petite Smiles Pte. Ltd. (one outlet at #21-04), PMWChia Pte. Ltd., Asia Healthcare Group Pte. Ltd. (may be at #15-02/03), Redbridge Health Pte. Ltd., Platinum Capital 1903 Pte. Ltd. (may be at #19-03), and Singapore Aobo Brilliance Pte. Ltd.

We note from the Urban Redevelopment Authority (“URA”) the sale of Wisma Atria strata units from October 2024 to January 2026, as shown in **Exhibit 14**.

Exhibit 14: Sale of Wisma Atria Strata Units (October 2024 to January 2026)

Project Name	Property Type	Transacted Price (S\$)	Area (sq ft)	Unit Price (S\$ per sq ft)	Sale Date	Type of Area	Floor Level
WISMA ATRIA	Office	4,925,800	2,238.91	2,200	Jan-26	Strata	06 to 10
WISMA ATRIA	Retail	4,132,800	1,722.24	2,400	Dec-25	Strata	11 to 15
WISMA ATRIA	Retail	2,299,200	958.00	2,400	Dec-25	Strata	11 to 15
WISMA ATRIA	Retail	4,132,800	1,722.24	2,400	Oct-25	Strata	16 to 20
WISMA ATRIA	Office	2,059,200	936.47	2,199	Oct-25	Strata	16 to 20
WISMA ATRIA	Office	4,899,570	2,217.38	2,210	Oct-25	Strata	21 to 25
WISMA ATRIA	Retail	2,092,800	871.88	2,400	Sep-25	Strata	16 to 20
WISMA ATRIA	Retail	4,020,850	1,711.48	2,349	Sep-25	Strata	16 to 20
WISMA ATRIA	Office	2,705,100	1,270.15	2,130	Sep-25	Strata	16 to 20
WISMA ATRIA	Office	1,745,045	828.83	2,105	Aug-25	Strata	16 to 20
WISMA ATRIA	Retail	1,948,150	828.83	2,350	Jun-25	Strata	16 to 20
WISMA ATRIA	Retail	4,132,800	1,722.24	2,400	Apr-25	Strata	21 to 25
WISMA ATRIA	Retail	3,818,750	1,625.36	2,349	Mar-25	Strata	16 to 20
WISMA ATRIA	Retail	3,818,750	1,625.36	2,349	Mar-25	Strata	16 to 20
WISMA ATRIA	Retail	3,857,280	1,722.24	2,240	Dec-24	Strata	11 to 15
WISMA ATRIA	Retail	3,850,000	1,722.24	2,235	Oct-24	Strata	21 to 25

Source: URA

We note that SGREIT announced in December 2025 that the annual fixed rent for Toshin Master Lease “for the period of three years from 8 June 2025” (i.e., near the beginning of FY2026), “is equal to the agreed amount that is approximately 1.0% higher than the base rent which was payable under the previous master lease with Toshin that ended on 7 June 2025”. In its Annual Report (“AR”) for FY2025, SGREIT noted that Toshin accounted for 86.1% of the Gross Rental Income of NAC (Retail).

Revenue from Australia Properties (Myer Centre Adelaide, David Jones Building, and Plaza Arcade) fell by 5.2% (1.7%) y-o-y to S\$19.6 million (A\$23.2 million), as shown in **Exhibit 15**. SGREIT noted that there were “lower contribution from Myer Centre Adelaide (Office), as well as depreciation of A\$ against S\$”. We estimate that the Australian Dollar (“AUD”) depreciated against SGD by 3.6% y-o-y to an average SGD-to-AUD exchange rate of 1.183 in 1H FY2026, as also shown in **Exhibit 15**.

Revenue from Malaysia Properties (The Starhill and Lot 10 Property) rose by 5.7% (2.8%) y-o-y to S\$15.2 million (RM 49.3 million) in 1H FY2026. SGREIT noted that there were “rental step-up for Lot 10 Property, as well as appreciation of RM against S\$”. We estimate that the Malaysian Ringgit (“MYR”) appreciated against SGD by 2.7% y-o-y to an average SGD-to-MYR exchange rate of 3.247 in 1H FY2026.

In January 2025, SGREIT announced that “the master tenancy agreement for the Lot 10 Property (the “Master Tenancy Agreement”) has been extended for a third three-year term commencing 1 July 2025.” (i.e., Rental step-up begins in 1H FY2026.) SGREIT added, “The total annual rent under the Master Tenancy Agreement for the third three-year term is approximately RM37.8 million per annum, which represents a 6.0% increase over the rent payable for the second three-year term.”

Revenue from Japan and China Properties (Ebisu Fort and China Property respectively; labelled as “Others” in **Exhibit 15**) rose by 10.2% y-o-y to S\$1.6 million in 1H FY2026. SGREIT noted that there was a “depreciation of JPY and RMB against S\$” in 1H FY2026. We estimate that the Renminbi (“RMB”) and Japanese Yen (“JPY”) depreciated against SGD by 2.1% y-o-y and 2.7% y-o-y respectively in 1H FY2026.

Exhibit 15: Gross Revenue #2 (1H FY2025 & 1H FY2026)

(in S\$ '000 unless indicated otherwise)	Actual / Estimate		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Singapore	59,939	59,803	136	0.2%
Australia	19,581	20,651	(1,070)	(5.2%)
Malaysia	15,171	14,359	812	5.7%
Others	1,614	1,464	150	10.2%
Gross revenue	96,305	96,277	28	0.0%
SGD-to-AUD exchange rate (average; estimate)	1.183	1.141	(0.042)	(3.6%)
SGD-to-MYR exchange rate (average; estimate)	3.247	3.338	0.092	2.7%
SGD-to-RMB exchange rate (average; estimate)	5.524	5.412	(0.112)	(2.1%)
SGD-to-JPY exchange rate (average; estimate)	116.843	113.717	(3.126)	(2.7%)

In respective currencies:

Australia (in A\$ '000; estimate)	23,161	23,554	(392)	(1.7%)
Malaysia (in RM '000; estimate)	49,257	47,935	1,321	2.8%

Source: SGREIT, Yahoo! Finance (exchange rates), FPA

Gross revenue from 1H FY2021 to 1H FY2026 is shown in **Exhibit 16**.

Exhibit 16: Gross Revenue (1H FY2021 to 1H FY2026)

(in S\$ '000 unless indicated otherwise)	Actual / Estimate										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Wisma Atria (Retail)	20,692	20,166	19,741	20,113	20,462	20,252	20,734	21,429	21,247	21,608	21,317
Wisma Atria (Office)	4,867	4,768	4,895	5,108	5,205	5,388	5,484	5,540	5,506	5,154	4,606
Ngee Ann City (Retail)	22,568	26,979	24,395	24,976	24,853	24,777	25,007	25,279	25,260	25,563	25,918
Ngee Ann City (Office)	7,040	6,926	6,995	7,002	7,177	7,462	7,486	7,753	7,790	7,899	8,098
Singapore	55,167	58,839	56,026	57,199	57,697	57,879	58,711	60,001	59,803	60,224	59,939
Australia	21,742	22,574	21,914	20,888	20,422	19,329	20,623	19,939	20,651	19,450	19,581
Malaysia	9,169	9,090	10,689	15,148	14,575	14,188	13,750	13,551	14,359	14,393	15,171
Others	2,342	2,364	2,342	2,228	2,035	1,647	1,549	1,695	1,464	1,753	1,614
Gross revenue	88,420	92,867	90,971	95,463	94,729	93,043	94,633	95,186	96,277	95,820	96,305
SGD-to-AUD exchange rate (average; estimate)	1.017	0.972	1.009	1.018	1.072	1.107	1.135	1.128	1.141	1.191	1.183
SGD-to-MYR exchange rate (average; estimate)	3.054	3.073	3.091	3.128	3.249	3.333	3.453	3.507	3.338	3.304	3.247
SGD-to-RMB exchange rate (average; estimate)	4.972	4.850	4.741	4.739	5.003	5.174	5.296	5.274	5.412	5.476	5.524
SGD-to-JPY exchange rate (average; estimate)	77.391	80.817	82.562	89.992	100.349	100.799	108.210	112.882	113.717	112.072	116.843

In respective currencies:

Australia (in A\$ '000; estimate)	22,110	21,952	22,104	21,267	21,887	21,404	23,404	22,481	23,554	23,158	23,161
Malaysia (in RM '000; estimate)	28,006	27,929	33,043	47,377	47,355	47,282	47,474	47,526	47,935	47,555	49,257

Source: SGREIT, FPA

Given that the occupancies of most SGREIT's properties (except Australia Properties) have generally remained at 100.0% from end-1H FY2021 to end-1H FY2026, as shown in **Exhibit 17**, we note that occupancy rates may not be a major factor that contributed to changes in SGREIT's revenue in the same period. While the occupancy of China Property was nil at end-1H FY2026, revenue from Japan & China Properties accounted for only 1.7% of SGREIT's revenue in 1H FY2026.

Exhibit 17: Occupancies of SGREIT's Properties (end-1H FY2021 to end-1H FY2026)

(in %)	Actual (1H FY2021 to 2H FY2023 based on commenced leases; 1H FY2024 onwards based on committed leases)										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Singapore retail	96.0%	98.6%	99.5%	98.2%	99.6%	97.6%	100.0%	99.4%	100.0%	100.0%	99.5%
Singapore office	89.5%	89.2%	90.4%	93.4%	96.3%	99.4%	100.0%	98.8%	98.8%	100.0%	99.8%
Singapore	93.5%	95.0%	96.0%	96.4%	98.3%	98.3%	100.0%	99.2%	99.5%	100.0%	99.6%
Australia	100.0%	100.0%	100.0%	100.0%	100.0%	93.3%	96.9%	94.8%	94.8%	86.9%	91.8%
Malaysia	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Japan	94.5%	94.3%	95.2%	91.3%	94.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
China	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	-
Overall portfolio occupancy	96.0%	96.3%	96.9%	95.4%	97.1%	96.8%	98.7%	97.7%	97.7%	94.6%	91.9%

Note: Based on available data. SGREIT noted in its presentation for 1H FY2026, "A replacement tenant for the China Property has signed a conditional lease in January 2026. Following the signing of the lease agreement, committed occupancy in China is expected to be reinstated to 100%, with the committed portfolio occupancy rising to 96.5%".

Source: SGREIT, FPA

Net Property Income (“NPI”):

NPI fell by 0.8% to S\$75.1 million in 1H FY2026 from S\$75.6 million in 1H FY2025, as shown in **Exhibit 18**.

NPI from Singapore Properties rose by 0.1% y-o-y to S\$47.7 million in 1H FY2026, generally in line with Singapore revenue rising by 0.2%. However, NPI from WA (Retail) rose by 0.3% y-o-y in 1H FY2026 despite its revenue falling by 0.9% y-o-y. SGREIT noted that there was “rental arrears provision for Wisma Atria Property (Retail) during the current period.”

NPI from Australia Properties fell by 5.7% y-o-y to S\$12.2 million in 1H FY2026, generally in line with Australia revenue falling by 5.2% y-o-y. Meanwhile, NPI from Malaysia Properties rose by 5.8% y-o-y to S\$14.7 million in 1H FY2026, generally in line with Malaysia revenue rising by 5.7% y-o-y.

NPI from Japan and China Properties fell by 62.9% y-o-y to S\$0.4 million in 1H FY2026, despite “Others” revenue rising by 10.2% y-o-y. SGREIT noted that there was “rental arrears provision for China Property during the current period.”

Exhibit 18: Net Property Income vs Revenue (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual / Estimate		1H FY2026 v 1H FY2025		Actual / Estimate		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)	1H FY2026	1H FY2025	Absolute Change	Change (%)
	Net Property Income (“NPI”):				Revenue:			
Wisma Atria (Retail)	16,282	16,438	(156)	(0.9%)	21,317	21,247	70	0.3%
Wisma Atria (Office)	3,335	4,074	(739)	(18.1%)	4,606	5,506	(900)	(16.3%)
Ngee Ann City (Office)	21,531	20,863	668	3.2%	25,918	25,260	658	2.6%
Ngee Ann City (Office)	6,539	6,246	293	4.7%	8,098	7,790	308	4.0%
Singapore	47,687	47,621	66	0.1%	59,939	59,803	136	0.2%
Australia	12,193	12,924	(731)	(5.7%)	19,581	20,651	(1,070)	(5.2%)
Malaysia	14,738	13,933	805	5.8%	15,171	14,359	812	5.7%
Others	433	1,167	(734)	(62.9%)	1,614	1,464	150	10.2%
Total	75,051	75,645	(594)	(0.8%)	96,305	96,277	28	0.0%

NPI as a percentage of revenue:

Wisma Atria (Retail)	76.4%	77.4%	-	-
Wisma Atria (Office)	72.4%	74.0%	-	-
Ngee Ann City (Office)	83.1%	82.6%	-	-
Ngee Ann City (Office)	80.7%	80.2%	-	-
Singapore	79.6%	79.6%	-	-
Australia	62.3%	62.6%	-	-
Malaysia	97.1%	97.0%	-	-
Others	26.8%	79.7%	-	-
Total	77.9%	78.6%	-	-

Source: SGREIT, FPA

NPI from 1H FY2021 to 1H FY2026 is shown in **Exhibit 19**.

Exhibit 19: Net Property Income (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual / Estimate										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Wisma Atria (Retail)	14,903	14,039	14,760	15,077	15,683	15,772	15,846	16,387	16,438	16,619	16,282
Wisma Atria (Office)	3,550	3,385	3,550	3,719	3,874	3,934	4,025	3,974	4,074	3,842	3,335
Ngee Ann City (Office)	18,303	22,508	20,046	20,476	20,493	20,396	20,537	20,862	20,863	21,010	21,531
Ngee Ann City (Office)	5,298	5,382	5,545	5,818	5,587	6,000	5,942	6,315	6,246	6,236	6,539
Singapore	42,054	45,314	43,901	45,090	45,637	46,102	46,350	47,538	47,621	47,707	47,687
Australia	12,394	14,040	13,703	13,537	12,859	12,451	13,540	12,519	12,924	12,337	12,193
Malaysia	8,713	8,650	10,261	14,712	14,158	13,782	13,361	13,150	13,933	13,968	14,738
Others	1,825	1,747	1,774	1,732	1,627	1,223	1,223	1,301	1,167	519	433
Total	64,986	69,751	69,639	75,071	74,281	73,558	74,474	74,508	75,645	74,531	75,051
NPI as a percentage of revenue (estimate):											
Wisma Atria (Retail)	72.0%	69.6%	74.8%	75.0%	76.6%	77.9%	76.4%	76.5%	77.4%	76.9%	76.4%
Wisma Atria (Office)	72.9%	71.0%	72.5%	72.8%	74.4%	73.0%	73.4%	71.7%	74.0%	74.5%	72.4%
Ngee Ann City (Office)	81.1%	83.4%	82.2%	82.0%	82.5%	82.3%	82.1%	82.5%	82.6%	82.2%	83.1%
Ngee Ann City (Office)	75.3%	77.7%	79.3%	83.1%	77.8%	80.4%	79.4%	81.5%	80.2%	78.9%	80.7%
Singapore	76.2%	77.0%	78.4%	78.8%	79.1%	79.7%	78.9%	79.2%	79.6%	79.2%	79.6%
Australia	57.0%	62.2%	62.5%	64.8%	63.0%	64.4%	65.7%	62.8%	62.6%	63.4%	62.3%
Malaysia	95.0%	95.2%	96.0%	97.1%	97.1%	97.1%	97.2%	97.0%	97.0%	97.0%	97.1%
Others	77.9%	73.9%	75.7%	77.7%	80.0%	74.3%	79.0%	76.8%	79.7%	29.6%	26.8%
Total	73.5%	75.1%	76.6%	78.6%	78.4%	79.1%	78.7%	78.3%	78.6%	77.8%	77.9%

Source: SGREIT, FPA

Interest income:

Interest income rose by 24.5% to S\$1.2 million in 1H FY2026 from S\$1.0 million in 1H FY2025, as shown in **Exhibit 20**. Based on the AR for FY2025, we note (or estimate for SGD) that cash & cash equivalents of S\$84.5 million as at end-FY2025 comprised SGD of S\$31.4 million (37.1% of total), AUD of S\$25.5 million (30.2%), MYR of S\$10.3 million (12.2%), and “Others” of S\$17.3 million (20.4%). Given that SGD comprised the largest portion, we refer mainly to Singaporean (besides the U.S.) interest rates.

Exhibit 20: Interest Income (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual / Estimate		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Interest income from fixed deposits and bank balances	1,196	961	235	24.5%
Cash and cash equivalents (end of period)	89,776	69,209	20,567	29.7%
Effective interest on interest income (annualised; estimate)	2.7%	2.8%	-	-
SG Govt Securities (“SGS”) 6-Month T-Bill average yield (estimate)	1.4%	2.8%	-	-
3-Month Singapore Overnight Rate Average (“3M SORA”; average; est.)	1.5%	3.4%	-	-
Effective Federal Funds Rate (“EFFR”; average; estimate)	4.1%	5.0%	-	-

Source: SGREIT, MAS, Federal Reserve Bank of New York, FPA

The annualised effective interest on interest income $\left[\frac{\text{Interest income}}{\text{Cash \& cash equivalents}} \times 2 \right]$ generally trended with the Singapore Government Securities (“SGS”) 6-month T-Bill (collectively, “SGS 6M T-Bill”) average yield from 1H FY2021 to 1H FY2026, as shown in **Exhibit 21** and illustrated in **Exhibit 22**. The SGS 6M T-Bill average yield generally trended with the 3-month Singapore Overnight Rate Average (“3M SORA”) in the same period, which in turn generally trended with the U.S.’ average Effective Federal Funds Rate (“EFFR”).

Exhibit 21: Interest Income (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual / Estimate											
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	
Interest income from fixed deposits and bank balances	242	209	162	225	590	1,117	926	920	961	879	1,196	
Cash and cash equivalents (end of period)	119,589	108,323	90,562	85,663	72,995	68,302	62,716	60,574	69,209	84,458	89,776	
Effective interest on interest income (annualised; estimate)	0.4%	0.4%	0.4%	0.5%	1.6%	3.3%	3.0%	3.0%	2.8%	2.1%	2.7%	
SG Govt Securities (“SGS”) 6-Month T-Bill average yield (estimate)	0.2%	0.2%	0.3%	1.0%	2.9%	3.3%	3.1%	3.1%	2.8%	2.3%	1.4%	
3-Month Singapore Overnight Rate Average (“3M SORA”; average; est.)	0.1%	0.2%	0.1%	0.3%	2.1%	3.4%	3.7%	3.7%	3.4%	2.6%	1.5%	
Effective Federal Funds Rate (“EFFR”; average; estimate)	0.1%	0.1%	0.1%	0.4%	2.9%	4.8%	5.3%	5.3%	5.0%	4.3%	4.1%	

Source: SGREIT, Federal Reserve Bank of New York, MAS, FPA

Exhibit 22: Effective Interest on Interest Income vs Interest Rates (1H FY2021 to 1H FY2026)



Source: SGREIT, MAS, Federal Reserve Bank of New York, FPA

Management fees and trust expenses:

Management fees rose by 1.9% to S\$7.3 million in 1H FY2026 from S\$7.2 million in 1H FY2025, as shown in **Exhibit 23**, generally in line with investment properties (including right of use assets) rising by 0.7% y-o-y to S\$2.8 billion in 1H FY2026.

Trust expenses rose by 20.9% to S\$3.5 million in 1H FY2026 from S\$2.9 million in 1H FY2025, as also shown in **Exhibit 23**, in line with “Others” (excluding fees paid to auditors & valuers) rising by 25.2% y-o-y to S\$2.9 million in 1H FY2026. SGREIT noted that the increase in trust expenses was “mainly attributed to legal and professional fees incurred for the ongoing arbitration case in Australia during the current period.”

Exhibit 23: Management Fees and Trust Expenses (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Management fees:				
Management fees	7,323	7,187	136	1.9%
Total investment properties (i.e., including right-of-use assets)	2,773,233	2,753,842	19,391	0.7%
Management fees as % of total investment properties (annualised)	0.53%	0.52%	-	-
Trust expenses:				
Non-audit fees paid/payable to the auditors of the Group	140	130	10	7.7%
Fees paid/payable to the valuers of the Group's investment properties	128	116	12	10.3%
Others (excluding fees paid to auditors & valuers)	2,855	2,280	575	25.2%
Others	3,123	2,526	597	23.6%
Auditors' remuneration				
Trustee's fees	225	221	4	1.8%
Trust expenses	3,517	2,908	609	20.9%
Trustee's fees	225	221	4	1.8%
Total investment properties (i.e., including right-of-use assets)	2,773,233	2,753,842	19,391	0.7%
Trustee's fees as % of total investment properties (annualised)	0.016%	0.016%	-	-
Investment properties:				
Investment properties (beginning of period)	2,755,754	2,762,160	(6,406)	(0.2%)
Additions, straight-line rental and other adjustments	5,952	5,219	733	14.0%
Divestments	(16,502)	(16,097)	(405)	2.5%
Change in fair value of investment properties	(235)	(132)	(103)	78.0%
Translation differences	28,264	2,692	25,572	949.9%
Investment properties (end of period)	2,773,233	2,753,842	19,391	0.7%
Investment properties – fair value	2,772,268	2,753,224	19,044	0.7%
Investment properties – right-of-use assets	965	618	347	56.1%
Total investment properties	2,773,233	2,753,842	19,391	0.7%

Source: SGREIT, FPA

Management fees and trust expenses, as well as the value of investment properties, from 1H FY2021 to 1H FY2026, are shown in **Exhibit 24**.

Exhibit 24: Management Fees and Trust Expenses (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Management fees:											
Management fees	7,789	7,711	7,723	7,565	7,499	7,317	7,190	7,099	7,187	7,028	7,323
Total investment properties (i.e., including right-of-use assets)	2,989,495	2,964,648	2,960,211	2,893,294	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233
Management fees as % of total investment properties (annualised)	0.52%	0.52%	0.52%	0.52%	0.52%	0.53%	0.52%	0.51%	0.52%	0.51%	0.53%
Trust expenses:											
Non-audit fees paid/payable to the auditors of the Group	67	60	55	66	39	39	58	175	130	100	140
Fees paid/payable to the valuers of the Group's investment properties	71	126	132	55	129	53	117	54	116	54	128
Others (excluding fees paid to auditors & valuers)	1,534	1,250	1,361	1,451	1,296	1,465	1,272	1,513	2,280	2,438	2,855
Others	1,672	1,436	1,548	1,572	1,464	1,557	1,447	1,742	2,526	2,592	3,123
Auditors' remuneration	173	173	171	164	156	160	162	164	161	174	169
Trustee's fees	236	234	235	230	229	224	221	219	221	217	225
Trust expenses	2,081	1,843	1,954	1,966	1,849	1,941	1,830	2,125	2,908	2,983	3,517
Trustee's fees	236	234	235	230	229	224	221	219	221	217	225
Total investment properties (i.e., including right-of-use assets)	2,989,495	2,964,648	2,960,211	2,893,294	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233
Trustee's fees as % of total investment properties (annualised)	0.016%										
Investment properties:											
Investment properties (beginning of period)	3,081,220	2,989,495	2,964,648	2,960,211	2,893,294	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754
Additions, straight-line rental and other adjustments	n.a.	n.a.	10,383	11,833	9,677	9,947	8,673	8,187	5,219	7,315	5,952
Divestments	n.a.	n.a.	-	-	-	(13,630)	-	-	(16,097)	(15,757)	(16,502)
Change in fair value of investment properties	n.a.	n.a.	(194)	(49,393)	(183)	(65,328)	(216)	(16,309)	(132)	18,909	(235)
Translation differences	n.a.	n.a.	(14,626)	(29,357)	(36,956)	(29,010)	(3,349)	(2,637)	2,692	(8,555)	28,264
Investment properties (end of period)	2,989,495	2,964,648	2,960,211	2,893,294	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233

n.a. = not available.

Source: SGREIT, FPA

Finance expenses:

Finance expenses fell by 5.5% to S\$20.6 million in 1H FY2026 from S\$21.8 million in 1H FY2025, as shown in **Exhibit 25**, mainly in line with interest costs falling by 7.2% y-o-y to S\$19.5 million in 1H FY2026.

Exhibit 25: Finance Expenses (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Interest costs	19,525	21,030	(1,505)	(7.2%)
Amortisation of loan acquisition expenses	1,078	777	301	38.7%
Interest expenses on lease liabilities	20	12	8	66.7%
Finance expenses	20,623	21,819	(1,196)	(5.5%)
Interest costs	19,525	21,030	(1,505)	(7.2%)
Total borrowings	1,014,580	1,026,713	(12,133)	(1.2%)
Effective interest on interest costs (annualised)	3.8%	4.1%	-	-
3-Month Singapore Overnight Rate Average ("3M SORA"; average; est.)	1.5%	3.4%	-	-

Source: SGREIT, FPA

From 1H FY2021 to 1H FY2026, finance expenses comprised mainly interest costs, as can be seen in **Exhibit 26**. Both the annualised effective interest on interest costs $\left[\frac{\text{Interest costs}}{\text{Total borrowings}} \times 2\right]$, as well as the annualised effective interest on interest costs (excluding MTNs), generally trended with the average 3M SORA in the same period, which in turn generally trended with the U.S.' average EFRR (as mentioned on page 24).

