



Balancing growth with stability

September 2022

Overview of First REIT

(as at 30 June 2022)

First REIT is Singapore's first healthcare real estate investment trust.
Our vision is to become Asia's premier healthcare trust.

ASSET SIZE

S\$1.2 billion AUM

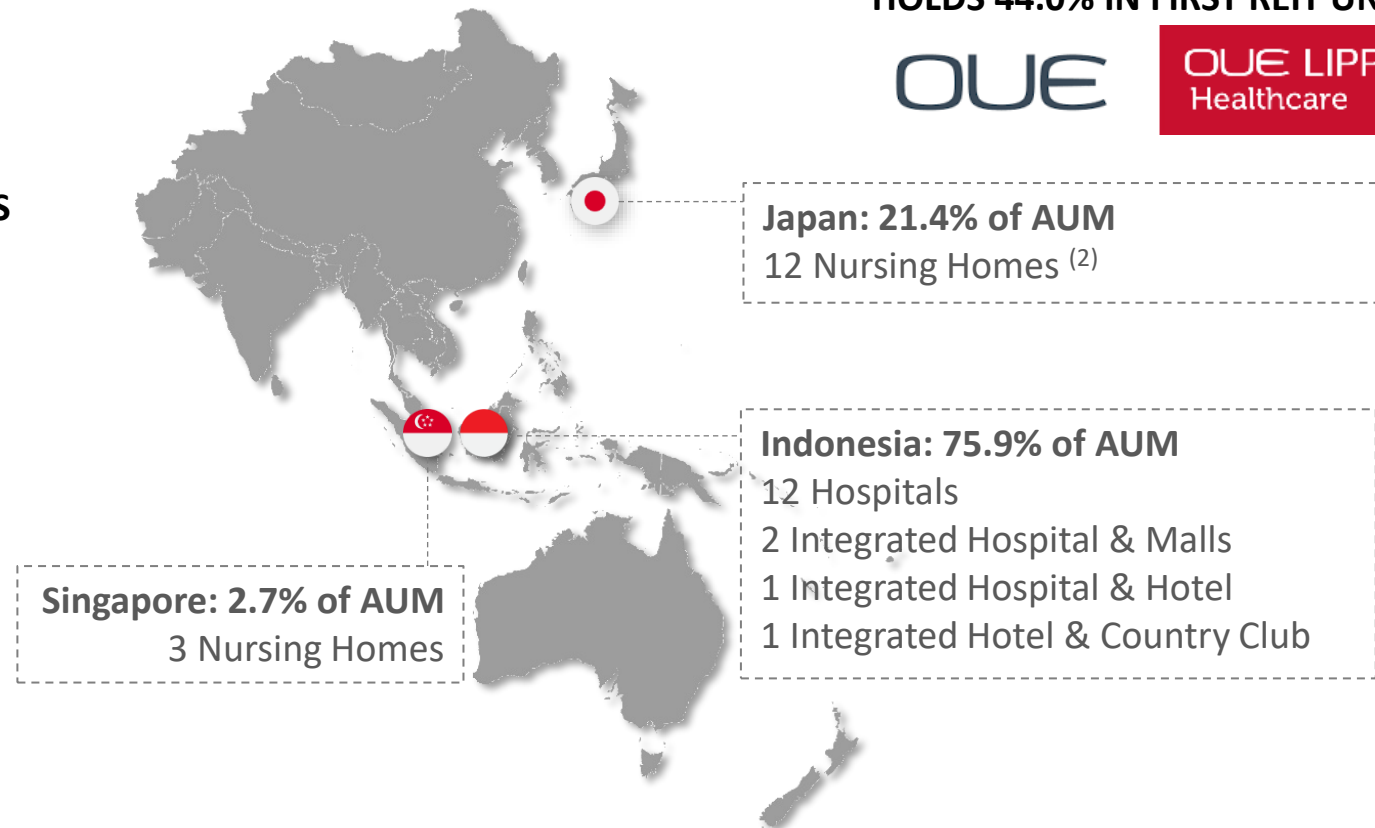
100% MASTER-LEASED WITH LONG LEASE TERMS

