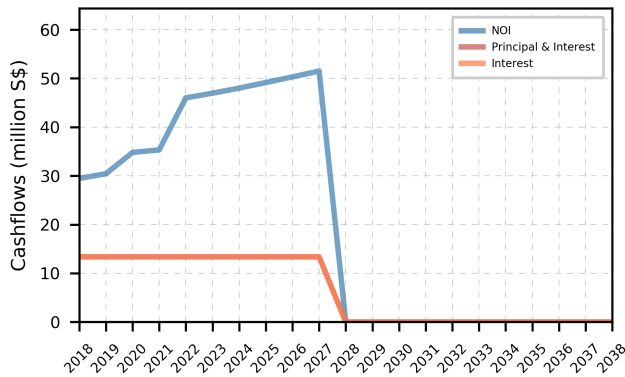


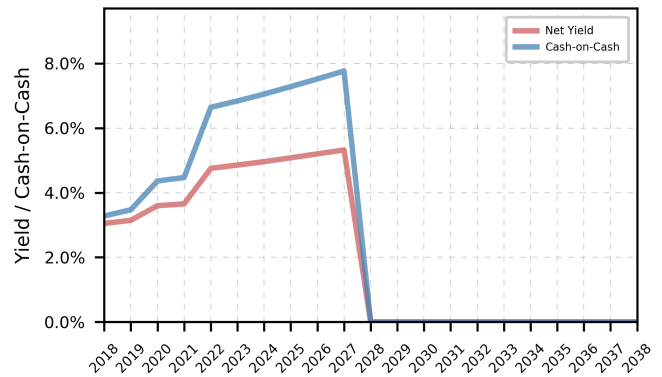
# Singapore Office - Leveraged

Analysis Date:	01-Jan-2018	Purchase Price:	S\$ 972,349,400	Cash on Cash	
Location:	SG	GPR:	S\$ 40,848,626	5 year:	4.93%
Currency:	SGD	Debt: Senior	S\$ 486,174,700	7 year:	5.60%
Term:	10 yrs	Junior	S\$ 0	10 year:	6.32%
Sector:	Office	LTV (LTV unadjusted):	50% (50%)	IRR:	9.26%
No Properties / No Tenants:	1 / 74	DSCR / ISCR:	2.32 / 2.32	Profit / CFx:	S\$ 739,912,923 / 2.51

