

PRESS RELEASE

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First REIT's 1Q09 distributable income up 2.5% to \$5.2 million due to its resilient trust structure

- *DPU up 1.6% to 1.88 cents per unit*
- *Annualised DPU of 7.62 Singapore cents translates to distribution yield of 13.6%*
- *Recently secured S\$70 million term loan facility to refinance outstanding bank loans and fund future asset enhancements and acquisitions*

(S\$'000)	1Q 2009 1 Jan – 31 Mar 09	1Q 2008 1 Jan – 31 Mar 08	Change (%)
Gross Revenue	7,406	7,376	0.4%
Net Property Income	7,320	7,329	(0.1%)
Distributable Amount	5,183	5,056	2.5%
Distribution Per Unit (cents)			
- For the period	1.88	1.85	1.6%
- Annualised	7.62	*7.62	-
Distribution Yield (%)			
- Based on closing price of S\$0.56 on 21 April 2009	13.6%	**10.9%	24.8%

*Actual paid for FY 2008

** Based on closing price of S\$0.70 as at 18 Apr 2008

SINGAPORE – 23 April 2009 – Bowsprit Capital Corporation Limited (“Bowsprit”), the **Manager of First Real Estate Investment Trust** (“**First REIT**”), Singapore’s first healthcare real estate investment trust, today announced further growth in distributable income for the three months ended 31 March 2009.

Supported by a resilient trust structure, distributable income rose 2.5% to \$5.2 million while distribution per unit (“DPU”) rose 1.6% to 1.88 Singapore cents. Payout was 100% of distributable income. First REIT remains committed to maintain an annual 100% distribution payout.

Based on its annualised DPU of 7.62 Singapore cents and the closing price of S\$0.56 on 21 April 2009, First REIT achieved a distribution yield of 13.6%.

In 1Q 2009, although gross revenue increased 0.4% to \$7.4 million, net property income dipped 0.1% to \$7.3 million as a result of the commencement of capital expenditure provision of about \$31,000. This was for repair and replacement works for the four Indonesian properties. This is also consistent with the terms in the Master Lease Agreements, which require First REIT to be responsible for capital expenditure relating to the structural parts of the Properties, as well as mechanical and electrical equipment which are of a capital nature after the second year of listing. Apart from this, no major works are planned for FY2009.

Business Prospects

Looking ahead, First REIT does not expect its performance to be significantly affected by the current economic situation due to its resilient trust structure which is firmly grounded by long-term leases with stable rentals in Singapore dollars with no currency risks and downward revisions.

First REIT’s focus on the growing healthcare industry, especially in Asia where there are concerted efforts to raise healthcare standards, provides downside protection and future acquisition opportunities.

Dr Tan added: “Healthcare services are to a certain extent, recession-proof, as patients continue to seek medical care whether in good or bad times. In Singapore and Indonesia where our assets are based, there is still a growing demand for healthcare services. Our

hospitals in Indonesia continue to grow at double digit rates for 2008 despite the financial crisis. We believe this positive trend will benefit us.”

Refinancing

Despite the current economic situation and the challenges faced by many REITs in refinancing, First REIT recently secured a three-year S\$70 million Multi-Currency Transferrable Term Loan Facility (“MCTLF”) from Overseas-Chinese Banking Corporation Limited (“OCBC” or “the Bank”) through its trustee, HSBC Institutional Trust Services (Singapore) Limited.

To limit First REIT’s exposure to possible future increases in interest rates, the Bank has also offered to make available a notional amount of S\$50 million as part of an Interest Rate Derivative Facility (“IRD”) for interest hedging on the MCTLF.

The MCTLF will be used to refinance First REIT’s outstanding bank loans of \$50.8 million, with the balance for funding the redevelopment of Adam Road Hospital and/or possible future asset acquisitions that are attractive to the Trust.

First REIT’s existing S\$90 million facility with OCBC, which matured on 9 April 2009, was granted a 60-day extension in order to prepare and finalise the documentation for the new loan facility. The interest rate for this existing S\$90 million facility is the bank’s swap cost plus interest margin of 1.6% per annum.

Although higher interest costs will be incurred for the MCTLF (the bank’s swap cost plus interest margin of 3.5% per annum), the term loan facility will provide First REIT with greater flexibility to improve its income generating capacity via further asset enhancements and working with its tenants to continually upgrade services. For example, the Trust’s Indonesian sponsor, PT. Siloam International Hospitals is actively expanding its outpatient services and enhancing clinical services offered by the Siloam Group of Hospitals to grow outpatient volume and boost revenue. In Singapore, comprehensive asset enhancement works for Adam Road Hospital is scheduled to commence in the later part of 2009.

On future acquisitions, First REIT will continue to exercise prudence in assessing the attractiveness, timing and sequence of potential targets in the light of emerging opportunities to ensure that its portfolio consists only of quality and yield-accretive healthcare-related assets that will see consistent, sustainable returns for its Unitholders.

Books Closure and Distribution Payment

The Books Closure and Distribution Payment dates for 1Q 2009 payout of 1.88 Singapore cents are 4 May 2009 and 29 May 2009 respectively.

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About First REIT

First REIT is Singapore's first healthcare real estate investment trust that aims to invest in a diversified portfolio of income-producing real estate and / or real estate-related assets in Asia that are primarily used for healthcare and / or healthcare-related purposes.

Managed by Bowsprit Capital Corporation Limited, First REIT's portfolio consists of eight properties located in Indonesia and Singapore, namely, 1) Siloam Hospitals Lippo Village (formerly known as Siloam Hospitals Lippo Karawaci), 2) Siloam Hospitals Kebon Jeruk (formerly known as Siloam Hospitals West Jakarta), 3) Siloam Hospitals Surabaya, 4) Imperial Aryaduta Hotel & Country Club, 5) Pacific Healthcare Nursing Home @ Bukit Merah, 6) Pacific Healthcare Nursing Home II @ Bukit Panjang (formerly known as Pacific Healthcare Nursing Home @ Senja), 7) The Lentor Residence, 8) Adam Road Hospital.

Its Indonesian assets are operated by PT Siloam International Hospitals, a wholly-owned subsidiary of PT Lippo Karawaci Tbk, a strong brand name in the Indonesian healthcare industry supported by a team of international healthcare professionals. In Singapore, the nursing homes at Bukit Merah and Bukit Panjang are operated by Pacific Healthcare Nursing Home Pte. Ltd. and Pacific Eldercare and Nursing Pte. Ltd. respectively. Both operators are companies in which Pacific Healthcare Holdings Limited have substantial interest. The Lentor Residence is operated by First Lentor Residence Pte. Ltd. while The Adam Road Hospital is operated by Health Promise Pte. Ltd. (formerly known as Pacific Hospital Consultants Pte. Ltd.).

Through First REIT, investors can participate in an asset class that has a focus towards Asia's growing healthcare sector, which is boosted by an increase in life expectancy in Indonesia and the rest of Southeast Asia.

IMPORTANT NOTICE

The value of units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This release may contain forward-looking statements that involve assumptions, risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.