13.0 years WALE ⁽¹⁾

HEALTHY FINANCIAL POSITION

35.6% gearing ratio

31 ASSETS ACROSS ASIA



**STRONG SPONSOR SUPPORT:
HOLDS 44.0% IN FIRST REIT UNITS**

OUE

**OUE LIPPO
Healthcare**

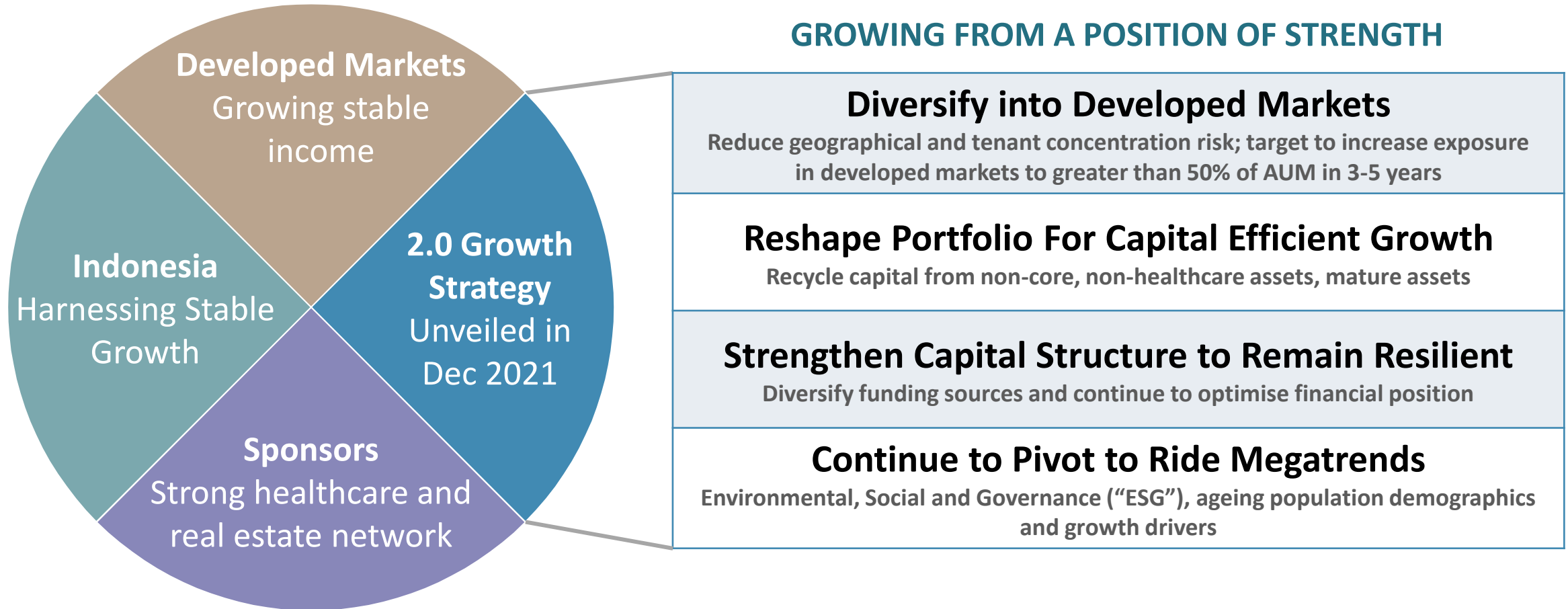
Notes

(1) The WALE is calculated on a gross floor area basis and including the 12 Japan Nursing homes and as at 30 June 2022.

(2) The acquisition of 12 nursing homes in Japan was completed on 1 March 2022.

Pursuing sustainable long-term growth

First REIT's 2.0 Growth Strategy prioritises the sustainability of our distributions to our unitholders.



Harnessing stable growth in Indonesia

Indonesia has 1.04 hospital beds per 1,000 people, amongst the lowest rates of the ASEAN countries⁽¹⁾. The growth of Indonesia's middle-class and the introduction of universal healthcare has also driven demand in the healthcare sector.

		Prior to 2021	Since 2021
New Master Lease Agreements for 14 hospitals	Base Rent Escalation	2x of Singapore's consumer price index increase for the preceding calendar year (capped at 2%)	4.5% annually
	Variable / Performance-Based Rent	Variable rent factor (0%-2%) applied to a function of the gross operating revenue	8.0% of preceding financial year Hospital gross operating revenue
	Total Rent Payable	Base + Variable	Higher of Base or Performance Based Rent (<i>asset by asset basis</i>)
	Tenure	15 years + 15 years with mutual agreement	15 years + 15 years with mutual agreement
	Currency	SGD	IDR

- As part of our capital recycling strategy, First REIT has also divested Siloam Hospitals Surabaya which was held within First REIT's portfolio since our initial public offering

Notes

(1) Source: World Bank data.

Growing stable income in developed markets

Japan has one of the fastest ageing populations, with the number of births hitting a record low in 2021.