Nominal Cashflows



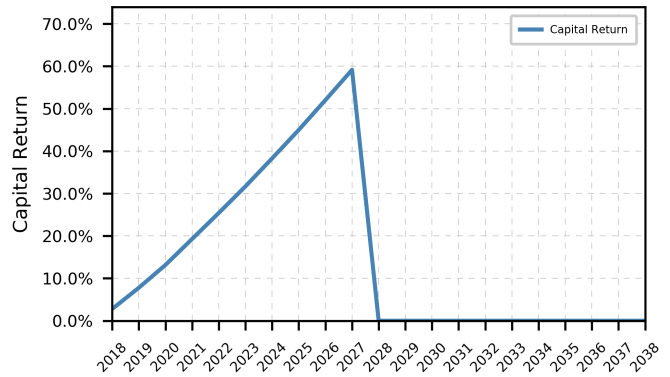
Nominal Yield / Cash-on-Cash



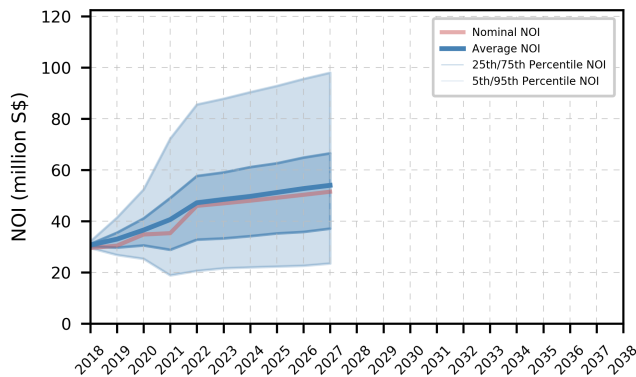
Nominal Value / Balance



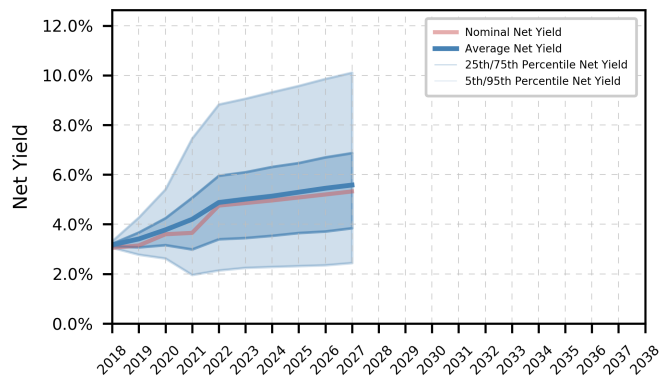
Nominal Capital Return



Net Operating Income

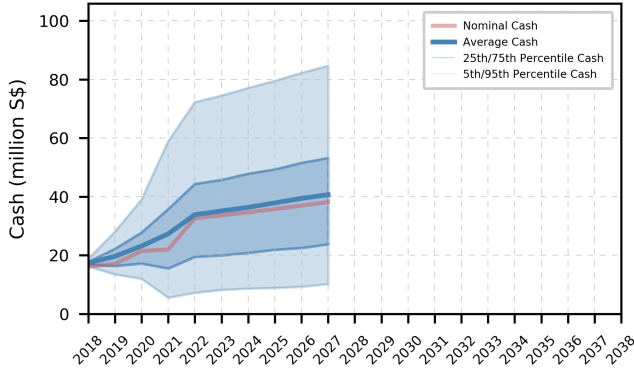


Net Yield

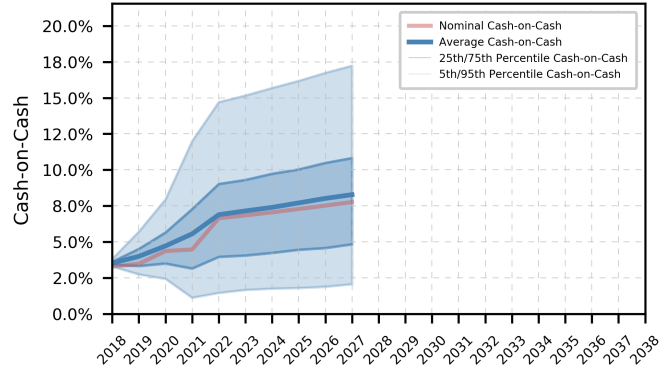


Singapore Office - Leveraged (2)

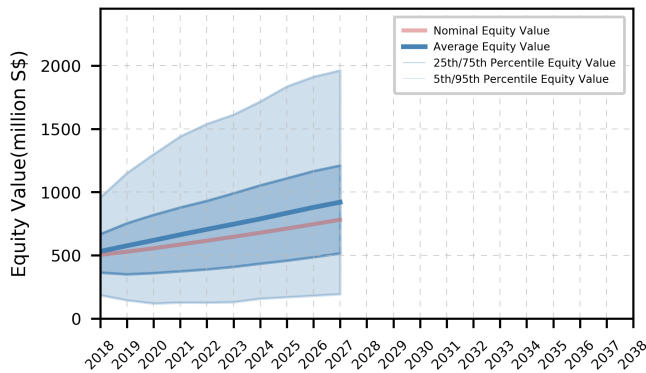
Cash to Equity Sponsor



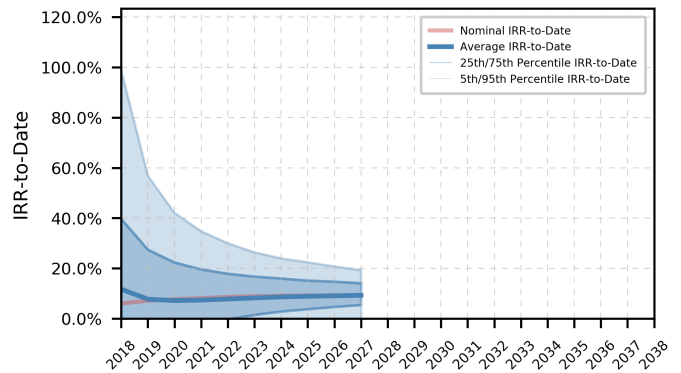
Cash-on-Cash



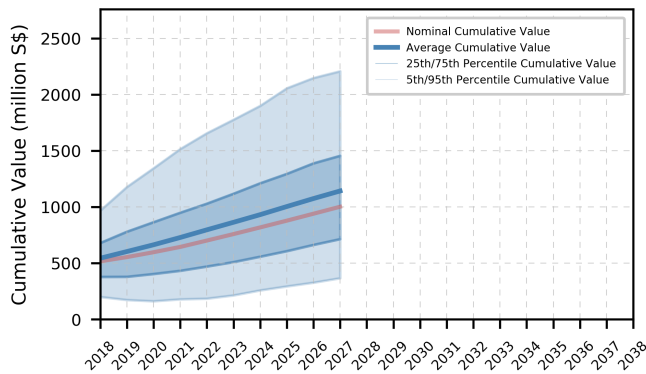
Equity Value



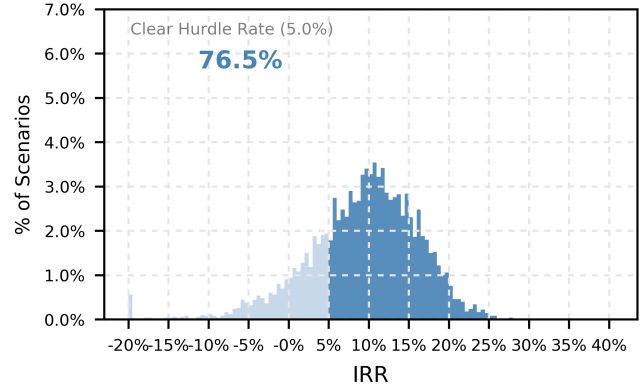
IRR-to-Date



Cumulative Value



IRR Distribution



AUDIT

Instance ID / No. Scenarios  
User

86981 (Scratchpad) / 5000

CFM  
AMP

2017-10-26\_CFM\_Equity\_JLL\_v0.4.10.1\_inv\_sfspro.xlsx (117)  
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