

FOR IMMEDIATE RELEASE

CONTACT INFORMATION

August Consulting

Tel: (65) 6733 8873 Fax: (65) 6733 9913

HO See Kim, seekim@august.com.sg

Janice ONG, janice@august.com.sg

First REIT

Tel: (65) 6435 0168 Fax: (65) 6435 0167

Victor TAN, victortan@first-reit.com

First REIT's 4Q 2012 net property income rises 11.0% to S\$15.3 million

- *The growth was attributed to higher rental income and the acquisition of two new properties - Siloam Hospitals Manado and Hotel Aryaduta Manado and Siloam Hospitals Makassar in November 2012*
- *4Q 2012 DPU rose 8.2% to 1.72 cents per unit*
- *Distribution yield of 6.2% based on annualised DPU of 6.58 cents*

<i>(\$'000)</i>	<i>4Q 2012</i>	<i>4Q 2011</i>	<i>Change (%)</i>	<i>FY 2012</i>	<i>FY 2011</i>	<i>Change (%)</i>
Gross Revenue	15,415	13,925	10.7	57,646	54,006	6.7
Net Property Income	15,291	13,773	11.0	57,236	53,436	7.1
Distributable Amount	11,060	9,940	11.3	41,690	39,584	5.3
Distribution per unit (cts)	1.72¹	1.59	8.2	6.58¹	6.33	3.9
Annualised Distribution per unit (cts)	6.58 ¹	6.33	3.9	6.58 ¹	6.33	3.9

¹ (a) 30,900,000 new units ("Private Placement Units") were issued on 26 Nov 2012. Unitholders on the register with CDP on 23 Nov 2012 ("Existing Unitholders") received an advance distribution on 26 Nov 2012, of 1.02 cents per unit for the period from 1 Oct 2012 to 25 Nov 2012. Thereafter, the Private Placement units will rank pari passu in all respects with the units in issue as at 25 Nov 2012, including the entitlements of all future distributions.

(b) The advance distribution of 1.02 cents per unit for the period from 1 Oct 2012 to 25 Nov 2012 paid on 26 Dec 2012 was calculated based on applicable number of units in issue as at 25 Nov 2012.

(c) The distributable amount for the period from 26 Nov 2012 to 31 Dec 2012 of 0.70 cents per unit is payable on 28 Feb 2013.

SINGAPORE – 23 January 2013 – Bowsprit Capital Corporation Limited ("Bowsprit"), the Manager of **First Real Estate Investment Trust ("First REIT" or the "Trust")**, Singapore's first healthcare real estate investment trust with properties in Indonesia, Singapore and South Korea, today posted an 11.0% year-on-year increase in net property income to S\$15.3 million for the fourth quarter ended 31 December 2012 ("4Q 2012").

This was achieved on the back of a 10.7% increase in gross revenue to S\$15.4 million in the latest quarter, mainly due to higher rental income from the existing properties and maiden contributions from two new properties in Indonesia - Siloam Hospitals Manado and Hotel Aryaduta Manado ("MD

Property”) and Siloam Hospitals Makassar (“SHMK”) – which were acquired in November 2012. Contributions from the two new properties are expected to further boost First REIT’s gross revenue and net property income, and the full impact of the contributions will be realised from 1Q 2013.

Excluding other gain, which is the gain on divestment of the Adam Road property, First REIT achieved an 8.2% increase in distribution per unit (“DPU”) for 4Q 2012 to 1.72 cents compared to 1.59 cents in 4Q 2011, while annualised DPU was 3.9% higher year-on-year at 6.58 cents. Based on closing price of S\$1.065 on 22 January 2013, its distribution yield stood at 6.2%.

On a full-year basis, the Trust’s distribution income stood at S\$41.7 million on the back of 6.7% increase in gross revenue to S\$57.6 million.

As at 31 December 2012, the total value of investment properties under the Trust’s management increased to S\$796.7 million from S\$618.0 million, following the acquisitions of MD property and SHMK.

