

**FOR IMMEDIATE RELEASE**

**New acquisitions and higher rents bolster First REIT's 1Q DPU**

**SINGAPORE – 17 April 2018** – Bowsprit Capital Corporation Limited (“**Bowsprit**”), the Manager of First Real Estate Investment Trust (“**First REIT**” or the “**Trust**”), today posted 0.5% rise in distribution per unit (“**DPU**”) to 2.15 Singapore cents for the first quarter ended 31 March 2018 (“**1Q 2018**”), boosted by new acquisitions and higher rents from existing properties.

Gross revenue increased 5.8% to S\$28.7 million, due mainly to contributions from Siloam Hospitals Buton & Lippo Plaza Buton and Siloam Hospitals Yogyakarta, acquired in October and December 2017 respectively, as well as higher rental income from existing properties in Indonesia and Singapore.

Correspondingly, net property income for the quarter rose 5.8% to S\$28.4 million, while distribution income to Unitholders edged up 1.8% to S\$16.9 million.

Commented Bowsprit's Chief Executive Officer, Mr Victor Tan, “Our long-term strategy of making yield-accretive acquisitions has allowed the Trust to grow its returns steadily over the years. Going forward, we will continue to uphold this strategy, maintain our resilient rental structure and manage our capital resources prudently to further enhance income stability and maximise returns to Unitholders.”

The Trust's financial position remained strong with gearing at a stable 34.1% as at 31 March 2018, providing it ample debt headroom for future acquisitions.

**Key highlights in 1Q 2018**

- DPU up 0.5% to 2.15 Singapore cents compared to 2.14 Singapore cents in 1Q 2017
- On an annualised basis and based on closing price of S\$1.38 as at 29 March 2018, the latest distribution translated to a yield of 6.3%
- On 17 January 2018, announced the revaluation for all properties owned by First REIT to S\$1,349.3 million as at 31 December 2017

- Issued 1,581,810 new units at an issue price of S\$1.3656 per new unit to eligible Unitholders of First REIT who have elected to participate in the distribution reinvestment plan for 4Q 2017
- Announced the retirement of HSBC Institutional Trust Services (Singapore) Limited as trustee of First REIT and appointment of Perpetual (Asia) Limited as the new trustee of First REIT with effect from 1 March 2018

### Outlook

Indonesia achieved a 5.19% year-on-year growth in its gross domestic product for the fourth quarter of 2017, and a growth of 5.07% for the full year, recording the highest growth since 2013<sup>1</sup>. Consumption, the biggest contributor to Indonesia's economy, picked up pace in the last quarter of 2017, driving higher growth in the economy. Overall in 2017, Bank Indonesia also provided sustained support to the economy by cutting interest rates eight times. In a bid to reduce the economy's reliance on consumption as a growth engine, the Indonesian government has rolled out a series of deregulation measures to attract more investment. Bank Indonesia expects the economy to grow 5.10% in the first quarter of 2018<sup>2</sup>.

Demand for private healthcare in Indonesia continues to rise with the growing nationwide adoption of the national health insurance scheme. As such, First REIT remains well-positioned for further growth, with a strong acquisition pipeline of around 40 hospitals in Indonesia from its Sponsor, PT Lippo Karawaci Tbk.

### Summary of Financial Results for period ended 31 March 2018

<i>(S\$'000)</i>	<b>1Q 2018</b>	<b>1Q 2017</b>	<b>Change (%)</b>
Gross Revenue	<b>28,713</b>	27,151	5.8
Net Property Income	<b>28,423</b>	26,867	5.8
Distributable Amount	<b>16,893</b>	16,593	1.8
Distribution per unit (cts)	<b>2.15</b>	2.14	0.5
Annualised Distribution per unit (cts)	<b>8.72</b>	8.57 <sup>1</sup>	1.8

<sup>1</sup> Actual distribution paid for FY 2017.

<sup>1</sup> 6 February 2018, The Straits Times - Indonesia grows at best pace in 4 years, but consumption still weak

<sup>2</sup> 27 March 2018, Business Times - Indonesia Q1 GDP growth seen at 5.1% y-o-y: Center bank deputy governor

**Distribution Details**

<b>Distribution</b>	1 January 2018 to 31 March 2018
<b>Distribution type</b>	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
<b>Distribution rate</b>	Total: 2.15 cents per unit (a) Taxable income distribution: 0.07 cents per unit (b) Tax-exempt income distribution: 1.12 cents per unit (c) Capital distribution: 0.96 cents per unit
<b>Book closure date</b>	25 April 2018 at 5.00 pm
<b>Ex-dividend date</b>	23 April 2018 at 9.00 am
<b>Payment date</b>	25 May 2018

**Distribution Reinvestment Plan ("DRP")**

The DRP will not be applicable for this quarter. All Unitholders will be receiving 1Q 2018 DPU of Singapore 2.15 cents in cash, payable on 25 May 2018. The Manager may consider applying the DRP at a later date and Unitholders will be notified accordingly.

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**CONTACT INFORMATION**

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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 (subsequently amended by First Supplemental Deed dated 6 September 2007, Second Supplemental Deed dated 19 April 2010, Third Supplemental Deed dated 26 April 2011, Fourth Supplemental Deed dated 1 April 2013, First Amending and Restating Deed dated 23 March 2016 and Supplement Deed of Retirement and Appointment of Trustee dated 1 November 2017) between Bowsprit Capital Corporation Limited as the Manager and Perpetual (Asia) 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 20 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) Siloam Hospitals Kupang & Lippo Plaza Kupang, 14) Siloam Hospitals Labuan Bajo, 15) Siloam Hospitals Buton & Lippo Plaza Buton 16) Siloam Hospitals Yogyakarta 17) Pacific Healthcare Nursing Home @ Bukit Merah, 18) Pacific Healthcare Nursing Home II @ Bukit Panjang, 19) The Lentor Residence and 20) 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 and Hotel Aryaduta Manado are operated by The Aryaduta Hotel & Resort Group. Lippo Plaza Kupang and Lippo Plaza Buton are managed by PT Lippo Malls Indonesia. 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, while 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.