

**FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT**

First Real Estate Investment Trust ("First REIT") is a real estate investment trust constituted by the Trust Deed entered into on 19 October 2006 between Bowsprit Capital Corporation Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee. First REIT was listed on the Singapore Exchange Securities Trading Limited on 11 December 2006.

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 sixteen properties located in Indonesia, Singapore and South Korea, namely 1) Siloam Hospitals Lippo Village, 2) Siloam Hospitals Kebon Jeruk, 3) Siloam Hospitals Surabaya, 4) Imperial Aryaduta Hotel & Country Club, 5) Mochtar Riady Comprehensive Cancer Centre, 6) Siloam Hospitals Lippo Cikarang, 7) Siloam Hospitals Manado & Hotel Aryaduta Manado, 8) Siloam Hospitals Makassar, 9) Siloam Hospitals Bali, 10) Siloam Hospitals TB Simatupang, 11) Siloam Hospitals Purwakarta, 12) Siloam Sriwijaya, 13) Pacific Healthcare Nursing Home @ Bukit Merah, 14) Pacific Healthcare Nursing Home II @ Bukit Panjang, 15) The Lentor Residence and 16) Sarang Hospital.

Its hospital assets in Indonesia are operated by PT Siloam International Hospitals Tbk, a subsidiary of PT Lippo Karawaci Tbk, a strong brand name in the Indonesian healthcare industry supported by a team of international healthcare professionals whereas The Imperial Aryaduta Hotel & Country Club and Hotel Aryaduta Manado are operated by The Aryaduta Hotel and Resort Group. 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. The Lentor Residence is operated by The Lentor Residence Pte. Ltd. In South Korea, the Sarang Hospital is operated by a private doctor.

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.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

Summary of First REIT's results

	Group		
	1Q 2015	1Q 2014	Change
	S\$'000	S\$'000	%
Gross Revenue	24,743	22,468	10.1%
Net Property Income	24,246	22,173	9.3%
Distributable Amount	15,252	14,195	7.4%
Distribution per unit (cts)	2.06	1.99	3.5%
Annualised Distribution per unit (cts)	8.35	8.05 ¹	3.7%

Note:

- 1) Actual distribution paid for FY 2014.

Distribution Details

Distribution	1 January 2015 to 31 March 2015
Distribution type	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
Distribution rate	Total : 2.06 cents per unit (a) Taxable income distribution - 0.08 cents per unit (b) Tax-exempt income distribution - 1.28 cents per unit (c) Capital distribution - 0.70 cents per unit
Book closure date	22 April 2015 at 5.00 pm
Ex-dividend date	20 April 2015 at 9.00 am
Payment date	29 May 2015

Distribution Reinvestment Plan ("DRP")

The DRP will apply to the above distribution. The Manager will announce the pricing of the DRP units to be issued which will be based on the market price less a discount of 3% (similar to previous DRPs) on 22 April 2015.

Overseas unitholders who wish to be eligible to participate in the DRP should provide an address in Singapore for service of notices and documents to the Manager c/o The Central Depository Pte Limited ("CDP"), 9 North Buona Vista Drive #01-19/20 The Metropolis Singapore 138588, not later than three market days prior to the book closure date. Unitholders should note that all correspondences and notices will be sent to their last registered address with CDP.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(a)(i) Statement of Comprehensive Income

	Group		
	1Q 2015	1Q 2014	Change
	S\$'000	S\$'000	%
Gross revenue	24,743	22,468	10.1%
Property operating expenses*	(497)	(295)	68.5%
Net property income	24,246	22,173	9.3%
Interest income	44	48	(8.3%)
Manager's management fees	(2,403)	(2,204)	9.0%
Trustee fees	(93)	(82)	13.4%
Finance costs	(3,974)	(3,530)	12.6%
Other expenses [#]	(1,032)	(104)	NM
Net income before the undernoted	16,788	16,301	3.0%
Net change in fair value of derivative financial instruments [^]	562	-	NM
Total return for the period before income tax	17,350	16,301	6.4%
Income tax expense	(3,960)	(3,715)	6.6%
Total return for the period after income tax	13,390	12,586	6.4%
Other comprehensive income:			
Exchange differences on translating foreign operations, net of tax	346	(25)	NM
Total comprehensive income for the period	13,736	12,561	9.4%

Note:

NM - Not meaningful

The result for 1Q 2015 includes the full quarter contribution from Siloam Sriwijaya ("SS") which was acquired in December 2014.

