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TOP 10 S-REITS for Mid & Long-Term Investment

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Executive Summary

This publication highlights 10 Singapore-listed REITs we believe are best positioned for mid- to long-term investors. The portfolio balances stability with growth: defensive anchors in healthcare and core commercial REITs, complemented by data-centre, logistics, and hospitality names benefiting from secular digitalisation and tourism trends. We forecast ~6% forward yield across the basket, plus mid-single-digit DPU growth as the interest-rate cycle stabilises. On base case, this mix targets a 9–11% annualised total return potential over the next 2 years, supported by strong balance sheets and clear catalysts.

Introduction

Singapore remains Asia's most developed REIT market, underpinned by transparent regulation, deep liquidity, and tax-efficient structures. Against a backdrop of easing interest rates, resilient domestic demand, and strong regional tourism recovery, REITs offer a unique blend of yield and growth. This report screens the universe through five criteria—dividend yield, balance-sheet strength, sector resilience, growth potential, and geographic diversification—to identify the top 10 names suited for investors seeking durable income with upside. Each REIT has been assessed on current fundamentals and upcoming catalysts, ensuring a balanced portfolio that can weather cyclical shifts while participating in long-term structural growth.

Recommended REITs

High-net-worth and institutional investors seeking **stable high-yield income** with **defensive and growth characteristics** can consider the following ten Singapore-listed REITs. These REITs span healthcare, hospitality, industrial, retail, and data-center sectors, offering a balanced mix of large- and mid-cap names. Each combines **high dividend yields**, **resilient portfolios**, **growth via acquisitions/development**, and **geographic diversification** beyond Singapore.

REIT	Sector(s)	Key Markets	Market Cap (S$ bn)	Dividend Yield (%)[1]
Parkway Life REIT	Healthcare (Hospitals, Nursing Homes)	Singapore, Japan, Europe	~2.8	4.3
First REIT	Healthcare (Hospitals, Nursing Homes)	Indonesia, Japan, SG	~0.6	9.1
CapitaLand Ascott Trust	Hospitality (Serviced Res., Hotels)	Asia-Pacific, Europe, USA	~3.6	7.0
CDL Hospitality Trusts	Hospitality (Hotels, Resorts)	Singapore, UK/EU, Maldiv.	~1.1	6.5
Far East Hospitality Trust	Hospitality (Hotels, Serv. Apts)	Singapore, Japan	~1.3	6.3
Ascendas REIT	Industrial & Business Parks	SG, Aus, US, UK/Europe	~13.6	~5.5
Mapletree Logistics Trust	Logistics (Warehouses)	Asia-Pacific (SG, CN, JP…)	~6.3	6.1
CapitaLand Integrated Comm. Tr. (CICT)	Retail & Office (Integrated)	Singapore, Germany, Aus.	~17.3	5.2
Mapletree Pan Asia Comm. Tr. (MPACT)	Retail & Office (Integrated)	SG, HK, China, S. Korea	~7.3	5.9
Keppel DC REIT	Data Centres	SG, Europe, Asia-Pac	~5.6	4.7

[1]*Approximate forward dividend yields (12-month forecast) as of 2025.*

Each REIT is discussed in detail below, with **sector exposure, geographic reach, latest yield, strategic developments, performance, and outlook**.

1. Parkway Life REIT (Healthcare)

Parkway Life REIT (PLife) is Asia's leading healthcare REIT, owning hospital and nursing-home properties in Singapore (~62% of assets), Japan (~28%) and recently Europe. Its defensive, long-term master leases (e.g. Singapore hospitals leased to 2042 with built-in annual rent growth) provide **high stability** and **inflation-linked income**. **Dividend Yield:** ~4% – relatively lower than peers, but underpinned by an uninterrupted **DPU growth track record since 2007** (136% total DPU growth from 2007 to 2024).

Strategic Developments: In Oct 2024, PLife made its **first foray into Europe** by acquiring 11 nursing homes in France (sale-and-leaseback with DomusVI) for EUR 111.2 million. This expanded its mandate to a "third core market" in Europe/UK and was ~2% accretive to DPU despite being funded by new equity. The REIT also recently renewed its Singapore hospital leases for 20.4 years with an expected **24% rent uplift in FY2026** after asset enhancements at Mount Elizabeth Hospital.

Financial Performance: PLife continues to post steady growth – 1H 2025 DPU was 7.65 cents (annualized ~3.7% yield). While FX headwinds (weak JPY) slightly dampened revenue in 2024, new acquisitions and rent hikes are offsetting this. It maintains a strong balance sheet (gearing ~35%, low funding cost) to support further deals.

Outlook: As one of the most **defensive S-REITs**, PLife is well-positioned to capitalize on Asia's aging demographics. Analysts project ~20% DPU growth by FY2026 (from the rent step-up and acquisitions), which could lift yield to ~4.5%. The REIT's **resilient healthcare tenant base** and expansion into new markets support a stable mid-term growth trajectory. Key risks are interest rates and currency (¥) fluctuations, but overall Parkway Life remains a **high-quality, low-volatility income play** in the healthcare sector.

