

NOTICE OF EXTRAORDINARY GENERAL MEETING

NOTICE IS HEREBY GIVEN that an **EXTRAORDINARY GENERAL MEETING** of First Real Estate Investment Trust (“**First REIT**”, and holders of units in First REIT, the “**Unitholders**”) will be convened and held by way of electronic means on Monday, 25 July 2022 at 2:30 p.m. (the “**EGM**”), for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution:

ORDINARY RESOLUTION

THE PROPOSED DIVESTMENT, AS AN INTERESTED PERSON TRANSACTION

That:

- (i) approval be and is hereby given for the proposed divestment by Primerich Investments Pte. Ltd. and Surabaya Hospitals Investment Pte. Ltd., each of which is a direct wholly-owned subsidiary of Perpetual (Asia) Limited (in its capacity as trustee of First REIT) (the “**Trustee**”) (collectively, the “**Vendors**”), to PT Siloam International Hospitals Tbk (“**Siloam**”) and PT Megapratama Karya Bersama (which is a company in which Siloam directly holds a 99.99% interest and PT. Lippo Karawaci Tbk indirectly holds a 0.01% interest) (collectively, the “**Purchasers**”) of 100.0% of the issued and paid-up share capital of PT Tata Prima Indah, which owns a 100.0% interest in Siloam Hospitals Surabaya located at Jalan Raya Gubeng No. 70, Sub-District of Gubeng, District of Gubeng, City of Surabaya, Province of East Java, Indonesia and the land on which Siloam Hospitals Surabaya is situated, comprising “Right to Build” (*Hak Guna Bangunan* or “**HGB**”) title certificate No. 340/Gubeng, HGB No. 343/Gubeng, HGB No. 408/Gubeng, HGB No. 476/Gubeng and HGB No. 494/Gubeng, for a divestment consideration of Rp.430.0 billion (approximately S\$40.9 million) (subject to post-completion adjustments) (the “**Proposed Divestment**”), on the terms and conditions set out in a conditional sale and purchase agreement entered into between the Vendors and the Purchasers dated 18 May 2022 (the “**Conditional Sale and Purchase Agreement**”) in respect of the Proposed Divestment (as described in the circular to Unitholders dated 30 June 2022 (the “**Circular**”), a copy of which may be accessed at First REIT’s website at the URL https://www.first-reit.com/ir_egm.html), and the entry into the Conditional Sale and Purchase Agreement, be and are hereby approved and/or ratified;
- (ii) approval be and is hereby given for the payment of all fees and expenses relating to the Proposed Divestment;
- (iii) approval be and is hereby given for the entry by the Trustee (whether directly or indirectly through its subsidiaries) into all agreements and transactions in connection with the Proposed Divestment and all ancillary agreements contemplated thereby or incidental thereto, or which are necessary to give effect to the Proposed Divestment; and
- (iv) First REIT Management Limited (in its capacity as manager of First REIT) (the “**Manager**”), any director of the Manager (“**Director**”) and the Trustee, be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) (the “**Divestment Documents**”) as the Manager, such Director or, as the case may be, the Trustee may consider expedient or necessary or in the interests of First REIT to give effect to the Proposed Divestment and all transactions contemplated under the Divestment Documents, and in this connection, the board of directors of the Manager (the “**Board**”) be hereby authorised to delegate such authority to such persons as the Board deems fit.

BY ORDER OF THE BOARD

First REIT Management Limited
(as manager of First Real Estate Investment Trust)
(Company Registration No. 200607070D)

Mr Chua Hua Yeow, Kelvin
Company Secretary
Singapore
30 June 2022

Important Notice:

1. The EGM is being convened, and will be held, by electronic means pursuant to the COVID-19 (Temporary Measures) (Alternative Arrangements for Meetings for Companies, Variable Capital Companies, Business Trusts, Unit Trusts and Debenture Holders) Order 2020 (as amended). In addition to printed copies of this Notice which will be sent to Unitholders, this Notice will also 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. This Notice will also be made available on the website of the SGX-ST at the URL <https://www.sgx.com/securities/company-announcements>.
2. Alternative arrangements relating to attendance at the EGM via electronic means (including arrangements by which the EGM can be electronically accessed via live audio-visual webcast or live audio-only stream), submission of questions to the Chairman of the EGM in advance of, or "live" at, the EGM, addressing of substantial and relevant questions before the EGM and voting by appointing the Chairman of the EGM as proxy at the EGM, are set out in the accompanying First REIT announcement dated 30 June 2022. This announcement may be accessed at First REIT's website at the URL https://www.first-reit.com/ir_egm.html and will also be made available on the website of the SGX-ST at the URL <https://www.sgx.com/securities/company-announcements>.
3. **Due to the current COVID-19 situation in Singapore, a Unitholder will not be able to attend the EGM in person. A Unitholder (whether individual or corporate) must appoint the Chairman of the EGM as his/her/its proxy to attend, speak and vote on his/her/its behalf at the EGM if such Unitholder wishes to exercise his/her/its voting rights at the EGM.** The instrument appointing the Chairman of the EGM as proxy ("**Proxy Form**") may be accessed at First REIT's website at the URL https://www.first-reit.com/ir_egm.html and will also be made available on the website of the SGX-ST at the URL <https://www.sgx.com/securities/company-announcements>.

