



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

ANNOUNCEMENT

EXTRAORDINARY GENERAL MEETING OF THE UNITHOLDERS TO BE HELD ON 19 JANUARY 2021

1. INTRODUCTION

The board of directors of First REIT Management Limited (the “**Board**”), in its capacity as manager of First Real Estate Investment Trust (“**First REIT**”, and the manager of First REIT, the “**Manager**”) refers to:

- (a) the COVID-19 (Temporary Measures) Act 2020 passed by Parliament on 7 April 2020 which enables the Minister for Law by order to prescribe alternative arrangements for listed companies in Singapore to, *inter alia*, conduct general meetings, either wholly or partly, by electronic communication, video conferencing, tele-conferencing or other electronic means; and
- (b) the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (the “**Order**”) which was gazetted on 13 April 2020 (as amended) and is deemed to have come into operation on 27 March 2020, and which sets out the alternative arrangements in respect of, *inter alia*, general meetings of real estate investment trusts.

2. DATE OF EGM

The Board wishes to inform holders of units in First REIT (“**Units**”, and the holders of Units, “**Unitholders**”) that pursuant to the Order, the extraordinary general meeting (“**EGM**”) will be convened and held by way of electronic means on **Tuesday, 19 January 2021 at 2:30 p.m. (Singapore time).**

The Lead Independent Director of the Board, Mr Chan Pengee Adrian, and the Executive Director and Chief Executive Officer, Mr Tan Kok Mian Victor, will conduct the proceedings of the EGM.

3. NOTICE OF EGM AND PROXY FORM

The Notice of EGM and the instrument appointing the Chairman of the EGM as proxy (“**Proxy Form**”) will be sent to Unitholders by electronic means via publication on First REIT’s website at the URL https://www.first-reit.com/ir_egm.html, and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

A Unitholder will need an internet browser and a PDF reader to view these documents on the SGX website and First REIT's website.

Printed copies of these documents will be sent to Unitholders in due course.

NO DESPATCH OF PRINTED COPY OF CIRCULAR

The circular to Unitholders dated 28 December 2020 (the “Circular”) will be sent to Unitholders solely by electronic means via publication on First REIT's website at the URL https://www.first-reit.com/ir_egm.html, and will also be made available on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>. Printed copies of the Circular will not be sent to Unitholders.

A Unitholder will need an internet browser and PDF reader to view the Circular on the SGX website and First REIT's website.

4. NO PERSONAL ATTENDANCE AT EGM

Due to the current COVID-19 restriction orders in Singapore, **Unitholders will not be able to attend the EGM in person**. Instead, alternative arrangements have been put in place to allow Unitholders to participate at the EGM by:

- (a) observing and/or listening to the EGM proceedings via “live” audio-visual webcast or via “live” audio-only stream;
- (b) submitting questions in advance of the EGM; and/or
- (c) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM.

Please see paragraph 5 below for details of these alternative arrangements.

5. ALTERNATIVE ARRANGEMENTS

The following are the alternative arrangements which have been put in place for the EGM:

5.1 Pre-registration for “live” audio-visual webcast and “live” audio-only stream

Unitholders will be able to observe the EGM proceedings through a “live” audio-visual webcast via their mobile phones, tablets or computers or listen to the EGM proceedings through a “live” audio-only stream via mobile phone or telephone. In order to do so, Unitholders must pre-register by **2:30 p.m. (Singapore Time) on Saturday, 16 January 2021**, at the URL https://www.first-reit.com/ir_egm.html to enable the Manager to verify his/her/its status as Unitholders.

Following the verification, authenticated Unitholders will receive an email containing instructions on how to access the audio-visual webcast and audio-only stream of the EGM proceedings latest by **2:30 p.m. (Singapore Time) on Monday, 18 January 2021** (the “Confirmation Email”).

