

# A QUALITY AND RESILIENT COMMERCIAL REIT

## GLOBAL SPONSOR, STRONG PIPELINE

**5.8%**  
FY2020  
Distribution  
Yield<sup>1</sup>

**6.0%**  
PY2021  
Distribution  
Yield<sup>1</sup>

### About Lendlease Global Commercial REIT

- Lendlease Global Commercial REIT (“**Lendlease Global REIT**”) is a Singapore real estate investment trust (“**REIT**”) established with the principal investment strategy of investing, directly or indirectly, in a diversified portfolio of stabilised income-producing real estate assets<sup>2</sup> located globally, which are used primarily for retail and/or office purposes, as well as real estate assets in connection with the foregoing. The Manager is Lendlease Global Commercial Trust Management Pte. Ltd., an indirect wholly-owned subsidiary of Lendlease Corporation Limited (the “**Sponsor**”).

### Global Sponsor, Strong Pipeline

- The Sponsor is part of the Lendlease Group, a leading international property and infrastructure group with operations in Australia, Asia, Europe and the Americas and is listed on the Australian Securities Exchange.
- ~A\$100 billion in development pipeline<sup>3</sup> that includes projects across Australia, Singapore, Malaysia and Italy
- A\$35.2 billion of funds under management<sup>4</sup>

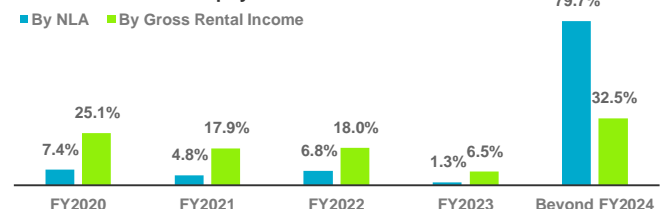
### Highlights

- Strong Sponsor with a global presence and clear portfolio selection strategy with exposure to commercial markets in Gateway Cities globally**
- Portfolio of commercial assets with excellent operating metrics**
- Tax transparency and exemptions on income from the IPO Portfolio**

### Balanced Lease Expiry

- 12.2% of the existing leases of the IPO Portfolio by leased net lettable area as at 30 June 2019 will expire in FY2020 and FY2021
- 43.0% of the existing leases of the IPO Portfolio by Gross Rental Income for the month of June 2019 will expire in FY2020 and FY2021

### IPO Portfolio Lease Expiry Profile

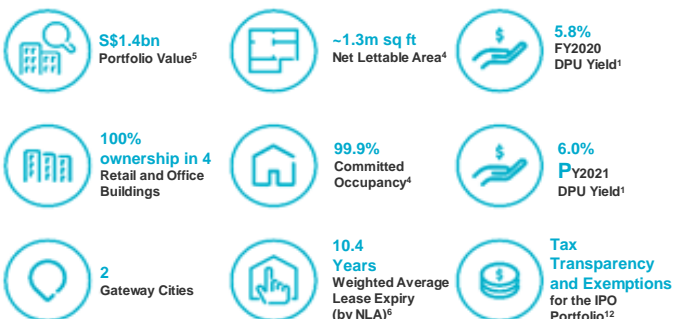


### Distribution Yield<sup>1</sup>

- To distribute 100.0% of Lendlease Global REIT’s adjusted net cash flow from operations for the period from the Listing Date to the end of Projection Year 2021 (distributions to be declared in Singapore dollars)

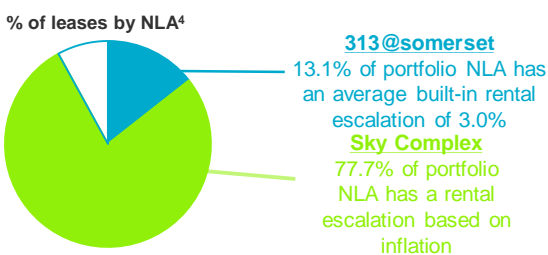


### Lendlease Global Commercial REIT – At A Glance



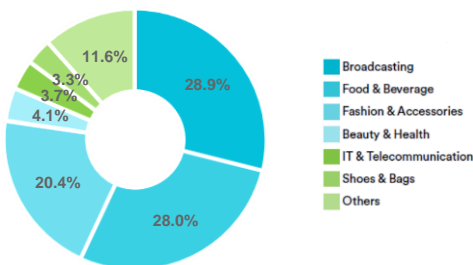
### Built-in IPO Portfolio Rental Escalation In FY2020

An aggregate of **90.8%** of the IPO Portfolio’s leases by NLA has an escalation component built-in for FY2020



### High Quality And Well-Diversified Tenant Base

**150** Tenants across **14** trade sectors



<sup>1</sup> Forecast Year 2020 (“FY2020”) refers to the period commencing on 1 July 2019 and ending on 30 June 2020 (both dates inclusive) while Projection Year 2021 (“PY2021”) refers to the period from 1 July 2020 to 30 June 2021. The Distribution Yield for FY2020 and PY2021 is based on the Offering Price of S\$0.88, together with the accompanying assumptions found in the Prospectus and (for FY2020) annualised by extrapolating from 1 October 2019 to 30 June 2020 for a full 12 months of operating results, since it is assumed that prior to 1 October 2019, Lendlease Global REIT is inactive. Such yields will vary accordingly for investors who purchase the Units in the secondary market at a market price different from the Offering Price.

