

FY 2016 Financial Results

17 January 2017

FIRST  **REIT**
FIRST REAL ESTATE INVESTMENT TRUST



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

OVERVIEW OF FIRST REIT



Siloam Hospitals Kebon Jeruk

KEY HIGHLIGHTS

Newly-acquired properties boosted income streams while growth pipeline remains strong

- **Successfully completed the acquisition of Siloam Hospitals Labuan Bajo** on 30 December 2016 at a purchase consideration of S\$20.0 million
- Portfolio size increased to **18 properties** across Indonesia, Singapore & South Korea, with total **assets-under-management** at **S\$1.27 billion**

- **Financial Performance**

	4Q 2016	4Q 2015	Y-O-Y ↑	FY 2016	FY 2015	Y-O-Y ↑
Gross Revenue (S\$'m)	27.0	25.7	5.1%	107.0	100.7	6.3%
Net Property Income (S\$'m)	26.7	25.4	5.2%	105.8	99.3	6.6%
Distributable Income (S\$'m)	16.5	15.7	5.1%	65.2	61.9	5.4%
DPU (cents)	2.13	2.09	1.9%	8.47	8.30	2.0%

- Annualised DPU of 8.47 cents translates to distribution yield of **6.7%**¹
- Announced **S\$60 million subordinated perpetual securities** priced at a fixed distribution rate of **5.68% p.a.** for the first 5 years
- Maintained **gearing below 45%** despite significant growth in portfolio value, distributable amount and DPU
- Received Unitholders' approval on 29 December 2015 for Asset Enhancement Initiative (AEI) of **Siloam Hospitals Surabaya**

¹ Based on closing price of S\$1.265 on 30 December 2016

KEY FINANCIAL HIGHLIGHTS (\$\$'000)

Acquired 9 hospitals,
1 integrated hospital & mall and
1 integrated hospital & hotel in
the last 7 years