* Property operating expenses for 1Q 2015 increased to S\$0.5 million compared to 1Q 2014 mainly due to higher expenses incurred for Sarang Hospital, property tax and building audit fees.

[#] Other expenses for 1Q 2015 increased to S\$1.0 million compared to 1Q 2014 mainly due to unrealised exchange losses on USD loan.

[^] Net change in fair value of derivative financial instruments relates to the revaluation of interest rate swap contracts.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(a)(ii) Statement of Distribution

	Group		
	1Q 2015	1Q 2014	Change
	S\$'000	S\$'000	%
Total return for the period after income tax	13,390	12,586	6.4%
Adjustments for tax purposes:			
- Manager's management fees settled in units	1,685	1,645	2.4%
- Foreign exchange adjustment loss/(gain)	749	(54)	NM
- Net change in fair value of derivative financial instruments	(562)	-	NM
- Others	(10)	18	NM
Total available for distribution to Unitholders	15,252	14,195	7.4%
Unitholders' distribution:			
- as distributions from operations	10,088	9,701	4.0%
- as distribution of Unitholders' capital contribution	5,164	4,494	14.9%
Distribution amount to Unitholders	15,252	14,195	7.4%

Note :

NM – Not meaningful

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(b)(i) Statements of Financial Position

	Note	Group		Trust	
		31 Mar 2015	31 Dec 2014	31 Mar 2015	31 Dec 2014
		<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
Assets					
Non-current Assets					
Investment properties		1,172,402	1,172,015	38,748	38,700
Investments in subsidiaries		-	-	692,859	690,989
Loan receivable, non-current		-	-	57,752	58,785
Deferred tax assets		595	595	595	595
Derivative financial instruments		569	-	569	-
Total non-current assets		1,173,566	1,172,610	790,523	789,069
Current Assets					
Trade and other receivables, current		10,319	8,988	2,012	2,444
Loan receivable, current		-	-	4,191	4,191
Other assets, current		2,420	2,557	268	178
Cash and cash equivalents		31,865	28,230	28,966	26,708
Total current assets		44,604	39,775	35,437	33,521
Total Assets		1,218,170	1,212,385	825,960	822,590
Unitholders' Funds and Liabilities					
Unitholders' Funds					
Issued equity	1	430,377	423,792	430,377	423,792
Retained earnings/(Accumulated losses)		323,555	320,207	(31,350)	(29,519)
Foreign exchange reserve		1,297	951	-	-
Total Unitholders' Funds		755,229	744,950	399,027	394,273
Non-current Liabilities					
Deferred tax liabilities		29,103	29,103	-	-
Other financial liabilities, non-current		371,141	370,090	371,141	370,090
Derivative financial instruments		7	-	7	-
Total non-current liabilities		400,251	399,193	371,148	370,090
Current Liabilities					
Income tax payable		1,670	445	-	-
Trade and other payable, current	2	13,998	20,429	27,274	28,987
Other financial liabilities, current		26,500	26,485	26,500	26,485
Other liabilities, current		20,522	20,883	2,011	2,755
Total current liabilities		62,690	68,242	55,785	58,227
Total Liabilities		462,941	467,435	426,933	428,317
Total Unitholders' Funds and Liabilities		1,218,170	1,212,385	825,960	822,590

Note:

- 1) Issued equity increased from S\$423.8 million to S\$430.4 million mainly due to issuance of units for payment of balance purchase consideration for the acquisition of Siloam Sriwijaya in January 2015 and manager's management fees paid in units.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

- 2) Trade and other payables, current decreased from S\$20.4 million to S\$14.0 million mainly due to payment of balance purchase consideration of SS to vendor.

1(b)(ii) Borrowings and Debt Securities

	Group		Trust	
	31 Mar 2015	31 Dec 2014	31 Mar 2014	31 Dec 2014
	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
Amount repayable after one year				
Secured	275,542	274,794	275,542	274,794
Unsecured	100,000	100,000	100,000	100,000
Less: Transaction costs	(4,401)	(4,704)	(4,401)	(4,704)
Total Borrowings, Non-current	371,141	370,090	371,141	370,090
Amount repayable within one year				
Secured	-	-	-	-
Unsecured	26,500	26,500	26,500	26,500
Less: Transaction costs	-	(15)	-	(15)
Total Borrowings, Current	26,500	26,485	26,500	26,485

Details of Collaterals

As security for the borrowings, the following have been granted in favour of the lenders :

