

FINANCIAL CONTENTS

118	Report of the Trustee	119	Statement by the Manager
120	Independent Auditors' Report	124	Statements of Financial Position
125	Statements of Total Return	126	Distribution Statements
128	Statements of Changes in Unitholders' Funds	129	Consolidated Statement of Cash Flows
130	Portfolio Statements	134	Notes to the Financial Statements
196	Statistics of Unitholdings	198	Interested Person Transactions
199	Notice of Annual General Meeting		Proxy Form

REPORT OF THE TRUSTEE

For the financial year ended 31 August 2020

DBS Trustee Limited (the "Trustee") is under a duty to take into custody and hold the assets of SPH REIT (the "Trust") and its subsidiaries (the "Group") in trust for the holders ("Unitholders") of units in the Trust (the "Units"). In accordance with the Securities and Futures Act, Chapter 289 of Singapore, its subsidiary legislation and the Code on Collective Investment Schemes, the Trustee shall monitor the activities of SPH REIT Management Pte. Ltd. (the "Manager") for compliance with the limitations imposed on the investment and borrowing powers as set out in the trust deed dated 9 July 2013 supplemented by the First Supplemental Deed on 7 November 2016 and Second Supplemental Deed on 6 January 2017 between the Manager and the Trustee in each annual accounting year and report thereon to Unitholders in an annual report.

To the best knowledge of the Trustee, the Manager has, in all material respects, managed the Trust during the financial year covered by these financial statements, set out on pages 124 to 195 in accordance with the limitations imposed on the investment and borrowing powers set out in the Trust Deed.

For and on behalf of the Trustee,

DBS Trustee Limited



Jane Lim

Director

Singapore

6 October 2020

STATEMENT BY THE MANAGER

For the financial year ended 31 August 2020

In the opinion of the directors of SPH REIT Management Pte. Ltd., the accompanying financial statements set out on pages 124 to 195, comprising the Statements of Financial Position, Statements of Total Return, Distribution Statements, Statements of Changes in Unitholders' Funds, Consolidated Statement of Cash Flows, Portfolio Statements and Notes to the Financial Statements are drawn up so as to present fairly, in all material respects, the financial position of SPH REIT (the "Trust") and its subsidiaries (the "Group") as at 31 August 2020, the total return, distributable income, changes in Unitholders' funds and cash flows of the Group and the total return, distributable income and changes in Unitholders' funds of the Trust for the financial year then ended in accordance with the recommendations of Statement of Recommended Accounting Practice 7 "Reporting Framework for Unit Trusts" issued by the Institute of Singapore Chartered Accountants and the provisions of the Trust Deed. At the date of this statement, there are reasonable grounds to believe that the Trust will be able to meet its financial obligations as and when they materialise.

For and on behalf of the Manager,
SPH REIT Management Pte. Ltd.



Leong Horn Kee
Chairman



Soon Tit Koon
Director

Singapore
6 October 2020

INDEPENDENT AUDITORS' REPORT

To the Unitholders of SPH REIT

[Constituted in the Republic of Singapore pursuant to a Trust Deed dated 9 July 2013]

Opinion

We have audited the financial statements of SPH REIT (the "Trust") and its subsidiaries (the "Group"), which comprise the Statements of Financial Position and Portfolio Statements of the Group and the Trust as at 31 August 2020, and the Statements of Total Return, Distribution Statements, Statements of Changes in Unitholders' Funds of the Group and the Trust and the Statement of Cash Flows of the Group for the year then ended, and a summary of significant accounting policies and other explanatory information, as set out on pages 124 to 195.

In our opinion, the accompanying consolidated financial statements of the Group and the Statements of Financial Position, Portfolio Statements, Statements of Total Return, Distribution Statement and Statements of Changes in Unitholders' Funds of the Trust present fairly, in all material respects, the consolidated financial position and the consolidated portfolio holdings of the Group and the financial position and the portfolio holdings of the Trust as at 31 August 2020 and the consolidated total return, consolidated distributable income, consolidated changes in unitholders' funds and consolidated cash flows of the Group and the total return, distributable income and changes in Unitholders' funds of the Trust for the year then ended on that date in accordance with the recommendations of Statement of Recommended Accounting Practice 7 *Reporting Framework for Unit Trusts* ("RAP 7") issued by the Institute of Singapore Chartered Accountants.

Basis for opinion

We conducted our audit in accordance with Singapore Standards on Auditing ("SSAs"). Our responsibilities under those standards are further described in the *Auditors' responsibilities for the audit of the financial statements* section of our report. We are independent of the Trust in accordance with the Accounting and Corporate Regulatory Authority *Code of Professional Conduct and Ethics for Public Accountants and Accounting Entities* ("ACRA Code") together with the ethical requirements that are relevant to our audit of the financial statements in Singapore, and we have fulfilled our other ethical responsibilities in accordance with these requirements and the ACRA Code. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Key audit matters

Key audit matters are those matters that, in our professional judgement, were of most significance in our audit of the financial statements of the current period. These matters were addressed in the context of our audit of the financial statements as a whole, and in forming our opinion thereon, and we do not provide a separate opinion on these matters.

Valuation of investment properties

(Refer to Note 5 and 25(h) to the financial statements)

Risk:

Investment properties represent the single largest category of assets on the Statements of Financial Position, at S\$4.1 billion as at 31 August 2020.

These investment properties are stated at their fair values based on independent external valuations.

The valuation process involves significant judgement in determining the appropriate valuation methodology to be used, and in estimating the underlying assumptions to be applied. The valuations are highly sensitive to key assumptions applied i.e. a small change in the assumptions can have a significant impact to the valuation.

The valuation reports obtained from the external valuers also highlighted that given the unprecedented set of circumstances on which to base a judgement, less certainty, and a higher degree of caution, should be attached to their valuations than would normally be the case. Due to the unknown future impact that the Coronavirus Disease ("COVID-19") pandemic might have on the real estate market, the external valuers have also recommended to keep the valuation of these properties under frequent review.

INDEPENDENT AUDITORS' REPORT

To the Unitholders of SPH REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 9 July 2013)

Our response:

We evaluated the qualifications and competence of the external valuers. We also read the terms of engagement of the valuers with the Group to determine whether there were any matters that might have affected their objectivity or limited the scope of their work.

We considered the valuation methodologies used against those applied by other valuers for similar property types. We tested the integrity of inputs of the projected cash flows used in the valuation to supporting leases and other documents. We held discussions with the external valuers and challenged the key assumptions used in the valuation by comparing them against historical rates and available industry data, taking into consideration comparability and market factors, as well as understand how the implications of the COVID-19 pandemic were considered in the valuations.

We also assessed whether the disclosures in the financial statements appropriately described the inherent degree of subjectivity and key assumptions in the valuations. This includes the relationships between the key unobservable inputs and fair values, in conveying the uncertainties.

Our findings:

The valuers are members of recognised professional bodies for valuers and have confirmed their own independence in carrying out their work.

The valuation methodologies adopted by the valuers are in line with generally accepted market practices and the key assumptions used are within range of available market data as at the date of valuation. The disclosures in the financial statements are appropriate in their description of the inherent subjectivity and estimation involved.

Other information

SPH REIT Management Pte Ltd, the Manager of the Trust ("Manager") is responsible for the other information contained in the annual report. Other information is defined as all information in the annual report other than the financial statements and our auditors' report thereon. We have obtained all other information prior to the date of this auditors' report.

Our opinion on the financial statements does not cover the other information and we do not express any form of assurance conclusion thereon.

In connection with our audit of the financial statements, our responsibility is to read the other information identified above when it becomes available and, in doing so, consider whether the other information is materially inconsistent with the financial statements or our knowledge obtained in the audit, or otherwise appears to be materially misstated. If, based on the work we have performed, we conclude that there is a material misstatement of this other information, we are required to report that fact. We have nothing to report in this regard.

INDEPENDENT AUDITORS' REPORT

To the Unitholders of SPH REIT

[Constituted in the Republic of Singapore pursuant to a Trust Deed dated 9 July 2013]

Responsibilities of the Manager for the financial statements

The Manager is responsible for the preparation and fair presentation of these financial statements in accordance with the recommendations of RAP 7 issued by the Institute of Singapore Chartered Accountants, and for such internal control as the Manager determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, the Manager is responsible for assessing the Group's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless the Manager either intends to terminate the Group or to cease operations of the Group, or has no realistic alternative but to do so.

The Manager's responsibilities include overseeing the Group's financial reporting process.

Auditors' responsibilities for the audit of the financial statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with SSAs will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of these financial statements.

As part of an audit in accordance with SSAs, we exercise professional judgement and maintain professional scepticism throughout the audit. We also:

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for our opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal controls.
- Obtain an understanding of internal controls relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Group's internal controls.
- Evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Manager.
- Conclude on the appropriateness of the Manager's use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the Group's ability to continue as a going concern. If we conclude that a material uncertainty exists, we are required to draw attention in our auditors' report to the related disclosures in the financial statements or, if such disclosures are inadequate, to modify our opinion. Our conclusions are based on the audit evidence obtained up to the date of our auditors' report. However, future events or conditions may cause the Group to cease to continue as a going concern.
- Evaluate the overall presentation, structure and content of the financial statements, including the disclosures, and whether the financial statements represent the underlying transactions and events in a manner that achieves fair presentation.
- Obtain sufficient appropriate audit evidence regarding the financial information of the entities or business activities within the Group to express an opinion on the consolidated financial statements. We are responsible for the direction, supervision and performance of the group audit. We remain solely responsible for our audit opinion.

INDEPENDENT AUDITORS' REPORT

To the Unitholders of SPH REIT

(Constituted in the Republic of Singapore pursuant to a Trust Deed dated 9 July 2013)

We communicate with the Manager regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal controls that we identify during our audit.

We also provide the Manager with a statement that we have complied with relevant ethical requirements regarding independence, and to communicate with them all relationships and other matters that may reasonably be thought to bear on our independence, and where applicable, related safeguards.

From the matters communicated with the Manager, we determine those matters that were of most significance in the audit of the financial statements of the current period and are therefore the key audit matters. We describe these matters in our auditors' report unless the law or regulations preclude public disclosure about the matter or when, in extremely rare circumstances, we determine that a matter should not be communicated in our report because the adverse consequences of doing so would reasonably be expected to outweigh the public interest benefits of such communication.

The engagement partner on the audit resulting in this independent auditors' report is Lim Jek.



KPMG LLP

Public Accountants and
Chartered Accountants

Singapore

6 October 2020

STATEMENTS OF FINANCIAL POSITION

As at 31 August 2020

	Note	Group		Trust	
		2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Non-current assets					
Plant and equipment	4	589	630	589	630
Investment properties	5	4,125,447	3,597,756	3,286,200	3,405,800
Subsidiaries	6	-	-	184,410	981
Trade and other receivables	7	-	-	377,876	97,149
Derivative financial instruments	10	-	1,865	-	1,865
		4,126,036	3,600,251	3,849,075	3,506,425
Current assets					
Trade and other receivables	7	32,653	5,494	26,612	2,603
Cash and cash equivalents	8	81,974	342,657	52,770	336,761
		114,627	348,151	79,382	339,364
Total assets		4,240,663	3,948,402	3,928,457	3,845,789
Non-current liabilities					
Borrowings	9	1,083,708	811,514	778,759	713,739
Derivative financial instruments	10	9,398	1,243	6,607	1,243
Trade and other payables	11	34,217	34,764	34,217	34,764
Deferred tax liabilities	12	3,119	-	3,119	-
		1,130,442	847,521	822,702	749,746
Current liabilities					
Borrowings	9	214,877	279,625	214,877	279,625
Derivative financial instruments	10	680	1,561	680	1,561
Trade and other payables	11	79,955	48,258	65,817	45,156
		295,512	329,444	281,374	326,342
Total liabilities		1,425,954	1,176,965	1,104,076	1,076,088
Net assets		2,814,709	2,771,437	2,824,381	2,769,701
Represented by:					
Unitholders' funds		2,503,324	2,458,864	2,526,457	2,471,777
Perpetual securities holders' fund	13	297,924	297,924	297,924	297,924
Non-controlling interests	14	13,461	14,649	-	-
		2,814,709	2,771,437	2,824,381	2,769,701
Units in issue ('000)	15	2,763,122	2,588,701	2,763,122	2,588,701
Net asset value per unit (S\$)		0.91	0.95	0.91	0.95

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF TOTAL RETURN

For the financial year ended 31 August 2020

	Note	Group		Trust	
		2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Gross revenue	17	241,463	228,635	188,080	217,188
Property operating expenses	18	(59,520)	(48,856)	(44,875)	(45,953)
Net property income		181,943	179,779	143,205	171,235
Manager's management fees	19	(19,245)	(17,790)	(19,245)	(17,790)
Investment management fees		(2,143)	(542)	-	-
Trustee's fees		(585)	(520)	(562)	(504)
Trust expenses	20	(1,697)	(1,475)	(6,966)	(3,689)
Impairment loss on trade receivables relating to COVID-19		(8,100)	-	-	-
Dividend income from subsidiaries		-	-	6,958	2,004
Finance income		1,775	765	5,034	725
Finance costs	21	(32,905)	(30,480)	(26,155)	(27,869)
Grant income		24,774	-	24,774	-
Grant expense		(24,774)	-	(24,774)	-
Net income		119,043	129,737	102,269	124,112
Fair value change on investment properties	5	(179,939)	19,443	(126,041)	33,865
Net foreign currency exchange differences		917	-	8,808	3,618
Total (loss)/return for the year before taxes and distribution		(59,979)	149,180	(14,964)	161,595
Less: income tax	22	(4,045)	(359)	(3,425)	(3)
Total (loss)/return for the year after taxes and before distribution		(64,024)	148,821	(18,389)	161,592
Attributable to:					
Unitholders of the Trust		(74,907)	149,898	(30,722)	161,558
Perpetual securities holders	13	12,333	34	12,333	34
Non-controlling interests	14	(1,450)	(1,111)	-	-
		(64,024)	148,821	(18,389)	161,592
Earnings per unit (cents)					
Basic and diluted	23	(2.75)	5.79	(1.13)	6.24

The accompanying notes form an integral part of these financial statements.

DISTRIBUTION STATEMENTS

For the financial year ended 31 August 2020

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Income available for distribution to Unitholders at beginning of the year	40,046	38,785	40,046	38,785
Total (loss)/return attributable to Unitholders	(74,907)	149,898	(30,722)	161,558
(Less)/Add: Net tax adjustments (Note A)	167,133	(4,864)	122,948	(16,524)
Total income available for distribution to Unitholders for the year	132,272	183,819	132,272	183,819
Distribution to Unitholders				
- Distribution of 1.43 cents per unit for the period from 1 June 2018 to 31 August 2018	-	(36,778)	-	(36,778)
- Distribution of 1.34 cents per unit for the period from 1 September 2018 to 30 November 2018	-	(34,602)	-	(34,602)
- Distribution of 1.41 cents per unit for the period from 1 December 2018 to 28 February 2019	-	(36,440)	-	(36,440)
- Distribution of 1.39 cents per unit for the period from 1 March 2019 to 31 May 2019	-	(35,953)	-	(35,953)
- Distribution of 1.46 cents per unit for the period from 1 June 2019 to 31 August 2019	(37,795)	-	(37,795)	-
- Distribution of 1.38 cents per unit for the period from 1 September 2019 to 30 November 2019	(35,859)	-	(35,859)	-
- Distribution of 0.30 cents per unit for the period from 1 December 2019 to 28 February 2020	(8,272)	-	(8,272)	-
- Distribution of 0.50 cents per unit for the period from 1 March 2020 to 31 May 2020	(13,799)	-	(13,799)	-
	(95,725)	(143,773)	(95,725)	(143,773)
Income available for distribution to Unitholders at end of the year	36,547¹	40,046	36,547¹	40,046

1 Approximately \$14.5 million of the income available for distribution for the year ended 31 August 2020 has been deferred, as allowed under the COVID-19 relief measures announced by IRAS.

