

FIRST REIT

ASIA'S PREMIER HEALTHCARE TRUST

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

COMPLETION OF THE ACQUISITION OF A SUBSIDIARY BY FIRST REIT MANAGEMENT LIMITED, IN ITS PERSONAL CAPACITY

1. INTRODUCTION

First REIT Management Limited, in its capacity as manager of First Real Estate Investment Trust (“**First REIT**”, and as manager of First REIT, the “**Manager**”), refers to its earlier announcements (1) dated 8 December 2021 titled “Proposed Acquisition of 12 Nursing Homes Located in Japan and the Proposed Settlement in Respect of the Terminated Development Works Adjacent to Siloam Hospitals Surabaya” (the “**Transaction Announcement**”) and (2) dated 1 March 2022 titled “Completion of the Proposed Acquisition of 12 Nursing Homes Located in Japan and Issue and Listing of Consideration Units”.

As announced in the Transaction Announcement, Perpetual (Asia) Limited, in its capacity as trustee of First REIT (the “**Trustee**”), had on 7 December 2021 entered into a sale and purchase agreement with OUE Lippo Healthcare Limited (“**OUELH**”) for the proposed acquisition from OUELH of 100.0% of the issued and paid-up share capital of OUELH Japan Medical Facilities Pte. Ltd. (“**JMF**”) (the “**Proposed JMF Acquisition**”). JMF indirectly owns a 100.0% interest in 12 nursing homes located in Japan through OUELH Japan First *Tokutei Mokuteki Kaisha* (“**OUELH TMK (Japan)**”).

Completion of the Proposed JMF Acquisition was subject to and conditional upon satisfaction or waiver (as the case may be) of, among other conditions, the replacement of OUELH Japan Management Co., Ltd. (“**HJKK**”) as the asset management company of OUELH TMK (Japan) with an asset management company agreed to by the Trustee and Shinsei Bank Limited and the cessation of the asset management business of HJKK (the “**Relevant Condition**”). It is a requirement in Japan that asset management services are to be provided by a licensed asset manager.

2. REPLACEMENT OF HJKK AS THE ASSET MANAGEMENT COMPANY OF OUELH TMK (JAPAN)

Further to the Relevant Condition and prior to completion of the Proposed JMF Acquisition on 1 March 2022, FRM Japan Management Co., Ltd. (“**FRMJM**”), which was an indirect wholly-owned subsidiary of OUELH, replaced HJKK as the asset management company in Japan providing asset management services to OUELH TMK (Japan). FRMJM is an asset manager licensed by the Tokyo Metropolitan Government.

3. COMPLETION OF THE ACQUISITION OF FRMJM BY FIRST REIT MANAGEMENT LIMITED, IN ITS PERSONAL CAPACITY

As FRMJM is providing asset management services to only OUE LH TMK (Japan), First REIT Management Limited, in its personal capacity, intends to acquire FRMJM. Through the acquisition of 100.0% of the issued and paid-up share capital of FRMJM, First REIT Management Limited, in its personal capacity, would have oversight over the operations and activities of FRMJM as sole shareholder of FRMJM, thereby ensuring the alignment of interests of First REIT Management Limited's asset management company in Japan in supporting First REIT's existing portfolio and future growth in the Japan market.

Accordingly, on 29 March 2023, First REIT Management Limited, in its personal capacity, had entered into a share purchase agreement with OLH (FTZ) Pte. Ltd. ("**OLH**"), which is an indirect wholly-owned subsidiary of OUE LH, for the acquisition from OLH of 100.0% of the issued and paid-up share capital of FRMJM (the "**FRMJM Acquisition**").

The Manager wishes to announce that First REIT Management Limited, in its personal capacity, has completed the FRMJM Acquisition today, following which FRMJM is now a wholly-owned subsidiary of First REIT Management Limited.

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

31 March 2023

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 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 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.