Indonesia: 2010

- MRCCC
- SHLC

Singapore: Mar 2011

- Divestment of Adam Road property

South Korea: Aug 2011

- Sarang Hospital

Indonesia: 2012

- MD Property
- SHMK

Indonesia: 2013

- SHBL
- SHTS

Indonesia: 2014

- SHPW
- SS

Indonesia: 2015

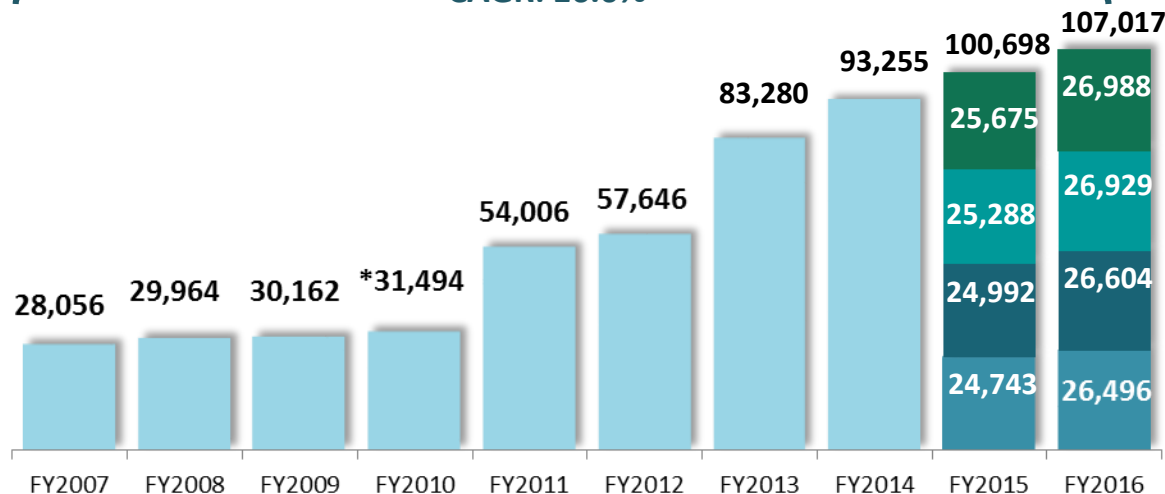
- Kupang Property

Indonesia: 2016

- SHLB

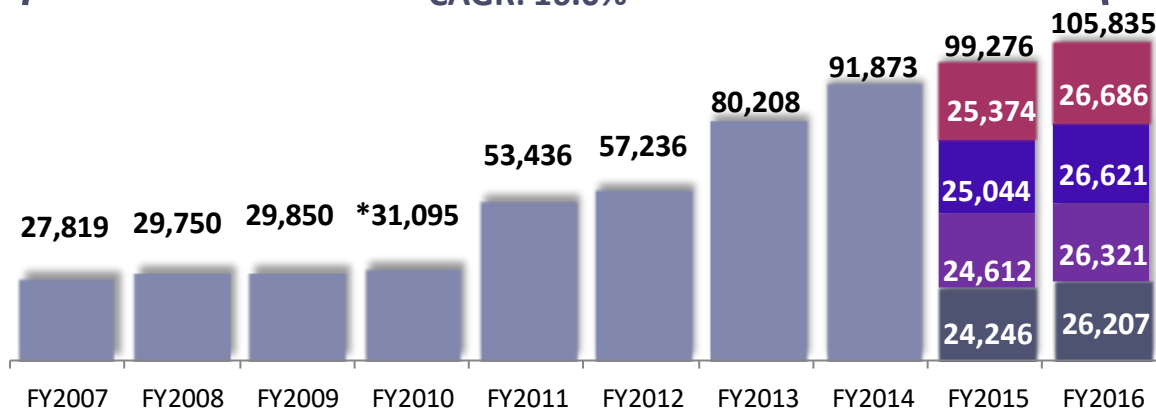
Gross Revenue

CAGR: 16.0%



Net Property Income

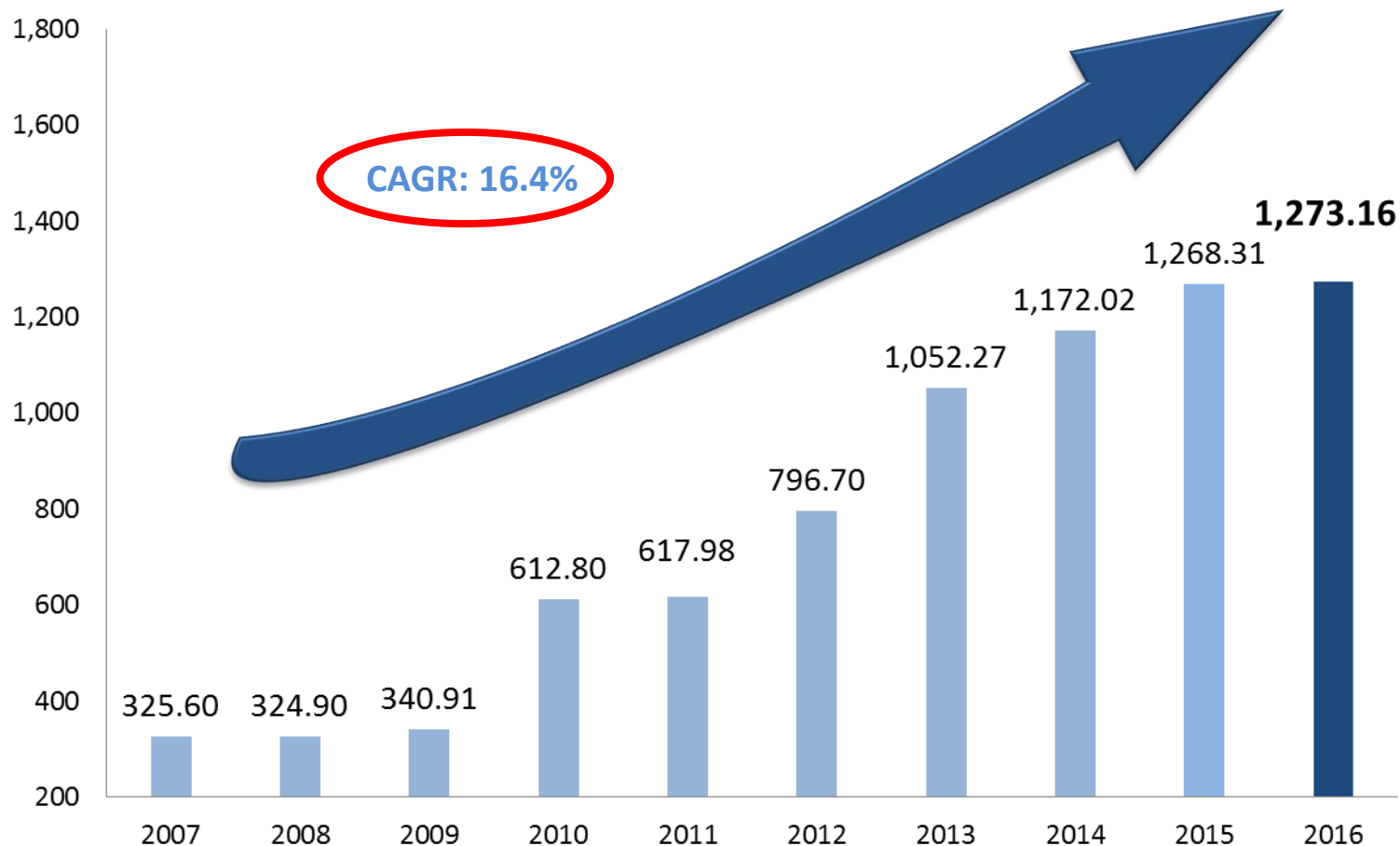
CAGR: 16.0%



*Includes deferred rental income from Adam Road property as at 31 December 2010, which was divested on 25 March 2011

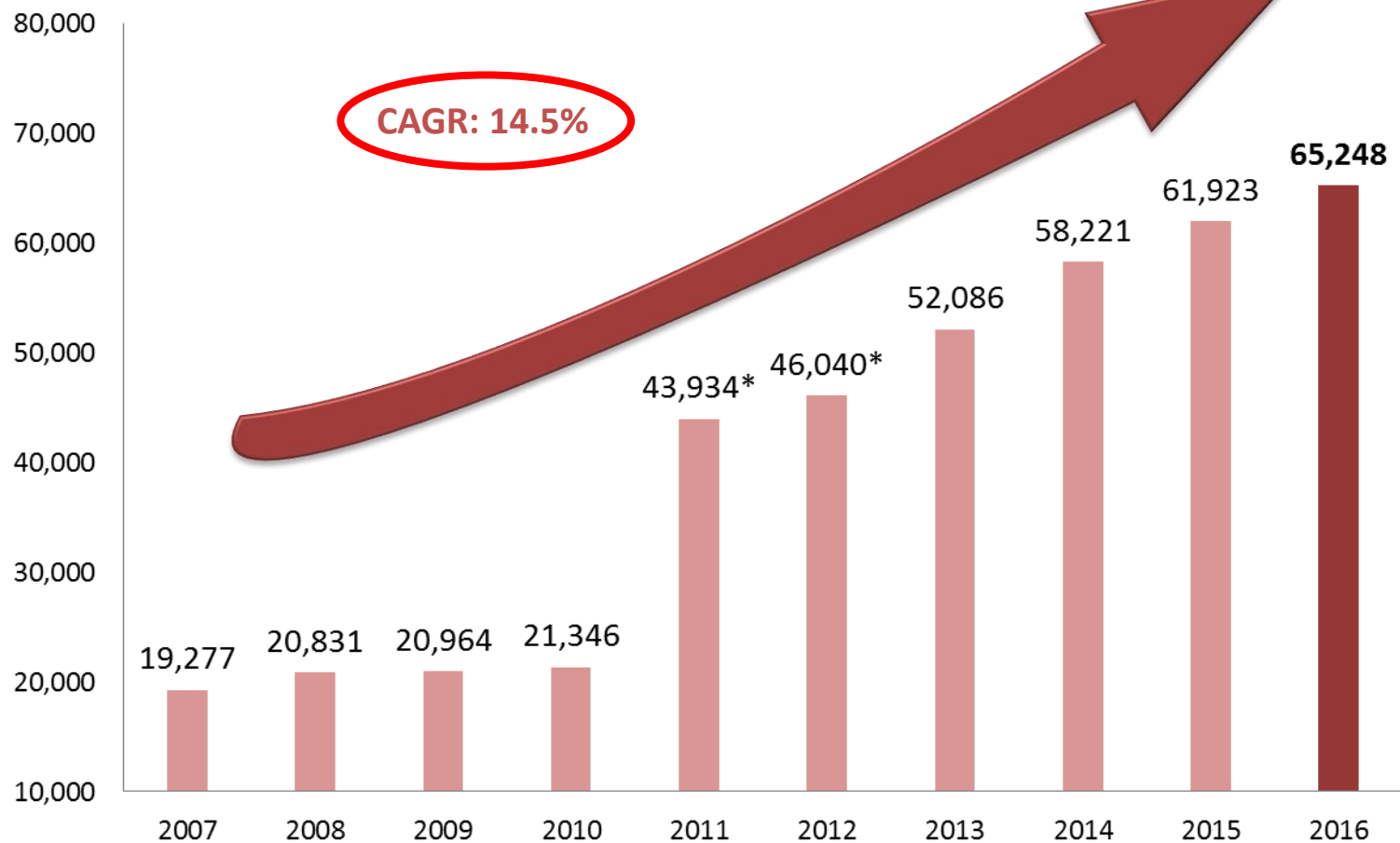
GROWTH IN ASSET SIZE

ASSETS-UNDER-MANAGEMENT (\$\$'million)



DISTRIBUTION INCOME ON THE UPTREND

DISTRIBUTABLE AMOUNT (S\$'000)



