



CORPORATE PRESENTATION

MAY 2018



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The past performance of First REIT is not necessarily indicative of the future performance of First REIT.

OVERVIEW OF FIRST REIT



Siloam Hospitals Kupang & Lippo Plaza Kupang

FIRST REIT AT A GLANCE

01 WELL-DEFINED ACQUISITION STRATEGY

- Distinct growth strategy by **acquiring yield-accretive properties** in the healthcare and healthcare-related industry which fulfils its investment criteria

02 ASSET SIZE AND CLASS

- **20 Assets:** S\$1,349.3 million
- **Indonesia:** 12 hospitals, 2 integrated hospital & mall, 1 integrated hotel & hospital and 1 hotel & country club
- **Singapore:** 3 nursing homes
- **South Korea:** 1 hospital

03 RESILIENT HEALTHCARE- RELATED REAL ESTATE INVESTMENT TRUST IN SINGAPORE

- Mandated to invest in **quality, income-producing** healthcare and/or healthcare-related real estate assets in Asia

04 LEASING TENANCY ARRANGEMENT

- Long lease terms of **minimum 10 years up to 15 years** with step up escalation

05 FINANCING ARRANGEMENT

- Term loan with Banks
 - S\$388.2 million
- Fixed Rate Notes under the MTN Programme
 - S\$100.0 million

06 MARKET CAPITALISATION

- Market Capitalisation: S\$1.07 billion
- Sponsor Shareholding ≈ 28%
- Number of Unitholders ≈ 9,000 + (as at 8 March 2018)
- Total number of Units: 783,266,249

SUPERIOR HEALTHCARE PORTFOLIO

20 PROPERTIES ACROSS 3 REGIONS

First REIT has 20 properties across Indonesia, Singapore and South Korea



\$S\$1.35 bln

Total Assets-Under-Management

2021

Nearest date of rental renewals

350,850 sqm

Total GFA of Properties

100%

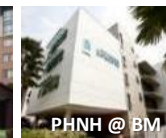
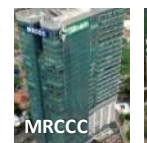
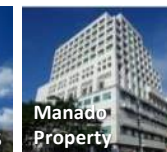
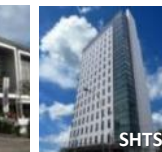
Total Committed Occupancy

