



**Collective Acquisition of 3  
Healthcare Assets from  
Pacific Healthcare  
Holdings Limited & its  
associates**

22 January 2007

# First REIT – Asia's Premier Healthcare Trust

1

## Property Details

- No. 6, Lengkok Bahru
- No. 21, Senja Road
- No. 19, Adam Road

2

## Impact on First REIT

- Financial Impact
- Portfolio Diversification by Sectoral Income & Country
- Weighted Average Lease to Expiry

3

## Completion Timeline

4

## Acquisition Summary



1

# Lengkok Nursing House

No. 6, Lengkok Bahru Singapore 159051



<b>Purchase Price</b>	<b>S\$11.8 Million</b>
<b>Appraised Value</b>	<b>S\$11.8 Million by Colliers International dated 15 December 2006</b>
<b>Title</b>	<b>30 years leasehold from 22 April 2002</b>
<b>Land Area (sq m)</b>	<b>1,984.3 sq m</b>
<b>GFA (sq m)</b>	<b>3,593.313 sq m</b>
<b>Occupancy</b>	<b>100%</b>
<b>Lease Terms</b>	<b>Vendor lease back for 10 years with annual rental escalations</b>
<b>Outgoings</b>	<b>Tenant pays property tax, land rent, repairs &amp; up-keeping, property maintenance, utilities, insurance, etc</b>

A 4-storey custom-built nursing home with basement carpark and a roof terrace



2

# Senja Nursing Home

No. 21, Senja Road Singapore 677736



<b>Purchase Price</b>	<b>S\$11.5 Million</b>
<b>Appraised Value</b>	<b>S\$11.5 Million by Colliers International dated 15 December 2006</b>
<b>Title</b>	<b>30 years leasehold from 14 May 2003</b>
<b>Land Area (sq m)</b>	<b>2,000 sq m</b>
<b>GFA (sq m)</b>	<b>3,562.94 sq m</b>
<b>Occupancy</b>	<b>100%</b>
<b>Lease Terms</b>	<b>Vendor lease back for 10 years with annual rental escalations</b>
<b>Outgoings</b>	<b>Tenant pays property tax, land rent, repairs &amp; up-keeping, property maintenance, utilities, insurance, etc</b>

A 5-storey custom-built nursing home with carpark lots on 1st Level

3

# Adam Road Hospital

No. 19, Adam Road Singapore 289891



<b>Purchase Price</b>	<b>S\$14.9 Million</b>
<b>Appraised Value</b>	<b>S\$14.9 Million by Colliers International dated 15 December 2006</b>
<b>Title</b>	<b>Freehold</b>
<b>Land Area (sq m)</b>	<b>1,817.9 sq m</b>
<b>GFA (sq m)</b>	<b>1,279.95 sq m</b>
<b>Occupancy</b>	<b>100%</b>
<b>Lease Terms</b>	<b>Vendor lease back for 10 years with annual rental escalations</b>
<b>Outgoings</b>	<b>Tenant pays property tax, repairs &amp; up-keeping, property maintenance, utilities, insurance, etc</b>

A 2-storey custom-built hospital with external carpark lots on ground level

# Acquisition is DPU Accretive

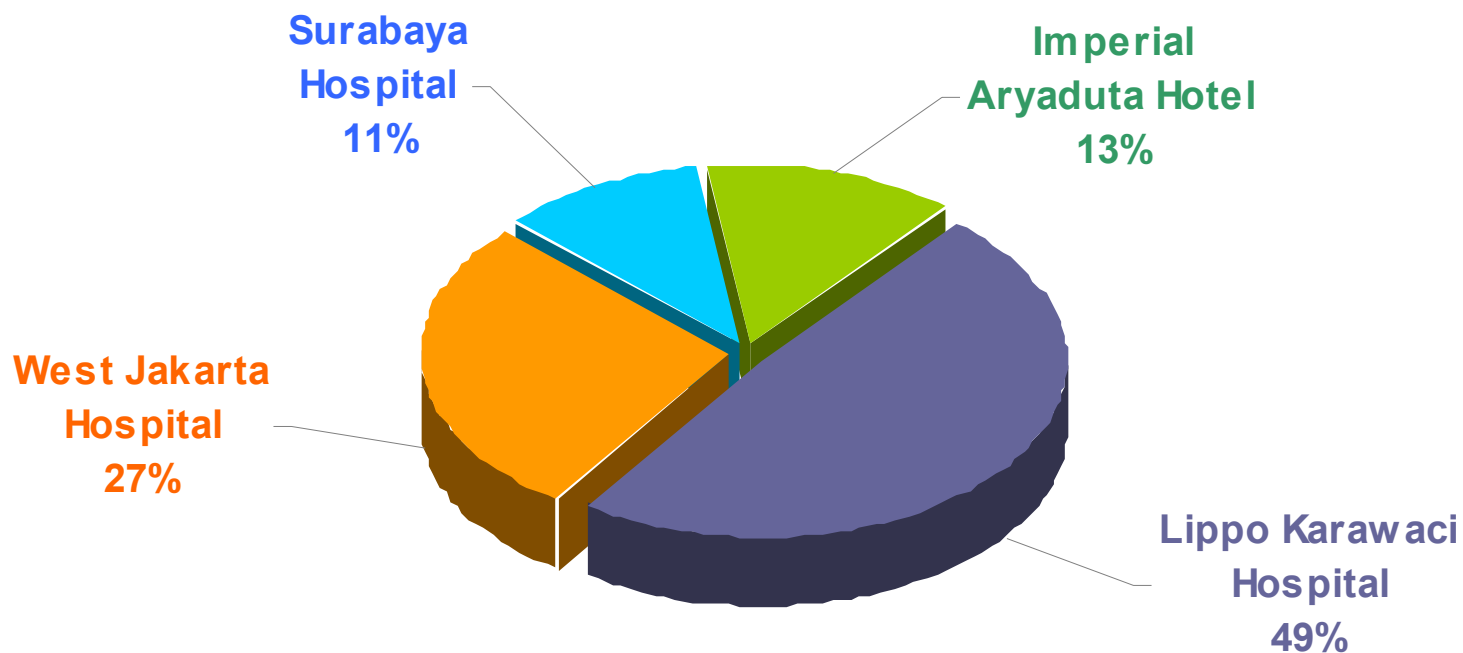
Properties	DPU Impact (Proforma annualised impact)#
Lengkong Bahru Senja Road Adam Road	<b>+0.193 cents</b>

