

SUBMISSION OF QUESTIONS FOR THE EXTRAORDINARY GENERAL MEETING

FIRST REAL ESTATE INVESTMENT TRUST

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

Event: Extraordinary General Meeting ("EGM") of the holders of units in First Real Estate Investment Trust ("First REIT", and the holders of units in First REIT, "Unitholders") to be convened and held by way of electronic means

Date: Friday, 28 January 2022

Time: 11:00 a.m. (Singapore time)

IMPORTANT NOTICE TO UNITHOLDERS

THIS FORM SHOULD BE USED BY YOU ONLY WHEN YOU WISH TO SUBMIT YOUR QUESTIONS BY POST OR BY EMAIL.

The management of First REIT Management Limited (in its capacity as manager of First REIT) (the "Manager", and the management of the Manager, the "Management") and the Board of Directors (the "Board") of the Manager will address all substantial and relevant questions received from Unitholders prior to the closing date and time for submission of questions, being **12:00 noon (Singapore time) on Sunday, 16 January 2022, by 11:00 a.m. (Singapore time) on Saturday, 22 January 2022**. The Manager will publish the responses to the substantial and relevant questions on First REIT's website at the URL https://www.first-reit.com/ir_egm.html and on SGXNET at the URL <https://www.sgx.com/securities/company-announcements>.

Unitholders will not be able to ask questions at the EGM "live" during the audio-visual webcast or audio-only stream, and therefore it is important for Unitholders who wish to ask questions to submit their questions in advance of the EGM. Unitholders are encouraged to submit their questions promptly for such questions to be addressed.

In view of the constantly evolving COVID-19 situation in Singapore, the EGM arrangements may change at short notice. Unitholders are reminded to regularly check SGXNET and First REIT's website for updates on the EGM.

This question form must be submitted by **12:00 noon (Singapore time) on Sunday, 16 January 2022**:

- by post to the office of First REIT's Unit Registrar at Boardroom Corporate & Advisory Services Pte. Ltd., 50 Raffles Place #32-01, Singapore Land Tower, Singapore 048623; or
- electronically via email to First REIT's Unit Registrar at firstreitegm2022@boardroomlimited.com.

A Unitholder who wishes to submit this question form must first download, complete and sign the question form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

By completing and submitting this question form, I/we consent to the collection, use and disclosure of my/our personal data by the Manager and Perpetual (Asia) Limited, as trustee of First REIT (the "Trustee") (or their agents or service providers) for the purpose of processing, administration, analysis and facilitation by the Manager and the Trustee (or their agents or service providers) of my/our participation at the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes (including questions and answers) and other documents relating to the EGM (including any adjournment thereof) and in order for the Manager and the Trustee (or their agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines.

Please complete all fields below:

Full Name (as per CDP/CPF/SRS records)	
Full NRIC/Passport No./Company Registration No.	
Unitholding Type* (Please tick accordingly)	<input type="checkbox"/> CDP Direct Account Holder <input type="checkbox"/> CPF/SRS Investment Account <input type="checkbox"/> Corporate Representative

Note: We regret that incomplete or incorrectly completed forms will not be processed.

Questions, if any, for the Board and Management:

Note: Questions should be related to the resolutions to be tabled at the EGM. Please refer to the Summary of Resolutions table overleaf for the number of the relevant resolution. Please include additional pages as necessary.

Question 1 In relation to Resolution No. _____

--

Question 2 In relation to Resolution No. _____

--

SUMMARY OF RESOLUTIONS

No.	Ordinary Resolution
1.	To approve the Proposed Acquisition, as an Interested Person Transaction
2.	To approve the proposed issue of 431,147,541 Consideration Units as partial consideration for the Proposed JMF Acquisition
3.	To approve the proposed Whitewash Resolution
4.	To approve the Proposed Settlement, as an Interested Person Transaction

Dated this _____ day of _____ 2022

Signature(s) of Unitholder(s) or
Common Seal of Corporate Unitholder