5,092

Maximum number of beds/saleable rooms

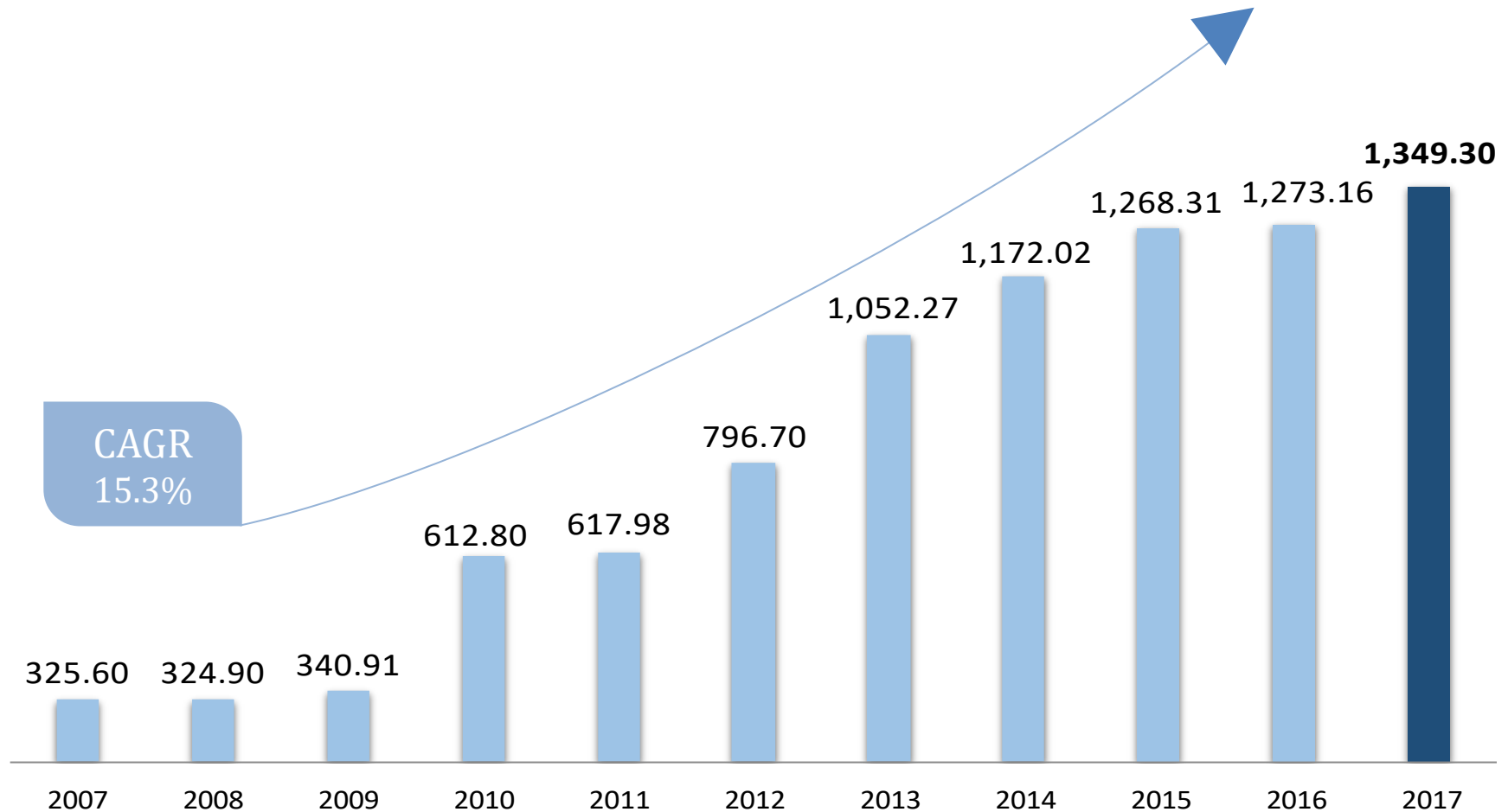
10-15 years

Long Lease terms with step up escalation



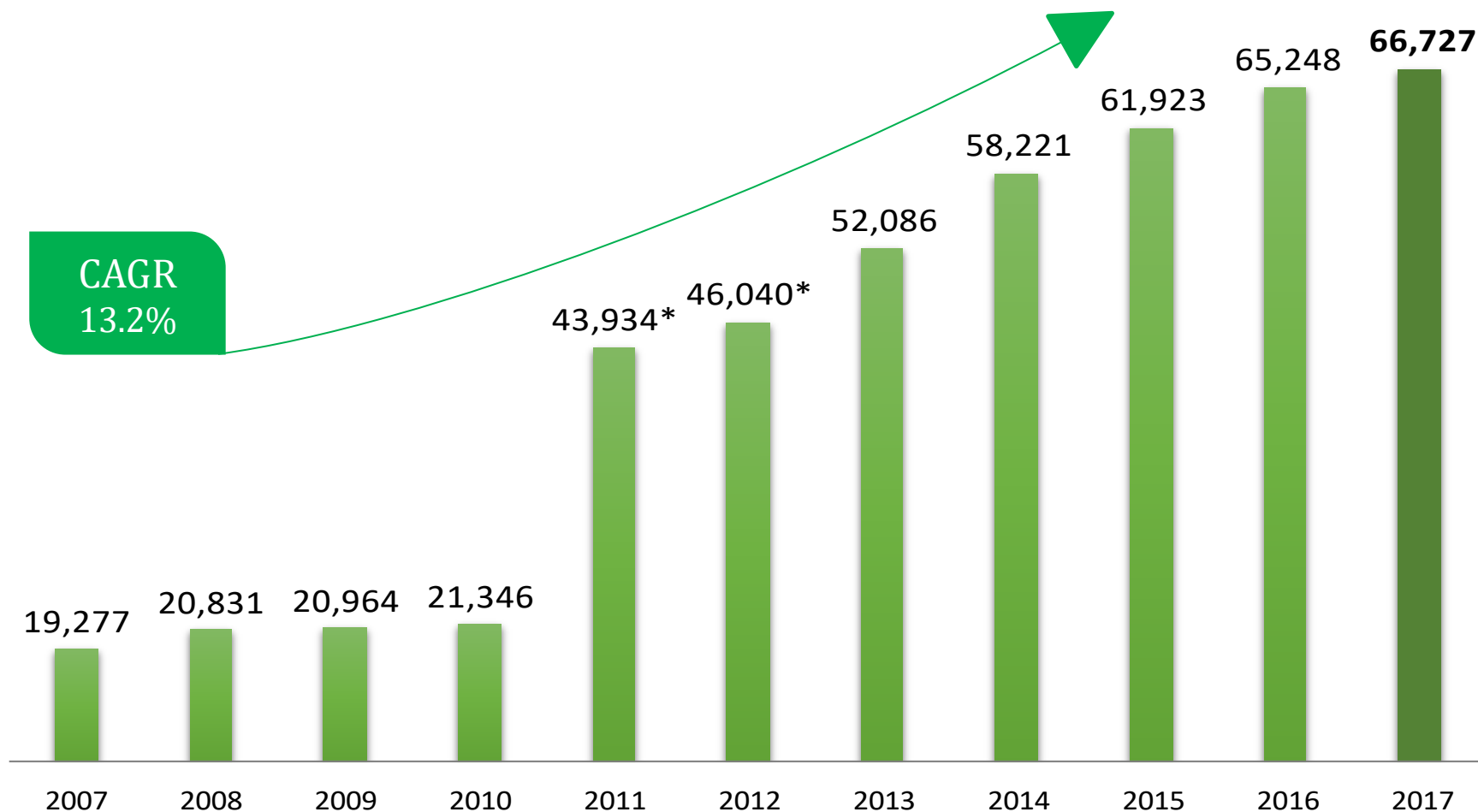
CONSISTENT GROWTH IN ASSET SIZE

ASSETS-UNDER-MANAGEMENT (\$\$'MILLION)



DISTRIBUTION INCOME ON THE UPTREND

DISTRIBUTABLE AMOUNT (\$\$'000)



LEASE STRUCTURE ENSURES CONSISTENT RETURNS

Stable, long-term master leases: 10 – 15 years per property

Indonesia properties' rental: Forex volatility is mitigated by pegging base rent to **SGD**

Singapore properties' rental: **SGD**

South Korea property rental: **USD**

Resilient rental structure in place

Indonesia

- Fixed base rental
- **Annual base rental escalation** (2x percentage increase of Singapore CPI, capped at 2%)
- Additional **variable rental growth component** as a function of total gross revenue of Indonesian assets

Singapore | South Korea

- Fixed base rental
- **Annual increment** of 2%

Triple-Net Leases

During the term of each of the Master Lease Agreements, the Master Lessee will bear all operating costs relating to the Properties, including:

- ▶ **Maintenance**
- ▶ **Certain taxes**
- ▶ **Insurance**

PORTFOLIO VALUATION GROWING FROM STRENGTH TO STRENGTH SINCE IPO

Property	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017 ⁽¹⁾	%
Indonesia													
Siloam Hospitals Lippo Village	132.5	139.0	138.5	146.8	147.3	153.8	158.1	158.2	162.1	161.4	161.7	163.3	12.1%
Siloam Hospitals Kebon Jeruk	71.2	75.1	74.1	81.2	82.0	85.9	88.4	90.3	91.9	94.7	96.0	96.8	7.2%
Siloam Hospitals Surabaya	23.6	25.8	26.2	27.4	29.7	30.9	31.7	32.6	33.2	33.3	30.2	29.2	2.2%
Imperial Aryaduta Hotel & Country Club	29.8	31.8	32.2	30.9	34.1	35.5	36.4	38.7	42.1	41.9	41.8	41.6	3.1%
Mochtar Riady Comprehensive Cancer Centre	-	-	-	-	216.0	217.5	223.3	240.1	253.2	264.3	252.8	262.0	19.4%
Siloam Hospitals Lippo Cikarang	-	-	-	-	41.3	41.3	42.9	45.4	46.0	46.7	48.7	52.0	3.9%
Siloam Hospitals Manado & Hotel Aryaduta Manado	-	-	-	-	-	-	96.5	100.2	104.2	104.7	104.3	104.9	7.8%
Siloam Hospitals Makassar	-	-	-	-	-	-	66.8	70.5	72.3	73.4	73.7	72.3	5.4%
Siloam Hospitals Bali	-	-	-	-	-	-	-	117.1	121.6	124.8	124.7	124.0	9.2%
Siloam Hospitals TB Simatupang	-	-	-	-	-	-	-	112.1	116.5	119.7	119.4	120.2	8.9%
Siloam Hospitals Purwakarta	-	-	-	-	-	-	-	-	38.1	39.1	41.0	41.0	3.0%
Siloam Sriwijaya	-	-	-	-	-	-	-	-	43.8	42.1	42.7	43.1	3.2%
Siloam Hospitals Kupang & Lippo Plaza Kupang	-	-	-	-	-	-	-	-	-	75.4	69.5	77.1	5.7%
Siloam Hospitals Labuan Bajo	-	-	-	-	-	-	-	-	-	-	20.6	21.0	1.6%
Siloam Hospitals Buton & Lippo Plaza Buton	-	-	-	-	-	-	-	-	-	-	-	29.6	2.2%
Siloam Hospitals Yogyakarta	-	-	-	-	-	-	-	-	-	-	-	27.3	2.0%
Subtotal	257.1	271.7	271.0	286.3	550.4	564.9	744.1	1,005.2	1,125.0	1,221.5	1,227.1	1,305.4	96.7%
Singapore													
PHNH @ Bukit Merah	-	12.6	12.0	11.4	11.1	11.0	10.8	10.7	10.5	10.3	10.0	9.8	0.7%
PHNHII @ Bukit Panjang	-	11.5	11.4	11.1	11.0	11.0	10.7	10.8	10.6	10.3	10.0	9.9	0.7%
The Lentor Residence	-	13.1	13.0	12.5	12.1	14.0	16.8	17.6	17.6	17.3	16.8	15.8	1.2%
Subtotal	-	37.2	36.4	35.0	34.2	36.0	38.3	39.1	38.7	37.9	36.8	35.5	2.6%
South Korea													
Sarang Hospital ⁽²⁾	-	-	-	-	-	17.1	14.3	8.0	8.3	8.9	9.3	8.4	0.6%
Grand Total	257.1	308.9	307.4	321.3	584.6	618.0	796.7	1,052.3	1,172.0	1,268.3	1,273.2	1,349.3	100%

Note

⁽¹⁾ All values are as at 31 December 2017 and in Singapore Dollars (S\$).

