



FY2024 Financial Results

Date: 11 February 2025



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FY2024 Key Highlights

FY2024 Key highlights

Performance



Gross revenue



Portfolio occupancy



Portfolio rental reversion



Distribution per unit
excl Special Distribution
of 1.85 cents

Capital management



Gearing



Fixed debt



Average cost of debt



Weighted average
term to maturity



FY2024 Financial Results

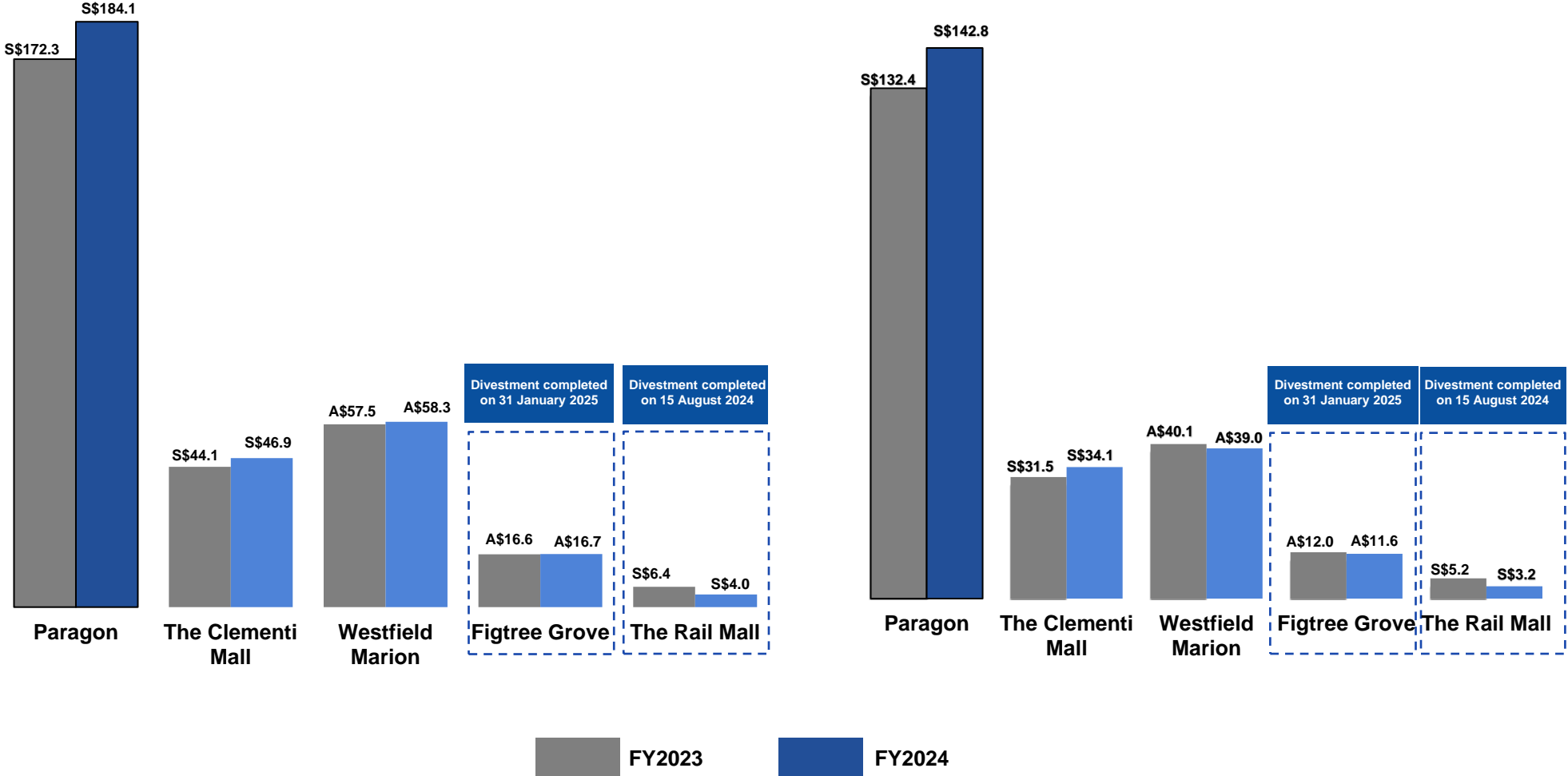
FY2024 Financial performance

	FY2024 S\$'000	FY2023 S\$'000	% + / (-)
Gross revenue	300,954	288,926	4.2
Property expenses	(76,232)	(73,857)	3.2
Net property income	224,722	215,069	4.5
Income available for distribution	180,991	135,612	33.5
Distribution to Unitholders	184,536	142,312	29.7
Distribution per unit (cents)			
- including Special Distribution	6.50	5.02	29.5
- excluding Special Distribution	4.65	5.02	(7.4)