- (a) a mortgage over all the investment properties except Sarang Hospital, Siloam Hospitals Kebon Jeruk, Siloam Hospitals Surabaya, Siloam Hospitals Purwakarta and Siloam Sriwijaya.
- (b) pledge of shares of all the subsidiaries except Kalmore (Korea) Limited, Kalmore Investments Pte Ltd, Henley Investments Pte Ltd, Primerich Investments Pte Ltd, Finura Investments Pte Ltd, Glamis Investments Pte Ltd, Sriwijaya Investment I Pte Ltd, Sriwijaya Investment II Pte Ltd, IAHCC Investment Pte Ltd and Surabaya Hospitals Investment Pte Ltd.

Interest Rate Swaps

First REIT has entered into interest rate swaps to hedge the floating rate loan facilities with banks. The change in fair value of the interest rate swaps were recognised in the Statement of Total Return.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(c) Statement of Cash Flows

	Group	
	1Q 2015	1Q 2014
	<u>S\$'000</u>	<u>S\$'000</u>
Cash flows from operating activities		
Total return before income tax	17,350	16,301
Interest income	(44)	(48)
Interest expense	3,645	3,258
Amortisation of borrowing costs	329	272
Foreign exchange adjustment loss/(gain)	749	(54)
Net change in fair value on derivative financial instruments	(562)	-
Manager's management fees settled in units	1,685	1,645
Operating cash flows before changes in working capital	23,152	21,374
Trade and other receivables, current	(1,891)	6,618
Other assets, current	138	(857)
Trade and other payables, current	(1,217)	(6,976)
Other liabilities	(362)	327
Net cash flows from operating activities before income tax	19,820	20,486
Income taxes paid	(2,173)	(3,680)
Net cash flows from operating activities	17,647	16,806
Cash flows from investing activities		
Interest received	41	51
Increase in investment properties	(48)	(77)
Net cash flows used in investing activities	(7)	(26)
Cash flows from financing activities		
Interest paid	(2,610)	(2,462)
Repayment of borrowings	-	(3,300)
Distribution to Unitholders	(11,395)	(10,515)
Net cash flows used in financing activities	(14,005)	(16,277)
Net increase in cash and cash equivalents	3,635	503
Cash and cash equivalents at beginning of the period	28,230	29,331
Cash and cash equivalents at end of the period	31,865	29,834

Note:

- 1) The source of funds for this repayment of borrowings in 1Q 2014 is the cash retained from the DRP.
- 2) The distribution paid in 1Q 2015 relates to cash distribution paid excludes the units issued as part payment of distributions, pursuant to the DRP. The Trust has issued 2,805,806 new units amounting to approximately S\$3.6 million for the distribution for the period from 1 October 2014 to 31 December 2014.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

1(d)(i) Statements of Changes in Unitholders' Funds

	Group		Trust	
	1Q 2015	1Q 2014	1Q 2015	1Q 2014
	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>	<u>S\$'000</u>
Balance at beginning of the financial period	744,950	682,899	394,273	392,173
<u>Operations</u>				
Total return after tax	13,390	12,586	8,211	8,107
<u>Translation transactions</u>				
Net movement in foreign exchange reserve	346	(25)	-	-
<u>Unitholders' transactions</u>				
Manager's management fees paid in units	1,938	1,682	1,938	1,682
Purchase consideration paid in units	6,000	-	6,000	-
Issuance of units (DRP)	3,560	3,436	3,560	3,436
Distribution to Unitholders	(14,955)	(13,951)	(14,955)	(13,951)
Balance at end of the financial period	755,229	686,627	399,027	391,447

1(d)(ii) Details of any changes in the issued and issuable units

	Trust	
	1Q 2015	1Q 2014
Balance at beginning of period	731,702,488	706,629,453
Unitholders transactions:		
- Manager's management fees paid in units	1,565,297	1,612,847
- Purchase consideration paid in units	4,804,612	-
- Issuance of new units (DRP)	2,805,806	3,381,100
Balance at end of period	740,878,203	711,623,400
New units to be issued		
- Manager's management fees payable in units	1,232,838	1,542,442
Total issued and issuable units	742,111,041	713,165,842

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of current financial period and as at the end of the immediately preceding year

	Trust	
	31 Mar 2015	31 Dec 2014
Issued units at end of period	740,878,203	731,702,488

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on

Not applicable.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

2. **Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice**

The figures have not been audited or reviewed by our auditors.

