



(Constituted in the Republic of Singapore pursuant to
a trust deed dated 19 October 2006 (as amended))

EXTRAORDINARY GENERAL MEETING OF UNITHOLDERS TO BE HELD ON 25 JULY 2022

1. INTRODUCTION

The board of directors of First REIT Management Limited (the “**Board**”), in its capacity as manager of First Real Estate Investment Trust (“**First REIT**”, and as manager of First REIT, the “**Manager**”), refers to:

- (a) the COVID-19 (Temporary Measures) Act 2020 passed by Parliament on 7 April 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed entities in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means;
- (b) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”), which sets out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts; and
- (c) the joint statement by the Accounting and Corporate Regulatory Authority, Monetary Authority of Singapore and Singapore Exchange Regulation of 13 April 2020 (and subsequently updated on 27 April 2020, 22 June 2020, 1 October 2020 and 4 February 2022) which provides guidance on the conduct of general meetings amid the evolving COVID-19 situation.

2. DATE OF EXTRAORDINARY GENERAL MEETING

The Board wishes to inform holders of units in First REIT (“**Units**”, and the holders of Units, “**Unitholders**”) that pursuant to the Order, the extraordinary general meeting (“**EGM**”) will be convened and held by way of electronic means on **Monday, 25 July 2022 at 2:30 p.m. (Singapore Time)**.

The Lead Independent Director of the Board, Mr Chan Pengee Adrian, and the Executive Director and Chief Executive Officer, Mr Tan Kok Mian Victor, will conduct the proceedings of the EGM. The Manager will address all substantial and relevant questions received from Unitholders prior to the closing date and time for submission of questions, being **2:30 p.m. (Singapore Time) on Monday, 11 July 2022**, by publishing the responses to such substantial and relevant questions on First REIT’s website and on the SGX website by **2:30 p.m. (Singapore Time) on Tuesday, 19 July 2022**, being 72 hours prior to the closing date and time for the lodgement of proxy forms. The Manager will address questions received “live” at the EGM from Unitholders during the EGM.

3. NOTICE OF EGM AND PROXY FORM

The Notice of EGM and the instrument appointing the Chairman of the EGM as proxy will be sent to Unitholders by electronic means via publication on First REIT's website at the URL https://www.first-reit.com/ir_egm.html and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

A Unitholder will need an internet browser and a PDF reader to view these documents on First REIT's website and the SGX website.

Printed copies of these documents will be sent to Unitholders in due course.

NO DESPATCH OF PRINTED COPY OF CIRCULAR

The circular to Unitholders dated 30 June 2022 (the "**Circular**") will be sent to Unitholders solely by electronic means via publication on First REIT's website at the URL https://www.first-reit.com/ir_egm.html and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. Printed copies of the Circular will not be sent to Unitholders.

A Unitholder will need an internet browser and a PDF reader to view the Circular on First REIT's website and the SGX website.

4. NO PERSONAL ATTENDANCE AT EGM

Due to the current COVID-19 situation in Singapore, **Unitholders will not be able to attend the EGM in person**. Instead, alternative arrangements have been put in place to allow Unitholders to participate at the EGM by:

- (a) observing and/or listening to the EGM proceedings via live audio-visual webcast or live audio-only stream;
- (b) submitting questions in advance of, or "live" at, the EGM; and/or
- (c) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM.

Please see paragraph 5 below for details of these alternative arrangements.

5. ALTERNATIVE ARRANGEMENTS

The following are the alternative arrangements which have been put in place for the EGM:

5.1 Pre-registration for live audio-visual webcast and live audio-only stream

Unitholders will be able to observe the EGM proceedings through a live audio-visual webcast via their mobile phones, tablets or computers or listen to the EGM proceedings through a live audio-only stream via mobile phone or telephone. In order to do so, Unitholders must follow these steps:

- (a) Unitholders must pre-register at the URL https://www.first-reit.com/ir_egm.html by **2:30 p.m. (Singapore Time) on Friday, 22 July 2022**.

Following authentication of the Unitholders' status, authenticated Unitholders will receive email instructions on how to access the live audio-visual webcast and live audio-only stream of the EGM proceedings by **2:30 p.m. (Singapore Time) on Saturday, 23 July 2022** (the "Confirmation Email").

- (b) Unitholders who do not receive the Confirmation Email by **2:30 p.m. (Singapore Time) on Saturday, 23 July 2022**, but who have registered by the **2:30 p.m. (Singapore Time) on Friday, 22 July 2022** deadline, should contact the office of First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or by email to FREGM2022@boardroomlimited.com between 3:00 p.m. and 5:00 p.m. on 23 July 2022 or between 8:30 a.m. and 12:00 noon on 25 July 2022.

5.2 Submission of questions in advance of, or "live" at, the EGM

Unitholders may submit questions related to the resolution to be tabled for approval at the EGM in advance of, or "live" at, the EGM:

- (a) Submission of questions in advance of the EGM: All questions must be submitted in the following manner by **2:30 p.m. (Singapore Time) on Monday, 11 July 2022**:
- (i) via the pre-registration website at the URL https://www.first-reit.com/ir_egm.html;
 - (ii) by completing the Submission of Questions Form provided by the Manager on First REIT's website at the URL https://www.first-reit.com/ir_egm.html and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements> and sending the same in hard copy by post to the office of First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632 or electronically via email to FREGM2022@boardroomlimited.com.