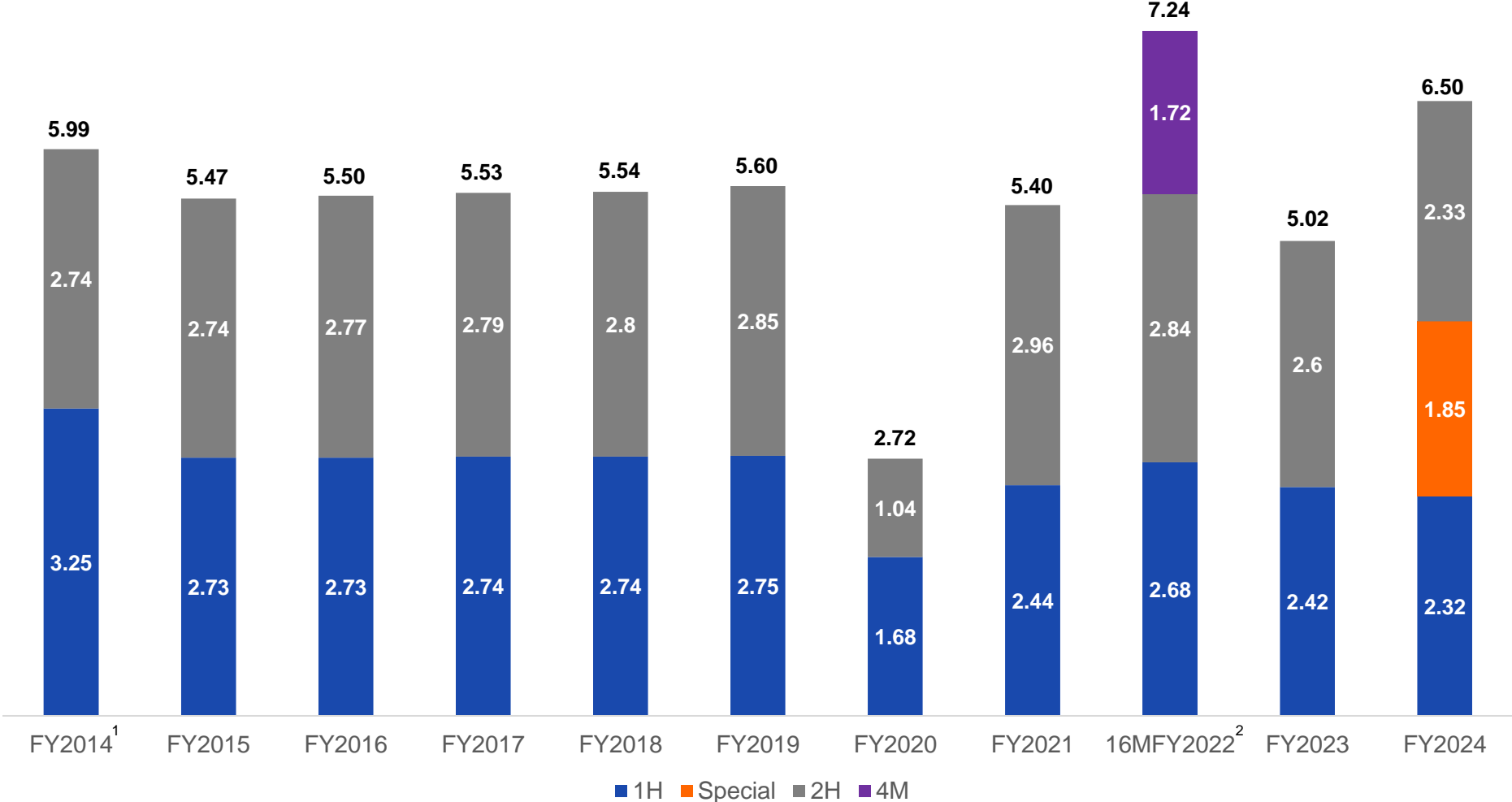
Improved portfolio Revenue and NPI

Gross Revenue
FY2024 \$301.0m vs FY2023 \$288.9m
 (in millions in local currency)

Net property Income
FY2024 \$224.7m vs FY2023 \$215.1m
 (in millions in local currency)



Stable distribution to unitholders



Notes:

- 1. Does not include the distribution of 0.56 cents from 24 July 2013 (listing date) to 31 August 2013
- 2. 16M FY2022 comprised a 16-month period ended 31 December 2022
- 3. FY2014 to FY2021 refer to the financial years 1 September to 31 August. The financial year has been changed to 1 January to 31 December with effect from 2023



Balance Sheet

Resilient balance sheet


S\$'000	31 December 2024	31 December 2023	% + / (-)
Total assets	4,314,524	4,268,723	1.1
