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 at Hilton Singapore Orchard (333 Orchard Road, Singapore 238867), Grand Ballroom, Level 6, Orchard Wing on Tuesday, 23 June 2026 at 2.00 p.m. (the "**EGM**"), for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular to Unitholders dated 29 May 2026 (the "**Circular**"), a copy of which may be accessed at First REIT's website at the URL https://www.first-reit.com):

ORDINARY RESOLUTION

1. THE PROPOSED HOSPITAL DIVESTMENTS, AS INTERESTED PERSON TRANSACTIONS AND AS MAJOR TRANSACTIONS

That, in accordance with Rule 906(1)(a) of the Listing Manual and Paragraph 5.2(b) of the Property Funds Appendix:

(i) approval be and is hereby given for the proposed divestment of the properties held by First REIT known as (a) Siloam Sriwijaya (Palembang), (b) Siloam Hospitals Purwakarta, (c) Siloam Hospitals Lippo Village, (d) Siloam Hospitals Kebon Jeruk, (e) Siloam Hospitals Bali (Denpasar), (f) Siloam Hospitals Kupang, (g) Siloam Hospitals Baubau and (h) Siloam Hospitals Manado (collectively, the "**Hospital Properties**" and each, a "**Hospital Property**") to PT Siloam International Hospitals Tbk and/or certain of its subsidiaries (collectively, the "**Hospital Purchasers**" and each, a "**Hospital Purchaser**"), for an aggregate divestment consideration of IDR5.1 trillion (approximately S$389.2 million) (subject to completion adjustments) by way of an Ordinary Resolution[1] (the "**Proposed Hospital Divestments**"), on the terms and conditions set out in the conditional sale and purchase agreements entered into between the Hospital Vendors and the respective Hospital Purchasers dated 1 April 2026 (collectively, the "**Hospital SPAs**") in respect of the proposed indirect divestment of each Hospital Property pursuant to the Proposed Hospital Divestments, and the entry into the Hospital SPAs, 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 Hospital Divestments;

(iii) approval be and is hereby given for the entry by Perpetual (Asia) Limited (in its capacity as trustee of First REIT (the "**Trustee**")) (whether directly or indirectly through its subsidiaries) into all agreements and transactions in connection with the Proposed Hospital Divestments and all ancillary agreements contemplated thereby or incidental thereto, or which are necessary to give effect to the Proposed Hospital Divestments; and

1 "**Ordinary Resolution**" refers to a resolution proposed and passed as such by a majority being greater than 50.0% of the total number of votes cast for and against such resolution at a meeting of Unitholders in accordance with the provisions of the trust deed dated 19 October 2006 constituting First REIT, entered into between the Trustee and the Manager (as defined herein), as amended, varied or supplemented from time to time.

(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 "**Hospital 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 Hospital Divestments and all transactions contemplated under the Hospital 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.

ORDINARY RESOLUTION

2. THE PROPOSED NON-CORE DIVESTMENTS, AS INTERESTED PERSON TRANSACTIONS AND AS MAJOR TRANSACTIONS

That, in accordance with Rule 906(1)(a) of the Listing Manual and Paragraph 5.2(b) of the Property Funds Appendix:

(i) approval be and is hereby given for:

(a) the proposed divestment of the properties held by First REIT known as (I) Lippo Plaza Baubau and (II) Hotel Aryaduta Manado (collectively, the "**LK Non-Core Properties**" and each, a "**LK Non-Core Property**") to PT Lippo Karawaci Tbk ("**LK**") and/or certain of its subsidiaries, for an aggregate divestment consideration of S$53.3 million (approximately IDR701 billion) (subject to adjustments for landlord-related capital expenditure) (the "**Proposed LK Non-Core Divestments**"), on the terms and conditions set out in the conditional sale and purchase agreements entered into between the LK Vendors and the respective LK Purchasers dated 1 April 2026 (collectively, the "**Non-Core LK SPAs**") in respect of the proposed divestment of each LK Non-Core Property pursuant to the Proposed LK Non-Core Divestments; and

(b) the proposed granting of a conditional prepaid lease by PT Nusa Bahana Niaga ("**PT NBN**"), a wholly-owned subsidiary of First REIT, to PT Bumi Sarana Sejahtera ("**PT BSS**"), a wholly-owned subsidiary of PT Metropolis Propertindo Utama, of the rights, title, interest, entitlements, and obligations to occupy, possess, operate, manage, and commercially exploit Lippo Plaza Kupang located at Jl. R.W. Monginsidi, Kel. Fatululi, Kec. Oebobo Kupang, Nusa Tenggara Timur ("**LPK**") for commercial purposes, for a consideration of S$29.1 million (approximately IDR382.8 billion) (the "**Proposed MPU Non-Core Lease**", and together with the Proposed LK Non-Core Divestments, the "**Proposed Non-Core Divestments**"), on the terms and conditions set out in the conditional prepaid lease of commercial rights entered into between PT NBN and PT BSS dated 1 April 2026 (the "**Non-Core Lease Agreement**", and together with the Non-Core LK SPAs, the "**Non-Core SPAs**") in respect of the Proposed MPU Non-Core Lease,

by way of an Ordinary Resolution, and the entry into the Non-Core SPAs, 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 Non-Core Divestments;

(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 Non-Core Divestments and all ancillary agreements contemplated thereby or incidental thereto, or which are necessary to give effect to the Proposed Non-Core Divestments; and