Where a Unitholder (whether individual or corporate) appoints the Chairman of the EGM as his/her/its proxy, he/she/it must give specific instructions as to 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.

Unitholders who hold their Units through relevant intermediaries as defined in Section 181 of the Companies Act 1967 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, or "live" at, 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, or "live" at, the EGM should refer to paragraph 2 above. 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, 14 July 2022**, being seven (7) working days before the date of the EGM.

4. The Chairman of the EGM, as proxy, need not be a Unitholder of First REIT.
5. The Proxy Form must be submitted in the following manner:
 - (a) if by email, the Proxy Form must be received by Boardroom Corporate & Advisory Services Pte. Ltd. at FREGM2022@boardroomlimited.com; or
 - (b) if in hard copy, sent by post to the office of First REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632,

in either case, by 2:30 p.m. (Singapore Time) on Friday, 22 July 2022.

A Unitholder who wishes to submit the Proxy Form must first fill in and/or download, complete and sign the Proxy 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.

Due to the current COVID-19 situation in Singapore, Unitholders are strongly encouraged to submit completed Proxy Forms electronically via email.

The Proxy Form must be signed by the appointer or his attorney duly authorised in writing. Where the Proxy Form is executed by a corporation, it must be either under its common seal or signed on its behalf by a duly authorised officer or attorney. Where the Proxy Form is executed by an attorney on behalf of the appointer, the letter or power of attorney or a notarially certified copy thereof must be lodged with the Proxy Form, failing which the Proxy Form may be treated as invalid. A corporation, being a Unitholder, may by resolution of its directors or other governing body authorise such person as it thinks fit to act as its representative at the EGM and the person so authorised shall upon production of a copy of such resolution certified by a director of the corporation to be a true copy, be entitled to exercise the powers on behalf of the corporation so represented as the corporation could exercise in person if it were an individual.

The Manager shall have the right to reject any Proxy Form which is incomplete, improperly completed or illegible or where the true intentions of the appointor are not ascertainable from the instructions of the appointor specified on the Proxy Form. In addition, in the case of Units entered in the Depository Register, the Manager (a) may reject any Proxy Form if the Unitholder, being the appointor, is not shown to have Units entered against his or her name in the Depository Register as at 72 hours before the time appointed for holding the EGM, as certified by The Central Depository (Pte) Limited (“CDP”) to the Manager; and (b) shall be entitled and bound to accept as accurate the number of Units entered against the name of that Unitholder as shown in the Depository Register as at a time not earlier than 72 hours prior to the time of the EGM, supplied by CDP to the Trustee and to accept as the maximum number of votes which in aggregate that Unitholder and his proxy are able to cast on poll a number which is the number of Units entered against the name of that Unitholder as shown in the Depository Register, whether that number is greater or smaller than that specified by the Unitholder or in the Proxy Form.

6. The Circular has been uploaded on the website of the SGX-ST on 30 June 2022 at the URL <https://www.sgx.com/securities/company-announcements> and may be accessed at First REIT’s website at the URL https://www.first-reit.com/ir_egm.html.
7. Due to the constantly evolving COVID-19 situation in Singapore, the Manager may be required to change the arrangements for the EGM at short notice. Unitholders should check First REIT’s website at the URL https://www.first-reit.com/ir_egm.html for the latest updates on the status of the EGM.

Personal Data Privacy:

By submitting an instrument appointing the Chairman of the EGM as proxy to attend, speak and vote at the EGM and/or any adjournment thereof, a Unitholder consents to the collection, use and disclosure of the Unitholder’s personal data by the Manager and the Trustee (or their agents) for the purpose of the processing and administration by the Manager and the Trustee (or their agents) of the appointment of the Chairman of the EGM as proxy for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents) to comply with any applicable laws, listing rules, regulations and/or guidelines.