* Includes other gain distribution

DPU AND PRICE COMPARISON



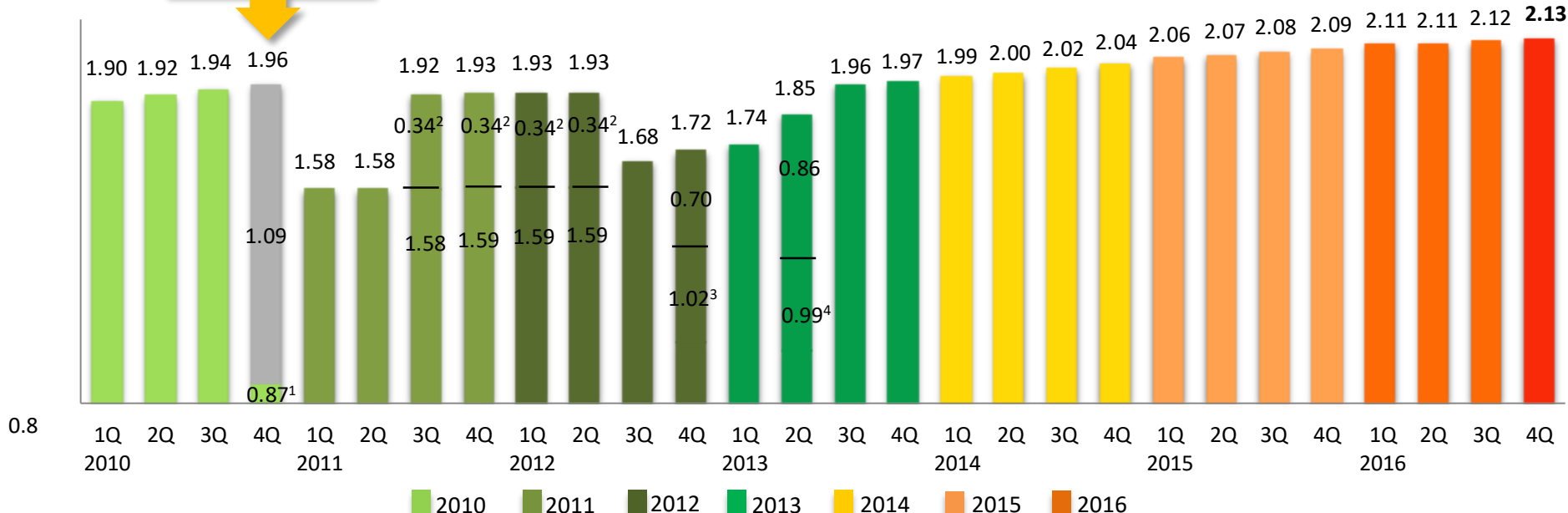
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Mochtar Riady Comprehensive
Cancer Centre

STEADY GROWTH IN QUARTERLY DPU

Singapore Cents

Excluding Rights Issue units



(1) Actual paid for FY 2010 and the distribution per unit in 4Q 2010 was based on the enlarged unit base as a result of the rights issue in December 2010

(2) The other gain distribution ("other gain") is the gain on divestment of the Adam Road property recognised in 1Q 2011, and was paid in 3Q 2011, 4Q 2011, 1Q 2012 and 2Q 2012

(3) The advance distribution of 1.02 cents per unit for the period from 1 Oct to 25 Nov 2012 was paid on 26 Dec 2012 and calculated based on applicable number of units in issue as at 25 Nov 2012

(4) The advance distribution of 0.99 cents per unit for the period from 1 Apr to 21 May 2013 was paid on 26 Jun 2013 and calculated based on applicable number of units in issue as at 21 May 2013

STRONG CASH DISTRIBUTION MODEL

First REIT has maintained a payout policy of 100% of taxable income since listing in Dec 2006

Period	1 October 2016 to 31 December 2016
Distribution Per Unit	2.13¢
- Taxable	0.07¢
- Tax-Exempt	1.16¢
- Capital	0.90¢

Distribution Time Table

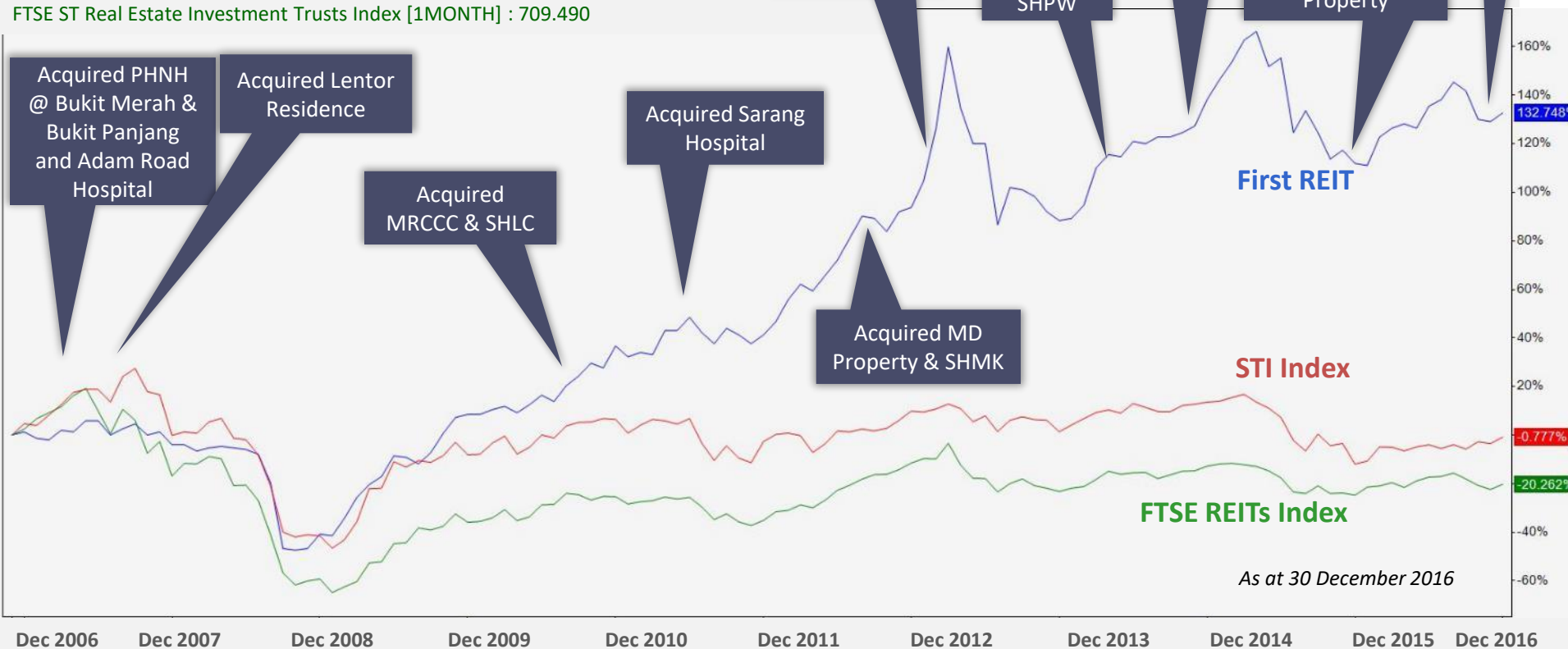
Last trading day quoted on a “cum” distribution basis	23 January 2017
Ex-dividend date	24 January 2017
Book Closure Date	26 January 2017 at 5.00 pm
Announcement of Issue Price for DRP Units	26 January 2017
Submission of DRP Notice of Election and Tax Declaration Forms	15 February 2017 at 5.00 pm
Distribution Payment Date	28 February 2017
Listing of DRP Units	28 February 2017