3. **Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)**

Not applicable.

4. **Whether the same accounting policies and methods of computation as in the issuer's most recent audited annual financial statements have been applied**

Except as disclosed in paragraph 5 below, the accounting policies and methods of computation applied in the financial statements for the current financial period are consistent with those applied in the audited financial statements for the year ended 31 December 2014.

5. **If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change**

Not applicable.

6. **Earnings per unit ("EPU") and available distribution per unit ("DPU") for the financial period**

	Group	
	1Q 2015	1Q 2014
<u>Earnings per unit</u>		
Weighted average number of units in issue	738,644,164	709,157,741
<u>Earnings per unit in cents</u>		
Basic and fully diluted basis	1.81	1.77
<u>Distribution per unit</u>		
Number of units in issue	740,878,203	711,623,400
<u>Distribution per unit in cents</u>		
Based on the number of units in issue at the end of the period	2.06	1.99

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

7. **Net asset value (“NAV”) per unit at the end of the period**

	Group		Trust	
	31 Mar 2015	31 Dec 2014	31 Mar 2015	31 Dec 2014
Net asset value per unit (cents)	101.94	101.81	53.86	53.88

8. **Review of the performance**

1Q 2015 vs 1Q 2014

The result for this quarter includes the full quarter contribution from First REIT’s latest property, Siloam Sriwijaya (“SS”) which was acquired in December 2014.

Gross revenue for 1Q 2015 increased by 10.1% to S\$24.7 million compared to 1Q 2014, mainly due to the contribution from SS.

Property operating expenses for 1Q 2015 increased by 68.5% to S\$497,000 compared to 1Q 2014, mainly due to the higher expenses incurred for Sarang Hospital, property tax and building audit fees.

Interest income for 1Q 2015 decreased by 8.3% to S\$44,000 compared to 1Q 2014, mainly due to lower fixed deposits amounts.

Manager’s management fees for 1Q 2015 increased by 9.0% to S\$2.4 million compared to 1Q 2014, mainly due to higher net property income and total assets.

Trustee fees for 1Q 2015 increased by 13.4% to S\$93,000 compared to 1Q 2014, mainly due to higher total assets.

Finance costs for 1Q 2015 increased by 12.6% to S\$4.0 million compared to 1Q 2014, mainly due to the higher loan amounts to part finance the acquisition of SS.

Other expenses for 1Q 2015 increased to S\$1.0 million as compared to 1Q 2014, mainly due to higher unrealised exchange losses on USD loan.

Net change in fair value of derivative financial instruments relates to the revaluation of interest rate swap contracts.

Income tax for 1Q 2015 increased by 6.6% to S\$4.0 million compared to 1Q 2014, mainly due to the higher rental income.

9. **Variance between the forecast or prospectus statement (if disclosed previously) and the actual results**

First REIT has not disclosed any forecast to the market.

The results for this quarter is in line with the commentary made in paragraph 10 of the previous quarter.

10. Commentary on the competitive conditions of the industry

First REIT will continue to look at Indonesia as its key focal market for growth. The country's healthcare market remains robust and the implementation of its universal healthcare scheme, introduced in January 2014, has been one of the major drivers as part of the initiatives by the new government elected in 2014. The expectation is higher patient volumes. Also, the growing middle-class and the younger Indonesia consumers will be seeking for better quality and faster services in private medical facilities.

The Trust currently owns 11 of the Siloam hospitals in Indonesia, operated by PT Siloam Hospitals Tbk., Indonesia's most progressive and innovative healthcare provider and a subsidiary of PT Lippo Karawaci Tbk. ("Lippo Karawaci"), First REIT's sponsor. Lippo Karawaci has been actively strengthening its footprint across Indonesia with a healthy pipeline of 30 high-quality hospitals, representing strong acquisition opportunities for the Trust. Aside from Indonesia, First REIT will also continue to look for yield-accretive healthcare assets to acquire in Singapore and other parts of Asia.

To optimise the values of existing properties, the Trust has also identified three properties in Indonesia for potential asset enhancement initiatives over the next few years. These are Siloam Hospitals Surabaya, Siloam Hospitals Kebon Jeruk and Imperial Aryaduta Hotel & Country Club, with Siloam Hospitals Surabaya likely to be the first initiative.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

11. Distributions

11(a) Current financial period

Any distributions declared for the current financial period? Yes

Distribution Type

Name of Distribution: Distribution for the period from 1 January 2015 to 31 March 2015

i. Distribution Type: Income / Capital

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	0.08
Tax-Exempt Income	1.28
Capital	0.70
Total	2.06

The DRP applies to the above distribution. The Manager will announce the pricing of the DRP units to be issued which will be based on the market price less a discount of 3% (similar to previous DRPs) on 22 April 2015.