Total liabilities	1,639,675	1,377,488	19.0
Unitholders' funds	2,664,274	2,577,559	3.4
Net asset value per unit	S\$0.938	S\$0.910	3.2
Adjusted net asset value per unit ¹	S\$0.915	S\$0.882	3.8

Note:


1. Excludes 2H distribution declared

Valuations

Singapore assets

	Valuation (S\$ million) ¹			Capitalisation rate (%)	
	As at 31 Dec 2024	As at 31 Dec 2023	Variance	As at 31 Dec 2024	As at 31 Dec 2023
PARAGON	2,903.0	2,730.0	6.3%	4.50% - Retail 3.75% - Medical Suite / Office	4.50% - Retail 3.75% - Medical Suite / Office
	645.0	609.0	5.9%	4.50%	4.50%

Australia asset

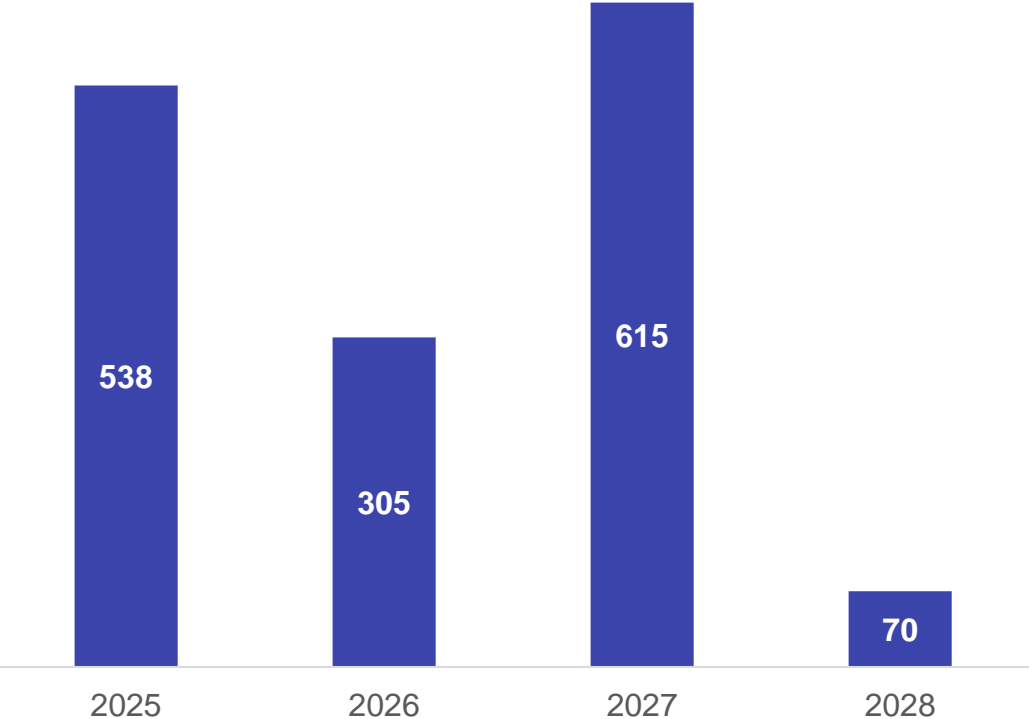
	Valuation (A\$ million) ²			Capitalisation rate (%)	
	As at 31 Dec 2024	As at 31 Dec 2023	Variance	As at 31 Dec 2024	As at 31 Dec 2023
	580.0	612.5	(5.3%)	6.25%	6.00%