FIRST REIT vs BENCHMARK INDICES

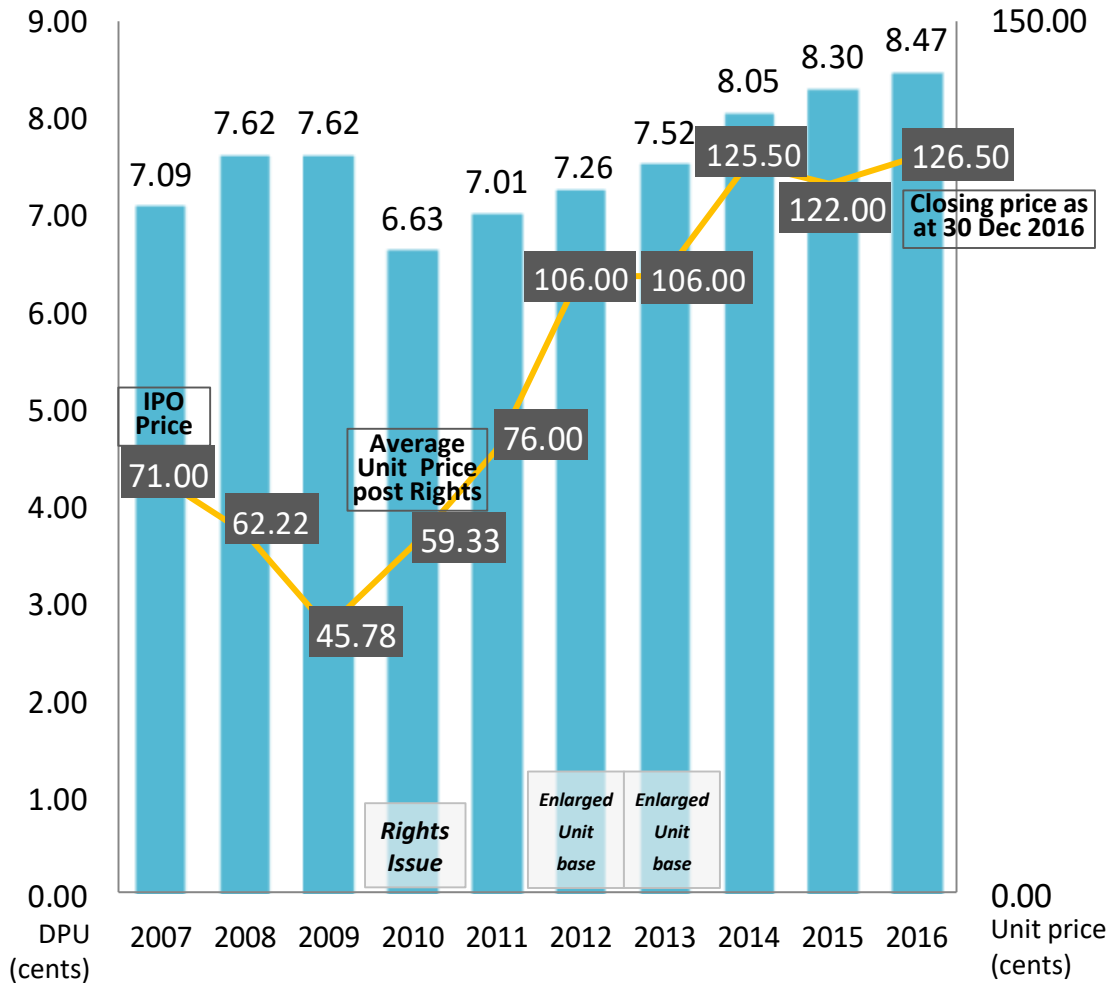
Since listing in December 2006

Adjusted for Rights Units

First REIT [1MONTH] : 1.265 Straits Times Index (STI) [1MONTH] : 2880.760
 FTSE ST Real Estate Investment Trusts Index [1MONTH] : 709.490



% OF TOTAL RETURN - YTD & ANNUALISED



DPU Return: FY 2007 to YTD : **75.57 cents**
 Return on Average Unit Price : **67.17 cents**
 Total return to date : **142.74 cents**
 Average Unit Price post Rights = $(71.00 \times 4 + 50.00 \times 5) / 9 = 59.33$

Illustration of First REIT's Unit Value since IPO

- Total amount invested (assumes S\$1,000 of First REIT Units at IPO and subscription to Rights Units) : S\$1,880.28
- Total worth of Investment (including Dividends from IPO to YTD) : S\$5,893.77
- Annualised total return¹ : **21.2%**

¹ Assumes Unitholder owned First REIT Units at the IPO price of S\$0.71 per unit and fully subscribed for the 5-for-4 Rights Issue at S\$0.50 per unit in 2010. The annualised total return will vary for investors who purchased Units in the secondary market at a market price that differs from the IPO price of S\$0.71 per unit and/or who did not fully subscribe for the 5-for-4 rights issue in 2010.

CAPITAL MANAGEMENT

FIRST REIT
FIRST REAL ESTATE INVESTMENT TRUST



Siloam Hospitals Surabaya

MAJORITY OF S\$ LOANS ARE ON FIXED RATE BASIS

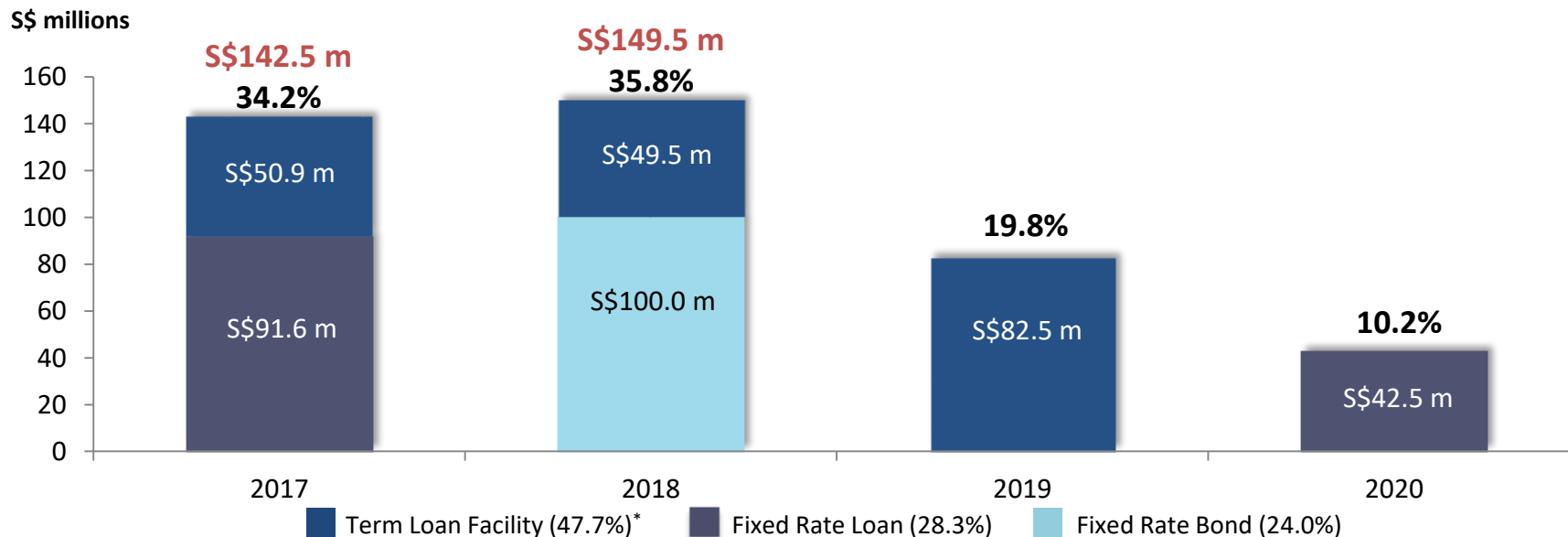
To mitigate the impact of interest rate fluctuations, 92.3% of First REIT's debt is on a fixed rate basis

	As at 31 Dec 2016 ⁽¹⁾	As at 31 Dec 2015
Total Debt ⁽²⁾	S\$417.0 million	S\$447.6 million
Gearing Ratio	31.1%	34.0%

⁽¹⁾ On July 2016, First REIT's S\$60 million subordinated perpetual securities was successfully issued. This has lowered our gearing ratio from 34.4% (as at 30 June 2016) to 30.0% which **increases our debt headroom** for **future acquisition opportunities**. With the recent acquisition of SHLB, our gearing has increased to 31.1% as at 31 Dec 2016.