2. First REIT (Healthcare)

First REIT is a smaller healthcare REIT that owns **hospitals in Indonesia and nursing homes in Japan**, plus a few assets in Singapore. After a difficult 2020 restructuring of its Indonesia hospital leases, First REIT has **transformed into a diversified healthcare trust** with a much stronger footing. **Dividend Yield:** ~9% forward – among the highest in the sector – reflecting its past risks, but yields are now more secure with "modest risk" after restructuring.

Strategic Developments: Under its "First REIT 2.0" strategy, the trust added **15 nursing homes in Japan since 2022**, rapidly growing developed-market exposure to ~26% of the portfolio. Management aims for 50% assets in developed markets long-term (vs 26% in FY23). This reduces reliance on former sponsor Lippo and Indonesia. Indeed, Indonesia's contribution fell from ~95% of income in 2021 to ~82% by 2023. The REIT also revamped its Indonesian master leases: rents are now in local currency with a fixed 4.5% annual escalation or 8% of hospital revenue (whichever higher), providing organic growth as hospital sales rise post-pandemic. Notably, Indonesia's Siloam Hospitals (First REIT's sole hospital tenant) has seen **surging revenues since 2022**, as more Indonesians use local private hospitals instead of overseas medical travel – a positive trend reinforced by Temasek/GIC's recent investment in Siloam. In **May 2024**, a **CVC-led** group **including Temasek and GIC** acquired **10.4%** of PT Siloam from Lippo Karawaci (per broker research). Public law-firm release confirms CVC's >US$1bn Siloam investment; DealStreetAsia confirms 10.4% to CVC; other coverage indicates Temasek/GIC involvement at consortium level. Phrase as "CVC-led consortium (which included Temasek and GIC)".

Financial & Operational Performance: First REIT's earnings have rebounded to near pre-2020 levels. Distributable income rose ~21% in 1H2022 after the initial Japan acquisitions. It now delivers stable quarterly distributions, with FY2023-24 DPU projected around 2.4–2.5 cents, translating to an **attractive 9.7–9.9% yield**. Portfolio occupancy is effectively 100% (long-term leases to hospital operators). Gearing remains moderate (~41%) and interest cover healthy.

Outlook: First REIT's **"comeback"** is underpinned by diversification and improved lease structures. Analysts have **initiated BUY** calls, highlighting that the trust now offers a ~10% yield with improved earnings quality. Growth will come from further acquisitions (it is exploring recycling older Japan assets for new ones) and **organic rent escalations** (4.5% fixed, plus potential upside if more hospitals hit performance rent thresholds). While FX (IDR/JPY) is a lingering risk to repatriated earnings, First REIT now presents a compelling **high-yield, healthcare play** with a diversified, **"post-restructuring" growth story**.

3. CapitaLand Ascott Trust (Hospitality)

CapitaLand Ascott Trust (CLAS) is the **largest hospitality trust** in Singapore, with a global portfolio of ~100 properties including serviced residences, hotels, student accommodations and rental housing. Its assets span over 15 countries – notably Singapore (~15% of gross profit), China, Japan, USA, Europe and others. This geographic and sector diversification (short-stay vs long-stay lodging) makes CLAS's income more resilient and **"balanced" between stable and growth segments (65% of 1H2024 gross profit came from stable sources like master leases or longer-stay assets)**. **Dividend Yield:** ~7% forward, after a strong post-pandemic rebound. In fact, FY2023 DPS was **6.57 cents (+16% YoY)**, underscoring its sharp recovery as travel resumed.

Strategic Developments: CLAS has been actively **recycling capital into higher-yield assets** and new growth areas. Over the last year, it divested ~S$408 million of mature assets at a 3.8% exit yield to redeploy funds. Proceeds have been used for accretive acquisitions and debt repayment. Notably, in 1H2024 CLAS **acquired a student housing property in the USA (Standard at Columbia) and a rental housing property in Japan (Fukuoka)**, with expected yields of ~7% and ~4% respectively. These longer-stay assets (student housing, rental residences) have >90% occupancy and provide stable income to complement its traditional hospitality assets. CLAS also has several **development/AEI projects**: four properties were refurbished in 1H2024 to capture travel demand, and a new Somerset serviced residence in Singapore (Clarke Quay) is slated to open in 2026 – all expected to uplift future distributions.

Financial Performance: 1H2024 gross profit jumped +12% YoY on the back of **sustained lodging demand**, with RevPAU (revenue per unit) exceeding pre-Covid levels (102% of 2Q2019). Markets like Japan and USA led with higher room rates. 1H2024 DPS was 2.55 cents; adjusting for one-offs, distribution was **stable YoY** despite FX headwinds. CLAS's balance sheet is prudently managed: gearing ~37% and **low average debt cost ~3.0%**, with 82% fixed-rate debt and ample liquidity ($1.29 billion). Its interest cover is a healthy ~3.7×, and it has joined the ranks of large-cap REITs (being added to the FTSE EPRA Nareit global index in 2023).