DISTRIBUTION STATEMENTS

For the financial year ended 31 August 2020

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Note A – Net tax adjustments				
Non-tax deductible items:				
Manager's management fees	19,245	16,791	19,245	16,791
Trustee's fees	585	520	562	504
Amortisation of upfront fee for loan facility	1,125	943	832	908
Fair value change on investment properties	179,939	(21,329)	126,041	(33,865)
Net foreign currency exchange differences	(642)	–	(8,716)	(3,621)
Net income from subsidiaries	(14,529)	(4,134)	(2,521)	(2,004)
Cost incurred to acquire subsidiaries	–	2,096	5,681	4,678
Net adjustment on property tax rebates passed on to tenants	(4,971)	–	(4,971)	–
Straight-line rental adjustments	(1,135)	64	(619)	64
Deferred tax expense	3,119	–	3,119	–
Capital allowances	(15,000)	–	(15,000)	–
Other items	(603)	185	(705)	21
Net tax adjustments	167,133	(4,864)	122,948	(16,524)

The accompanying notes form an integral part of these financial statements.

STATEMENTS OF CHANGES IN UNITHOLDERS' FUNDS

For the financial year ended 31 August 2020

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Balance as at beginning of year	2,458,864	2,438,947	2,471,777	2,438,947
Operations				
Total (loss)/return for the year after tax attributable to Unitholders of the Trust	(74,907)	149,898	(30,722)	161,558
Hedging reserve				
Effective portion of changes in fair value of cash flow hedges	(6,939)	(3,295)	(4,024)	(3,295)
Net change in fair value of cash flow hedge reclassified to Statements of Total Return	3,405	1,549	3,083	1,549
Foreign currency translation reserve				
Translation differences from financial statements of foreign operations	23,178	(1,253)	-	-
Exchange differences on monetary item forming part of net investments in foreign operations	13,380	-	-	-
Net gain/(loss) recognised directly in Unitholders' funds	33,024	(2,999)	(941)	(1,746)
Unitholders' transactions				
Distribution to unitholders	(95,725)	(143,773)	(95,725)	(143,773)
Issuance of new units	164,477	-	164,477	-
Issuance costs for the new units	(1,654)	-	(1,654)	-
Manager's fee paid/payable in units	19,245	16,791	19,245	16,791
	86,343	(126,982)	86,343	(126,982)
Balance as at end of year	2,503,324	2,458,864	2,526,457	2,471,777
Perpetual securities holders' funds				
Balance as at beginning of year	297,924	-	297,924	-
Issue of perpetual securities	-	300,000	-	300,000
Issue costs	-	(2,110)	-	(2,110)
Amount reserved for distribution to perpetual securities holders	12,333	34	12,333	34
Distribution to perpetual securities holders	(12,333)	-	(12,333)	-
Balance as at end of year	297,924	297,924	297,924	297,924

The accompanying notes form an integral part of these financial statements.

CONSOLIDATED STATEMENT OF CASH FLOWS

For the financial year ended 31 August 2020

	Group	
	2020 S\$'000	2019 S\$'000
Cash flows from operating activities		
Total (loss)/return for the year	(64,024)	148,821
Adjustments for:		
Fair value change on investment properties	179,939	(19,443)
Manager's fee paid/payable in units	19,245	16,791
Depreciation of plant and equipment	224	187
Finance income	(1,775)	(765)
Finance costs	32,905	30,480
Impairment loss on trade receivables relating to COVID-19	8,100	-
Income tax	3,119	-
Straight-line rental adjustments	(1,135)	64
Operating cash flow before working capital changes	176,598	176,135
Changes in operating assets and liabilities		
Trade and other receivables	(35,880)	(2,468)
Trade and other payables	25,591	6,804
Net cash from operating activities	166,309	180,471
Cash flows from investing activities		
Acquisition of investment property	(627,594)	(207,670)
Additions to investment properties	(9,047)	(7,869)
Purchase of plant and equipment	(183)	(71)
Interest received	1,792	762
Net cash used in investing activities	(635,032)	(214,848)
Cash flows from financing activities		
Payment of transaction costs related to borrowing	(560)	(478)
Perpetual securities	-	300,000
Issue cost of perpetual securities	-	(2,110)
Proceeds from the issuance of new units	164,477	-
Payment of issuance costs for the new units	(1,654)	-
Proceeds from issue of units to non-controlling interests	-	16,834
Proceeds from bank loan (net of transaction costs)	184,469	200,115
Distribution to unitholders	(95,725)	(143,773)
Distributions to non-controlling interests of a subsidiary	(810)	(450)
Distribution to perpetual securities holders	(12,333)	-
Interest paid	(31,872)	(28,879)
Net cash from financing activities	205,992	341,259
Net (decrease)/increase in cash and cash equivalents	(262,731)	306,882
Effect of exchange rate fluctuations on cash and cash equivalents held	2,048	(190)
Cash and cash equivalents at beginning of the year	342,657	35,965
Cash and cash equivalents at end of the year	81,974	342,657

The accompanying notes form an integral part of these financial statements.

PORTFOLIO STATEMENT OF THE GROUP

For the financial year ended 31 August 2020

Description of Property	Location	Tenure of Land	Term of Lease
<u>Investment properties in Singapore</u>			
Paragon	290 Orchard Road, Singapore 238859	Leasehold	99 years, commencing on 24 July 2013 (Listing date)
The Clementi Mall	3155 Commonwealth Avenue West, Singapore 129588	Leasehold	99 years, commencing on 31 August 2010
The Rail Mall	380 to 400 & 422 to 484 (Even Nos) Upper Bukit Timah Road, Singapore 678040 to 678050 & 678051 to 678087	Leasehold	99 years, commencing on 18 March 1947
<u>Investment properties in Australia</u>			
Figtree Grove Shopping Centre	19 & 23 Princes Highway, Figtree, Wollongong, NSW 2525	Freehold	–
Westfield Marion Shopping Centre ¹	293-297 Diagonal Road, Oaklands Park, Adelaide, South Australia, 5046	Freehold	–
Portfolio of investment properties			
Other assets and liabilities (net)			
Net assets of the Group			
Perpetual securities holders' funds			
Non-controlling interests			
Unitholders' funds			

¹ The acquisition of a 50% interest in Westfield Marion Shopping Centre was completed on 6 December 2019.

Remaining Term of Lease 31 August 2020	Occupancy Rate as at 31 August		At Valuation 31 August		Percentage of Unitholders' funds 31 August	
	2020 (%)	2019 (%)	2020 S\$'000	2019 S\$'000	2020 (%)	2019 (%)
92 years	97.8	99.8	2,640,000	2,745,000	106	111
89 years	99.6	100.0	584,000	597,000	23	24
26 years	92.2	84.3	62,200	63,800	2	3
–	99.2	99.2	190,627	191,956	8	8
–	97.4	–	648,620	–	26	–
			4,125,447	3,597,756	165	146
			(1,310,738)	(826,319)	(52)	(33)
			2,814,709	2,771,437	113	113
			(297,924)	(297,924)	(12)	(12)
			(13,461)	(14,649)	(1)	(1)
			2,503,324	2,458,864	100	100

PORTFOLIO STATEMENT OF THE TRUST

For the financial year ended 31 August 2020

Description of Property	Location	Tenure of Land	Term of Lease
<u>Investment properties in Singapore</u>			
Paragon	290 Orchard Road, Singapore 238859	Leasehold	99 years, commencing on 24 July 2013 (Listing date)
The Clementi Mall	3155 Commonwealth Avenue West, Singapore 129588	Leasehold	99 years, commencing on 31 August 2010
The Rail Mall	380 to 400 & 422 to 484 (Even Nos) Upper Bukit Timah Road, Singapore 678040 to 678050 & 678051 to 678087	Leasehold	99 years, commencing on 18 March 1947
Portfolio of investment properties			
Other assets and liabilities (net)			
Net assets of the Trust			
Perpetual securities holders' funds			
Unitholders' funds			

PORTFOLIO DETAILS

Investment properties in Singapore

The carrying amount of the investment properties were based on independent valuations as at 31 August 2020 and 31 August 2019 conducted by Edmund Tie & Company (SEA) Pte Ltd ("ETC"). ETC has appropriate professional qualifications and experience in the locations and category of the properties being valued. The valuations of the investment properties were based on the discounted cash flow and capitalisation methods. The net change in fair value has been recognised in the Statements of Total Return.

Investment properties in Australia

The carrying amount of the investment properties were based on independent valuations as at 31 August 2020 and 31 August 2019 conducted by Jones Lang LaSalle Advisory Services Pty Ltd ("JLL") and M3property Pty Ltd ("M3") respectively, and as at 31 August 2020 conducted by Urbis Valuations Pty Ltd ("Urbis"). JLL and Urbis have appropriate professional qualifications and experience in the locations and category of the properties being valued. The valuations of the investment properties were based on the discounted cash flow and capitalisation methods. The net change in fair value has been recognised in the Statements of Total Return.

Remaining Term of Lease 31 August 2020	Occupancy Rate as at 31 August		At Valuation 31 August		Percentage of Unitholders' funds 31 August	
	2020 (%)	2019 (%)	2020 S\$'000	2019 S\$'000	2020 (%)	2019 (%)
92 years	97.8	99.8	2,640,000	2,745,000	105	111
89 years	99.6	100.0	584,000	597,000	23	24
26 years	92.2	84.3	62,200	63,800	2	3
			3,286,200	3,405,800	130	138
			(461,819)	(636,099)	(18)	(26)
			2,824,381	2,769,701	112	112
			(297,924)	(297,924)	(12)	(12)
			2,526,457	2,471,777	100	100

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

These notes form an integral part of and should be read in conjunction with the financial statements.

1. GENERAL INFORMATION

SPH REIT (the "Trust") is a Singapore-domiciled unit trust constituted pursuant to the trust deed dated 9 July 2013 supplemented by the First Supplemental Deed on 7 November 2016 and Second Supplemental Deed on 6 January 2017 (the "Trust Deed") between SPH REIT Management Pte. Ltd. (the "Manager") and DBS Trustee Limited (the "Trustee"). The Trust Deed is governed by the laws of the Republic of Singapore. The Trustee is under a duty to take into custody and hold the assets of the Trust held by it in trust for the holders ("Unitholders") of units in the Trust (the "Units").

The Trust was formally admitted to the Official List of the Singapore Exchange Securities Trading Limited ("SGX-ST") on 24 July 2013 and was included under the Central Provident Fund ("CPF") Investment Scheme on 17 July 2013.

The principal activity of the Trust and its subsidiaries is to invest, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for retail purposes in Asia-Pacific, as well as real estate-related assets with the primary objective of providing Unitholders with regular and stable distributions and sustainable long-term growth.

The financial statements of the Trust as at and for the year ended 31 August 2020 comprise the Trust and its subsidiaries (together referred to as the "Group" and individually as "Group entities").

The Trust has entered into several service agreements in relation to management of the Trust and its property operations. The fee structures for these services are as follows:

(a) Trustee's fees

The Trustee's fee shall not exceed 0.1% per annum of the value of all the assets of the Trust ("Deposited Property") (subject to a minimum of \$15,000 per month) and shall be payable out of the Deposited Property monthly in arrears. The Trustee is also entitled to reimbursement of expenses incurred in the performance of its duties under the Trust Deed.

(b) Manager's management fees

The Manager is entitled under the Trust Deed to the following management fees:

- (i) a base fee of 0.25% per annum of the value of Deposited Property; and
- (ii) an annual performance fee of 5.0% per annum of the Net Property Income (as defined in the Trust Deed)

The management fees payable to the Manager will be paid in the form of cash and/or units. The Management fees payable in units will be computed at the volume weighted average price for a unit for all trades on the SGX-ST in the ordinary course of trading on the SGX-ST for the period of 10 Business Days (as defined in the Trust Deed) immediately preceding the end date of the relevant financial quarter, to which such fees relate. The base fees are payable quarterly in arrears. The annual performance fees are payable annually in arrears.

For the period from 24 July 2013 (listing date) to 28 February 2017, from 1 September 2017 to 31 May 2019 and from 1 September 2019 to 31 August 2020, the Manager has elected to receive 100% of management fees in units.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

1. GENERAL INFORMATION (CONT'D)

(b) Manager's management fees (cont'd)

The Manager has elected for partial payment of management fees in cash for the half year from 1 March 2017 to 31 August 2017 and for the period from 1 June 2019 to 31 August 2019.

For all acquisitions or disposals of properties or investments, the Manager is entitled to receive acquisition fee at 0.75% of the purchase price for acquisition from related parties and 1.0% for all other cases and a divestment fee of 0.5% of the sale price.

(c) Property Manager's management fees

(i) Property management fees

Under the Property Management Agreement, SPH Retail Property Management Services Pte. Ltd. (the "Property Manager") is entitled to receive the following fees:

- 2.0% per annum of Gross Revenue for the relevant property;
- 2.0% per annum of the Net Property Income for the relevant property (calculated before accounting for the property management fee in that financial period); and
- 0.5% per annum of the Net Property Income for the relevant property (calculated before accounting for the property management fee in that financial period) in lieu of leasing commissions otherwise payable to the Property Manager and/or third party agents.

The property management fees are payable to the Property Manager in the form of cash and/or units. For the period from 24 July 2013 (listing date) to 31 August 2020, the property management fees are paid in cash.

(ii) Project management fees

The Property Manager is entitled to receive project management fees ranging between 1.25% and 5% of the total construction cost, for the development or redevelopment, the refurbishment, retrofitting and renovation works on or in respect of a property. The project management fees are payable to the Property Manager in the form of cash and/or units.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES

(a) Basis of preparation

The financial statements have been prepared in accordance with the Statement of Recommended Accounting Practice ("RAP") 7 "Reporting Framework for Unit Trusts" revised and issued by the Institute of Singapore Chartered Accountants, and the applicable requirements of the Code on Collective Investment Schemes (the "CIS Code") issued by the Monetary Authority of Singapore ("MAS") and the provisions of the Trust Deed. RAP 7 requires the accounting policies adopted to generally comply with the recognition and measurement principles of Singapore Financial Reporting Standards ("FRS").

The financial statements have been prepared on the historical cost basis, except as disclosed in the accounting policies below.

The preparation of financial statements in conformity with FRS requires management to exercise its judgement in the process of applying the Group's accounting policies. It also requires the use of certain critical accounting estimates and assumptions. Areas involving a higher degree of judgement or complexity, or areas where assumptions and estimates are significant to the financial statements, are disclosed in Note 3.

Changes in accounting policies

New standards and amendments

The Group has applied the following FRS, amendments to and interpretations of FRS for the first time for the annual period beginning on 1 September 2019:

- FRS 116 *Leases*
- FRS INT 123 *Uncertainty over Income Tax Treatments*
- *Prepayment Features with Negative Compensation* (Amendments to FRS 109)
- *Previously Held Interest in a Joint Operation* (Amendments to FRS 103 and 111)
- *Income Tax Consequences of Payments on Financial Instruments Classified as Equity* (Amendments to FRS 12)
- *Borrowing Costs Eligible for Capitalisation* (Amendments to FRS 23)
- *Plan Amendment, Curtailment or Settlement* (Amendments to FRS 19)
- *Interest Rate Benchmark Reform* (Amendments to FRS 109 and FRS 107)

The application of the above standards did not have a material effect on the financial statements.

