

FIRST REIT

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

ACQUISITION OF PRIVATE LOT A0439900 TUAS VIEW LANE AMENDMENT TO OPTION AGREEMENT

Bowsprit Capital Corporation Limited, as manager (the "Manager") of First Real Estate Investment Trust ("First REIT") announced on 8 September 2008, that HSBC Institutional Trust Services (Singapore) Limited, as trustee of First REIT (the "Trustee") had entered into a conditional put and call option agreement ("Option Agreement") with Tech-Link Storage Engineering Pte Ltd (the "Vendor") for the acquisition of the property known as Private Lot A0439900 at Tuas View Lane, Singapore, together with a building to be erected thereon by the Vendor (together "the Property").

The Trustee and Vendor have on 26 May 2009 entered into a supplemental agreement, principally to extend the deadline for obtaining the Temporary Occupation Permit ("TOP") from 1 July 2009 to 31 August 2009 (or such date as the Parties may agree), and to provide for the purchase price and terms of the leaseback (including the rent) to be re-negotiated after a valuation of the Property is carried out after TOP..

The salient amendments to the Option Agreement are:

1. The deadline for obtaining **TOP** was amended to 31 August 2009.
2. The deadline for fulfilling the other conditions precedent, including obtaining the approval of Unitholders of First REIT for the acquisition, was extended by 6 months.
3. The purchase price and terms of the leaseback (including rent) shall be subject to negotiation between the parties after a valuation of the Property by an approved property valuer to be appointed by the Trustee is carried out after TOP. If no agreement is reached between the Parties, either party shall be entitled to terminate the Option Agreement and the option fee (together with interest) shall be refunded to the Trustee and neither party shall thereafter have any claim against the other.

By Order of the Board

D Ronnie Tan
Chief Executive Officer
Bowsprit Capital Corporation Limited
Manager of First REIT

26 May 2009