



3rd Annual General Meeting

20 April 2012



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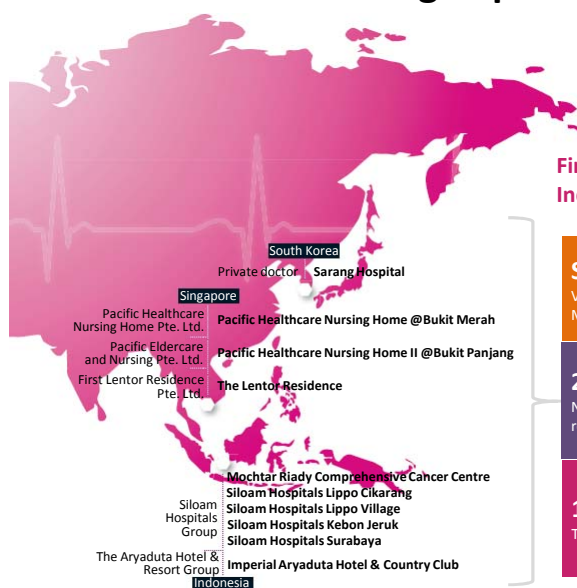
The past performance of First REIT is not necessarily indicative of the future performance of First REIT.



- 1 **Portfolio highlights**
- 2 **Financial highlights**
- 3 **Our journey so far**
- 4 **Looking ahead**

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Enlarged portfolio



3 new acquisitions in the last 2 years

Indonesia: MRCCC & SHLC

South Korea: Sarang Hospital

First REIT now has 10 properties across Indonesia, Singapore and South Korea

S\$618.0 million Value of Assets-Under Management	136,433 sqm Total GFA of properties
2017 Nearest date of rental renewals	1,943 Total number of beds / saleable rooms
100% Total committed occupancy	13.96 years WAAP
	11.38 years WALE



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Portfolio valuation since IPO (\$\$'m)

Property	2006	2007	2008	2009	2010	*2011	% (2011)
Indonesia							
Siloam Hospitals Lippo Village	132.5	139.0	138.5	146.8	147.3	153.8	24.9%
Siloam Hospitals Kebon Jeruk	71.2	75.1	74.1	81.2	82.0	85.9	13.9%
Siloam Hospitals Surabaya	23.6	25.8	26.2	27.4	29.7	30.9	5.0%
Imperial Aryaduta Hotel & Country Club	29.8	31.8	32.2	30.9	34.1	35.5	5.7%
Mochtar Riady Comprehensive Cancer Centre	-	-	-	-	216.0	217.5	35.2%
Siloam Hospitals Lippo Cikarang	-	-	-	-	41.3	41.3	6.7%
Subtotal	257.1	271.7	271.0	286.3	550.4	564.9	91.4%
Singapore							
Pacific Healthcare Nursing Home @ Bukit Merah	-	12.0	12.0	11.4	11.1	11.0	1.8%
Pacific Healthcare Nursing Home II @ Bukit Panjang	-	11.4	11.4	11.1	11.0	11.0	1.8%
The Lantor Residence	-	13.0	13.0	12.5	12.1	14.0	2.2%
Adam Road property ¹	-	17.5	17.5	19.6	28.2	-	-
Subtotal	-	53.9	53.9	54.6	62.4	36.0	5.8%
South Korea							
Sarang Hospital ²	-	-	-	-	-	17.1	2.8%
Grand Total	257.1	325.6	324.9	340.9	612.8	618.0	100%

* As at 28 December 2011

¹ The Adam Road property was divested on 25 March 2011

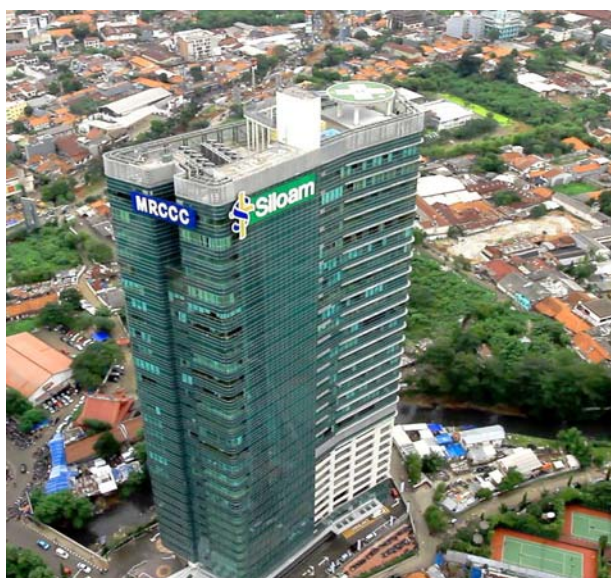
² Based on the valuation of US\$13.2 million and exchange rate of US\$1 = S\$0.77

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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre	
Land Area	4,145 sqm
Gross Floor Area	37,933 sqm
Purchase Price	S\$170.5 million
Appraised Value ¹	S\$217.5 million
Annual Rental	S\$18,739,000
No. of Beds / Saleable rooms	165
No. of Staff	32 full time & part time doctors and 54 nurses & medical staff
Year of Building Completion	2010
Centre of Excellence	Oncology Digestive Unit
Lease Terms	15 years with option to renew for 15 years wef 30 Dec 2010