Interest Rate Benchmark Reform (Amendments to FRS 109 and FRS 107)

The Group applied the interest rate benchmark reform amendments retrospectively to hedging relationships that existed at 1 September 2019 or were designated thereafter and that are directly affected by interest rate benchmark reform ("IBOR"). These amendments modify some specific hedge accounting requirements to provide relief from potential effects of the uncertainty caused by the IBOR reform. As IBOR continues to be used as a reference rate in financial markets and is used in the valuation of instruments with maturities that exceed the expected end date for IBOR, the Group believes the current market structure supports the continuation of hedge accounting as at 31 August 2020. The details of the accounting policies are disclosed in Note 2(h) and Note 25 for related disclosures about the risks and hedge accounting.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(b) Group Accounting

(i) Subsidiaries

- Consolidation

The consolidated financial statements include the financial statements of the Trust and its subsidiaries made up to the end of the financial year.

Subsidiaries are entities controlled by the Group, generally accompanied by a shareholding of more than one half of the voting rights. The Group controls an entity when it is exposed to, or has rights to, variable returns from its involvement with the entity and has the ability to affect those returns through its power over the entity. Subsidiaries are consolidated from the date on which control is transferred to the Group. They are de-consolidated from the date on which control ceases.

In preparing the consolidated financial statements, transactions, balances and unrealised gains on transactions between group entities are eliminated. Unrealised losses are also eliminated but are considered an impairment indicator of the asset transferred. Accounting policies of subsidiaries have been changed where necessary to ensure consistency with the policies adopted by the Group.

Non-controlling interests are that part of net results of operations and of net assets of a subsidiary attributable to interests which are not owned directly or indirectly by the Trust. They are shown separately in the Statements of Total Return and Statements of Financial Position. Total return is attributed to the non-controlling interests based on their respective interests in a subsidiary, even if this results in the non-controlling interests having a deficit balance.

- Acquisitions

The acquisition method of accounting is used to account for business combinations by the Group.

The consideration transferred for the acquisition of a subsidiary comprises the fair value of the assets transferred, the liabilities incurred and the equity interests issued by the Group. The consideration transferred also includes the fair value of any contingent consideration arrangement and the fair value of any pre-existing equity interest in the subsidiary.

Acquisition-related costs are expensed as incurred.

Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are, with limited exceptions, measured initially at their fair values at the acquisition date.

On an acquisition-by-acquisition basis, the Group recognises any non-controlling interest in the acquiree at the date of acquisition either at fair value or at the non-controlling interest's proportionate share of the acquiree's net identifiable assets.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(b) Group Accounting (cont'd)

(i) Subsidiaries (cont'd)

- Acquisitions (cont'd)

Goodwill arising from business combination is the excess of the fair value of consideration transferred, the amount of any non-controlling interest in the acquiree and the acquisition-date fair value of any previous equity interest in the acquiree over the fair value of the identifiable net assets and contingent liabilities acquired. If this is less than the fair value of the net assets of the subsidiary acquired in the case of a bargain purchase, the difference is recognised directly in the Statements of Total Return.

Goodwill arising from business combination is recognised separately as intangible assets and carried at cost less accumulated impairment losses.

The gains and losses on the disposal of subsidiaries include the carrying amount of goodwill relating to the entity sold.

- Disposals

Upon the loss of control, the Group derecognises the assets and liabilities of the subsidiary, any non-controlling interests and the other components of equity related to the subsidiary. Any amounts previously recognised in unitholder's funds in respect of that entity are transferred to the Statements of Total Return or transferred directly to retained earnings if required by a specific standard.

Any retained interest in the entity is remeasured at fair value at the date that control is lost. The difference between the carrying amount of the retained interest at the date when control is lost and its fair value is recognised in the Statements of Total Return.

- Transactions with non-controlling interests

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control over the subsidiary are accounted for as transactions with unitholders of the Group. Any difference between the change in the carrying amount of the non-controlling interest and the fair value of the consideration paid or received is recognised in unitholders' funds.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(b) Group Accounting (cont'd)

(ii) Joint Operations

A joint operation is a joint arrangement whereby the parties that have joint control of the arrangement have rights to the assets, and obligations for the liabilities, relating to the arrangement. Joint control is the contractually agreed sharing of control of an arrangement, which exists only when decisions about the relevant activities require unanimous consent of the parties sharing control.

When a group entity undertakes its activities under joint operations, the group as a joint operator recognises in relation to its interest in a joint operation:

- Its assets, including its share of any assets held jointly;
- Its liabilities, including its share of any liabilities incurred jointly;
- Its revenue from the sale of its share of the output arising from the joint operation;
- Its share of the revenue from the sale of the output by the joint operation; and
- Its expenses, including its share of any expenses incurred jointly.

The group accounts for the assets, liabilities, revenues and expenses relating to its interest in a joint operation in accordance with the FRSs applicable to the particular assets, liabilities, revenues and expenses.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a sale or contribution of assets), the group is considered to be conducting the transaction with the other parties to the joint operation, and gains and losses resulting from the transactions are recognised in the group's consolidated financial statements only to the extent of other parties' interests in the joint operation.

When a group entity transacts with a joint operation in which a group entity is a joint operator (such as a purchase of assets), the group does not recognise its share of the gains and losses until it resells those assets to a third party.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(c) Currency translation

(i) Functional and presentation currency

Items included in the financial statements of each entity in the Group are measured using the currency of the primary economic environment in which the entity operates ("functional currency"). The financial statements are presented in Singapore Dollars ("presentation currency"), which is also the Trust's functional currency. All financial information presented in Singapore Dollars have been rounded to the nearest thousand, unless otherwise stated.

(ii) Transactions and balances

Transactions in a currency other than the functional currency ("foreign currency") are translated into the functional currency using the exchange rates prevailing at the dates of the transactions. Currency translation gains and losses resulting from the settlement of such transactions and from the translation of monetary assets and liabilities denominated in foreign currencies at the closing rates at the reporting date are taken to the Statements of Total Return.

Non-monetary items measured at fair values in foreign currencies are translated using the exchange rates at the date when the fair values are determined. Non-monetary items that are measured in terms of historical cost are translated using the exchange rate at the date of the transaction.

(iii) Translation of Group entities' financial statements

The results and financial position of all the Group entities (none of which has the currency of a hyperinflationary economy) that have a functional currency different from the presentation currency are translated into the presentation currency as follows:

- Assets and liabilities are translated at the closing exchange rates at the reporting date;
- Income and expenses are translated at average exchange rates; and
- All resulting exchange differences are taken to unitholders' funds and transferred to the Statements of Total Return upon the disposal of the foreign operation as part of the gain or loss on disposal.

Goodwill and fair value adjustments arising on the acquisition of a foreign entity are treated as assets and liabilities of the foreign entity and translated at the closing rates at the reporting date.

Foreign currency differences are recognised in unitholders' funds. However, if the foreign operation is a non-wholly-owned subsidiary, then the relevant proportionate share of the translation difference is allocated to the NCI. When a foreign operation is disposed of such that control, significant influence or joint control is lost, the cumulative amount in the translation reserve related to that foreign operation is reclassified to the Statements of Total Return as part of the gain or loss on disposal. When the Group disposes of only part of its interest in a subsidiary that includes a foreign operation while retaining control, the relevant proportion of the cumulative amount is reattributed to NCI. When the Group disposes of only part of its investment in an associate or joint venture that includes a foreign operation while retaining significant influence or joint control, the relevant proportion of the cumulative amount is reclassified to the Statements of Total Return.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(c) Currency translation (cont'd)

(iv) Net investment in a foreign operation

When a derivative financial liability is designated as the hedging instrument in a hedge of a net investment in a foreign operation, the effective portion of foreign exchange gains and losses is recognised in unitholders' funds and presented in the foreign currency translation reserve. Any ineffective portion of the changes in the foreign exchange gains and losses is recognised in the Statements of Total Return. The amount recognised in unitholders' funds is reclassified to Statements of Total Return as a reclassification adjustment on disposal of the foreign operation.

(d) Investment properties

Investment properties comprise office and retail buildings that are held for long-term rental yields. Investment properties are initially recognised at cost and subsequently measured at fair value. Any gains or losses arising from the changes in their fair values are taken to the Statements of Total Return.

Investment properties are subject to renovations or improvements at regular intervals. The cost of major renovations and improvements is capitalised and the carrying amounts of the replaced components are written-off to the Statements of Total Return. The cost of maintenance, repairs and minor improvements is charged to the Statements of Total Return when incurred.

Fair values are determined in accordance with the Trust Deed, which requires the investment properties to be valued by independent registered valuers at least once a year, in accordance with the CIS Code.

On disposal of an investment property, the difference between the net disposal proceeds and its carrying amount is taken to the Statements of Total Return.

(e) Plant and equipment

(i) Measurement

Plant and equipment are initially recognised at cost and subsequently carried at cost less accumulated depreciation and accumulated impairment losses. The cost of an item of plant and equipment initially recognised includes its purchase price and any cost that is directly attributable to bringing the asset to the location and condition necessary for it to be capable of operating in the manner intended by management.

(ii) Depreciation

Depreciation is calculated using the straight-line method to allocate the depreciable amounts over the expected useful lives of the assets. The estimated useful lives for this purpose are:

Plant and equipment 3 – 10 years

The residual values, estimated useful lives and depreciation method of plant and equipment are reviewed, and adjusted as appropriate, at each reporting date. The effects of any revision are recognised in the Statements of Total Return when the changes arise.

No depreciation is charged on capital work-in-progress.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(e) Plant and equipment (cont'd)

(iii) Subsequent expenditure

Subsequent expenditure relating to plant and equipment that has already been recognised is added to the carrying amount of the asset only when it is probable that future economic benefits associated with the item will flow to the Group and the cost of the item can be measured reliably. All other repair and maintenance expenses are recognised in the Statements of Total Return when incurred.

(iv) Disposal

On disposal of an item of plant and equipment, the difference between the net disposal proceeds and its carrying amount is taken to the Statements of Total Return.

(f) Cash and cash equivalents

For the purpose of presentation in the Statement of Cash Flows, cash and cash equivalents include cash on hand and deposits with financial institutions which are subject to an insignificant risk of change in value.

(g) Financial instruments

(i) Recognition and initial measurement

Trade receivables issued are initially recognised when they are originated. All other financial assets and financial liabilities are initially recognised when the Group becomes a party to the contractual provisions of the instrument.

A financial asset (unless it is a trade receivable without a significant financing component) or financial liability is initially measured at fair value plus, for an item not at FVTPL, transaction costs that are directly attributable to its acquisition or issue. A trade receivable without a significant financing component is initially measured at the transaction price.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(g) Financial instruments (cont'd)

(ii) Classification and subsequent measurement

Non-derivative financial assets

On initial recognition, a financial asset is classified as measured at: amortised cost; FVOCI – debt investment; FVOCI – equity investment; or FVTPL.

Financial assets are not reclassified subsequent to their initial recognition unless the Group changes its business model for managing financial assets, in which case all affected financial assets are reclassified on the first day of the first reporting period following the change in the business model.

- Financial assets at amortised cost

A financial asset is measured at amortised cost if it meets both of the following conditions and is not designated as at FVTPL:

- it is held within a business model whose objective is to hold assets to collect contractual cash flows; and
- its contractual terms give rise on specified dates to cash flows that are solely payments of principal and interest on the principal amount outstanding.

Financial assets: Business model assessment

The Group makes an assessment of the objective of the business model in which a financial asset is held at a portfolio level because this best reflects the way the business is managed and information is provided to management. The information considered includes:

- the stated policies and objectives for the portfolio and the operation of those policies in practice. These include whether management's strategy focuses on earning contractual interest income, maintaining a particular interest rate profile, matching the duration of the financial assets to the duration of any related liabilities or expected cash outflows or realising cash flows through the sale of the assets;
- how the performance of the portfolio is evaluated and reported to the Group's management;
- the risks that affect the performance of the business model (and the financial assets held within that business model) and how those risks are managed;
- how managers of the business are compensated – e.g. whether compensation is based on the fair value of the assets managed or the contractual cash flows collected; and
- the frequency, volume and timing of sales of financial assets in prior periods, the reasons for such sales and expectations about future sales activity.

Transfers of financial assets to third parties in transactions that do not qualify for derecognition are not considered sales for this purpose, consistent with the Group's continuing recognition of the assets.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(g) Financial instruments (cont'd)

(ii) Classification and subsequent measurement (cont'd)

Non-derivative financial assets: Assessment whether contractual cash flows are solely payments of principal and interest

For the purposes of this assessment, 'principal' is defined as the fair value of the financial asset on initial recognition. 'Interest' is defined as consideration for the time value of money and for the credit risk associated with the principal amount outstanding during a particular period of time and for other basic lending risks and costs (e.g. liquidity risk and administrative costs), as well as a profit margin.

In assessing whether the contractual cash flows are solely payments of principal and interest, the Group considers the contractual terms of the instrument. This includes assessing whether the financial asset contains a contractual term that could change the timing or amount of contractual cash flows such that it would not meet this condition. In making this assessment, the Group considers:

- contingent events that would change the amount or timing of cash flows;
- terms that may adjust the contractual coupon rate, including variable rate features;
- prepayment and extension features; and
- terms that limit the Group's claim to cash flows from specified assets (e.g. non-recourse features).

A prepayment feature is consistent with the solely payments of principal and interest criterion if the prepayment amount substantially represents unpaid amounts of principal and interest on the principal amount outstanding, which may include reasonable additional compensation for early termination of the contract. Additionally, for a financial asset acquired at a significant discount or premium to its contractual par amount, a feature that permits or requires prepayment at an amount that substantially represents the contractual par amount plus accrued (but unpaid) contractual interest (which may also include reasonable additional compensation for early termination) is treated as consistent with this criterion if the fair value of the prepayment feature is insignificant at initial recognition.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(g) Financial instruments (cont'd)

(ii) Classification and subsequent measurement (cont'd)

Non-derivative financial assets: Subsequent measurement and gains and losses

Financial assets at amortised cost

These assets are subsequently measured at amortised cost using the effective interest method. The amortised cost is reduced by impairment losses. Interest income, foreign exchange gains and losses and impairment are recognised in the Statements of Total Return. Any gain or loss on derecognition is recognised in the Statements of Total Return.

Non-derivative financial liabilities: Classification, subsequent measurement and gains and losses

Financial liabilities are classified as measured at amortised cost. Other financial liabilities are initially measured at fair value less directly attributable transaction costs. They are subsequently measured at amortised cost using the effective interest method. Interest expense and foreign exchange gains and losses are recognised in the Statements of Total Return.

(iii) Derecognition

Financial assets

The Group derecognises a financial asset when the contractual rights to the cash flows from the financial asset expire, or it transfers the rights to receive the contractual cash flows in a transaction in which substantially all of the risks and rewards of ownership of the financial asset are transferred or in which the Group neither transfers nor retains substantially all of the risks and rewards of ownership and it does not retain control of the financial asset.

The Group enters into transactions whereby it transfers assets recognised in its statement of financial position, but retains either all or substantially all of the risks and rewards of the transferred assets. In these cases, the transferred assets are not derecognised.