⁽²⁾ Before transaction costs

Debt Maturity Profile



* Term loan amount of S\$166.9 million is hedged using interest rate swap

HEALTHY BALANCE SHEET WITH STRONG FINANCIAL POSITION

S\$'000	As at 31 Dec 2016	As at 31 Dec 2015
ASSETS		
Non-current	1,292,263	1,271,191
Current	49,010	43,971
Total	1,341,273	1,315,162
LIABILITIES		
Non-current	320,707	440,395
Current ¹	181,987	83,666
Total	502,694	524,061
<hr/>		
Unitholders' Funds	777,701	791,101
NAV/unit	100.79¢	103.88¢

¹ Current liabilities increased from \$83.7 million to \$182.0 million mainly due to the reclassification of loans maturing December 2017 from non-current to current. First REIT is in the midst of discussions with banks to refinance the loans maturing in December 2017.

PORTFOLIO HIGHLIGHTS

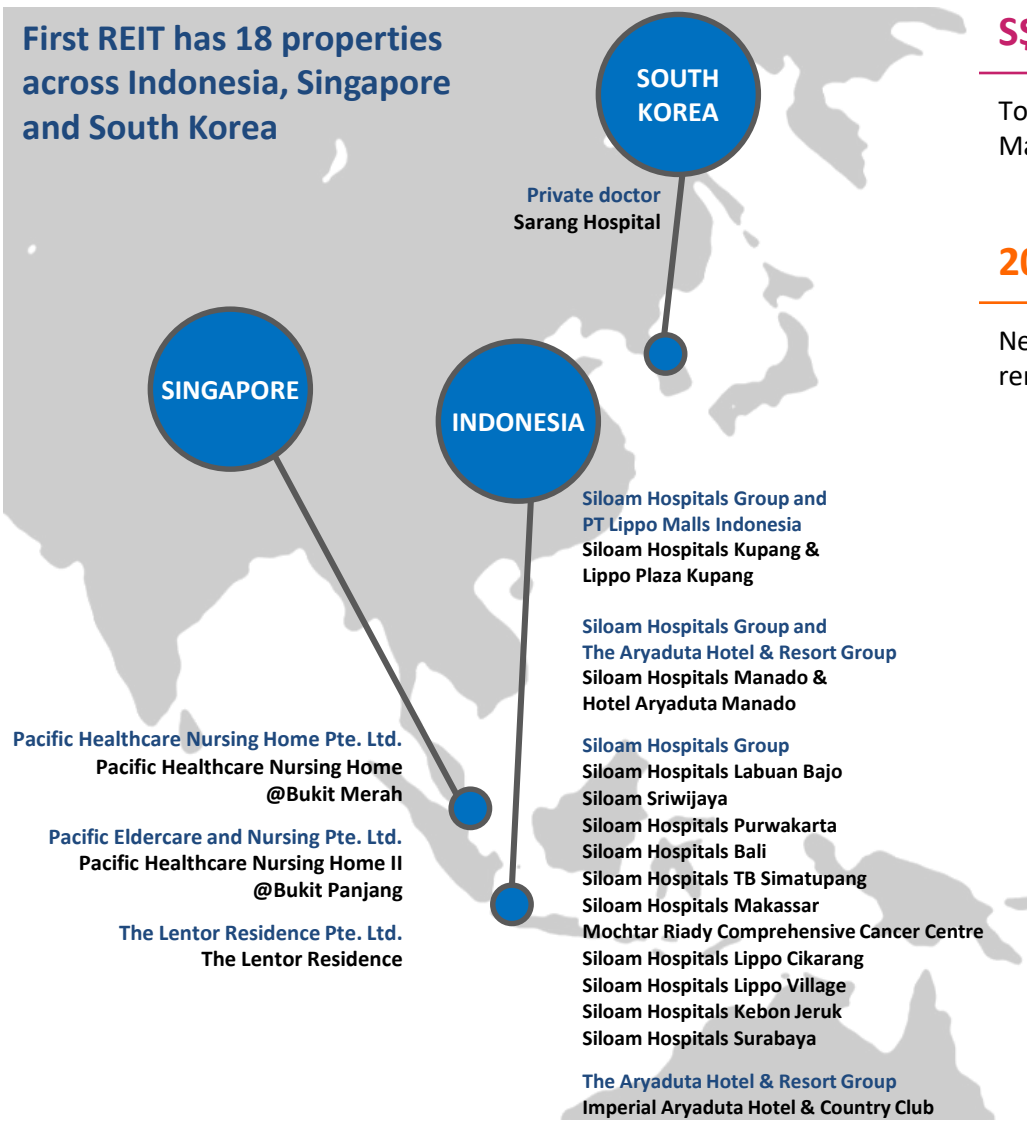
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Siloam Hospitals Kupang