Outlook: The trust maintains a **"cautiously positive" outlook on lodging demand** – while the initial post-Covid travel surge is normalizing, underlying corporate and leisure travel trends remain robust. CLAS's diversified lodging model (from short-stay hotels to long-stay rentals) and global footprint provide **resilience against regional downturns**. Forward, it is positioned for **DPU growth via acquisitions and asset enhancements** – the manager indicates an active pipeline given its strengthened financial capacity. With a solid sponsor (CapitaLand) and proven track record, CapitaLand Ascott Trust offers a rare combination of **high yield (≈7%) and growth**, backed by the ongoing global travel recovery and its expanding alternative lodging investments.

4. CDL Hospitality Trusts (Hospitality)

CDL Hospitality Trusts (CDLHT) is a stapled trust comprising a hotel REIT and a business trust, sponsored by Millennium & Copthorne (City Developments). It owns **22 properties across 8 countries** – including ~4,924 hotel rooms, plus 352 build-to-rent apartments and 404 student-housing beds, and even one retail mall. Key assets include hotels in Singapore (~50% of portfolio by asset value), regional hotels in Australia, New Zealand, Japan, UK, Germany, Italy, Maldives, and rental housing/student lodging in the UK. **Dividend Yield:** ~6.5% forward, with a FY2023 DPS of ~4.84 cents. CDLHT's yield is supported by the broad **tourism recovery** across markets and its high-distribution payout policy.

Defensive Stability: Despite short-term volatility in travel, CDLHT has a **diversified income base**. By 2024, seven of its eight geographical markets had RevPAR (revenue per available room) back **above 2019 pre-Covid levels**, demonstrating resilience across its portfolio. Singapore remains a core performer (occupancies ~85% in 2024 even as room rates normalized from 2023's peak). CDLHT also holds **longer-term rental assets** that smooth income – e.g. a UK student accommodation in Liverpool (Benson Yard) at 96% academic year occupancy, and a new UK **build-to-rent residential tower (The Castings, Manchester)** that opened mid-2024 with leasing momentum (already 46% occupied by Sep 2024). These residential assets provide steady rent and partially **shield CDLHT from cyclical hotel swings**.

Growth Potential via Acquisitions: CDLHT has been acquisitive in overseas markets. In late 2024, it **acquired Hotel Indigo Exeter (UK)** with two adjacent retail units for £19.4 m. This renovated 104-room hotel is expected to stabilize at ~8% NPI yield by FY2026 – significantly accretive to earnings. The trust also took a 25% stake in two new hotels in Osaka in 2023 and has rights of first refusal on sponsor's pipeline. With a **moderate gearing (~38–39%)** post-Exeter deal, management signaled it is not constrained by balance sheet and will **continue to pursue acquisitions** opportunistically. In fact, analysts anticipate CDLHT could seek more assets in Japan, Australia or South Korea as travel markets improve.

Financial Performance: For 9M 2024, CDLHT's revenue/NPI rose +2.9%/+1.0% YoY, aided by strong contributions from Singapore, Japan, Germany and Maldives offsetting softer NZ and Italy. 1H2025 saw occupancy and room rates trending up in core markets – Fitch Ratings expects Singapore hotel occupancy to reach ~83% in 2024 (vs 76% in 2023). The trust's **cost of debt (~4.4%) and gearing (~39%)** are manageable; interest coverage ~2.5×. CDLHT has also maintained distributions with partial capital support during the pandemic, but now payouts are fully backed by cash flow as profits recover.

Outlook: With international tourism and business travel on a positive trajectory, CDLHT stands to benefit from **higher occupancies and room rates** (e.g. Maldives resorts saw +10% YoY tourist arrivals in 3Q2024, Japan hotels RevPAR +16% YoY). Additionally, **asset management initiatives** like refurbishments (Grand Millennium Auckland, Ibis Perth in 2024) position its hotels to capture demand upswing. The inclusion of residential rental and student housing assets in its portfolio is an innovative strategy that provides **downside protection** and stable cash flows. Overall, CDLHT offers a **balanced hospitality play**: it provides high yield (~6–7%) and upside from continued travel recovery, while its strategic acquisitions and diversified asset types add long-term growth and resilience. Analysts remain optimistic, with CGS-CIMB recently reiterating an "Add" rating (TP S$1.16) noting ~25% total return potential from current levels.

5. Far East Hospitality Trust (Hospitality)

Far East Hospitality Trust (FEHT) is a pure-play Singapore hospitality REIT that has begun to expand overseas. It owns **12 hotels/serviced residences (3,015 rooms)** mainly in Singapore (e.g. Oasia Hotel, Village Hotels, Elizabeth Hotel, etc.) valued at S$2.52 billion. **Dividend Yield:** ~6.3% forward, with FY2024 DPU of 4.04 cents. FEHT's yield is supported by a **low gearing (~31% as of end-2024) and master lease structures** on some hotels that provided fixed income through the pandemic.

