



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

ANNOUNCEMENT

PROPOSED ISSUE OF S\$100,000,000 4.125 PER CENT. FIXED RATE NOTES DUE 2018 PURSUANT TO THE S\$500,000,000 MULTICURRENCY MEDIUM TERM NOTE PROGRAMME

Bowsprit Capital Corporation Limited, as manager of First Real Estate Investment Trust (the "**Manager**") is pleased to announce that HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of First Real Estate Investment Trust ("**First REIT**")) (the "**Issuer**"), has launched and priced the S\$100,000,000 4.125 per cent. Fixed Rate Notes due 2018 (the "**Notes**"). The Notes will be issued pursuant to the S\$500,000,000 Multicurrency Medium Term Note Programme (the "**Programme**") established by the Issuer on 11 April 2013. The Hongkong and Shanghai Banking Corporation Limited and Oversea-Chinese Banking Corporation Limited have been appointed as joint lead managers and bookrunners in respect of the Notes.

The Notes will bear interest at a rate of 4.125 per cent. per annum, have a tenor of five years, and its Redemption Amount equal to 100% of the principal amount of the Notes. The net proceeds from the issue of the Notes (after deducting issue expenses) will be applied by the Issuer towards financing the acquisition of Siloam Hospitals Bali ("**SHBL Acquisition**") and part financing the acquisition of Siloam Hospital TB Simatupang ("**SHTS Acquisition**")¹ by First REIT as announced on 27 March 2013.

The Notes and the coupons appertaining thereto will constitute direct, unconditional, unsubordinated and unsecured obligations of the Issuer and shall at all times rank *pari passu*, without any preference or priority among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Issuer.

The Notes will be offered by the Issuer pursuant to exemptions invoked under Sections 274 and/or 275 of the Securities and Futures Act, Chapter 289 of Singapore.

Pursuant to Condition 5(e)(ii) of the Notes, a "**Change of Control Event**" will occur when:

- (1) there is a change of control of the Manager whilst it is the manager of First REIT;
- (2) the Manager is replaced by a new manager of First REIT not controlled by PT Lippo Karawaci Tbk;

¹ In the event that the SHBL Acquisition and the SHTS Acquisition are completed prior to the date of issue of the Notes, a temporary bridging loan (the "**Bridging Loan**") will be obtained to finance the SHBL Acquisition and the SHTS Acquisition. The net proceeds from the issue of the Notes (after deducting issue expenses) will be applied towards repayment of the Bridging Loan.

- (3) (A) an offer is made to all (or as nearly as may be practicable all) Unitholders (as defined in the Trust Deed) (or all (or as nearly as may be practicable all) Unitholders other than the offeror and/or any person acting in concert (as defined in the Singapore Code on Takeovers and Mergers) with the offeror) to acquire the whole of the issued units of First REIT, or (B) any person proposes a scheme of arrangement with regard to such acquisition, and (such offer or scheme having become or been declared unconditional in all respects) the right to cast more than 50 per cent. of the votes which may ordinarily be cast on a poll at a general meeting of Unitholders of First REIT has become unconditionally vested in the offeror and/or such person(s) acting in concert as aforesaid, or an event occurs which has a like or similar effect;
- (4) there is a direct or indirect sale, transfer, conveyance or other disposition, in one or a series of related transactions, of all or substantially all of the properties or assets of First REIT and its subsidiaries, taken as a whole, to any person or group; or
- (5) a plan is adopted relating to the liquidation or dissolution of First REIT.

Upon the occurrence of a Change of Control Event, each holder of the Notes has an option to require the Issuer to redeem the Notes of such holder (subject to the Terms and Conditions of the Notes).

Application will be made to the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for permission to deal in and the listing and quotation of the Notes on the SGX-ST. Such permission will be granted when the Notes have been admitted to the Official List of the SGX-ST. The SGX-ST assumes no responsibility for the correctness of any of the statements made or opinions expressed or reports contained herein. Approval in-principle from, admission to the Official List of, and the listing and quotation of the Notes on, the SGX-ST are not to be taken as an indication of the merits of the Issuer, First REIT, their respective subsidiaries (if any), their respective associated companies (if any), the Programme or the Notes. The Notes are expected to be issued on 22 May 2013 and listed on the SGX-ST on or about 23 May 2013.

Terms defined in the information memorandum dated 11 April 2013 in relation to the Programme shall have the same meaning in this announcement unless otherwise defined herein.

BY ORDER OF THE BOARD

Dr Ronnie Tan Keh Poo
Chief Executive Officer
Bowsprit Capital Corporation Limited
(as manager of First Real Estate Investment Trust)
(Company registration no. 200607070D)

9 May 2013

Important Notice

The value of units in First REIT (the “**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 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.