Financial liabilities

The Group derecognises a financial liability when its contractual obligations are discharged or cancelled, or expire. The Group also derecognises a financial liability when its terms are modified and the cash flows of the modified liability are substantially different, in which case a new financial liability based on the modified terms is recognised at fair value.

On derecognition of a financial liability, the difference between the carrying amount extinguished and the consideration paid (including any non-cash assets transferred or liabilities assumed) is recognised in the Statements of Total Return.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(g) Financial instruments (cont'd)

(iv) Impairment

Financial assets

The Group recognises loss allowances for expected credit losses ("ECLs") on financial assets measured at amortised costs.

Loss allowances of the Group are measured on either of the following bases:

- 12-month ECLs: these are ECLs that result from default events that are possible within the 12 months after the reporting date (or for a shorter period if the expected life of the instrument is less than 12 months); or
- Lifetime ECLs: these are ECLs that result from all possible default events over the expected life of a financial instrument.

Simplified approach

The Group applies the simplified approach to provide for ECLs for all trade receivables. The simplified approach requires the loss allowance to be measured at an amount equal to lifetime ECLs.

General approach

The Group applies the general approach to provide for ECLs on all other financial instruments. Under the general approach, the loss allowance is measured at an amount equal to 12-month ECLs at initial recognition.

At each reporting date, the Group assesses whether the credit risk of a financial instrument has increased significantly since initial recognition. When credit risk has increased significantly since initial recognition, loss allowance is measured at an amount equal to lifetime ECLs.

When determining whether the credit risk of a financial asset has increased significantly since initial recognition and when estimating ECLs, the Group considers reasonable and supportable information that is relevant and available without undue cost or effort. This includes both quantitative and qualitative information and analysis, based on the Group's historical experience and informed credit assessment and includes forward-looking information.

If credit risk has not increased significantly since initial recognition or if the credit quality of the financial instruments improves such that there is no longer a significant increase in credit risk since initial recognition, loss allowance is measured at an amount equal to 12-month ECLs.

The Group considers a financial asset to be in default when the borrower is unlikely to pay its credit obligations to the Group in full, without recourse by the Group to actions such as realising security (if any is held).

The maximum period considered when estimating ECLs is the maximum contractual period over which the Group is exposed to credit risk.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(g) Financial instruments (cont'd)

(iv) Impairment (cont'd)

Measurement of ECLs

ECLs are probability-weighted estimates of credit losses. Credit losses are measured at the present value of all cash shortfalls (i.e. the difference between the cash flows due to the entity in accordance with the contract and the cash flows that the Group expects to receive). ECLs are discounted at the effective interest rate of the financial asset.

Credit-impaired financial assets

At each reporting date, the Group assesses whether financial assets carried at amortised cost are credit-impaired. A financial asset is 'credit-impaired' when one or more events that have a detrimental impact on the estimated future cash flows of the financial asset have occurred.

Evidence that a financial asset is credit-impaired includes the following observable data:

- significant financial difficulty of the borrower or issuer;
- a breach of contract such as a default or being more than 90 days past due;
- the restructuring of a loan or advance by the Group on terms that the Group would not consider otherwise;
- it is probable that the borrower will enter bankruptcy or other financial reorganisation; or
- the disappearance of an active market for a security because of financial difficulties.

Presentation of allowance for ECLs in the Statements of Financial Position

Loss allowances for financial assets measured at amortised cost and contract assets are deducted from the gross carrying amount of these assets.

Write-off

The gross carrying amount of a financial asset is written off (either partially or in full) to the extent that there is no realistic prospect of recovery. This is generally the case when the Group determines that the debtor does not have assets or sources of income that could generate sufficient cash flows to repay the amounts subject to the write-off. However, financial assets that are written off could still be subject to enforcement activities in order to comply with the Group's procedures for recovery of amounts due.

(v) Offsetting

Financial assets and financial liabilities are offset and the net amount presented in the Statements of Financial Position when, and only when, the Group currently has a legally enforceable right to set off the amounts and it intends either to settle them on a net basis or to realise the asset and settle the liability simultaneously.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(h) Derivative financial instruments and hedging activities

Derivatives are used to manage exposure to foreign exchange and interest rate risks arising from operating, financing and investing activities.

A derivative is initially recognised at its fair value on the date the derivative contract is entered into and is subsequently carried at its fair value. The method of recognising the resulting gain or loss depends on whether the derivative is designated as a hedging instrument, and if so, the nature of the item being hedged.

The Group designates its derivatives for hedging purposes as either hedges of the fair value of recognised assets or liabilities or a firm commitment (fair value hedge), or hedges of highly probable forecast transactions (cash flow hedge).

The Group documents at the inception of the transaction the relationship between hedging instruments and hedged items, as well as its risk management objective and strategies for undertaking various hedge transactions. The Group also documents its assessment, both at hedge inception and on an ongoing basis, of whether the derivatives that are used in hedging transactions are highly effective in offsetting changes in fair values or cash flows of the hedged items.

The carrying amount of a derivative designated as a hedge is presented as a non-current asset or liability if the remaining expected life of the hedged item is more than twelve months, and as a current asset or liability if the remaining expected life of the hedged item is less than twelve months. The fair value of a trading derivative is presented as a current asset or liability.

Specific policies applicable from 1 September 2019 for hedges directly affected by Interbank Offered Rate ("IBOR") reform

A fundamental review and reform of major interest rate benchmarks is being undertaken globally. The Group has exposure to IBORs on its financial instruments that will be replaced or reformed as part of this market-wide initiative. There is uncertainty as to the timing and the methods of transition for replacing existing benchmark IBORs with alternative rates.

On initial designation of the hedging relationship, the Group formally documents the relationship between the hedging instruments and hedged items, including the risk management objective and strategy in undertaking the hedge, together with the method that will be used to assess the effectiveness of the hedging relationship. The Group makes an assessment, both on inception of the hedging relationship and on an ongoing basis, of whether the hedging instruments are expected to be highly effective in offsetting the changes in the fair value or cash flows of the respective hedged items during the period for which the hedge is designated. For the purpose of evaluating whether the hedging relationship is expected to be highly effective (i.e. prospective effectiveness assessment), the Group assumes that the benchmark interest rate on which the cash flows are based is not altered as a result of IBOR reform.

The Group will cease to apply the amendments to its prospective effectiveness assessment of the hedging relationship when the uncertainty arising from interest rate benchmark reform is no longer present with respect to the timing and the amount of the interest rate benchmark-based cash flows of the hedged item or hedging instrument, or when the hedging relationship is discontinued.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(h) Derivative financial instruments and hedging activities (cont'd)

(i) Cash flow hedge

The Group has entered into interest rate swaps that are cash flow hedges for the Group's exposure to interest rate risk on its borrowings. These contracts entitle the Group to receive interest at floating rates on notional principal amounts and oblige the Group to pay interest at fixed rates on the same notional principal amounts, thus allowing the Group to raise borrowings at floating rates and swap them into fixed rates.

The fair value changes on the effective portion of these interest rate swaps are recognised in unitholders' funds and accumulated in the hedging reserve and transferred to the Statements of Total Return in the periods when the interest expense on the borrowings is recognised in the Statements of Total Return. The gain or loss relating to the ineffective portion is recognised immediately in the Statements of Total Return.

The Group designates only the change in fair value of the spot element of forward exchange contracts as the hedging instrument in cash flow hedging relationships.

(ii) Derivatives that do not qualify for hedge accounting

Changes in the fair value of derivatives that do not qualify for hedge accounting are recognised immediately in the Statements of Total Return.

(i) Fair value estimation of financial assets and liabilities

The fair values of financial instruments traded in active markets (such as exchange-traded and over-the-counter securities and derivatives) are based on quoted market prices as at the reporting date. The quoted market prices used for financial assets are the current bid prices; the appropriate quoted market prices for financial liabilities are the current asking prices.

The fair values of financial instruments that are not traded in an active market are determined by using valuation techniques. The Trust uses a variety of methods and makes assumptions that are based on market conditions existing at each reporting date. Where appropriate, quoted market prices or dealer quotes for similar instruments are used. Valuation techniques, such as discounted cash flow analysis, are also used to determine the fair values of the financial instruments.

The fair values of interest rate swaps are calculated as the present value of the estimated future cash flows discounted at actively quoted interest rates.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(j) Leases

The Group has applied FRS 116 using the modified retrospective approach and therefore the comparative information has not been restated and continues to be reported under FRS 17 and INT FRS 104. The details of accounting policies under FRS 17 and INT FRS 104 are disclosed separately.

Policy applicable from 1 September 2019

At inception of a contract, the Group assesses whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To assess whether a contract conveys the right to control the use of an identified asset, the Group uses the definition of a lease in FRS 116.

This policy is applied to contracts entered into, on or after 1 September 2019.

(i) As a lessee

Short-term leases and leases of low-value assets

The Group has elected not to recognise right-of-use assets and lease liabilities for leases of low-value assets and short-term leases. The Group recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

(ii) As a lessor

At inception or on modification of a contract that contains a lease component, the Group allocates the consideration in the contract to each lease component on the basis of their relative stand-alone prices.

When the Group acts as a lessor, it determines at lease inception whether each lease is a finance lease or an operating lease.

If an arrangement contains lease and non-lease components, then the Group applies FRS 115 to allocate the consideration in the contract.

The Group recognises lease payments received from investment property under operating leases as income on a straight-line basis over the lease term as part of 'revenue'.

Generally, the accounting policies applicable to the Group as a lessor in the comparative period were not different from FRS 116.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(j) Leases (cont'd)

Leases - Policy applicable before 1 September 2019

For contracts entered into before 1 September 2019, the Group determined whether the arrangement was or contained a lease based on the assessment of whether:

- fulfilment of the arrangement was dependent on the use of a specific asset or assets; and
- the arrangement had conveyed a right to use the asset. An arrangement conveyed the right to use the asset if one of the following was met:
 - the purchaser had the ability or right to operate the asset while obtaining or controlling more than an insignificant amount of the output;
 - the purchaser had the ability or right to control physical access to the asset while obtaining or controlling more than an insignificant amount of the output; or
 - facts and circumstances indicated that it was remote that other parties would take more than an insignificant amount of the output, and the price per unit was neither fixed per unit of output nor equal to the current market price per unit of output.

(i) As a lessee

Assets held under other leases were classified as operating leases and were not recognised in the Group's statement of financial position. Payments made under operating leases were recognised in the Statement of Total Return on a straight-line basis over the term of the lease. Lease incentives received were recognised as an integral part of the total lease expense, over the term of the lease.

(ii) As a lessor

When the Group acted as a lessor, it determined at lease inception whether each lease was a finance lease or an operating lease.

To classify each lease, the Group made an overall assessment of whether the lease transferred substantially all of the risks and rewards incidental to ownership of the underlying asset. If this was the case, then the lease was a finance lease; if not, then it was an operating lease. As part of this assessment, the Group considered certain indicators such as whether the lease was for the major part of the economic life of the asset.

Rental income from investment property is recognised as "revenue" on a straight-line basis over the term of the lease.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(k) Impairment of non-financial assets

- Plant and equipment

Plant and equipment are tested for impairment whenever there is any objective evidence or indication that these assets may be impaired.

For the purpose of impairment testing, recoverable amount (i.e. the higher of the fair value less cost to sell and value-in-use) is determined on an individual asset basis unless the asset does not generate cash inflows that are largely independent of those from other assets. If this is the case, the recoverable amount is determined for the cash-generating-units ("CGU") to which the asset belongs.

An impairment loss is recognised when the carrying amount of the asset (or CGU) exceeds the recoverable amount of the asset (or CGU). Recoverable amount of the asset (or CGU) is the higher of the asset's (or CGU's) fair value less cost to sell and value-in-use.

An impairment loss for an asset is reversed if, and only if, there has been a change in the estimates used to determine the asset's recoverable amount since the last impairment loss was recognised. The carrying amount of this asset is increased to its revised recoverable amount, provided that this amount does not exceed the carrying amount that would have been determined (net of any accumulated amortisation or depreciation) had no impairment loss been recognised for the asset in prior years. A reversal of impairment loss for an asset is recognised in the Statements of Total Return.

(l) Units and unit issuance expenses

Unitholders' funds represent the unitholders' residual interest in the Trust's net assets upon termination and is classified as equity.

Incremental costs directly attributable to the issue of units are recognised as a deduction from unitholders' funds.

(m) Government grants

Government grants are recognised when there is reasonable assurance that they will be received and the Group comply with the conditions associated with the grants.

Government grants relating to assets are deducted against the carrying amount of the assets, and released to the Statement of Total Return over the expected useful life of the relevant asset or over the benefits received by the Group related to the assets.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(n) Revenue recognition

Rental income from operating leases

Rental income receivable under operating leases is recognised as 'revenue' on a straight-line basis over the term of the lease, except where an alternative basis is more representative of the pattern of benefits to be derived from the leased assets. Lease incentives granted are recognised as an integral part of the total rental to be received. Contingent rentals, which include gross turnover rental, are recognised as income in the accounting period in which they are earned. No contingent rentals are recognised if there are uncertainties due to the possible return of amounts received.

Dividend income

Dividend income is recognised in the Statements of Total Return on the date that the right to receive payment is established.

Interest income

Interest income is recognised using the effective interest method.

(o) Income taxes

Current tax for current and prior years is recognised at the amount expected to be paid to (or recovered from) the tax authorities, using the tax rates and tax laws that have been enacted or substantively enacted by the reporting date.

Deferred tax is recognised for all temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the financial statements, except when the deferred tax arises from the initial recognition of an asset or liability in a transaction that is not a business combination and at the time of the transaction, affects neither accounting nor taxable returns.

Deferred tax is measured:

- (i) at the tax rates that are expected to apply when the related deferred tax asset is realised or the deferred tax liability is settled, based on tax rates and tax laws that have been enacted or substantively enacted by the reporting date; and
- (ii) based on the tax consequence that will follow from the manner in which the Group expects, at the reporting date, to recover or settle the carrying amounts of its assets and liabilities.

Deferred tax liabilities are recognised on temporary differences arising on investments in subsidiaries except where the Group is able to control the timing of the reversal of the temporary difference and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences and tax losses can be utilised.

Current and deferred taxes are recognised as income or expense in the Statements of Total Return, except to the extent that the tax arises from a transaction which is recognised directly in unitholders' funds.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(o) Income taxes (cont'd)

The Inland Revenue Authority of Singapore ("IRAS") has issued a tax ruling on the income tax treatment of the Trust. Subject to meeting the terms and conditions of the tax ruling which includes a distribution of at least 90% of its taxable income, the Trust will not be assessed for tax on the portion of its taxable income that is distributed to Unitholders. Any portion of taxable income that is not distributed to Unitholders will be taxed at the prevailing corporate tax rate.

In the event that there are subsequent adjustments to the taxable income when the actual taxable income of the Trust is finally agreed with the IRAS, such adjustments are taken up as an adjustment to the amount distributed for the next distribution following the agreement with the IRAS. Under the COVID-19 relief measures announced by IRAS, the Trust will have until 31 December 2021 (or any extension allowed) to distribute at least 90% of the annual taxable income derived in the financial year ended 31 August 2020.