CURRENT PORTFOLIO: 18 PROPERTIES ACROSS 3 REGIONS

First REIT has 18 properties across Indonesia, Singapore and South Korea



S\$1,273 m¹

Total Assets-Under-Management

2021

Nearest date of rental renewals

314,311 sqm

Total GFA of Properties

100%

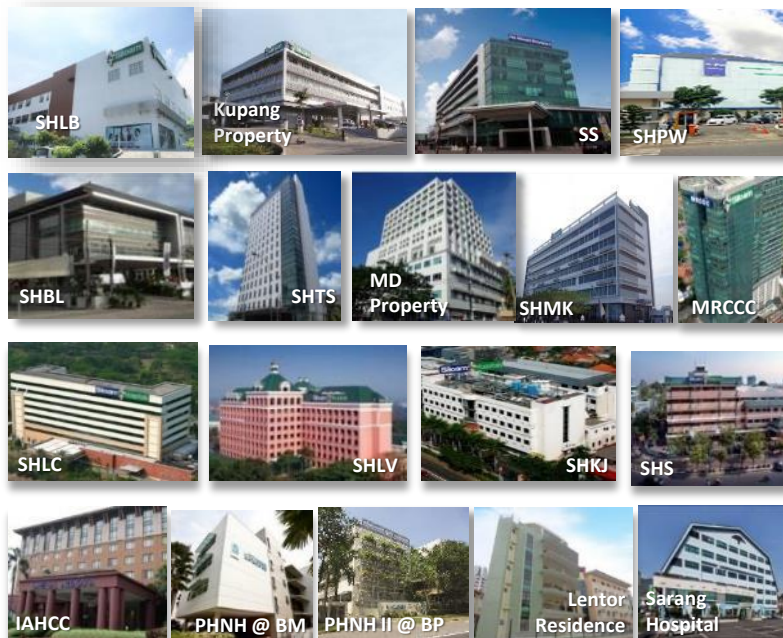
Total Committed Occupancy

4,712

Maximum number of beds/ saleable rooms

10-15 years

Long Lease terms with step up escalation



¹ Total Assets-Under-Management as at 31 December 2016

PORTFOLIO VALUATION SINCE IPO

Property	Valuation since IPO (S\$m)											%
	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Indonesia												
Siloam Hospitals Lippo Village	132.5	139.0	138.5	146.8	147.3	153.8	158.1	158.2	162.1	161.4	161.7	12.7%
Siloam Hospitals Kebon Jeruk	71.2	75.1	74.1	81.2	82.0	85.9	88.4	90.3	91.9	94.7	96.0	7.5%
Siloam Hospitals Surabaya	23.6	25.8	26.2	27.4	29.7	30.9	31.7	32.6	33.2	33.3	30.2	2.4%
Imperial Aryaduta Hotel & Country Club	29.8	31.8	32.2	30.9	34.1	35.5	36.4	38.7	42.1	41.9	41.8	3.3%
Mochtar Riady Comprehensive Cancer Centre	-	-	-	-	216.0	217.5	223.3	240.1	253.2	264.3	252.8	19.9%
Siloam Hospitals Lippo Cikarang	-	-	-	-	41.3	41.3	42.9	45.4	46.0	46.7	48.7	3.8%
Siloam Hospitals Manado & Hotel Aryaduta Manado	-	-	-	-	-	-	96.5	100.2	104.2	104.7	104.3	8.2%
Siloam Hospitals Makassar	-	-	-	-	-	-	66.8	70.5	72.3	73.4	73.7	5.8%
Siloam Hospitals Bali	-	-	-	-	-	-	-	117.1	121.6	124.8	124.7	9.8%
Siloam Hospitals TB Simatupang	-	-	-	-	-	-	-	112.1	116.5	119.7	119.4	9.4%
Siloam Hospitals Purwakarta	-	-	-	-	-	-	-	-	38.1	39.1	41.0	3.2%
Siloam Sriwijaya	-	-	-	-	-	-	-	-	43.8	42.1	42.7	3.4%
Siloam Hospitals Kupang & Lippo Plaza Kupang	-	-	-	-	-	-	-	-	-	75.4	69.5	5.5%
Siloam Hospitals Labuan Bajo	-	-	-	-	-	-	-	-	-	-	20.6 ⁽¹⁾	1.6%
<i>Subtotal</i>	<u>257.1</u>	<u>271.7</u>	<u>271.0</u>	<u>286.3</u>	<u>550.4</u>	<u>564.9</u>	<u>744.1</u>	<u>1,005.2</u>	<u>1,125.0</u>	<u>1,221.5</u>	<u>1,227.1</u>	<u>96.4%</u>
Singapore												
Pacific Healthcare Nursing Home @ Bukit Merah	-	12.6	12.0	11.4	11.1	11.0	10.8	10.7	10.5	10.3	10.0	0.8%
Pacific Healthcare Nursing Home II @ Bukit Panjang	-	11.5	11.4	11.1	11.0	11.0	10.7	10.8	10.6	10.3	10.0	0.8%
The Lentor Residence	-	13.1	13.0	12.5	12.1	14.0	16.8	17.6	17.6	17.3	16.8	1.3%
<i>Subtotal</i>	-	<u>37.2</u>	<u>36.4</u>	<u>35.0</u>	<u>34.2</u>	<u>36.0</u>	<u>38.3</u>	<u>39.1</u>	<u>38.7</u>	<u>37.9</u>	<u>36.8</u>	<u>2.9%</u>
South Korea												
Sarang Hospital	-	-	-	-	-	17.1 ⁽²⁾	14.3 ⁽²⁾	8.0 ⁽²⁾	8.3 ⁽²⁾	8.9 ⁽²⁾	9.3 ⁽²⁾	0.7%
Grand Total	257.1	308.9	307.4	321.3	584.6	618.0	796.7	1,052.3	1,172.0	1,268.3	1,273.2	100%

LEASE STRUCTURE ENSURE CONSISTENT RETURNS

Stable, long-term master leases: 10 – 15 years per property

Indonesia properties' rental: Forex volatility is mitigated by pegging base rent to **SGD**

Singapore properties' rental: **SGD**

South Korea property rental: **USD**

Resilient rental structure in place

Indonesia

- Fixed base rental
- **Annual base rental escalation** (2x percentage increase of Singapore CPI, capped at 2%)
- Additional **variable rental growth component** as a function of total gross revenue of Indonesian assets

Singapore | South Korea

- Fixed base rental
- **Annual increment** of 2%

Triple-Net Leases

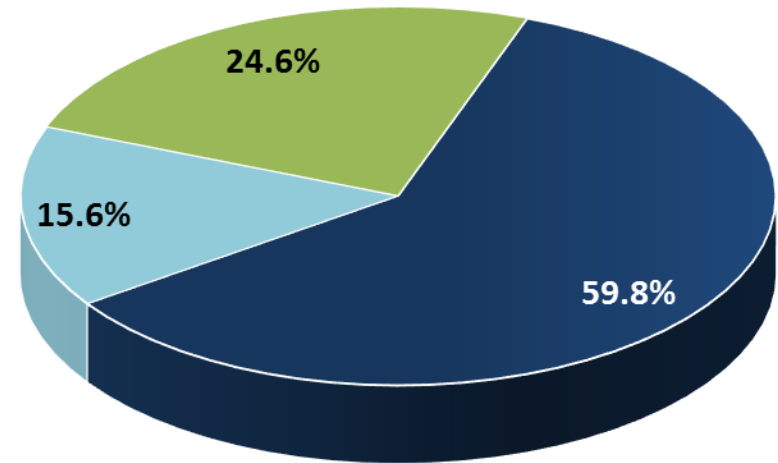
During the term of each of the Master Lease Agreements, the Master Lessee will bear all operating costs relating to the Properties, including:

- ▶ **Maintenance**
- ▶ **Certain taxes**
- ▶ **Insurance**

EARLIEST RENTAL RENEWALS IN 2021

Master Lease	Expiry
Sarang Hospital	Aug 2021
Siloam Hospitals Lippo Village	Dec 2021
Siloam Hospitals Kebon Jeruk	Dec 2021
Siloam Hospitals Surabaya	Dec 2021
Imperial Aryaduta Hotel & Country Club	Dec 2021
Mochtar Riady Comprehensive Cancer Centre	Dec 2025
Siloam Hospitals Lippo Cikarang	Dec 2025
Pacific Healthcare Nursing Home @ Bukit Merah	Apr 2027
Pacific Healthcare Nursing Home II @ Bukit Panjang	Apr 2027
The Lentor Residence	Jun 2027
Siloam Hospitals Manado & Hotel Aryaduta Manado	Nov 2027
Siloam Hospitals Makassar	Nov 2027
Siloam Hospitals Bali	May 2028
Siloam Hospitals TB Simatupang	May 2028
Siloam Hospitals Purwakarta	May 2029
Siloam Sriwijaya	Dec 2029
Siloam Hospitals Kupang & Lippo Plaza Kupang	Dec 2030
Siloam Hospitals Labuan Bajo	Dec 2031

Lease expiry profile as % of GFA
(as at 31 December 2016)



- More than 10 years
- Within 10 years
- Next 3-5 years

RECENT TRANSACTIONS



Siloam Hospitals Labuan Bajo

LATEST ACQUISITION: SILOAM HOSPITALS LABUAN BAJO



Property Type	Hospital	Master Lessees	PT Lippo Karawaci Tbk and PT Lintas Buana Jaya ¹
Purchase Consideration	S\$20.0 million	Base Rent	Initial base rent of S\$1.85 million per annum 9.25% gross yield
Valuations	S\$20.50 million by Rengganis² S\$20.58 million by Alberth³	Base Rent Escalation	Takes effect from the sixth year and for subsequent years of the SHLB Master Lease at a rate equal to 2x percentage increase of Singapore CPI, capped at 2% For each five-year period after the initial five-year period, the increase is subject to a further cap of 5%.
Discount to Valuation	2.82% <i>(based on higher of 2 valuations)</i>	Variable Rent	Takes effect from the sixth year and for subsequent years of the SHLB Master Lease based on SHLB Gross Operating Revenue growth
Financing	Drawdown of committed debt and internal cash	Lease Term	15 years with option to renew for a further 15 years
Property Title	HGB (Right to Build) title certificate expiring on 11 May 2045		

¹ PT Lintas Buana Jaya is a wholly owned subsidiary of PT Siloam International Hospitals Tbk

² KJPP Rengganis, Hamid & Rekan in strategic alliance with CBRE Pte. Ltd., appraised as at 19 October 2016

³ KJPP Rinaldi, Alberth, Baroto & Partners., appraised as at 19 October 2016

PROPERTY DETAILS: SILOAM HOSPITALS LABUAN BAJO

Jalan Gabriel Gampur, Labuan Bajo, West Manggarai Regency, East Nusa Tenggara, Indonesia