⁽²⁾ Based on the exchange rate of US\$1=S\$1.2940 (as at 28 Dec 2011), US\$1=S\$1.2224 (as at 31 Dec 2012), US\$1=S\$1.2645 (as at 31 Dec 2013), US\$1=S\$1.3214 (as at 31 Dec 2014), US\$1=S\$1.4136 (as at 31 Dec 2015), US\$1=S\$1.4467 (as at 31 Dec 2016) and US\$1= S\$1.3370 (as at 31 Dec 2017).

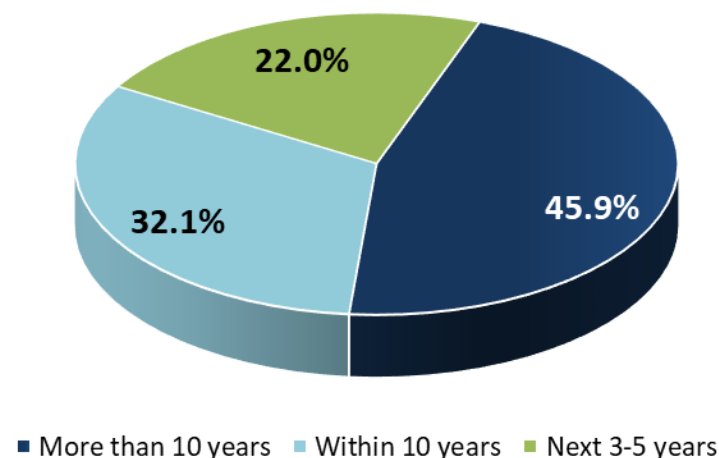
LONG WALE & LEASE EXPIRY PROFILE

EARLIEST LEASE RENEWALS IN 2021

Master Lease	Expiry
Sarang Hospital	Aug-21
Siloam Hospitals Lippo Village	Dec-21
Siloam Hospitals Kebon Jeruk	Dec-21
Siloam Hospitals Surabaya	Dec-21
Imperial Aryaduta Hotel & Country Club	Dec-21
Mochtar Riady Comprehensive Cancer Centre	Dec-25
Siloam Hospitals Lippo Cikarang	Dec-25
Pacific Healthcare Nursing Home @ Bukit Merah	Apr-27
Pacific Healthcare Nursing Home II @ Bukit Panjang	Apr-27
The Lantor Residence	Jun-27
Siloam Hospitals Manado & Hotel Aryaduta Manado	Nov-27
Siloam Hospitals Makassar	Nov-27
Siloam Hospitals Bali	May-28
Siloam Hospitals TB Simatupang	May-28
Siloam Hospitals Purwakarta	May-29
Siloam Sriwijaya	Dec-29
Siloam Hospitals Kupang & Lippo Plaza Kupang	Dec-30
Siloam Hospitals Labuan Bajo	Dec-31
Siloam Hospitals Buton & Lippo Plaza Buton	Oct-32
Siloam Hospitals Yogyakarta	Dec-32

Lease expiry profile as % of GFA

(as at 31 March 2018)



9.3 years

Weighted Average Lease Expiry (WALE)
(As at 31 March 2018)

1Q FY2018 FINANCIAL RESULTS



Siloam Hospitals Yogyakarta

KEY HIGHLIGHTS

2 ACQUISITIONS IN 2017 TO BOOST INCOME STREAM WITH STRONG GROWTH PIPELINE

► Completed 2 acquisitions in FY 2017

- **Siloam Hospitals Yogyakarta** on 22 December 2017 at a purchase price of S\$27.0 million, as part of a joint acquisition with LMIR Trust of the integrated Yogyakarta Property
- **Siloam Hospitals Buton & Lippo Plaza Buton** on 10 October 2017 at a purchase price of S\$28.5 million

► Portfolio size of **20 properties** across Indonesia, Singapore & South Korea, with total **assets-under-management** at **S\$1.35 billion**

► Financial Performance

	1Q 2018	1Q 2017	Y-O-Y ↑	FY 2017	FY 2016	Y-O-Y ↑
Gross Revenue (S\$'m)	28.7	27.2	5.8%	111.0	107.0	3.7%
Net Property Income (S\$'m)	28.4	26.9	5.8%	109.5	105.8	3.4%
Distributable Income (S\$'m)	16.9	16.6	1.8%	66.7	65.2	2.3%
DPU (cents)	2.15	2.14	0.5%	8.57	8.47	1.2%

► Annualised DPU of 8.72 cents translates to distribution yield of **6.4%**⁽¹⁾

► Maintained **gearing below 45%** despite significant growth in portfolio value, distributable amount and DPU

Note

⁽¹⁾ Based on closing price of S\$1.37 on 30 April 2018.

CONSISTANT GROWTH IN OPERATING PERFORMANCE

Acquired 10 hospitals,
2 integrated hospital & malls and 1
integrated hospital & hotel in the
last 8 years

