

**PRESS RELEASE**

**CONTACT INFORMATION**

**August Consulting**  
Tel: (65) 6733 8873 Fax: (65) 6733 9913  
SNG Nora, [nora@august.com.sg](mailto:nora@august.com.sg)  
FOO Yiting, [yiting@august.com.sg](mailto:yiting@august.com.sg)

**First REIT**  
Tel: (65) 6435 0168 Fax: (65) 6435 0167  
Victor TAN, [victortan@first-reit.com](mailto:victortan@first-reit.com)

**First REIT secures a three-year S\$70 million multi-currency transferable loan facility**

- *Includes a three-year interest rate derivative facility to limit exposure to upward fluctuations in interest rates*
- *Funds used primarily to refinance outstanding loans and for future redevelopment and/or asset acquisitions*

**SINGAPORE – 6 April 2009 – First Real Estate Investment Trust (“First REIT”),** Singapore’s first healthcare real estate investment trust, today announced that it has secured a S\$70 million Multi-Currency Transferrable Term Loan Facility (“MCTLF”) from Oversea-Chinese Banking Corporation Limited (“OCBC” or “The Bank”) through its trustee, HSBC Institutional Trust Services (Singapore) Limited.

Under the terms of the three-year loan facility, a choice of Singapore, US or any such currency will be made available by OCBC to First REIT. The Bank will also provide a notional amount of S\$50 million as part of an Interest Rate Derivative Facility (“IRD”) for interest hedging on the MCTLF of up to three years, hence limiting First REIT’s exposure to possible upward fluctuations in interest rates.

Dr Ronnie Tan, Bowsprit’s Chief Executive Officer said, “Despite the current economic climate, we are pleased to have secured this loan facility and believe that this demonstrates the bank’s confidence and trust in First REIT. The primary purpose of the loan facility is to refinance our outstanding bank loans of S\$50.8 million, with the balance for funding the redevelopment of Adam Road Hospital and/or possible future asset acquisitions which will bring about greater unitholder value.”

The grant of both MCTLF and IRD is subject to various conditions, including the satisfactory completion of legal documentation.

First REIT's existing S\$90 million facility with OCBC, which is due to mature on 9 April 2009 was granted a 60-day extension in order to prepare and finalise the documentation for the new loan facility. The interest rate for this existing S\$90 million facility is bank's swap cost plus interest margin of 1.6% per annum.

***Key terms of the loan facility***

Lender/Bank	Oversea-Chinese Banking Corporation Limited
Facilities	1) S\$70 million multicurrency transferable term loan facility 2) Interest rate derivative facility for a notional amount of S\$50 million
Tenure	3 years from date of drawdown
Interest rate for MCTLF	Bank's swap cost + interest margin of 3.5% per annum
Impact on DPU	First REIT's distribution will be reduced by approximately 0.35 cent per unit per annum or 4.6% based on FY2008 DPU of 7.62 cents per unit.
Properties mortgaged	First REIT's existing property portfolio; any new properties acquired under the MCTLF will also be mortgaged to the Bank

The total loan facility of S\$70 million is divided in two tranches: S\$50 million shall be drawn down within one month from the date of the Facility Agreement while the remaining S\$20 million will be available for draw-down for up to one month prior to the final maturity date.

“Our strong Trust structure which is firmly grounded by long-term leases with stable rentals in Singapore dollars and no downward revisions, coupled with our resilient financials and low debt-to-property valuation ratio put us in good stead to be able to refinance existing loans and at a relatively attractive interest rate. The new facility will not only meet our short-term

refinancing objectives, but also provide us with greater flexibility to pursue further asset enhancements or future acquisitions that are attractive to the Trust,” added Dr Tan.

***Performance in FY2008***

First REIT’s full year performance in FY2008 continued on a strong uptrend - 4Q 2008 distributable income increased by 11.0% to S\$5.3 million for the period ended 31 December 2008. This was achieved on the back of a 4.5% rise in gross revenue to S\$7.6 million due to increased rental from First REIT’s eight properties in Indonesia and Singapore.

In 4Q 2008, First REIT’s Distribution Per Unit (“DPU”) grew 10.2% to 1.94 Singapore cents. Based on its FY2008 DPU of 7.62 Singapore cents and the closing price of S\$0.435 on 20 January 2009, First REIT achieved a distribution yield of 17.5%.

####



# FIRST REIT

FIRST REAL ESTATE INVESTMENT TRUST

## ***About First REIT***

*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 eight properties located in Indonesia and Singapore, namely, 1) Siloam Hospitals Lippo Karawaci, 2) Siloam Hospitals Kebon Jeruk (formerly known as Siloam Hospitals West Jakarta), 3) Siloam Hospitals Surabaya, 4) Imperial Aryaduta Hotel & Country Club, 5) Pacific Healthcare Nursing Home @ Bukit Merah, 6) Pacific Healthcare Nursing Home II @ Bukit Panjang (formerly known as Pacific Healthcare Nursing Home @ Senja), 7) The Lentor Residence, 8) Adam Road Hospital.*

*Its Indonesian assets are operated by PT Siloam International Hospitals, a wholly-owned subsidiary of PT Lippo Karawaci Tbk, a strong brand name in the Indonesian healthcare industry supported by a team of international healthcare professionals. 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. Both operators are companies in which Pacific Healthcare Holdings Limited have substantial interest. The Lentor Residence is operated by First Lentor Residence Pte. Ltd. while The Adam Road Hospital is operated by Health Promise Pte. Ltd. (formerly known as Pacific Hospital Consultants Pte. Ltd.).*

*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 and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request that the Manager redeem or purchase 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 release may contain forward-looking statements that involve assumptions, 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 other developments or companies, shifts in expected levels of occupancy rate, property rental income, charge out collections, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business.