*# Based on simple annualisation financial year ending 31 December 2006 announced as results and the assumption that First REIT had purchased, held and operated the Properties for the same annualized period, barring any unforeseen circumstances. The acquisition will be funded by debt facilities.*



1

# Portfolio Diversification - *By Sectoral Income*

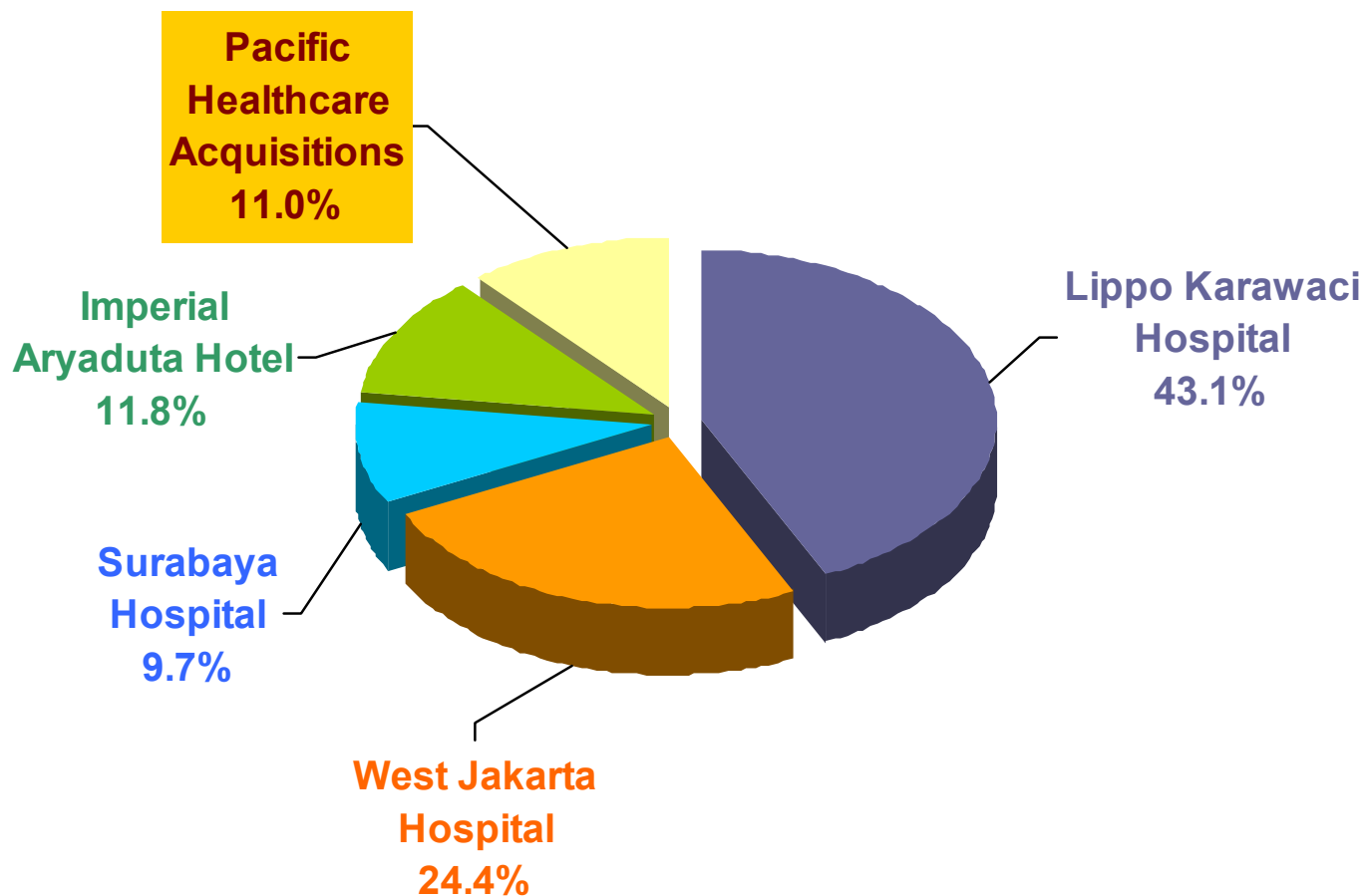


Pre Acquisition



1

# Portfolio Diversification - *By Sectoral Income*



Post Acquisition



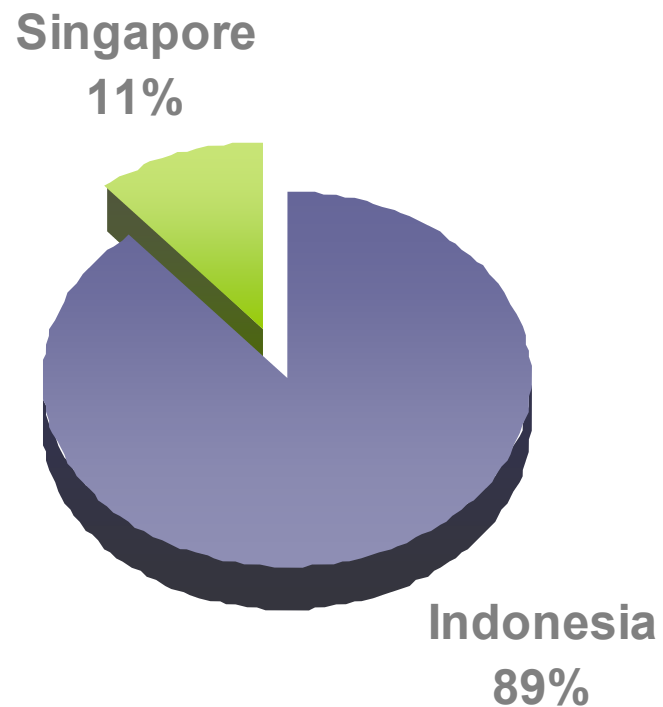


2

## Portfolio Diversification - *By Country Income*



Pre Acquisition



Post Acquisition



# Impact on First REIT's Weighted Average Lease to Expiry

Properties	Lease Term (years)	Value (\$ M)	Date of Completion	Annual Rental Income (\$'000)	WALE # (years)
4 Indonesian Properties	15	257.0	11-Dec-06	\$24,100.0	14.78
Lengkok	10	11.8	01-Mar-07 (Estimated)	\$2,979.6	14.61
Senja	10	11.5	01-Apr-07 (Estimated)		14.53
Adam	10	14.9	01-May-07 (Estimated)		14.40

# WALE is the Weighted Average Lease to Expiry of First REIT's portfolio of properties as at each estimated completion date



# Completion Timetable

**January 2007**

- Signed Put and Call Option Agreements for all 3 properties

**Within 3 months**

- Carry out due diligence on the properties
- Exercise Option subject to satisfactory due diligence results
- Execution of Purchase and Lease Agreements

**Within 3 – 6 months**

- Staggered legal completion of the 3 properties



# Acquisition Summary

- 1 Reputable Tenants - Pacific Healthcare Holdings Ltd and its Associates