Notes:

1. Singapore assets valuations as at 31 December 2024 & 31 December 2023 conducted by Jones Lang LaSalle Property Consultants Pte Ltd
2. Westfield Marion valuations as at 31 December 2024 & 31 December 2023 conducted by Jones Lang LaSalle Advisory Services Pty Ltd and represents PARAGON REIT's 50% interest in Westfield Marion

Capital management

Debt Maturity Profile (S\$ million)
 Approx. S\$1.5 billion as at 31 December 2024



Gearing ¹	35.3%
Average Cost of Debt for FY2024	4.4%
Weighted Average Term to Maturity	1.8 years
Floating rate %	30%
Fixed rate %	70%
Interest Coverage Ratio ²	3.4 times
Available Facilities	S\$225 m
% of green loan of total borrowings	~83%



Sustainability linked term loan facility of S\$1,270 million

Notes:

1. The total assets used for computing the gearing ratio is based on the latest valuation of the investment properties as at 31 December 2024
2. Computed based on rolling 12 months from 1 January 2024 to 31 December 2024



Operations Review

Resilient portfolio

97.5%
Portfolio occupancy¹

2.6 m
Net Lettable Area (“NLA”) sf¹

4.8 years
WALE by NLA²

2.8 years
WALE by Gross Rental Income²

Singapore



Paragon



The Clementi Mall

Australia



Westfield Marion
SA




Figtree Grove
NSW



As of 31 December 2024	Singapore		Australia	
	Paragon	The Clementi Mall	Westfield Marion	Figtree Grove
NLA ('000 sqft)	719	196	1,486	237
Occupancy rate	99.5%	100.0%	96.2%	97.5%

The divestment of Figtree Grove was completed on 31 January 2025. Net proceeds will provide the Manager with greater financial flexibility to pare down outstanding debt.

Notes:
 1. Occupancy and Net Lettable area as of 31 December 2024 include Figtree Grove
 2. WALE excludes Figtree Grove

Stable occupancy rate

As at 31 December 2024	Occupancy rate	Number of renewals / new leases ¹	NLA renewed/ new leases ('000 sqft)	As a % of properties' NLA	Change compared to preceding rental rates ²
PARAGON	99.5%	120	330	45.9%	22.5%
	100.0%	49	44	22.4%	16.3%
Singapore assets	99.6%	169	374	40.9%	21.6%

As at 31 December 2024	Occupancy rate	Number of renewals / new leases ¹	NLA renewed/ new leases ('000 sqft)	As a % of properties' NLA	Change compared to preceding rental rates ³
	96.2%	90	163	11.0%	-0.2%
	97.5%	12	14	6.1%	-15.6%
Australia assets	96.4%	102	177	10.3%	-2.5%

Notes:

1. For expiries in FY2024, excluding newly created, reconfigured units and licenses less than 12 months
2. Reversion rate is computed based on weighted average of all expiring leases. The change is measured between average rents of the renewed & new lease terms and the average rents of the preceding lease terms. Preceding leases were typically committed three years ago.
3. Based on the first-year fixed rent of the new leases divided by the preceding final year fixed rents of the expiring leases.
4. The divestment of Figtree Grove was completed on 31 January 2025

