

Environmental and Social Due Diligence (ESDD) Summary

Issuer	First Real Estate Investments Trust ("First REIT")
Use of CGIF's guarantee	First REIT has requested Credit Guarantee & Investment Facility ("CGIF") to provide a guarantee for the Social Bond Issuance, where the use of proceeds ("UOP") will be to part finance a SGD syndicated term loan maturing on 16 May 2022 (the "SGD Term Loan"). The UOP of the Social Bond Issuance is effectively to finance First REIT's Indonesian property portfolio activities or assets (i.e., ownership and facilities/building management of the 12 healthcare and hospital properties held within the REIT).
Countries of operations	Indonesia
Categorisation	High - General-purpose corporate bond (GCB)

Environmental and social management system	<p>First REIT has developed and adopted an Environmental and Social (E&S) Policy that, at a minimum, applies to its property portfolio assets in Indonesia and describes its commitments to managing its current and proposed assets in accordance with the CGIF's Environmental and Social Safeguards (ESS) Policy.</p> <p>First REIT has enhanced its current Environmental and Social Management System (ESMS) as applied at a minimum to its property assets in Indonesia, to be aligned with the overarching E&S Policy. The ESMS includes enhancements of the current property management procedures, prior to the acquisition of any property asset and after acquisition for existing assets, with regards to monitoring and reporting of environmental and social management performance in the underlying property assets. Under the ESMS, First REIT's oversight role will follow the standard requirements for hospital operations considered to be an international industry good practice for hospital facilities to mitigate these impacts.</p>
Screening and identification of risks	<p>The type and nature of the potential environmental and social impacts of the 12 operational hospital facilities (as of 31 December 2021) in Indonesia, as operated by PT Siloam International Hospitals Tbk ("Siloam-", "the "Tenant"), are not significant, Environment categorization is therefore deemed to be B.</p> <p>First REIT's hospital portfolio have potential environmental and social impacts particularly associated with air emissions, waste (hazardous and non-hazardous)</p>

	<p>management, and occupational and community health and safety. The environmental and social due diligence (ESDD) confirmed that appropriate environmental and social management practices and oversight of tenant practices and operations are in place to mitigate these impacts.</p> <p>There is no current or anticipated further land acquisition involved in this transaction, where all property assets are legacy acquisitions. It has been confirmed in the ESDD that the land (and property) acquisition was supported by a valid land certificate, was acquired by First REIT through a sale and purchase agreement with the owner and no legacy issues identified. Involuntary resettlement (IR) is not triggered and the IR categorization is therefore deemed to be C.</p> <p>Given the location of hospitals in built-up urban areas, these are established in areas the ESDD has confirmed Indigenous Peoples (IP) requirements are not triggered, there are no direct impacts on IP, or anticipated to be an IP issues or impacts relating to the proposed use of proceeds. The IP categorization is therefore deemed to be C.</p>
<p>Institutional capacity, commitment and development</p>	<p>First REIT, as a Singapore based real estate investment trust, appoints First REIT Management Limited (the "Manager") under the Trust structure to manage the ongoing business operations of the REIT, including the implementation of the ESMS.</p> <p>The Manager has appointed an ESMS Officer to ensure that the ESMS is effectively implemented and maintained. The ESMS Officer will be supported by a team of ESMS Coordinators on the ESMS implementation and monitoring activities to ensure that the Tenant meets its regulatory obligations and environmental & social performance commitments to national government and reporting requirements to CGIF.</p> <p>CGIF will provide a high level ESMS awareness training to the Manager's senior personnel, including those with designated roles and responsibilities under the ESMS. The ESMS also incorporates the requirement for internal training within First REIT's Manager to develop and enhance the necessary knowledge and skills to effectively implement and manage the ESMS.</p>

Stakeholder communication, participation and consultation	The ESMS includes an overarching stakeholder engagement plan (SEP) and grievance redress mechanism (GRM) that will be disclosed to different stakeholder groups that have vested interests in the First REIT asset's business. Under the ESMS, the Manager will ensure that the contents of the ESMS are communicated and applied to all stakeholder levels, where applicable.
Monitoring and reporting	The ESMS requires i) the monitoring of the E&S performance of Firt REIT's operations using CGIF's proceeds by the ESMS Officer and ii) reporting E&S performance to CGIF on an annual basis for the tenor of the bond.