Unitholders who do not receive the Confirmation Email by **2:30 p.m. (Singapore Time) on Monday, 18 January 2021**, but who have registered by the **2:30 p.m. (Singapore Time) on Saturday, 16 January 2021** deadline, should contact First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at +65 6536 5355 from **9:00 a.m. to 4:00 p.m. (Singapore Time) on Monday, 18 January 2021**.

5.2 Submission of questions in advance

Unitholders may also submit questions related to the resolutions to be tabled for approval at the EGM to the Chairman of the EGM, in advance of the EGM. In order to do so, questions must be submitted in the following manner by **2:30 p.m. (Singapore Time) on Saturday, 16 January 2021**:

- (a) if submitted electronically, be submitted:
 - (i) via the pre-registration website at the URL https://www.first-reit.com/ir_egm.html;
or
 - (ii) via email by completing the Submission of Questions Form provided by the Manager on First REIT's website at the URL https://www.first-reit.com/ir_egm.html and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements> and sending the same to First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at FREGM2021@boardroomlimited.com;
or
- (b) in hard copy by completing the Submission of Questions Form provided by the Manager on First REIT's website at the URL https://www.first-reit.com/ir_egm.html and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements> and sending the same by post to the office of First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01, Singapore Land Tower, Singapore 048623.

Printed copies of the Submission of Questions Form will also be sent to Unitholders in due course.

The Manager will endeavour to address all substantial and relevant questions relating to the resolutions to be tabled for approval at the EGM as received from Unitholders prior to the EGM via the SGX website and First REIT's website and/or during the EGM through the "live" audio-visual webcast and "live" audio-only stream.

The Manager will publish the responses to the substantial and relevant questions which the Manager is unable to address during the EGM, on the SGX website and First REIT's website prior to the EGM.

The Manager will, within one month after the date of the EGM, publish the minutes of the EGM on the SGX website and First REIT's website, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

Please note that Unitholders will not be able to ask questions at the EGM "live" during the audio-visual webcast and the "live" audio-only stream, and therefore it is important for Unitholders to pre-register their participation in order to be able to submit their questions in advance of the EGM.

5.3 Proxy voting

Unitholders will not be able to vote online on the resolutions to be tabled for approval at the EGM. Instead, if a Unitholder (whether individual or corporate) wishes to exercise his/her/its voting rights at the EGM, he/she/it must submit a Proxy Form to appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM.

The Proxy Form is available on First REIT's website at the URL https://www.first-reit.com/ir_egm.html, and on the SGX website at the URL <https://www.sgx.com/securities/company-announcements>.

Printed copies of the Proxy Form will also be sent to Unitholders in due course.

Unitholders (whether individual or corporate) appointing the Chairman of the EGM as proxy must give specific instructions as to his/her/its manner of voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman of the EGM as proxy for that resolution will be treated as invalid.

The Proxy Form must be submitted electronically via email or in hard copy form:

- (a) if submitted electronically, be submitted via email to First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at FREGM2021@boardroomlimited.com; or
- (b) if in hard copy, submitted by post to First REIT's Unit Registrar's office at Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01, Singapore Land Tower, Singapore 048623,

in either case not later than **2:30 p.m. (Singapore Time) on Saturday, 16 January 2021** (the "**Proxy Deadline**").

Unitholders who wish to submit the Proxy Form must complete and sign the Proxy Form, before submitting it by post to the address provided above, or scanning and sending it by email to the email address provided above.

The Chairman of the EGM, as proxy, need not be a Unitholder.

5.4 Unitholders who hold Units through relevant intermediaries

Unitholders who hold their Units through relevant intermediaries as defined in Section 181 of the Companies Act, Chapter 50 of Singapore, and who wish to participate in the EGM by (a) observing and/or listening to the EGM proceedings through "live" audio-visual webcast or "live" audio-only stream; (b) submitting questions in advance of the EGM; and/or (c) appointing the Chairman of the EGM as proxy to attend, speak and vote on their behalf at the EGM, should approach their respective relevant intermediaries through which they hold such Units as soon as possible in order to make the necessary arrangements for them to participate in the EGM.