Well staggered lease expiry profile

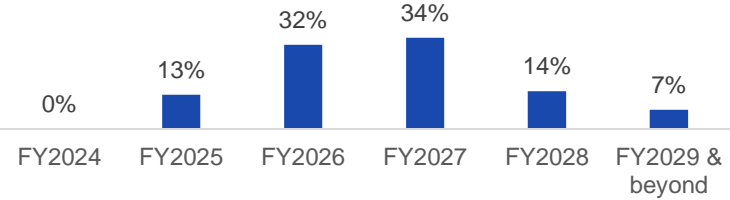
Lease expiry as at 31 Dec 2024	FY2024	FY2025	FY2026	FY2027	FY2028	FY2029 & beyond
PARAGON REIT Portfolio						
Expiries as a % of total NLA	2%	9%	17%	16%	10%	46%
Expiries as a % of Gross rental income	1%	13%	24%	29%	13%	20%
Singapore assets						
Expiries as a % of total NLA	0%	12%	33%	33%	15%	7%
Expiries as a % of Gross rental income	0%	12%	26%	34%	13%	15%
Westfield Marion						
Expiries as a % of total NLA	3%	7%	6%	6%	6%	72%
Expiries as a % of Gross rental income	7%	17%	12%	10%	11%	43%

Proactive management of lease expiry

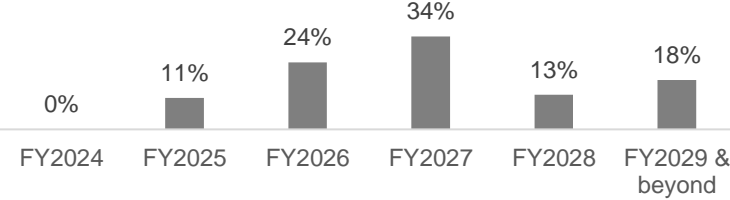
Singapore assets

PARAGON

Expiry by NLA

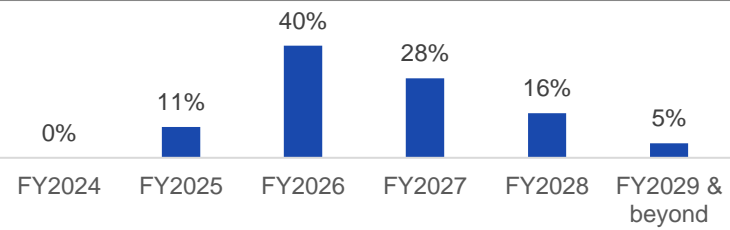


Expiry by Gross Rental Income

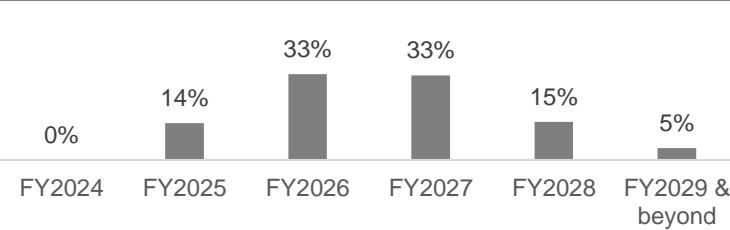


THE CLEMENTI mall

Expiry by NLA



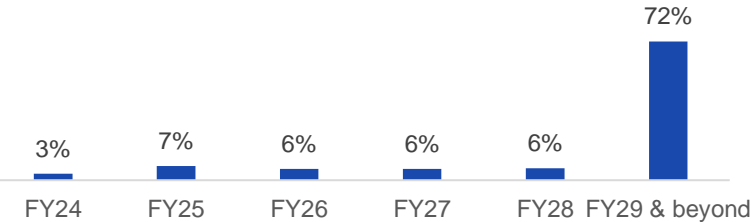
Expiry by Gross Rental Income



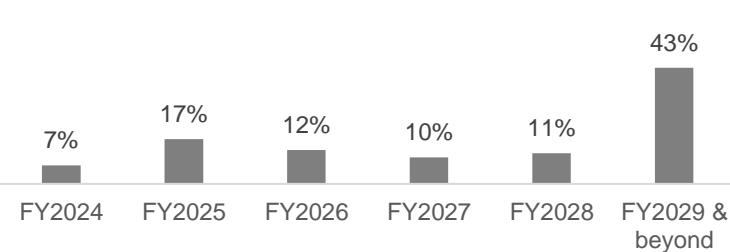
Australia asset

Westfield MARION

Expiry by NLA



Expiry by Gross Rental Income



Resilient tenant sales





Growth Strategy and Market Outlook

Multi-pronged strategy to ensure growth

Proactive asset management and asset enhancement strategy

- Ensure that interests of all stakeholders, including tenants, shoppers and unitholders are protected while keeping its properties at the forefront of evolving retail mall trends and relevant to changing demands of consumers
- Continually optimise tenant mix of its properties
- Deliver high quality service to tenants and become the landlord of choice in the retail real estate space
- Implement asset enhancement initiatives and pro-active marketing plans

Investments and acquisition growth strategy

- ROFR on the Sponsor's future income-producing properties used primarily¹ for retail purposes in Asia Pacific
 - One applicable ROFR; The Woodleigh Mall opened in May 2023
 - Explore investment opportunities that will add value to PARAGON REIT's portfolio and improve returns to unitholders

Note:

1. 'primarily' means more than 50.0% of net lettable area or (in the case of a property where the concept of net lettable area is not applicable) gross floor area.

Market outlook

Singapore

- Based on advance estimates by the Ministry of Trade and Industry, the Singapore economy grew by 4.3% yoy in 4Q 2024, slower than the 5.4% yoy growth recorded in 3Q 2024. For 2024 overall, the economy grew by 4.0% yoy, faster than the 1.1% yoy growth in 2023.
- Retail sales (excluding motor vehicles) declined 4% yoy for December 2024, with 4 of the 13 retail categories recording yoy growth, namely Food & Alcohol (+9.4%), Cosmetics, toiletries & medical goods (+2.2%), Supermarkets & hypermarkets (+0.8%), and Recreational goods (+0.6%).