The distributions made by the Trust out of its taxable income are subject to tax in the hands of Unitholders, unless they are exempt from tax on the Trust's distributions (the "tax transparency ruling"). The Trust is required to withhold tax at the prevailing corporate tax rate on the distributions made by the Trust except:

- where the beneficial owners are individuals or Qualifying Unitholders, the Trust will make the distributions to such Unitholders without withholding any income tax; and
- where the beneficial owners are foreign non-individual investors or where the Units are held by nominee Unitholders who can demonstrate that the Units are held for beneficial owners who are foreign non-individual investors, the Trust will withhold tax at a reduced rate of 10% from the distributions.

A "Qualifying Unitholder" is a Unitholder who is:

- an individual;
- a company incorporated and tax resident in Singapore;
- a body of persons, other than a company or a partnership, incorporated or registered in Singapore (for example, a town council, a statutory board, a registered charity, a registered co-operative society, a registered trade union, a management corporation, a club and a trade and industry association); or
- a Singapore branch of a foreign company which has presented a letter of approval from the IRAS granting a waiver from tax deduction at source in respect of distributions from SPH REIT.

A "Qualifying Non-resident Non-individual Unitholder" is a person who is neither an individual nor a resident of Singapore for income tax purposes and:

- who does not have a permanent establishment in Singapore; or
- who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used by that person to acquire the Units are not obtained from that operation.

The above tax transparency ruling does not apply to gains from sale of real properties. Such gains, if they are considered as trading gains, are assessable to tax on the Trust. Where the gains are capital gains, the Trust will not be assessed to tax and may distribute the capital gains to Unitholders without having to deduct tax at source.

Any distributions made by the Trust to the Unitholders out of tax-exempt income and taxed income would be exempt from Singapore income tax in the hands of all Unitholders, regardless of their corporate or residence status.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

2. SIGNIFICANT ACCOUNTING POLICIES (CONT'D)

(p) Distribution policy

The Trust distribution policy is to distribute at least 90% of its specified taxable income, comprising rental and other property related income from its business of property letting, interest income and top-up payments from income support and after deducting allowable expenses and applicable tax allowances. The actual level of distribution will be determined at the Manager's discretion, taking into consideration the Trust's capital management and funding requirements.

(q) Expenses

(i) Trustee's fees

Trustee's fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(a).

(ii) Manager's management fees

Manager's management fees are recognised on an accrual basis using the applicable formula stipulated in Note 1(b).

(iii) Property operating expenses

Property operating expenses are recognised on an accrual basis. Included in property operating expenses are property management fees which are based on the applicable formula stipulated in Note 1(c).

(iv) Finance costs

Finance costs are recognised in the Statements of Total Return using the effective interest method.

(r) Segment reporting

Segmental information is reported in a manner consistent with the internal reporting provided to the management of the Manager who conducts a regular review for allocation of resources and assessment of performance of the operating segments.

(s) Earnings per unit

Basic earnings per unit is calculated by dividing the total return for the year after tax attributable to unitholders of the Trust by the weighted average number of units outstanding during the year. Diluted earnings per unit is determined by adjusting the total return for the year after tax attributable to unitholders of the Trust and the weighted average number of units outstanding, adjusted for the effects of all dilutive potential units.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

3. CRITICAL ACCOUNTING ESTIMATES, ASSUMPTIONS AND JUDGEMENTS

The preparation of financial statements in conformity with RAP 7 requires the Manager to make estimates, assumptions and judgements that affect the application of accounting policies and the reported amounts of assets, liabilities, income and expenses. Actual results may differ from these estimates.

Estimates and underlying assumptions are reviewed on an ongoing basis. Revisions to accounting estimates are recognised in the period in which the estimates are revised and in any future periods affected.

Information about assumptions and estimation uncertainties that have a significant risk of resulting in a material adjustment to the carrying amounts of assets and liabilities within the next financial year are included in the following note:

- Note 5 – determination of fair values of investment properties on the basis of significant unobservable inputs

4. PLANT AND EQUIPMENT

	Group and Trust	
	2020 S\$'000	2019 S\$'000
Cost		
Beginning of financial year	1,708	1,573
Additions	183	135
End of financial year	1,891	1,708
Accumulated depreciation		
Beginning of financial year	1,078	891
Depreciation charge	224	187
End of financial year	1,302	1,078
Net book value		
Beginning of financial year	630	682
End of financial year	589	630

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

5. INVESTMENT PROPERTIES

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Beginning of financial year	3,597,756	3,368,300	3,405,800	3,368,300
Acquisition of investment property ^{1, 2}	633,923	211,250	-	-
Additions	9,143	3,845	5,635	3,635
Fair value change	(179,939)	19,443	(126,041)	33,865
Straight-line rental adjustments	1,135	-	806	-
Translation differences	63,429	(5,082)	-	-
End of financial year	4,125,447	3,597,756	3,286,200	3,405,800

1 Includes acquisition fees and acquisition related expenses of S\$11.091 million (2019: S\$14.422 million).

2 On 6 December 2019, SPH REIT, through its indirect wholly-owned subsidiary, Marion Sub Trust, acquired a 50% interest in Westfield Marion Shopping Centre for a total consideration of approximately S\$633.9 million. Westfield Marion Shopping Centre's principal place of business is in Australia. The Group has classified its 50% interest in Westfield Marion Shopping Centre as a joint operation as the shopping centre is held directly and jointly as tenants in common. The shopping centre is consolidated and included as part of the Group's investment properties as at 31 August 2020.

In determining the fair value, the independent external valuers have used valuation techniques which involve certain estimates. In relying on the valuation reports, the Manager has exercised its judgement and is satisfied that the valuation methods and estimates are reflective of current market conditions. The valuation reports are prepared in accordance with recognised appraisal and valuation standards, and included a material valuation uncertainty clause due to the disruption to the market at that date caused by the COVID-19 outbreak. The inclusion of this clause indicates that there is substantially more uncertainty than normal and therefore a higher likelihood that the assumptions upon which the external valuers have based their valuations prove to be inaccurate. The carrying amounts of the Group's investment properties were current as at 31 August 2020 only and may change significantly after the balance sheet date as the impact of the COVID-19 outbreak unfolds.

The independent external valuers have used discounted cash flow analysis and capitalisation approach. The discounted cash flow analysis involves an assessment of the annual net income streams over an assumed investment horizon and discounting these net income streams with an internal rate of return. The capitalisation approach estimates the gross rental income at a mature sustainable basis from which total expenses have been deducted and net income capitalised at an appropriate rate. Details of valuation techniques and inputs used are disclosed in Note 25(h).

The net change in fair value of the investment properties has been recognised in the Statements of Total Return in accordance with the Trust's accounting policies.

At 31 August 2020, investment properties with a carrying amount of approximately S\$3,479 million (2019: S\$2,937 million) are mortgaged to banks as security for the term loans (Note 9).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

6. SUBSIDIARIES

	Trust	
	2020 S\$'000	2019 S\$'000
Equity investments, at cost	3,816	981
Loan to a subsidiary – interest bearing	180,594	–
	184,410	981

The loan to a subsidiary is unsecured and the settlement is neither planned nor likely to occur in the foreseeable future.

As at 31 August 2020, the effective interest rate for the loan to a subsidiary is 2.71% per annum.

Details of the subsidiaries are as follows:

Name of subsidiaries	Country of Incorporation	Effective Interests held by the Group	
		2020 %	2019 %
<i>Held by the Trust</i>			
SPH REIT (Investments) Pte. Ltd. ¹	Singapore	100	100
<i>Held through subsidiaries</i>			
<i>Held by SPH REIT (Investments) Pte. Ltd.</i>			
SPH REIT Australia Trust ²	Australia	100	100
SPH REIT Marion Trust ⁴	Australia	100	–
Marion Advertising Trust ⁴	Australia	100	–
<i>Held by SPH REIT Australia Trust</i>			
SPH REIT Moelis Australia Trust ³	Australia	85	85
<i>Held by SPH REIT Moelis Australia Trust</i>			
Figtree Holding Trust ³	Australia	85	85
<i>Held by Figtree Holding Trust</i>			
Figtree Trust ³	Australia	85	85
<i>Held by SPH REIT Marion Trust</i>			
Marion Sub Trust ⁴	Australia	100	–

1 Audited by KPMG LLP Singapore

2 Exempted from statutory audit

3 Audited by KPMG LLP Australia

4 Audited by Ernst & Young LLP Australia

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

7. TRADE AND OTHER RECEIVABLES

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Non-current				
Amount owing by subsidiaries	-	-	377,876	97,149
Current				
Trade receivables	25,927	4,031	13,509	2,232
Impairment loss on trade receivables	(8,517)	-	-	-
	17,410	4,031	13,509	2,232
Amount owing by a subsidiary	-	-	2,342	-
Amount owing by related parties	3	9	3	9
Amount owing by a third party	2,899	-	-	-
Other receivables	1,218	156	-	94
Grant receivable	10,473	-	10,473	-
Deposits	126	125	126	125
Accrued interest	-	17	-	17
Prepayments	524	508	159	126
Other asset	-	648	-	-
	32,653	5,494	26,612	2,603

The amount owing by subsidiaries is non-trade in nature, unsecured, interest free and repayable on demand. The non-current amount is not expected to be repaid in the next 12 months.

The amount owing by related parties is non-trade in nature, unsecured, interest free and repayable on demand.

The amount owing by a third party relates to settlement adjustments due from the previous owner of the 50% interest in Westfield Marion Shopping Centre.

The grant receivable relates to property tax rebates and other cash grants as part of the COVID-19 relief measures as at 31 August 2020.

Credit and market risks, and impairment losses

The Group and the Trust's exposure to credit and currency risks, and impairment losses for trade and other receivables, are disclosed in Note 25.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

8. CASH AND CASH EQUIVALENTS

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Cash held as fixed bank deposit	-	298,000	-	298,000
Cash and bank balances	81,974	44,657	52,770	38,761
	81,974	342,657	52,770	336,761

Cash at banks earn interest at floating rates based on daily bank deposit rates ranging from 0% to 2.10% (2019: 0% to 2.27%) and 0% to 2.10% (2019: 0% to 2.27%) per annum for the Group and the Trust respectively. During previous financial year, the Group and the Trust's fixed bank deposit was placed for a month with an interest rate of 2.04% per annum.

9. BORROWINGS

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Secured term loans	1,301,007	1,093,112	995,000	995,000
Less: Unamortised transaction costs	(2,422)	(1,973)	(1,364)	(1,636)
	1,298,585	1,091,139	993,636	993,364
Borrowings repayable:				
Within 1 year	214,877	279,625	214,877	279,625
Between 1 – 5 years	1,083,708	811,514	778,759	713,739
	1,298,585	1,091,139	993,636	993,364

The Group and the Trust's secured term loans amounted to S\$1.3 billion (2019: S\$1.1 billion) and S\$995 million (2019: S\$995 million) respectively.

The exposure of the Group and the Trust to liquidity and interest rate risks related to interest-bearing borrowings are disclosed in Note 25.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

9. BORROWINGS (CONT'D)

Terms and debt repayment schedule

Terms and conditions of outstanding interest-bearing borrowings are as follows:

	Currency	Weighted average nominal interest rate %	Year to maturity	2020		2019	
				Face value S\$'000	Carrying amount S\$'000	Face value S\$'000	Carrying amount S\$'000
Group							
Fixed rate loans	SGD	2.58	2021 – 2022	185,000	184,861	185,000	184,736
Fixed rate loan	AUD	3.69	2023	85,281	85,097	79,424	79,151
Floating rate loans	SGD	0.82	2021 – 2025	810,000	808,775	810,000	808,628
Floating rate loan	AUD	1.68	2023 – 2025	220,726	219,852	18,688	18,624
Trust							
Fixed rate loans	SGD	2.58	2021 – 2022	185,000	184,861	185,000	184,736
Floating rate loans	SGD	0.82	2021 – 2025	810,000	808,775	810,000	808,628

The SGD term loan of S\$995 million is secured by way of the following:

- First legal mortgage on Paragon (Note 5)
- First legal charge over the tenancy account and sales proceeds account for Paragon
- Assignment of certain insurances taken in relation to Paragon

The AUD term loan balance of A\$105 million and A\$200 million is secured by way of mortgage on Figtree Grove Shopping Centre and Westfield Marion Shopping Centre respectively (Note 5).

In respect of bank borrowings, where appropriate, the Group's policy is to manage its interest rate risk exposure by entering into fixed rate loan and/or interest rate swaps over the duration of its borrowing. Accordingly, the Group entered into interest rate swap contracts to swap floating rates for fixed interest rates as part of their interest rate risk management. Under the interest rate swaps, the Group agreed with other parties to pay/receive at specified intervals, the difference between fixed rate and floating rate interest amounts calculated by reference to the agreed notional principal amounts.

As at 31 August 2020, the Group and the Trust's fixed rate loan and loans hedged with interest rate swaps amounted to S\$646 million (2019: S\$718 million) and S\$460 million (2019: S\$639million) respectively. The fixed interest rates of the Group and the Trust were from 0.39% to 3.69% (2019: 2.04% to 3.69%) and 0.39% to 3.28% (2019: 2.04% to 3.28%) per annum respectively. The floating rates of SGD term loans are referenced to Singapore dollar swap offer rate and repriced every three months. The floating rate of AUD term loan is referenced to Australian dollar bank bill swap rate and repriced every three months. The effective interest rates of the Group and the Trust as at the reporting date was 2.66% (2019: 2.91%) and 2.62% (2019: 2.86%) per annum respectively.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

9. BORROWINGS (CONT'D)

Reconciliation of movements of liabilities to cash flows arising from financing activities:

	Borrowings S\$'000	Interest payable S\$'000	Total S\$'000
Group			
2020			
Beginning of financial year	1,091,139	3,088	1,094,227
Changes from financing cash flows			
Payment of transaction costs related to borrowing	(560)	-	(560)
Proceeds from bank loans (net of transaction costs)	184,469	-	184,469
Interest paid	-	(31,872)	(31,872)
Total changes from financing activities	183,909	(31,872)	152,037
Non-cash changes			
Finance costs	-	31,780	31,780
Amortisation of transaction costs	1,125	-	1,125
Translation differences	22,412	-	22,412
End of financial year	1,298,585	2,996	1,301,581
2019			
Beginning of financial year	893,074	2,509	895,583
Changes from financing cash flows			
Payment of transaction costs related to borrowing	(478)	-	(478)
Proceeds from bank loans (net of transaction costs)	200,115	-	200,115
Interest paid	-	(28,879)	(28,879)
Total changes from financing activities	199,637	(28,879)	170,758
Non-cash changes			
Finance costs	-	29,458	29,458
Amortisation of transaction costs	1,022	-	1,022
Translation differences	(2,594)	-	(2,594)
End of financial year	1,091,139	3,088	1,094,227

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

10. DERIVATIVE FINANCIAL INSTRUMENTS

	Group		Trust	
	Contract notional amount S\$'000	Fair value amount* S\$'000	Contract notional amount S\$'000	Fair value amount* S\$'000
2020				
Non-current liabilities				
Group: Net investment hedge/ Trust: FVTPL				
- Cross currency interest-rate swaps	78,904	(4,402)	78,904	(4,402)
- Cross currency swaps	19,233	(404)	19,233	(404)
	98,137	(4,806)	98,137	(4,806)
Cash flow hedge				
- Interest-rate swaps	250,330	(4,592)	150,000	(1,801)
Current liabilities				
Cash flow hedge				
- Interest-rate swaps	45,000	(680)	45,000	(680)
Group and Trust				
			Contract notional amount S\$'000	Fair value amount* S\$'000
2019				
Non-current assets				
Group: Net investment hedge/ Trust: FVTPL				
Cross currency interest-rate swaps			78,904	910
- Cross currency swaps			19,233	955
			98,137	1,865
Non-current liabilities				
Cash flow hedge				
- Interest-rate swaps			95,000	(1,243)
Current liabilities				
Cash flow hedge				
- Interest-rate swaps			280,000	(1,561)

* The fair values of cross currency interest-rate swaps, cross currency swaps and interest rate swap contracts had been calculated (using rates quoted by the Trust's bankers) assuming the contracts are terminated at the reporting date. These interest rate swaps are contracted with counter-parties which are banks and financial institutions with acceptable credit ratings.