Exhibit 26: Finance Expenses (1H FY2021 to 1H FY2026)

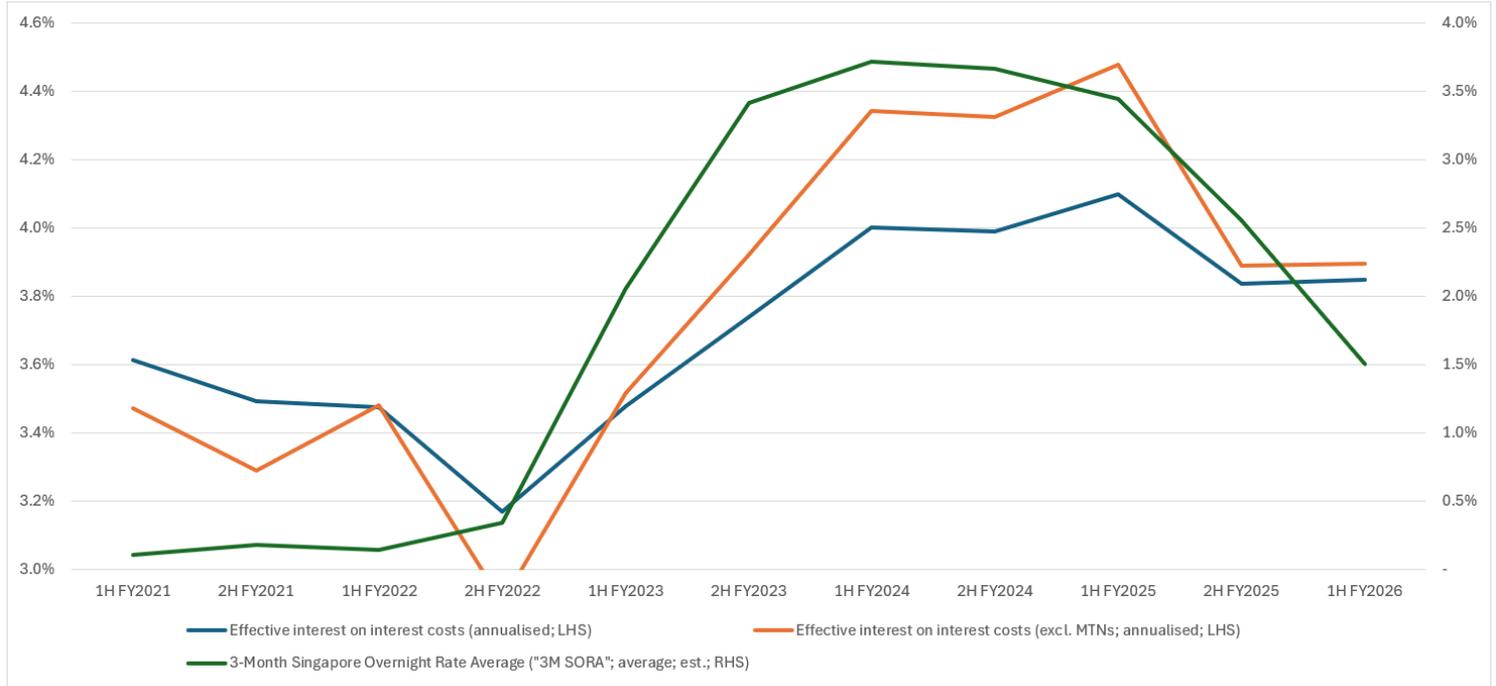
(in S\$ '000)	Actual / Estimate										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Interest costs	20,144	19,382	19,165	17,194	18,668	19,599	20,952	20,809	21,030	19,634	19,525
Amortisation of loan acquisition expenses	755	1,100	818	634	580	630	645	612	777	615	1,078
Interest expenses on lease liabilities	17	13	22	16	13	11	12	14	12	27	20
Finance expenses	20,916	20,495	20,005	17,844	19,261	20,240	21,609	21,435	21,819	20,276	20,623
Interest costs	20,144	19,382	19,165	17,194	18,668	19,599	20,952	20,809	21,030	19,634	19,525
Total borrowings	1,115,384	1,109,777	1,103,022	1,084,838	1,073,580	1,048,508	1,047,305	1,043,676	1,026,713	1,023,868	1,014,580
Effective interest on interest costs (annualised)	3.6%	3.5%	3.5%	3.2%	3.5%	3.7%	4.0%	4.0%	4.1%	3.8%	3.8%
Interest costs	20,144	19,382	19,165	17,194	18,668	19,599	20,952	20,809	21,030	19,634	19,525
<i>Deduct interest costs from:</i>											
Series 002 Notes (SGD 100.0 M, maturing Feb 2021, 3.50%)	(1,750)	-	-	-	-	-	-	-	-	-	-
Series 003 Notes (SGD 125.0 M, maturing May 2023, 3.40%)	(2,125)	(2,125)	(2,125)	(2,125)	(2,125)	-	-	-	-	-	-
Series 004 Notes (SGD 70.0 M, maturing Oct 2026, 3.14%)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)
2020 Series 001 Notes (SGD 100.0 M, maturing Jun 2025, 3.15%)	(1,575)	(1,575)	(1,575)	(1,575)	(1,575)	(1,575)	(1,575)	(1,575)	(1,575)	-	-
2020 Series 003 Notes (SGD 125.0 M, maturing Sept 2028, 2.23%)	-	-	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)
Senior MTN (MYR 330.0 M, maturing Sept 2024, 5.50%)	(2,976)	(2,938)	(2,941)	(2,864)	(2,762)	(2,634)	(2,606)	(2,611)	-	-	-
Senior MTN (MYR 500.0 M, maturing Sept 2029, 5.25%)	-	-	-	-	-	-	-	-	(3,996)	(3,968)	(4,150)
Interest costs (excluding those from MTN)	10,619	11,645	10,031	8,137	9,714	12,897	14,278	14,130	12,966	13,174	12,882
Total borrowings (excluding MTN; estimate)	611,760	707,923	576,246	560,690	552,458	657,709	657,651	653,735	579,357	677,718	661,629
Effective interest on interest costs (excl. MTN; annualised)	3.5%	3.3%	3.5%	2.9%	3.5%	3.9%	4.3%	4.3%	4.5%	3.9%	3.9%
3-Month Singapore Overnight Rate Average ("3M SORA"; average; est.)	0.1%	0.2%	0.1%	0.3%	2.1%	3.4%	3.7%	3.7%	3.4%	2.6%	1.5%
Total borrowings:											
(Non-current) Secured borrowings	172,775	170,509	168,610	164,442	100,633	95,799	-	-	152,225	151,150	158,100
(Non-current) Unsecured borrowings	611,121	939,268	819,412	795,396	790,573	949,709	950,029	847,735	770,239	808,402	786,480
(Non-current) Unamortised loan acquisition expenses	-	(4,424)	(3,913)	(3,876)	(3,421)	(3,533)	(3,195)	(2,571)	(2,885)	(4,688)	(4,268)
Non-current borrowings	781,350	1,105,353	984,109	955,962	887,785	1,041,975	946,834	845,164	919,579	954,864	940,312
(Current) Secured borrowings	81,488	-	-	-	57,374	-	94,776	94,941	-	-	-
(Current) Unsecured borrowings	250,000	-	115,000	125,000	125,000	3,000	2,500	101,000	104,249	64,316	70,000
(Current) Unamortised loan acquisition expenses	(2,687)	-	(80)	(26)	(69)	(10)	(20)	(150)	(80)	(159)	(9)
Current borrowings	331,347	-	114,920	124,974	182,305	2,990	97,256	195,791	104,169	64,157	69,991
(Non-current) Unamortised loan acquisition expenses	n.a.	(4,424)	(3,913)	(3,876)	(3,421)	(3,533)	(3,195)	(2,571)	(2,885)	(4,688)	(4,268)
(Current) Unamortised loan acquisition expenses	n.a.	-	(80)	(26)	(69)	(10)	(20)	(150)	(80)	(159)	(9)
Unamortised loan acquisition expenses	(2,687)	(4,424)	(3,993)	(3,902)	(3,490)	(3,543)	(3,215)	(2,721)	(2,965)	(4,847)	(4,277)
Non-current borrowings	781,350	1,105,353	984,109	955,962	887,785	1,041,975	946,834	845,164	919,579	954,864	940,312
Current borrowings	331,347	-	114,920	124,974	182,305	2,990	97,256	195,791	104,169	64,157	69,991
Total borrowings (net of unamortised loan acquisition expenses)	1,112,697	1,105,353	1,099,029	1,080,936	1,070,090	1,044,965	1,044,090	1,040,955	1,023,748	1,019,021	1,010,303
Add: Unamortised loan acquisition expenses	2,687	4,424	3,993	3,902	3,490	3,543	3,215	2,721	2,965	4,847	4,277
Total borrowings	1,115,384	1,109,777	1,103,022	1,084,838	1,073,580	1,048,508	1,047,305	1,043,676	1,026,713	1,023,868	1,014,580

n.a. = not available.

Source: SGREIT, MAS, FPA

Annualised effective interest on interest costs (both including and excluding MTNs) generally trended with 3M SORA from 1H FY2021 to 1H FY2026, as illustrated in **Exhibit 27**.

Exhibit 27: Annualised Effective Interest on Interest Costs vs 3M SORA (1H FY2021 to 1H FY2026)



Note: Unlike most of our other graphs, the LHS and RHS axes in this Exhibit are not proportional to each other.

Source: SGREIT, MAS, FPA

SGREIT's borrowings (in respective currencies) from 1H FY2021 to 1H FY2026 are shown in **Exhibit 28**.

Exhibit 28: Borrowings (in respective currencies; 1H FY2021 to 1H FY2026)

(in respective currencies; '000)	Actual											
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	
Series 002 Notes (SGD 100.0 M, maturing Feb 2021, 3.50%)	100,000	-	-	-	-	-	-	-	-	-	-	-
Series 003 Notes (SGD 125.0 M, maturing May 2023, 3.40%)	125,000	125,000	125,000	125,000	125,000	-	-	-	-	-	-	-
Series 004 Notes (SGD 70.0 M, maturing Oct 2026, 3.14%)	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	-
2020 Series 001 Notes (SGD 100.0 M, maturing Jun 2025, 3.15%)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-	-
2020 Series 003 Notes (SGD 125.0 M, maturing Sept 2028, 2.23%)	-	-	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Singapore MTN	395,000	295,000	420,000	420,000	420,000	295,000	295,000	295,000	295,000	195,000	195,000	-
Term loan (SGD 150.0 M, maturing Sept 2021)	150,000	-	-	-	-	-	-	-	-	-	-	-
Term loan (SGD 260.0 M, maturing Sept 2022)	260,000	240,000	115,000	-	-	-	-	-	-	-	-	-
Term loan (SGD 250.0 M, maturing Feb 2026)	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	110,000	60,000	60,000	-
Term loan (SGD 60.0 M, maturing Sept 2027)	-	-	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000	60,000	-
Term loan (SGD 50.0 M, maturing Jun 2027)	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-
Term loan (SGD 50.0 M, maturing May 2028)	-	-	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	25,000
Term loan (SGD 75.0 M, maturing Nov 2028)	-	-	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Term loan (SGD 50.0 M, maturing Aug 2028)	-	-	-	-	-	-	-	-	-	-	50,000	30,000
Sustainability-linked term loan (SGD 100.0 M, maturing Jun 2030)	-	-	-	-	-	-	-	-	-	-	100,000	100,000
Sustainability-linked term loan (SGD 200.0 M, maturing Sept 2030)	-	-	-	-	-	-	-	-	-	-	-	200,000
Term loans	410,000	490,000	365,000	360,000	360,000	485,000	485,000	485,000	345,000	445,000	430,000	-
Revolving Credit Facilities ("RCF")	-	-	-	-	-	3,000	2,500	1,000	-	-	-	-
Sustainability-linked RCF (SGD 75.0 M, maturing Jul 2031)	-	-	-	-	-	-	-	-	75,000	75,000	75,000	75,000
RCFs	-	-	-	-	-	3,000	2,500	1,000	75,000	75,000	75,000	75,000
Term loan (AUD 63.0 M, maturing Jul 2023)	63,000	63,000	63,000	63,000	63,000	-	-	-	-	-	-	-
Term loan (AUD 135.0 M, maturing Nov 2021)	80,000	-	-	-	-	-	-	-	-	-	-	-
Term loan (AUD 100.0 M, maturing Nov 2026)	-	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-
Term loan (AUD 63.0 M, maturing Jun 2028)	-	-	-	-	-	63,000	63,000	63,000	63,000	63,000	63,000	63,000
Sustainability-linked term loan (AUD 100.0 M, maturing Sept 2031)	-	-	-	-	-	-	-	-	-	-	-	100,000
A\$ term loan facilities	143,000	163,000										
Senior MTN (MYR 330.0 M, maturing Sept 2024, 5.50%)	330,000	330,000	330,000	330,000	330,000	330,000	330,000	330,000	-	-	-	-
Senior MTN (MYR 500.0 M, maturing Sept 2029, 5.25%)	-	-	-	-	-	-	-	-	500,000	500,000	500,000	500,000
Malaysia MTN	330,000	500,000	500,000	500,000	500,000							
Term loan (JPY 3.7 B, maturing Sept 2024)	3,700,000	3,700,000	3,700,000	3,700,000	3,700,000	2,000,000	-	-	-	-	-	-
Term loan (JPY 2.0 B, maturing Sept 2027)	-	-	-	-	-	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	1,500,000
JPY term loan facility	3,700,000	3,700,000	3,700,000	3,700,000	3,700,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	1,500,000
Series 4 Bonds (JPY 678.0 M, maturing Aug 2025)	678,000	678,000	678,000	678,000	678,000	488,000	488,000	488,000	488,000	488,000	488,000	-
Series 5 Bonds (JPY 500.0 M, maturing Aug 2031)	-	-	-	-	-	-	-	-	-	-	-	500,000
Japan bond	678,000	678,000	678,000	678,000	678,000	488,000	488,000	488,000	488,000	488,000	488,000	500,000

Source: SGREIT, FPA

Borrowings (in SGD; estimated where SGD figures are not provided) from 1H FY2021 to 1H FY2026 are shown in **Exhibit 29**.

Exhibit 29: Borrowings (in SGD; 1H FY2021 to 1H FY2026)

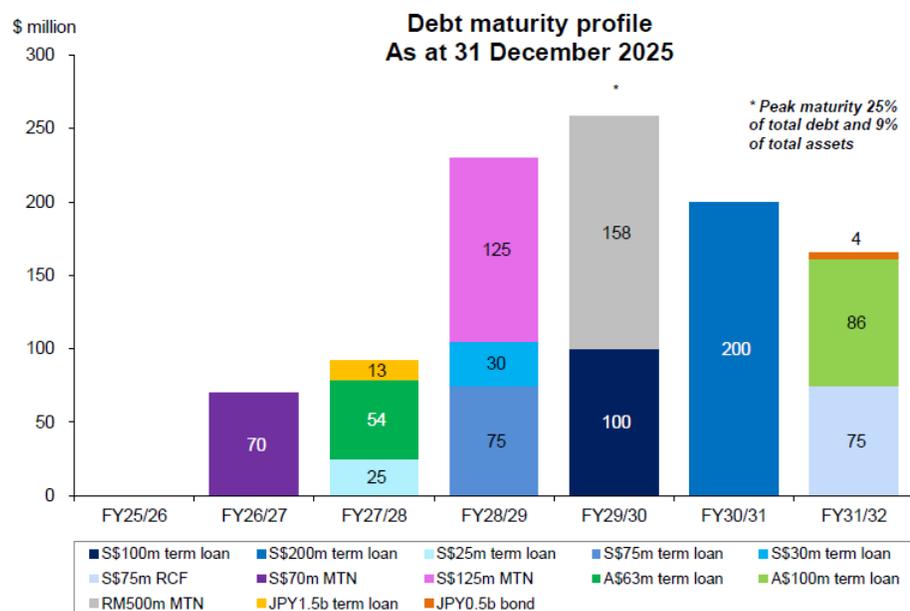
(in S\$ '000)	Actual (in blue except total figures) / Estimate										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Series 002 Notes (SGD 100.0 M, maturing Feb 2021, 3.50%)	100,000	-	-	-	-	-	-	-	-	-	-
Series 003 Notes (SGD 125.0 M, maturing May 2023, 3.40%)	125,000	125,000	125,000	125,000	125,000	-	-	-	-	-	-
Series 004 Notes (SGD 70.0 M, maturing Oct 2026, 3.14%)	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000
2020 Series 001 Notes (SGD 100.0 M, maturing Jun 2025, 3.15%)	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	-	-
2020 Series 003 Notes (SGD 125.0 M, maturing Sept 2028, 2.23%)	-	-	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Singapore MTN	395,000	295,000	420,000	420,000	420,000	295,000	295,000	295,000	295,000	195,000	195,000
Term loan (SGD 150.0 M, maturing Sept 2021)	150,000	-	-	-	-	-	-	-	-	-	-
Term loan (SGD 260.0 M, maturing Sept 2022)	260,000	240,000	115,000	-	-	-	-	-	-	-	-
Term loan (SGD 250.0 M, maturing Feb 2026)	-	250,000	250,000	250,000	250,000	250,000	250,000	250,000	110,000	60,000	-
Term loan (SGD 60.0 M, maturing Sept 2027)	-	-	-	60,000	60,000	60,000	60,000	60,000	60,000	60,000	-
Term loan (SGD 50.0 M, maturing Jun 2027)	-	-	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	-
Term loan (SGD 50.0 M, maturing May 2028)	-	-	-	-	-	50,000	50,000	50,000	50,000	50,000	25,000
Term loan (SGD 75.0 M, maturing Nov 2028)	-	-	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000
Term loan (SGD 50.0 M, maturing Aug 2028)	-	-	-	-	-	-	-	-	-	50,000	30,000
Sustainability-linked term loan (SGD 100.0 M, maturing Jun 2030)	-	-	-	-	-	-	-	-	-	100,000	100,000
Sustainability-linked term loan (SGD 200.0 M, maturing Sept 2030)	-	-	-	-	-	-	-	-	-	-	200,000
Term loans	410,000	490,000	365,000	360,000	360,000	485,000	485,000	485,000	345,000	445,000	430,000
Revolving Credit Facilities ("RCF")	-	-	-	-	-	3,000	2,500	1,000	-	-	-
Sustainability-linked RCF (SGD 75.0 M, maturing Jul 2031)	-	-	-	-	-	-	-	-	75,000	75,000	75,000
RCFs	-	-	-	-	-	3,000	2,500	1,000	75,000	75,000	75,000
Term loan (AUD 63.0 M, maturing Jul 2023)	64,097	63,655	61,762	60,294	57,278	-	-	-	-	-	-
Term loan (AUD 135.0 M, maturing Nov 2021)	81,488	-	-	-	-	-	-	-	-	-	-
Term loan (AUD 100.0 M, maturing Nov 2026)	-	101,040	98,034	95,705	90,918	89,820	90,134	90,030	84,547	83,260	-
Term loan (AUD 63.0 M, maturing Jun 2028)	-	-	-	-	-	56,586	56,784	56,719	53,265	52,454	54,189
Sustainability-linked term loan (AUD 100.0 M, maturing Sept 2031)	-	-	-	-	-	-	-	-	-	-	86,014
A\$ term loan facilities	145,585	164,695	159,796	155,999	148,197	146,406	146,918	146,749	137,812	135,714	140,203
Senior MTN (MYR 330.0 M, maturing Sept 2024, 5.50%)	108,229	106,854	106,957	104,148	100,419	95,799	94,776	94,941	-	-	-
Senior MTN (MYR 500.0 M, maturing Sept 2029, 5.25%)	-	-	-	-	-	-	-	-	152,225	151,150	158,100
Malaysia MTN	108,229	106,854	106,957	104,148	100,419	95,799	94,776	94,941	152,225	151,150	158,100
Term loan (JPY 3.7 B, maturing Sept 2024)	47,475	44,985	43,482	37,770	37,407	18,732	-	-	-	-	-
Term loan (JPY 2.0 B, maturing Sept 2027)	-	-	-	-	-	-	18,676	16,870	17,319	17,688	12,320
JPY term loan facility	47,475	44,985	43,482	37,770	37,407	18,732	18,676	16,870	17,319	17,688	12,320
Series 4 Bonds (JPY 678.0 M, maturing Aug 2025)	8,700	8,243	7,968	6,921	6,855	4,571	4,557	4,116	4,226	4,316	-
Series 5 Bonds (JPY 500.0 M, maturing Aug 2031)	-	-	-	-	-	-	-	-	-	-	4,107
Japan bond	8,700	8,243	7,968	6,921	6,855	4,571	4,557	4,116	4,226	4,316	4,107
Total borrowings:											
Total borrowings (estimate)	1,114,990	1,109,777	1,103,203	1,084,838	1,072,876	1,048,508	1,047,427	1,043,676	1,026,582	1,023,868	1,014,729
Deduct: Total borrowings (actual)	(1,115,384)	(1,109,777)	(1,103,022)	(1,084,838)	(1,073,580)	(1,048,508)	(1,047,305)	(1,043,676)	(1,026,713)	(1,023,868)	(1,014,580)
Estimation error	(394)	-	181	-	(704)	-	122	-	(131)	-	149
End-of-period exchange rates used (from Yahoo! Finance):											
SGD-to-AUD	0.985		1.019		1.097		1.111		1.182		1.162
SGD-to-MYR	3.047		3.086		3.283		3.479		3.287		3.151
SGD-to-JPY	77.946		85.098		98.272		106.799		115.918		121.601

Source: SGREIT, Yahoo! Finance (exchange rates), FPA

Most of SGREIT's borrowings are expected to mature from FY2029 (or FY28/29) onwards, as shown in **Exhibit 30**.

Exhibit 30: Debt Maturity Profile (as at 31 December 2025)

Staggered Debt Maturity Profile Averaging 3.8 years



- In September 2025, SGREIT (i) utilised its 6-year A\$100 million unsecured sustainability-linked debt facility to refinance its unsecured term loan, ahead of its maturity in 2026; and (ii) drew down \$200 million from its 5-year unsecured sustainability-linked club debt facilities mainly to refinance its unsecured term loans ahead of their maturities in 2026 and 2027
- In October 2025, SGREIT issued new \$100 million perpetual securities at a fixed distribution rate of 3.25% per annum. Net proceeds were used to redeem the existing \$100 million 3.85% perpetual securities in December 2025
- FY30/31 debt profile excludes the above perpetual securities (classified as equity instruments) with the first distribution rate reset falling on 10 October 2030 and subsequent resets occurring every five years thereafter

Source: SGREIT

Total return from operating activities:

Accordingly, total return from operating activities rose by 0.2% to S\$44.8 million in 1H FY2026 from S\$44.7 million in 1H FY2025, as shown in **Exhibit 31**. Total return from operating activities rose on a y-o-y basis in 1H FY2026, despite NPI falling on a y-o-y basis, as finance expenses fell by 5.5% y-o-y.

Exhibit 31: Total Return from Operating Activities (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Net Property Income ("NPI")	75,051	75,645	(594)	(0.8%)
Interest income from fixed deposits and bank balances	1,196	961	235	24.5%
Management fees	(7,323)	(7,187)	(136)	1.9%
Trust expenses	(3,517)	(2,908)	(609)	20.9%
Finance expenses	(20,623)	(21,819)	1,196	(5.5%)
Total return from operating activities	44,784	44,692	92	0.2%

Source: SGREIT, FPA

Change in fair value of derivative instruments:

Change in fair value of derivative instruments fell by S\$0.9 million to negative S\$0.6 million in 1H FY2026 from S\$0.2 million in 1H FY2025, as shown in **Exhibit 32**. SGREIT noted that “The change in fair value of derivative instruments in 1H FY25/26 represents mainly the change in the fair value of foreign exchange forward contracts.”

Foreign exchange gain/loss:

Foreign exchange gain rose by S\$0.4 million to S\$13,000 (nearest '000) in 1H FY2026 from a loss of S\$0.4 million in 1H FY2025, as also shown in **Exhibit 32**. SGREIT noted that “The net foreign exchange gain in 1H FY25/26 arose mainly from the foreign exchange differences on translation of foreign currency denominated transactions and monetary items, as well as realised foreign exchange differences from the settlement of forward contracts.”

Change in fair value of investment properties:

Loss in fair value of investment properties rose by 78.0% to S\$0.2 million in 1H FY2026 from S\$0.1 million in 1H FY2025, as also shown in **Exhibit 32**. SGREIT noted that “The change in fair value of investment properties in 1H FY25/26 represents mainly the fair value adjustments of right-of-use assets classified under investment properties in accordance with FRS 116.”

Gain on divestment of investment properties:

Gain on divestment of investment properties rose by 34.1% to S\$4.9 million in 1H FY2026 from S\$3.6 million in 1H FY2025, as also shown in **Exhibit 32**. SGREIT noted that “The gain on divestment of investment properties represents the difference between net proceeds (including directly attributable costs) from divestment and the carrying amount of certain Wisma Atria Property (Office) strata units divested during the reporting period.”

As mentioned on page 18, SGREIT divested WA (Office) strata units in 1H FY2025 & 1H FY2026 (SGREIT also divested WA (Office) strata units in 2H FY2025).

Total return before tax:

Accordingly, total return before tax rose by 1.6% to S\$48.8 million in 1H FY2026 from S\$48.0 million in 1H FY2025, as also shown in **Exhibit 32**.

Exhibit 32: Total Return Before Tax (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Total return from operating activities	44,784	44,692	92	0.2%
Change in fair value of derivative instruments	(645)	213	(858)	(402.8%)
Foreign exchange gain/(loss)	13	(383)	396	(103.4%)
Change in fair value of investment properties	(235)	(132)	(103)	78.0%
Gain on divestment of investment properties	4,868	3,631	1,237	34.1%
Total return for the period before tax	48,785	48,021	764	1.6%

Source: SGREIT, FPA

Total return before tax from 1H FY2021 to 1H FY2026 is shown in **Exhibit 33**.

Exhibit 33: Total Return Before Tax (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Net Property Income ("NPI")	64,986	69,751	69,639	75,071	74,281	73,558	74,474	74,508	75,645	74,531	75,051
Interest income from fixed deposits and bank balances	242	209	162	225	590	1,117	926	920	961	879	1,196
Management fees	(7,789)	(7,711)	(7,723)	(7,565)	(7,499)	(7,317)	(7,190)	(7,099)	(7,187)	(7,028)	(7,323)
Trust expenses	(2,081)	(1,843)	(1,954)	(1,966)	(1,849)	(1,941)	(1,830)	(2,125)	(2,908)	(2,983)	(3,517)
Finance expenses	(20,916)	(20,495)	(20,005)	(17,844)	(19,261)	(20,240)	(21,609)	(21,435)	(21,819)	(20,276)	(20,623)
Total return from operating activities	34,442	39,911	40,119	47,921	46,262	45,177	44,771	44,769	44,692	45,123	44,784
Change in fair value of derivative instruments	4,749	8,006	7,585	12,368	6,712	(368)	(378)	(202)	213	144	(645)
Foreign exchange gain/(loss)	618	(1,651)	(603)	(1,755)	(85)	(1,206)	535	(139)	(383)	(146)	13
Change in fair value of investment properties	(199)	(27,896)	(194)	(49,393)	(183)	(65,328)	(216)	(16,309)	(132)	18,909	(235)
Gain on divestment of investment properties	-	-	-	-	-	4,812	-	-	3,631	5,413	4,868
Total return for the period before tax	39,610	18,370	46,907	9,141	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785

Source: SGREIT, FPA

Income tax:

Income tax fell by 1.4% to S\$2.7 million in 1H FY2026 from S\$2.7 million in 1H FY2025, as shown in **Exhibit 34**, despite total return before tax rising by 1.6% y-o-y in 1H FY2026. SGREIT noted that "Income tax expenses in 1H FY25/26" represent "mainly withholding tax and corporate tax provided for the overseas properties."

Exhibit 34: Income Tax (1H FY2025 & 1H FY2026)

(in S\$ '000)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Income tax	2,672	2,711	(39)	(1.4%)
Total return for the period before tax	48,785	48,021	764	1.6%
Effective tax rate	5.5%	5.6%	-	-

Source: SGREIT, FPA

Income tax from 1H FY2021 to 1H FY2026 is shown in **Exhibit 35**.

Exhibit 35: Income Tax (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Income tax	1,271	191	1,390	861	3,223	547	3,100	3,199	2,711	2,062	2,672
Total return for the period before tax	39,610	18,370	46,907	9,141	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785
Effective tax rate	3.2%	1.0%	3.0%	9.4%	6.1%	(3.2%)	6.9%	11.4%	5.6%	3.0%	5.5%

Source: SGREIT, FPA

Total return after tax (and attributable to Unitholders) and Earnings Per Unit ("EPU"):

After deducting income tax from total return before tax, total return after tax rose by 1.8% to S\$46.1 million in 1H FY2026 from S\$45.3 million in 1H FY2025, as shown in **Exhibit 36**.

Amount reserved for perpetual securities holders rose by 28.9% to S\$2.5 million in 1H FY2026 from S\$1.9 million in 1H FY2025, as also shown in **Exhibit 36**. SGREIT noted that "In October 2025, the Trust issued a new \$100 million tranche of subordinated perpetual securities at a fixed rate of 3.25% per annum". SGREIT added that the net proceeds from the new issuance "were used to redeem the existing \$100 million perpetual securities upon their first distribution rate reset date on 15 December 2025."

SGREIT announced on 10 October 2025 that it issued perpetual securities with fixed rate of 3.25% per annum. Subsequently, SGREIT announced on 15 December 2025 that it redeemed perpetual securities with fixed rate of 3.85% fixed rate per annum.

Accordingly, we note that the amount reserved for perpetual securities holders in 1H FY2026 likely comprised S\$1.9 million reserved for holders of the previous issuance of perpetual securities (fixed rate of 3.85% per annum), and S\$0.6 million [S\$2.5 million in 1H FY2026 – S\$1.9 million for previous issuance] for holders of the new issuance (fixed rate of 3.25% per annum).

After deducting amount reserved for perpetual securities holders, total return attributable to Unitholders rose by 0.6% to S\$43.6 million in 1H FY2026 from S\$43.4 million in 1H FY2025, as also shown in **Exhibit 36**.

Both the basic and diluted weighted average number of units rose by 1.2% y-o-y in 1H FY2026. Accordingly, despite the rise in total return attributable to Unitholders, we estimate that both basic and diluted EPU (cents) fell by 0.7% to 1.89 in 1H FY2026 from 1.90 in 1H FY2025, as also shown in **Exhibit 36**.