Defensive & Stable Profile: FEHT focuses on mid-tier hotels in Singapore, benefitting from the city's steady tourism and quarantine/business travel demand. In 2H2024, its Singapore hotel RevPAR climbed +5% YoY to S$147/night on higher room rates. It also enjoys an income guarantee for its serviced residences (expiring 2028) which cushions downside. The trust's **cost of debt is stable at ~4.1%** and 75% of interest is fixed, limiting interest rate impact. With one of the lowest leverage levels (31% in 2024) among S-REITs, FEHT has substantial debt headroom to pursue growth.

Growth via Acquisition – Japan Entry: In Feb 2025, FEHT made its **maiden overseas acquisition** by purchasing the Four Points by Sheraton hotel in Nagoya, Japan. This 319-room upscale airport hotel (Marriott-operated) was acquired for ~S$52.8 million – an **attractive 23% discount** to independent valuation. The deal is immediately DPU-accretive: 2024 pro forma DPS is expected to rise ~+1.7% (from 4.04 to 4.11 cents) due to the acquisition. Importantly, it opens a new growth market (Japan) for FEHT, capitalizing on Japan's growing tourism and MICE traffic. Management financed the purchase entirely with JPY-denominated debt at sub-2% interest, which acts as a natural FX hedge and keeps pro-forma gearing low at ~32.9%. This strategic overseas expansion demonstrates FEHT's intent to **grow via accretive acquisitions**, leveraging its strong balance sheet.

Performance and Outlook: FEHT achieved a **steady FY2024**, with distributable income up ~4.8% YoY thanks to the ongoing recovery in Singapore's hospitality sector. Portfolio occupancy has improved and the trust even paid a one-off special distribution in 2023 from past divestment gains. Looking ahead, FEHT is poised to benefit from Singapore's robust tourism pipeline (major events and a return of Chinese tourists) and the stabilizing of its newly acquired Japan hotel (expected to ramp up as travel at Chubu Centrair Airport grows). Furthermore, Far East's sponsor has a pipeline of hotels (including three Sentosa hotels opened in 2019) which could be injected into FEHT. Management has openly stated that with **gearing just ~30%**, they are scouting for more acquisitions in Japan or Singapore. This suggests **DPU growth potential** in the mid-term via further deals.

In summary, Far East Hospitality Trust provides a solid **6%+ yield** backed by Singapore's defensive hotel market and prudent financials, now augmented by **new growth prospects overseas**. Its strategic Japan entry marks a turning point towards portfolio expansion, likely improving earnings diversity and growth **while retaining a conservative risk profile**.

6. Ascendas REIT (Industrial & Business Parks)

Ascendas REIT (officially CapitaLand Ascendas REIT or "CLAR") is Singapore's **largest diversified industrial REIT**, with 227 properties across logistics, business parks, science parks, light industrial and data centers. It has a global portfolio valued around S$17 billion, spread across **Singapore (~61% of assets), Australia (~15%), United States (~12%), and UK/Europe (~12%)**. This broad base gives Ascendas a defensive stability through economic cycles. **Dividend Yield:** ~5.5% forward, on a very large market cap (~S$13–14B). While its yield is middle-of-the-pack, Ascendas is prized for its **scale, high-quality tenant base, and growth trajectory**.

Operational Strength: Portfolio occupancy is healthy (≈92% as of mid-2025). Rental reversions have been consistently positive – in 1H2025 Ascendas achieved +9.5% average rent uplift, with particularly strong re-leasing spreads in Australia (+18.6%) and the US (+11%). This reflects solid demand for its logistics facilities and tech business parks. Only ~8.9% of leases expire in 2H2025, and management expects continued positive rent reversions ahead. The REIT's tenant base is diversified (over 1,500 tenants, spanning IT, engineering, logistics, etc.), which, coupled with long WALE for business parks (~3–4 years), provides income resilience.

Growth via Acquisitions & Development: Ascendas REIT has a strong track record of growth through acquisitions. In 2023–2025 it made several strategic investments: In **May 2025, it announced a S$700.2 million acquisition of a Singapore data centre and science park property** at an attractive 6.1–7.2% NPI yield. This was partially funded by a S$500 m equity placement, ensuring the deal is accretive without overstretching debt. Earlier, in 1H2025 Ascendas also completed the acquisition of a new US logistics facility and a 34% stake in a large redevelopment project at Singapore Science Park (1 Science Park Drive). Meanwhile, it has **~S$500 m of redevelopment/AEI projects** underway (e.g. refreshing older properties and building new hi-spec facilities) scheduled for completion between late 2025 and 2028. These include redeveloping an aging science park building into a modern innovation hub, which will boost future rentals. Such projects are expected to **progressively lift Ascendas' income** and NAV over the medium term.

Financials: Ascendas maintains a prudent gearing (~37% as at 1H2025), giving debt headroom >S$4 billion if needed. Its average debt cost is ~3.7%, and ~76% of borrowings are fixed-rate, limiting interest exposure. 1H2025 DPU was 7.477 cents (flat YoY, forming ~48.5% of full-year forecast). DPU dipped a marginal 0.6% YoY due to a larger unit base (from the equity fundraising), but this is expected to be temporary. In fact, the recent acquisitions have led analysts to **raise FY2026–27 DPU forecasts by ~1–2.6%**. The REIT has an "A3" credit rating and one of the largest following among institutional investors seeking stable industrial exposure.