Indonesia: 2010

- MRCC
- SHLC

Singapore: Mar 2011

- Divestment of Adam Road property

South Korea: Aug 2011

- Sarang Hospital

Indonesia: 2012

- MD Property
- SHMK

Indonesia: 2013

- SHBL
- SHTS

Indonesia: 2014

- SHPW
- SS

Indonesia: 2015

- SHS Asset Swap Deal
- Kupang Property

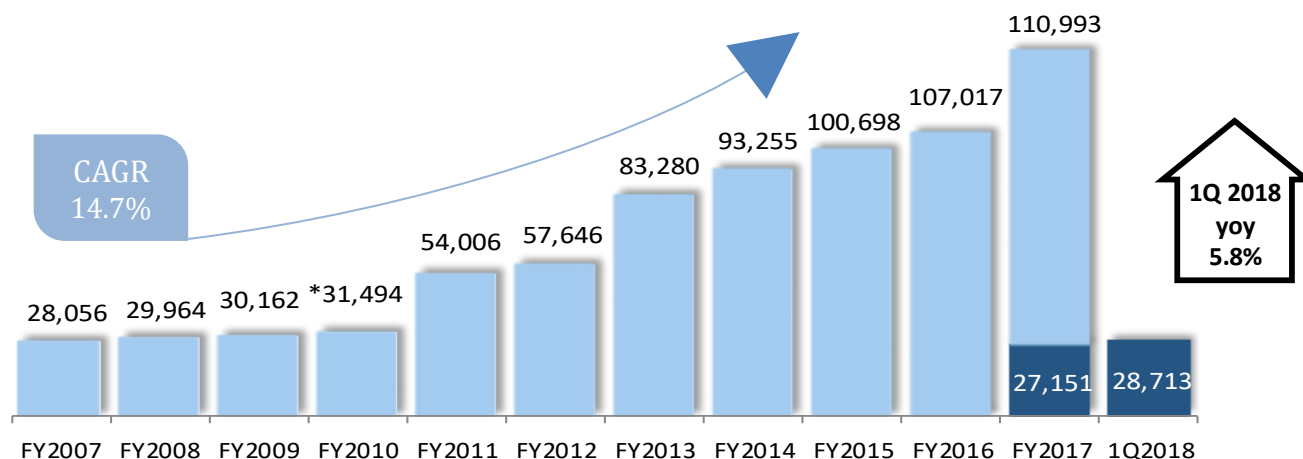
Indonesia: 2016

- SHLB

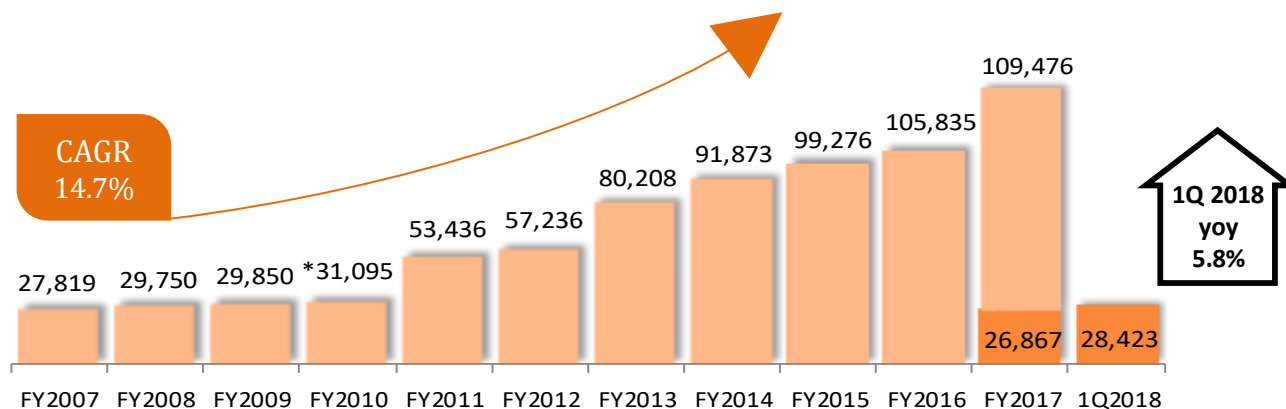
Indonesia: 2017

- Buton Property
- SHYG

Gross Revenue (S\$'000)



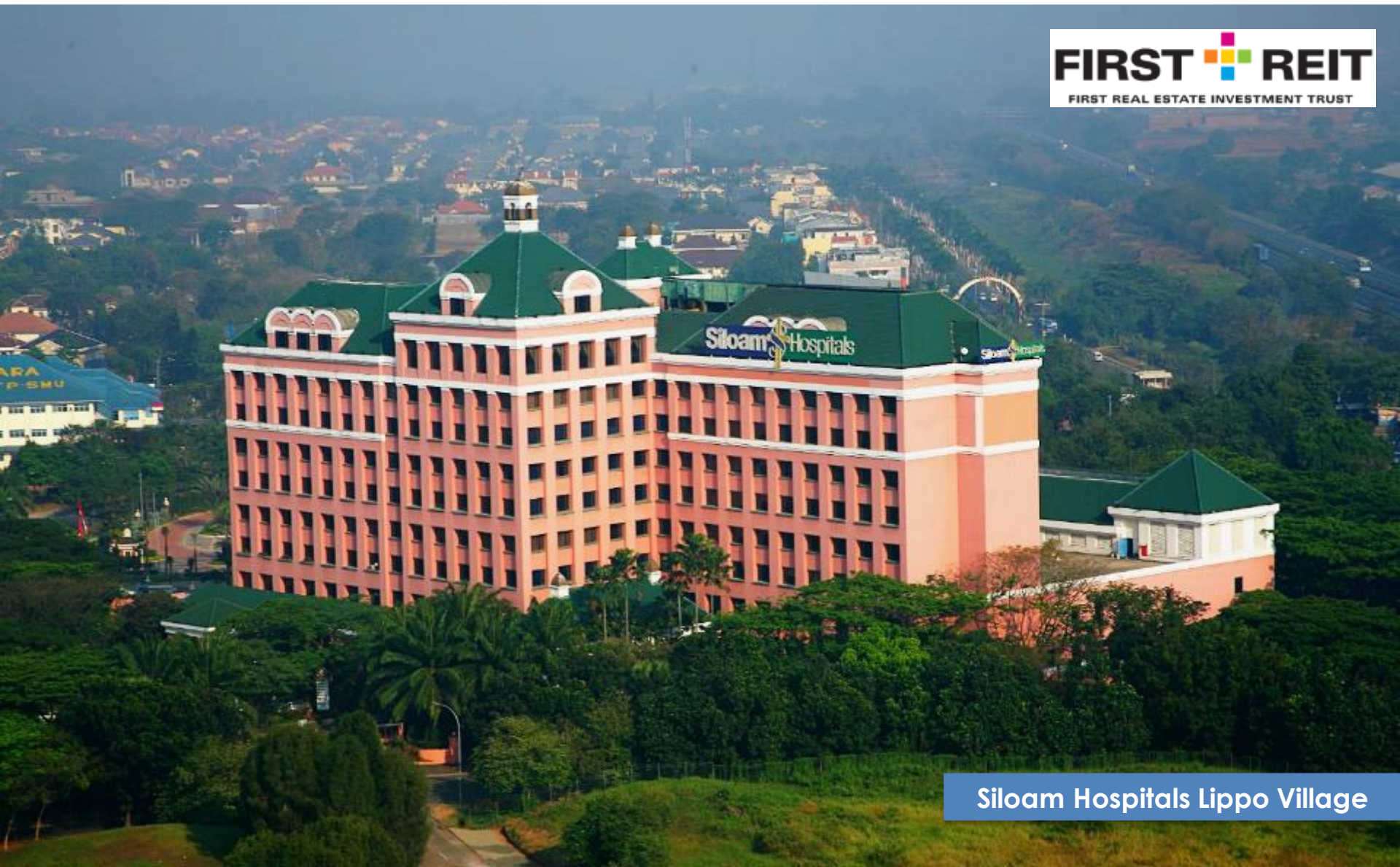
Net Property Income (S\$'000)



Note

*Includes deferred rental income from Adam Road property as at 31 December 2010, which was divested on 25 March 2011.