Established	2015	Land Area	2,837 sqm
Hospital Beds	153	Gross Floor Area	7,604 sqm
Property Classification	Hospital	Centre of Excellence	Emergency Medicine, Internal Medicine and Neuroscience



- ▶ SHLB is a newly-built three-storey hospital building which commenced operations in mid-January 2016
- ▶ Some medical facilities available include emergency rooms, operating theatres, delivery rooms, outpatient clinics, inpatient services, isolation rooms, intensive care unit, neonatal intensive care unit, X-ray machines, ultrasonography and 3-dimension echocardiography
- ▶ Various medical services offered include mammography, cardiology, dentistry, dermatology, general surgery, haemodialysis, internal medicine, paediatrics, obstetrics and gynaecology, medical rehabilitation and physiotherapy, radiology and trauma



AEI: SILOAM HOSPITALS SURABAYA

Artist's impression of the mixed development where the New SHS will be located



Description

12-storey hospital building with two podium floors and one lower ground floor, equipped with state-of-the-art medical equipment

The mixed development will comprise the New SHS, a private school, an ancillary mall, a hotel and apartment and adequate car parks

Gross Floor Area

24,246 sqm

Max. No. of Beds

488

Centre of Excellence

Cardiology, Emergency & Trauma, Fertility Treatment

Expected date of completion

2019

AEI: SILOAM HOSPITALS SURABAYA

- A New SHS, as part of a mixed development, will replace the Existing SHS in an **Asset Swap**
- The mixed development will be constructed on Plot A, Plot B and Plot C (where the existing SHS is situated)
- **The new SHS will be constructed on Plot A**
- On completion of development works and the issuance of the SLF* and hospital operation permits and licences, the Existing SHS will be swapped with the New SHS



The numbers 1 to 9 referred to in the site plan are the plots of the “Right to Build” (*Hak Guna Bangunan* or “**HGB**”) land titles which the existing SHS is situated on.

**Sertifikat Layak Fungsi (Functional and Worthiness Certificate)*

TRANSACTION SUMMARY

The SHS Asset Swap will be carried out through the following:

Divestment of Plot B (Completed)

- Divestment of Plot B for **S\$8.2 million** owned by First REIT to its Sponsor, PT Lippo Karawaci Tbk (Lippo Karawaci)

Development Works

- Lippo Karawaci will construct mixed development on Plot A (Sponsor's Land) and Plot B
- While Development Works is in progress, the Existing SHS will remain operational and this ensures **continuity in rental income** for First REIT

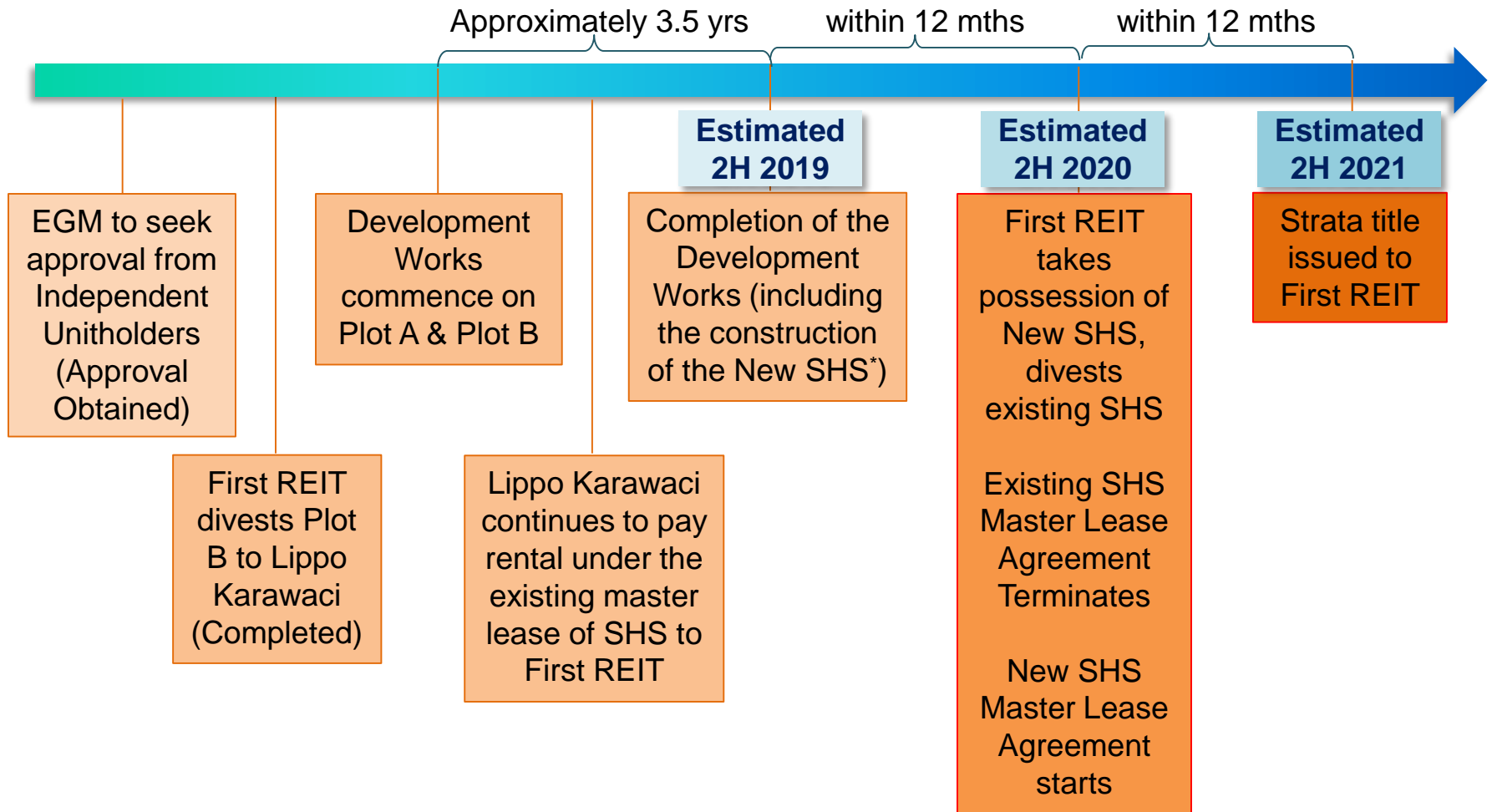
New SHS Acquisition and New Master Lease

- Upon completion of the New SHS, First REIT will acquire the New SHS located on Plot A for **S\$90.0 million** from Lippo Karawaci and enter into a new master lease agreement with Lippo Karawaci

Divestment of Existing SHS¹

- Divestment of Existing SHS located on Plot C for **S\$27.5 million** owned by First REIT to Lippo Karawaci

TRANSACTION TIMELINE (INDICATIVE)



OUR GROWTH STRATEGY

FIRST REIT
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Siloam Hospitals Bali

CONTINUE ACQUISITION OF YIELD ACCRETIVE ASSETS

First REIT's potential pipeline for future acquisitions and AEs

Indonesia

Strong sponsor in Indonesia with healthy pipeline

- ▶ Right of First Refusal to LK's healthcare properties
- ▶ LK has 23 hospitals under Siloam Hospitals network
- ▶ 43 hospitals in the pipeline
- ▶ Nationally and internationally accredited
- ▶ Transformational hospital group scale-up to US\$3.5 billion in 5 years

Other pipeline properties:

- Siloam Hospitals Jember, East Java
- Siloam Hospitals Sorong, West Papua
- Siloam Hospitals Bandung, West Java
- Siloam Hospitals Panakkukang Makassar, South Sulawesi
- Siloam Hospitals Pluit, North Jakarta
- Siloam Hospitals Cempaka Putih, Central Jakarta
- BIMC Hospital Kuta, Bali⁽¹⁾
- BIMC Hospital Nusa Dua, Bali⁽¹⁾