(iv) the Manager, any 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 "**Non-Core 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 Non-Core Divestments and all transactions contemplated under the Non-Core Divestment Documents, and in this connection, 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
(in its capacity as manager of First Real Estate Investment Trust)
(Company Registration No. 200607070D)

Kelvin Chua
Company Secretary
Singapore
29 May 2026

Important Notice:

Format of Meeting

1. The EGM will be held, in a wholly physical format, at Hilton Singapore Orchard (333 Orchard Road, Singapore 238867), Grand Ballroom, Level 6, Orchard Wing on Tuesday, 23 June 2026 at 2.00 p.m.. Unitholders, including Central Provident Fund ("**CPF**") and Supplementary Retirement Scheme ("**SRS**") investors, and (where applicable) duly appointed proxies and representatives will be able to ask questions and vote at the EGM by attending the EGM in person and they should bring along their original NRIC/passport for registration on the day of the EGM. There will be no option for Unitholders to participate virtually.

   Printed copies of this Notice, the accompanying Proxy Form (as defined below) and the Request Form will be sent by post to Unitholders. These documents will also be published on First REIT's website at the URL https://www.first-reit.com and on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") website at the URL https://www.sgx.com/securities/company-announcements.

Appointment of Proxy(ies)

2. A Unitholder who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote at the EGM. Where such Unitholder's instrument appointing a proxy(ies) ("**Proxy Form**") appoints more than one proxy, the proportion of the unitholding concerned to be represented by each proxy shall be specified in the Proxy Form.

   A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the EGM, but each proxy must be appointed to exercise the rights attached to a different unit in First REIT ("**Unit**") or Units held by such Unitholder. Where such Unitholder's Proxy Form appoints more than two proxies, the number and class of Units in relation to which each proxy has been appointed shall be specified in the Proxy Form.

   "**Relevant intermediary**" has the meaning ascribed to it in Section 181 of the Companies Act 1967.

   A Unitholder who wishes to appoint a proxy(ies) must complete the Proxy Form before submitting it in the manner set out below.

3. A proxy need not be a Unitholder of First REIT. A Unitholder may choose to appoint the Chairman of the EGM as his/her/its proxy.

4. The Proxy Form must be submitted in the following manner:

   (a) if submitted personally or by post, be lodged at the Unit Registrar's office at Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) if submitted electronically, be submitted via email to the Unit Registrar at srs.proxy@boardroomlimited.com,

   and in each case, must be lodged or received (as the case may be) by 2.00 p.m. on Saturday, 20 June 2026, being not less than 72 hours before the time appointed for holding the EGM.

   A Unitholder who wishes to submit a Proxy Form personally, by post or via email can either use the printed copy of the Proxy Form which is sent to him/her/it by post or download a copy of the Proxy Form from First REIT's website or the SGX-ST website, and complete and sign the Proxy Form, before submitting it personally or by post to the address provided above, or before scanning and sending it by email to the email address provided above.

5. CPF and SRS investors:

   (a) may vote at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or

   (b) may appoint the Chairman of the EGM as proxy to vote on their behalf at the EGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on Thursday, 11 June 2026.

Submission of Questions

6. Unitholders, including CPF and SRS investors, may submit substantial and relevant questions related to the resolutions to be tabled for approval at the EGM in advance of the EGM:

   (a) by post to the Manager's registered address at 333 Orchard Road, #33-02, Singapore 238867; or

   (b) via email to the Manager at ir@first-reit.com.

   When submitting questions by post or via email, Unitholders should also provide the following details: (i) the Unitholder's full name; (ii) the Unitholder's address; and (iii) the manner in which the Unitholder holds units in First REIT (e.g., via CDP, CPF and/or SRS), for verification purposes.

   All questions submitted in advance of the EGM must be received by 5.00 p.m. on Wednesday, 10 June 2026.

7. The Manager will address all substantial and relevant questions received from Unitholders by the 5.00 p.m. on Wednesday, 10 June 2026 deadline, by publishing its responses to such questions on First REIT's website at the URL https://www.first-reit.com and on the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements at least 48 hours prior to the closing date and time for the lodgement/receipt of the Proxy Form. The Manager will respond to questions or follow-up questions submitted after the 5.00 p.m. on Wednesday, 10 June 2026 deadline either within a reasonable timeframe before the EGM, or at the EGM itself. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

8. Unitholders, including CPF and SRS investors, and (where applicable) duly appointed proxies and representatives can also ask the Chairman of the EGM substantial and relevant questions related to the resolutions to be tabled for approval at the EGM, at the EGM itself.

Access to Documents

9. The Circular has been published and may be accessed on the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements. The Circular may also be accessed on First REIT's website at the URL https://www.first-reit.com by clicking on the hyperlink "**Circulars and Prospectus**".

   Unitholders may request for printed copies of the Circular by completing and submitting the Request Form in the following manner:

   (a) if submitted personally or by post, be lodged at the Unit Registrar's office at Boardroom Corporate & Advisory Services Pte. Ltd., at 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) if submitted electronically, be submitted via email to the Unit Registrar at srs.requestform@boardroomlimited.com,

   and in each case, must be lodged or received (as the case may be) by 5:00 p.m. on Friday,12 June 2026.

10. Unitholders should check First REIT's website at the URL https://www.first-reit.com for the latest updates on the EGM.

Personal Data Privacy:

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents or service providers) for the processing, administration and analysis by the Manager and the Trustee (or their agents or service providers) of proxies and representatives appointed 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 or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager and the Trustee (or their agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and the Trustee (or their agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager and the Trustee (or their agents or service providers) in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.