Exhibit 36: Total Return After Tax (and Attributable to Unitholders) and Earnings per Unit (1H FY2025 & 1H FY2026)

(in S\$ '000 unless otherwise indicated)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Total return for the period before tax	48,785	48,021	764	1.6%
Income tax	(2,672)	(2,711)	39	(1.4%)
Total return for the period after tax	46,113	45,310	803	1.8%

Total return attributable to:

Unitholders	43,612	43,369	243	0.6%
Amount reserved for perp. securities holders	2,501	1,941	560	28.9%
Total return after tax	46,113	45,310	803	1.8%

Weighted average no. of units ('000; basic)	2,306,621	2,278,523	28,098	1.2%
Weighted average no. of units ('000; diluted)	2,306,614	2,278,515	28,099	1.2%

Earnings per Unit ("EPU" in cents):

Basic	1.89	1.90	(0.01)	(0.7%)
Diluted	1.89	1.90	(0.01)	(0.7%)

Source: SGREIT, FPA

Total return after tax, total return attributable to Unitholders, and EPU, from 1H FY2021 to 1H FY2026, are shown in **Exhibit 37**.

Exhibit 37: Total Return After Tax (and Attributable to Unitholders) and Earnings per Unit (1H FY2021 to 1H FY2026)

(in S\$ '000 unless otherwise indicated)	Actual										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Total return for the period before tax	39,610	18,370	46,907	9,141	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785
Income tax	(1,271)	(191)	(1,390)	(861)	(3,223)	(547)	(3,100)	(3,199)	(2,711)	(2,062)	(2,672)
Total return for the period after tax	38,339	18,179	45,517	8,280	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113
Total return attributable to:											
Unitholders	38,160	16,270	43,576	6,371	47,542	(19,369)	39,671	23,000	43,369	65,472	43,612
Amount reserved for perp. securities holders	179	1,909	1,941	1,909	1,941	1,909	1,941	1,920	1,941	1,909	2,501
Total return after tax	38,339	18,179	45,517	8,280	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113
Weighted average no. of units ('000; basic)	2,195,989	2,208,040	2,222,751	2,235,377	2,244,016	2,251,597	2,256,154	2,261,446	2,278,523	2,294,357	2,306,621
Weighted average no. of units ('000; diluted)	2,200,036	2,208,020	2,225,875	2,235,369	2,244,008	2,251,589	2,256,146	2,261,437	2,278,515	2,294,349	2,306,614
Earnings per Unit ("EPU" in cents):											
Basic	1.74	0.74	1.96	0.28	2.12	(0.86)	1.76	1.02	1.90	2.85	1.89
Diluted	1.73	0.74	1.96	0.28	2.12	(0.86)	1.76	1.02	1.90	2.85	1.89

Source: SGREIT, FPA

Movement in Units:

Before we review Dividend Per Unit (“DPU”), we briefly review movement in SGREIT’s Units. Total issued & issuable units (used for computing DPU) rose by 1.0% to 2,315,743,550 at end-1H FY2026 from 2,291,930,747 at end-1H FY2025. We note that the total issued & issuable units generally rose from end-1H FY2021 to end-1H FY2026, as shown in **Exhibit 38**, in line with distributions paid in units as part of Distribution Reinvestment Plan (“DRP”) and management fees paid in units.

As a percentage of total management fees, management fees paid in units were around 52.3–52.7% from 1H FY2021 to 1H FY2022 before the percentage fell to 21.5–21.6% from 2H FY2022 to 1H FY2026.

We also note that, during periods in which Unitholders could choose to receive their distributions as new Units as part of DRP, distributions paid in Units comprised around 4.6–25.7% of total distributions paid (such that SGREIT may have been able to conserve some cash for the respective periods).

Exhibit 38: Breakdown of Movement in Units (1H FY2021 to 1H FY2026)

(in '000 Units unless stated otherwise)	Actual / Estimate										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Units in issue (start of period)	2,191,127	2,199,668	2,214,204	2,229,394	2,239,028	2,248,069	2,254,288	2,257,478	2,264,644	2,290,351	2,297,427
Management fees paid in units (base fee)	8,541	7,493	6,482	4,533	3,016	2,896	3,190	3,158	3,049	3,085	2,766
Distribution reinvestment plan	-	7,043	8,708	5,101	6,025	3,323	-	4,008	22,658	3,991	14,165
Units in issue (end of period)	2,199,668	2,214,204	2,229,394	2,239,028	2,248,069	2,254,288	2,257,478	2,264,644	2,290,351	2,297,427	2,314,358
Management fees payable in units (base fee)	4,069	3,624	3,141	1,403	1,486	1,554	1,484	1,599	1,579	1,506	1,386
Total issued & issuable units (end of period)	2,203,737	2,217,828	2,232,535	2,240,431	2,249,554	2,255,842	2,258,962	2,266,243	2,291,931	2,298,933	2,315,744
(A) Unit price (in \$\$ per Unit):											
1Q	0.4353		0.6519		0.5009		0.4699		0.5182		0.5792
2Q	0.5228		0.6350		0.5687		0.5077		0.5001		0.5935
3Q		0.5637		0.5988		0.5333		0.4717		0.4889	
4Q		0.5972		0.5837		0.5144		0.4950		0.5343	
(B) Management fees (in Units):											
1Q (paid in 1H)	4,709,448		3,100,092		1,622,128		1,657,108		1,498,709		1,345,008
2Q (paid in 2H; estimated by SGREIT in 1H as issuable)	3,926,874		3,177,292		1,411,399		1,530,136		1,545,298		1,347,106
3Q (paid in 2H)		3,566,690		1,355,443		1,485,246		1,628,378		1,540,015	
4Q (paid in 1H; estimated by SGREIT in 2H as issuable)		3,382,251		1,393,835		1,532,369		1,550,200		1,421,219	
Management fees (in Units)	8,636,322	6,948,941	6,277,384	2,749,278	3,033,527	3,017,615	3,187,244	3,178,578	3,044,007	2,961,234	2,692,114
(A × B) Management fees (in \$\$ '000):											
1Q	2,050		2,021		813		779		777		779
2Q	2,053		2,018		803		777		773		800
3Q		2,011		812		792		768		753	
4Q		2,020		814		788		767		759	
Management fees paid in Units	4,103	4,030	4,039	1,625	1,615	1,580	1,556	1,535	1,549	1,512	1,579
Divide by: Management fees (total)	7,789	7,711	7,723	7,565	7,499	7,317	7,190	7,099	7,187	7,028	7,323
% of Management fees paid in Units	52.7%	52.3%	52.3%	21.5%	21.5%	21.6%	21.6%	21.6%	21.6%	21.5%	21.6%
SGREIT's estimation vs actual management fees paid in Units for 2Q & 4Q:											
Estimation by SGREIT	4,069,316	3,624,404	3,141,181	1,403,211	1,485,587	1,553,816	1,483,955	1,599,310	1,579,406	1,506,064	1,385,629
Divide by: Management fees paid in Units (2Q/4Q; actual)	3,926,874	3,382,251	3,177,292	1,393,835	1,411,399	1,532,369	1,530,136	1,550,200	1,545,298	1,421,219	1,347,106
Estimation as a % of actual management fees paid in Units	103.6%	107.2%	98.9%	100.7%	105.3%	101.4%	97.0%	103.2%	102.2%	106.0%	102.9%
Distribution Reinvestment Plan ("DRP"):											
Units issued for DRP (in Units)	-	7,042,361	8,708,244	5,100,433	6,025,357	3,322,933	-	4,007,764	22,658,373	3,990,030	14,165,010
Multiply by: Issue price for DRP (\$\$ per Unit)	-	0.5123	0.5926	0.6109	0.5802	0.5661	-	0.4950	0.4762	0.4921	0.5307
Distributions issued as Units (in \$\$ '000; estimate)	-	3,608	5,161	3,116	3,496	1,881	-	1,984	10,790	1,963	7,517
Distributions paid to Unitholders (in cash)	15,365	37,819	40,742	36,622	41,760	39,058	44,665	38,227	31,134	39,290	35,011
Distributions paid to Unitholders (in cash & Units; estimate)	15,365	41,427	45,903	39,738	45,256	40,939	44,665	40,211	41,924	41,253	42,528
% paid in Units	-	8.7%	11.2%	7.8%	7.7%	4.6%	-	4.9%	25.7%	4.8%	17.7%
% paid in cash	100.0%	91.3%	88.8%	92.2%	92.3%	95.4%	100.0%	95.1%	74.3%	95.2%	82.3%
Comparison with actual distribution paid:											
Distributions paid to Unitholders (in cash & Units; estimate)	15,365	41,427	45,903	39,738	45,256	40,939	44,665	40,211	41,924	41,253	42,528
Deduct: Distribution paid (actual; from distribution statement)	(15,365)	(41,428)	(45,903)	(39,740)	(45,257)	(40,940)	(44,665)	(40,211)	(41,925)	(41,254)	(42,529)
Difference	-	(1)	(0)	(2)	(1)	(1)	-	(0)	(1)	(1)	(1)

Source: SGREIT, FPA

Distribution Per Unit ("DPU"):

Net tax and other adjustments rose by 481.8% to negative S\$0.4 million in 1H FY2026 from S\$66,000 (nearest '000) in 1H FY2025, as shown in **Exhibit 39**. We estimate that the change in net tax and other adjustments was in line with the reversal of gain on divestment offsetting the change in fair value of derivative instruments and of investment properties. Accordingly, the increase in income available for distribution fell by 0.2% to S\$43.2 million in 1H FY2026 from S\$43.3 million in 1H FY2025, as also shown in **Exhibit 39**.

SGREIT declared DPU (cents) of 1.80 for 1H FY2026, unchanged from 1.80 for 1H FY2025 as also shown in **Exhibit 39**. Accordingly, distribution amount rose by 1.0% to S\$41.7 million in 1H FY2026 from S\$41.3 million in 1H FY2025. We note that SGREIT would thus be distributing 95.3% of the rise in income available for distribution in 1H FY2026 (96.4% in 1H FY2025).

Exhibit 39: Income Available for Distribution vs Distribution Amount (1H FY2025 & 1H FY2026)

(in S\$ '000 unless otherwise indicated)	Actual / Estimate		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Total return attributable to Unitholders	43,612	43,369	243	0.6%
Non-tax items and other adjustments:				
Management fees paid/payable in units	1,579	1,549	30	1.9%
Finance costs	717	474	243	51.3%
Sinking fund contribution	790	819	(29)	(3.5%)
Depreciation	-	-	-	n.m.
Change in fair value of derivative instruments	645	(213)	858	(402.8%)
Change in fair value of investment properties	235	132	103	78.0%
Deferred tax	-	-	-	n.m.
Foreign exchange loss/(gain)	(38)	149	(187)	(125.5%)
Reversal of gain on divestment (incl. in other items; estimate)	(4,868)	(3,631)	(1,237)	34.1%
Other items (excluding reversal of gain)	556	655	(99)	(15.1%)
Net tax and other adjustments	(384)	(66)	(318)	481.8%
Increase in income available for distribution (given period; estimate)	43,228	43,303	(75)	(0.2%)
Distribution Per Unit ("DPU" in cents)	1.80	1.80	-	-
Multiply by: Total units issued & to be issued (end of period; in '000)	2,315,744	2,291,931	23,813	1.0%
Distribution amount	41,683	41,255	428	1.0%

Income available for distribution vs distribution amount:

Distribution amount	41,683	41,255	428	1.0%
Increase in income available for distribution (given period; estimate)	43,228	43,303	(75)	(0.2%)
Distrib. amount as % of increase in income avail. for distribution	96.4%	95.3%	-	-

Source: SGREIT, FPA

We also note that, based on the distribution amount expected for each period (i.e., may differ from actual distribution), SGREIT has been distributing at least 95.0% of the increase in income available for distribution for most periods from 1H FY2021 to 1H FY2026 (except 1H FY2022 and 1H FY2023), as shown in **Exhibit 40**.

Exhibit 40: Income Available for Distribution vs Distribution Amount (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual / Estimate										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Total return attributable to Unitholders	38,160	16,270	43,576	6,371	47,542	(19,369)	39,671	23,000	43,369	65,472	43,612
Non-tax items and other adjustments:											
Management fees paid/payable in units	4,103	4,030	4,039	1,625	1,615	1,581	1,556	1,535	1,549	1,513	1,579
Finance costs	358	813	424	407	362	363	386	380	474	406	717
Sinking fund contribution	774	775	774	775	774	824	824	823	819	805	790
Depreciation	6	7	7	7	7	3	1	1	-	-	-
Change in fair value of derivative instruments	(4,692)	(7,671)	(7,638)	(11,983)	(6,931)	368	378	202	(213)	(144)	645
Change in fair value of investment properties	199	27,896	194	49,393	183	65,328	216	16,309	132	(18,909)	235
Deferred tax	79	30	83	(20)	78	(110)	74	(180)	-	(311)	-
Foreign exchange loss/(gain)	(731)	1,469	682	1,802	411	1,496	(355)	267	149	44	(38)
Reversal of gain on divestment (incl. in other items; estimate)	-	-	-	-	-	(4,812)	-	-	(3,631)	(5,413)	(4,868)
Other items (excluding reversal of gain)	4,982	1,320	517	(1,256)	(461)	(307)	(846)	464	655	1,054	556
Net tax and other adjustments	5,078	28,669	(918)	40,750	(3,962)	64,734	2,234	19,801	(66)	(20,955)	(384)
Increase in income available for distribution (given period; estimate)	43,238	44,939	42,658	47,121	43,580	45,365	41,905	42,801	43,303	44,517	43,228
Distribution Per Unit ("DPU" in cents)	1.88	2.07	1.78	2.02	1.82	1.98	1.78	1.85	1.80	1.85	1.80
Multiply by: Total units issued & to be issued (end of period; in '000)	2,203,737	2,217,828	2,232,535	2,240,431	2,249,554	2,255,842	2,258,962	2,266,243	2,291,931	2,298,933	2,315,744
Distribution amount	41,430	45,909	39,739	45,257	40,942	44,666	40,210	41,925	41,255	42,530	41,683
Income available for distribution vs distribution amount:											
Distribution amount	41,430	45,909	39,739	45,257	40,942	44,666	40,210	41,925	41,255	42,530	41,683
Increase in income available for distribution (given period; estimate)	43,238	44,939	42,658	47,121	43,580	45,365	41,905	42,801	43,303	44,517	43,228
Distrib. amount as % of increase in income avail. for distribution	95.8%	102.2%	93.2%	96.0%	93.9%	98.5%	96.0%	98.0%	95.3%	95.5%	96.4%
Reconciliation with distribution statement:											
Total return after tax, before distribution	38,339	18,179	45,517	8,280	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113
Less: Amount reserved for distribution to perpetual securities holders	(179)	(1,909)	(1,941)	(1,909)	(1,941)	(1,909)	(1,941)	(1,920)	(1,941)	(1,909)	(2,501)
Net tax and other adjustments	5,078	28,669	(918)	40,750	(3,962)	64,734	2,234	19,801	(66)	(20,955)	(384)
Increase in income available for distribution (given period; estimate)	43,238	44,939	42,658	47,121	43,580	45,365	41,905	42,801	43,303	44,517	43,228

Source: SGREIT, FPA

SGREIT's distribution statement from 1H FY2021 to 1H FY2026 is summarised in **Exhibit 41**.

Exhibit 41: Summarised Distribution Statement (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Income available for distribution at the beginning of period	59,203	87,076	90,587	87,342	94,723	93,046	97,471	94,711	97,301	98,679	101,942
Total return after tax, before distribution	38,339	18,179	45,517	8,280	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113
Less: Amount reserved for distribution to perpetual securities holders	(179)	(1,909)	(1,941)	(1,909)	(1,941)	(1,909)	(1,941)	(1,920)	(1,941)	(1,909)	(2,501)
Net tax and other adjustments (Note A below)	5,078	28,669	(918)	40,750	(3,962)	64,734	2,234	19,801	(66)	(20,955)	(384)
Income available for distribution	102,441	132,015	133,245	134,463	138,303	138,411	139,376	137,512	140,604	143,196	145,170
Distribution of 0.70 cents per Unit for 2H FY2020	(15,365)	-	-	-	-	-	-	-	-	-	-
Distribution of 1.88 cents per Unit for 1H FY2021	-	(41,428)	-	-	-	-	-	-	-	-	-
Distribution of 2.07 cents per Unit for 2H FY2021	-	-	(45,903)	-	-	-	-	-	-	-	-
Distribution of 1.78 cents per Unit for 1H FY2022	-	-	-	(39,740)	-	-	-	-	-	-	-
Distribution of 2.02 cents per Unit for 2H FY2022	-	-	-	-	(45,257)	-	-	-	-	-	-
Distribution of 1.82 cents per Unit for 1H FY2023	-	-	-	-	-	(40,940)	-	-	-	-	-
Distribution of 1.98 cents per Unit for 2H FY2023	-	-	-	-	-	-	(44,665)	-	-	-	-
Distribution of 1.78 cents per Unit for 1H FY2024	-	-	-	-	-	-	-	(40,211)	-	-	-
Distribution of 1.85 cents per Unit for 2H FY2024	-	-	-	-	-	-	-	-	(41,925)	-	-
Distribution of 1.80 cents per Unit for 1H FY2025	-	-	-	-	-	-	-	-	-	(41,254)	-
Distribution of 1.85 cents per Unit for 2H FY2025	-	-	-	-	-	-	-	-	-	-	(42,529)
Income available for distribution at the end of the period	87,076	90,587	87,342	94,723	93,046	97,471	94,711	97,301	98,679	101,942	102,641

Source: SGREIT, FPA

We note that distributions paid to Unitholders comprised over 50.0% of net financing cash outflow for most periods from 1H FY2021 to 1H FY2026 (except 1H FY2021, 1H FY2025, and 1H FY2026), as shown in **Exhibit 42**. Besides the proceeds from, and repayment or redemption of, borrowings and perpetual securities, we note that borrowing costs generally comprised the second-largest component of net financing cash flow from 1H FY2021 to 1H FY2026.

We also note that cash & cash equivalents have been decreasing from 1H FY2021 to 2H FY2024, before rising again from 1H FY2025 in line with the divestment of strata units in WA (Office). The decline in cash & cash equivalents from 1H FY2021 to 2H FY2024 (likely as well as from 1H FY2025 to 1H FY2026 had SGREIT not been divesting its strata units in WA (Office)) may be in line with SGREIT distributing at least 95.0% of the increase in income available for distribution for most periods from 1H FY2021 to 1H FY2026 (except 1H FY2022 and 1H FY2023; as mentioned on page 39).

Exhibit 42: Cash Flows Statement (1H FY2021 to 1H FY2026)

(in S\$ '000)	Actual										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
Summarised cash flows statement:											
Net cash from operating activities	74,798	67,419	55,065	69,220	60,002	63,540	69,805	66,794	62,093	63,533	63,063
Net cash from investing activities	(19,650)	(14,814)	(9,806)	(9,901)	(8,223)	10,508	(7,126)	(5,784)	16,755	15,418	17,530
Net cash used in financing activities	(55,356)	(62,760)	(61,792)	(61,367)	(62,265)	(75,713)	(68,301)	(62,381)	(69,291)	(63,140)	(76,441)
Net increase/(decrease) in cash and cash equivalents	(208)	(10,155)	(16,533)	(2,048)	(10,486)	(1,665)	(5,622)	(1,371)	9,557	15,811	4,152
Cash and cash equivalents (beginning of period)	117,442	119,589	108,323	90,562	85,663	72,995	68,302	62,716	60,574	69,209	84,458
Effects of exchange rate differences on cash	2,355	(1,111)	(1,228)	(2,851)	(2,182)	(3,028)	36	(771)	(922)	(562)	1,166
Cash and cash equivalents (end of period)	119,589	108,323	90,562	85,663	72,995	68,302	62,716	60,574	69,209	84,458	89,776
(A) Distributions paid to unitholders	(15,365)	(37,819)	(40,742)	(36,622)	(41,760)	(39,058)	(44,665)	(38,227)	(31,134)	(39,290)	(35,011)
(B) Net cash used in financing activities	(55,356)	(62,760)	(61,792)	(61,367)	(62,265)	(75,713)	(68,301)	(62,381)	(69,291)	(63,140)	(76,441)
A as a % of B	27.8%	60.3%	65.9%	59.7%	67.1%	51.6%	65.4%	61.3%	44.9%	62.2%	45.8%
Cash flows statement:											
Total return for the period before tax	39,610	18,370	46,907	9,141	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785
Finance income	(242)	(209)	(162)	(225)	(590)	(1,117)	(926)	(920)	(961)	(879)	(1,196)
Depreciation	11	11	12	10	7	3	1	1	-	-	2
Management fees paid/payable in units	4,103	4,030	4,039	1,625	1,615	1,581	1,556	1,535	1,549	1,513	1,579
Finance expenses	20,916	20,495	20,005	17,844	19,261	20,240	21,609	21,435	21,819	20,276	20,623
Change in fair value of derivative instruments	(4,749)	(8,006)	(7,585)	(12,368)	(6,712)	368	378	202	(213)	(144)	645
Gain on divestment of investment properties	-	-	-	-	-	(4,812)	-	-	(3,631)	(5,413)	(4,868)
Foreign exchange (gain)/loss	(618)	1,651	603	1,755	85	1,206	(535)	139	383	146	(13)
Change in fair value of investment properties	199	27,896	194	49,393	183	65,328	216	16,309	132	(18,909)	235
Operating income before working capital changes	59,230	64,238	64,013	67,175	66,555	65,884	67,011	66,820	67,099	66,033	65,792
Trade and other receivables	8,172	5,358	(2,467)	1,132	(1,261)	(1,417)	(432)	(1,494)	(2,340)	534	(826)
Trade and other payables	8,023	(1,563)	(5,241)	2,819	(3,614)	3,063	5,601	4,914	156	(489)	43
Income tax paid	(627)	(614)	(1,240)	(1,906)	(1,678)	(3,990)	(2,375)	(3,446)	(2,822)	(2,545)	(1,946)
Net cash from operating activities	74,798	67,419	55,065	69,220	60,002	63,540	69,805	66,794	62,093	63,533	63,063
Net proceeds on divestment of investment properties	-	-	-	-	-	18,442	-	-	19,728	21,170	21,370
Capital expenditure on investment properties	(19,908)	(15,029)	(9,962)	(10,111)	(8,778)	(9,052)	(8,001)	(6,736)	(3,950)	(6,609)	(5,085)
Purchase of plant and equipment	-	-	(6)	-	-	-	-	-	-	-	(2)
Interest received on deposits	258	215	162	210	555	1,118	875	952	977	857	1,247
Net cash from investing activities	(19,650)	(14,814)	(9,806)	(9,901)	(8,223)	10,508	(7,126)	(5,784)	16,755	15,418	17,530
Borrowing costs paid	(21,201)	(23,060)	(18,903)	(17,630)	(18,378)	(19,743)	(20,977)	(20,513)	(21,514)	(21,678)	(19,577)
Proceeds from borrowings	53,721	352,008	125,000	110,000	16,000	216,587	35,500	24,000	226,275	156,000	289,539
Repayment of borrowings	(171,744)	(351,800)	(125,000)	(115,000)	(16,000)	(231,384)	(36,000)	(25,500)	(240,842)	(156,000)	(308,792)
Net proceeds from issuance of perpetual securities	99,450	-	-	-	-	-	-	-	-	-	99,586
Redemption of perpetual securities	-	-	-	-	-	-	-	-	-	-	(100,000)
Payment of lease liabilities	(217)	(170)	(216)	(196)	(196)	(196)	(228)	(211)	(145)	(253)	(255)
Distributions paid to unitholders	(15,365)	(37,819)	(40,742)	(36,622)	(41,760)	(39,058)	(44,665)	(38,227)	(31,134)	(39,290)	(35,011)
Distributions paid to perpetual securities holders	-	(1,919)	(1,931)	(1,919)	(1,931)	(1,919)	(1,931)	(1,930)	(1,931)	(1,919)	(1,931)
Net cash used in financing activities	(55,356)	(62,760)	(61,792)	(61,367)	(62,265)	(75,713)	(68,301)	(62,381)	(69,291)	(63,140)	(76,441)

Source: SGREIT, FPA

Net cash inflow from operating activities did not exceed net cash outflow from financing activities in five out of 11 semi-annual periods from 1H FY2021 to 1H FY2026, as illustrated in **Exhibit 43** (top).

Accordingly, coupled with net cash outflow from investing activities (mainly due to capital expenditure on investment properties) from 1H FY2021 to 2H FY2024, cash & cash equivalents fell from 1H FY2021 to 2H FY2024, as shown in **Exhibit 43** (bottom). Thereafter, cash & cash equivalents started rising from 1H FY2025 after SGREIT started divesting WA (Office) strata units.

Cash & cash equivalents may thus begin to fall again from 2H FY2026 should SGREIT stop divesting WA (Office) strata units.

Exhibit 43: Net Cash Flow from Operating & Financing Activities, Cash & Cash Equivalents (1H FY2021 to 1H FY2026)



Source: SGREIT, FPA

SGREIT's financial performance for 1H FY2025 & 1H FY2026 is summarised in **Exhibit 44**.

Exhibit 44: Financial Performance (1H FY2025 & 1H FY2026)

(in S\$ '000 unless otherwise stated)	Actual		1H FY2026 v 1H FY2025	
	1H FY2026	1H FY2025	Absolute Change	Change (%)
Gross revenue	96,305	96,277	28	0.0%
Property operating expenses	(21,254)	(20,632)	(622)	3.0%
Net Property Income ("NPI")	75,051	75,645	(594)	(0.8%)
Interest income from fixed deposits and bank balances	1,196	961	235	24.5%
Management fees	(7,323)	(7,187)	(136)	1.9%
Trust expenses	(3,517)	(2,908)	(609)	20.9%
Finance expenses	(20,623)	(21,819)	1,196	(5.5%)
Total return from operating activities	44,784	44,692	92	0.2%
Change in fair value of derivative instruments	(645)	213	(858)	(402.8%)
Foreign exchange gain/(loss)	13	(383)	396	(103.4%)
Change in fair value of investment properties	(235)	(132)	(103)	78.0%
Gain on divestment of investment properties	4,868	3,631	1,237	34.1%
Total return for the period before tax	48,785	48,021	764	1.6%
Income tax	(2,672)	(2,711)	39	(1.4%)
Total return for the period after tax	46,113	45,310	803	1.8%
Total return attributable to:				
Unitholders	43,612	43,369	243	0.6%
Amount reserved for perp. securities holders	2,501	1,941	560	28.9%
Total return after tax	46,113	45,310	803	1.8%
Weighted average no. of units ('000; basic)	2,306,621	2,278,523	28,098	1.2%
Weighted average no. of units ('000; diluted)	2,306,614	2,278,515	28,099	1.2%
Earnings per Unit ("EPU") and Distribution Per Unit ("DPU") in cents:				
EPU (basic)	1.89	1.90	(0.01)	(0.7%)
EPU (diluted)	1.89	1.90	(0.01)	(0.7%)
DPU	1.80	1.80	-	-

Source: SGREIT, FPA

FINANCIAL PROJECTIONS

(I) REVENUE & NPI PROJECTIONS

We assume no further divestment from 2H FY2026 to 2H FY2027, such that an increase in rent would lead to a proportional increase in revenue for each of SGREIT's properties (except WA (Office)) should the average occupancy in FY2026 & FY2027 remain the same as in FY2025.

Singapore:

We estimate the rent from SGREIT's master lease with Toshin from FY2021 to FY2025, as shown in **Exhibit 45**.

In December 2025, SGREIT announced that the new Annual Fixed Rent "for the period of three years from 8 June 2025" "is approximately 1.0% higher than the base rent which was payable under the previous master lease with Toshin that ended on 7 June 2025".

