



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

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## ENTRY INTO SUPPLEMENTAL MASTER LEASE AGREEMENTS

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Further to the announcements by First REIT Management Limited, in its capacity as manager of First REIT (the “**Manager**”):

- (i) dated 29 November 2020 in relation to the proposed restructuring of the master lease agreements (“**MLAs**”) for all of the hospitals which First REIT had leased to either PT. Lippo Karawaci Tbk (“**LPKR**”) or LPKR and certain subsidiaries of PT Siloam International Hospitals Tbk (“**Siloam**”) (the “**LPKR MLAs**”, and the proposed restructuring of the LPKR MLAs, the “**Proposed LPKR MLA Restructuring**”);
- (ii) dated 19 January 2021 in relation to the approval of unitholders of First REIT (“**Unitholders**”) for, among other things, the Proposed LPKR MLA Restructuring; and
- (iii) dated 11 March 2021 in relation to the entry by each of the relevant wholly-owned subsidiaries of First REIT, as a master lessor under the relevant LPKR MLA in respect of Siloam Hospitals Surabaya, Siloam Hospitals Kebon Jeruk, Siloam Hospitals Lippo Village, Mochtar Riady Comprehensive Cancer Centre, Siloam Hospitals Makassar, Siloam Hospitals Manado and Hotel Aryaduta Manado, Siloam Hospitals TB Simatupang and Siloam Hospitals Bali, into a supplemental MLA with LPKR to effect the Proposed LPKR MLA Restructuring for the relevant LPKR MLA,

the Manager wishes to announce that in connection with the Proposed LPKR MLA Restructuring and as contemplated in the circular to Unitholders dated 28 December 2020, in respect of Siloam Hospitals Labuan Bajo, Siloam Hospitals Buton and Siloam Hospitals Yogyakarta, each of the relevant wholly-owned subsidiaries of First REIT, as a master lessor under the relevant LPKR MLA, has today entered into a supplemental MLA with LPKR and the relevant wholly-owned subsidiary of Siloam to effect the Proposed LPKR MLA Restructuring for the relevant LPKR MLA.

The Manager also wishes to announce that in respect of Imperial Aryaduta Hotel & Country Club (“**IAHCC**”) and Siloam Hospitals Lippo Cikarang (“**SHLC**”), each of the relevant wholly-owned subsidiaries of First REIT, as a master lessor under the relevant MLA, has today entered into a supplemental MLA with LPKR (in the case of IAHCC) and PT East Jakarta Medika (in the case of SHLC), to effect consequential amendments to the relevant MLA.

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

30 March 2021

## **Important Notice**

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in First REIT ("**Units**").

The value of Units and the income derived from them may fall as well as 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. The past performance of First REIT is not necessarily indicative of the future performance of First REIT.

Investors 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

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