DPU AND PRICE COMPARISON

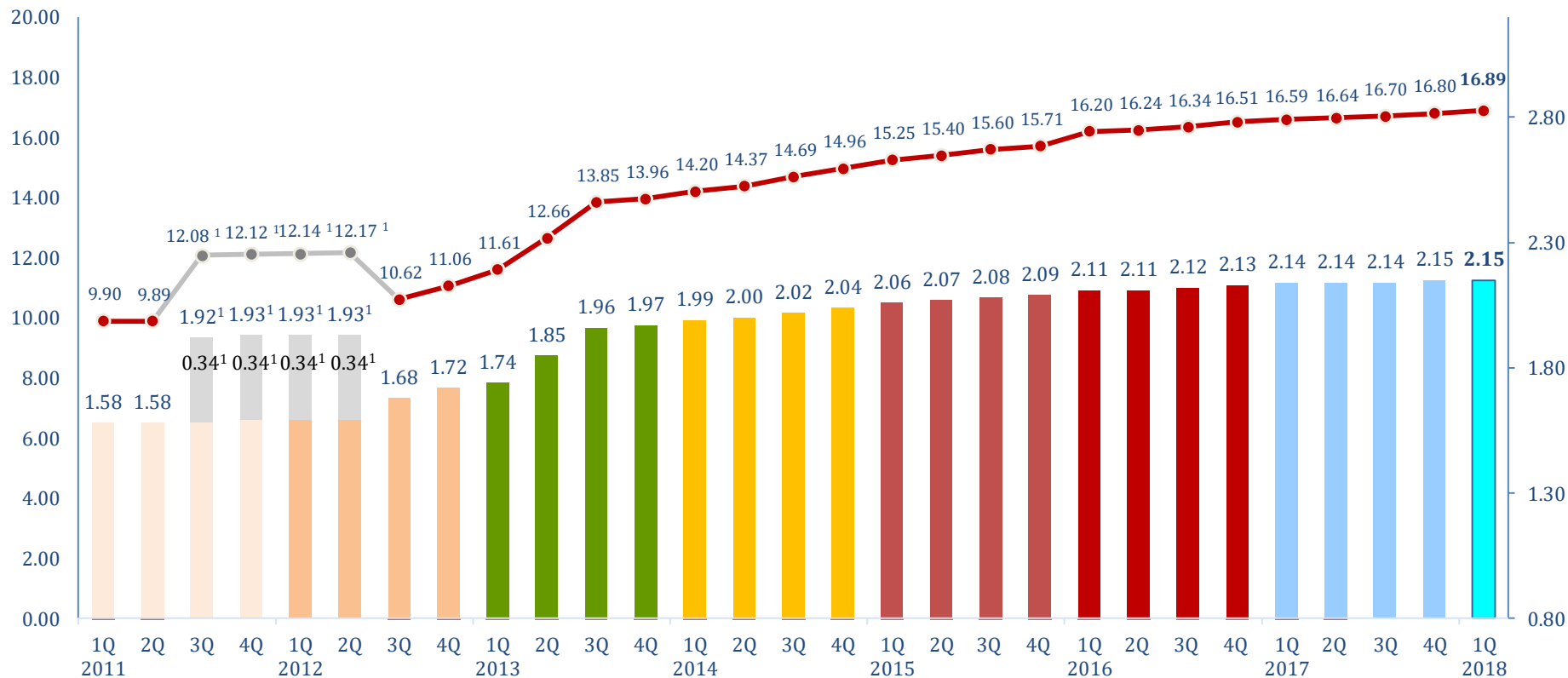


Siloam Hospitals Lippo Village

STEADY DPU & DISTRIBUTION GROWTH

DISTRIBUTABLE AMOUNT (S\$'MILLION)

DPU (SINGAPORE CENTS)



Note

⁽¹⁾ The other gain distribution is the gain on divestment of the Adam Road property recognised in 1Q 2011, and was paid in 3Q 2011, 4Q 2011, 1Q 2012 and 2Q 2012.

STRONG CASH DISTRIBUTION MODEL

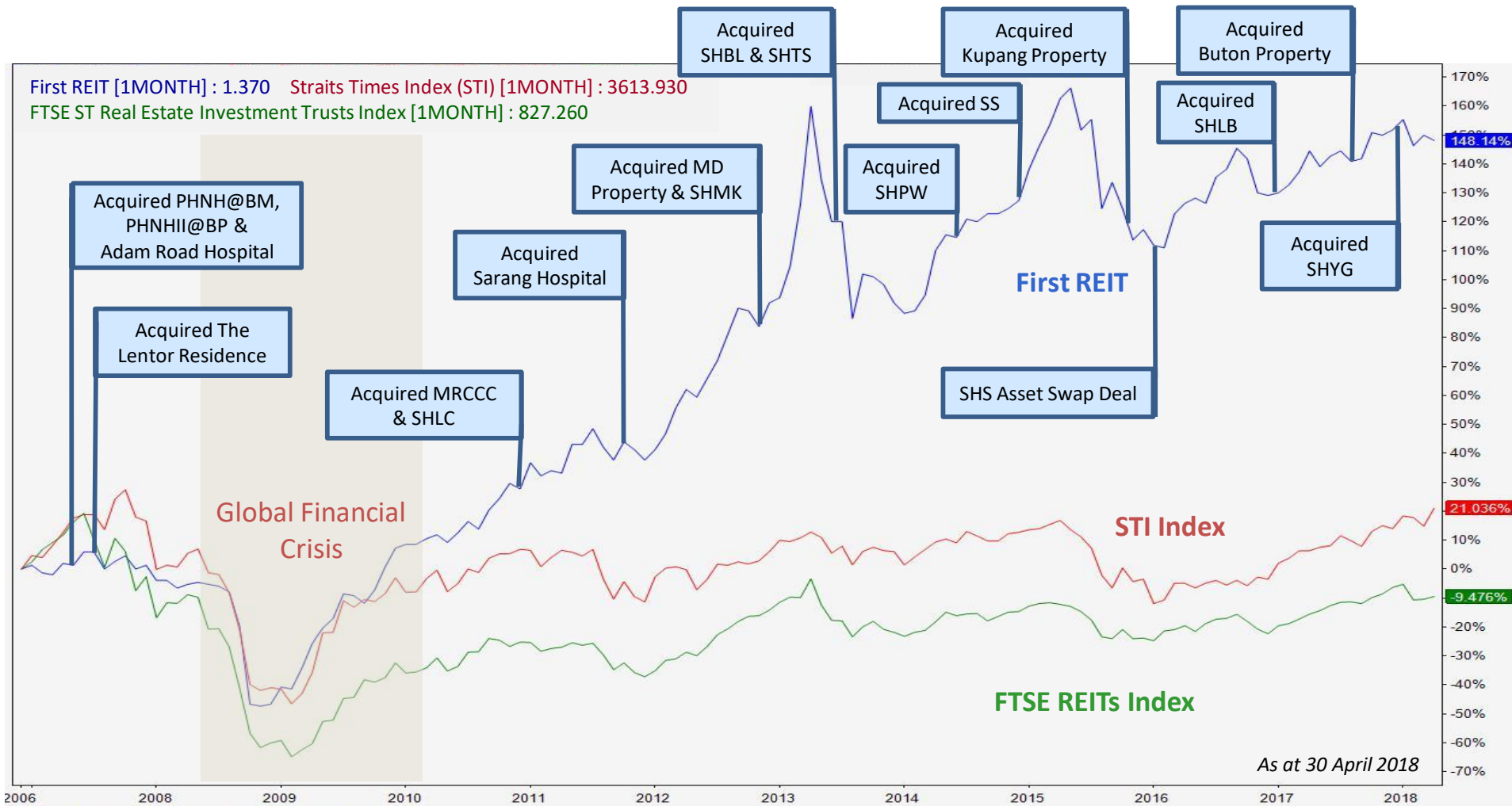
First REIT has maintained a payout policy of 100% of distributable income since listing in Dec 2006