- 2 Well Located Singapore Assets with Good Proximity to Catchment Area
- 3 Diversify Property Portfolio By Tenant Mix and By Country
- 4 Enhances Portfolio with Inclusion of Freehold Asset - Adam Road Hospital with Potential to Increase Plot Ratio
- 5 DPU Accretion of +0.193 cents per unit\* or DPU Growth of 3.03%

*\* Assuming that First REIT has purchased, held and operated the property for the annualised financial year ending 31 December 2007; the acquisition funded by bank debt and in respect of the property, the Manager had elected to receive its fees entirely in cash.*



# Important Notice

The value of units in First REIT (“**Units**”) and the income from them may fall as well as rise. 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 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.

The past performance of First REIT is not necessarily indicative of the future performance of First REIT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in these 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, property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view of future events.





# Thank You

Managed by :

**Bowsprit Capital Corporation Limited**

#15-00 One Phillip Street, Singapore 048692

Tel : 64350168

Fax : 64350167

[www.first-reit.com](http://www.first-reit.com)

Contact: **August Consulting**

Ho See Kim ([seekim@august.com.sg](mailto:seekim@august.com.sg))

Nora Sng ([nora@august.com.sg](mailto:nora@august.com.sg))

Dawn Wang ([dawn@august.com.sg](mailto:dawn@august.com.sg))

Tel: 65-6733 8873