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

Reception



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

Lobby



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

PET-CT Scanner



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

Intensive Care Unit



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

Radiotherapy



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

Control Room



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

MRI Scanner



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

Consultation



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

VIP Room



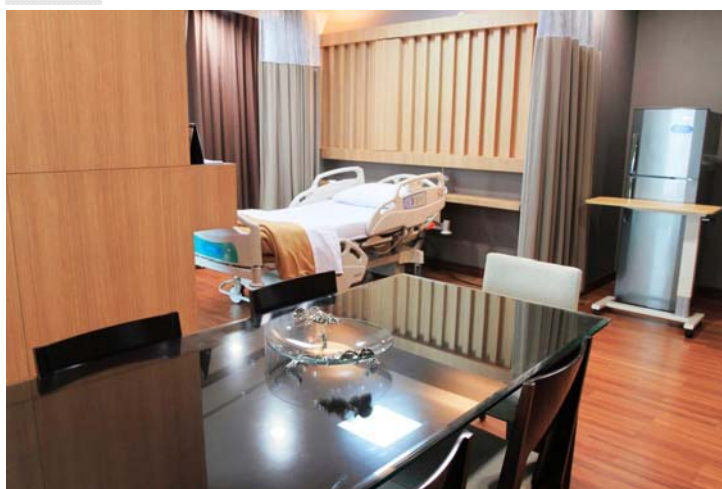
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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

VIP Room



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Portfolio highlights

1. Mochtar Riady Comprehensive Cancer Centre

Helipad



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Land Area	9,900 sqm
Gross Floor Area	11,125 sqm
Purchase Price	S\$35.0 million
Appraised Value ¹	S\$41.3 million
Annual Rental	S\$3,778,000
No. of Beds / Saleable rooms	112
No. of Staff	75 full time & part time doctors, 115 nurses and medical staff
Year of Building Completion	2002
Centre of Excellence	Urology, Internal Medicine, Trauma
Lease Terms	15 years with option to renew for 15 years wef 31 Dec 2010



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Reception



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Ambulance



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Emergency Ward



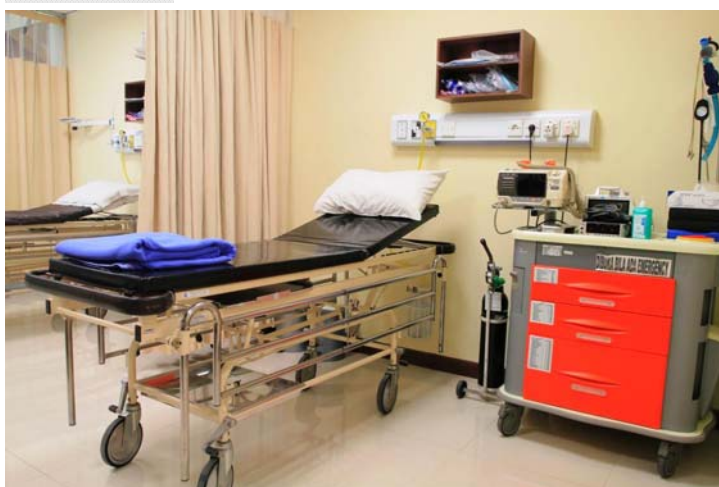
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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Intensive Care Unit



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Operating Theatre



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

MRI Scanner



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

VIP Room



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Pharmacy



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Portfolio highlights

2. Siloam Hospitals Lippo Cikarang

Pediatrics Department



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Land Area	17,442 sqm
Gross Floor Area	27,284 sqm
Purchase Price	S\$94.3 million
Appraised Value ¹	S\$153.8 million
Annual Rental	S\$13,388,000
No. of Beds / Saleable rooms	160
No. of Staff	211 full time & part time doctors and 397 nurses & medical staff
Year of Building Completion	1995
Centre of Excellence	Neuro-science centre, Heart centre
Lease Terms	15 years with option to renew for 15 years wef 11 Dec 2006



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Reception



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Lobby



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Heart Centre



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Operating Theatre



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Outpatient Department



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Executive Room



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Portfolio highlights

3. Siloam Hospitals Lippo Village

VVIP Room



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Presidential Suite



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Portfolio highlights

3. Siloam Hospitals Lippo Village

Presidential Suite – Living Room



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Land Area	11,420 sqm
Gross Floor Area	18,316 sqm
Purchase Price	S\$50.6 million
Appraised Value ¹	S\$85.9 million
Annual Rental	S\$7,587,000
No. of Beds / Saleable rooms	178
No. of Staff	211 full time & part time doctors and 328 nurses & medical staff
Year of Building Completion	1991
Centre of Excellence	Urology centre, Orthopaedics
Lease Terms	15 years with option to renew for 15 years wef 11 Dec 2006



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Entrance



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Reception



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Emergency Ward



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Radiology



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Urology Centre



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Outpatient Department



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

MRI Scanner



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Operating Theatre



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Laboratory



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Portfolio highlights

4. Siloam Hospitals Kebon Jeruk

Nursery



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