



ParkwayLife REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 12 July 2007)

PARKWAY LIFE REAL ESTATE INVESTMENT TRUST OBTAINS BBB+ INVESTMENT GRADE RATING BY FITCH RATINGS

Parkway Trust Management Limited (“PTM”), as Manager of Parkway Life Real Estate Investment Trust (“PLife REIT”), is pleased to announce that PLife REIT has received an investment grade rating of “BBB+” (BBB plus) by Fitch Ratings on 19 February 2008.

The revised Property Funds Guidelines in Appendix 2 of the Code on Collective Investment Schemes issued by the Monetary Authority of Singapore in October 2005 allow a real estate investment trust to increase its aggregate leverage limit to a maximum of 60% of the value of its deposited property, provided it obtains and discloses to the public a credit rating from a major rating agency, including Fitch Ratings. Hence, following the assignment of the credit rating by Fitch Ratings and this public announcement of such credit rating, PLife REIT can now increase its aggregate leverage limit to 60% of the value of its deposited property. In the absence of a credit rating, the maximum gearing permitted is 35%.

Ms Justine Wingrove, Chief Executive Officer of the Manager said, “PLife REIT’s corporate rating of BBB+ affirms the quality and depth of its strategically located asset portfolio and favourable lease structure.” As at 31 December 2007, PLife REIT has a low gearing of 4.0%. With the credit rating, PLife REIT has increased debt capability.

“The positive credit rating together with the current low gearing increased the overall efficiency of PLife REIT’s debt funding. This will provide PLife REIT with greater financial flexibility in executing its growth and acquisition strategies in line with its investment policy,” added Ms Justine Wingrove.

By Order of the Board
Parkway Trust Management Limited
(Company registration no. 200706697Z)
As Manager of Parkway Life Real Estate Investment Trust

Ho Li Li
Company Secretary
19 February 2008

Citigroup Global Markets Singapore Pte. Ltd. and UBS AG, acting through its business group, UBS Investment Bank were the joint global co-ordinators, joint bookrunners and joint lead underwriters to the initial public offering of Parkway Life REIT.

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of deposits in, or guaranteed by the Sponsor, the Manager, HSBC Institutional Trust Services (Singapore) Limited as trustee of Parkway Life REIT, the Joint Lead Underwriters, DBS Bank Ltd, or any of their affiliates. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on SGX-ST does not guarantee a liquid market for the Units. The past performance of Parkway Life REIT or the Manager is not necessarily indicative of the future performance of Parkway Life REIT or the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

This announcement may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition, shifts in expected levels of property rental income, changes in operating expenses, property expenses, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.

You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.