Overseas unitholders who wish to be eligible to participate in the DRP should provide an address in Singapore for service of notices and documents to the Manager c/o The Central Depository Pte Ltd ("CDP"), 9 Buona Vista Drive, #01-19/20, The Metropolis Singapore 138588, not later than three market days prior to the book closure date. Unitholders should note that all correspondences and notices will be sent to their last registered address with CDP.

Tax Rate:

Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from Singapore income tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-Exempt Income Distribution

Tax-Exempt Income Distribution is exempt from Singapore income tax in the hands of all unitholders.

Capital Distribution

Capital Distribution represents a return of capital to unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For unitholders who are liable to Singapore income tax on profits from the sale of First REIT Units, the amount of Capital Distribution will be applied to reduce the cost base of their First REIT Units for Singapore income tax purposes.

FIRST REAL ESTATE INVESTMENT TRUST
2015 FIRST QUARTER UNAUDITED FINANCIAL STATEMENTS & DISTRIBUTION ANNOUNCEMENT

11. Distributions(Cont'd)

11(b) Corresponding period of the immediately preceding period

Any distributions declared for the corresponding period of the immediate preceding period? Yes

Distribution Type

Name of Distribution: Distribution for the period from 1 January 2014 to 31 March 2014

i. Distribution Type: Income / Capital

Distribution Type	Distribution Rate (cents per unit)
Taxable Income	0.08
Tax-Exempt Income	1.28
Capital	0.63
Total	1.99

Tax Rate:

Taxable Income Distribution

Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distributions. These distributions are exempt from Singapore income tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

Tax-Exempt Income Distribution

Tax-Exempt Income Distribution is exempt from Singapore income tax in the hands of all unitholders.

Capital Distribution

Capital Distribution represents a return of capital to unitholders for Singapore income tax purposes and is therefore not subject to Singapore income tax. For unitholders who are liable to Singapore income tax on profits from the sale of First REIT Units, the amount of Capital Distribution will be applied to reduce the cost base of their First REIT Units for Singapore income tax purposes.

11(c) Book closure date: The Transfer Books and Register of Unitholders of First Real Estate Investment Trust will be closed at 5.00p.m. on 22 April 2015 for the purposes of determining each Unitholder's entitlement to First REIT's distribution. The ex-dividend date will be on 20 April 2015 at 9.00am.

11(d) Date Payable: 29 May 2015

12. If no distribution has been declared/recommended, a statement to that effect

Not applicable.

13. If no IPT mandate has been obtained, a statement to that effect

First REIT has not obtained a general mandate from unitholders.

14. Certificate pursuant to Paragraph 7.3 of the Property Funds Guidelines

The Manager hereby certifies that in relation to the distribution to the unitholders of First REIT for the quarter ended 31 March 2015:

- 1) First REIT will declare a distribution ("Distribution") in excess of its profits (defined as the total return for the period before distribution for the purpose of this certification). The excess is attributed to capital receipts comprising amounts received by First REIT from the redemption of redeemable preference shares in the Singapore special purpose companies ("SPCs") and the shareholder loan repayment by the Singapore SPC.
- 2) The Manager is satisfied on reasonable grounds that, immediately after making the Distribution, First REIT will be able to fulfill, from its deposited properties, its liabilities as they fall due.

The distribution is computed based on the accounts of First REIT for the quarter ended 31 March 2015 and is verified by our external tax consultant.

First REIT's current distribution policy is to distribute at least 90.0% of its tax-exempt income (after deduction of applicable expenses) and capital receipts.

15. Confirmation by the Board pursuant to Rule 705(4) of the Listing Manual

The Board of Directors of Bowsprit Capital Corporation Limited do hereby confirm that, to the best of their knowledge, nothing has come to their attention which may render these interim financial results to be false or misleading in any material respect.

BY ORDER OF THE BOARD OF
BOWSPRIT CAPITAL CORPORATION LIMITED
(AS MANAGER OF FIRST REAL ESTATE INVESTMENT TRUST)

Dr Ronnie Tan Keh Poo @ Tan Kay Poo
Chief Executive Officer
14 April 2015