Period	1 January 2018 to 31 March 2018
Distribution Per Unit	2.15¢
- Taxable	0.07¢
- Tax-Exempt	1.12¢
- Capital	0.96¢

Distribution Time Table	
Last trading day quoted on a “cum” distribution basis	20 April 2018
Ex-dividend date	23 April 2018 at 9.00 am
Book Closure Date	25 April 2018 at 5.00 pm
Distribution Payment Date	25 May 2018

FIRST REIT VS BENCHMARK INDICES

SINCE LISTING IN DECEMBER 2006 AND ADJUSTED FOR RIGHTS UNITS



% OF TOTAL RETURN: YTD & ANNUALISED

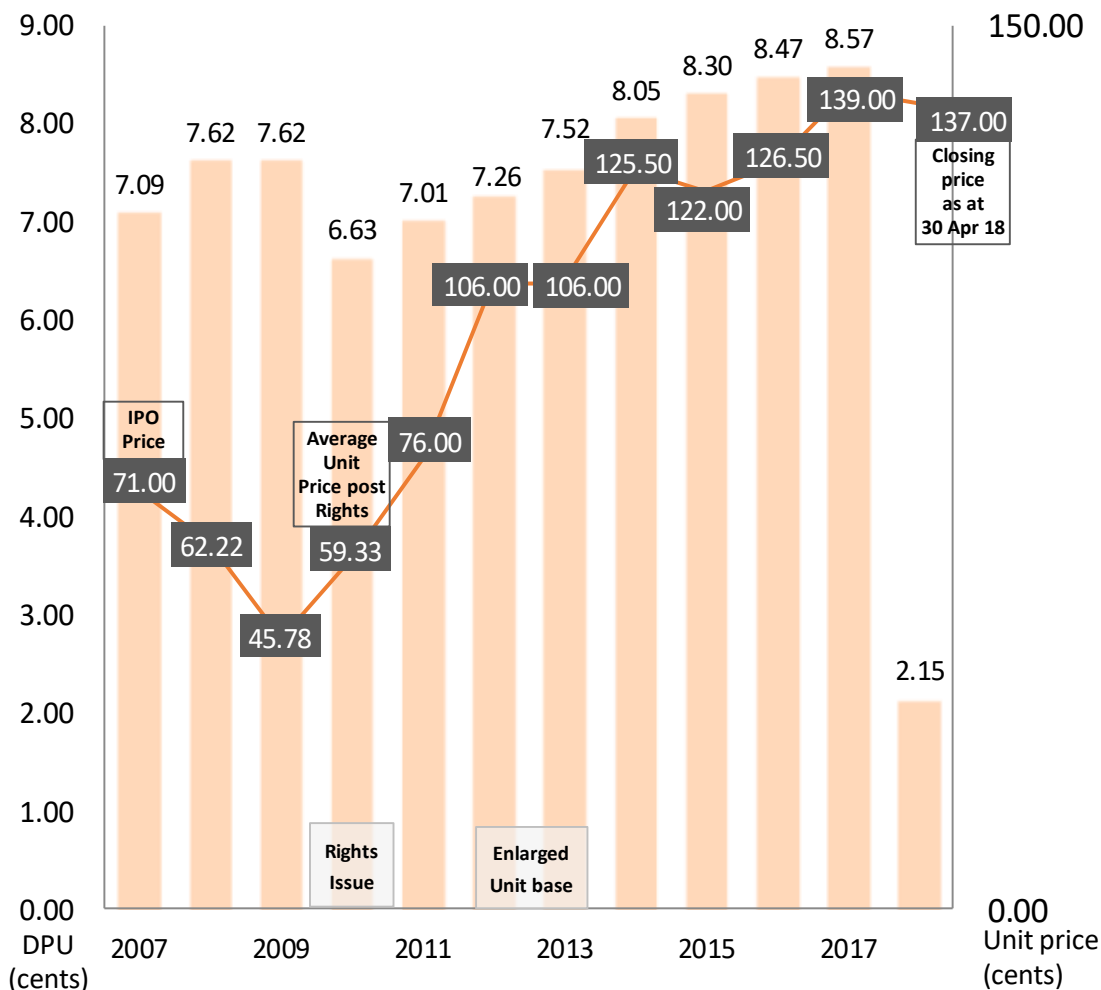


Illustration of Total Return Calculations

- DPU Return FY 2007 = 86.29 cents to YTD
- Return on Average Unit Price = 77.67 cents
- Total return to date = 163.96 cents
- Average Unit Price post Rights Issue = $(71.00 \times 4 + 50.00 \times 5)/9 = 59.33 \text{ cents}$

Illustration of First REIT's Unit Value since IPO

- Total amount invested (assumes S\$1,000 of First REIT Units at IPO and subscription to Rights Units) = S\$1,880.28
- Total worth of Investment (including Dividends from IPO to YTD) = S\$6,566.23
- **Annualised total return⁽¹⁾ = 21.9%**

Note

⁽¹⁾ Assumes Unitholder owned First REIT Units at the IPO price of S\$0.71 per unit and fully subscribed for the 5-for-4 Rights Issue at S\$0.50 per unit in 2010. The annualised total return will vary for investors who purchased Units in the secondary market at a market price that differs from the IPO price of S\$0.71 per unit and/or who did not fully subscribe for the 5-for-4 rights issue in 2010.

CAPITAL MANAGEMENT



Siloam Hospitals Lippo Cikarang

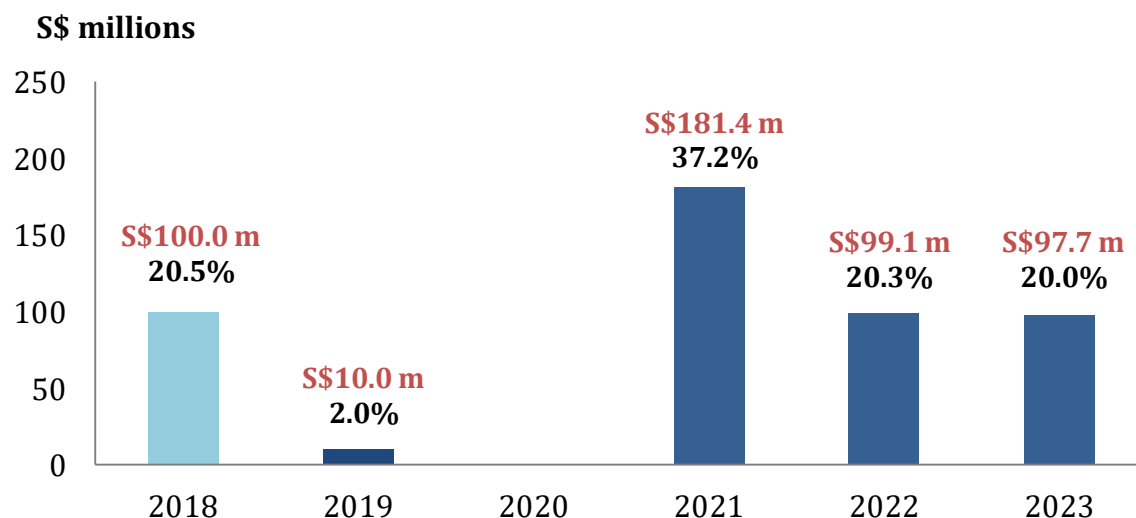
DISCIPLINED AND PRUDENT CAPITAL MANAGEMENT