Outlook: Ascendas REIT is **poised for an earnings uplift in 2H2025 and beyond**. The combination of **robust organic rental growth** and contributions from new acquisitions will drive DPU higher in coming years. The manager's guidance is for DPU growth resuming in FY2026 after the short-term dilution in

2025. Its high-tech logistics and data-centre assets position the REIT to benefit from secular trends (e-commerce, digitalization). Moreover, Ascendas' sponsor pipeline (CapitaLand) and its proven execution on deals/AEIs give confidence in sustained growth. Overall, Ascendas REIT stands out as a **blue-chip industrial REIT** offering a moderate ~5.5% yield with **strong defensive qualities** (large diversified portfolio, high occupancy) and clear **growth drivers (acquisitions, redevelopments)** in the mid-term. It remains a top institutional pick for exposure to Asia-Pacific industrial real estate.

7. Mapletree Logistics Trust (Logistics)

Mapletree Logistics Trust (MLT) is Asia's pioneer and largest logistics REIT, focused on modern warehouses and distribution centers. It owns 193 logistics properties across **9 Asia-Pacific countries**, including Singapore (~9% of assets), Hong Kong (~20%), China (~19%), Japan (~9%), South Korea (~12%), Australia (~7%), Malaysia, Vietnam, and India. This extensive geographic spread **reduces concentration risk and taps into multiple growth markets**. **Dividend Yield:** ~6.1% forward (trailing yield closer to ~5.5–5.8%), supported by consistent DPU growth historically. MLT has increased its DPU every year from IPO (2005) until 2022, reflecting strong execution.

Portfolio Resilience: MLT's logistics facilities (over 5.9 million sqm of space) enjoy high demand amid e-commerce expansion and supply-chain diversification. Occupancy is typically ~96–97% across the portfolio, and tenant retention is strong. Even during recent economic uncertainties, MLT achieved positive rent reversions (mid-single-digit increases) in key markets. Its assets are "mission-critical" warehouses serving population centers – e.g. urban distribution centers, cold storage, and e-commerce fulfilment hubs – which gives **defensive income stability** (logistics demand is less volatile than office/retail). The trust's **geographically diversified tenant base** (no single country >25% of revenue) insulates it from any one market's downturn.

Growth via Acquisitions & Asset Management: MLT is known for its active portfolio growth. In FY2024/25, it **acquired ~S$227 million of Grade A logistics assets in Malaysia (1) and Vietnam (2)** from its sponsor. These new warehouses are strategically located near key transport hubs in fast-growing Southeast Asian markets, positioning MLT to benefit from rising intra-Asian trade and supply chain shifts. The acquisitions were yield-accretive and deepen MLT's presence in markets with high logistics demand growth. Additionally, in October 2024 the Mapletree group (sponsor) acquired its first UK logistics property (Derby) – hinting at potential future expansion of MLT's mandate beyond Asia-Pacific. MLT also undertakes redevelopments: for example, it has upgraded older single-story warehouses in Singapore into multi-storey ramp-up logistics hubs (boosting capacity and rents). Such **AEIs and optimizations** help drive organic NOI growth.

Financials: MLT's balance sheet is robust – gearing ~41% and all-in borrowing cost ~2.7% (a large portion of debt hedged). It has well-laddered debt maturities and a BBB+ credit rating. For the latest FY (ended Mar 2025), MLT delivered a resilient performance: distributable income grew modestly despite higher interest costs, thanks to new acquisitions and rental uplifts. Notably, the trust saw a **+3.9% positive rental reversion in FY2024 for renewals** – indicating it could markedly increase rents on expiring leases, a testament to strong demand and under-rented space. Forward FY2025 DPU yield is projected around 6.9% (including some capital distributions). MLT pays quarterly distributions, appealing to income-focused investors.

Outlook: Mapletree Logistics Trust offers a compelling **combination of high yield (~6%+) and growth**. It is positioned to capture structural trends like **e-commerce growth, supply chain reconfiguration (China+1), and rising consumption in Asia**. Its pan-Asia presence means it can source accretive deals across different markets – a key advantage as it continues to expand (e.g. more sponsor assets in Japan, China or a possible entry to Europe eventually). Analysts see MLT's DPU growing in the mid-single digits going forward, driven by steady rent hikes and acquisitions. Indeed, despite global uncertainties, MLT's latest results underline **portfolio stability and strong leasing demand**. With its proven track record and Mapletree sponsor support, MLT remains a **"core" REIT holding for stable high-yield (≈6%) with long-term growth via pan-Asian logistics exposure**.