<sup>2</sup> “A stabilised income-producing real estate asset” means a real estate asset which meets the following criteria as at the date of the proposed offer: (i) achieved a minimum occupancy of at least 80%; (ii) achieved an average rental rate comparable to the market rental rate for similar assets as determined by the valuer commissioned for the latest valuation of the relevant asset; (iii) (if the asset is being acquired from the Lendlease Group) Lendlease Global REIT being satisfied that there are no material asset enhancement initiatives required within two years of the acquisition of such asset; and (iv) is suitable for acquisition by Lendlease Global REIT taking into account market conditions at the time of the proposed offer.

<sup>3</sup> As at the Latest Practicable Date, 6 September 2019. According to the Lendlease Group Full Year Results Presentation for FY2019, the commercial component is approximately A\$29 billion comprising 322,000 sq m of commercial space in delivery across seven major buildings (~A\$5 billion) and approximately 2,100,000 sq m of commercial space not yet in delivery (~A\$24 billion).

<sup>4</sup> As at 30 June 2019.

<sup>5</sup> As at 31 July 2019 based on the aggregate of the higher of the two independent valuations for each Property conducted by the Independent Valuers in respect of each Property (“Appraised Value”) and taking into account the effects of the Singapore Property Tenant Incentive Reimbursement.

<sup>6</sup> As at 30 June 2019 and assuming that Sky Italia does not exercise its break option in 2026.

<sup>7</sup> From 21 November 2006 until 20 November 2105.

<sup>8</sup> Comprises offices and television studios.

<sup>9</sup> Based on the €:S\$ exchange rate of €1:SGD1.525.

<sup>10</sup> FY2020 refers to the period commencing on 1 July 2019 and ending on 30 June 2020 (both dates inclusive) while PY2021 refers to the period from 1 July 2020 to 30 June 2021.

<sup>11</sup> Based on the assumption that (i) the Listing Date is 1 October 2019, (ii) that prior to the Listing Date, Lendlease Global REIT Group is inactive, and (iii) the actual financial results of Lendlease Global REIT Group will only reflect the operations of the Properties commencing after the date of acquisition of these Properties by Lendlease Global REIT, which will occur on the Listing.

<sup>12</sup> Lendlease Global REIT enjoys, among others, (i) tax transparent treatment on rental income derived from the letting of 313@somerset and (ii) distributions derived by Lendlease Global Commercial (IT) Pte. Ltd. (“IT SingCo”) from Lendlease Global Commercial Italy Fund (the “Italy AIF”) which qualifies for withholding tax exemption in Italy and IT SingCo will also be exempt from Singapore income tax on foreign distribution income derived from Lendlease Global Commercial Italy Fund



### 313@somerset, Singapore

No. of Buildings	1
Type	Prime Retail
Title	99-year Leasehold <sup>7</sup>
Ownership	100%
NLA (sq ft)	288,277 <sup>4</sup>
Appraised Value	S\$1,005 million <sup>5</sup>
% of IPO Portfolio (By Appraised Value)	71.5%
Year of Completion	2009

- Prime retail mall located in the heart of Orchard Road with direct access to Somerset MRT Station and consistently high footfall for FY2017, FY2018 and FY2019
- High committed occupancy rate of 99.6%<sup>4</sup> as compared to Orchard Road's average occupancy rate of 94.8% in over FY2017 to FY2018
- 58.9% of leases by NLA for 313@somerset have step-up structures with an average rental escalation of 3.0% for FY2020<sup>1,4</sup>
- Anticipated positive market cycle in the retail submarket of Orchard Road on sharp decline in new retail supply expected after 2019
- Poised to benefit from upcoming Orchard Road rejuvenation to make Somerset sub-precinct the focal area of Orchard Road



### Sky Complex, Milan

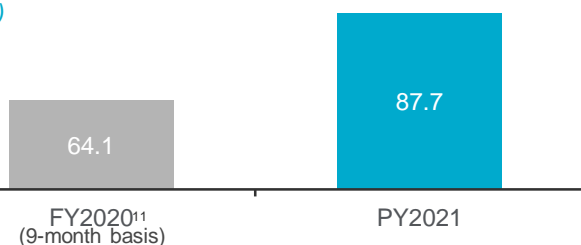
No. of Buildings	3
Type	Grade-A Office <sup>8</sup>
Title	Freehold
Ownership	100%
NLA (sq ft)	999,116 <sup>4</sup>
Appraised Value	S\$400.3 million <sup>9</sup>
% of IPO Portfolio (By Appraised Value)	28.5%
Year of Completion	2008 (buildings 1 and 2); 2015 (building 3)