In November 2023, SGREIT noted that it renewed its then-current master lease which was "due to expire in June 2025." SGREIT also noted, "In addition to the Annual Fixed Rent, an annual turnover rent is payable comprising a portion of Toshin's annual operating income over and above agreed revenue and profit margin thresholds." SGREIT noted that the previous Master Lease did not have a turnover rent component.

However, in October 2025, the Chief Financial Officer ("CFO") clarified that the "profit-sharing arrangement" would "take effect" only from January 2026 (2H FY2026).

In June 2022, SGREIT announced that the new Annual Fixed Rent "for the period of three years from 8 June 2022" (i.e., end-FY2022 to end-FY2025) under the previous lease would be "equal to the existing rent".

Thus, we note that the estimated rent from Toshin from FY2021 to FY2025 may comprise solely the base rent as it did not include a turnover component. Accordingly, we assume that the base rent from Toshin "for the period of three years from 8 June 2022" was S\$43.6 million, the average of our estimates of Toshin rent from FY2022 to FY2024 (instead of FY2025, to exclude the end-FY2025 period from 8 June 2025 to 30 June 2025 during which base rent had already rose by around 1.0%).

We also assume no turnover rent. Thus, our estimate of Toshin's base rent in each of FY2026 & FY2027 would be the revenue from Toshin in the same respective periods.

Exhibit 45: Estimated Rent from Master Lease with Toshin (FY2021 to FY2025)

(in S\$ '000)	Actual / Estimate				
	FY2021	FY2022	FY2023	FY2024	FY2025
Toshin	43,354	43,496	43,674	43,497	43,759
Ngee Ann City (Retail; excluding Toshin)	6,193	5,875	5,956	6,789	7,064
Ngee Ann City (Retail; estimate by 1H + 2H)	49,547	49,371	49,630	50,286	50,823
Toshin as % of NAC (retail) gross rent (Actual)	87.5%	88.1%	88.0%	86.5%	86.1%
NAC (Retail; excluding Toshin) as % of NAC (Retail) gross rent (estimate)	12.5%	11.9%	12.0%	13.5%	13.9%

Source: SGREIT, FPA

Accordingly, we project that Toshin's base rent (thus revenue) for each of FY2026 & FY2027 would be S\$44.0 million as follows:

$$\begin{aligned} \text{Projected Toshin base rent (FY2026 \& FY2027)} &= \text{Base rent (estimated average of FY2022 to FY2024)} \times 101.0\% \\ &= \text{S\$43,556,000} \times 101.0\% \\ &= \text{S\$43,991,000 (nearest '000)} \end{aligned}$$

We also assume that the average occupancy of NAC (Retail excluding Toshin) in FY2026 & FY2027 will remain the same as in FY2025, and that the average rent (thus revenue) will rise by 2.2% in FY2026 and 1.9% in FY2027, in line with our projected rise in average Orchard prime retail rent (as mentioned on page 6). Accordingly, we project that revenue from NAC (Retail) will be S\$51.2 million in FY2026 and S\$51.4 million in FY2027, as shown in **Exhibit 46**.

Exhibit 46: Projected NAC (Retail) Revenue (FY2026 & FY2027)

(in S\$ '000)	Actual / Estimate			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Toshin	43,674	43,497	43,759	43,991	43,991
Ngee Ann City (Retail; excluding Toshin)	5,956	6,789	7,064	7,223	7,363
Ngee Ann City (Retail; estimate by 1H + 2H)	49,630	50,286	50,823	51,215	51,355
Toshin as % of NAC (retail) gross rent (Actual)	88.0%	86.5%	86.1%	85.9%	85.7%
NAC (Retail; excluding Toshin) as % of NAC (Retail) gross rent (estimate)	12.0%	13.5%	13.9%	14.1%	14.3%

Source: SGREIT, FPA

We assume that the average occupancy of WA (Office) in FY2026 & FY2027 will remain the same as in FY2025, and that the average rent will rise in line with our projected rise in average Grade A Office rent. However, an increase in rent may not translate into a proportional increase in revenue given the divestment of strata units in WA (Office) from 1H FY2025 to 1H FY2026. Thus, we consider the impact of the divestment of WA (Office) strata units for projecting revenue from WA (Office).

In January 2026, SGREIT noted that “A total of eight strata units in Wisma Atria Property (Office) with carrying value of \$16.5 million were divested in 1H FY25/26 to unrelated third parties.” SGREIT added that, following the divestment(s), “the Group’s strata title interest in the total share of Wisma Atria is 66.05% as at 31 December 2025.”

In October 2025, SGREIT noted, “One strata unit in Wisma Atria Property (Office) was divested during 1Q FY25/26. Following this, the Group’s share value of the strata lots in Wisma Atria is 68.57% as at reporting date.”

In July 2025, SGREIT noted that “A total of 13 strata units in Wisma Atria Property (Office) with carrying value of \$31.9 million were divested” in FY2025 “to unrelated third parties.” SGREIT added that, following the divestments, “the Group’s strata title interest in the total share of Wisma Atria is 68.81% as at 30 June 2025.”

In April 2025, SGREIT noted, “A total of eight strata units in Wisma Atria Property (Office) were divested during the 9 months ended 31 March 2025. Following this, the Group’s share value of the strata lots in Wisma Atria is 70.99% as at 31 March 2025.”

In January 2025, SGREIT noted that “A total of seven strata units in Wisma Atria Property (Office) with carrying value of \$16.1 million were divested in 1H FY24/25 to unrelated third parties.” SGREIT added that, following the divestment(s), “the Group’s strata title interest in the total share of Wisma Atria is 71.49% as at 31 December 2024.”

SGREIT announced on 28 October 2024 that it “divested to an unrelated third party approximately 7,653 square feet of net lettable area (“NLA”) located on Level 12 of the office tower in the Wisma Atria Property (the “Property”) for a cash consideration of approximately S\$16.1 million (or S\$2,100 per square foot), a 22.2% premium to its latest valuation.” (Footnotes removed.)

We note that SGREIT sold 7 strata units in 2Q FY2025, 1 strata unit in 3Q FY2025, 5 strata units in 4Q FY2025, 1 strata unit in 1Q FY2026, and 7 strata units in 2Q FY2026.

Accordingly, SGREIT’s WA (Office) strata lots (and total strata title interest in the total share of WA) fell from 257 lots (74.23% interest) as at end-1Q FY2025 to 250 lots (71.49% interest) as at end-2Q FY2025, 249 lots (70.99% interest) as at end-3Q FY2025, 244 lots (68.81% interest) as at end-4Q FY2025, 243 lots (68.57% interest) as at end-1Q FY2026, and 236 lots (66.05% interest) as at end-2Q FY2026.

We collate revenue from WA (Office) from 1H FY2021 to 1H FY2026, as well as SGREIT’s strata lots and total interest in WA, and the average Grade A office rent based on CBRE data in the same period, as shown in **Exhibit 47**.

Exhibit 47: Revenue from WA (Office) vs Strata Lots and Strata Title Interest in WA (1H FY2021 to 1H FY2026)

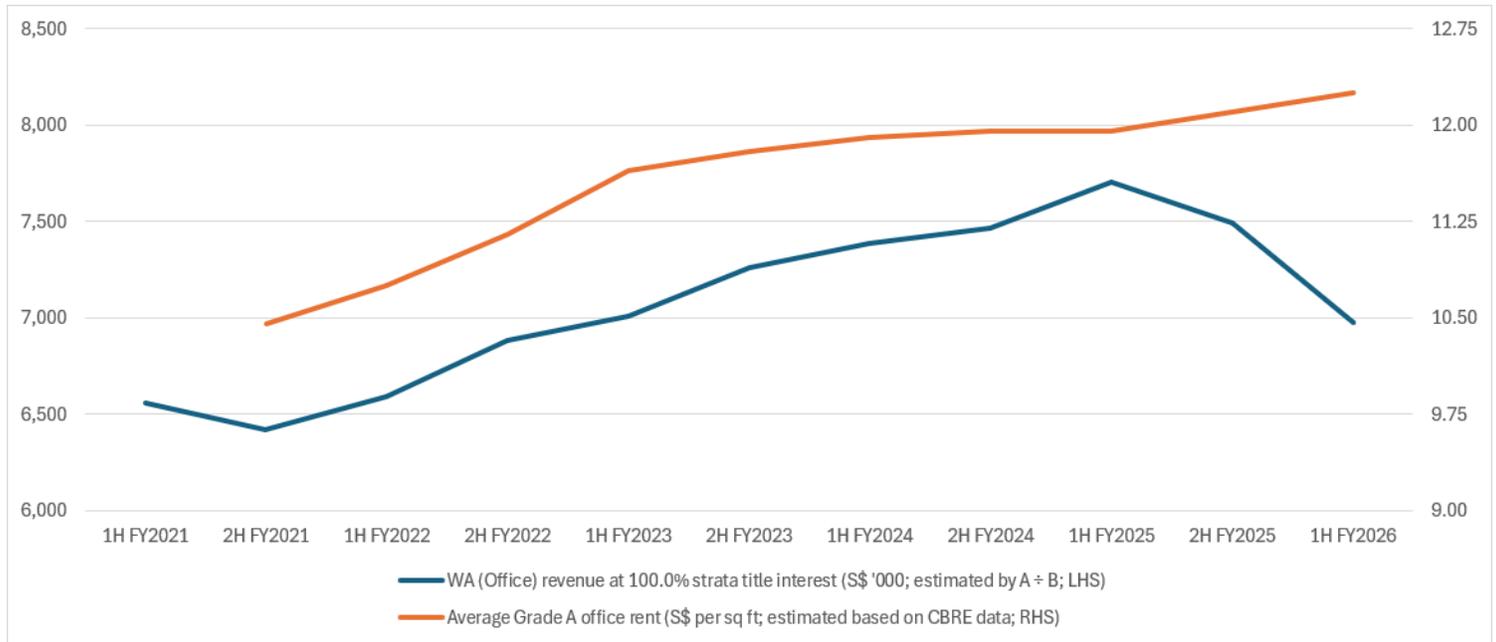
(in S\$ '000 unless indicated otherwise)	Actual / Estimate										
	1H FY2021	2H FY2021	1H FY2022	2H FY2022	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026
(A) Wisma Atria (Office)	4,867	4,768	4,895	5,108	5,205	5,388	5,484	5,540	5,506	5,154	4,606
SGREIT’s strata lots (end of period; estimate)	257	257	257	257	257	257	257	257	250	244	236
(B) SGREIT’s strata title interest in total share of WA (end of period)	74.2%	74.2%	74.2%	74.2%	74.2%	74.2%	74.2%	74.2%	71.5%	68.8%	66.1%
WA (Office) revenue at 100.0% strata title interest (estimated by A ÷ B)	6,557	6,423	6,594	6,881	7,012	7,259	7,388	7,463	7,702	7,490	6,974
Average Grade A office rent (S\$ per sq ft; estimated based on CBRE data)		10.45	10.75	11.15	11.65	11.80	11.90	11.95	11.95	12.10	12.25

Source: SGREIT, CBRE, FPA

By dividing the revenue from WA (Office) from 1H FY2021 to 1H FY2026 over SGREIT’s strata title interest in WA at the end of each respective period, we note that the estimated WA (Office) revenue at 100% strata title interest fell in 2H FY2025 & 1H FY2026 despite the continued rise in average Grade A rent (based on CBRE data), as shown in **Exhibit 48**

Thus, we note that the strata units that were divested could have been, on average, commanding higher rents than SGREIT’s remaining strata units in WA (Office), and that the use of y-o-y growth rates to project WA (Office) revenue may not be suitable.

Exhibit 48: WA (Office) Revenue Estimated at 100% Strata Title Interest vs Average Office Rent (1H FY2021 to 1H FY2026)



Source: SGREIT, CBRE, FPA

Accordingly, we assume instead that revenue from WA (Office) would rise at SA-on-SA rates of 2.0% in 2H FY2026, 2.0% in 1H FY2027, and 1.6% y-o-y in 2H FY2027, in line with the projected rise in average Grade A office rent (as mentioned on page 9). Thus, we project that revenue from WA (Office) will rise to S\$4.7 million in 2H FY2026 (totalling S\$9.3 million in FY2026), S\$4.8 million in 1H FY2027, and S\$4.9 million in 2H FY2027 (totalling S\$9.7 million in FY2027), as shown in **Exhibit 49**.

Exhibit 49: Projected Revenue from WA (Office) (2H FY2026 to 2H FY2027)

(in S\$ '000 unless indicated otherwise)	Actual / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
(A) Wisma Atria (Office)	5,205	5,388	5,484	5,540	5,506	5,154	4,606	4,700	4,794	4,869
SGREIT’s strata lots (end of period; estimate)	257	257	257	257	250	244	236	236	236	236
(B) SGREIT’s strata title interest in total share of WA (end of period)	74.2%	74.2%	74.2%	74.2%	71.5%	68.8%	66.1%	66.1%	66.1%	66.1%
WA (Office) revenue at 100.0% strata title interest (estimated by A ÷ B)	7,012	7,259	7,388	7,463	7,702	7,490	6,974	7,116	7,258	7,372
Average Grade A office rent (S\$ per sq ft; estimated based on CBRE data)	11.65	11.80	11.90	11.95	11.95	12.10	12.25	12.50	12.75	12.95

Source: SGREIT, FPA

We assume that the average occupancy of WA (Retail) in FY2026 & FY2027 will remain the same as in FY2025, and that average rent (thus revenue) will rise by 2.4% y-o-y in 2H FY2026, 2.3% y-o-y in 1H FY2027, and 1.4% y-o-y in 2H FY2027, in line with our projected rise in average Orchard prime retail rent (as mentioned on page 5). Accordingly, we project that revenue from WA (Retail) will be S\$22.1 million in 2H FY2026 (totalling S\$43.4 million in FY2026), S\$21.8 million in 1H FY2027, and S\$22.4 million in 2H FY2027 (totalling S\$44.2 million in FY2027), as shown in **Exhibit 50**.

We assume that the average occupancy of NAC (Office) in FY2026 & FY2027 will remain the same as in FY2025, and that average rent (thus revenue) will rise by 3.3% y-o-y in 2H FY2026, 4.1% y-o-y in 1H FY2027, and 3.6% y-o-y in 2H FY2027, in line with our projected rise in average Grade A Office rent (as mentioned on page 8). Accordingly, we project that revenue from NAC (Office) will be S\$8.2 million in 2H FY2026 (totalling S\$16.3 million in FY2026), S\$8.4 million in 1H FY2027, and S\$8.5 million in 2H FY2027 (totalling S\$16.9 million in FY2027), as also shown in **Exhibit 50**.

By assuming that revenue from NAC (Retail) will be S\$25.9 million in 1H FY2027 [projected revenue of S\$51.4 million in FY2027 $\times \frac{184 \text{ days (in 1H FY2027)}}{365 \text{ days (in FY2027)}}$] and S\$25.5 million in 2H FY2027 [projected revenue of S\$51.4 million $\times \frac{181 \text{ days (in 2H FY2027)}}{365 \text{ days (in FY2027)}}$], we project that revenue from Singapore Properties will be S\$60.3 million in 2H FY2026 (totalling S\$120.2 million in FY2026), S\$60.9 million in 1H FY2027, and S\$61.2 million in 2H FY2027 (totalling S\$122.1 million in FY2027), as also shown in **Exhibit 50**.

Exhibit 50: Projected Revenue from Singapore Properties (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual						Projection					
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027		
Wisma Atria (Retail)	20,462	20,252	20,734	21,429	21,247	21,608	21,317	22,120	21,816	22,433		
Wisma Atria (Office)	5,205	5,388	5,484	5,540	5,506	5,154	4,606	4,700	4,794	4,869		
Ngee Ann City (Retail)	24,853	24,777	25,007	25,279	25,260	25,563	25,918	25,297	25,888	25,466		
Ngee Ann City (Office)	7,177	7,462	7,486	7,753	7,790	7,899	8,098	8,160	8,429	8,454		
Singapore	57,697	57,879	58,711	60,001	59,803	60,224	59,939	60,277	60,927	61,222		

Source: SGREIT, FPA

Our projections of annual revenue from Singapore Properties for FY2026 & FY2027 are shown in **Exhibit 51**.

Exhibit 51: Projected Revenue from Singapore Properties (FY2026 & FY2027)

(in S\$ '000)	Estimate (by 1H + 2H)			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Wisma Atria (Retail)	40,714	42,163	42,855	43,437	44,248
Wisma Atria (Office)	10,593	11,024	10,660	9,306	9,663
Ngee Ann City (Retail)	49,630	50,286	50,823	51,215	51,355
Ngee Ann City (Office)	14,639	15,239	15,689	16,258	16,882
Singapore	115,576	118,712	120,027	120,216	122,149

Source: SGREIT, FPA

Australia:

Based on the disclosed revenue from each of SGREIT's Australia Properties, we estimate the Australia revenue contribution (in %) from each Australia Property for FY2024 & FY2025, as shown in **Exhibit 52**. Thereafter, we estimate the revenue (in both SGD and AUD) from each Australia Property from FY2021 to FY2025, as also shown in **Exhibit 52**.

Exhibit 52: Revenue from Australia Properties (FY2021 to FY2025)

(in S\$ million)	Actual / Estimate				
	FY2021	FY2022	FY2023	FY2024	FY2025
Myer Centre Adelaide (located in Adelaide)	29.8	28.7	27.4	28.1	27.4
David Jones Building (located in Perth)	12.0	11.6	10.0	10.0	10.2
Plaza Arcade (located in Perth)	2.5	2.5	2.4	2.5	2.5
Australia	44.3	42.8	39.8	40.6	40.1

As % of revenue from Australia Properties (estimated for FY2024 & FY2025):

Myer Centre Adelaide	67.2%	67.1%	68.9%	69.2%	68.3%
David Jones Building	27.2%	27.1%	25.0%	24.6%	25.4%
Plaza Arcade	5.6%	5.8%	6.1%	6.2%	6.2%

(in S\$ '000)	Estimate (by 1H + 2H)				
	FY2021	FY2022	FY2023	FY2024	FY2025
Myer Centre Adelaide	29,780	28,720	27,388	28,074	27,401
David Jones Building	12,054	11,599	9,938	9,991	10,200
Plaza Arcade	2,482	2,483	2,425	2,498	2,500
Australia	44,316	42,802	39,751	40,562	40,101

SGD-to-AUD exchange rate (average; estimate)	0.995	1.013	1.089	1.131	1.165
--	-------	-------	-------	-------	-------

(in A\$ '000)	Estimate				
	FY2021	FY2022	FY2023	FY2024	FY2025
Myer Centre Adelaide	29,627	29,104	29,837	31,757	31,932
David Jones Building	11,992	11,754	10,826	11,301	11,887
Plaza Arcade	2,469	2,516	2,642	2,825	2,914
Australia	44,088	43,374	43,305	45,883	46,733

Source: SGREIT, Yahoo! Finance (exchange rates), FPA

We assume that the Australia revenue contribution (in %) from each Australia property from 1H FY2021 to 2H FY2025 would be the same as that of the respective full FYs. We also assume that the Australia revenue contribution (in %) from each Australia property in 1H FY2026 was the same as in 2H FY2025. Thereafter, we convert our estimates of revenue (in SGD) from each Australia Property to AUD using the respective average exchange rates for each period (based on Yahoo! Finance data).

We also assume that occupancy from each of the Australia Properties in FY2026 & FY2027 will remain the same as in FY2025.

SGREIT noted in its AR for FY2025 that over 90% (92.1%) of its gross revenue from Myer Centre Adelaide in FY2025 was from retail. Meanwhile 100.0% of its gross revenues from David Jones Building and Plaza Arcade in FY2025 were from retail.

Accordingly, we assume that rent (thus revenue in AUD) from Myer Centre Adelaide will rise by 4.0% y-o-y in 2H FY2026, 3.6% y-o-y in 1H FY2027, and 2.3% y-o-y in 2H FY2027, in line with the projected rise in average Adelaide super prime CBD retail rent (as mentioned on page 14). We also assume that rents (thus revenues in AUD) from each of David Jones Building and Plaza Arcade will rise by 1.1% y-o-y in 2H FY2026, 2.3% y-o-y in 1H FY2027, and 2.4% y-o-y in 2H FY2027, in line with the projected rise in average Perth super prime CBD retail rent (as mentioned on page 16).

We assume that the average SGD-to-AUD exchange rates from 2H FY2026 to 2H FY2027 will be and remain at 1.154, the same as the Year-to-Date (“YTD”) average exchange rate as at 30 January 2026.

Thus, we project that revenue from Australia Properties will be S\$20.7 million (A\$23.9 million) in 2H FY2026 (totalling S\$40.3 million in FY2026), S\$20.7 million (A\$23.9 million) in 1H FY2027, and S\$21.2 million (A\$24.4 million) in 2H FY2027 (totalling S\$41.9 million in FY2027), as shown in **Exhibit 53**.

Exhibit 53: Projected Revenue from Australia Properties (2H FY2025 to 2H FY2026)

(in S\$ '000)	Actual / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Myer Centre Adelaide (located in Adelaide; estimate)	14,071	13,318	14,274	13,800	14,111	13,290	13,380	14,257	14,210	14,592
David Jones Building (located in Perth; estimate)	5,106	4,832	5,080	4,911	5,253	4,947	4,981	5,159	5,223	5,285
Plaza Arcade (located in Perth; estimate)	1,246	1,179	1,270	1,228	1,287	1,213	1,221	1,264	1,280	1,295
Australia	20,422	19,329	20,623	19,939	20,651	19,450	19,581	20,680	20,712	21,172

As % of revenue from Australia Properties (assumed to remain constant during each FY):

Myer Centre Adelaide	68.9%	68.9%	69.2%	69.2%	68.3%	68.3%	68.3%	68.9%	68.6%	68.9%
David Jones Building	25.0%	25.0%	24.6%	24.6%	25.4%	25.4%	25.4%	24.9%	25.2%	25.0%
Plaza Arcade	6.1%	6.1%	6.2%	6.2%	6.2%	6.2%	6.2%	6.1%	6.2%	6.1%
SGD-to-AUD exchange rate (average; estimate)	1.072	1.107	1.135	1.128	1.141	1.191	1.183	1.154	1.154	1.154

(in A\$ '000)	Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Myer Centre Adelaide	15,080	14,747	16,198	15,560	16,094	15,823	15,826	16,451	16,397	16,838
David Jones Building	5,472	5,351	5,764	5,537	5,991	5,890	5,891	5,953	6,027	6,099
Plaza Arcade	1,335	1,306	1,441	1,384	1,468	1,444	1,444	1,459	1,477	1,495
Australia	21,887	21,404	23,404	22,481	23,554	23,158	23,161	23,863	23,901	24,431

Source: SGREIT, Yahoo! Finance (exchange rates), FPA

Malaysia:

Based on the disclosed revenue from each of SGREIT's Malaysia Properties, we estimate the Malaysia revenue contribution (in %) from each Malaysia Property for FY2024 & FY2025, as shown in **Exhibit 53**. Thereafter, we estimate the revenue (in both SGD and MYR) from each Malaysia Property from FY2021 to FY2025, as also shown in **Exhibit 53**.

Given that the Malaysia Properties are leased to only one master tenant each, we assume that the master tenant for each property will continue their lease such that average occupancy for each Malaysia Property in FY2026 & FY2027 remains at 100.0%, the same as in FY2025.

SGREIT announced in January 2025 (beginning of 2H FY2025) that "the master tenancy agreement for the Lot 10 Property (the "Master Tenancy Agreement") has been extended for a third three-year term commencing 1 July 2025" (i.e., FY2026 to FY2028). SGREIT added that the "total annual rent under the Master Tenancy Agreement for the third three-year term is approximately RM37.8 million per annum, which represents a 6.0% increase over the rent payable for the second three-year term."

In its circular dated 25 April 2019, SGREIT noted that the rent payable for the "Second Lot 10 Term" (FY2023 to FY2025) was "approximately RM35.7 million per annum". SGREIT also noted that the rent step-up for the "Third Lot 10 Term" (FY2026 to FY2028) would be "a 6.0% increase over the rent payable" in the "Second Lot 10 Term".

SGREIT noted too that rent payable for the "Second Starhill Term" was "approximately RM54.5 million per annum", with the rent step-up for the subsequent three-year terms being 4.75% of the rent payable of respective previous three-year terms.

The "First Starhill Term" was to "commence on the date of receipt of all Approvals (with the Interim Period being extended until date of receipt of the Approvals)". SGREIT noted in October 2019, "All the requisite approvals for the asset enhancement works under the Starhill Gallery master tenancy agreement dated 18 March 2019 were obtained and renovation works have commenced. As such, the annual rent of RM52 million (subject to rent rebate of RM26 million per annum) for the first two years of the initial three-year term of the Starhill Gallery master tenancy agreement has commenced in October 2019."

Exhibit 54: Revenue from Malaysia Properties (FY2021 to FY2025)

(in S\$ million)	Actual / Estimate				
	FY2021	FY2022	FY2023	FY2024	FY2025
The Starhill	8.5	14.6	18.2	17.3	18.2
Lot 10 Property	9.8	11.2	10.6	10.0	10.6
Malaysia	18.3	25.8	28.8	27.3	28.8

As % of revenue from Malaysia Properties (estimated for FY2024 & FY2025):

The Starhill	46.7%	56.7%	63.3%	63.4%	63.2%
Lot 10 Property	53.3%	43.3%	36.7%	36.6%	36.8%

(in S\$ '000)	Estimate (by 1H + 2H)				
	FY2021	FY2022	FY2023	FY2024	FY2025
The Starhill	8,527	14,650	18,207	17,301	18,170
The Starhill	9,732	11,187	10,556	10,000	10,582
Malaysia	18,259	25,837	28,763	27,301	28,752
SGD-to-MYR exchange rate (average; estimate)	3.063	3.109	3.290	3.480	3.321

(in RM '000)	Estimate				
	FY2021	FY2022	FY2023	FY2024	FY2025
The Starhill	26,121	45,550	59,910	60,202	60,347
Lot 10 Property	29,813	34,785	34,734	34,799	35,147
Malaysia	55,935	80,335	94,644	95,001	95,495

Source: SGREIT, Yahoo! Finance (exchange rates), FPA

We assume that the “first two years of the initial three-year term” began on 1 October 2019 (i.e., start of 2Q FY2020). Thus, we note that the three-year terms for The Starhill would be as follows:

- “First Starhill Term”: 2Q FY2020 to 1Q FY2023
- “Second Starhill Term”: 2Q FY2023 to 1Q FY2026 (rent payable of “approximately RM54.5 million per annum”)
- third Starhill term: 2Q FY2026 to 1Q FY2029 (rent payable of “approximately RM57.1 million per annum”)

We note that, based on SGREIT’s announcements, the rent payable (thus likely revenue) from Lot 10 Property and The Starhill should have been “approximately RM35.7 million per annum” and “approximately RM54.5 million per annum” respectively in FY2025, instead of RM 35.1 million and RM 60.3 million respectively as estimated by us (shown in **Exhibit 54** on page 51).

Accordingly, we project revenue from Malaysia Properties by focusing on the rent step-up of 6.0% for the “Third Lot 10 Term” and 4.75% for the third Starhill term.

We assume that the Malaysia revenue contribution (in %) from each Malaysia property from 1H FY2021 to 2H FY2025 would be the same as that of the respective full FYs. We also assume that the Malaysia revenue contribution (in %) from each Malaysia property in 1H FY2026 was the same as in 2H FY2025. Thereafter, we convert our estimates of revenue (in SGD) from each Malaysia Property to MYR using the respective average exchange rates for each period (based on Yahoo! Finance data).

We assume that revenue from The Starhill in each semi-annual period from 2H FY2026 to 2H FY2027 would be RM 31.5 million, a rent step-up of 4.75% from the average of The Starhill revenue from 1H FY2023 to 2H FY2025. We also assume that revenue from Lot 10 Property in each semi-annual period from 2H FY2026 to 2H FY2027 would be RM 18.5 million, a rent step-up of 6.0% from the average of Lot 10 Property revenue from 2H FY2023 (“Second Starhill Term” begins in 2Q FY2023) to 2H FY2025.