8. CapitaLand Integrated Commercial Trust (Retail & Office)

CapitaLand Integrated Commercial Trust (CICT) is Singapore's **largest REIT by market cap (~S$17B)** and the first SG REIT to span both retail and office sectors. It owns 26 properties (21 in Singapore, 5 overseas) comprising **downtown and suburban malls, Grade A offices, and integrated developments**. Notable assets include ION Orchard (retail), Raffles City Singapore (mixed-use), and large offices like CapitaSpring, Asia Square Tower 2, and CapitaGreen. CICT has also expanded overseas in recent years – owning 2 offices in Frankfurt, Germany and 3 office assets in Sydney, Australia – which now form ~8–10% of its portfolio value. **Dividend Yield:** ~5.2% forward, with FY2024 DPU of ~10.9 cents (≈4.9% yield). While its yield is in the mid-range, CICT's appeal lies in its **blue-chip stability and well-diversified income** across retail and office tenants.

Sector & Geographic Exposure: Retail (mainly Singapore shopping malls) contributes ~60% of NPI, while office/integrated developments contribute ~40%. This mix gives CICT a balanced profile – retail provides resilience via broad tenant base (over 2,800 leases with focus on necessity spending in suburban malls), and offices provide upside when the economy is strong. **Occupancy is high at ~96.3%** as of mid-2025 (retail >98%, office ~94%). Lease tenures are reasonably long (WALE ~3.2 years). Singapore's retail segment has been robust: 1H2025 saw **rent reversions of +7.7%** (suburban malls +8.8%, downtown +6.9%) amid returning shopper traffic. Office rents are also ticking up (office reversions +4.8% in 1H25) due to flight-to-quality and limited Grade A new supply. International diversification, though small, is growing; e.g. CICT's German offices (Gallileo and Main Airport Center) are ~97% leased to strong tenants (the ECB is moving into Gallileo in 2026 after an AEI).

Strategic Moves: CICT's manager has actively reshaped the portfolio for growth. In 2022 it acquired 50% stakes in two Sydney office towers and in 2023 it took a 91% stake in ION Orchard (its first Orchard Road mall exposure). **Most notably, in 3Q 2025 CICT is acquiring the remaining 55% ownership of CapitaSpring** – a 51-storey Grade A office in Raffles Place – from its sponsors. This S$1.05B acquisition (for the 55% stake) will give CICT 100% control of this trophy asset at a net property yield of 4.2%. CapitaSpring is 99.9% occupied (anchored by JPMorgan and other finance tenants) and has been achieving positive rent reversions (~+7% in 1H25). The deal, funded by a S$500M equity placement, is **DPU-accretive (~+1.1%)** and raises CICT's FY25-26 DPU forecasts by 1.5–2.7%. Leverage rises only slightly (37.9% to ~38.3%) post-deal. Concurrently, CICT is reinvesting in its existing assets via AEIs: it is upgrading **IMM Building** (Singapore's largest outlet mall) with a $48M overhaul to yield 8% ROI, rejuvenating Tampines Mall (post-Isetan space reconfiguration, 7% ROI expected), and adding NLA at Lot One mall via a $37M project. These projects will enhance rental income in coming years.

Financials and Performance: CICT delivered a **strong 1H 2025** – DPU 5.62 cents (+3.5% YoY), revenue and NPI both up ~1.5% YoY despite having divested a non-core office (21 Collyer Quay) and ongoing AEI downtime. Cost management improved NPI margins to 73.6%. Crucially, CICT's finance costs actually fell ~9% YoY in 1H25 due to proactive refinancing at lower rates. It refinanced debt in early 2025 at lower coupons, reducing average funding cost to ~3.4%. With ~81% of debt fixed-rate and 4.0 years average maturity, interest rate risk is well-contained. Aggregate leverage stands ~38%, and interest cover ~3.3× – healthy for a large mixed REIT. CICT enjoys an A- credit rating. NAV per unit is around S$2.13, so at current price (~S$2.20) it trades near book (P/B ~1.07).

Outlook: As Singapore's dominant commercial REIT, CICT offers **steady 5% yield with visible growth drivers**. Its retail segment is buoyed by resilient suburban mall performance and a rebound in downtown malls as tourist arrivals pick up (expected mid-to-high single-digit rental growth). The office outlook, while cautious (hybrid work trends), is stable for CICT's Grade A portfolio – high occupancies and positive, if moderate, rent reversions are guided. Contributions from acquisitions (full-year of ION Orchard in 2025, CapitaSpring from 4Q25) plus AEI ROIs will incrementally lift DPU. With its scale and sponsor (CapitaLand) backing, CICT can continue strategic portfolio reconstitution, including potential future overseas acquisitions (it has mentioned South Korea and Japan as possible markets for expansion). In short, CICT remains a **core holding for long-term investors seeking defensive income** from Singapore's retail and office real estate, now augmented by **selected overseas assets and proactive asset enhancements**. Its size, liquidity, and stable yield make it particularly attractive to institutional investors.