DEBT MATURITY PROFILE

	As at 31 Mar 2018	As at 31 Dec 2017 ⁽¹⁾
Total Debt ⁽¹⁾	S\$488.2 million	S\$478.6 million
Gearing Ratio	34.1%	33.6%

⁽¹⁾ Before transaction costs.

Debt Maturity Profile (as at 31 Mar 18)



Legend

- Term Loan Facility (79.5%)
- Fixed Rate Bond (20.5%)

Note

- On 1 March 2018, First REIT has drawn down on its S\$400,000,000 syndicated term loan facilities to fully refinance its other loan facilities.
- Term loan amount of S\$149.2 million is hedged using interest rate swap.
- 51.0% of total debt is on a fixed rate basis.

HEALTHY BALANCE SHEET WITH STRONG FINANCIAL POSITION

S\$'000	Q1 2018 (As at 31 Mar 2018)	FY 2017 (As at 31 Dec 2017)
ASSETS		
Non-current	1,377,551	1,377,551
Current	53,142	46,296
Total	1,430,693	1,423,847
LIABILITIES		
Non-current	421,098	330,033
Current ⁽¹⁾	155,330	241,499
Total	576,428	571,532
Unitholders' Funds	794,265	791,437
NAV/unit	101.40¢	101.47¢

Note

⁽¹⁾ On 1 March 2018, First REIT has drawn down on its S\$400,000,000 syndicated term loan facilities to fully refinance its other loan facilities.

RECENT ACQUISITIONS



Siloam Hospitals Buton & Lippo Plaza Buton

SILOAM HOSPITALS BUTON & LIPPO PLAZA BUTON

OCTOBER 2017

Address	Jalan Sultan Hasanuddin No. 50, 52, 54 & 58, Bau Bau, Sulawesi Tenggara, Indonesia		
Established	2016	Land Area	21,874 sqm
Hospital Beds	160	Gross Floor Area	21,934 sqm
Property Classification	Hospital & Mall	Centre of Excellence	Emergency & Trauma (Hospital Only)



- ▶ SHBN is a newly-built three-storey standalone hospital with maximum capacity of 160 beds that commenced operations in April 2016
- ▶ LPB is a single-storey newly built standalone retail mall, which commenced operations in December 2015 and provides complementary amenities to patients and visitors of SHBN.
- ▶ Medical facilities include operating theatres, fast response ambulance services, delivery rooms, outpatient clinics, inpatient services, intensive care unit (ICU), Neonatal ICU, X-ray machine, 16-slice CT Scanner, haemodialysis, and ultrasonography, amongst others.
- ▶ Various medical services offered include Neurology, General Surgery, Internal Medicine, Paediatrics, Obstetrics & Gynaecology, Radiology, ENT Specialities and Ophthalmology, amongst others.

SILOAM HOSPITALS YOGYAKARTA

DECEMBER 2017

Address	Jalan Laksda Adi Sucipto No. 32 - 34, Yogyakarta, Indonesia		
Established	2015	Land Area	13,715 sqm
Hospital Beds	220	Gross Floor Area	12,474 sqm
Property Classification	Hospital	Centre of Excellence	Neuroscience and Cardiology



- ▶ SHYG is part of a 10-storey building with a basement a mezzanine level and a helipad
- ▶ Shares a multi-storey vehicle parking area with LPJ on the upper levels totalling 752 car lots and 875 motorcycle lots
- ▶ Commenced operations on 28 July 2017, newly furnished and fitted with state-of-the-art medical facilities and technologies, and is the only hospital in Yogyakarta with a Rapid Response System
- ▶ Centrally located in Yogyakarta, highly accessible and situated approximately five kilometres from the Adisucipto International Airport

OUR GROWTH STRATEGY

FIRST REIT
FIRST REAL ESTATE INVESTMENT TRUST



Siloam Hospitals Surabaya

ACQUISITION OF YIELD-ACCRETIVE ASSETS

POTENTIAL PIPELINE AND AEIS

Indonesia

Strong sponsor in Indonesia with healthy pipeline

- ▶ Right of First Refusal to LK's healthcare properties
- ▶ LK has 33 hospitals under Siloam Hospitals network
- ▶ Around 40 hospitals in the pipeline
- ▶ Nationally and internationally accredited
- ▶ Other pipeline properties:
 - Siloam Hospitals Jember, East Java
 - Siloam Hospitals Jambi, East Sumatra
 - Siloam Hospitals Selampari, South Sumatra
 - Siloam Hospitals Bandung, West Java
 - Siloam Hospitals Panakkukang Makassar, South Sulawesi
 - Siloam Hospitals Pluit, North Jakarta
 - Siloam Hospitals Cempaka Putih, Central Jakarta
 - Siloam Hospitals Medan, North Sumatra

Asset Enhancement Initiatives (AEIs)

- ▶ Ongoing
 - Siloam Hospitals Surabaya Asset Swap
- ▶ Potential
 - Siloam Hospitals Kebon Jeruk (SHKJ), West Jakarta
 - Imperial Aryaduta Hotel & Country Club (IAHCC), Tangerang
- ▶ Nursing homes
- ▶ Other quality and yield-accretive healthcare-related assets in Asia

Singapore & Other Markets

Pipeline Properties (Completed)

**Siloam Hospitals
Balikpapan**



*East Kalimantan
232 beds*

**Siloam Hospitals
Bogor**



*West Java
200 beds*

**Siloam Hospitals
Bangka Belitung**



*South-East Sumatra
310 beds*

Other Pipeline Properties (Under Development)

**Siloam Hospitals
Sorong**



West Papua

**Siloam Hospitals
Ambon**



Maluku

**Siloam Hospitals
Semarang Srandol**



Central Java

OPTIONS FOR FUTURE DEBT & EQUITY

Debt

- Secured Term Loans
- Medium Term Notes (MTN)
- Bonds



Equity

- Private Placement
- Payment to Vendor
- Perpetual Securities
- Distribution Reinvestment Plan