The Cross currency interest-rate swaps and Cross currency swaps will be collectively termed as "Cross currency swaps".

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

10. DERIVATIVE FINANCIAL INSTRUMENTS (CONT'D)

The notional principal amounts of the outstanding cross currency interest-rate swaps, cross currency swaps and interest rate swap contracts and their corresponding fair values as at 31 August 2020 are:

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Notional due:				
Within 1 year	45,000	280,000	45,000	280,000
Between 1 – 5 years	348,467	193,137	248,137	193,137
Total	393,467	473,137	293,137	473,137

11. TRADE AND OTHER PAYABLES

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Non-current				
Deposits received	34,217	34,764	34,217	34,764
Current				
Trade payables	3,609	2,074	103	334
Amount owing to ultimate holding company	17	26	17	26
Amount owing to related parties	10,352	3,963	10,352	3,963
Amount owing to non-controlling interests	331	248	-	-
Other payables	2,844	3,674	3,118	3,674
Accrued expense	13,811	8,598	8,214	8,119
Interest payable	2,996	3,088	2,023	3,088
Deposits received	21,398	20,247	21,389	20,247
Collections in advance	15,218	3,600	14,784	3,133
Deferred grant liability	5,556	-	5,556	-
Goods and services tax payable	2,687	2,533	158	2,365
Withholding tax payable	1,136	207	103	207
	79,955	48,258	65,817	45,156

The amount owing to related parties is trade in nature, unsecured, interest-free and repayable on demand. Included in the amount owing to related parties of the Group and the Trust, is an amount of S\$1.0 million of manager's management fee for 2019 that is payable in the form of cash.

The amounts owing to ultimate holding company and non-controlling interests are non-trade in nature, unsecured, interest-free and repayable on demand.

The deferred grant liability relates to Singapore government's property tax rebates and other cash grants as part of the COVID-19 relief measures as at 31 August 2020, which will be passed to the eligible tenants in the form of rental rebates.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

12. DEFERRED TAX LIABILITIES

Deferred tax liabilities are attributable to the following:

	Group and Trust	
	2020 S\$'000	2019 S\$'000
Investment properties	3,119	-

Movement in temporary differences during the year:

	Group and Trust	
	2020 S\$'000	2019 S\$'000
Investment properties		
Beginning of financial year	-	-
Recognised in the Statements of Total Return	3,119	-
End of financial year	3,119	-

13. PERPETUAL SECURITIES HOLDERS' FUND

On 30 August 2019, the Trust issued S\$300.0 million of subordinated perpetual securities at a rate of 4.10% per annum, with the first distribution rate reset falling on 30 August 2024 and subsequent resets occurring every five years thereafter. The perpetual securities have no fixed redemption date and redemption is at the option of the Trust in accordance with the terms of issue of the securities. The distribution is payable semi-annually at the discretion of the Trust and is non-cumulative. Accordingly, the perpetual securities are classified as equity. The expenses relating to the issue of the perpetual securities are deducted against the proceeds from the issue.

The perpetual securities are classified as equity instruments and recorded within the Group's and Trust's Statements of Financial Position. As at 31 August 2020, the S\$297.9 million (2019: S\$297.9 million) presented in the Statements of Financial Position represents the carrying value of the S\$300.0 million (2019: S\$300.0 million) perpetual securities issued, net of issue costs and includes the amount reserved for distribution to the perpetual securities holders as at year-end.

14. NON-CONTROLLING INTERESTS

On 21 December 2018, the Group acquired 85% interest in Moelis Australia Trust (refer to Note 6). Accordingly, at the reporting date, the Group only had one subsidiary with non-controlling interest of 15%. The non-controlling interest is not material to the Group.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

15. UNITS IN ISSUE

	Group and Trust	
	2020 S\$'000	2019 S\$'000
<u>Units in issue</u>		
Beginning of financial year	2,588,701	2,571,845
- Issue of new units	156,645	-
- Manager's fee paid in units	17,776	16,856
End of financial year	2,763,122	2,588,701

On 2 December 2019, the Trust has issued 156,645,000 units at an issue price of S\$1.05 per unit.

During the financial year, the Trust issued 17,775,677 (2019: 16,856,043) new units at the issue price range of S\$0.8119 to S\$1.08020 (2019: S\$0.9931 to S\$1.0411 per unit), in respect of the payment of management fees to the Manager in units. The issue prices were determined based on the volume weighted average traded price for all trades done on SGX-ST in the ordinary course of trading for the last 10 business days of the relevant quarter on which the fees accrued.

Each unit in the Trust represents an undivided interest in the Trust. The rights and interests of Unitholders are contained in the Trust Deed and include the right to:

- Receive income and other distributions attributable to the units held;
- Participate in the termination of the Trust by receiving a share of all net cash proceeds derived from the realisation of the assets of the Trust less any liabilities, in accordance with their proportionate interests in the Trust. However, a Unitholder has no equitable or proprietary interest in the underlying assets of the Trust and is not entitled to the transfer to it of any assets (or part thereof) or of any estate or interest in any asset (or part thereof) of the Trust; and
- Attend all Unitholders meetings. The Trustee or the Manager may (and the Manager shall at the request in writing of not less than 50 Unitholders or one-tenth in number of the Unitholders, whichever is lesser) at any time convene a meeting of Unitholders in accordance with the provisions of the Trust Deed.

The restrictions of a Unitholder include the following:

- A Unitholder's right is limited to the right to require due administration of the Trust in accordance with the provisions of the Trust Deed; and
- A Unitholder has no right to request the Manager to redeem his units while the units are listed on SGX-ST.

A Unitholder's liability is limited to the amount paid or payable for any units in the Trust. The provisions of the Trust Deed provide that no Unitholders will be personally liable for indemnifying the Trustee or any creditor of the Trustee in the event that the liabilities of the Trust exceed its assets.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

16. CAPITAL AND OTHER COMMITMENTS

(a) Commitments for capital expenditure

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Authorised and contracted for – investment properties	629	530	624	342

(b) Operating lease commitments – where the Group and the Trust is a lessor

The Group and the Trust leases retail space to third parties under non-cancellable operating lease agreements with varying terms, escalation clauses and renewal rights.

The following table sets out a maturity analysis of lease receivables, showing the undiscounted lease payments to be received after the reporting date and excluding prevailing market rent adjustments.

	Group S\$'000	Trust S\$'000
2020 – Operating leases under FRS 116		
Less than one year	233,408	189,086
One to two years	170,002	133,765
Two to three years	105,612	74,071
Three to four years	51,518	26,002
Four to five years	23,265	4,751
More than five years	93,536	323
Total	677,341	427,998
2019 – Operating leases under FRS 17		
Less than one year	194,649	183,490
Between one and five years	203,488	171,727
More than five years	23,374	235
Total	421,511	355,452

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

17. GROSS REVENUE

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Rental income ^{1,2}	223,944	218,532	180,350	209,265
Car park income	5,714	6,417	5,714	6,417
Other income	11,805	3,686	2,016	1,506
	241,463	228,635	188,080	217,188

1 Included rental assistance of approximately S\$31.8 million for eligible tenants to cushion the impact of the COVID-19 pandemic for the year ended 31 August 2020.

2 Includes service charges and advertising and promotion fees of approximately S\$20.5 million (2019: S\$23.4 million).

18. PROPERTY OPERATING EXPENSES

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Property tax	22,578	19,775	19,264	19,477
Maintenance and utilities	20,183	12,614	10,979	11,001
Property management fees	9,324	9,487	7,484	8,849
Marketing	2,481	3,311	2,335	3,210
Reimbursements paid to the Property Manager	4,283	2,894	4,283	2,894
Others	671	775	530	522
	59,520	48,856	44,875	45,953

Reimbursements paid to the Property Manager in respect of agreed employee expenditure incurred by the Property Manager for providing its services as provided for in the Property Management Agreement. There are no employees on the Group's payroll as its daily operations and administrative functions are provided by the Manager and the Property Manager.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

19. MANAGER'S MANAGEMENT FEES

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Base fee	10,295	8,875	10,295	8,875
Performance fee	8,950	8,915	8,950	8,915
	19,245	17,790	19,245	17,790

During previous financial year, the manager's management fees of the Group and the Trust that are paid/payable in the form of cash amounted to S\$1.0 million.

20. TRUST EXPENSES

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Auditor's remuneration				
– audit fees	360	260	248	205
– non-audit fees	73	66	73	66
Valuation expense	111	96	81	96
Consultancy and other professional fees	381	462	6,054	2,796
Other expenses	772	591	510	526
	1,697	1,475	6,966	3,689

21. FINANCE COSTS

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Interest on borrowing	28,337	27,909	22,202	25,377
Amortisation of upfront fee for loan facility	1,125	1,022	832	943
Other financial expenses	38	–	38	–
Cash flow hedges – reclassified from Unitholders' Funds	3,405	1,549	3,083	1,549
	32,905	30,480	26,155	27,869

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

22. INCOME TAX

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Deferred tax expense				
– Origination and reversal of temporary differences	3,119	–	3,119	–
Withholding tax	926	359	306	3
	4,045	359	3,425	3

The income tax expense on (loss)/return for the financial year varies from the amount of income tax determined by applying the Singapore standard rate of income tax to total return for the year due to the following factors:

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Total (loss)/return for the year	(59,979)	149,180	(14,964)	161,595
Tax calculated at tax rate of 17% (2019: 17%)	(10,197)	25,361	(2,544)	27,471
Expenses not deductible for tax purposes	37,851	3,409	28,706	3,682
Income not subject to tax due to tax transparency	(18,392)	(24,441)	(18,392)	(24,441)
Other income not subject to tax	(6,143)	(4,329)	(4,651)	(6,712)
Withholding tax	926	359	306	3
	4,045	359	3,425	3

23. EARNINGS PER UNIT

Basic and diluted Earnings per Unit are based on:

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Total (loss)/return for the year after tax (S\$'000)	(74,907)	149,898	(30,772)	161,558
Weighted average number of Units ('000)	2,722,745	2,588,756	2,722,745	2,588,756
Basic and diluted Earnings per Unit (cents)	(2.75)	5.79	(1.13)	6.24

Diluted earnings per Unit is the same as the basic earnings per Unit as there are no dilutive instruments in issue during the year.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

24. ACQUISITION

On 6 December 2019, SPH REIT, through its indirect wholly-owned subsidiary, Marion Sub Trust, acquired a 50% interest in Westfield Marion Shopping Centre for a total consideration of approximately S\$633.9 million.

The Group has classified its 50% interest in Westfield Marion Shopping Centre as a joint operation as the interest is under a tenancy in common arrangement. The acquisition was accounted for as an acquisition of assets.

Identifiable assets acquired and liabilities assumed

The following table summarises the recognised amounts of assets acquired and liabilities assumed at the acquisition date.

	Total S\$'000
Investment property (including capitalised transaction costs)	633,923
Net identifiable assets acquired	633,923
Total consideration	
Less: Consideration not yet paid	(6,329)
Total net cash outflow	627,594

25. FINANCIAL RISK MANAGEMENT

The Group's activities expose it to a variety of financial risks, particularly market risk (including interest rate risk and currency risk), credit risk and liquidity risk. Where appropriate, the Group's risk management policies seek to minimise potential adverse effects of these risks on the financial performance of the Group.

Matters pertaining to risk management strategies and execution require the decision and approval of the Board of Directors of the Manager. This is supported by a sound system of risk management and internal controls to manage the risks to acceptable levels. The Manager regularly reviews the risk management policies and adequacy of risk-mitigating measures to reflect changes in market conditions and the Group's activities.

The policies for managing these risks are summarised below.

(a) Interest rate risk

Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Fair value interest rate risk is the risk that the fair value of a financial instrument will fluctuate due to changes in market interest rates.

The Group has cash balances placed with reputable banks and financial institutions which generate interest income for the Group. The Group manages its interest rate risks by placing such balances on varying maturities and interest rate terms.

The Group's debt comprises mainly bank borrowing to finance the acquisition of its investment properties. Where appropriate, the Group seeks to mitigate its cash flow interest rate risk exposure by entering into fixed rate loan as well as interest rate swap contract to swap floating interest rate for fixed interest rate over the duration of its borrowing. The Group's borrowings are denominated in SGD and AUD.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(a) Interest rate risk (cont'd)

Movements in interest rates will therefore have an impact on the Group. If the interest rate change 0.50% (2019: 0.50%) with all other variables being held constant, the annual total return and hedging reserve will change by the amounts shown below as a result of the change in interest expense and fair value of interest rate swaps respectively:

	Statements of Total Return		Hedging Reserve	
	Increase S\$'000	Decrease S\$'000	Increase S\$'000	Decrease S\$'000
Group				
2020				
Borrowings	(3,282)	3,282	-	-
Interest rate swap	-	-	3,859	(3,924)
	(3,282)	3,282	3,859	(3,924)
2019				
Borrowings	(1,873)	1,873	-	-
Interest rate swap	-	-	3,122	(3,168)
	(1,873)	1,873	3,122	(3,168)
Trust				
2020				
Borrowings	(2,680)	2,680	-	-
Interest rate swap	-	-	2,126	(2,156)
	(2,680)	2,680	2,126	(2,156)
2019				
Borrowings	(1,780)	1,780	-	-
Interest rate swap	-	-	3,122	(3,168)
	(1,780)	1,780	3,122	(3,168)

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Credit risk

Credit risk refers to the risk that a counterparty will default on its contractual obligations, thereby resulting in financial loss to the Group. For trade receivables, the Group manages its credit risk through prior assessment of business proposition and credit standing of tenants, and monitoring procedures. Where appropriate, the Group obtains collateral in the form of deposits, and bankers'/insurance guarantees from its tenants. For other financial assets, the Group adopts the policy of dealing only with high credit quality counterparties. As such, management has determined the credit quality of the tenants to be of acceptable risk.

The maximum exposure to credit risk for each class of financial instruments is the carrying amount of that class of financial instruments presented on the Statements of Financial Position which comprise mainly trade receivables, and cash balances placed with banks. As at the reporting date, the Group has no significant concentration of credit risks. As at 31 August 2020 and 31 August 2019, majority of the trade receivables were backed by bankers'/insurance guarantees and/or deposits from tenants.

Exposure to credit risk

The carrying amount of financial assets represents the maximum credit exposure. The maximum exposure to credit risk at the reporting date is:

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Derivative assets (Note 10)				
- Cross currency interest-rate swaps	-	910	-	910
- Cross currency swaps	-	955	-	955
Trade and other receivables, exclude prepayments, grant receivable and other asset (Note 7)	21,656	4,338	393,856	99,626
Cash and cash equivalents	81,974	342,657	52,770	336,761
	103,630	348,860	446,626	438,252

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Credit risk (cont'd)

Impairment losses

Expected credit loss assessment for individual tenants as at 31 August 2019 and 31 August 2020

The Group uses an allowance matrix to measure the ECLs of trade receivables from individual tenants, which comprises a very large number of balances.