9. Mapletree Pan Asia Commercial Trust (Retail & Office)

Mapletree Pan Asia Commercial Trust (MPACT) is a diversified commercial REIT with a unique Pan-Asian mandate. Formed from the merger of Mapletree Commercial Trust and Mapletree North Asia Trust in 2022, MPACT's portfolio comprises **18 properties across 5 markets**: Singapore (approximately half of NPI, including VivoCity mall and Mapletree Business City), **Hong Kong** (Festival Walk mall, ~one-quarter of NPI), **Mainland China** (Beijing office and Shanghai business park), **Japan** (office buildings, now being divested), and **South Korea** (a Seoul office tower). This provides broad geographic diversification for a commercial REIT. **Dividend Yield:** ~5.9% forward, relatively high for a large sponsor-backed trust – partly reflecting investor caution around Hong Kong/China exposures, which also implies upside potential if those markets recover.

Portfolio Highlights: MPACT's Singapore flagship assets (VivoCity – the largest mall in Singapore, and the Mapletree Business City campus) are **high-quality and nearly fully occupied**, generating stable cash flows. VivoCity benefits from its strategic location and has seen tenant sales and footfall exceed pre-pandemic levels; it achieved positive rental reversions in FY2024. Mapletree Business City (MBC) is a modern business park with blue-chip tenants (e.g. Google, HSBC) and boasts long leases with annual step-ups, providing resilience even as general office market softens. In Hong Kong, Festival Walk – a prime Kowloon retail mall – is a key income contributor. Despite Hong Kong's retail downturn in 2020–2022, Festival Walk has bounced back strongly: shopper traffic and sales have rebounded, and its occupancy remains ~99%. As of 3Q2024, **Festival Walk's tenant sales were ~92% of 2018's level**, and rents have stabilized, pointing to upside as HK's economy improves. The China assets (a Beijing Grade A office and a Shanghai tech park) face some vacancy pressure amid China's slowdown, but they constitute <10% of MPACT's assets and management is actively leasing up vacated space. MPACT's South Korean property (Pinnacle Gangnam, Seoul) is fully occupied and provides steady income (backed by a long lease to a government tenant).

Active Portfolio Rebalancing: In July 2025, MPACT announced the **divestment of its 2 Japan office assets** (located in Tokyo and Yokohama). These were sold above book value, and proceeds will reduce debt or be recycled. This move exits a non-core market and **improves portfolio occupancy and focus**. Post-sale, MPACT's leverage will drop slightly (it was ~37.9% as of Jun-2025) – already on the low side for S-REITs. With this debt headroom, management indicated MPACT **could pursue acquisitions in Singapore, South Korea or Japan** (in sectors like business parks or commercial) to drive growth. Any such deal could be accretive given its balance sheet strength. In Singapore, the sponsor Mapletree has assets (e.g. the remaining stake in MBC phase 2) that could be injected. MPACT is also undertaking asset enhancement initiatives – e.g. upgrading parts of VivoCity to introduce new concepts and improve rental efficiency, and decarbonization retrofits to future-proof its buildings.

Financials: MPACT's FY2024 (year to Mar) DPU was 9.63 cents. Its 1Q FY2025/26 (Apr–Jun 2025) DPU dipped 3.8% YoY due to higher finance costs and softer HK income. However, cost of debt is manageable at ~2.7%, and ~78% of interest is fixed. Occupancy portfolio-wide stands around 95% (after Japan asset sales). MPACT trades at around 0.8× P/B, reflecting some market concern on its North Asia exposure. But its **financial position is sound** – interest cover >4.5×, and it has no major refinancing cliff. The merger synergies have also materialized in cost savings and a larger debt capacity at competitive rates.

Outlook: MPACT offers a **unique Pan-Asian growth story** among S-REITs. In the near term, Singapore's assets (VivoCity, MBC) and South Korea will anchor its performance with solid occupancy and built-in rent escalations. Hong Kong's retail outlook is gradually improving; a return of mainland tourists and easing of restrictions could significantly uplift Festival Walk's rent and sales (a key upside catalyst). With the Japan offices sold, management's focus is now on **yield-accretive acquisitions** in its core markets – the trust's relatively low gearing gives it the firepower to pounce on opportunities. Analysts remain positive: CGS-CIMB recently kept an "Add" rating with S$1.48 target, citing confidence in MPACT's **resilient yield and future prospects**. Investors in MPACT can expect a **diversified income stream (~6% yield)** and potential DPU growth if the trust successfully rotates capital into new acquisitions or if Hong Kong/China markets recover more strongly. Its strong sponsor (Mapletree) and multi-market strategy make it a suitable pick for those seeking regional diversification beyond Singapore commercial real estate.

10. Keppel DC REIT (Data Centers)

Keppel DC REIT is the only pure-play data center REIT in Asia, providing exposure to the fast-growing digital infrastructure sector. It owns **23 data centres across 9 countries** – including facilities in Singapore (about 10% of portfolio value), key European markets (Ireland, Netherlands, UK, Germany, Italy contribute ~56%), and Asia-Pacific (Malaysia, Australia, China). These data centers are a mix of colocation assets (multi-tenant, high occupancy) and fully-fitted facilities leased to single tenants on long leases. **Dividend Yield:** ~4.7% forward (4.4% annualized in 1H 2025). While lower than typical

REITs, this yield is paired with **strong growth potential** – reflecting the REIT's positioning in a high-demand, specialized sector.