- In March 2022, we completed the acquisition from our sponsor OUELH, 12 high quality freehold nursing homes which are well-placed across Japan
- Independent, well-established and experienced local nursing home operators
- 30-year master lease agreements that expire in 2043⁽¹⁾
- Annual rent could be revised every two to three years upon negotiation, based on the increase in Japan's consumer price index and interest rates

As at 30 June 2022:



JPY 25.2 bn

VALUATION OF THE PROPERTIES



c.20.8 Years

WALE



100%

COMMITTED OCCUPANCY⁽²⁾



100%

FREEHOLD LAND



90,989

GROSS FLOOR AREA (SQ M)



1,451

ROOMS



Notes

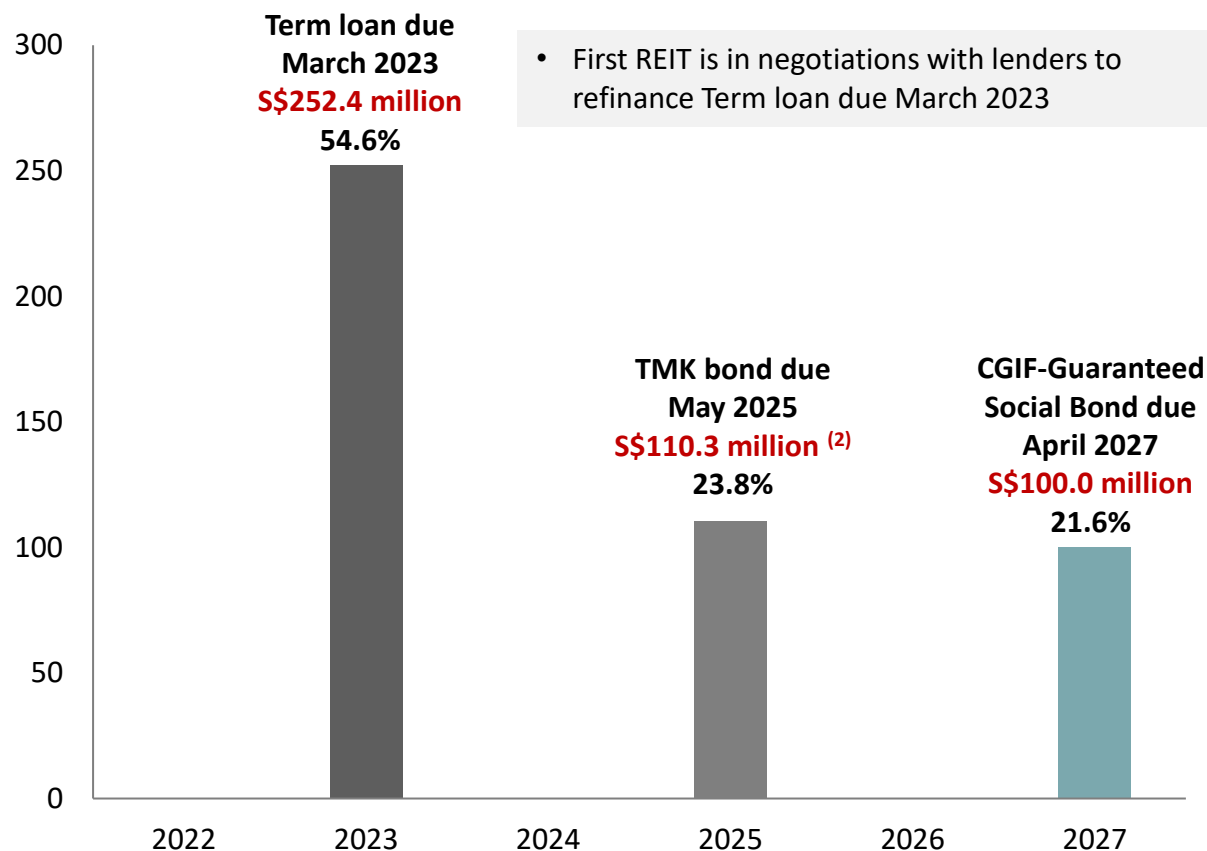
(1) Excluding Varus Cuore Sapporo-Kita Annex, of which the master lease commenced on 30 September 2014 with a lease expiry date of 24 April 2043.

(2) Portfolio is 100% master-leased to third party tenant-cum-operators.

Strengthening capital structure, riding on megatrends

With gearing at 35.6% and weighted average cost of debt at 3.7% ⁽¹⁾, First REIT can grow from a position of strength.