Loss rates are calculated using a "roll-rate" method based on the probability of a receivable progressing through successive stages of delinquency to write-off and are based on actual credit loss experience over the past three years.

The following table provides information about the exposure to credit risk for trade receivables for individual tenants as at 31 August 2020:

	2020		2019	
	Gross carrying amount S\$'000	Impairment loss allowance S\$'000	Gross carrying amount S\$'000	Impairment loss allowance S\$'000
Group				
Current (not past due)	992	(3)	2,517	-
Past due 1 to 30 days	9,814	(1,610)	1,063	-
Past due 31 to 60 days	588	(261)	63	-
Past due 61 to 90 days	5,647	(1,653)	104	-
Past due over 90 days	8,886	(4,990)	284	-
	25,927	(8,517)	4,031	-
Trust				
Current (not past due)	986	-	1,180	-
Past due 1 to 30 days	7,475	-	902	-
Past due 31 to 60 days	153	-	16	-
Past due 61 to 90 days	3,568	-	77	-
Past due over 90 days	1,327	-	57	-
	13,509	-	2,232	-

Except for the above impairment loss, the Manager believes that no additional allowance for impairment is required in respect of trade receivables as these receivables mainly arose from tenants that have a good track record with the Group, and the Group has sufficient security deposits as collateral, and hence ECL is not material.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(b) Credit risk (cont'd)

Movements in allowance for impairment in respect of trade receivables

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Beginning of financial year	-	-	-	-
Impairment loss recognised	8,100	-	-	-
Translation differences	417	-	-	-
End of financial year	8,517	-	-	-

Non-trade amounts owing by subsidiaries

The Trust has non-trade receivables from its subsidiaries of S\$380,218,000 (2019: S\$97,149,000). These balances are amounts lent to subsidiaries to satisfy their funding requirements. Based on an assessment of qualitative and quantitative factors that are indicative of the risk of default, these exposures are considered to have low credit risk. Therefore, impairment on these balances has been measured on the 12-month expected credit loss basis; and the amount of the allowance is insignificant.

Derivatives

The derivatives are entered into with bank and financial institution counterparties, which are rated A to AA-, based on Standard & Poor's ratings.

Cash and cash equivalents

Cash and fixed deposits are placed with financial institutions which are regulated. The Group and the Trust held cash and cash equivalents of S\$81,974,000 (2019: S\$342,657,000) and S\$52,770,000 (2019: S\$336,761,000) respectively at 31 August 2020. The cash and cash equivalents are held with bank and financial institution counterparties which are rated A to AA-, based on Standard & Poor's ratings.

Impairment on cash and cash equivalents has been measured on the 12-month expected loss basis and reflect the short maturities of the exposures. The Group considers that its cash and cash equivalents have low credit risk based on the external credit ratings of the counterparties. The amount of the allowance on cash and cash equivalents is negligible.

(c) Liquidity risk

Liquidity risk refers to the risk that the Group will encounter difficulty in meeting obligations associated with financial liabilities. To manage liquidity risk, the Group monitors and maintains a level of cash and cash equivalents to finance the Group's operations and mitigate the effects of fluctuation in cash flows. The Group ensures that it has sufficient cash on demand to meet expected operational expenses for a reasonable period, including the servicing of financial obligations. As at 31 August 2020, the Group has undrawn and committed long-term revolving credit facilities of up to S\$225 million (2019: S\$Nil) to cover the net current liabilities of the Group of approximately \$180.9 million, as well as cash and cash equivalents of approximately S\$82.0 million (2019: S\$342.7 million).

In addition, the Group also monitors and observes the Property Fund Appendix issued by MAS concerning limits on total borrowings.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(c) Liquidity risk (cont'd)

The table below analyses the maturity profile of the Group's financial liabilities (including derivative financial instruments) based on contractual undiscounted cash flows.

	Less than 1 year S\$'000	Between 1 and 2 years S\$'000	Between 2 and 5 years S\$'000	Over 5 years S\$'000
Group				
2020				
Net-settled interest rate swap	(5,296)	(3,372)	(1,764)	-
Cross currency swaps				
– Outflow	(2,794)	(51,510)	(50,596)	-
– Inflow	741	49,313	49,430	-
Trade and other payables*	(55,358)	(12,178)	(21,072)	(967)
Borrowings	(232,605)	(253,249)	(861,744)	-
	(295,312)	(270,996)	(885,746)	(967)
2019				
Net-settled interest rate swap	(3,054)	(1,913)	(1,571)	-
Cross currency swaps				
– Outflow	(2,813)	(2,813)	(95,273)	-
– Inflow	2,437	2,437	100,108	-
Trade and other payables*	(41,918)	(15,508)	(18,868)	(388)
Borrowings	(308,334)	(235,179)	(619,830)	-
	(353,682)	(252,976)	(635,434)	(388)
Trust				
2020				
Net-settled interest rate swap	(4,362)	(2,497)	(558)	-
Cross currency swaps				
– Outflow	(2,794)	(51,510)	(50,596)	-
– Inflow	741	49,313	49,430	-
Trade and other payables*	(45,216)	(12,178)	(21,072)	(967)
Borrowings	(225,930)	(246,574)	(549,869)	-
	(277,561)	(263,446)	(572,665)	(967)
2019				
Net-settled interest rate swap	(3,054)	(1,913)	(1,571)	-
Cross currency swaps				
– Outflow	(2,813)	(2,813)	(95,273)	-
– Inflow	2,437	2,437	100,108	-
Trade and other payables*	(39,451)	(15,508)	(18,868)	(388)
Borrowings	(304,831)	(231,676)	(517,140)	-
	(347,712)	(249,473)	(532,744)	(388)

* Excludes collections in advance, deferred grant liability, Goods and services tax payable and withholding tax payable.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(d) Currency risk

The Group is exposed to currency risk on distributions from its Australia operations. In 2020, the Group entered into cross currency swap contracts with a total notional amount of S\$98,137,000 (2019: S\$98,137,000) whereby the Group agreed with counterparties to repay its loan interests and principals in Australian Dollar ("AUD") in exchange of receiving Singapore Dollar in return at specified rates, on specified dates.

At the reporting date, the exposure to currency risk is as follows:

	Group		Trust	
	2020 AUD'000	2019 AUD'000	2020 AUD'000	2019 AUD'000
Loan to a subsidiary (Note 6)	-	-	180,594	-
Trade and other receivables	-	-	2,424	-
Cash and cash equivalents	779	1,251	779	1,251
Statements of Financial Position exposure	779	1,251	183,797	1,251
Add: Effect of cross currency swaps	98,137	98,137	98,137	98,137
Less: Cross currency swaps designated for net investment hedge	(98,137)	(98,137)	-	-
Net exposure	779	1,251	281,934	99,388

Sensitivity analysis

A 5% strengthening (weakening) of the Singapore Dollar against Australian Dollar would increase/(decrease) total return (before any tax effects) by the amounts shown below. This analysis assumes that all other variables remain constant.

	Group		Trust	
	2020 S\$'000	2019 S\$'000	2020 S\$'000	2019 S\$'000
Statements of Total Return				
5% strengthening	39	63	14,097	4,969
5% weakening	(39)	(63)	(14,097)	(4,969)

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(e) Offsetting financial assets and liabilities

The disclosures set out in the tables below include financial instruments that are subject to an enforceable master netting arrangement, irrespective of whether they are offset in the Statements of Financial Position.

	Gross amount of recognised financial instruments S\$'000	Gross amount of recognised financial instruments offset in the Statements of Financial Position S\$'000	Net amount of financial instruments presented in the Statements of Financial Position S\$'000	Related amount not offset in the Statements of Financial Position S\$'000	Net amount S\$'000
2020					
Group					
Financial Liabilities					
Cross currency					
interest-rate swaps	(4,402)	-	(4,402)	-	(4,402)
Cross currency swaps	(404)	-	(404)	-	(404)
Interest rate swaps	(5,272)	-	(5,272)	-	(5,272)
Trust					
Financial Liabilities					
Cross currency					
interest-rate swaps	(4,402)	-	(4,402)	-	(4,402)
Cross currency swaps	(404)	-	(404)	-	(404)
Interest rate swaps	(2,481)	-	(2,481)	-	(2,481)
2019					
Group and Trust					
Financial Assets					
Cross currency					
interest-rate swaps	910	-	910	-	910
Cross currency swaps	955	-	955	-	955
Financial Liabilities					
Interest rate swaps	(2,804)	-	(2,804)	-	(2,804)

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(f) Hedge Accounting

Cash flow hedges

As at 31 August 2020, the Group and the Trust held the following instruments to hedge exposures to changes in interest rate.

	Within 1 year	Maturity Within 2 to 5 years	More than 5 years
2020			
<u>Group</u>			
Interest rate risk			
Interest rate swaps			
Net exposure (in S\$'000)	45,000	250,330	-
Average fixed interest rate	2.04%	1.01%	-
Cross currency interest rate swaps			
Net exposure (in S\$'000)	-	78,904	-
Average fixed interest rate	-	3.18%	-
<u>Trust</u>			
Interest rate risk			
Interest rate swaps			
Net exposure (in S\$'000)	45,000	150,000	-
Average fixed interest rate	2.04%	0.99%	-
Cross currency interest rate swaps			
Net exposure (in S\$'000)	-	78,904	-
Average fixed interest rate	-	3.18%	-
2019			
<u>Group and Trust</u>			
Interest rate risk			
Interest rate swaps			
Net exposure (in S\$'000)	280,000	95,000	-
Average fixed interest rate	2.28%	2.12%	-
Cross currency interest rate swaps			
Net exposure (in S\$'000)	-	78,904	-
Average fixed interest rate	-	3.18%	-

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(f) Hedge Accounting (cont'd)

Cash flow hedges (cont'd)

The amounts relating to items designated as hedging instruments and hedge ineffectiveness were as follows.

	2020			Line item in the Statements of Financial Position where the hedging instrument is included
	Nominal amount S\$'000	Carrying amount (assets) S\$'000	Carrying amount (liabilities) S\$'000	
Group				
Cross currency interest rate swap	78,904	-	(3,112)	Derivative financial instruments
Interest rate swaps	295,330	-	(5,272)	Derivative financial instruments
Trust				
Cross currency interest rate swap	78,904	-	(3,112)	Derivative financial instruments
Interest rate swaps	195,000	-	(2,481)	Derivative financial instruments
	2019			Line item in the Statements of Financial Position where the hedging instrument is included
	Nominal amount S\$'000	Carrying amount (assets) S\$'000	Carrying amount (liabilities) S\$'000	
Group and Trust				
Cross currency interest rate swap	78,904	-	(1,756)	Derivative financial instruments
Interest rate swaps	375,000	-	(2,804)	Derivative financial instruments

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

During the period – 2020					
Change in the fair value of the hedging instrument used for calculating hedge ineffectiveness for 2020 S\$'000	Hedging (gains) or losses recognised in Unitholder's Fund S\$'000	Hedge ineffectiveness recognised in Statements of Total Return S\$'000	Line item in profit or loss that includes hedge ineffectiveness	Amounts reclassified from Hedging Reserve to Statements of Total Return S\$'000	Line item in profit or loss affected by the reclassification
1,265	1,265	-	Not applicable	-	Not applicable
5,674	5,674	-	Not applicable	(3,405)	Finance costs
1,265	1,265	-	Not applicable	-	Not applicable
2,759	2,759	-	Not applicable	(3,083)	Finance costs
During the period – 2019					
Change in the fair value of the hedging instrument used for calculating hedge ineffectiveness for 2019 S\$'000	Hedging (gains) or losses recognised in Unitholder's Fund S\$'000	Hedge ineffectiveness recognised in Statements of Total Return S\$'000	Line item in profit or loss that includes hedge ineffectiveness	Amounts reclassified from Hedging Reserve to Statements of Total Return S\$'000	Line item in profit or loss affected by the reclassification
1,756	1,756	-	Not applicable	-	Not applicable
1,539	1,539	-	Not applicable	(1,549)	Finance costs

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(f) Hedge Accounting (cont'd)

Net investment hedge

A foreign currency exposure arises from the Group's net investment in its subsidiary in Australia that has a AUD functional currency. The risk arises from the fluctuation in spot exchange rates between the AUD and the SGD, which causes the amount of the net investment to vary.

The hedged risk in the net investment hedges is the risk of a weakening AUD against the SGD that will result in a reduction in the carrying amount of the Group's net investment in its subsidiary in Australia.

Part of the Group's net investment is hedged through the use of AUD denominated cross currency interest rate swaps. The Group entered into cross currency interest rate swaps to swap fixed rate SGD loans for fixed rate AUD obligations.

The amounts related to items designated as hedged items were as follows:

	2020			Line item in the Statements of Financial Position where the hedging instrument is included
	Nominal amount S\$'000	Carrying amount (assets) S\$'000	Carrying amount (liabilities) S\$'000	
Group				
Cross currency interest rate swap	98,137	-	(1,694)	Derivative financial instruments
	2019			Line item in the Statements of Financial Position where the hedging instrument is included
	Nominal amount S\$'000	Carrying amount (assets) S\$'000	Carrying amount (liabilities) S\$'000	
Group				
Cross currency interest rate swap	98,137	3,621	-	Derivative financial instruments

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

During the period – 2020					
Change in the fair value of the hedging instrument used for calculating hedge ineffectiveness for 2020 S\$'000	Hedging (gains) or losses recognised in Unitholder's Fund S\$'000	Hedge ineffectiveness recognised in Statements of Total Return S\$'000	Line item in profit or loss that includes hedge ineffectiveness	Amounts reclassified from Hedging Reserve to Statements of Total Return S\$'000	Line item in profit or loss affected by the reclassification
5,315	5,315	-	Not applicable	-	Not applicable
During the period – 2019					
Change in the fair value of the hedging instrument used for calculating hedge ineffectiveness for 2019 S\$'000	Hedging (gains) or losses recognised in Unitholder's Fund S\$'000	Hedge ineffectiveness recognised in Statements of Total Return S\$'000	Line item in profit or loss that includes hedge ineffectiveness	Amounts reclassified from Hedging Reserve to Statements of Total Return S\$'000	Line item in profit or loss affected by the reclassification
(3,621)	(3,621)	-	Not applicable	-	Not applicable

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(f) Hedge Accounting (cont'd)

Net investment hedge (cont'd)

The amounts related to items designated as hedged items were as follows:

	2020
	Change in value of the hedged item used for calculating hedge ineffectiveness S\$'000
AUD net investment	(6,732)
	2019
	Change in value of the hedged item used for calculating hedge ineffectiveness S\$'000
AUD net investment	3,682

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

During the period – 2020		Balances remaining in the foreign currency translation reserve from hedging relationships for which hedge accounting is no longer applied S\$'000
Foreign currency translation reserve S\$'000		S\$'000
5,315		-
During the period – 2019		Balances remaining in the foreign currency translation reserve from hedging relationships for which hedge accounting is no longer applied S\$'000
Foreign currency translation reserve S\$'000		S\$'000
(3,621)		-

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(g) Capital management

The Group's objectives for managing capital are to safeguard the Group's ability to continue as a going concern and to maintain an optimal capital structure so as to maximise unitholders' value. In order to maintain or achieve an optimal capital structure, the Group may issue new units or obtain new borrowings.

The Group is subject to the aggregate leverage limit as defined in the Property Fund Appendix of the CIS Code. The CIS Code stipulates that the total borrowings and deferred payments (together the "Aggregate Leverage") of a property fund should not exceed 50% of the fund's deposited property.