- Three Grade-A freehold office buildings strategically located in Milano Santa Giulia – one of the highest take-up rates in the Milan office market over the past three years
- Connected by major highspeed rail, city metro and road infrastructure and is easily accessible to the closest international airport to the Milan City Centre
- 100% occupied by an international tenant, Sky Italia, with a single long-term lease structure and built-in rental escalations
- Triple net lease structure minimising operational costs and risk for the REIT

### KEY FINANCIALS<sup>10</sup>

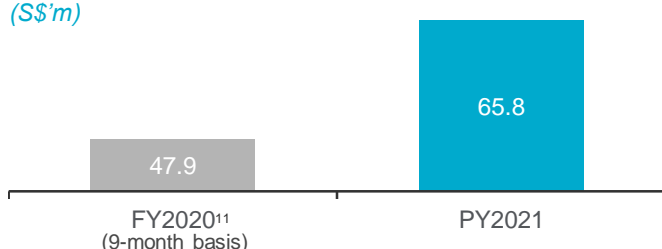
#### Gross Revenue

(\$S'm)



#### Net Property Income

(\$S'm)



### DISCLAIMER

This fact sheet has not been reviewed by the Monetary Authority of Singapore ("MAS"). The prospectus dated 25 September 2019 (the "Prospectus") has been registered by the MAS on 25 September 2019. Capitalised words and expressions used in this fact sheet shall unless otherwise defined, bear the same meanings assigned to them in the Prospectus. This fact sheet is for information purposes only and does not constitute an offer of, or invitation to subscribe or purchase or solicitation of subscriptions or purchases of units in Lendlease Global Commercial REIT ("Lendlease Global REIT") ("Units") in any jurisdiction nor should it or any part of it form the basis of, or be relied upon in any connection with, any contract or commitment or any investment decision whatsoever. The information in this fact sheet in respect of Lendlease Global REIT is qualified in its entirety by, and should be viewed in conjunction with, the full text of the Prospectus in relation to the initial public offering (the "Offering") of the Units. The Offering is made by the Lendlease Global Commercial Trust Management Pte. Ltd., (as manager of Lendlease Global REIT, the "Manager"). Anyone wishing to subscribe for or purchase Units should read the Prospectus, and in particular, the section on "Risk Factors" for a discussion of certain factors to be considered and make his own assessment before deciding whether to purchase Units, and will need to make an application in the manner set out in the Prospectus. Any decision to purchase Units should be made solely on the basis of information contained in the Prospectus and no reliance should be placed on any information other than that contained in the Prospectus. A copy of the Prospectus and the application forms may be obtained during office hours and on request, subject to availability from DBS Bank Ltd. at 12 Marina Boulevard Level 46, Marina Bay Financial Centre Tower 3, Singapore 018982, and from Citigroup Global Markets Singapore Pte. Ltd. at 8 Marina View, #21-00 Asia Square Tower 1, Singapore 018960, and from members of the Association of Banks in Singapore, members of the SGX-ST and merchant banks in Singapore. A copy of the Prospectus is also available on the SGX-ST website at <http://www.sgx.com> and the MAS' OPERA website at <http://opera.mas.gov.sg/>. 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 Manager, the Trustee, the Sponsor, the Joint Bookrunners and Underwriters or any of their respective affiliates, advisers or representatives. An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that holders of the Units may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. Neither this fact sheet nor any copy or portion of it may be sent or taken, transmitted or distributed, directly or indirectly, in or into the United States (including its territories and possessions, any state of the United States and the District of Columbia) or any other jurisdiction outside of Singapore. The Units have not been, and will not be, registered under the U.S. Securities Act of 1933 (the "Securities Act"), or the securities laws of any state of the United States and the Units may not be offered or sold within the United States, except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and applicable state or local securities laws. This fact sheet does not constitute or form a part of an offer for sale of, or solicitation to purchase or subscribe for, securities in the United States. The Manager does not intend to conduct a public offering of the Units in the United States. This fact sheet may be restricted by law in certain jurisdictions. Persons who may come into possession of this fact sheet are advised to consult with their own legal advisers as to what restrictions may be applicable to them and to observe such restrictions. This fact sheet may not be used for the purpose of an offer or invitation in any circumstances in which such offer or invitation is not authorised. Neither this fact sheet nor any of its content may be forwarded or distributed to any other person and may not be reproduced in any manner whatsoever. Information contained in this fact sheet does not constitute a part of the Prospectus. Failure to comply with these restrictions may result in a violation of the Securities Act or the applicable laws of other jurisdictions.