- According to the Ministry of Trade and Industry, consumer-facing sectors such as the retail trade sector shrank in 2024, partly due to an increase in outbound travel by locals. The trend is expected to persist in 2025 with Singaporeans expected to continue travelling extensively and spending abroad.
- The Singapore Tourism Board expects international arrivals of 17 to 18.5 million for 2025, and \$29 to \$30.5 billion in tourism receipts.

Australia

- Australia's GDP growth was 0.8% yoy through the year to end-September 2024, the lowest rate since the COVID-19 affected December quarter 2020. Government spending and public capital investment were the main drivers of GDP growth.
- Retail turnover rose 4.6% yoy in December 2024 and unemployment rate remained at 4.0% yoy in December 2024.
- Australian retailers continue to navigate a challenging landscape with pressures exacerbated by higher business costs, supply chain demands and the ongoing toll of retail crime.

Portfolio

- In January 2025, the US Federal Reserve Board kept the fed funds rate unchanged at 4.25% to 4.50%. A moderating but healthy US job market, coupled with rising inflation expectations from the new US administration policies, have kept the Federal Reserve inclined to hold rates steady for the foreseeable future.
- Macroeconomic uncertainties are likely to remain elevated in the near-term as the market anticipates how the new US administration will address immigration, tariffs and tax cuts. Analysts have opined that global trade and growth (including heightened inflation pick up) are at risk from a wider trade war as the US contemplates broader tariffs with economic partners.
- The Monetary Authority of Singapore eased monetary policy in January for the first time in nearly five years, announcing it will “reduce slightly” the slope of the Singapore dollar nominal effective exchange rate (S\$NEER) policy band. The central bank added that the adjustment is consistent with a modest and gradual appreciation path of the S\$NEER policy band that will ensure medium-term price stability.
- The Reserve Bank of Australia left the cash rate on hold at 4.35% in December 2024 and ended the year signaling it had more confidence inflation was falling towards the central bank's target range and that it could be ready to cut interest rates as soon as February if inflation and unemployment data meet or come in softer than expectations.



Distribution details & timeline

Distribution details and timeline

Distribution period	6 months ended 31 December 2024 (1 July 2024 – 31 December 2024)
Distribution per unit	2.33 cents per unit
Ex-date	18 February 2025
Record date	19 February 2025
Payment date	28 March 2025



Thank You

Please visit

www.paragonreit.com.sg

for more information