

FIRST REAL ESTATE INVESTMENT TRUST
Registration Number: 194900022R
(Constituted under the laws of Singapore)
Managed by Bowsprit Capital Corporation Limited

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of First Real Estate Investment Trust ("**First REIT**") will be closed from **5.00 p.m. on 3 February 2009** (the "**Books Closure Date**") to determine Unitholders' entitlements to First REIT's distribution. First REIT has announced a distribution of 1.94 cents per unit in First REIT ("**Unit**") for the period from 1 October 2008 to 31 December 2008, comprising a taxable income component of 0.18 cents per unit, a tax-exempt income component of 1.57 cents per unit and a capital component of 0.19 cents per unit (the "**Distribution**").

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at the Books Closure Date will be entitled to the Distribution to be paid on **27 February 2009**.

DECLARATION FOR SINGAPORE TAX PURPOSES

1. The tax-exempt component of the Distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from this component.
2. The capital component of the Distribution is treated as a return of capital for Singapore income tax purposes. No tax will be deducted at source from this component.
3. Tax will be deducted at source from the taxable income component in certain circumstances. The following paragraphs describe the circumstances in which tax will or will not be deducted from the taxable income component of the Distribution.
4. The following categories of Unitholders will receive a gross distribution (i.e., no tax will be deducted from it):
 - (a) Unitholders who are individuals and who hold the units either in their sole names or jointly with other individuals;
 - (b) Unitholders which are companies incorporated and tax resident in Singapore;
 - (c) Unitholders which are Singapore branches of foreign companies that have obtained specific approval from the Inland Revenue Authority of Singapore to receive the Distribution from the Trustee of First REIT without deduction of tax; or
 - (d) Unitholders which are non-corporate entities (excluding partnerships) constituted or registered in Singapore.
5. To receive a gross distribution, Unitholders in categories (b) to (d) above must complete a prescribed form – the "*Declaration for Singapore Tax Purposes Form*" ("**Form A**").

These categories of Unitholders, unless they are exempt from tax because of their own circumstances, will have to pay income tax subsequently at their own applicable tax rates.

6. Unitholders in category (a) are not required to submit any form. The gross distribution received by these Unitholders (irrespective of their tax residence status) is exempt from tax if it is not derived through a partnership in Singapore or from the carrying on of a trade, business or profession.

7. Tax at the reduced rate of 10% will be deducted from the distribution made to foreign non-individual Unitholders. A foreign non-individual Unitholder is one (other than an individual) who is not a resident of Singapore for income tax purposes and:
 - (a) who does not have a permanent establishment in Singapore; or
 - (b) who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the units in First REIT are not obtained from that operation.
8. To receive the distribution net of tax deducted at 10%, foreign non-individual Unitholders are required to complete Form A.
9. For beneficial owners of units in First REIT who hold their units through depository agents to receive:
 - (a) gross distribution if they are persons described in categories (a) to (d) under Paragraph 4 above; or
 - (b) distribution net of tax deducted at 10% if they are foreign non-individuals described in Paragraph 7 above,the depository agents must complete the "*Declaration by Depository Agents for Singapore Tax Purposes Form*" ("**Form B**") and its annexes.
10. Form A and Form B (and its annexes) will be sent to Unitholders and depository agents respectively, by First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. on or around 5 February 2009.
11. Unitholders (Form A) and the depository agents (Form B and its annexes) will have to complete the forms legibly and send it to the Unit Registrar such that they are received by **5.00 pm** on **13 February 2009**. Failure to comply with any of these requirements will render Form A and Form B invalid and the Trustee and the Manager of First REIT will be obliged to deduct tax at the rate of 18% from the distribution. Unitholders may wish to seek tax advice for completing the Form A and/or Form B.
12. Unitholders who hold units under the Central Provident Fund Investment Scheme ("CPFIS") and the Supplementary Retirement Scheme ("SRS") do not have to return any form. They will receive gross distribution.

DECLARATION IN INCOME TAX RETURN

The Distribution is considered as income for the year 2008. Beneficial owners of the distribution, other than those who are exempt from tax on the distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross amount of the taxable income component of the Distribution as taxable income in their Singapore income tax return for the year of assessment 2009.

LAST DATE AND TIME FOR RETURN OF FORMS

Boardroom Corporate & Advisory Services Pte. Ltd. will despatch the relevant forms to Unitholders on or around 5 February 2009.

Unitholders and depository agents must complete and return the applicable form to Boardroom Corporate & Advisory Services Pte. Ltd. by 13 February 2009 at 5.00 p.m. in order to receive the taxable income component of the Distribution either at gross or at net (after deduction of tax at 10%) as described above.

IMPORTANT DATES AND TIMES

Date/Deadline	Event
3 February 2009 9t 5.00 p.m.	Closing of Transfer Books and Register of Unitholders of First REIT
13 February 2009 at 5.00 p.m.	Unitholders to complete and return Form A or B as applicable
27 February 2009	Payment of Distribution

By Order of the Board
Bowsprit Capital Corporation Limited
As Manager of First Real Estate Investment Trust

Dr Ronnie Tan Keh Poo
Chief Executive Officer

22 January 2009

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Or visit our website at www.first-reit.com