Debt Maturity Profile
(As at 30 June 2022)



PRICED FIRST EVER HEALTHCARE SOCIAL BOND IN SINGAPORE IN APRIL 2022



- **S\$100 million**, five-year guaranteed bonds of 3.25%, issued on 7 April 2022, payable semi-annually in arrears



- Rated **AA** by Standard & Poor's



- **Guaranteed by CGIF**, a trust fund of the Asian Development Bank; first time CGIF provided a credit guarantee to a social bond issued within the REIT market and debt market in Singapore

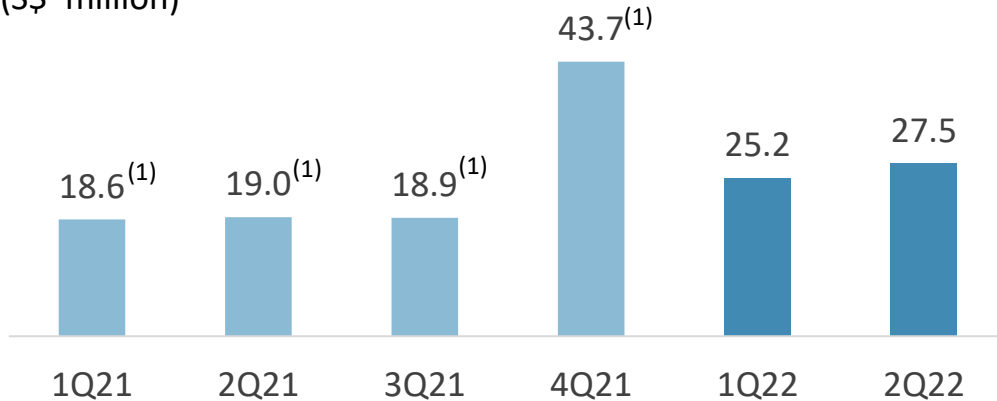
Notes

(1) As at 30 June 2022

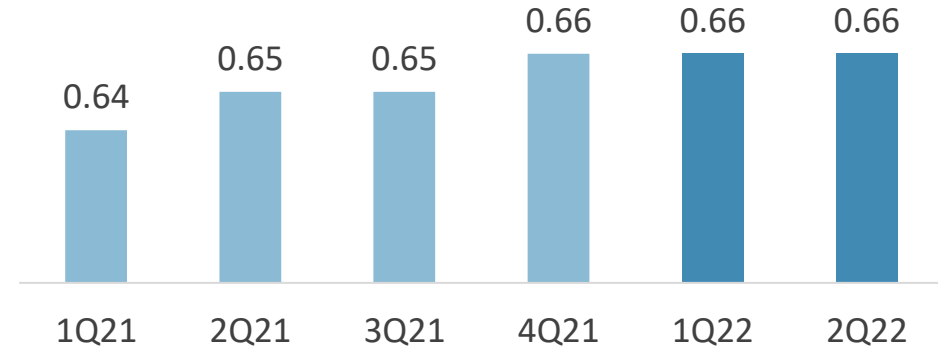
(2) Computed based on June 2022 exchange rate of JPY 97.09 = SGD 1

Stable DPU since 1Q21

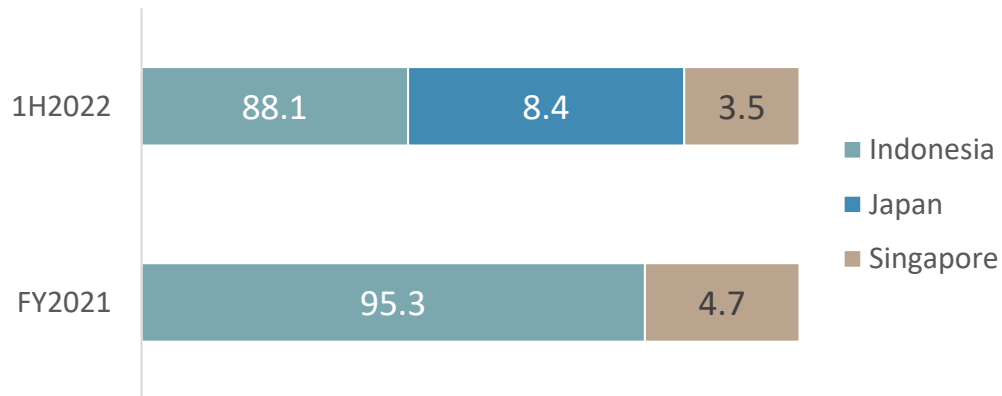
Net property and other income (NPI) (S\$' million)



Distribution per unit (DPU) (Singapore cents)