We assume that the average SGD-to-MYR exchange rates from 2H FY2026 to 2H FY2027 will be and remain at 3.149, the same as the YTD average exchange rate as at 30 January 2026.

Thus, we project that revenue from Malaysia Properties will be S\$15.9 million (RM 50.0 million) in each semi-annual period from 2H FY2026 to 2H FY2027 (totalling S\$31.0 million in FY2026 and S\$31.8 million in FY2027), as shown in **Exhibit 53**.

Exhibit 55: Projected Revenue from Malaysia Properties (2H FY2025 to 2H FY2026)

(in S\$ '000)	Actual / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
The Starhill	9,226	8,981	8,713	8,587	9,074	9,096	9,587	10,011	10,011	10,011
Lot 10 Property	5,349	5,207	5,037	4,964	5,285	5,297	5,584	5,873	5,873	5,873
Malaysia	14,575	14,188	13,750	13,551	14,359	14,393	15,171	15,884	15,884	15,884

As % of revenue from Malaysia Properties (assumed to remain constant during each FY):

Lot 10 Property	63.3%	63.3%	63.4%	63.4%	63.2%	63.2%	63.2%	37.0%	37.0%	37.0%
The Starhill	36.7%	36.7%	36.6%	36.6%	36.8%	36.8%	36.8%	63.0%	63.0%	63.0%
SGD-to-MYR exchange rate (average; estimate)	3.249	3.333	3.453	3.507	3.338	3.304	3.247	3.149	3.149	3.149

(in RM '000)	Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
The Starhill	29,976	29,930	30,084	30,117	30,292	30,052	31,128	31,525	31,525	31,525
Lot 10 Property	17,379	17,353	17,390	17,409	17,643	17,503	18,129	18,493	18,493	18,493
Malaysia	47,355	47,282	47,474	47,526	47,935	47,555	49,257	50,017	50,017	50,017

Source: SGREIT, Yahoo! Finance (exchange rates), FPA

Others:

Given the relatively small contribution from “Others” (or, from Japan and China Properties), we assume that revenue from “Others” in each of 2H FY2026 & 2H FY2027 will be S\$1.7 million (totalling S\$3.3 million in FY2026), the average of 2H of FY2023 to FY2025, and that revenue in 1H FY2027 will be S\$1.5 million (totalling S\$3.2 million in FY2027), the average of 1H of FY2024 to FY2026, as shown in **Exhibit 56**

Total revenue:

Thus, we project that revenue will be S\$98.5 million in 2H FY2026 (totalling S\$194.8 million in FY2026), S\$99.1 million in 1H FY2027, and S\$100.0 million in 2H FY2027 (totalling S\$199.0 million in FY2027), as shown in **Exhibit 56**.

Exhibit 56: Projected Revenue (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Wisma Atria (Retail)	20,462	20,252	20,734	21,429	21,247	21,608	21,317	22,120	21,816	22,433
Wisma Atria (Office)	5,205	5,388	5,484	5,540	5,506	5,154	4,606	4,700	4,794	4,869
Ngee Ann City (Retail)	24,853	24,777	25,007	25,279	25,260	25,563	25,918	25,297	25,888	25,466
Ngee Ann City (Office)	7,177	7,462	7,486	7,753	7,790	7,899	8,098	8,160	8,429	8,454
Singapore	57,697	57,879	58,711	60,001	59,803	60,224	59,939	60,277	60,927	61,222
Australia	20,422	19,329	20,623	19,939	20,651	19,450	19,581	20,680	20,712	21,172
Malaysia	14,575	14,188	13,750	13,551	14,359	14,393	15,171	15,884	15,884	15,884
Others	2,035	1,647	1,549	1,695	1,464	1,753	1,614	1,698	1,542	1,698
Gross revenue	94,729	93,043	94,633	95,186	96,277	95,820	96,305	98,539	99,066	99,976

Source: SGREIT, FPA

Our projections of annual revenue in FY2026 & FY2027 are shown in **Exhibit 57**.

Exhibit 57: Projected Revenue (FY2026 & FY2027)

(in S\$ '000)	Estimate (by 1H + 2H)			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Wisma Atria (Retail)	40,714	42,163	42,855	43,437	44,248
Wisma Atria (Office)	10,593	11,024	10,660	9,306	9,663
Ngee Ann City (Retail)	49,630	50,286	50,823	51,215	51,355
Ngee Ann City (Office)	14,639	15,239	15,689	16,258	16,882
Singapore	115,576	118,712	120,027	120,216	122,149
Australia (est.)	39,751	40,562	40,101	40,261	41,884
Malaysia (est.)	28,763	27,301	28,752	31,055	31,768
Others (est.)	3,682	3,244	3,217	3,312	3,241
Gross revenue	187,772	189,819	192,097	194,844	199,042

Source: SGREIT, FPA

Net Property Income (“NPI”):

We assume that NPI as a percentage of revenue for each of SGREIT’s segments (broken down by geography except for Singapore, which is broken down by property) except “Others”, from 2H FY2026 to 2H FY2027, will be the respective averages from 1H FY2024 to 1H FY2026.

For “Others”, for which the percentage fell to below 30% in 2H FY2025 & 1H FY2026, we assume that the percentage from 2H FY2026 to 2H FY2027 will be the average from 1H FY2024 to 1H FY2025.

Thus, we project that NPI will be S\$77.7 million in 2H FY2026 (totalling S\$152.7 million in FY2026), S\$78.1 million in 1H FY2027, and S\$78.7 million in 2H FY2027 (totalling S\$156.8 million in FY2027) as shown in **Exhibit 58**.

Exhibit 58: Projected Net Property Income (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Wisma Atria (Retail)	15,683	15,772	15,846	16,387	16,438	16,619	16,282	16,968	16,735	17,208
Wisma Atria (Office)	3,874	3,934	4,025	3,974	4,074	3,842	3,335	3,441	3,510	3,565
Ngee Ann City (Office)	20,493	20,396	20,537	20,862	20,863	21,010	21,531	20,870	21,358	21,010
Ngee Ann City (Office)	5,587	6,000	5,942	6,315	6,246	6,236	6,539	6,540	6,755	6,775
Singapore	45,637	46,102	46,350	47,538	47,621	47,707	47,687	47,819	48,358	48,558
Australia	12,859	12,451	13,540	12,519	12,924	12,337	12,193	13,100	13,120	13,411
Malaysia	14,158	13,782	13,361	13,150	13,933	13,968	14,738	15,421	15,421	15,421
Others	1,627	1,223	1,223	1,301	1,167	519	433	1,333	1,210	1,333
Total	74,281	73,558	74,474	74,508	75,645	74,531	75,051	77,673	78,110	78,724

NPI as a percentage of revenue (estimate):

Wisma Atria (Retail)	76.6%	77.9%	76.4%	76.5%	77.4%	76.9%	76.4%	76.7%	76.7%	76.7%
Wisma Atria (Office)	74.4%	73.0%	73.4%	71.7%	74.0%	74.5%	72.4%	73.2%	73.2%	73.2%
Ngee Ann City (Office)	82.5%	82.3%	82.1%	82.5%	82.6%	82.2%	83.1%	82.5%	82.5%	82.5%
Ngee Ann City (Office)	77.8%	80.4%	79.4%	81.5%	80.2%	78.9%	80.7%	80.1%	80.1%	80.1%
Singapore	79.1%	79.7%	78.9%	79.2%	79.6%	79.2%	79.6%	79.3%	79.4%	79.3%
Australia	63.0%	64.4%	65.7%	62.8%	62.6%	63.4%	62.3%	63.3%	63.3%	63.3%
Malaysia	97.1%	97.1%	97.2%	97.0%	97.0%	97.0%	97.1%	97.1%	97.1%	97.1%
Others	80.0%	74.3%	79.0%	76.8%	79.7%	29.6%	26.8%	78.5%	78.5%	78.5%
Total	78.4%	79.1%	78.7%	78.3%	78.6%	77.8%	77.9%	78.8%	78.8%	78.7%

Source: SGREIT, FPA

Our projections of annual NPI in FY2026 & FY2027 are shown in **Exhibit 59**.

Exhibit 59: Projected Net Property Income (FY2026 & FY2027)

(in S\$ '000)	Estimate (by 1H + 2H for non-% fig.)			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Wisma Atria (Retail)	31,455	32,233	33,057	33,250	33,943
Wisma Atria (Office)	7,808	7,999	7,916	6,776	7,075
Ngee Ann City (Office)	40,889	41,399	41,873	42,401	42,369
Ngee Ann City (Office)	11,587	12,257	12,482	13,079	13,530
Singapore	91,739	93,888	95,328	95,506	96,916
Australia	25,310	26,059	25,261	25,293	26,532
Malaysia	27,940	26,511	27,901	30,159	30,843
Others	2,850	2,524	1,686	1,766	2,543
Total	147,839	148,982	150,176	152,724	156,834

NPI as a percentage of revenue:

Wisma Atria (Retail)	77.3%	76.4%	77.1%	76.5%	76.7%
Wisma Atria (Office)	73.7%	72.6%	74.3%	72.8%	73.2%
Ngee Ann City (Office)	82.4%	82.3%	82.4%	82.8%	82.5%
Ngee Ann City (Office)	79.2%	80.4%	79.6%	80.4%	80.1%
Singapore	79.4%	79.1%	79.4%	79.4%	79.3%
Australia	63.7%	64.2%	63.0%	62.8%	63.3%
Malaysia	97.1%	97.1%	97.0%	97.1%	97.1%
Others	77.4%	77.8%	52.4%	53.3%	78.5%
Total	78.7%	78.5%	78.2%	78.4%	78.8%

Source: SGREIT, FPA

(II) EARNINGS PROJECTION

Interest income:

In December 2025, the U.S. Federal Open Market Committee (“U.S. FOMC”) released their Summary of Economic Projections. The median projection for the federal funds rate was 3.6% at end-2025, 3.4% at end-2026, and 3.1% at end-2027.

The U.S. FOMC also lowered the target federal funds range by 25 basis points (“bps”) to 3.50–3.75%, and noted that “Job gains have slowed this year, and the unemployment rate has edged up through September.” The U.S. FOMC added, “The Committee is attentive to the risks to both sides of its dual mandate and judges that downside risks to employment rose in recent months.”

In January 2026, the U.S. FOMC maintained the target federal funds range at 3.50–3.75%, and noted that “unemployment rate has shown some signs of stabilization.” The U.S. FOMC also noted, “The Committee is attentive to the risks to both sides of its dual mandate.”

Reuters reported in January 2026 that “The Federal Reserve held interest rates steady on Wednesday amid what U.S. central bank chief Jerome Powell described as a solid economy and diminished risks to both inflation and employment, an outlook that could signal a lengthy wait before any further reductions in borrowing costs.” (Based on before paywall pops up.)

Accordingly, we assume that the U.S. FOMC would lower the target federal funds range by 25 bps only in September 2026 (mid-1H FY2027) and March 2027 (mid-2H FY2027). Given that we assume the target federal funds range would be lowered only in mid-1H FY2027, we also assume that the average EFFR, 3M SORA, and SGS 6M T-Bill average yield for 2H FY2026 would be the respective YTD averages as at 30 January 2026. Thereafter, we assume that the average EFFR would fall by 12.5 bps (half of 25 bps) to 3.5% in 1H FY2027 and 25 bps to 3.3% in 2H FY2027, from 3.6% assumed for 2H FY2026.

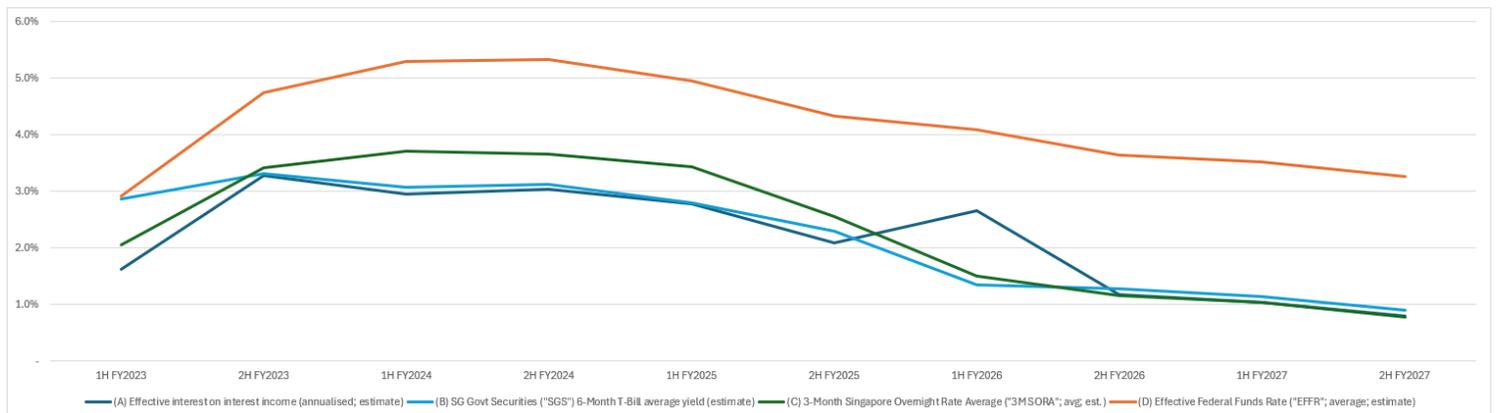
Given that the spread between the average EFFR (D) and 3M SORA (C) (D – C) generally rose from 1H FY2024 to 2H FY2026 (based on D and C assumed for 2H FY2026), we assume that D – C in 1H & 2H FY2027 would be the same as in 2H FY2026.

Given that the spread between C and the SGS 6M T-Bill average yield (B) (C – B) generally fell from 1H FY2024 to 2H FY2026 (based on D and C assumed for 2H FY2026), we assume that C – B in 1H & 2H FY2027 would be the same as in 2H FY2026.

Given that the spread between B and the annualised effective interest on interest income (A) (B – A) generally remained at 0.0% to 0.2% from 1H FY2024 to 2H FY2025 before falling to negative 1.3% in 1H FY2026, we assume that B – A from 2H FY2026 to 2H FY2027 would be the average of 1H FY2024 to 2H FY2025 (i.e., excluding 1H FY2026).

Thus, we project that the annualised effective interest on interest income would fall to 1.2% in 2H FY2026, 1.0% in 1H FY2027, and 0.8% in 2H FY2027, in line with the projected fall in interest rates, as shown in **Exhibit 60**.

Exhibit 60: Projected Annualised Effective Interest on Interest Income vs Interest Rates (2H FY2026 to 2H FY2027)



Source: SGREIT, Federal Reserve Bank of New York, MAS, FPA

For the purpose of projecting interest income, we assume that cash & cash equivalents from 2H FY2026 to 2H FY2027 will remain the same as in 1H FY2026 (we project cash & cash equivalents later after projecting DPU).

Accordingly, we project that interest income will be S\$0.5 million in 2H FY2026 (totalling S\$1.7 million in FY2026), S\$0.5 million in 1H FY2027, and S\$0.4 million in 2H FY2027 (totalling S\$0.8 million in FY2027), as shown in **Exhibit 61**.

Exhibit 61: Projected Interest Income (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual / Estimate								Projection		
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027	
Interest income from fixed deposits and bank balances	590	1,117	926	920	961	879	1,196	524	468	356	
Cash and cash equivalents (end of period; for projecting interest income)	72,995	68,302	62,716	60,574	69,209	84,458	89,776	89,776	89,776	89,776	
(A) Effective interest on interest income (annualised; estimate)	1.6%	3.3%	3.0%	3.0%	2.8%	2.1%	2.7%	1.2%	1.0%	0.8%	
B - A	1.3%	0.0%	0.1%	0.1%	0.0%	0.2%	(1.3%)	0.1%	0.1%	0.1%	
(B) SG Govt Securities ("SGS") 6-Month T-Bill average yield (estimate)	2.9%	3.3%	3.1%	3.1%	2.8%	2.3%	1.4%	1.3%	1.1%	0.9%	
C - B	(0.8%)	0.1%	0.6%	0.5%	0.7%	0.3%	0.2%	(0.1%)	(0.1%)	(0.1%)	
(C) 3-Month Singapore Overnight Rate Average ("3M SORA"; avg; est.)	2.1%	3.4%	3.7%	3.7%	3.4%	2.6%	1.5%	1.2%	1.0%	0.8%	
D - C	0.9%	1.3%	1.6%	1.7%	1.5%	1.8%	2.6%	2.5%	2.5%	2.5%	
(D) Effective Federal Funds Rate ("EFFR"; average; estimate)	2.9%	4.8%	5.3%	5.3%	5.0%	4.3%	4.1%	3.6%	3.5%	3.3%	

Source: SGREIT, Federal Reserve Bank of New York, MAS, FPA

Management fees:

To project management fees and trust expenses, we begin by projecting the value of investment properties at the end of each semi-annual period from 2H FY2026 to 2H FY2027.

Additions, straight-line rental and other adjustments generally fell from 1H FY2022 to 1H FY2026. Accordingly, we assume that additions, straight-line rental and other adjustments in each of 2H FY2026 to 2H FY2027 will be S\$6.0 million, the same as in 1H FY2026.

As mentioned on page 44, we assume no divestment from 2H FY2026 to 2H FY2027.

We assume no change in fair value of investment properties nor translation differences from 2H FY2026 to 2H FY2027.

Accordingly, we project that investment properties will be S\$2.8 billion at end-2H FY2026, S\$2.8 billion at end-1H FY2027, and S\$2.8 billion at end-2H FY2027, as shown in **Exhibit 62**.

We assume that management fees as a percentage of the value of investment properties in each of 2H FY2026 to 2H FY2027 will be 0.52%, the average of 1H FY2024 to 1H FY2026.

Thus, we project that management fees will be S\$7.2 million in 2H FY2026 (totalling S\$14.5 million in FY2026), S\$7.2 million in 1H FY2027, and S\$7.2 million in 2H FY2027 (totalling S\$14.5 million in FY2027), as also shown in **Exhibit 62**.

Exhibit 62: Projected Management Fees (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual							Projection		
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Management fees	7,499	7,317	7,190	7,099	7,187	7,028	7,323	7,206	7,221	7,237
Total investment properties (i.e., including right-of-use assets)	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233	2,779,185	2,785,137	2,791,089
Management fees as % of total investment properties (annualised)	0.52%	0.53%	0.52%	0.51%	0.52%	0.51%	0.53%	0.52%	0.52%	0.52%

Investment properties:

Investment properties (beginning of period)	2,893,294	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233	2,779,185	2,785,137
Additions, straight-line rental and other adjustments	9,677	9,947	8,673	8,187	5,219	7,315	5,952	5,952	5,952	5,952
Divestments	-	(13,630)	-	-	(16,097)	(15,757)	(16,502)	-	-	-
Change in fair value of investment properties	(183)	(65,328)	(216)	(16,309)	(132)	18,909	(235)	-	-	-
Translation differences	(36,956)	(29,010)	(3,349)	(2,637)	2,692	(8,555)	28,264	-	-	-
Investment properties (end of period)	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233	2,779,185	2,785,137	2,791,089

Source: SGREIT, FPA

Trust expenses:

We assume that non-audit fees paid/payable to the auditors of the Group and auditors' remuneration in each semi-annual period from 2H FY2026 to 2H FY2027 will be the average of 1H FY2024 to 1H FY2026.

As fees paid/payable to the valuers of the Group's investment properties were higher in 1H and lower in 2H from 1H FY2022 to 1H FY2026, we assume that the fees in each of 2H FY2026 and 2H FY2027 will be the average of 2H of FY2023 to FY2025, and the fees in 1H FY2027 will be the average of 1H of FY2024 to FY2026.

Other trust expenses (excluding fees paid to auditors & valuers) rose to above S\$2.2 million in 1H FY2025 to 1H FY2026. SGREIT noted in January 2026 that trust expenses were "higher" on a y-o-y basis in 1H FY2026 mainly due to "legal and professional fees incurred for the ongoing arbitration case in Australia during the current period."

In January 2026, SGREIT made a separate announcement in relation to "Myer's claim that there has been an alleged breach of the lease by the Landlord for the Myer store in the Myer Centre Adelaide (the "Myer Lease")," with Myer having "sought a declaration to be entitled to terminate the Myer Lease and costs." SGREIT noted that "the tribunal has issued a partial final award dated 22 January 2026 (the "Award") in favour of the Landlord, ordering that Myer's claim is dismissed."

SGREIT added that it "incurred approximately A\$5 million on legal and related professional fees", and that, "Should the costs award be favourable, the Manager expects to be able to recover part of these costs."

We assume that SGREIT may continue to incur legal & other expenses related to the arbitration in 2H FY2026 such that other trust expenses (excluding fees paid to auditors & valuers) in 2H FY2026 will be S\$2.5 million, the average of 1H FY2025 to 1H FY2026. However, we assume that other trust expenses (excluding fees paid to auditors & valuers) in each of 1H & 2H FY2027 will be S\$1.4 million, the average of 1H & 2H FY2024 (or 1H FY2024 to 1H FY2026, but excluding 1H FY2025 to 1H FY2026).

We assume that trustee's fees as a percentage of the value of investment properties in each of 2H FY2026 to 2H FY2027 will be 0.016%, the average of 1H FY2024 to 1H FY2026.

Thus, we project that trust expenses will be S\$3.1 million in 2H FY2026 (totalling S\$6.6 million in FY2026), S\$2.0 million in 1H FY2027, and S\$2.0 million in 2H FY2027 (totalling S\$4.0 million in FY2027), as shown in **Exhibit 63**.

Exhibit 63: Projected Trust Expenses (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Non-audit fees paid/payable to the auditors of the Group	39	39	58	175	130	100	140	121	121	121
Fees paid/payable to the valuers of the Group's investment properties	129	53	117	54	116	54	128	54	120	54
Others (excluding fees paid to auditors & valuers)	1,296	1,465	1,272	1,513	2,280	2,438	2,855	2,524	1,393	1,393
Others	1,464	1,557	1,447	1,742	2,526	2,592	3,123	2,699	1,633	1,567
Auditors' remuneration	156	160	162	164	161	174	169	166	166	166
Trustee's fees	229	224	221	219	221	217	225	222	222	223
Trust expenses	1,849	1,941	1,830	2,125	2,908	2,983	3,517	3,086	2,022	1,956
Trustee's fees	229	224	221	219	221	217	225	222	222	223
Total investment properties (i.e., including right-of-use assets)	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233	2,779,185	2,785,137	2,791,089
Trustee's fees as % of total investment properties (annualised)	0.016%									

Investment properties:

Investment properties (beginning of period)	2,893,294	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233	2,779,185	2,785,137
Additions, straight-line rental and other adjustments	9,677	9,947	8,673	8,187	5,219	7,315	5,952	5,952	5,952	5,952
Divestments	-	(13,630)	-	-	(16,097)	(15,757)	(16,502)	-	-	-
Change in fair value of investment properties	(183)	(65,328)	(216)	(16,309)	(132)	18,909	(235)	-	-	-
Translation differences	(36,956)	(29,010)	(3,349)	(2,637)	2,692	(8,555)	28,264	-	-	-
Investment properties (end of period)	2,865,832	2,767,811	2,772,919	2,762,160	2,753,842	2,755,754	2,773,233	2,779,185	2,785,137	2,791,089

Source: SGREIT, FPA

Finance expenses:

We assume that SGREIT will draw down a S\$70.0 million term loan in 1H FY2027 (highlighted in yellow) to redeem its Series 004 Notes which are maturing in October 2026 (highlighted in grey), as shown in **Exhibit 64**.

Exhibit 64: Projected Borrowings (in respective currencies; 2H FY2026 to 2H FY2027)

(in respective currencies; '000)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Series 002 Notes (SGD 100.0 M, maturing Feb 2021, 3.50%)	-	-	-	-	-	-	-	-	-	-
Series 003 Notes (SGD 125.0 M, maturing May 2023, 3.40%)	125,000	-	-	-	-	-	-	-	-	-
Series 004 Notes (SGD 70.0 M, maturing Oct 2026, 3.14%)	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	-	-
2020 Series 001 Notes (SGD 100.0 M, maturing Jun 2025, 3.15%)	100,000	100,000	100,000	100,000	100,000	-	-	-	-	-
2020 Series 003 Notes (SGD 125.0 M, maturing Sept 2028, 2.23%)	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Singapore MTN	420,000	295,000	295,000	295,000	295,000	195,000	195,000	195,000	125,000	125,000
Term loan (SGD 150.0 M, maturing Sept 2021)	-	-	-	-	-	-	-	-	-	-
Term loan (SGD 260.0 M, maturing Sept 2022)	-	-	-	-	-	-	-	-	-	-
Term loan (SGD 250.0 M, maturing Feb 2026)	250,000	250,000	250,000	250,000	110,000	60,000	-	-	-	-
Term loan (SGD 60.0 M, maturing Sept 2027)	60,000	60,000	60,000	60,000	60,000	60,000	-	-	-	-
Term loan (SGD 50.0 M, maturing Jun 2027)	50,000	50,000	50,000	50,000	50,000	50,000	-	-	-	-
Term loan (SGD 50.0 M, maturing May 2028)	-	50,000	50,000	50,000	50,000	50,000	25,000	25,000	25,000	25,000
Term loan (SGD 75.0 M, maturing Nov 2028)	-	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Term loan (SGD 50.0 M, maturing Aug 2028)	-	-	-	-	-	50,000	30,000	30,000	30,000	30,000
Sustainability-linked term loan (SGD 100.0 M, maturing Jun 2030)	-	-	-	-	-	100,000	100,000	100,000	100,000	100,000
Sustainability-linked term loan (SGD 200.0 M, maturing Sept 2030)	-	-	-	-	-	-	200,000	200,000	200,000	200,000
Term loan	-	-	-	-	-	-	-	-	70,000	70,000
Term loans	360,000	485,000	485,000	485,000	345,000	445,000	430,000	430,000	500,000	500,000
Revolving Credit Facilities ("RCF")	-	3,000	2,500	1,000	-	-	-	-	-	-
Sustainability-linked RCF (SGD 75.0 M, maturing Jul 2031)	-	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000
RCFs	-	3,000	2,500	1,000	75,000	75,000	75,000	75,000	75,000	75,000
Term loan (AUD 63.0 M, maturing Jul 2023)	63,000	-	-	-	-	-	-	-	-	-
Term loan (AUD 135.0 M, maturing Nov 2021)	-	-	-	-	-	-	-	-	-	-
Term loan (AUD 100.0 M, maturing Nov 2026)	100,000	100,000	100,000	100,000	100,000	100,000	-	-	-	-
Term loan (AUD 63.0 M, maturing Jun 2028)	-	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000	63,000
Sustainability-linked term loan (AUD 100.0 M, maturing Sept 2031)	-	-	-	-	-	-	100,000	100,000	100,000	100,000
A\$ term loan facilities	163,000									
Senior MTN (MYR 330.0 M, maturing Sept 2024, 5.50%)	330,000	330,000	330,000	330,000	-	-	-	-	-	-
Senior MTN (MYR 500.0 M, maturing Sept 2029, 5.25%)	-	-	-	-	500,000	500,000	500,000	500,000	500,000	500,000
Malaysia MTN	330,000	330,000	330,000	330,000	500,000	500,000	500,000	500,000	500,000	500,000
Term loan (JPY 3.7 B, maturing Sept 2024)	3,700,000	2,000,000	-	-	-	-	-	-	-	-
Term loan (JPY 2.0 B, maturing Sept 2027)	-	-	2,000,000	2,000,000	2,000,000	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000
JPY term loan facility	3,700,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	1,500,000	1,500,000	1,500,000	1,500,000
Series 4 Bonds (JPY 678.0 M, maturing Aug 2025)	678,000	488,000	488,000	488,000	488,000	488,000	-	-	-	-
Series 5 Bonds (JPY 500.0 M, maturing Aug 2031)	-	-	-	-	-	-	500,000	500,000	500,000	500,000
Japan bond	678,000	488,000	488,000	488,000	488,000	488,000	500,000	500,000	500,000	500,000

Source: SGREIT, FPA

We also assume that the SGD-to-AUD, SGD-to-MYR, and SGD-to-JPY exchange rates from 2H FY2026 to 2H FY2027 will remain at 1.154, 3.149, and 122.478 respectively, the respective YTD average rates as at 30 January 2026. Thus, we project that borrowings from 2H FY2026 to 2H FY2027 will be S\$1.0 billion, as shown in **Exhibit 65**.

