SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN SECURITIES

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

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Name of Listed Issuer:
First Real Estate Investment Trust ("First REIT")
Type of Listed Issuer: Company/Corporation
Registered/Recognised Business Trust
✓ Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
Bowsprit Capital Corporation Limited ("Bowsprit")
Is more than one Substantial Shareholder/Unitholder giving notice in this form?
☐ No (Please proceed to complete Part II)
✓ Yes (Please proceed to complete Parts III & IV)
Date of notification to Listed Issuer:
01-Oct-2019

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

Subs	stantial Shareholder/Unitholder A
1.	Name of Substantial Shareholder/Unitholder:
	PT Trijaya Utama Mandiri ("PT Trijaya")
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
	☐ Becoming a Substantial Shareholder/Unitholder
	✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	20-Sep-2019
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	27-Sep-2019
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	PT Trijaya was only informed of the change in interest of Bridgewater International Ltd ("Bridgewater") in the units in First REIT (the "Units") on 27 September 2019.
7.	Quantum of total voting shares/units (including voting shares/units underlying rights/options/

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	230,877,457	230,877,457
As a percentage of total no. of voting shares/units:	0	29.03	29.03
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 229,698,057	Total 229,698,057

	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]
	1,179,400 Units were disposed by Bridgewater on 20 September 2019 (the "Disposal"). As a result of the Disposal, Bridgewater's direct interest was reduced to 82,414,284 Units (the "Bridgewater Units"). PT Trijaya holds more than 20% of the shares in PT Inti Anugerah Pratama ("PT IAP"), which is the intermediate holding company of Bridgewater. Accordingly, PT Trijaya has a deemed interest in the Bridgewater Units in which Bridgewater has an interest.
	In addition, PT Trijaya holds more than 20% of the shares in Lippo Capital Limited ("LCL"), which is an intermediate holding company of HKC Property Investment Holdings Limited ("HKC Property"). Admiralty Station Management Limited ("Admiralty") and HKC Property jointly hold Lippo ASM Asia Property Limited ("LAAPL"), which is the holding company of OUE Limited ("OUE"). OLH Healthcare Investments Pte. Ltd. ("OHI") is an indirect wholly-owned subsidiary of OUE Lippo Healthcare Limited, which in turn, is an indirect subsidiary of OUE, and Bowsprit is a subsidiary of OUE. Accordingly, PT Trijaya has a deemed interest in (i) th 63,690,090 Units in which Bowsprit has a direct interest and (ii) the 83,593,683 Units in which OHI has a direct interest (collectively, the "OUE Units").
	As a result of the Disposal, PT Trijaya has an aggregate interest in 229,698,057 Units, comprising the OUE Units in which OUE has an interest and the Bridgewater Units in which Bridgewater has an interest (the "PT Trijaya Units").
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
10.	Attachments (if any):
10.	Attachments (if any): (1) (The total file size for all attachment(s) should not exceed 1MB.)
10. 11.	(The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide:
	(The total file size for all attachment(s) should not exceed 1MB.)
	 (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced
	 (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement:
	 (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement:
11.	(The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
	 (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: Remarks (if any): The percentage of unit-holding set out above is calculated based on the total number of 795,322,908 Units
11.	(The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: (d) Remarks (if any):
11.	 (The total file size for all attachment(s) should not exceed 1MB.) If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"): (b) Date of the Initial Announcement: (c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement: Remarks (if any): The percentage of unit-holding set out above is calculated based on the total number of 795,322,908 Units in the size of the size

	Name of Substantial Shareholder/Unitholder:
	Mr. James Tjahaja Riady
	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
[✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholde
	Ceasing to be a Substantial Shareholder/Unitholder
Γ	Date of acquisition of or change in interest: 20-Sep-2019
	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	27-Sep-2019
	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	Mr. James Tjahaja Riady was only informed of the change in interest of Bridgewater in the Units on 27 September 2019.
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7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures:	0	230,877,457	230,877,457
As a percentage of total no. of voting shares/units:	0	29.03	29.03
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 229,698,057	Total 229,698,057

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

	Mr. James Tjahaja Riady effectively holds all the shares in PT Trijaya. Accordingly, Mr. James Tjahaha Riady has a deemed interest in the PT Trijaya Units in which PT Trijaya has an interest.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	Mr. James Tjahaja Riady effectively holds all the shares in PT Trijaya.
10.	Attachments (if any): 1
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(h) Date of the Initial American company
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	The percentage of unit-holding set out above is calculated based on the total number of 795,322,908 Units in issue.
Sub	stantial Shareholder/Unitholder C
1.	Name of Substantial Shareholder/Unitholder:
	Dr. Stephen Riady
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
J.	Becoming a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder

7. Quantum of total voting shares/u warrants/convertible debentures Unitholder before and after the tra	(conversion price I	_	
Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	230,877,457	230,877,457
As a percentage of total no. of voting shares/units:	0	29.03	29.03
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	0	229,698,057	229,698,057
As a percentage of total no. of voting shares/units:	0	28.88	28.88
8. Circumstances giving rise to deer [You may attach a chart in item 10 to interest arises] Dr. Stephen holds the entire issued shar company of PT IAP. PT IAP is the intermed Riady has a deemed interest in the Bridge In addition, Dr. Stephen Riady holds the	re capital of Sinovex Landing compagewater Units in which	imited, which is the into iny of Bridgewater. Acc n Bridgewater has an in	ermediate holding ordingly, Dr. Stephe Iterest. Group Limited, whice
an intermediate holding company of He the holding company of OUE. According which OUE has an interest.	C Property. Admiralty	and HKC Property joir	ntly hold LAAPL, wh
As a result of the Disposal, Dr. Stephen I	Riady has an aggregat	e interest in 229,698,05	57 Units, comprising

OUE Units in which OUE has an interest and the Bridgewater Units in which Bridgewater has an interest.

Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/

Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the

Explanation (if the date of becoming aware is different from the date of acquisition of, or the

Dr. Stephen Riady was only informed of the change in interest of Bridgewater in the Units on 27 September

change in, interest (if different from item 4 above, please specify the date):

Unitholders]

9.

4.

5.

6.

20-Sep-2019

27-Sep-2019

change in, interest):

Date of acquisition of or change in interest:

10.	Attachments (if any): 1
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the <u>first</u> notification which was announced
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(a) 45 digit transportion reference growth or of the relevant transportion in the Form 2
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	issue.
	The percentage of unit-holding set out above is calculated based on the total number of 795,322,908 Unit issue.

Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	1,179,400 Units
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	S\$1.07 per Unit
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	✓ Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	Others (please specify):

5.	ran	iculars of Individual submitting this notification form to the Listed Issuer:
	(a)	Name of Individual:
		Justin Ang
	(b)	Designation (if applicable):
		Associate
	(c)	Name of entity (if applicable):
		Allen & Gledhill LLP
Trai	nsactio	on Reference Number (auto-generated):
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