

UNIT PRICE PERFORMANCE

The FTSE Straits Times Index gained 6.42% while the FTSE Straits Times REIT Index declined 15.69% for the period of 1 September 2021 to 31 December 2022 ("16M FY2022"). In comparison, PARAGON REIT's unit price declined 0.55% during the same period.

PARAGON REIT's unit price closed at S\$0.900 on 30 December 2022. Total distribution for 16M FY2022 was 7.24 cents, representing an annualised distribution yield of 6.03%.

KEY STATISTICS

| | 16M FY2022 | CY2022 | FY2021 |
|--|------------|--------|--------|
| Highest closing price (S\$) | 1.040 | 1.000 | 0.950 |
| Lowest closing price (S\$) | 0.790 | 0.790 | 0.725 |
| Year-end closing price (S\$) | 0.900 | 0.900 | 0.905 |
| Total trading volume (million units) | 917.9 | 586.4 | 409.3 |
| Average daily trading volume (million units) | 2.8 | 2.4 | 1.6 |

RETURN ON INVESTMENT IN PARAGON REIT

| | 16M FY2022 ¹ Based on closing price of S\$0.900 as at 30 December 2022 | CY2022 ² Based on closing price of S\$0.900 as at 30 December 2022 | FY2021 ³ Based on closing price of S\$0.905 as at 31 August 2021 |
|-------------------------------|---|---|---|
| (a) Total return | 7.49% | -3.97% | 9.95% |
| (b) Capital appreciation | -0.55% | -10.00% | 4.02% |
| (c) Annual distribution yield | 8.04% | 6.03% | 5.93% |

1 For 16M FY2022:

- (a) Sum of price appreciation and distribution for 16M FY2022, over the closing price of S\$0.900 as at 30 December 2022.
- (b) Based on closing price of S\$0.900 as at 30 December 2022 and S\$0.905 as at 31 August 2021.
- (c) Based on distribution of 7.24 cents for the 16 months ended 31 December 2022 over the closing price of S\$0.900 as at 30 December 2022.

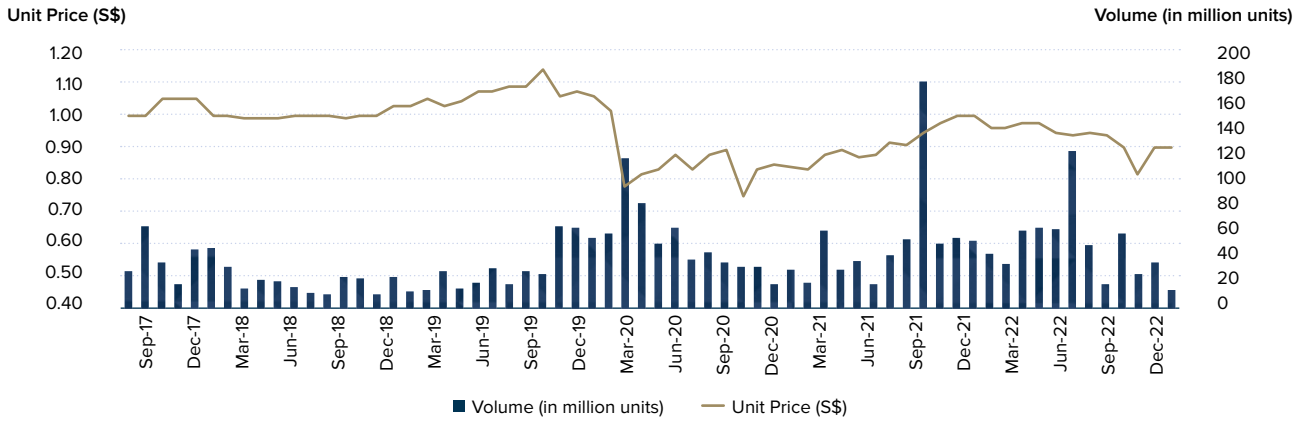
2 For CY2022:

- (a) Sum of price appreciation and distribution for calendar year 2022, over the closing price of S\$0.900 as at 30 December 2022.
- (b) Based on closing price of S\$0.900 as at 30 December 2022 and S\$1.000 as at 31 December 2021.
- (c) Annualised distribution yield based on DPU of 7.24 cents for the 16 months ended 31 December 2022 and closing price of S\$0.90 as at 30 December 2022.

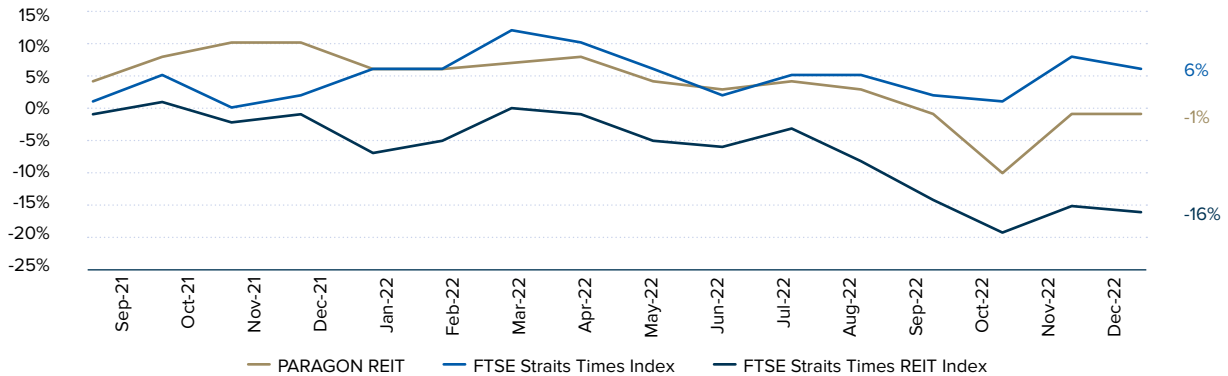
3 For FY2021:

- (a) Sum of price appreciation and distribution for FY2021, over the closing price of S\$0.905 as at 31 August 2021.
- (b) Based on closing price of S\$0.905 as at 31 August 2021 and S\$0.870 as at 31 August 2020.
- (c) Based on distribution of 5.40 cents for the year ended 31 August 2021 over the closing price of S\$0.905 as at 31 August 2021.

MONTHLY SHARE PRICE AND VOLUME 1 September 2017 To 31 December 2022



MONTHLY COMPARATIVE PRICE TRENDS FOR 16M FY2022



COMPARATIVE YIELDS

| | |
|--|-------|
| PARAGON REIT DPU Yield as at 31 December 2022 ¹ | 6.03% |
| FTSE Straits Times REIT Index dividend yield ² | 5.0% |
| FTSE Straits Times Index dividend yield ² | 4.11% |
| CPF (ordinary) account interest rate | 2.5% |
| 10-year Singapore government bond yield ³ | 3.1% |

Source: Bloomberg, Monetary Authority of Singapore, Central Provident Fund (CPF) Board

- 1 Annualised distribution yield based on DPU of 7.24 cents for 16M FY2022 and closing price of S\$0.90 as at 30 December 2022.
- 2 Based on sum of gross dividends over 12 months for FTSE Straits Times Index and FTSE Straits Times REIT Index as at 30 December 2022
- 3 As at 30 December 2022