



(Constituted in the Republic of Singapore pursuant to  
a trust deed dated 19 October 2006)

#### ANNOUNCEMENT

### PROPOSED ISSUE OF S\$60,000,000 IN AGGREGATE PRINCIPAL AMOUNT OF 5.680 PER CENT. SUBORDINATED PERPETUAL SECURITIES PURSUANT TO THE S\$500,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME

Bowsprit Capital Corporation Limited, as manager of First Real Estate Investment Trust (the “**Manager**”) is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of First Real Estate Investment Trust (“**First REIT**”)) (the “**Issuer**”), has launched and priced the S\$60,000,000 in aggregate principal amount of 5.680 per cent. subordinated perpetual securities (the “**Perpetual Securities**”). The Perpetual Securities will be issued pursuant to the S\$500,000,000 Multicurrency Debt Issuance Programme (the “**Programme**”) established by the Issuer on 11 April 2013, and updated on 16 July 2015 to, *inter alia*, provide for the issuance of perpetual securities in addition to notes. Oversea-Chinese Banking Corporation Limited has been appointed as the sole coordinator and CIMB Bank Berhad, The Hongkong and Shanghai Banking Corporation Limited and Oversea-Chinese Banking Corporation Limited have been appointed as joint lead managers and bookrunners in respect of the Perpetual Securities.

The Perpetual Securities are capital securities in respect of which there is no fixed redemption date. The Perpetual Securities will confer a right to receive distribution payments at a rate of 5.680 per cent. per annum with the first reset date falling on 8 July 2021 and subsequent resets occurring every five years thereafter. The reset distribution rate will be the prevailing five-year swap offer rate with respect to the relevant reset date plus the initial spread of 3.925 per cent. Distributions under the Perpetual Securities will be payable semi-annually in arrear on 8 January and 8 July in each year on a discretionary basis. Any distribution unpaid will be non-cumulative and the Issuer is not under any obligation to pay that or any other distributions that have not been paid in whole or in part. The Perpetual Securities may be redeemed at the option of the Issuer, in whole, but not in part, on 8 July 2021 or on any distribution payment date thereafter and otherwise upon the occurrence of certain redemption events specified in the terms and conditions of the Perpetual Securities (the “**Conditions**”).

The Perpetual Securities will constitute direct, unconditional, subordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu*, without any preference or priority among themselves, and *pari passu* with any Parity Obligations (as defined in the Conditions) of the Issuer. Subject to the insolvency laws of Singapore and other applicable laws, the payment obligations of the Issuer under the Perpetual Securities will at all times rank ahead of the holders of Junior Obligations (as defined in the Conditions) of the Issuer, but junior to the claims of all other present and future creditors of the Issuer (other than Parity Obligations of the Issuer).

The net proceeds from the issue of the Perpetual Securities (after deducting issue expenses) will be used for the purpose of (i) refinancing the existing borrowings of First REIT and its subsidiaries (the “**Group**”) and (ii) financing general working capital purposes and capital expenditure requirements of the Group.

The Perpetual Securities will be offered by the Issuer pursuant to exemptions invoked under Sections 274 and/or 275 of the Securities and Futures Act, Chapter 289 of Singapore.

Application will be made to the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for permission to deal in and the listing and quotation of the Perpetual Securities on the SGX-ST. Such permission will be granted when the Perpetual Securities have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Perpetual Securities on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, First REIT, their respective subsidiaries (if any), their respective associated companies (if any), the Programme or the Perpetual Securities.

The Perpetual Securities are expected to be issued on 8 July 2016 and listed on the SGX-ST on or about 11 July 2016.

Terms defined in the information memorandum dated 16 July 2015 in relation to the Programme shall have the same meaning in this announcement unless otherwise defined herein.

BY ORDER OF THE BOARD

Dr Ronnie Tan Keh Poo  
Chief Executive Officer  
Bowsprit Capital Corporation Limited  
(as manager of First Real Estate Investment Trust)  
(Company registration no. 200607070D)

30 June 2016

## **Important Notice**

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

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of First REIT is not necessarily indicative of the future performance of First REIT.

This document may contain forward-looking statements that involve 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s view of future events.