A Unitholder who wishes to submit the form must first download, complete and sign the form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above. **In view of the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed forms electronically via email.**

Unitholders are encouraged to submit their questions promptly for such questions to be addressed. The Manager will address all substantial and relevant questions received from Unitholders prior to the closing date and time for submission of questions, being **2:30 p.m. (Singapore Time) on Monday, 11 July 2022**, by publishing the responses to such substantial and relevant questions on First REIT's website and on the SGX website by **2:30 p.m. (Singapore Time) on Tuesday, 19 July 2022**, being 72 hours prior to the closing date and time for the lodgement of proxy forms.

- (b) Submission of questions "live" at the EGM: Unitholders may also submit questions related to the resolution to be tabled for approval at the EGM "live" at the EGM, by typing in and submitting their questions via the online platform hosting the audio-visual webcast. Unitholders who wish to ask questions "live" at the EGM must first pre-register at the pre-registration website at the URL https://www.first-reit.com/ir_egm.html by **2:30 p.m. (Singapore Time) on Friday, 22 July 2022** and access the live audio-visual webcast of the EGM proceedings.

The Manager will address questions received “live” at the EGM from Unitholders during the EGM.

- (c) Minutes of EGM: The Manager will, within one month after the date of the EGM, publish the minutes of the EGM on First REIT’s website at the URL https://www.first-reit.com/ir_egm.html and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

5.3 Appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM

Unitholders will not be able to vote online on the resolution to be tabled for approval at the EGM. Instead, if Unitholders (whether individual or corporate) wish to exercise their votes, they must submit a proxy form to appoint the Chairman of the EGM as their proxy to attend, speak and vote on their behalf at the EGM:

- (a) Unitholders (whether individual or corporate) appointing the Chairman of the EGM as proxy must give specific instructions as to his/her/its manner of voting, or abstentions from voting, in respect of a resolution in the form of proxy, failing which the appointment of the Chairman of the EGM as proxy for that resolution will be treated as invalid.
- (b) The proxy form can be submitted in hard copy form or by email:
- (i) if in hard copy, sent by post to the office of First REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
- (ii) if by email, the proxy form must be received by Boardroom Corporate & Advisory Services Pte. Ltd. at FREGM2022@boardroomlimited.com,

in either case, by **2:30 p.m. (Singapore Time) on Friday, 22 July 2022.**

CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by **Thursday, 14 July 2022.**

6. KEY DATES/DEADLINES

The table below sets out the key dates/deadlines for Unitholders to note:

KEY DATES	ACTIONS
Thursday, 30 June 2022	Unitholders may begin to pre-register at the URL https://www.first-reit.com/ir_egm.html for the live audio-visual webcast or the live audio-only stream of the EGM proceedings.
2:30 p.m. (Singapore Time) on Monday, 11 July 2022	Deadline for Unitholders to submit questions in advance.
Thursday, 14 July 2022	Deadline for CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy to approach their

	respective CPF Agent Banks or SRS Operators to submit their votes.
2:30 p.m. (Singapore Time) on Friday, 22 July 2022	<p>Deadline for Unitholders to:</p> <p>(a) pre-register for the live audio-visual webcast or the live audio-only stream of the EGM proceedings; and</p> <p>(b) submit proxy forms.</p>
2:30 p.m. (Singapore Time) on Saturday, 23 July 2022	<p>Authenticated Unitholders will receive the Confirmation Email which will contain user ID and password details, as well as instructions on how to access the live audio-visual webcast and a toll-free telephone number to access the live audio-only stream of the EGM proceedings.</p> <p>Unitholders who do not receive the Confirmation Email by 2:30 p.m. (Singapore Time) on Saturday, 23 July 2022, but who have registered by the 2:30 p.m. (Singapore Time) on Friday, 22 July 2022 deadline, should contact the office of First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355 or by email to FREGM2022@boardroomlimited.com between 3:00 p.m. and 5:00 p.m. on 23 July 2022 or between 8:30 a.m. and 12:00 noon on 25 July 2022.</p>
<p>Date and time of live audio-visual webcast or live audio-only stream of the EGM</p> <p>2:30 p.m. (Singapore Time) on Monday, 25 July 2022</p>	<ul style="list-style-type: none"> Click on the link in the Confirmation Email and enter the user ID and password to access the live audio-visual webcast of the EGM proceedings; or Call the toll-free telephone number in the Confirmation Email to access the live audio-only stream of the EGM proceedings.

7. FURTHER INFORMATION

For further information, Unitholders can contact the Manager at ir@first-reit.com or First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at +65 6536 5355, during business hours from 8:30 a.m. to 5:30 p.m..

The Manager wishes to remind Unitholders that, due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check First REIT's website at the URL https://www.first-reit.com/ir_egm.html for the latest updates on the status of the EGM.

The Manager wishes to thank all Unitholders for their patience and co-operation in enabling the Manager to hold the EGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

By Order of the Board

Tan Kok Mian Victor
Executive Director and Chief Executive Officer
First REIT Management Limited
(Company registration no. 200607070D)
As Manager of First Real Estate Investment Trust

30 June 2022

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in First REIT (“Units”).

The value of Units and the income derived 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. The past performance of First REIT is not necessarily indicative of the future performance of First REIT.

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.

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 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.