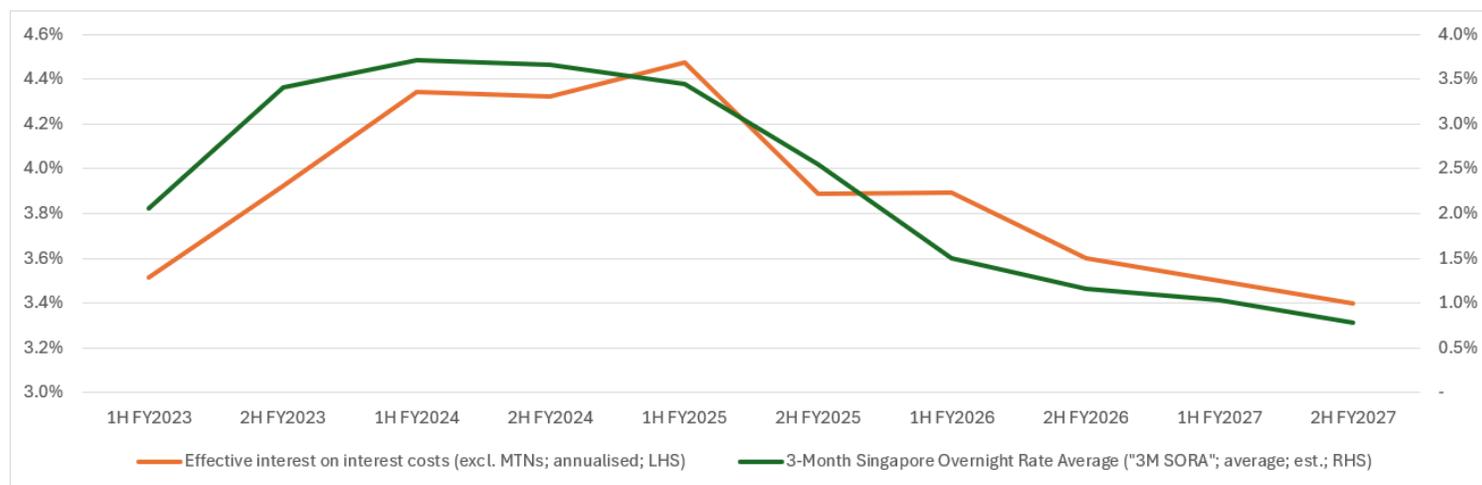
Exhibit 65: Projected Borrowings (in SGD; 2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual (in blue except total figures) / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Series 002 Notes (SGD 100.0 M, maturing Feb 2021, 3.50%)	-	-	-	-	-	-	-	-	-	-
Series 003 Notes (SGD 125.0 M, maturing May 2023, 3.40%)	125,000	-	-	-	-	-	-	-	-	-
Series 004 Notes (SGD 70.0 M, maturing Oct 2026, 3.14%)	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	-	-
2020 Series 001 Notes (SGD 100.0 M, maturing Jun 2025, 3.15%)	100,000	100,000	100,000	100,000	100,000	-	-	-	-	-
2020 Series 003 Notes (SGD 125.0 M, maturing Sept 2028, 2.23%)	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000	125,000
Singapore MTN	420,000	295,000	295,000	295,000	295,000	195,000	195,000	195,000	125,000	125,000
Term loan (SGD 150.0 M, maturing Sept 2021)	-	-	-	-	-	-	-	-	-	-
Term loan (SGD 260.0 M, maturing Sept 2022)	-	-	-	-	-	-	-	-	-	-
Term loan (SGD 250.0 M, maturing Feb 2026)	250,000	250,000	250,000	250,000	110,000	60,000	-	-	-	-
Term loan (SGD 60.0 M, maturing Sept 2027)	60,000	60,000	60,000	60,000	60,000	60,000	-	-	-	-
Term loan (SGD 50.0 M, maturing Jun 2027)	50,000	50,000	50,000	50,000	50,000	50,000	-	-	-	-
Term loan (SGD 50.0 M, maturing May 2028)	-	50,000	50,000	50,000	50,000	50,000	25,000	25,000	25,000	25,000
Term loan (SGD 75.0 M, maturing Nov 2028)	-	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
Term loan (SGD 50.0 M, maturing Aug 2028)	-	-	-	-	-	50,000	30,000	30,000	30,000	30,000
Sustainability-linked term loan (SGD 100.0 M, maturing Jun 2030)	-	-	-	-	-	100,000	100,000	100,000	100,000	100,000
Sustainability-linked term loan (SGD 200.0 M, maturing Sept 2030)	-	-	-	-	-	-	200,000	200,000	200,000	200,000
Term loan	-	-	-	-	-	-	-	-	70,000	70,000
Term loans	360,000	485,000	485,000	485,000	345,000	445,000	430,000	430,000	500,000	500,000
Revolving Credit Facilities ("RCF")	-	3,000	2,500	1,000	-	-	-	-	-	-
Sustainability-linked RCF (SGD 75.0 M, maturing Jul 2031)	-	-	-	-	75,000	75,000	75,000	75,000	75,000	75,000
RCFs	-	3,000	2,500	1,000	75,000	75,000	75,000	75,000	75,000	75,000
Term loan (AUD 63.0 M, maturing Jul 2023)	57,278	-	-	-	-	-	-	-	-	-
Term loan (AUD 135.0 M, maturing Nov 2021)	-	-	-	-	-	-	-	-	-	-
Term loan (AUD 100.0 M, maturing Nov 2026)	90,918	89,820	90,134	90,030	84,547	83,260	-	-	-	-
Term loan (AUD 63.0 M, maturing Jun 2028)	-	56,586	56,784	56,719	53,265	52,454	54,189	54,595	54,595	54,595
Sustainability-linked term loan (AUD 100.0 M, maturing Sept 2031)	-	-	-	-	-	-	86,014	86,659	86,659	86,659
A\$ term loan facilities	148,197	146,406	146,918	146,749	137,812	135,714	140,203	141,254	141,254	141,254
Senior MTN (MYR 330.0 M, maturing Sept 2024, 5.50%)	100,419	95,799	94,776	94,941	-	-	-	-	-	-
Senior MTN (MYR 500.0 M, maturing Sept 2029, 5.25%)	-	-	-	-	152,225	151,150	158,100	158,784	158,784	158,784
Malaysia MTN	100,419	95,799	94,776	94,941	152,225	151,150	158,100	158,784	158,784	158,784
Term loan (JPY 3.7 B, maturing Sept 2024)	37,407	18,732	-	-	-	-	-	-	-	-
Term loan (JPY 2.0 B, maturing Sept 2027)	-	-	18,676	16,870	17,319	17,688	12,320	12,247	12,247	12,247
JPY term loan facility	37,407	18,732	18,676	16,870	17,319	17,688	12,320	12,247	12,247	12,247
Series 4 Bonds (JPY 678.0 M, maturing Aug 2025)	6,855	4,571	4,557	4,116	4,226	4,316	-	-	-	-
Series 5 Bonds (JPY 500.0 M, maturing Aug 2031)	-	-	-	-	-	-	4,107	4,082	4,082	4,082
Japan bond	6,855	4,571	4,557	4,116	4,226	4,316	4,107	4,082	4,082	4,082
Total borrowings (estimate)	1,072,876	1,048,508	1,047,427	1,043,676	1,026,582	1,023,868	1,014,729	1,016,368	1,016,368	1,016,368
End-of-period exchange rates used (from Yahoo! Finance):										
SGD-to-AUD	1.097		1.111		1.182		1.162	1.154	1.154	1.154
SGD-to-MYR	3.283		3.479		3.287		3.151	3.149	3.149	3.149
SGD-to-JPY	98.272		106.799		115.918		121.601	122.478	122.478	122.478

Source: SGREIT, Yahoo! Finance (exchange rates), FPA

We assume that the annualised effective interest on interest cost (excluding MTNs) will fall in line with the projected fall in 3M SORA from 2H FY2026 to 2H FY2027, as shown in **Exhibit 66**.

Exhibit 66: Projected Annualised Effective Interest on Interest Cost (excl. MTNs) vs 3M SORA (2H FY2026 to 2H FY2027)



Source: SGREIT, MAS, FPA

We also assume that the amortisation of loan acquisition expenses and interest expenses on lease liabilities in each of 2H FY2026 to 2H FY2027 will be the respective averages from 1H FY2024 to 1H FY2026.

Thus, we project that finance expenses will be S\$19.4 million in 2H FY2026 (totalling S\$40.0 million in FY2026), S\$19.1 million in 1H FY2027, and S\$18.8 million in 2H FY2027 (totalling S\$37.9 million in FY2026), as shown in **Exhibit 67**.

Exhibit 67: Projected Finance Expenses (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Interest costs	18,668	19,599	20,952	20,809	21,030	19,634	19,525	18,587	18,382	18,016
Amortisation of loan acquisition expenses	580	630	645	612	777	615	1,078	745	745	745
Interest expenses on lease liabilities	13	11	12	14	12	27	20	17	17	17
Finance expenses	19,261	20,240	21,609	21,435	21,819	20,276	20,623	19,350	19,144	18,778
Interest costs	18,668	19,599	20,952	20,809	21,030	19,634	19,525	18,587	18,382	18,016
Total borrowings	1,073,580	1,048,508	1,047,305	1,043,676	1,026,713	1,023,868	1,014,580	1,016,368	1,016,368	1,016,368
Effective interest on interest costs (annualised)	3.5%	3.7%	4.0%	4.0%	4.1%	3.8%	3.8%	3.7%	3.6%	3.5%
Interest costs	18,668	19,599	20,952	20,809	21,030	19,634	19,525	18,587	18,382	18,016
Deduct interest costs from:										
Series 002 Notes (SGD 100.0 M, maturing Feb 2021, 3.50%)	-	-	-	-	-	-	-	-	-	-
Series 003 Notes (SGD 125.0 M, maturing May 2023, 3.40%)	(2,125)	-	-	-	-	-	-	-	-	-
Series 004 Notes (SGD 70.0 M, maturing Oct 2026, 3.14%)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	(1,099)	-	-
2020 Series 001 Notes (SGD 100.0 M, maturing Jun 2025, 3.15%)	(1,575)	(1,575)	(1,575)	(1,575)	(1,575)	-	-	-	-	-
2020 Series 003 Notes (SGD 125.0 M, maturing Sept 2028, 2.23%)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)	(1,394)
Senior MTN (MYR 330.0 M, maturing Sept 2024, 5.50%)	(2,762)	(2,634)	(2,606)	(2,611)	-	-	-	-	-	-
Senior MTN (MYR 500.0 M, maturing Sept 2029, 5.25%)	-	-	-	-	(3,996)	(3,968)	(4,150)	(4,168)	(4,168)	(4,168)
Interest costs (excluding those from MTN)	9,714	12,897	14,278	14,130	12,966	13,174	12,882	11,927	12,820	12,454
Total borrowings (excluding MTN; estimate)	552,458	657,709	657,651	653,735	579,357	677,718	661,629	662,584	732,584	732,584
Effective interest on interest costs (excl. MTN; annualised)	3.5%	3.9%	4.3%	4.3%	4.5%	3.9%	3.9%	3.6%	3.5%	3.4%
3-Month Singapore Overnight Rate Average ('3M SORA'; avg; est.)	2.1%	3.4%	3.7%	3.7%	3.4%	2.6%	1.5%	1.2%	1.0%	0.8%

Source: SGREIT, MAS, FPA

Change in fair value of derivative instruments, change in fair value of investment properties, foreign exchange gain/loss, and gain on divestment of investment properties:

We assume no change in fair value of derivative instruments or of investment properties, nor any foreign exchange gain/loss, from 2H FY2026 to 2H FY2027.

As mentioned on page 44, we assume no divestment from 2H FY2026 to 2H FY2027. Thus, there would be no gain or loss on divestment of investment properties in the same period.

Total return from operating activities and before tax:

Accordingly, we project that total return from operating activities and total return before tax will be S\$48.6 million in 2H FY2026, S\$50.2 million in 1H FY2027, and S\$51.1 million in 2H FY2027, as shown in **Exhibit 68**.

Exhibit 68: Projected Total Return from Operating Activities and Before Tax (2H FY2026 to 2H FY2027)

(in S\$ '000 unless otherwise stated)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Net Property Income ("NPI")	74,281	73,558	74,474	74,508	75,645	74,531	75,051	77,673	78,110	78,724
Interest income from fixed deposits and bank balances	590	1,117	926	920	961	879	1,196	524	468	356
Management fees	(7,499)	(7,317)	(7,190)	(7,099)	(7,187)	(7,028)	(7,323)	(7,206)	(7,221)	(7,237)
Trust expenses	(1,849)	(1,941)	(1,830)	(2,125)	(2,908)	(2,983)	(3,517)	(3,086)	(2,022)	(1,956)
Finance expenses	(19,261)	(20,240)	(21,609)	(21,435)	(21,819)	(20,276)	(20,623)	(19,350)	(19,144)	(18,778)
Total return from operating activities	46,262	45,177	44,771	44,769	44,692	45,123	44,784	48,555	50,191	51,109
Change in fair value of derivative instruments	6,712	(368)	(378)	(202)	213	144	(645)	-	-	-
Foreign exchange gain/(loss)	(85)	(1,206)	535	(139)	(383)	(146)	13	-	-	-
Change in fair value of investment properties	(183)	(65,328)	(216)	(16,309)	(132)	18,909	(235)	-	-	-
Gain on divestment of investment properties	-	4,812	-	-	3,631	5,413	4,868	-	-	-
Total return for the period before tax	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785	48,555	50,191	51,109

Source: SGREIT, FPA

Thus, total return from operating activities will be S\$93.3 million in FY2026 and S\$101.3 million in FY2027, while total return before tax will be S\$97.3 million in FY2026 and S\$101.3 million in FY2027, as shown in **Exhibit 69**.

Exhibit 69: Projected Total Return from Operating Activities and Before Tax (FY2026 & FY2027)

(in S\$ '000 unless otherwise stated)	Actual			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Net Property Income ("NPI")	147,839	148,982	150,176	152,724	156,834
Interest income from fixed deposits and bank balances	1,707	1,846	1,840	1,720	824
Management fees	(14,816)	(14,289)	(14,215)	(14,529)	(14,458)
Trust expenses	(3,790)	(3,955)	(5,891)	(6,603)	(3,977)
Finance expenses	(39,501)	(43,044)	(42,095)	(39,973)	(37,923)
Total return from operating activities	91,439	89,540	89,815	93,339	101,300
Change in fair value of derivative instruments	6,344	(580)	357	(645)	-
Foreign exchange gain/(loss)	(1,291)	396	(529)	13	-
Change in fair value of investment properties	(65,511)	(16,525)	18,777	(235)	-
Gain on divestment of investment properties	4,812	-	9,044	4,868	-
Total return for the period before tax	35,793	72,831	117,464	97,340	101,300

Source: SGREIT, FPA

Income tax:

We assume that the effective tax rate from 2H FY2026 to 2H FY2027 will be the average from 1H FY2024 to 1H FY2026. Thus, we project that income tax will be S\$3.1 million in 2H FY2026 (totalling S\$5.8 million in FY2026), S\$3.3 million in 1H FY2027, and S\$3.3 million in 2H FY2027 (totalling S\$6.6 million in FY2027), as shown in **Exhibit 70**.

Exhibit 70: Projected Income Tax (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Income tax	3,223	547	3,100	3,199	2,711	2,062	2,672	3,147	3,253	3,312
Total return for the period before tax	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785	48,555	50,191	51,109
Effective tax rate	6.1%	(3.2%)	6.9%	11.4%	5.6%	3.0%	5.5%	6.5%	6.5%	6.5%

Source: SGREIT, FPA

Total return after tax and attributable to Unitholders:

Accordingly, we project that total return after tax will be S\$45.4 million in 2H FY2026 (totalling S\$91.5 million in FY2026), S\$46.9 million in 1H FY2027, and S\$47.8 million in 2H FY2027 (totalling S\$94.7 million in FY2027), as shown in **Exhibit 71**.

We project that amount reserved for perpetual securities holders will be S\$1.6 million in 2H FY2026 & 2H FY2027 [$\text{S\$100.0 million perpetual securities} \times 3.25\% \text{ fixed rate} \times \frac{184 \text{ days (in each of 2H FY2026 \& 2H FY2027)}}{365 \text{ days (in each of FY2026 \& FY2027)}}$], and S\$1.6 million in 1H FY2027 [based on 181 days in 1H FY2027]. Thus, we project that total return attributable to Unitholders will be S\$43.8 million in 2H FY2026 (totalling S\$87.4 million in FY2026), S\$45.3 million in 1H FY2027, and S\$46.2 million in 2H FY2027 (totalling S\$91.5 million in FY2027), as also shown in **Exhibit 71**.

Exhibit 71: Projected Total Return After Tax and Attributable to Unitholders (2H FY2026 to 2H FY2027)

(in S\$ '000 unless otherwise stated)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Total return for the period before tax	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785	48,555	50,191	51,109
Income tax	(3,223)	(547)	(3,100)	(3,199)	(2,711)	(2,062)	(2,672)	(3,147)	(3,253)	(3,312)
Total return for the period after tax	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113	45,409	46,938	47,797
Total return attributable to:										
Unitholders	47,542	(19,369)	39,671	23,000	43,369	65,472	43,612	43,770	45,327	46,159
Amount reserved for perp. securities holders	1,941	1,909	1,941	1,920	1,941	1,909	2,501	1,638	1,612	1,638
Total return after tax	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113	45,409	46,938	47,797

Source: SGREIT, FPA

Our projections of annual return after tax and return attributable to Unitholders for FY2026 & FY2027 are shown in **Exhibit 72**.

Exhibit 72: Projected Total Return After Tax and Attributable to Unitholders (FY2026 & FY2027)

(in S\$ '000 unless otherwise stated)	Actual			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Total return for the period before tax	35,793	72,831	117,464	97,340	101,300
Income tax	(3,770)	(6,299)	(4,773)	(5,819)	(6,565)
Total return for the period after tax	32,023	66,532	112,691	91,522	94,736

Total return attributable to:

Unitholders	28,173	62,671	108,841	87,382	91,486
Amount reserved for perp. securities holders	3,850	3,861	3,850	4,139	3,250
Total return after tax	32,023	66,532	112,691	91,522	94,736

Source: SGREIT, FPA

Dividend Per Unit (“DPU”) and movement in Units:

Before we project EPU, we project distributions to account for movement in units used to compute EPU.

We assume that management fees paid/payable in units as a percentage of management fees from 2H FY2026 to 2H FY2027 will be the average from 1H FY2024 to 1H FY2026.

We also assume that finance costs as a percentage of finance expenses (excluding interest costs) from 2H FY2026 to 2H FY2027 will be the average from 1H FY2024 to 1H FY2026.

We assume that, for the following adjustments, the respective adjustments in each of 2H FY2026 to 2H FY2027 will be the respective averages from 1H FY2024 to 1H FY2026: sinking fund contribution, deferred tax, and other items (excluding reversal of gain).

We also assume that the following items from 2H FY2026 to 2H FY2027 will be nil: depreciation and foreign exchange gain/loss.

Thus, we project that income available for distribution will rise by S\$46.9 million in 2H FY2026, S\$48.5 million in 1H FY2027, and S\$49.3 million in 2H FY2027, as shown in **Exhibit 73**.

Exhibit 73: Projected Increase in Income Available for Distribution (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual								Projection	
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Management fees paid/payable in units	1,615	1,581	1,556	1,535	1,549	1,513	1,579	1,555	1,558	1,562
Divide by: Management fees (total)	7,499	7,317	7,190	7,099	7,187	7,028	7,323	7,206	7,221	7,237
% of Management fees paid in Units	21.5%	21.6%	21.6%	21.6%	21.6%	21.5%	21.6%	21.6%	21.6%	21.6%
Finance costs	362	363	386	380	474	406	717	470	470	470
Finance expenses (excl. interest costs)	593	641	657	626	789	642	1,098	762	762	762
Finance costs as a % of finance expenses (excl. interest costs)	61.0%	56.6%	58.8%	60.7%	60.1%	63.2%	65.3%	61.6%	61.6%	61.6%

(in S\$ '000)	Actual / Estimate								Projection	
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Total return attributable to Unitholders	47,542	(19,369)	39,671	23,000	43,369	65,472	43,612	43,770	45,327	46,159
Non-tax items and other adjustments:										
Management fees paid/payable in units	1,615	1,581	1,556	1,535	1,549	1,513	1,579	1,555	1,558	1,562
Finance costs	362	363	386	380	474	406	717	470	470	470
Sinking fund contribution	774	824	824	823	819	805	790	812	812	812
Depreciation	7	3	1	1	-	-	-	-	-	-
Change in fair value of derivative instruments	(6,931)	368	378	202	(213)	(144)	645	-	-	-
Change in fair value of investment properties	183	65,328	216	16,309	132	(18,909)	235	-	-	-
Deferred tax	78	(110)	74	(180)	-	(311)	-	(83)	(83)	(83)
Foreign exchange loss/(gain)	411	1,496	(355)	267	149	44	(38)	-	-	-
Reversal of gain on divestment (incl. in other items; estimate)	-	(4,812)	-	-	(3,631)	(5,413)	(4,868)	-	-	-
Other items (excluding reversal of gain)	(461)	(307)	(846)	464	655	1,054	556	377	377	377
Net tax and other adjustments	(3,962)	64,734	2,234	19,801	(66)	(20,955)	(384)	3,130	3,134	3,137
Increase in income available for distribution (given period; estimate)	43,580	45,365	41,905	42,801	43,303	44,517	43,228	46,901	48,460	49,296

Source: SGREIT, FPA

We assume too that distribution amount as a percentage of increase in income available for distribution from 2H FY2026 to 2H FY2027 will remain at or close to 96.2%, the average from 1H FY2024 to 1H FY2026.

Thus, we project that distribution amount will be S\$45.1 million in 2H FY2026, S\$46.7 million in 1H FY2027, and S\$47.4 million in 2H FY2027, as shown in **Exhibit 74**, such that DPU (cents) will be 1.94 in 2H FY2026 (totalling 3.74 in FY2026), 2.00 in 1H FY2027, and 2.02 in 2H FY2027 (totalling 4.02 in FY2027).

We discuss how we project the total units issued & to be issued from 2H FY2026 to 2H FY2027, as indicated in **Exhibit 74**, on the next page.

Exhibit 74: Projected Distribution Amount and Dividend Per Unit (2H FY2026 to 2H FY2027)

(in S\$ '000 unless otherwise stated)	Actual / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Distribution Per Unit ("DPU" in cents)	1.82	1.98	1.78	1.85	1.80	1.85	1.80	1.94	2.00	2.02
Multiply by: Total units issued & to be issued (end of period; in '000)	2,249,554	2,255,842	2,258,962	2,266,243	2,291,931	2,298,933	2,315,744	2,325,998	2,336,928	2,348,161
Distribution amount	40,942	44,666	40,210	41,925	41,255	42,530	41,683	45,124	46,739	47,433

Income available for distribution vs distribution amount:

Distribution amount	40,942	44,666	40,210	41,925	41,255	42,530	41,683	45,124	46,739	47,433
Increase in income available for distribution (given period; estimate)	43,580	45,365	41,905	42,801	43,303	44,517	43,228	46,901	48,460	49,296
Distrib. amount as % of increase in income avail. for distribution	93.9%	98.5%	96.0%	98.0%	95.3%	95.5%	96.4%	96.2%	96.4%	96.2%

Reconciliation with distribution statement:

Total return after tax, before distribution	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113	45,409	46,938	47,797
Less: Amount reserved for distribution to perpetual securities holders	(1,941)	(1,909)	(1,941)	(1,920)	(1,941)	(1,909)	(2,501)	(1,638)	(1,612)	(1,638)
Net tax and other adjustments	(3,962)	64,734	2,234	19,801	(66)	(20,955)	(384)	3,130	3,134	3,137
Increase in income available for distribution (given period; estimate)	43,580	45,365	41,905	42,801	43,303	44,517	43,228	46,901	48,460	49,296

Source: SGREIT, FPA

Accordingly, we project SGREIT's distribution statement from 2H FY2026 to 2H FY2027 to be as shown in **Exhibit 75**.

Exhibit 75: Projected Distribution Statement (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Income available for distribution at the beginning of period	94,723	93,046	97,471	94,711	97,301	98,679	101,942	102,641	107,859	111,195
Total return after tax, before distribution	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113	45,409	46,938	47,797
Less: Amount reserved for distribution to perpetual securities holders	(1,941)	(1,909)	(1,941)	(1,920)	(1,941)	(1,909)	(2,501)	(1,638)	(1,612)	(1,638)
Net tax and other adjustments	(3,962)	64,734	2,234	19,801	(66)	(20,955)	(384)	3,130	3,134	3,137
Income available for distribution	138,303	138,411	139,376	137,512	140,604	143,196	145,170	149,542	156,319	160,490
Distribution of 2.02 cents per Unit for 2H FY2022	(45,257)	-	-	-	-	-	-	-	-	-
Distribution of 1.82 cents per Unit for 1H FY2023	-	(40,940)	-	-	-	-	-	-	-	-
Distribution of 1.98 cents per Unit for 2H FY2023	-	-	(44,665)	-	-	-	-	-	-	-
Distribution of 1.78 cents per Unit for 1H FY2024	-	-	-	(40,211)	-	-	-	-	-	-
Distribution of 1.85 cents per Unit for 2H FY2024	-	-	-	-	(41,925)	-	-	-	-	-
Distribution of 1.80 cents per Unit for 1H FY2025	-	-	-	-	-	(41,254)	-	-	-	-
Distribution of 1.85 cents per Unit for 2H FY2025	-	-	-	-	-	-	(42,529)	-	-	-
Distribution of 1.80 cents per Unit for 1H FY2026	-	-	-	-	-	-	-	(41,683)	-	-
Distribution of 1.94 cents per Unit for 2H FY2026	-	-	-	-	-	-	-	-	(45,124)	-
Distribution of 2.00 cents per Unit for 1H FY2027	-	-	-	-	-	-	-	-	-	(46,739)
Income available for distribution at the end of the period	93,046	97,471	94,711	97,301	98,679	101,942	102,641	107,859	111,195	113,752

Source: SGREIT, FPA

We assume that SGREIT's unit price from 2H FY2026 to 2H FY2027 will remain at S\$0.590 as at 30 January 2026. We also assume that the distributions paid in Units as a percentage of total distribution paid from 2H FY2026 to 2H FY2027 will be 10.6%, the average from 1H FY2024 to 1H FY2026, and that the issue price for DRP would be S\$0.5782 (2% discount from S\$0.590)¹.

Accordingly, we project that total issued & issuable Units will rise from 2H FY2026 to 2H FY2027, as shown in **Exhibit 76**.