For the avoidance of doubt, CPF and SRS investors who wish to participate in the EGM by (a) observing and/or listening to the EGM proceedings through "live" audio-visual webcast or "live" audio-only stream and/or (b) submitting questions in advance of the EGM should refer to paragraphs 5.1 and 5.2 above respectively. However, CPF and SRS investors who wish to appoint the Chairman of the EGM as proxy should approach their respective CPF Agent Banks or SRS Operators to submit their votes by **Thursday, 7 January 2021**, being seven (7) working days before the date of the EGM.

6. KEY DATES/DEADLINES

In summary, the key dates/deadlines which Unitholders should take note of are set out in the table below:

KEY DATES	ACTIONS
5:00 p.m. (Singapore Time) on Thursday, 7 January 2021	Deadline for CPF or SRS investors who wish to exercise their votes by appointing the Chairman of the EGM as proxy to approach their respective CPF agent banks or SRS Operators to submit their voting instructions.
2:30 p.m. (Singapore Time) on Saturday, 16 January 2021	Deadline for Unitholders to submit questions in advance.
2:30 p.m. (Singapore Time) on Saturday, 16 January 2021	Deadline for Unitholders to pre-register at https://www.first-reit.com/ir_egm.html for “live” audio-visual webcast or “live” audio-only stream of the EGM proceedings.
2:30 p.m. (Singapore Time) on Saturday, 16 January 2021	Deadline for submission of Proxy Form for appointing Chairman of the EGM as proxy to cast the votes at EGM.
2:30 p.m. (Singapore Time) on Monday, 18 January 2021	<p>Authenticated Unitholders will receive the Confirmation Email which will contain user ID and password details, as well as the link to access the “live” audio-visual webcast and a toll-free telephone number to access the “live” audio-only stream of the EGM proceedings.</p> <p>Unitholders who do not receive the Confirmation Email by 2:30 p.m. (Singapore Time) on Monday, 18 January 2021, but who have registered by the 2:30 p.m. (Singapore Time) on Saturday, 16 January 2021 deadline, should contact First REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. at +65 6536 5355 between 9:00 a.m. to 4:00 p.m. (Singapore Time) on Monday, 18 January 2021.</p>
<p>Date and time of “live” audio-visual webcast or “live” audio-only stream of the EGM</p> <p>2:30 p.m. (Singapore Time) on Tuesday, 19 January 2021</p>	<ul style="list-style-type: none"> Click on the link in the Confirmation Email and enter the user ID and password to access the “live” audio-visual webcast of the EGM proceedings; or Call the toll-free telephone number in the Confirmation Email to access the “live” audio-only stream of the EGM proceedings.

7. FURTHER INFORMATION

For further information on the conduct of the EGM and the alternative arrangements, Unitholders can refer to First REIT's website at the URL https://www.first-reit.com/ir_egm.html.

The Manager wishes to remind Unitholders that, with the constantly evolving COVID-19 situation, the Manager may be required to change its EGM arrangements at short notice. Unitholders should check the above URL and the SGX website for the latest status of the EGM.

The Manager wishes to thank all Unitholders for their patience and co-operation in enabling the Manager to hold the EGM with the optimum safe distancing measures amidst the current COVID-19 pandemic.

By Order of the Board

Tan Kok Mian Victor
Executive Director and Chief Executive Officer
First REIT Management Limited
(Company registration no. 200607070D)
As Manager of First Real Estate Investment Trust

28 December 2020

For investor relations queries relating to this Announcement, please contact:

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Important Notice

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This Announcement is for information purposes only and does not constitute an offer for sale or an invitation or offer to acquire, purchase or subscribe for Units in the United States, Singapore or any other jurisdiction.

This Announcement 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 and the continued availability of financing in the amounts and the terms necessary to support future business.

Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

The value of Units and the income derived from them, if any, may fall or rise. 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.

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There will be no public offering of the securities referred to herein in the United States.

Investors should note that they have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders 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.

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

This advertisement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act, Chapter 289 of Singapore

The new Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).