

FIRST REIT

ASIA'S PREMIER HEALTHCARE TRUST

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

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited, First REIT Management Limited, as manager of First Real Estate Investment Trust (“**First REIT**”, and the manager of First REIT, the “**Manager**”), wishes to announce the following transactions for the period from 1 January 2023 to 30 June 2023:

Incorporation of Subsidiaries

(1) First REIT has incorporated the following wholly-owned subsidiaries:

Name of company	:	First REIT Japan Holdings One Pte. Ltd.
Date of incorporation	:	17 February 2023
Country of incorporation	:	Singapore
Issued share capital	:	S\$35,104.00
Principal activity	:	Other holding companies

Name of company	:	First REIT Japan Holdings Two Pte. Ltd.
Date of incorporation	:	17 February 2023
Country of incorporation	:	Singapore
Issued share capital	:	S\$1.00
Principal activity	:	Other holding companies

(2) First REIT Japan Holdings One Pte. Ltd., a wholly-owned subsidiary of First REIT, has incorporated the following wholly-owned subsidiary:

Name of company	:	YAYOI ISH (<i>Ippan-Shadan-Hojin</i>)
Date of incorporation	:	9 February 2023
Country of incorporation	:	Japan

Issued share capital : JPY 3,500,000
Principal activity : Acquisition, holding and disposition of equity investment in a company for the purpose of holding, managing and disposing of real estate or real estate trust beneficiary right

(3) YAYOI ISH (*Ippan-Shadan-Hojin*), an indirect wholly-owned subsidiary of First REIT, has incorporated the following wholly-owned subsidiaries:

Name of company : YAYOI GK (*Godo-Kaisha*)
Date of incorporation : 2 March 2023
Country of incorporation : Japan
Issued share capital : JPY200,000
Principal activity : Acquisition, management and disposal of real estate trust beneficiary right

Name of company : YAYOI TMK (*Tokutei-Mokuteki-Kaisha*)
Date of incorporation : 8 March 2023
Country of incorporation : Japan
Issued share capital : JPY400,000
Principal activity : Acquisition, management and disposal of specific assets in accordance with asset securitization plans based on the Act on Asset Securitization Acquisition, holding and disposition of real estate

The above transactions are not expected to have a material effect on the net tangible assets or earnings per share of First REIT group for the financial year ending 31 December 2023.

By Order of the Board
First REIT Management Limited
(as manager of First Real Estate Investment Trust)
(Company registration no. 200607070D)

Tan Kok Mian Victor
Executive Director and Chief Executive Officer

1 August 2023