

FOR IMMEDIATE RELEASE

## **First REIT delivers a strong first quarter with solid results and highest DPU of 2.06 cents**

**SINGAPORE – 14 April 2015 – 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, kicked off financial year 2015 with a solid first quarter (“1Q 2015”) results, declaring a 3.5% rise in distribution per unit (“DPU”) to 2.06 cents, on contribution from new acquisition.

This was on the back of distributable income increasing 7.4% to S\$15.3 million compared to S\$14.2 million in 1Q 2014. Correspondingly, gross revenue for the quarter rose 10.1% from a year before to S\$24.7 million and net property income improved 9.3% to S\$24.2 million.

“First REIT delivered another record DPU for the quarter supported by the maiden contribution from the new high-quality hospital in Indonesia, Siloam Sriwijaya, acquired in December 2014, as well as step-up rental income from existing properties. Going forward, the Trust will continue to look at yield-accretive acquisitions to boost our distribution and sustain our growth,” said Dr Ronnie Tan, Bowsprit’s Chief Executive Officer.

The latest distribution translates to an annualised distribution yield of 6.0% based on its closing price of S\$1.40 on 31 March 2015.

### **Key highlights and significant achievements in 1Q 2015**

- Delivered record DPU of 2.06 cents compared to 1.99 cents a year ago
- Annualised DPU of 8.35 cents
- NAV per unit increased to 101.94 cents as at 31 March 2015 from 101.81 cents as at 31 December 2014
- Issued 2,805,806 new units at an issue price of S\$1.2689 per new unit to eligible Unitholders who have elected to participate in the distribution reinvestment plan (“DRP”) for 4Q 2014

## Outlook

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.

### Summary of Financial Results for period ended 31 March 2015

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

<sup>1</sup> Actual distribution paid for FY 2014.

**Distribution Details**

<b>Distribution</b>	1 January 2015 to 31 March 2015
<b>Distribution type</b>	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
<b>Distribution rate</b>	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
<b>Book closure date</b>	22 April 2015 at 5.00 pm
<b>Ex-dividend date</b>	20 April 2015 at 9.00 am
<b>Payment date</b>	29 May 2015

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.

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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 16 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 & 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 The 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.