Said Dr Ronnie Tan, Bowsprit’s Chief Executive Officer, “We are pleased with the favourable growth in our net distributable income resulting from the expansion of our portfolio. First REIT will continue to focus on expanding our footprint in Indonesia as our Sponsor, Lippo Karawaci, continues its expansion of hospital projects in various parts of Indonesia. Fundamentals in other parts of Asia also look strong which may serve up opportunities for First REIT to expand.”

Books Closure and Distribution Payment

The Books will close at 5.00 pm on 31 January 2013 for the purposes of determining each Unitholder’s entitlement to the distribution. The ex-dividend date will be on 29 January 2013 at 9.00 am. The distribution will be paid on 28 February 2013.

Business Prospects

The expanded portfolio of 12 properties predominantly in Indonesia, serves to strengthen First REIT’s income streams. Its increased asset base will also enhance its overall capital management flexibility and serves to facilitate future acquisitions.

Moving into 2013, while steady rental income is expected from its expanded stable of hospitals and healthcare facilities, First REIT continues to be on an expansion path to grow and diversify its portfolio. It continues in its search for more yield-accretive, quality healthcare assets in Asia to achieve a target portfolio size of S\$1 billion in the short and medium term, from the current S\$796.7 million.

Strong economic growth in the Asia Pacific region, in particular, Indonesia, where First REIT has a foothold, continues to drive the demand for quality healthcare facilities. Indonesia, Southeast Asia's largest economy, has shown remarkable economic growth in 2012, and is focused on driving domestic consumption.

In Indonesia, the demand for quality medical services is expected to grow, driven by a growing middle-class segment of affluent consumers, a shortage of hospital beds, particularly for private hospitals of international standards, and the government's on-going initiative to attain universal health coverage for its population. Younger Indonesian consumers are attracted to local hospitals which practise international healthcare standards like the Siloam Hospitals Group, the largest and most prominent hospital group in Indonesia, owned by First REIT's sponsor, Lippo Karawaci. Lippo Karawaci has a strong pipeline of 17 hospitals to-date to which First REIT has right-of-first-refusal, providing a steady and strong pipeline of healthcare assets available for acquisition.

###

About First REIT

First Real Estate Investment Trust ("First REIT") is a real estate investment trust constituted by the Trust Deed entered into on 19 October 2006 between Bowsprit Capital Corporation Limited as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee. First REIT was listed on the Singapore Exchange Securities Trading Limited on 11 December 2006.

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 12 properties located in Indonesia, Singapore and South Korea, namely 1) Siloam Hospitals Lippo Village, 2) Siloam Hospitals Kebon Jeruk, 3) Siloam Hospitals Surabaya, 4) Imperial Aryaduta Hotel & Country Club, 5) Mochtar Riady Comprehensive Cancer Centre, 6) Siloam Hospitals Lippo Cikarang, 7) Siloam Hospitals Manado and Hotel Aryaduta Manado, 8) Siloam Hospitals Makassar, 9) Pacific Healthcare Nursing Home @ Bukit Merah, 10) Pacific Healthcare Nursing Home II @ Bukit Panjang, 11) The Lentor Residence and 12) Sarang Hospital.

Its hospital assets in Indonesia are operated by Siloam Hospitals Group, a division of PT Lippo Karawaci Tbk., a strong brand name in Indonesian healthcare industry supported by a team of international healthcare professionals, whereas the Imperial Aryaduta Hotel & Country Club and Hotel Aryaduta Manado are operated by The Aryaduta Hotel & Resort Group. 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. The Lentor Residence is operated by First Lentor Residence Pte. Ltd. Sarang Hospital in South Korea is managed by a private doctor.

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 in First REIT ("Units") and the income derived from them may fall as well as rise. The 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. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that unitholders of First REIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of First REIT is not necessarily indicative of the future performance of First REIT. This document 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.