

**INVITATION TO THE SIAS-OUE LIPPO HEALTHCARE LIMITED  
VIRTUAL INFORMATION SESSION IN RELATION TO**

**THE PROPOSED DIVESTMENT BY OUE LIPPO HEALTHCARE LIMITED OF 100.0% OF THE ISSUED AND PAID-UP SHARE CAPITAL OF EACH OF (1) OUELH JAPAN MEDICAL FACILITIES PTE. LTD., WHICH OWNS A 100.0% INTEREST IN 12 NURSING HOMES LOCATED IN JAPAN (THE "JAPAN NURSING HOMES"); AND (2) OUELH JAPAN MEDICAL ASSETS PTE. LTD. AS A MAJOR TRANSACTION UNDER CHAPTER 10 OF THE CATALIST RULES**

Dear shareholders of OUE Lippo Healthcare Limited ("**OUELH Shareholders**"),

On 8 December 2021, OUE Lippo Healthcare Limited ("**OUELH**" or the "**Company**" and together with its subsidiaries, the "**Group**") announced that it had entered into sale and purchase agreements on 7 December 2021 for the divestment of its interests in two wholly-owned subsidiaries (together with their respective subsidiaries, the "**Target Group**") which together hold a 100.0% interest in the Japan Nursing Homes to Perpetual (Asia) Limited (in its capacity as trustee of First Real Estate Investment Trust ("**First REIT**")) for a consideration of S\$163.5 million (the "**Proposed Transaction**"). The consideration for the Proposed Transaction<sup>1</sup> comprises S\$131.5 million in the form of new First REIT units based on an issue price of S\$0.305 per unit, S\$15.8 million in cash and S\$16.2 million in intercompany balances which shall be assumed by First REIT.

You are cordially invited to participate in the SIAS-OUE Lippo Healthcare Limited virtual information session to be held on **Wednesday, 19 January 2022 at 6.00 p.m.**, in relation to the Proposed Transaction.

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<sup>1</sup> *The consideration includes certain loans and other amounts owing by the Group to the Target Group equivalent to approximately S\$16.2 million ("**Intercompany Balances**"). Upon completion of the Proposed Transaction, the Company shall novate all of its rights, interests, obligations and liabilities under the Intercompany Balances to First REIT.*

**In view of the current COVID-19 situation in Singapore, the information session will be conducted virtually via a "live" audio-and-video webcast and a "live" audio-only stream of the session.**

**Facilitated and moderated by:**



**Attended by:**



During the virtual information session, Mr. Yet Kum Meng, Chief Executive Officer and Executive Director of OUELH, together with the Board will deliver a presentation on the Proposed Transaction and address substantial and relevant questions which have been received by 9.00 a.m. on 14 January 2022 from OUELH Shareholders and Investors.

There will be a "live" Q&A session following the presentation, during which Mr. Yet Kum Meng, together with the Board will address questions from OUELH Shareholders and Investors (including those referred to above) ahead of OUELH's Extraordinary General Meeting (the "**EGM**") to be held at 9.00 a.m. on 28 January 2022 by way of electronic means. Further details of the EGM can be found in the circular issued to OUELH Shareholders dated 5 January 2022 (the "**Circular**"), which has been made available on SGXNet and OUELH's website.

The session will be moderated by Mr. David Gerald, Founder, President and CEO, SIAS.

**DETAILS OF THE SIAS-OUE LIPPO HEALTHCARE LIMITED VIRTUAL INFORMATION SESSION**

Date/Day: 19 January 2022 (Wednesday)

Time: 6.00 p.m. – 7.00 p.m. (Singapore time)  
(Participants may log in starting from 5.45 p.m. (Singapore time))

**Kindly RSVP online via the web link below, latest by 16 January 2022, Sunday, 6.00 p.m. (Singapore time).**

<http://sias.org.sg/ouelippo>

**RSVPs will be accepted on a first come, first served basis, as limited slots are available. Pre-registration is compulsory and any RSVPs received after the deadline will not be accepted.**

A confirmation email will be sent to you prior to the session. Kindly note that the "live" audio-and-video webcast and the "live" audio-only stream of the session is exclusive to OUELH Shareholders and Investors only. Please refer to the following important notes for more information.

### Important Notes:

- OUELH Shareholders, CPFIS Investors and SRS Investors are required to **submit an electronic copy of the latest proof of their shareholdings in OUELH ("OUELH Shareholdings")** for verification purposes when they RSVP, failing which, they will not be provided with the login details for the "live" audio-and-video webcast or the "live" audio-only stream of the session.
- Investors (other than CPFIS Investors and SRS Investors) who hold shares of OUELH through relevant intermediaries will not be able to RSVP for the session and should instead **approach his/her relevant intermediary as soon as possible for the relevant intermediary to make the necessary arrangements to RSVP**. The relevant intermediary is required to submit a consolidated list of participants (setting out in respect of each participant, his/her name, email address and NRIC/Passport number) to the Company's Share Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., via email to [srs.teamE@boardroomlimited.com](mailto:srs.teamE@boardroomlimited.com) no later than **6.00 p.m. on 16 January 2022**, failing which, they will not be provided with the login details for the "live" audio-and-video webcast or the "live" audio-only stream of the session.
- An OUELH Shareholder who is **a corporation may appoint one representative** by submitting an **authorisation letter (on the corporation's letterhead)** authorising its named representative to attend the session on its behalf and indicate the details as required during the RSVP process. An OUELH Shareholder who is a corporation is also required to **submit an electronic copy of the latest proof of its OUELH Shareholdings** for verification purposes when it RSVPs, failing which, it will not be provided with the login details for the "live" audio-and-video webcast or the "live" audio-only stream of the session.
- The login details will be provided to authenticated OUELH Shareholders and Investors in a confirmation email. Each set of login details will only allow **one person to login during the "live" audio-and-video webcast or the "live" audio-only stream of the session**. Multiple logins using the same set of login details are not allowed.
- OUELH Shareholders and Investors are **not permitted to appoint a proxy** to join the "live" audio-and-video webcast or the "live" audio-only stream of the session on their behalf.

- SIAS reserves the right to deny or restrict access without notice of any unauthorised use of account or any other breach of security.
- The SIAS-OUE Lippo Healthcare Limited virtual information session will be conducted via a "live" audio-and-video webcast and a "live" audio-only stream of the session. For the best viewing experience, authenticated OUELH Shareholders and Investors are encouraged to join the SIAS-OUE Lippo Healthcare Limited virtual information session using their desktops/laptops with **a stable Wi-Fi or cellular data connection**.
- The session will be recorded, and by participating in the session, you consent to being recorded and allow OUELH to use the video in its business operations.

By providing your contact details to us, you agree that your personal data may be collected, used and disclosed by SIAS, OUELH and their services providers, agents and authorised representatives for the purpose of administering and facilitating the SIAS-OUE Lippo Healthcare Limited virtual information session (including providing any communications in relation to the session) and other purposes in connection with the implementation and administration of the Proposed Transaction, as well as for investor relations communications, and in order for SIAS, OUELH and their service providers, agents and authorised representatives to comply with any applicable laws, listing rules, regulations and/or guidelines.

All capitalised terms not defined herein shall have the same meaning as given to them in the Circular.

*If you have any questions regarding the Proposed Transaction, please contact [info@ouelh.com](mailto:info@ouelh.com).*