

Invitation to SIAS-First REIT Virtual Dialogue Session

Dear Unitholders of First Real Estate Investment Trust ("First REIT", and Unitholders of First REIT, "First REIT Unitholders"), First REIT Unitholders are cordially invited to participate in the SIAS-First REIT virtual dialogue session (the "Virtual Dialogue Session") in relation to the Proposed LPKR MLA Restructuring and the proposed Rights Issue (each as defined in the First REIT circular dated 28 December 2020 (the "Circular")) (together, the "Proposed Transactions") and to better understand the resolutions to be tabled at an upcoming Extraordinary General Meeting of First REIT, to be held on 19 January 2021 at 2:30 p.m. Further details can be found in the Circular.

DETAILS OF THE SIAS-FIRST REIT VIRTUAL DIALOGUE SESSION

Date/Day: 7 January 2021, Thursday
Time: 5.00 p.m. – 6.00 p.m.

Mr Adrian Chan, Chairman of the Independent Committee, Mr Martin Lechner, Independent Director and Mr Victor Tan, Executive Director and CEO of First REIT Management Limited, in its capacity as manager of First REIT (the "Manager"), will be present to deliver a presentation on the Proposed Transactions during the Virtual Dialogue Session. The session will be moderated by SIAS.

There will be a Q&A session, following the presentation, to address First REIT Unitholders' questions submitted through SIAS. Please note that only pre-submitted questions will be addressed during the Virtual Dialogue Session.

Please RSVP and submit your questions by 5 January 2021, Tuesday, 12.00 noon to SIAS at <https://sias.org.sg/firstreit>. Please provide your full name (as per NRIC or FIN), last four digits of NRIC or FIN, contact number, email address, and electronic copy of proof of Unitholding for registration.

RSVPs will be accepted on a first come, first served basis, as limited slots are available. RSVPs after the deadline will not be accepted.

Please note that the Virtual Dialogue Session is exclusively for First REIT Unitholders only. A confirmation email will be sent to you from SIAS before the event. Please refer to the important notes below for more details.

Important Notes

- **Pre-registration is compulsory**, and only verified First REIT Unitholders will be allowed to attend.
- The Virtual Dialogue Session is only open to First REIT Unitholders. First REIT Unitholders are required to **submit an electronic copy of their latest proof of their unitholding** in First REIT for verification purposes when they RSVP, failing which, such First REIT Unitholders will not be provided with the login details for the live webcast.
- First REIT Unitholders who hold securities through nominees (including, if such First REIT Unitholder is a corporation, their appointed representative) must present **proof of holdings or letter(s) of verification** (e.g. a letter from the nominee bank) during the registration process in order to receive a unique link to access the Virtual Dialogue Session.
- A First REIT Unitholder, who is a corporation, **may appoint one representative by submitting an authorisation letter (on the corporation's letterhead)** authorising its named representative to attend the live webcast on its behalf and indicate the details as required during the RSVP process. A First REIT Unitholder, who is a corporation, is also required to **submit an electronic copy of its latest proof of its unitholding** for verification purposes when it RSVPs, failing which, it will not be provided with the login details for the live webcast.
- Login details will be provided in the confirmation email sent to verified Unitholders. Each set of login details will only allow **one person to login during the live webcast**. Multiple logins using the same set of login details will not be allowed. SIAS reserves the **right to deny or restrict access without notice** of any unauthorised use of account or any other breach of security.
- For the best viewing experience, First REIT Unitholders are encouraged to join the SIAS-First REIT Virtual Dialogue Session using a **desktop/laptop with a stable Wi-Fi or cellular data connection**.

By providing your contact details, you agree that your personal data may be collected, used and disclosed by SIAS, First REIT, the Manager and their service providers, agents and authorised representatives for the purposes of administering and facilitating the Virtual Dialogue Session (including providing any communications in relation to the Virtual Dialogue Session) and other purposes in connection with the Proposed Transactions as well as for investor relations communications and in order for SIAS, First REIT, the Manager and their service providers, agents and authorised representatives to comply with any applicable laws, listing rules, regulations and/or guidelines.

All capitalised terms not defined herein shall have the same meaning given to them in the Circular.

For further queries, please contact:

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Important Notice

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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).