Defensive Stability: Keppel DC REIT's portfolio remains resilient: **97.2%** occupied at **end-2024** (**95.8%** as at **30-Jun-2025**), with a **portfolio WALE of 6.3 years by lettable area (4.6 years by rental income)**. Many leases include **fixed annual step-ups** (e.g., 3% p.a. on certain master leases) **or CPI-linked escalators**. In **FY2024**, portfolio rental reversions were **~+39%**, reflecting older contracts rolling to current market rates (notably in **colocation**, which comprises ~74% of rental income). *In 1H25, reversion was ~+51%.* This drove a healthy uptick in revenue. Furthermore, about half of its assets are on master leases or triple-net leases to top-tier clients, providing **predictable cash flows**. The mission-critical nature of data centers (supporting cloud computing, digital services) means tenant retention is high and default risk is low. Even during economic downturns, demand for data storage and cloud services tends to grow, making KDC's cash flows relatively **un-correlated to consumer cycles** (more tied to internet traffic and enterprise IT needs).

Growth Drivers – Digital Demand & Acquisitions: Keppel DC REIT has grown aggressively since IPO (2014) – acquiring data centers from both third-parties and its sponsor, Keppel T&T. In 2023–2024, it acquired minority stakes in two leading data centers in Guangdong, China and expanded in Italy via asset enhancement. In June 2025, KDC REIT was added to the Straits Times Index, reflecting its large size and investor appeal. The **mega-trend of AI, 5G, and cloud adoption** is boosting demand for data center space; Maybank projects KDC's DPU to grow ~4.9% CAGR from 2024–27, driven by **rent escalations and M&A** opportunities. Indeed, KDC's pipeline from sponsor/third parties remains strong – e.g. Keppel is developing new DCs in China and Vietnam which could be offered to the REIT. The trust is also undertaking AEIs to add capacity at existing sites (such as asset enhancements in Dublin and Singapore which increase power capacity and rack space).

Financials: KDC REIT's balance sheet is conservatively managed. Gearing is ~30% (one of the lowest among S-REITs), giving ample debt headroom for acquisitions. Average debt cost is ~3.2%, and ~74% of borrowing is fixed-rate. Its interest coverage ratio is high (~8×) due to robust cashflows and low leverage. FY2024 DPU grew 0.7% to 9.451 cents, even after an enlarged unit base from prior equity issuance – a testament to accretive deals and rent growth. The REIT has also hedged most of its foreign-sourced distributions to SGD, minimizing FX volatility on DPU.

Outlook: Keppel DC REIT is poised to **ride the digital economy's expansion**. Occupancies remain near full and the REIT is negotiating new leases with major clients, likely at higher rates given limited DC supply in key cities. Industry-wise, hyperscalers (like cloud giants) and enterprises are outsourcing more data needs, which bodes well for KDC's colocation facilities. The trust's pipeline for acquisitions is robust – management is exploring both Europe and Asia for deals, supported by its low gearing and sponsor backing. Market sentiment turned cautious in 2022 when interest rates spiked, but as rates stabilize, KDC's combination of **secure long-term income and organic growth (through step-ups and occupancy) looks increasingly attractive for long-term investors.** Analysts have reiterated bullish views ("Buy" calls) citing strong demand driven by AI/data growth and KDC's ability to tap that trend effectively. In summary, Keppel DC REIT provides a unique proposition: **defensive, infrastructure-like cash flows** (comparable to utility assets) with mid-single-digit annual DPU growth potential. It serves as an excellent diversifier in a REIT portfolio, with its ~4.5% yield likely to rise steadily alongside the global digitalization wave.

Conclusion & Recommendation

We recommend investors accumulate a diversified allocation across these top 10 REITs. Core holdings like PLife, CICT and CLAR provide stability, while KDC, MLT and hospitality REITs (Ascott/CLAS, CDLHT, FHT) capture growth from digital and travel recovery trends. With gearing levels manageable, high occupancy, and built-in rental escalations, the basket is positioned to deliver steady income and potential capital appreciation. We expect near-term catalysts—including PLife's 2026 rent step-up, renewal windows at KDC, and asset recycling initiatives by CLAR and CICT—to unlock value. On balance, this selection offers investors a resilient and attractive route to participate in Singapore's REIT market.

All figures in SGD unless otherwise stated.

Sources: The above analysis is based on the latest available information from company reports, investor presentations, and analyst research as of 2024–2025. Key data and forward-looking insights were drawn from multiple reputable sources including Beansprout research, Maybank and CGS-CIMB analyst reports, SGX disclosures and press releases, and market reviews by The Business Times, The Smart Investor, etc. All yield figures are forward estimates for 2025 (trailing yields may differ slightly). Investors should consider their own risk tolerance, as REIT prices and distributions can be influenced by interest rates and economic conditions. Overall, these 10 REITs collectively offer a robust blend of **high yield and stable growth**, suited for mid- to long-term investment horizons in the current environment.

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