

FOR IMMEDIATE RELEASE

## **First REIT's 4Q 2013 DPU up 14.5% to 1.97 cents**

**SINGAPORE – 17 January 2014 – Bowsprit Capital Corporation Limited (“Bowsprit”), the Manager of First Real Estate Investment Trust (“First REIT” or the “Trust”), Singapore’s first healthcare real estate investment trust with properties in Indonesia, Singapore and South Korea, today announced a 14.5% year-on-year (“y-o-y”) increase in distribution per unit (“DPU”) to 1.97 cents for the fourth quarter ended 31 December 2013 (“4Q 2013”).**

This brings the total annualised DPU to 7.52 cents, a gain of 14.3% from the preceding period in 2012, excluding the gain on divestment of the Adam Road property. Based on the closing price of S\$1.04 on 16 January 2014, First REIT registered a distribution yield of 7.2%. Total distributable income to Unitholders for 4Q 2013 rose 26.2% to S\$14.0 million, compared to S\$11.1 million in 4Q 2012.

Gross revenue and net property income grew 48.2% and 41.6% y-o-y to S\$22.8 million and S\$21.7 million respectively in 4Q 2013. The growth was mainly attributable to contribution from the two newly acquired properties, Siloam Hospitals Bali (“SHBL”) and Siloam Hospitals TB Simatupang (“SHTS”).

On a full-year basis, the Trust’s gross revenue and net property income rose 44.5% and 40.1% to S\$83.3 million and S\$80.2 million respectively. Total distributable income grew 24.9% to S\$52.1 million compared to S\$41.7 million in FY 2012.

“We are pleased with the Trust’s performance and growth in 2013, having achieved a number of milestones with the completion of the 5-storey extension to our Lentor Residence in Singapore, the acquisitions of two new properties in Indonesia and significantly, achieving our target asset value of over S\$1 billion. These developments have enhanced our income stream and enabled the Trust to deliver stable and growing distributions to our Unitholders. Moving into 2014, we will continue to look at our Sponsor’s strong pipeline of hospitals for acquisitions, opportunities in other parts of Asia as well as potential asset enhancement initiatives with existing properties,” said Dr Ronnie Tan, Bowsprit’s Chief Executive Officer.

### Key highlights for 4Q 2013

- Achieved 14.5% y-o-y increase in DPU to 1.97 cents
- Maintained an attractive distribution yield of 7.2% based on the closing price of S\$1.04 on 16 January 2014 and annualised DPU of 7.52 cents
- NAV per unit increased to 96.64 cents as at 31 December 2013 compared to 82.72 cents as at 31 December 2012
- The closing price of S\$1.04 on 16 January 2014 represents a premium of 7.6% to NAV per unit

On 9 January 2014, the Manager announced the establishment of a distribution reinvestment plan (“**DRP**”), which will give Unitholders the option to receive distributions in the form of fully-paid new units in First REIT in lieu of part only or all of the cash amount of any distribution to which the **DRP** applies.

Pursuant to the announcement, the **DRP** will be applied to First REIT’s 4Q 2013 distribution (the “Distribution”). The directors of Bowsprit who currently hold units in First REIT, namely Mr Albert Cheok, Mr Wong Gang and Dr Ronnie Tan, intend to exercise in full their option to receive the Distribution in the form of fully paid-up new units in First REIT and First REIT’s Sponsor, PT Lippo Karawaci, intends to take up close to the maximum number of new units to be allocated to it under the **DRP** which it is allowed to receive without triggering an obligation to make a mandatory offer under the Take-over Code. Details of the issue and listing of new units under the **DRP** will be announced in due course.

### Business Prospects

On 31 December 2013, Indonesia launched its universal healthcare programme which provides healthcare insurance for all its citizens. The initial phase of its roll-out currently covers 121.6 million poor and unemployed Indonesians and public servants, and will be made available for all 250 million Indonesians by January 2019. This scheme will assure lower-income Indonesians get free outpatient and class III treatment – the lowest category of care.<sup>1</sup>

With rising demand for healthcare services, the growing middle-class and the younger Indonesia consumers will be seeking for better quality and faster private medical facilities.

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<sup>1</sup>The Straits Times – Health insurance to cover all Indonesians, dated 13 January 2014

PT Siloam International Hospitals Tbk (“Siloam”), the largest and most prominent hospital group in Indonesia, is well-positioned to cater to this growing demand for better quality healthcare. First REIT currently owns nine of the Siloam hospitals and its Sponsor, Lippo Karawaci, has a strong pipeline of 24 hospitals to which First REIT has right-of-first-refusal, providing a steady and strong pipeline of healthcare assets available for future acquisitions.

Moving forward, First REIT will continue to look at expanding its footprint in Indonesia as the healthcare market broadens. Alongside acquisitions, it will also explore asset enhancement initiatives with existing properties such as Siloam Hospitals Surabaya, Siloam Hospitals Kebon Jeruk and Imperial Aryaduta Hotel & Country Club. Outside Indonesia, it will continue to search for more yield-accretive and quality healthcare assets in Asia to expand and diversify its portfolio.

#### Summary of Financial Results for period ended 31 December 2013

<i>(\$'000)</i>	<b>4Q 2013</b>	<b>4Q 2012</b>	<b>Change (%)</b>	<b>FY 2013</b>	<b>FY 2012</b>	<b>Change (%)</b>
Gross Revenue	22,839	15,415	48.2	83,280	57,646	44.5
<b>Net Property Income</b>	<b>21,653</b>	<b>15,291</b>	<b>41.6</b>	<b>80,208</b>	<b>57,236</b>	<b>40.1</b>
Distributable Amount	13,955	11,060	26.2	52,086	41,690	24.9
<b>Distribution per unit (cts)</b>	<b>1.97</b>	<b>1.72</b>	<b>14.5</b>	<b>7.52</b>	<b>6.58</b>	<b>14.3</b>
Annualised Distribution per unit (cts)	7.52	6.58	14.3	7.52	6.58	14.3

#### Distribution Details

<b>Distribution</b>	1 October 2013 to 31 December 2013
<b>Distribution type</b>	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
<b>Distribution rate</b>	Total: 1.97 cents per unit (a) Taxable income distribution: 0.08 cents per unit (b) Tax-exempt income distribution: 1.24 cents per unit (c) Capital distribution: 0.65 cents per unit
<b>Book closure date</b>	27 January 2014 at 5.00 pm
<b>Ex-dividend date</b>	23 January 2014 at 9.00 am
<b>Payment date</b>	28 February 2014

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**About First REIT**

*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 14 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) Pacific Healthcare Nursing Home @ Bukit Merah, 12) Pacific Healthcare Nursing Home II @ Bukit Panjang, 13) The Lentor Residence and 14) 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 & Hotel Aryaduta Manado are operated by The Aryaduta Hotel & 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 First Lentor Residence Pte. Ltd. Sarang Hospital in South Korea is managed 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.*

**IMPORTANT NOTICE**

The value of units in First REIT ("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 Singapore Exchange Securities Trading Limited (the "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.