THANK YOU



FIRST REIT
FIRST REAL ESTATE INVESTMENT TRUST

Mochtar Riady Comprehensive Cancer Centre

APPENDIX

PROPERTY DETAILS

FIRST REIT
FIRST REAL ESTATE INVESTMENT TRUST



Imperial Aryaduta Hotel & Country Club

FIRST REIT PROPERTY DETAILS

INDONESIA



**Siloam Hospitals
Yogyakarta**



**Siloam Hospitals Buton &
Lippo Plaza Buton**



**Siloam Hospitals
Labuan Bajo**



**Siloam Hospitals Kupang &
Lippo Plaza Kupang**

Type	Hospital	Integrated Hospital & Mall	Hospital	Integrated Hospital & Mall
Centre of Excellence	Neuroscience and Cardiology	Emergency & Trauma	Emergency Medicine, Internal Medicine and Neuroscience	Emergency & Trauma, Obstetrics, Gynaecology and Paediatrics
Land Area	13,715 sqm	21,874 sqm	2,837 sqm	66,060 sqm
Gross Floor Area	12,474 sqm	21,934 sqm	7,604 sqm	55,368 sqm
Purchase Price	S\$27.0 m	S\$28.5 m	S\$20.0 m	S\$70.0 m
Appraised Value	S\$27.3 m	S\$29.6 m	S\$21.0 m	S\$77.1 m
Max no. of Beds / Saleable rooms	220	160	153	416
Year of Building Completion	2015	2016	2015	2014
Lease Commencement Date	22 Dec 2017	10 Oct 2017	30 Dec 2016	14 Dec 2015
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	21 Dec 2032	9 Oct 2032	29 Dec 2031	13 Dec 2030

FIRST REIT PROPERTY DETAILS

INDONESIA



Siloam Sriwijaya



**Siloam Hospitals
Purwakarta**



**Siloam Hospitals
Bali**



**Siloam Hospitals
TB Simatupang**

Type	Hospital	Hospital	Hospital	Hospital
Centre of Excellence	Emergency & Trauma, Gastroenterology	Emergency & Trauma	Cardiology, Emergency & Trauma, Orthopaedics	Cardiology, Emergency & Trauma, Neuroscience, Oncology
Land Area	--	7,990 sqm	9,025 sqm	2,489 sqm
Gross Floor Area	15,709 sqm ⁽¹⁾	8,254 sqm	20,958 sqm	18,605 sqm
Purchase Price	S\$39.2 m	S\$31.0 m	S\$97.3 m	S\$93.1 m
Appraised Value	S\$43.1 m	S\$41.0 m	S\$124.0 m	S\$120.2 m
Max no. of Beds / Saleable rooms	357	202	281	269
Year of Building Completion	2012	2005 & 2008	2012	2013
Lease Commencement Date	29 Dec 2014	28 May 2014	13 May 2013	22 May 2013
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	28 Dec 2029	27 May 2029	12 May 2028	21 May 2028

Note

⁽¹⁾ The strata floor area of Siloam Sriwijaya is 15,709 sqm.

FIRST REIT PROPERTY DETAILS

INDONESIA



**Siloam Hospitals Manado
& Hotel Aryaduta Manado**



**Siloam Hospitals
Makassar**



**Mochtar Riady
Comprehensive
Cancer Centre**



**Siloam Hospitals
Lippo Cikarang**

Type	Integrated Hospital & Hotel	Hospital	Hospital	Hospital
Centre of Excellence	Emergency & Trauma	Cardiology, Emergency & Trauma, Endocrinology	Emergency & Trauma, Gastroenterology, Oncology	Emergency & Trauma, Internal Medicine, Urology
Land Area	5,518 sqm	3,963 sqm	4,145 sqm	9,900 sqm
Gross Floor Area	36,051 sqm	14,307 sqm	37,933 sqm	13,256 sqm ⁽¹⁾
Purchase Price	S\$83.6 m	S\$59.3 m	S\$170.5 m	S\$35.0 m
Appraised Value	S\$104.9 m	S\$72.3 m	S\$262.0 m	S\$52.0 m
Max no. of Beds / Saleable rooms	238 beds / 200 rooms	360	334	114
Year of Building Completion	2011	2012	2010	2002
Lease Commencement Date	30 Nov 2012	30 Nov 2012	30 Dec 2010	31 Dec 2010
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	29 Nov 2027	29 Nov 2027	29 Dec 2025	30 Dec 2025

Note

⁽¹⁾ The GFA of SHLC has increased from 11,125 sqm to 13,256 sqm due to an AEI done at the Tenant's expense. The AEI has since completed.

FIRST REIT PROPERTY DETAILS

INDONESIA



**Siloam Hospitals
Lippo Village**



**Siloam Hospitals
Kebon Jeruk**



**Siloam Hospitals
Surabaya**



**Imperial Aryaduta
Hotel & Country Club**

Type	Hospital	Hospital	Hospital	Hotel & Country Club
Centre of Excellence	Cardiology, Emergency & Trauma, Neuroscience, Orthopaedics	Cardiology, Emergency & Trauma, Orthopaedics, Urology	Cardiology, Emergency & Trauma	--
Land Area	17,442 sqm	11,420 sqm	4,306 sqm	54,410 sqm
Gross Floor Area	27,284 sqm	18,316 sqm	9,227 sqm	17,427 sqm
Purchase Price	S\$94.3 m	S\$50.6 m	S\$16.8 m	S\$21.2 m
Appraised Value	S\$163.3 m	S\$96.8 m	S\$29.2 m	S\$41.6 m
Max no. of Beds / Saleable rooms	274	215	160	190
Year of Building Completion	1995	1991	1977	1994
Lease Commencement Date	11 Dec 2006	11 Dec 2006	11 Dec 2006	11 Dec 2006
Lease Terms	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years	15 years with option to renew for 15 years
Lease Expiry Date	10 Dec 2021	10 Dec 2021	10 Dec 2021	10 Dec 2021

FIRST REIT PROPERTY DETAILS

SINGAPORE & SOUTH KOREA



Pacific Healthcare Nursing Home @ Bukit Merah



Pacific Healthcare Nursing Home II @ Bukit Panjang



The Lentor Residence



Sarang Hospital

Type	Nursing Home	Nursing Home	Nursing Home	Hospital
Land Area	1,984 sqm	2,000 sqm	2,486 sqm	2,142 sqm
Gross Floor Area	3,593 sqm	3,563 sqm	4,005 sqm	4,982 sqm
Purchase Price	S\$11.8 m	S\$11.5 m	S\$12.8 m	US\$13.0 m
Appraised Value	S\$9.8 m	S\$9.9 m	S\$15.8 m	US\$6.3 m
Max no. of Beds / Saleable rooms	259	265	208	217
Year of Building Completion	2004	2006	1999 & 2013 (new extension building)	2010
Lease Commencement Date	11 Apr 2007	11 Apr 2007	8 Jun 2007	5 Aug 2011
Lease Terms	10 years with option to renew for 10 years (Tenant has exercised the option)	10 years with option to renew for 10 years (Tenant has exercised the option)	10 years with option to renew for 10 years (Tenant has exercised the option)	10 years with option to renew for 10 years
Lease Expiry Date	10 Apr 2027	10 Apr 2027	7 Jun 2027	4 Aug 2021