NPI — Reduced concentration risk (%)



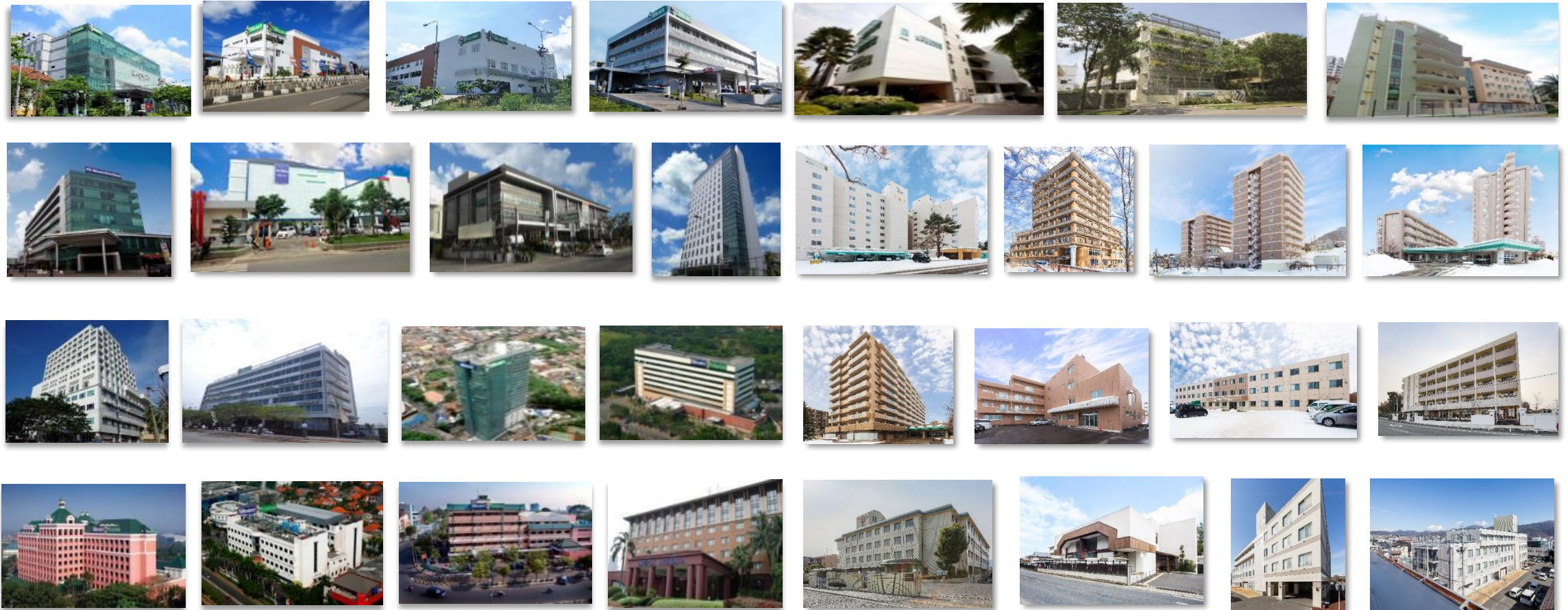
Enhanced 3rd party tenant diversification

3rd party tenants	<ol style="list-style-type: none"> 1. Hikari Heights Varus Co., Ltd *New* 2. Safety Life Co., Ltd *New* 3. Orchard Care Co., Ltd *New* 4. The Lantor Residence Pte. Ltd. 5. Pacific Healthcare Nursing Home Pte. Ltd. 6. Pacific Eldercare and Nursing Pte. Ltd 7. PT Metropolis Propertindo Utama and subsidiaries
Non-3rd party tenants	<ol style="list-style-type: none"> 1. PT Lippo Karawaci Tbk 2. PT Siloam International Hospitals Tbk *New*

Notes

- (1) In FY 2021, the Trust completed the restructuring exercise for the master lease agreements of 14 of First REIT's hospital assets (the "Restructured MLAs") and extended a one-month and half-month rental rebates to Indonesia malls and hotels respectively in July 2021. The Net Property and Other Income includes rental straight lining adjustments in relation to the Restructured MLAs and the recovery of expenses in relation to the settlement agreements dated 7 December 2021 for the full and final settlement of any and all claims which PT TPI may have against PT SK in relation to the terminated development works in Surabaya

First REIT is striking a balance with growth and stability



With strong sponsor support and 2.0 Growth Strategy in motion, First REIT remains committed to balancing growth and stability in its portfolio, delivering sustainable distributions to unitholders.

