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

UPDATE ANNOUNCEMENT

First REIT Management Limited, as manager (the "**Manager**") of First Real Estate Investment Trust ("**First REIT**"), refers to the price movements and trading volume of units of First REIT ("**Units**") today.

The Manager wishes to advise unitholders of First REIT and potential investors to exercise caution when dealing in the Units.

Potential Rental Restructuring

To recap, the Manager announced on 1 June 2020 that it came to its attention that PT Lippo Kawaraci Tbk ("**LPKR**") issued a press release on 1 June 2020 in respect of LPKR's intention to initiate rental restructuring discussions with First REIT. Further, the Manager announced on 20 July 2020 that First REIT's tenants (including PT Lippo Karawaci Tbk) would be granted rental relief of two months for May 2020 and June 2020, and the Manager will consider any further rental relief(s) as may be appropriate and a further relief similar to that announced for the first half of the year may be considered and announced during the second half of the year.

The Manager is anticipating to receive a proposal regarding the rental restructuring from LPKR. For the avoidance of doubt, no agreement has been reached in respect of any rental restructuring.

Siloam Hospitals Surabaya – Road Subsidence on Gubeng Highway, Surabaya, Indonesia

The Manager would also like to refer to its earlier announcements dated 29 June 2020, 18 May 2020, 10 January 2020 and 21 December 2018 in relation to the road subsidence that took place on 18 December 2018 along Gubeng Highway, Surabaya, which is in close proximity to Siloam Hospitals Surabaya. The Manager remains in active discussions with all stakeholders to reach a settlement on this matter.

The Manager will monitor the above closely and provide an update as and when there are any material developments in accordance with the listing manual of Singapore Exchange Securities Trading Limited.

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

Tan Kok Mian Victor
Executive Director and Chief Executive Officer

31 August 2020

Important Notice

The value of units in First REIT ("**Units**") and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for the Units. The past performance of First REIT is not necessarily indicative of the future performance of First REIT.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events.