Exhibit 76: Projected Total Issued & Issuable Units (2H FY2026 to 2H FY2027)

(in '000 Units unless stated otherwise)	Actual / Estimate						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Units in issue (start of period)	2,239,028	2,248,069	2,254,288	2,257,478	2,264,644	2,290,351	2,297,427	2,314,358	2,324,680	2,335,608
Management fees paid in units (base fee)	3,016	2,896	3,190	3,158	3,049	3,085	2,766	2,665	2,639	2,644
Distribution reinvestment plan	6,025	3,323	-	4,008	22,658	3,991	14,165	7,657	8,289	8,586
Units in issue (end of period)	2,248,069	2,254,288	2,257,478	2,264,644	2,290,351	2,297,427	2,314,358	2,324,680	2,335,608	2,346,838
Management fees payable in units (base fee)	1,486	1,554	1,484	1,599	1,579	1,506	1,386	1,318	1,321	1,324
Total issued & issuable units (end of period)	2,249,554	2,255,842	2,258,962	2,266,243	2,291,931	2,298,933	2,315,744	2,325,998	2,336,928	2,348,161
(A) Unit price (in S\$ per Unit):										
1Q	0.5009		0.4699		0.5182		0.5792		0.5900	
2Q	0.5687		0.5077		0.5001		0.5935		0.5900	
3Q		0.5333		0.4717		0.4889		0.5900		0.5900
4Q		0.5144		0.4950		0.5343		0.5900		0.5900
(B) Management fees (in Units):										
1Q (paid in 1H)	1,622,128		1,657,108		1,498,709		1,345,008		1,320,702	
2Q (paid in 2H; estimated by SGREIT in 1H as issuable)	1,411,399		1,530,136		1,545,298		1,347,106		1,320,702	
3Q (paid in 2H)		1,485,246		1,628,378		1,540,015		1,317,879		1,323,524
4Q (paid in 1H; estimated by SGREIT in 2H as issuable)		1,532,369		1,550,200		1,421,219		1,317,879		1,323,524
Management fees (in Units)	3,033,527	3,017,615	3,187,244	3,178,578	3,044,007	2,961,234	2,692,114	2,635,759	2,641,403	2,647,048
(A × B) Management fees (in S\$ '000):										
1Q	813		779		777		779		779	
2Q	803		777		773		800		779	
3Q		792		768		753		778		781
4Q		788		767		759		778		781
Management fees paid in Units	1,615	1,580	1,556	1,535	1,549	1,512	1,579	1,555	1,558	1,562
Divide by: Management fees (total)	7,499	7,317	7,190	7,099	7,187	7,028	7,323	7,206	7,221	7,237
% of Management fees paid in Units	21.5%	21.6%	21.6%	21.6%	21.6%	21.5%	21.6%	21.6%	21.6%	21.6%
SGREIT's estimation vs actual management fees paid in Units for 2Q & 4Q:										
Estimation by SGREIT	1,485,587	1,553,816	1,483,955	1,599,310	1,579,406	1,506,064	1,385,629	1,317,879	1,320,702	1,323,524
Divide by: Management fees paid in Units (2Q/4Q; actual)	1,411,399	1,532,369	1,530,136	1,550,200	1,545,298	1,421,219	1,347,106	1,317,879	1,320,702	1,323,524
Estimation as a % of actual management fees paid in Units	105.3%	101.4%	97.0%	103.2%	102.2%	106.0%	102.9%	100.0%	100.0%	100.0%
Distribution Reinvestment Plan ("DRP"):										
Units issued for DRP (in Units)	6,025,357	3,322,933	-	4,007,764	22,658,373	3,990,030	14,165,010	7,656,958	8,289,118	8,585,640
Multiply by: Issue price for DRP (S\$ per Unit)	0.5802	0.5661	-	0.4950	0.4762	0.4921	0.5307	0.5782	0.5782	0.5782
Distributions issued as Units (in S\$ '000; estimate)	3,496	1,881	-	1,984	10,790	1,963	7,517	4,427	4,793	4,964
Distributions paid to Unitholders (in cash)	41,760	39,058	44,665	38,227	31,134	39,290	35,011	37,256	40,332	41,774
Distributions paid to Unitholders (in cash & Units; estimate)	45,256	40,939	44,665	40,211	41,924	41,253	42,528	41,683	45,124	46,739
% paid in Units	7.7%	4.6%	-	4.9%	25.7%	4.8%	17.7%	10.6%	10.6%	10.6%
% paid in cash	92.3%	95.4%	100.0%	95.1%	74.3%	95.2%	82.3%	89.4%	89.4%	89.4%

Source: SGREIT, FPA

¹ In its financial statements, SGREIT has been noting that the "issue price of each new unit for this DRP will be set at a discount of approximately 2% to the volume-weighted average traded price per unit for all trades on the SGX-ST for each of the market days during the period of 10 market days prior to and ending on the record date."

To check the sensibility of our DPU projections, we also project cash & cash equivalents (before returning to projecting EPU).

We assume for the following that the percentages from 2H FY2026 to 2H FY2027 will be the average of 1H FY2024 to 1H FY2026, as shown in **Exhibit 77**: income tax paid as a percentage of income tax, interest received as a percentage of interest income, and borrowing costs paid as a percentage of finance expenses.

Exhibit 77: Projected Income Tax Paid, Interest Received, and Borrowing Costs Paid (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual							Projection		
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Income tax paid	1,678	3,990	2,375	3,446	2,822	2,545	1,946	3,050	3,153	3,211
Income tax	3,223	547	3,100	3,199	2,711	2,062	2,672	3,147	3,253	3,312
Interest received as a % of interest income	52.1%	729.4%	76.6%	107.7%	104.1%	123.4%	72.8%	96.9%	96.9%	96.9%
Interest received on deposits	555	1,118	875	952	977	857	1,247	526	470	357
Interest income from fixed deposits and bank balances	590	1,117	926	920	961	879	1,196	524	468	356
Interest received as a % of interest income	94.1%	100.1%	94.5%	103.5%	101.7%	97.5%	104.3%	100.3%	100.3%	100.3%
Borrowing costs paid	18,378	19,743	20,977	20,513	21,514	21,678	19,577	19,087	18,885	18,523
Finance expenses	19,261	20,240	21,609	21,435	21,819	20,276	20,623	19,350	19,144	18,778
Borrowing costs paid as a % of finance expenses	95.4%	97.5%	97.1%	95.7%	98.6%	106.9%	94.9%	98.6%	98.6%	98.6%

Source: SGREIT, FPA

We also assume that changes in trade & other receivables and trade & other payables, as well as payment of lease liabilities, from 2H FY2026 to 2H FY2027, will be the respective averages from 1H FY2024 to 1H FY2026.

We assume that the following from 2H FY2026 to 2H FY2027 will be nil: depreciation, purchase of plant & equipment, net proceeds from & redemptions of perpetual securities, and effects of exchange rate differences on cash.

Thus, we project that cash & cash equivalents will rise to S\$93.0 million at end-2H FY2026, S\$94.8 million at end-1H FY2027, and S\$96.2 million at end-2H FY2027, as shown in **Exhibit 78**.

Exhibit 78: Projected Cash & Cash Equivalents (2H FY2026 to 2H FY2027)

(in S\$ '000)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Net cash from operating activities	60,002	63,540	69,805	66,794	62,093	63,533	63,063	67,019	68,406	69,016
Net cash from investing activities	(8,223)	10,508	(7,126)	(5,784)	16,755	15,418	17,530	(5,611)	(5,555)	(5,442)
Net cash used in financing activities	(62,265)	(75,713)	(68,301)	(62,381)	(69,291)	(63,140)	(76,441)	(58,190)	(61,056)	(62,145)
Net increase/(decrease) in cash and cash equivalents	(10,486)	(1,665)	(5,622)	(1,371)	9,557	15,811	4,152	3,218	1,795	1,429
Cash and cash equivalents (beginning of period)	85,663	72,995	68,302	62,716	60,574	69,209	84,458	89,776	92,994	94,789
Effects of exchange rate differences on cash	(2,182)	(3,028)	36	(771)	(922)	(562)	1,166	-	-	-
Cash and cash equivalents (end of period)	72,995	68,302	62,716	60,574	69,209	84,458	89,776	92,994	94,789	96,218
(A) Distributions paid to unitholders	(41,760)	(39,058)	(44,665)	(38,227)	(31,134)	(39,290)	(35,011)	(37,256)	(40,332)	(41,774)
(B) Net cash used in financing activities	(62,265)	(75,713)	(68,301)	(62,381)	(69,291)	(63,140)	(76,441)	(58,190)	(61,056)	(62,145)
A as a % of B	67.1%	51.6%	65.4%	61.3%	44.9%	62.2%	45.8%	64.0%	66.1%	67.2%

Cash flows statement:

Total return for the period before tax	52,706	(16,913)	44,712	28,119	48,021	69,443	48,785	48,555	50,191	51,109
Finance income	(590)	(1,117)	(926)	(920)	(961)	(879)	(1,196)	(524)	(468)	(356)
Depreciation	7	3	1	1	-	-	2	-	-	-
Management fees paid/payable in units	1,615	1,581	1,556	1,535	1,549	1,513	1,579	1,555	1,558	1,562
Finance expenses	19,261	20,240	21,609	21,435	21,819	20,276	20,623	19,350	19,144	18,778
Change in fair value of derivative instruments	(6,712)	368	378	202	(213)	(144)	645	-	-	-
Gain on divestment of investment properties	-	(4,812)	-	-	(3,631)	(5,413)	(4,868)	-	-	-
Foreign exchange (gain)/loss	85	1,206	(535)	139	383	146	(13)	-	-	-
Change in fair value of investment properties	183	65,328	216	16,309	132	(18,909)	235	-	-	-
Operating income before working capital changes	66,555	65,884	67,011	66,820	67,099	66,033	65,792	68,936	70,426	71,093
Trade and other receivables	(1,261)	(1,417)	(432)	(1,494)	(2,340)	534	(826)	(912)	(912)	(912)
Trade and other payables	(3,614)	3,063	5,601	4,914	156	(489)	43	2,045	2,045	2,045
Income tax paid	(1,678)	(3,990)	(2,375)	(3,446)	(2,822)	(2,545)	(1,946)	(3,050)	(3,153)	(3,211)
Net cash from operating activities	60,002	63,540	69,805	66,794	62,093	63,533	63,063	67,019	68,406	69,016
Net proceeds on divestment of investment properties	-	18,442	-	-	19,728	21,170	21,370	-	-	-
Capital expenditure on investment properties	(8,778)	(9,052)	(8,001)	(6,736)	(3,950)	(6,609)	(5,085)	(5,085)	(5,085)	(5,085)
Purchase of plant and equipment	-	-	-	-	-	-	(2)	-	-	-
Interest received on deposits	555	1,118	875	952	977	857	1,247	(526)	(470)	(357)
Net cash from investing activities	(8,223)	10,508	(7,126)	(5,784)	16,755	15,418	17,530	(5,611)	(5,555)	(5,442)
Borrowing costs paid	(18,378)	(19,743)	(20,977)	(20,513)	(21,514)	(21,678)	(19,577)	(19,087)	(18,885)	(18,523)
Proceeds from borrowings	16,000	216,587	35,500	24,000	226,275	156,000	289,539	-	70,000	-
Repayment of borrowings	(16,000)	(231,384)	(36,000)	(25,500)	(240,842)	(156,000)	(308,792)	-	(70,000)	-
Net proceeds from issuance of perpetual securities	-	-	-	-	-	-	99,586	-	-	-
Redemption of perpetual securities	-	-	-	-	-	-	(100,000)	-	-	-
Payment of lease liabilities	(196)	(196)	(228)	(211)	(145)	(253)	(255)	(218)	(218)	(218)
Distributions paid to unitholders	(41,760)	(39,058)	(44,665)	(38,227)	(31,134)	(39,290)	(35,011)	(37,256)	(40,332)	(41,774)
Distributions paid to perpetual securities holders	(1,931)	(1,919)	(1,931)	(1,930)	(1,931)	(1,919)	(1,931)	(1,628)	(1,622)	(1,628)
Net cash used in financing activities	(62,265)	(75,713)	(68,301)	(62,381)	(69,291)	(63,140)	(76,441)	(58,190)	(61,056)	(62,145)

Source: SGREIT, FPA

Earnings Per Unit ("EPU"):

Finally, we project SGREIT's EPU.

We assume that the weighted average number of units (basic & diluted) from 2H FY2026 to 2H FY2027 would be the average total issued units at the end of the current, and at the end of the previous, semi-annual periods (e.g., weighted average number of units in 1H FY2027 would be the average of total issued units at end-2H FY2026 and at end-1H FY2027).

Thus, we project that EPU (basic & diluted in cents) will be 1.89 in 2H FY2026 (totalling 3.78 in FY2026), 1.95 in 1H FY2027, and 1.97 in 2H FY2027 (totalling 3.92 in FY2027), as shown in **Exhibit 79**.

Exhibit 79: Projected Earnings Per Unit (2H FY2026 to 2H FY2027)

(in S\$ '000 unless otherwise stated)	Actual						Projection			
	1H FY2023	2H FY2023	1H FY2024	2H FY2024	1H FY2025	2H FY2025	1H FY2026	2H FY2026	1H FY2027	2H FY2027
Total return attributable to:										
Unitholders	47,542	(19,369)	39,671	23,000	43,369	65,472	43,612	43,770	45,327	46,159
Amount reserved for perp. securities holders	1,941	1,909	1,941	1,920	1,941	1,909	2,501	1,638	1,612	1,638
Total return after tax	49,483	(17,460)	41,612	24,920	45,310	67,381	46,113	45,409	46,938	47,797
Weighted average no. of units ('000; basic)	2,244,016	2,251,597	2,256,154	2,261,446	2,278,523	2,294,357	2,306,621	2,319,519	2,330,144	2,341,223
Weighted average no. of units ('000; diluted)	2,244,008	2,251,589	2,256,146	2,261,437	2,278,515	2,294,349	2,306,614	2,319,519	2,330,144	2,341,223
Earnings per Unit ("EPU") and Distribution Per Unit ("DPU") in cents:										
EPU (basic)	2.12	(0.86)	1.76	1.02	1.90	2.85	1.89	1.89	1.95	1.97
EPU (diluted)	2.12	(0.86)	1.76	1.02	1.90	2.85	1.89	1.89	1.95	1.97
DPU	1.82	1.98	1.78	1.85	1.80	1.85	1.80	1.94	2.00	2.02

Source: SGREIT, FPA

Our projections of annual EPU in FY2026 & FY2027 are shown in **Exhibit 80**.

Exhibit 80: Projected Earnings Per Unit (FY2026 & FY2027)

(in S\$ '000 unless otherwise stated)	Actual			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Total return attributable to:					
Unitholders	28,173	62,671	108,841	87,382	91,486
Amount reserved for perp. securities holders	3,850	3,861	3,850	4,139	3,250
Total return after tax	32,023	66,532	112,691	91,522	94,736
Weighted average no. of units ('000; basic)	2,247,771	2,258,782	2,286,371	2,313,064	2,335,720
Weighted average no. of units ('000; diluted)	2,247,767	2,258,777	2,286,367	2,313,060	2,335,720
Earnings per Unit ("EPU") and Distribution Per Unit ("DPU") in cents:					
EPU (basic)	1.25	2.77	4.76	3.78	3.92
EPU (diluted)	1.25	2.77	4.76	3.78	3.92
DPU	3.80	3.63	3.65	3.74	4.02

Source: SGREIT, FPA

Our projections of SGREIT's financial performance in F2026 & FY2027 are summarised in **Exhibit 81**.

Exhibit 81: Projected Financial Performance (FY2026 & FY2027)

(in S\$ '000 unless otherwise stated)	Actual			Projection	
	FY2023	FY2024	FY2025	FY2026	FY2027
Gross revenue	187,772	189,819	192,097	194,844	199,042
Property operating expenses	(39,933)	(40,837)	(41,921)	(42,120)	(42,208)
Net Property Income ("NPI")	147,839	148,982	150,176	152,724	156,834
Interest income from fixed deposits and bank balances	1,707	1,846	1,840	1,720	824
Management fees	(14,816)	(14,289)	(14,215)	(14,529)	(14,458)
Trust expenses	(3,790)	(3,955)	(5,891)	(6,603)	(3,977)
Finance expenses	(39,501)	(43,044)	(42,095)	(39,973)	(37,923)
Total return from operating activities	91,439	89,540	89,815	93,339	101,300
Change in fair value of derivative instruments	6,344	(580)	357	(645)	-
Foreign exchange gain/(loss)	(1,291)	396	(529)	13	-
Change in fair value of investment properties	(65,511)	(16,525)	18,777	(235)	-
Gain on divestment of investment properties	4,812	-	9,044	4,868	-
Total return for the period before tax	35,793	72,831	117,464	97,340	101,300
Income tax	(3,770)	(6,299)	(4,773)	(5,819)	(6,565)
Total return for the period after tax	32,023	66,532	112,691	91,522	94,736
Total return attributable to:					
Unitholders	28,173	62,671	108,841	87,382	91,486
Amount reserved for perp. securities holders	3,850	3,861	3,850	4,139	3,250
Total return after tax	32,023	66,532	112,691	91,522	94,736
Weighted average no. of units ('000; basic)	2,247,771	2,258,782	2,286,371	2,313,064	2,335,720
Weighted average no. of units ('000; diluted)	2,247,767	2,258,777	2,286,367	2,313,060	2,335,720
Earnings per Unit ("EPU") and Distribution Per Unit ("DPU") in cents:					
EPU (basic)	1.25	2.77	4.76	3.78	3.92
EPU (diluted)	1.25	2.77	4.76	3.78	3.92
DPU	3.80	3.63	3.65	3.74	4.02

Source: SGREIT, FPA

VALUATION ANALYSIS

(I) PEER COMPARISON ANALYSIS

We performed a peer comparison analysis to review how SGREIT is faring against industry peers in terms of current valuation metrics. Below, we list the selected peers to compare with SGREIT (along with a brief description of each peer) as follows:

i. CapitaLand Integrated Commercial Trust (“CICT”)

CLCT’s market capitalisation is S\$18.1 billion as at 5 February 2026. According to CLCT, “owns and invests in quality income-producing assets primarily used for commercial (including retail and/or office) purpose, located predominantly in Singapore.” CLCT also noted in August 2025 that its portfolio “comprises 21 properties in Singapore, two properties in Frankfurt, Germany, and three properties in Sydney, Australia with a total property value of S\$25.9 billion based on valuations of its proportionate interests in the portfolio as at 31 December 2024.”

ii. Mapletree Pan Asia Commercial Trust (“MPACT”)

MPACT’s market capitalisation is S\$7.7 billion as at 5 February 2026. MPACT invests in office and/or retail-related Asia assets. According to MPACT, its portfolio “comprises 15 commercial properties across five key gateway markets of Asia – four in Singapore, one in Hong Kong, two in China, seven in Japan and one in South Korea.” MPACT also noted in January 2026 that its properties “have a total lettable area of 10.4 million square feet independently valued at S\$15.9 billion.”

iii. Frasers Centrepoint Trust (“FCT”)

FCT’s market capitalisation is S\$4.5 billion as at 5 February 2026. According to FCT, its portfolio includes “Causeway Point, Century Square, Hougang Mall, NEX (effective 50.0% interest), Northpoint City, Tampines 1, Tiong Bahru Plaza, Waterway Point (50.0% interest) and White Sands.” FCT also noted in October 2025 that its Assets Under Management (“AUM”) is “approximately \$8.3 billion”.

iv. Suntec REIT

Suntec REIT’s market capitalisation is S\$4.4 billion as at 5 February 2026. According to Suntec REIT, its portfolio includes ten properties (three in Singapore, two in Sydney, two in Melbourne, one in Adelaide and two in the U.K.). Suntec REIT also noted in January 2026 that its AUM is S\$12.1 billion as at 31 December 2025.

v. Lendlease Global Commercial REIT (“LREIT”)

LREIT’s market capitalisation is S\$1.9 billion as at 5 February 2026. According to LREIT, its portfolio “comprises leasehold properties in Singapore namely Jem (an office and retail property) and 313@somerset (a prime retail property) as well as freehold interest in Sky Complex (three Grade A commercial buildings) in Milan.” LREIT noted in October 2025 that the “five properties have a total net lettable area of approximately 2.0 million square feet, with an appraised value of S\$3.76 billion.” LREIT also noted that its “Other investments include a stake in Parkway Parade (an office and retail property) and development of a multifunctional event space on a site adjacent to 313@somerset.”

The results of our peer comparison analysis are shown in **Exhibit 82**.

Exhibit 82: Peer Comparison Analysis

Company	Currency	Stock Symbol	Price (S\$) as at 05 Feb '26	Market Cap (S\$ million)	Diluted EPU (cents)	P/E	DPU (cents)	Dividend Yield (%)	NAV per Unit (S\$)	P/B
Starhill Global REIT ("SGREIT")	SGD	P40U	0.565	1,308.4	4.74	11.9 x	3.65	6.46%	0.72	0.78 x
Peer companies:										
CapitaLand Integrated Commercial Trust ("CICT")	SGD	C38U	2.380	18,114.9	13.53	17.6 x	11.07	4.65%	2.13	1.12 x
Mapletree Pan Asia Commercial Trust ("MPACT")	SGD	N2IU	1.460	7,705.9	12.96	11.3 x	8.02	5.49%	1.75	0.83 x
Frasers Centrepoint Trust ("FCT")	SGD	J69U	2.230	4,541.4	10.40	21.5 x	12.11	5.43%	2.23	1.00 x
Suntec REIT	SGD	T82U	1.480	4,374.2	5.40	27.4 x	7.04	4.75%	2.03	0.73 x
Lendlease Global Commercial REIT ("LREIT")	SGD	JYEU	0.630	1,865.4	2.17	29.0 x	3.60	5.71%	0.77	0.81 x
Peer average						21.3 x		5.21%		0.90 x

n.m. = not meaningful. Note: Market capitalisation based on [unit price × total issued units excluding treasury units (most recent source)]. Diluted EPU and DPU based on Trailing Twelve-Month ("TTM") of most recent financial statements. NAV per unit based on last disclosed figures. Peer averages exclude nil and negative values.

Source: SGX Stock Screener, respective companies, FPA

(a) P/E multiple

Based on **Exhibit 82**, SGREIT is currently trading at a P/E multiple of 11.9x which is lower than the peer average P/E of 21.3x. This suggests that SGREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$1.013 if SGREIT is to trade at the peer average P/E of 21.3x as follows:

$$\begin{aligned}
 \text{Estimated Target Price (Peer average P/E)} &= \text{Peer average P/E} \times \text{TTM EPU} \\
 &= 21.3 \times \text{S\$}0.0474 \\
 &= \text{S\$}1.013
 \end{aligned}$$

The estimated target price of S\$1.013 implies an upside potential of 79.2% from the current unit price of S\$0.565.

(b) P/B multiple

Based on **Exhibit 82**, SGREIT is currently trading at a P/B multiple of 0.78x which is lower than the peer average P/B of 0.90x. This suggests that SGREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.650 if SGREIT is to trade at the peer average P/B of 0.90x as follows:

$$\begin{aligned}
 \text{Estimated Target Price (Peer average P/B)} &= \text{Peer average P/B} \times \text{NAV per Unit} \\
 &= 0.90 \times \text{S\$}0.72 \\
 &= \text{S\$}0.650
 \end{aligned}$$

The estimated target price of S\$0.650 implies an upside potential of 15.1% from the current unit price of S\$0.565.

(c) Dividend yield

Based on **Exhibit 82**, SGREIT's current dividend yield is 6.46% which is higher than the peer average yield of 5.21%. This suggests that SGREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.701 if SGREIT is to trade at the peer average yield of 5.21% as follows:

$$\begin{aligned} \text{Estimated Target Price (Peer average yield)} &= \frac{\text{TTM DPU}}{\text{Peer average yield}} \\ &= \frac{\text{S\$0.0365}}{5.21\%} \\ &= \text{S\$0.701} \end{aligned}$$

The estimated target price of S\$0.701 implies an upside potential of 24.0% from the current unit price of S\$0.565.

(d) Overall

From our analysis, SGREIT seems to be undervalued in terms of its P/E multiple, P/B multiple, and dividend yield. By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive an overall target price of S\$0.788 as follows:

$$\begin{aligned} \text{Overall target price} &= \frac{1}{3} \times [\text{Estimated target price (P/E multiple)} + \text{Estimated target price (P/B multiple)} \\ &\quad + \text{Estimated target price (Dividend yield)}] \\ &= \frac{1}{3} \times [\text{S\$1.013} + \text{S\$0.650} + \text{S\$0.701}] \\ &= \text{S\$0.788} \end{aligned}$$

The overall target price of S\$0.788 implies an upside potential of 39.5% from the current unit price of S\$0.565.

(II) HISTORICAL VALUATION

We also conduct a valuation analysis based on historical valuation metrics over five FYs (2H FY2021 to 1H FY2026), as shown in **Exhibit 83**.

Exhibit 83: Historical Valuation Metrics (2H FY2021 to 1H FY2026)

Period	Results Release Date ("RRD")	Unit price (RRD + 7 days)	Diluted EPU (cents)	TTM EPU (cents)	P/E multiple	DPU (cents)	TTM DPU (cents)	Dividend yield	NAV per unit (S\$)	P/B multiple
1H FY2026	29 Jan '26	0.565	1.89	4.74	11.9 x	1.80	3.65	6.46%	0.72	0.78 x
2H FY2025	05 Aug '25	0.535	2.85	4.76	11.2 x	1.85	3.65	6.82%	0.71	0.75 x
1H FY2025	30 Jan '25	0.505	1.90	2.92	17.3 x	1.80	3.65	7.23%	0.71	0.71 x
2H FY2024	05 Aug '24	0.465	1.02	2.78	16.8 x	1.85	3.63	7.81%	0.71	0.65 x
1H FY2024	05 Feb '24	0.495	1.76	0.90	55.1 x	1.78	3.76	7.60%	0.72	0.69 x
2H FY2023	03 Aug '23	0.495	(0.86)	1.26	39.3 x	1.98	3.80	7.68%	0.73	0.68 x
1H FY2023	03 Feb '23	0.575	2.12	2.40	23.9 x	1.82	3.84	6.68%	0.77	0.75 x
2H FY2022	04 Aug '22	0.585	0.29	2.24	26.1 x	2.02	3.80	6.50%	0.78	0.75 x
1H FY2022	01 Feb '22	0.620	1.96	2.69	23.0 x	1.78	3.85	6.21%	0.80	0.77 x
2H FY2021	05 Aug '21	0.600	0.74	2.47	24.3 x	2.07	3.95	6.58%	0.81	0.74 x
Maximum					55.1 x			7.81%		0.78 x
Minimum					11.2 x			6.21%		0.65 x
Average					24.9 x			6.96%		0.73 x

n.a. = not available.

Source: SGREIT, Yahoo! Finance (unit prices), FPA

(a) P/E multiple

Based on **Exhibit 83**, SGREIT's historical average P/E is 24.9x which is higher than its current P/E of 11.9x. This suggests that SGREIT is undervalued at its current unit price. Based on the historical average P/E of 24.9x and TTM EPU of S\$0.0474, we estimate a target price of S\$1.181 as follows:

$$\begin{aligned}
 \text{Estimated Target Price (Historical P/E)} &= \text{Historical average P/E} \times \text{TTM EPU} \\
 &= 24.9 \times \text{S\$}0.0474 \\
 &= \text{S\$}1.181
 \end{aligned}$$

The estimated target price of S\$1.181 implies an upside potential of 109.0% from the current unit price of S\$0.565.

(b) P/B multiple

Based on **Exhibit 83**, SGREIT's historical average P/B is 0.73x which is lower than its current P/B of 0.78x. This suggests that SGREIT is overvalued at its current unit price. Based on the historical average P/B of 0.73x and NAV per unit of S\$0.72, we estimate a target price of S\$0.526 as follows:

$$\begin{aligned}\text{Estimated Target Price (Historical P/B)} &= \text{Historical average P/B} \times \text{NAV per Unit} \\ &= 0.73 \times \text{S\$0.72} \\ &= \text{S\$0.526}\end{aligned}$$

The estimated target price of S\$0.526 implies a downside potential of 6.9% from the current unit price of S\$0.565.

