

FOR IMMEDIATE RELEASE

FIRST REIT SECURES JPY1.66 BILLION SOCIAL LOAN FROM SHINSEI BANK

- Diversifies funding sources and optimises financial position which is in line with First REIT 2.0 Growth Strategy
- Shinsei Social Loan to deliver positive social impact, contributing to United Nations Sustainable Development Goals
- Funds were earmarked for the acquisitions of the trust beneficial interest in each of two Japan nursing homes, Komaki and Ayase, announced on 21 September 2022
 - Acquisitions of the trust beneficial interest in each of Komaki and Ayase were completed on 27 September 2022 and today respectively

SINGAPORE – 29 September 2022 – First REIT Management Limited, as manager (the “**Manager**”) of First Real Estate Investment Trust (“**First REIT**” or the “**Trust**”), today announced that First REIT Japan 2 *Godo Kaisha*¹ (“**FRJ2 GK**”) has secured a JPY1.66 billion (approximately S\$16.9 million²) non-recourse social loan (the “**Shinsei Social Loan**”) from Shinsei Bank, Limited (“**Shinsei Bank**”), a leading diversified Japanese financial institution.

The full proceeds from this Shinsei Social Loan partially funded the approximately JPY2.6 billion (approximately S\$26.3 million²) acquisitions by FRJ2 GK of the trust beneficial interest (“**TBI**”) in each of Loyal Residence Ayase (“**Ayase**”) and Medical Rehabilitation Home Bon Séjour Komaki (“**Komaki**”) ³ (collectively, the “**Acquisitions**”). The remaining financing of the Acquisitions was funded by SGD debt. The acquisition of the TBI in Komaki was completed on 27 September 2022 and the acquisition of the TBI in Ayase was completed today.

¹ As announced by the Manager on 21 September 2022, Perpetual (Asia) Limited (in its capacity as trustee of First REIT), has through its wholly-owned subsidiary, OUELH Japan Medical Facilities Pte. Ltd., entered into a *Tokumei Kumiai* agreement, or silent partnership agreement, with First REIT Japan 2 *Godo Kaisha*.

² Based on an illustrative exchange rate of S\$1.00 = JPY98.

³ As announced by the Manager on 21 September 2022.

Commenting on this new loan facility, **Mr Victor Tan, Executive Director and Chief Executive Officer of the Manager**, said, “Having successfully priced Singapore’s first healthcare social bond in April 2022, we are pleased to have secured a second funding facility that also ties financing to achieving specific social benefit outcomes that contribute to the United Nations Sustainable Development Goals. This diversification of our funding sources with social bonds or loans not only optimises our financial position but is also a reflection of our resolution to ride on sustainability and demographics megatrends. As we roll out our 2.0 Growth Strategy, First REIT as a healthcare REIT will continue to focus on enhancing value for our unitholders while also creating meaningful social impact.”

Shinsei Bank assessed that the social impact from providing funding for the Acquisitions include securing houses where elderly people can lead their daily lives with a peace of mind, and promoting women’s active participation in society. Given these social impacts, Shinsei Bank opined that this Shinsei Social Loan can contribute to the United Nations Sustainable Development Goals of Good Health and Well-Being (“**Goal 3**”), Gender Equality (“**Goal 5**”), as well as Decent Work and Economic Growth (“**Goal 8**”).

With this Shinsei Social Loan, social loans and bonds will comprise about one quarter of First REIT’s debt. The Shinsei Social Loan is not expected to have any material impact on the Trust’s leverage ratio for the financial period ending 31 December 2022.

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About First REIT

First Real Estate Investment Trust (“First REIT”) is a real estate investment trust constituted by the Trust Deed entered into on 19 October 2006 between First REIT Management Limited (formerly Bowsprit Capital Corporation Limited) as the Manager and HSBC Institutional Trust Services (Singapore) Limited as the Trustee. First REIT was listed on the Singapore Exchange Securities Trading Limited on 11 December 2006. On 1 March 2018, HSBC Institutional Trust Services (Singapore) Limited retired as the Trustee of First REIT in favour of Perpetual (Asia) Limited.

First REIT is Singapore's first healthcare real estate investment trust that aims to invest in a diversified portfolio of income-producing real estate and / or real estate-related assets in Asia that are primarily used for healthcare and / or healthcare-related purposes. Managed by First REIT Management Limited, First REIT has a portfolio of 32 properties with 11 hospitals, two integrated hospital & malls, one integrated hospital & hotel and one hotel & country club, located in Indonesia, three nursing homes in Singapore and 14 nursing homes in Japan.

Its hospital assets in Indonesia are operated by PT Siloam International Hospitals Tbk, a subsidiary of PT Lippo Karawaci Tbk, a strong brand name in the Indonesian healthcare industry supported by a team of international healthcare professionals whereas The Imperial Aryaduta Hotel & Country Club and Hotel Aryaduta Manado are operated by The Aryaduta Hotel and Resort Group. The Lippo Plaza Kupang and Lippo Plaza Buton are managed by PT Lippo Malls Indonesia. In Singapore, the nursing homes at Bukit Merah and Bukit Panjang are operated by Pacific Healthcare Nursing Home Pte. Ltd. and Pacific Eldercare and Nursing Pte. Ltd., respectively. The Lentor Residence is operated by The Lentor Residence Pte. Ltd. In Japan, seven nursing homes are operated by Hikari Heights Varus Co., Ltd, two nursing homes are operated by Safety Life Co., Ltd , three nursing homes are operated by Orchard Care Co., Ltd., one nursing home operated by Social Welfare Research Institute Co., Ltd, and one nursing home operated by Benesse Style Care Co., Ltd.

Through First REIT, investors can participate in an asset class that has a focus towards Asia's growing healthcare sector, which is boosted by an increase in life expectancy in Indonesia, Japan, Singapore and the rest of Southeast Asia.

For the latest news from First REIT, visit www.first-reit.com

IMPORTANT NOTICE

The value of units in First REIT ("Units") and the income derived from them may fall as well as rise. The 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. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders of First REIT may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (the "SGX-ST"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This document is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of First REIT is not necessarily indicative of the future performance of First REIT. This document 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.