As at reporting date, the Group has a gearing of 30.5% (2019: 27.5%), and is in compliance with the Aggregate Leverage limit of 50% (2019: 45%).

(h) Fair value measurements

Fair value hierarchy

The following table presents assets and liabilities measured at fair value and classified by level of the following fair value measurement hierarchy:

- (i) Quoted prices (unadjusted) in active markets for identical assets or liabilities (Level 1);
- (ii) Inputs other than quoted prices included within Level 1 that are observable for the asset or liability, either directly (i.e. as prices) or indirectly (i.e. derived from prices) (Level 2); and
- (iii) Inputs for the asset and liability that are not based on observable market data (unobservable inputs) (Level 3).

	Level 1 S\$'000	Level 2 S\$'000	Level 3 S\$'000	Total S\$'000
Group				
2020				
Assets				
Investment properties	-	-	4,125,447	4,125,447
Liabilities				
Derivative financial instruments	-	(10,078)	-	(10,078)
2019				
Assets				
Investment properties	-	-	3,597,756	3,597,756
Derivative financial instruments	-	1,865	-	1,865
Liabilities				
Derivative financial instruments	-	(2,804)	-	(2,804)

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(h) Fair value measurements (cont'd)

Fair value hierarchy (cont'd)

	Level 1 S\$'000	Level 2 S\$'000	Level 3 S\$'000	Total S\$'000
Trust				
2020				
Assets				
Investment properties	-	-	3,268,200	3,286,200
Liabilities				
Derivative financial instruments	-	(7,287)	-	(7,287)
2019				
Assets				
Investment properties	-	-	3,405,800	3,405,800
Derivative financial instruments	-	1,865	-	1,865
Liabilities				
Derivative financial instruments	-	(2,804)	-	(2,804)

Level 2

The fair value of interest rate swap contracts and cross currency swap contracts (which are not traded in an active market) is determined from information provided by financial institutions using valuation techniques with observable inputs that are based on market information existing at each reporting date.

Level 3

The valuation for investment properties is determined by independent professional valuers with appropriate professional qualifications and experience in the locations and category of the properties being valued. The valuation is generally sensitive to the various unobservable inputs tabled below. Management reviews the appropriateness of the valuation methodologies and assumptions adopted and address any significant issues that may arise.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(h) Fair value measurements (cont'd)

Fair value hierarchy (cont'd)

Description	Valuation technique(s)	Significant unobservable inputs	Inter-relationship between significant unobservable inputs and fair value measurement	
Investment properties	Discounted cash flow	Discount rate 6.50% to 8.00% (2019: 6.50% to 8.00%)	Significant reduction in the capitalisation rate, discount rate and/or terminal yield in isolation would result in a significantly higher fair value of the investment properties.	
		Terminal Yield 4.00% to 6.50% (2019: 4.00% to 6.50%)		
		Market growth -3.00% to 3.37% (2019: 0.00% to 3.37%)		
	Income capitalisation	Capitalisation rate 3.75% to 6.25% (2019: 3.75% to 6.00%)		Significant reduction in the market growth rates and market rent rates in isolation would result in a significantly lower fair value of the investment properties
		Market rent S\$67.55 psf to S\$223.45 psf (2019: S\$64.02 psf to S\$225.85 psf)		

Key unobservable inputs correspond to:

- Discount rate, based on the risk-free rate for 10-year bonds issued by the Singapore government, adjusted for a risk premium to reflect the increased risk of investing in the asset class;
- Terminal yield reflects the uncertainty, functional/economic obsolescence and the risk associated with the investment properties;
- Market growth rate reflects the expected trend in market rental rates over the period of projection;
- Capitalisation rate correspond to a rate of return on investment properties based on the expected income that the property will generate; and
- Market rent rate reflects the expected income that the property will generate.

Movement in Level 3 financial instruments for the financial year is as shown in investment properties (Note 5).

Fair value

The basis for fair value measurement of financial assets and liabilities is set out above. The fair values of other financial assets and liabilities approximate their carrying amounts.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(i) Financial instruments by category

	Fair value – hedging instruments S\$'000	Amortised cost S\$'000	Other financial liabilities S\$'000	Total S\$'000
Group				
2020				
Assets				
Trade and other receivables ¹	-	21,656	-	21,656
Cash and cash equivalents	-	81,974	-	81,974
	-	103,630	-	103,630
Liabilities				
Trade and other payables ²	-	-	(89,575)	(89,575)
Borrowings	-	-	(1,298,585)	(1,298,585)
Derivative financial instruments	(10,078)	-	-	(10,078)
	(10,078)	-	(1,388,160)	(1,398,238)
2019				
Assets				
Derivative financial instruments	1,865	-	-	1,865
Trade and other receivables ¹	-	4,338	-	4,338
Cash and cash equivalents	-	342,657	-	342,657
	1,865	346,995	-	348,860
Liabilities				
Trade and other payables ²	-	-	(76,682)	(76,682)
Borrowings	-	-	(1,091,139)	(1,091,139)
Derivative financial instruments	(2,804)	-	-	(2,804)
	(2,804)	-	(1,167,821)	(1,170,625)

1 Excludes prepayments, other asset and grant receivable

2 Excludes collections in advance, deferred grant liability, Goods and services tax payable and withholding tax payable

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

25. FINANCIAL RISK MANAGEMENT (CONT'D)

(i) Financial instruments by category (cont'd)

	Fair value – hedging instruments S\$'000	Amortised cost S\$'000	Other financial liabilities S\$'000	Total S\$'000
Trust				
2020				
Assets				
Trade and other receivables ¹	-	393,856	-	393,856
Cash and cash equivalents	-	52,770	-	52,770
	-	446,626	-	446,626
Liabilities				
Trade and other payables ²	-	-	(79,433)	(79,433)
Borrowings	-	-	(993,636)	(993,636)
Derivative financial instruments	(7,287)	-	-	(7,287)
	(7,287)	-	(1,073,069)	(1,080,356)
2019				
Assets				
Derivative financial instruments	1,865	-	-	1,865
Trade and other receivables ¹	-	99,626	-	99,626
Cash and cash equivalents	-	336,761	-	336,761
	1,865	436,387	-	438,252
Liabilities				
Trade and other payables ²	-	-	(74,215)	(74,215)
Borrowings	-	-	(993,364)	(993,364)
Derivative financial instruments	(2,804)	-	-	(2,804)
	(2,804)	-	(1,067,579)	(1,070,383)

1 Excludes prepayments, other asset and grant receivable

2 Excludes collections in advance, deferred grant liability, Goods and services tax payable and withholding tax payable

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

26. RELATED PARTIES TRANSACTIONS

For the purposes of these financial statements, parties are considered to be related to the Group if the Group has the ability, directly or indirectly, to control the parties or exercise significant influence over the parties in making financial and operating decisions, or vice versa, or where the Group is subject to common significant influence. Related parties may be individuals or other entities. The Manager (SPH REIT Management Pte. Ltd.) and the Property Manager (SPH Retail Property Management Services Pte. Ltd.) are subsidiaries of a substantial Unitholder of the Group.

During the financial year, other than those disclosed elsewhere in the financial statements, the following significant related party transactions were carried out in the normal course of business:

	Group	
	2020 S\$'000	2019 S\$'000
Manager's management fees paid to a related company	19,245	17,790
Manager's acquisition fees paid to a related company	6,228	1,694
Property management fees paid/payable to a related company	7,484	8,849
Investment management fees paid/payable to non-controlling interests	2,143	542
Trustee's fees paid/payable to the Trustee	585	520
Staff reimbursements paid/payable to a related company	4,283	2,894
Rental and other income received/receivable from related companies	976	758
Other expenses paid/payable to related companies	697	638

27. OPERATING SEGMENTS

For the purpose of making resource allocation decisions and the assessment of segment performance, the management of the Manager reviews internal/management reports of its investment properties. This forms the basis of identifying the operating segments of the Group.

Segment revenue comprises mainly of income generated from each segment's tenants. Segment net property income represents the income earned by each segment after deducting property operating expenses. This is the measure reported to the management for the purpose of assessment of segment performance. In addition, the management monitors the non-financial assets as well as financial assets attributable to each segment when assessing segment performance.

Segment results, assets and liabilities include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise mainly management fees, Group expenses, finance income and finance expenses.

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

27. OPERATING SEGMENTS (CONT'D)

	Paragon S\$'000	The Clementi Mall S\$'000	The Rail Mall S\$'000	Figtree Grove ¹ S\$'000	Westfield Marion ² S\$'000	Total S\$'000
2020						
Result						
Gross revenue	146,545	36,557	4,978	15,908	37,475	241,463
Property operating expenses	(33,807)	(9,998)	(1,070)	(3,423)	(11,222)	(59,520)
Segment net property income	112,738	26,559	3,908	12,485	26,253	181,943
Unallocated amounts:						
Manager's management fees						(19,245)
Investment management fees						(2,143)
Trustee's fee						(585)
Impairment on trade receivables relating to COVID-19	-	-	-	(1,742)	(6,358)	(8,100)
Other Group expenses						(1,697)
Finance income						1,775
Finance costs						(32,905)
Grant income						24,774
Grant expense						(24,774)
Net income						119,043
Net foreign currency exchange differences						917
Fair value change on investment properties	(108,968)	(14,575)	(2,498)	(16,057)	(37,841)	(179,939)
Total loss for the year before taxes and distribution						(59,979)
Less: income tax						(4,045)
Total loss for the year after taxes and before distribution						(64,024)
Segment assets	2,640,471	584,118	62,200	190,627	648,620	4,126,036
Segment assets includes:						
- Plant and equipment	471	118	-	-	-	589
- Investment properties	2,640,000	584,000	62,200	190,627	648,620	4,125,447
Unallocated assets						114,627
Total assets						4,240,663
Segment liabilities	42,452	11,771	1,383	-	9	55,615
Unallocated liabilities:						
- Borrowings						1,298,585
- Others						71,754
Total liabilities						1,425,954
Other information						
Additions to:						
- Plant and equipment	117	66	-	-	-	183
- Investment properties	3,467	1,383	785	382	3,126	9,143
Acquisition of investment property	-	-	-	-	633,923	633,923
Depreciation of plant and equipment	172	52	-	-	-	224

1 Figtree Grove Shopping Centre was acquired on 21 December 2018. Total acquisition cost of S\$211.2 million included acquisition fees and acquisition related expenses (Note 5).

2 Westfield Marion Shopping Centre was acquired on 6 December 2019. Total acquisition cost of S\$633.9 million included acquisition fees and acquisition related expenses (Note 5).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

27. OPERATING SEGMENTS (CONT'D)

	Paragon S\$'000	The Clementi Mall S\$'000	The Rail Mall S\$'000	Figtree Grove ¹ S\$'000	Total S\$'000
2019					
Result					
Gross revenue	170,397	41,849	4,942	11,447	228,635
Property operating expenses	(34,373)	(10,509)	(1,071)	(2,903)	(48,856)
Segment net property income	136,024	31,340	3,871	8,544	179,779
Unallocated amounts:					
Manager's management fees					(17,790)
Investment management fees					(542)
Trustee's fee					(520)
Other Group expenses					(1,475)
Finance income					765
Finance costs					(30,480)
Net income					129,737
Fair value change on investment properties	23,395	10,231	239	(14,422)	19,443
Total return for the year before taxes and distribution					149,180
Less: income tax					(359)
Total return for the year after taxes and before distribution					148,821
Segment assets	2,745,527	597,103	63,800	191,956	3,598,386
Segment assets includes:					
- Plant and equipment	527	103	-	-	630
- Investment properties	2,745,000	597,000	63,800	191,956	3,597,756
Unallocated assets					350,016
Total assets					3,948,402
Segment liabilities	43,468	10,385	1,158	-	55,011
Unallocated liabilities:					
- Borrowings					1,091,139
- Others					30,815
Total liabilities					1,176,965
Other information					
Additions to:					
- Plant and equipment	50	85	-	-	135
- Investment properties	2,605	769	261	210	3,845
Acquisition of investment property	-	-	-	211,250	211,250
Depreciation of plant and equipment	(154)	(33)	-	-	(187)

1 Figtree Grove Shopping Centre was acquired on 21 December 2018. Total acquisition cost of S\$211.2 million included acquisition fees and acquisition related expenses (Note 5).

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

27. OPERATING SEGMENTS (CONT'D)

Geographical information

In presenting information on the basis of geographical segments, segment revenue and segment assets are based on the geographical location of the corresponding investment properties.

	Group	
	2020	2019
	S\$'000	S\$'000
<u>Revenue</u>		
Singapore	188,080	217,188
Australia	53,383	11,447
	241,463	228,635
<u>Non-current assets¹</u>		
Singapore	3,286,789	3,406,430
Australia	839,247	191,956
	4,126,036	3,598,386

1 Non-current assets exclude financial instruments

28. NEW STANDARDS AND INTERPRETATIONS NOT YET ADOPTED

A number of new standards, interpretations and amendments to standards are effective for annual periods beginning after 1 September 2020 and earlier application is permitted; however, the Group has not early adopted the new or amended standards and interpretations in preparing these financial statements.

The following new FRSs, interpretations and amendments to FRSs are not expected to have a significant impact on the Group's consolidated financial statements and the Trust's statement of financial position.

- *Amendments to References to Conceptual Framework in FRS Standards*
- *Definition of a Business* (Amendments to FRS 103)
- *Definition of Material* (Amendments to FRS 1 and FRS 8)
- *FRS 117 Insurance Contracts*

NOTES TO THE FINANCIAL STATEMENTS

For the financial year ended 31 August 2020

29. FINANCIAL RATIOS

	Group	
	2020 %	2019 %
Ratio of expenses to weighted average net assets value ¹		
– including performance component of Manager's management fees	0.85	0.78
– excluding performance component of Manager's management fees	0.53	0.44
Total operating expenses to net asset value ²	2.90	2.44
Portfolio turnover rate ³	–	–

1 The annualised ratio is computed in accordance with guidelines of Investment Management Association of Singapore dated 25 May 2005. The expenses used in the computation relate to expenses of the Group, excluding property expenses and finance expense.

2 The ratio is computed based on the total property expenses, including all fees and charges paid to the Trustee, the Manager and related parties for the financial year and as a percentage of net asset value as at the end of the financial year.

3 The annualised ratio is computed based on the lesser of purchases or sales of underlying investment properties of the Group expressed as a percentage of weighted average net asset value. The portfolio turnover rate was nil for the year ended 31 August 2020 and 31 August 2019, as there were no sales of investment properties.

30. SUBSEQUENT EVENT

Subsequent to the reporting date, the Manager announced a distribution of 0.54 cents per unit, for the quarter from 1 June 2020 to 31 August 2020.

The unprecedented COVID-19 pandemic created global economic uncertainty and caused severe business disruptions. Safe management measures and travel restrictions to contain the spread of the pandemic impacted the retail industry adversely, resulting in lower footfall and sales in malls. Uncertainty on its duration, scale and long term impact of the pandemic could further dampen consumer sentiment and economic growth and adversely impact demand for commercial space, relief measures for tenants and rental collections. The Manager will continue to monitor the COVID-19 outbreak in the respective countries the Group operates in, including the guidelines and/or regulations provided by the authorities. Given the fluidity of the COVID-19 pandemic, the full impact of the pandemic to the Group's performance for the year ending 31 August 2021 cannot be ascertained as at the date of this report.

31. AUTHORISATION OF FINANCIAL STATEMENT

The financial statements were authorised for issue by the Manager and the Trustee on 6 October 2020.