(c) Dividend yield

Based on **Exhibit 83**, SGREIT's historical average yield is 6.96% which is higher than its current yield of 6.46%. This suggests that SGREIT is overvalued at its current unit price. Based on the historical average yield of 6.96% and TTM DPU of S\$0.0365, we estimate a target price of S\$0.525 as follows:

$$\begin{aligned}\text{Estimated Target Price (Historical Yield)} &= \frac{\text{TTM DPU}}{\text{Historical average yield}} \\ &= \frac{\text{S\$0.0365}}{6.96\%} \\ &= \text{S\$0.525}\end{aligned}$$

The estimated target price of S\$0.525 implies a downside potential of 7.1% from the current unit price of S\$0.565.

(d) Overall

From our analysis, SGREIT seems to be undervalued in terms of its historical average P/E, but overvalued in terms of its historical average P/B, and historical average yield. By averaging our estimated target prices based on historical average P/E, historical average P/B, and historical average yield, we derive an overall target price of S\$0.744 as follows:

$$\begin{aligned}\text{Overall target price} &= \frac{1}{3} \times [\text{Estimated target price (Historical P/E)} + \text{Estimated target price (Historical P/B)} \\ &\quad + \text{Estimated target price (Historical yield)}] \\ &= \frac{1}{3} \times [\text{S\$1.181} + \text{S\$0.526} + \text{S\$0.525}] \\ &= \text{S\$0.744}\end{aligned}$$

The overall target price of S\$0.744 implies an upside potential of 31.7% from the current unit price of S\$0.565.

POTENTIAL CATALYSTS

(I) INCLUSION OF TURNOVER COMPONENT IN TOSHIN MASTER LEASE

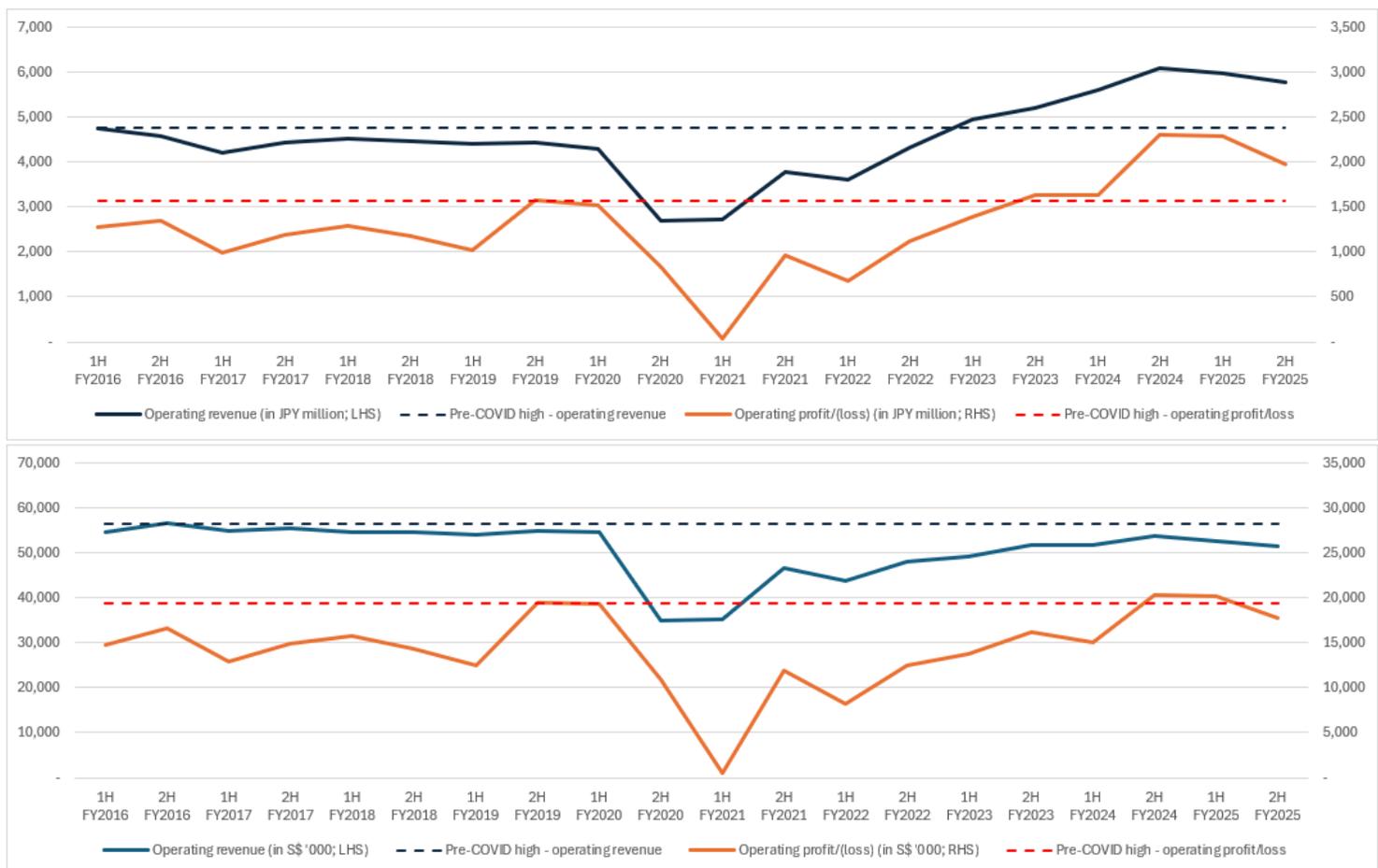
In November 2023, SGREIT noted that it renewed its then-current master lease which was “due to expire in June 2025.” SGREIT also noted, “In addition to the Annual Fixed Rent, an annual turnover rent is payable comprising a portion of Toshin’s annual operating income over and above agreed revenue and profit margin thresholds.” SGREIT noted that the previous Master Lease did not have a turnover rent component.

In October 2025, the CFO noted that the “profit-sharing arrangement” in the renewed Toshin master lease would “take effect” only from January 2026 (2H FY2026).

Takashimaya Group, the parent company of Toshin, disclosed in December 2025 the earnings of Toshin for the nine months ended 30 September 2025 (9M 2025). Toshin’s operating revenue fell by 2.3% to JPY 8.8 billion in 9M 2025 from JPY 9.0 billion in 9M 2024, while operating profit fell by 7.4% to JPY 3.3 billion in 9M 2025 from JPY 3.6 billion in 9M 2024.

Based on Takashimaya Group’s disclosures, we note that Toshin’s operating revenue and operating profit (both in JPY) have recovered from the respective pre-COVID highs since 1H and 2H FY2023 respectively, as shown in **Exhibit 84**. However, the recovery in both operating revenue and operating profit (in JPY) seems to be mainly due to a continued depreciation in JPY against SGD, as both have yet sustainably maintained levels higher than their respective pre-COVID highs in SGD.

Exhibit 84: Toshin’s Operating Revenue and Operating Profit/Loss (1H FY2016 to 2H FY2025 based on SGREIT’s FY)



Source: Takashimaya Group, Yahoo! Finance (exchange rates), FPA

Takashimaya Group forecasted that, in 2025, Toshin's operating revenue would be JPY 11.6 billion (S\$101.5 million based on the average SGD-to-JPY exchange rate of 114.477), while operating profit would be JPY 4.3 billion (S\$37.7 million), as shown in **Exhibit 85**.

We note that Takashimaya Group's forecasts of operating revenue have been, on average, 1.6% lower than the actual operating revenue from 2015 to 2024, while its implied forecasts of operating expenses [operating revenue – operating profit/loss] have been, on average, 0.4% lower than the actual operating expenses from 2015 to 2024.

Thus, based on the average forecast deviation from actual figures from 2015 to 2024, we estimate that Toshin's operating revenue may reach JPY 11.8 billion (S\$103.2 million) in 2025 while operating profit may reach JPY 4.5 billion (S\$39.1 million).

Should the turnover rent component be 2.5% of Toshin's operating profit, and Toshin maintain the same semi-annualised operating profit from 2H FY2026, annual revenue may thus rise by S\$1.0 million [S\$39.1 million × 2.5%] in FY2027.

Exhibit 85: Toshin's Operating Revenue and Operating Profit (2015 to 2024; projected/forecasted for 2025)

(in JPY million)	Projection (for 2025) / Actual			Forecast (for current year)			Forecast vs actual (10-year avg for 2025)	
	(A) Op. revenue	(B) Op. profit/(loss)	(B - A) Op. expenses	(C) Op. revenue	(D) Op. profit/(loss)	(D - C) Op. expenses	Op. revenue	Op. expenses
2025	11,812	4,473	(7,339)	11,624	4,317	(7,307)	(1.6%)	(0.4%)
2024	12,062	4,594	(7,468)	11,933	4,531	(7,402)	(1.1%)	(0.9%)
2023	10,814	3,259	(7,555)	10,464	3,080	(7,384)	(3.2%)	(2.3%)
2022	9,267	2,507	(6,760)	8,702	2,226	(6,476)	(6.1%)	(4.2%)
2021	7,376	1,646	(5,730)	7,357	1,666	(5,691)	(0.3%)	(0.7%)
2020	5,437	880	(4,557)	5,056	466	(4,590)	(7.0%)	0.7%
2019	8,737	3,097	(5,640)	8,648	3,052	(5,596)	(1.0%)	(0.8%)
2018	8,889	2,194	(6,695)	9,044	2,340	(6,704)	1.7%	0.1%
2017	8,952	2,484	(6,468)	8,907	2,327	(6,580)	(0.5%)	1.7%
2016	8,785	2,340	(6,445)	8,742	2,335	(6,407)	(0.5%)	(0.6%)
2015	9,490	2,476	(7,014)	9,678	2,492	(7,186)	2.0%	2.5%

(in S\$ '000)	Projection (for 2025) / Actual			Forecast (for current year)			Forecast vs actual (10-year avg for 2025)	
	(A) Op. revenue	(B) Op. profit/(loss)	(B - A) Op. expenses	(C) Op. revenue	(D) Op. profit/(loss)	(D - C) Op. expenses	Op. revenue	Op. expenses
2025	103,186	39,078	(64,109)	101,540	37,711	(63,829)	(1.6%)	(0.4%)
2024	106,459	40,547	(65,913)	105,321	39,991	(65,330)	(1.1%)	(0.9%)
2023	103,449	31,176	(72,273)	100,101	29,464	(70,637)	(3.2%)	(2.3%)
2022	97,329	26,330	(70,998)	91,395	23,379	(68,016)	(6.1%)	(4.2%)
2021	90,285	20,148	(70,137)	90,052	20,392	(69,660)	(0.3%)	(0.7%)
2020	70,229	11,367	(58,862)	65,308	6,019	(59,288)	(7.0%)	0.7%
2019	109,347	38,760	(70,587)	108,233	38,197	(70,036)	(1.0%)	(0.8%)
2018	108,616	26,809	(81,807)	110,510	28,593	(81,917)	1.7%	0.1%
2017	110,205	30,580	(79,626)	109,651	28,647	(81,004)	(0.5%)	1.7%
2016	111,556	29,714	(81,841)	111,010	29,651	(81,359)	(0.5%)	(0.6%)
2015	107,710	28,102	(79,608)	109,843	28,284	(81,560)	2.0%	2.5%

Note: We assume that Toshin's financial year ends on 31 December each year as Takashimaya Group noted in January 2026, "For Takashimaya Singapore Ltd., Shanghai Takashimaya Co., Ltd., Takashimaya Vietnam Ltd.," and Toshin, "the nine months of each fiscal year is the period from January 1 to September 30."

Source: Takashimaya Group, Yahoo! Finance (exchange rates), FPA

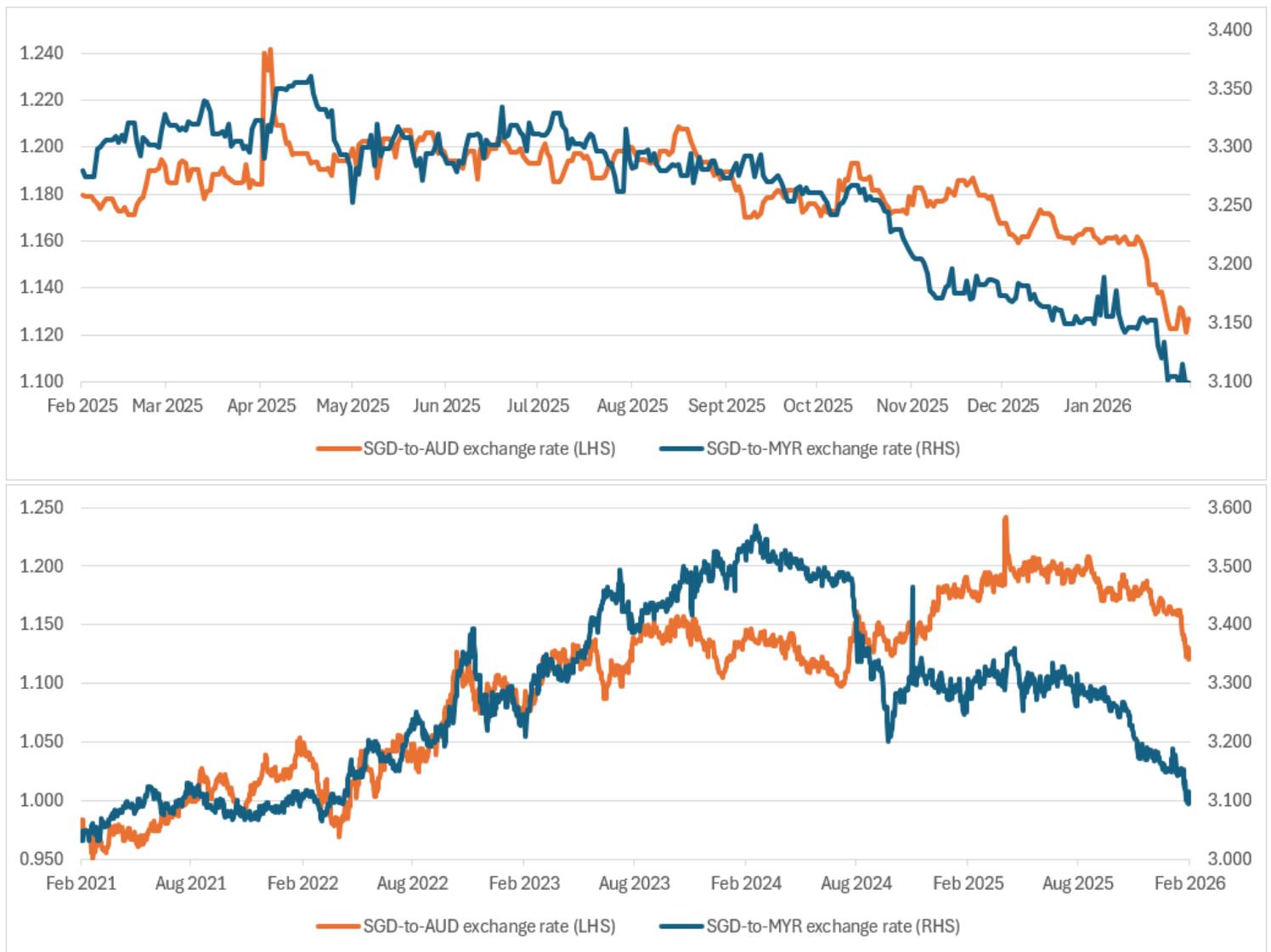
(II) APPRECIATION OF AUD AND MYR AGAINST SGD

Based on Yahoo! Finance data, over the past five years, AUD has depreciated against SGD by 12.7% to an SGD-to-AUD exchange rate of 1.127 on 5 February 2026 from 0.984 on 6 February 2021, while MYR has depreciated against SGD by 2.1% to an SGD-to-MYR exchange rate of 3.099 on 5 February 2026 from 3.033 on 6 February 2021, as shown in **Exhibit 86** (top).

However, over the last twelve months, both AUD and MYR have appreciated against SGD by 5.8% and 4.7% respectively, from an SGD-to-AUD exchange rate of 1.180 and an SGD-to-MYR exchange rate of 3.280 as at 6 February 2025, as shown in **Exhibit 86** (bottom).

Should AUD and MYR continue to appreciate against SGD, the valuation of & NPI from SGREIT’s properties in Australia and Malaysia would rise even if the valuation & NPI in the respective base currencies remain unchanged.

Exhibit 86: SGD-to-AUD and SGD-to-MYR Exchange Rates (past five years and last twelve months)



Source: Yahoo! Finance (exchange rates), FPA

(III) BETTER-THAN-EXPECTED SINGAPORE ECONOMIC GROWTH

MAS published in January 2026 that “The sustainability of the global AI boom will be a key determinant of overall GDP growth in 2026, alongside steady expansions in the other sectors”. MAS added, “The balance of risks points to stronger growth in the near term should AI capex momentum prove more robust than expected”.

MAS noted, “Global growth could turn out firmer than anticipated if the AI-driven investment cycle in the US remains unrelenting, with robust AI hyperscaler-related capex providing a stronger boost to real private non-residential fixed investment.” MAS also noted that “further equity market gains driven by heightened AI optimism would increase household wealth and risk appetite, lifting consumption and crowding in non-AI investment through lower cost of capital, thereby supporting a stronger pickup in aggregate demand.”

MAS mentioned too that “Non-technology-related segments are expected to contribute materially to GDP growth in 2026”.

Should Singapore’s economic growth in 2026 turn out to be better-than-expected, both retail & office leasing demand may rise above the current expectations of real estate firms. Accordingly, local retail & office rental growth may be higher-than-expected such that SGREIT’s Singapore revenue from 2H FY2026 may rise above our projection.

(IV) HIGHER-THAN-EXPECTED INCREASE IN TOURIST ARRIVALS AND TOURISM RECEIPTS

The Singapore Tourism Board (“STB”) noted in February 2026 that “International visitor arrivals to Singapore in 2025 reached 16.9 million, representing a 2.3% growth compared to 2024, with Mainland China (3.1 million), Indonesia (2.4 million), Malaysia (1.3 million), Australia (1.3 million) and India (1.2 million) forming the top five markets.”

STB also noted that “Singapore’s tourism sector showed steady growth in 2025, with tourism receipts (TR) reaching S\$23.9 billion in the first three quarters, a 6.5% increase from 2024, and the highest TR recorded for this period.”

For 2026, STB noted that it “expects 2026 international visitor arrivals to reach between 17 to 18 million, bringing in approximately S\$31.0 to 32.5 billion in tourism receipts. The 2026 projections take a measured approach given global economic uncertainty and political instability affecting travel patterns globally.”

Should the increase in international visitor arrivals and tourism receipts in 2026 be higher-than-expected, retail spending at WA (Retail) and NAC (Retail) may rise higher than as expected by real estate firms. Accordingly, retail leasing demand may rise above current expectations, such that SGREIT’s Singapore revenue in FY2027 may rise above our projection.

INVESTMENT RECOMMENDATION

SGREIT is trading at a P/E multiple of 11.9x which is lower than the peer average P/E of 21.3x. This suggests that SGREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$1.013 if SGREIT trades at the peer average P/E of 21.3x.

SGREIT is trading at a P/B multiple of 0.78x which represents a discount of approximately 22% to NAV. While SGREIT’s peers may also be trading at a discount to NAV, the peer average P/B of 0.90x suggests that SGREIT is trading at a steeper discount. Adopting a relative valuation approach, we estimate a target price of S\$0.650 if SGREIT trades at the peer average P/B of 0.90x.

SGREIT’s current dividend yield of 6.46% is more attractive than the peer average yield of 5.21%, which suggests that SGREIT is undervalued at its current unit price. Adopting a relative valuation approach, we estimate a target price of S\$0.701 if SGREIT trades at the peer average yield of 5.21%.

By averaging our estimated target prices based on P/E multiple, P/B multiple, and dividend yield, we derive an overall target price of S\$0.788 as follows:

$$\begin{aligned}
 \text{Overall target price} &= \frac{1}{3} \times [\text{Estimated target price (P/E multiple)} + \text{Estimated target price (P/B multiple)} \\
 &\quad + \text{Estimated target price (Dividend yield)}] \\
 &= \frac{1}{3} \times [S\$1.013 + S\$0.650 + S\$0.701] \\
 &= S\$0.788
 \end{aligned}$$

The overall target price of S\$0.788 implies an upside potential of 39.5% from the current unit price of S\$0.565.

We have considered that: (1) investors may be willing to accept a lower yield of 5.10% (based on the overall target price of S\$0.788 and projected DPU of 4.02 cents for FY2027) given that interest rates thus bond yields are likely to fall (as may be seen from February 2024 in **Exhibit 87**); and (2) SGREIT’s unit price may return to its pre-COVID range (S\$0.640–0.800 in the three years ended 30 January 2020, on which the WHO declared COVID-19 a PHEIC; as also shown in **Exhibit 87**). Accordingly, the upside potential may warrant a buy recommendation.

We also recognise that our target price is subject to risks which we discuss in the next section.

Exhibit 87: Unit Price and Dividend Yield vs 3-Month Compounded SORA (past 10 years)



Source: SGREIT, MAS, Yahoo! Finance (unit prices), FPA

RISKS TO TARGET PRICE

(I) UPCOMING COMMENCEMENT OF JOHOR BAHRU-SINGAPORE RAPID TRANSIT SYSTEM (“RTS”) LINK

In December 2025, RTS Operations Pte Ltd (“RTSO”), the company that will be operating the Johor Bahru-Singapore RTS Link, posted on Facebook that it “successfully completed its first train dynamic run on the RTS Link mainline, marking a major milestone for the project.” RTSO noted that “The test train departed from Wadi Hana Depot, passed Bukit Chagar Station, travelled along the viaduct sections, and reached the international border before returning safely to the depot.”

Citing Malaysia Rapid Transit Corporation’s chief executive, The Straits Times (“ST”) noted in February 2026, “the RTS Link is projected to carry 40,000 passengers a day at the start of the operations, with ridership expected to grow to about 140,000 passengers daily, potentially accounting for 30 per cent to 40 per cent of Causeway movements once the service matures.”

The Ministry of Transport (“MOT”) noted in June 2025 that the RTS Link “will facilitate the commute between Singapore and Johor Bahru, with a train journey time of about five minutes between the two stations.” MOT added that the RTS Link was “targeted to commence passenger service by December 2026.”

Upon the commencement of RTS Link, tourists and Singaporeans may choose to travel to and spend more in Johor Bahru instead of shopping in Singapore. For instance, FCT noted in January 2026¹ that “According to CBRE’s Retail Property Market Overview, the estimated retail sales leakage is expected to rise from its current level of 3% - 4% to approximately 5% by 2032.”

Accordingly, Orchard prime retail rents may fall from 2H FY2027 (which begins in January 2027) such that SGREIT’s revenue may fall. SGREIT’s turnover revenue from Toshin may likewise fall from 2H FY2027.

(II) DEPLETION OF CASH & CASH EQUIVALENTS FROM POTENTIAL REFINANCING DELAY

We note that SGREIT has cash & cash equivalents of S\$89.8 million as at end-1H FY2026, and that its S\$70.0 million Series 004 Notes will mature in October 2026 (mid-1H FY2027).

While we assume that SGREIT will redeem its Series 004 Notes by drawing new term loan(s) before October 2026, and we have yet been aware of any potential refinancing issue that SGREIT may face, we note that cash & cash equivalents may fall by S\$70.0 million to S\$14.8 million at end-1H FY2027 from our projection of S\$94.8 million at end-1H FY2027 should SGREIT face any delay in drawing new borrowing(s) to redeem its Series 004 Notes.

Such a delay may arise should banks grow cautious amid rising geopolitical tensions, such that they become reluctant to issue new loans.

However, we note that SGREIT may be unlikely to face refinancing issue given that: (1) its sponsor, YTL Corporation Berhad, has a market capitalisation of RM 29.0 billion (around S\$9.2 billion) as at 31 December 2025; (2) rating agency RAM Ratings noted in January 2026 that it upgraded YTL Corporation Berhad’s ratings to AAA; and (3) SGREIT may be able to tap on capital markets given that it issued in October 2025 S\$100.0 million perpetual securities with fixed rate of 3.25% and has previously issued minimally S\$520.0 million worth of Singapore MTNs (S\$395.0 million Singapore MTNs as at end-1H FY2021 + S\$125.0 million Singapore MTNs issued in 1H FY2022, as shown in **Exhibit 29** on page 31).

Nonetheless, SGREIT’s ability to pay dividends may be jeopardised should SGREIT fail to draw sufficient new borrowing(s) by October 2026.

¹ The Business Times reported in January 2026, “FCT weighs Johor Bahru retail threat with RTS Link, bets on Northern Singapore”.

(III) RISING GLOBAL INSTABILITY

On 3 January 2026, U.S. President Trump posted on Truth Social, “The United States of America has successfully carried out a large scale strike against Venezuela and its leader, President Nicolas Maduro, who has been, along with his wife, captured and flown out of the Country.” In his next few Truth Social posts, Trump shared a video of explosions in Venezuela as well as a picture of captured (then) Venezuelan President Nicolas Maduro with the caption, “Nicolas Maduro on board the USS Iwo Jima.”

Singaporean Minister for Foreign Affairs Dr Vivian Balakrishnan noted in February 2026 that “Singapore expressed grave concern about the US’ military intervention in Venezuela on 3 January 2026”. Dr Balakrishnan added that Singapore “has consistently opposed actions contrary to international law by any parties, including foreign military intervention in any country”, as “a world order based on “might is right” is more unstable and dangerous”.

Separately, on 24 January 2026, the Chinese Ministry of National Defense announced that “senior military officials Zhang Youxia and Liu Zhenli have been investigated for suspected serious discipline and law violations.”

The Economist reported shortly after that, “At least in the short term,” the purge “could reduce the likelihood of an attack” on Taiwan. However, The Economist also cited the Pentagon as noting that the Chinese army could “emerge as a “more proficient fighting force” if efforts to tackle the roots of corruption were successful.” A few days later, The Economist reported too that “Xi Jinping’s purge should worry the world”, as Xi may appoint “yes-men” to lead the Chinese army. The Economist insinuated that these “yes-men” may refrain from raising to Xi the “enormous risks” that China could face should it invade Taiwan. While The Economist qualified that, “To be sure, Mr Xi himself must be aware of the potential costs”, it still follows that the appointment of “yes-men” may reduce the resistance Xi could otherwise face as he pursues his plans for China to take over Taiwan.

The U.S.’ capture of then-Venezuelan President Maduro and Chinese President Xi’s purge of a top military official may signal rising instability in the world. Such instability may dampen global economic growth, thus tourism and consumption, such that retail leasing demand may weaken. Accordingly, rising global instability may weaken revenue growth prospects of SGX-listed firms, including those of SGREIT.

DISCLOSURES/DISCLAIMERS

This report is prepared for general circulation. It does not have regard to the specific investment objectives, financial situation and the particular needs of any recipient hereof. Advice should be sought from a financial adviser regarding the suitability of the investment product, taking into account the specific investment objectives, financial situation or particular needs of any person in receipt of the recommendation, before the person makes a commitment to purchase the investment product.

This report is confidential. This report may not be published, circulated, reproduced or distributed in whole or in part by any recipient of this report to any other person without the prior written consent of FPA Financial Corporation Pte Ltd (“FPA”). This report is not directed to or intended for distribution to or use by any person or any entity who is a citizen or resident of or located in any locality, state, country or any other jurisdiction as FPA may determine in its absolute discretion, where the distribution, publication, availability or use of this report would be contrary to applicable law or would subject FPA and its connected persons (as defined in the Financial Advisers Act, Chapter 110 of Singapore) to any registration, licensing or other requirements within such jurisdiction.

The information or views in the report (“Information”) have been obtained or derived from sources believed by FPA to be reliable. However, FPA makes no representation as to the accuracy or completeness of such sources or the Information and FPA accepts no liability whatsoever for any loss or damage arising from the use of or reliance on the Information. FPA and its connected persons may have issued other reports expressing views different from the Information and all views expressed in all reports of FPA and its connected persons are subject to change without notice. FPA reserves the right to act upon or use the Information at any time, including before its publication herein.