Potential Asset Enhancement Initiatives (AEIs)

- ▶ Siloam Hospitals Kebon Jeruk (SHKJ), West Jakarta
- ▶ Imperial Aryaduta Hotel & Country Club (IAHCC), Lippo Village Tangerang

Singapore & Other Markets

- ▶ Nursing homes
- ▶ Other quality and yield-accretive healthcare-related assets in Asia

Pipeline properties

Siloam Hospitals Balikpapan



East Kalimantan

- 232 beds

Siloam Hospitals Jambi



East Sumatra

- 100 beds

Siloam Hospitals Bau-Bau



South East Sulawesi

- 140 beds

Siloam Hospitals Medan



North Sumatra

- 356 beds

Siloam Hospitals Yogyakarta



Central Java

Siloam Hospitals Bogor



West Java

OPTIONS FOR FUTURE DEBT & EQUITY

Debt

- Secured Term Loans
- Medium Term Notes (MTN)
- Bonds



Equity

- Private Placement
- Payment to Vendor
- Perpetual Securities
- Distribution Reinvestment Plan

THANK YOU

Q&As

FIRST  **REIT**
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PROPERTY DETAILS

FIRST REIT
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Imperial Aryaduta Hotel & Country Club

FIRST REIT PROPERTY: INDONESIA



**Siloam Hospitals
Labuan Bajo**



**Siloam Hospitals Kupang &
Lippo Plaza Kupang**



Siloam Sriwijaya

Type	Hospital	Integrated Hospital & Mall	Hospital
Centre of Excellence	Emergency Medicine, Internal Medicine and Neuroscience	Emergency & Trauma, Obstetrics, Gynaecology and Paediatrics	Emergency & Trauma, Gastroenterology
Land Area	2,837 sqm	66,060 sqm	--
Gross Floor Area	7,604 sqm	55,368 sqm	15,709 sqm ⁽²⁾
Purchase Price	S\$20.0 m	S\$70.0 m	S\$39.16 m
Appraised Value	S\$20.6 m ⁽¹⁾	S\$69.5 m	S\$42.7 m
Max no. of Beds / Saleable rooms	153	416	357
Year of Building Completion	2015	2014	2012
Lease Commencement Date	30 December 2016	14 December 2015	29 December 2014
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	29 December 2031	13 December 2030	28 December 2029

⁽¹⁾ Appraised by KJPP Rinaldi, Alberth, Baroto & Partners, as at 19 October 2016

⁽²⁾ The strata floor area of Siloam Sriwijaya is 15,709 sqm

FIRST REIT PROPERTY: INDONESIA



**Siloam Hospitals
Purwakarta**



**Siloam Hospitals
Bali**



**Siloam Hospitals
TB Simatupang**

Type	Hospital	Hospital	Hospital
Centre of Excellence	Emergency & Trauma	Cardiology, Emergency & Trauma, Orthopaedics	Cardiology, Emergency & Trauma, Neuroscience, Oncology
Land Area	7,990 sqm	9,025 sqm	2,489 sqm
Gross Floor Area	8,254 sqm	20,958 sqm	18,605 sqm
Purchase Price	S\$31.0 m	S\$97.3 m	S\$93.1 m
Appraised Value	S\$41.0 m	S\$124.7 m	S\$119.4 m
Max no. of Beds / Saleable rooms	202	281	269
Year of Building Completion	2005 & 2008	2012	2013
Lease Commencement Date	28 May 2014	13 May 2013	22 May 2013
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	27 May 2029	12 May 2028	21 May 2028

FIRST REIT PROPERTY: INDONESIA



Siloam Hospitals Manado & Hotel Aryaduta Manado



Siloam Hospitals Makassar



Mochtar Riady Comprehensive Cancer Centre



Siloam Hospitals Lippo Cikarang

Type	Integrated Hospital & Hotel	Hospital	Hospital	Hospital
Centre of Excellence	Emergency & Trauma	Cardiology, Emergency & Trauma, Endocrinology	Emergency & Trauma, Gastroenterology, Oncology	Emergency & Trauma, Internal Medicine, Urology
Land Area	5,518 sqm	3,963 sqm	4,145 sqm	9,900 sqm
Gross Floor Area	36,051 sqm	14,307 sqm	37,933 sqm	11,125 sqm
Purchase Price	S\$83.6 m	S\$59.3 m	S\$170.5 m	S\$35.0 m
Appraised Value	S\$104.3 m	S\$73.7 m	S\$252.8 m	S\$48.7 m
Max no. of Beds / Saleable rooms	238 beds / 200 rooms	360	334	114
Year of Building Completion	2011	2012	2010	2002
Lease Commencement Date	30 Nov 2012	30 Nov 2012	30 Dec 2010	31 Dec 2010
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	29 Nov 2027	29 Nov 2027	29 Dec 2025	30 Dec 2025

FIRST REIT PROPERTY: INDONESIA



**Siloam Hospitals
Lippo Village**



**Siloam Hospitals
Kebon Jeruk**



**Siloam Hospitals
Surabaya**



**Imperial Aryaduta
Hotel & Country Club**

Type	Hospital	Hospital	Hospital	Hotel & Country Club
Centre of Excellence	Cardiology, Emergency & Trauma, Neuroscience, Orthopaedics	Cardiology, Emergency & Trauma, Orthopaedics, Urology	Cardiology, Emergency & Trauma, Fertility Treatment	--
Land Area	17,442 sqm	11,420 sqm	4,306 sqm	54,410 sqm
Gross Floor Area	27,284 sqm	18,316 sqm	9,227 sqm	17,427 sqm
Purchase Price	S\$94.3 m	S\$50.6 m	S\$16.8 m	S\$21.2 m
Appraised Value	S\$161.7 m	S\$96.0 m	S\$30.2 m	S\$41.8 m
Max no. of Beds / Saleable rooms	274	215	160	190
Year of Building Completion	1995	1991	1977	1994
Lease Commencement Date	11 Dec 2006	11 Dec 2006	11 Dec 2006	11 Dec 2006
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	10 Dec 2021	10 Dec 2021	10 Dec 2021	10 Dec 2021

FIRST REIT PROPERTY: SINGAPORE & SOUTH KOREA



Pacific Healthcare Nursing Home @ Bukit Merah



Pacific Healthcare Nursing Home II @ Bukit Panjang



The Lentor Residence



Sarang Hospital

Type	Nursing Home	Nursing Home	Nursing Home	Hospital
Land Area	1,984 sqm	2,000 sqm	2,486 sqm	2,142 sqm
Gross Floor Area	3,593 sqm	3,563 sqm	4,005 sqm	4,982 sqm
Purchase Price	S\$11.8 m	S\$11.5 m	S\$12.8 m	US\$13.0 m
Appraised Value	S\$10.0 m	S\$10.0 m	S\$16.8 m	US\$6.4 m
Max no. of Beds / Saleable rooms	259	265	208	217
Year of Building Completion	2004	2006	1999 & 2013 (new extension building)	2010
Lease Commencement Date	11 Apr 2007	11 Apr 2007	8 June 2007	5 Aug 2011
Lease Terms	10 years with option to renew for 10 years (Tenant has exercised the option)	10 years with option to renew for 10 years (Tenant has exercised the option)	10 years with option to renew for 10 years (Tenant has exercised the option)	10 years with option to renew for 10 years
Lease Expiry Date	10 Apr 2027	10 Apr 2027	7 June 2027	4 Aug 2021