

PRESS RELEASE

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CGIF guarantees first ASEAN local currency healthcare social bond by First REIT

Manila, 7 April 2022 – The Credit Guarantee and Investment Facility ("CGIF") has guaranteed First Real Estate Investment Trust's ("First REIT" or the "Trust") five-year SGD100.0 million Social Bond ("Social Bond"). This is ASEAN's first healthcare social bond to be publicly distributed and denominated in an ASEAN local currency.

The Social Bond attracted keen interest from institutional and private bank investors amidst rising rates, demonstrating CGIF's market acceptance. It facilitates the lengthening of First REIT's average debt tenor and aligns the Trust's social mission and sustainability strategy with its funding strategy.

The landmark transaction showcases CGIF's continuing support for ASEAN's healthcare sector, pivotal in the region's efforts to contain the Covid-19 pandemic. Issued under the ASEAN+3 Multi-currency Bond Issuance Framework, the Social Bond also underpins several key policy objectives of CGIF, namely inter-ASEAN financial integration, catalyzing sustainable financing, and risk-sharing partnership with arrangers.

CIMB Bank Berhad ("CIMB"), ING Bank N.V., Singapore Branch ("ING"), and Oversea-Chinese Banking Corporation Limited ("OCBC") were joint lead managers and joint social bond structuring advisers.

Ms. Guiying Sun, Chief Executive Officer of CGIF stated "We are pleased to support First REIT, CGIF's first real estate investment trust issuer, and channel ASEAN capital towards Indonesia's healthcare sector. The Social Bond label also validates CGIF's push for more thematic bonds in the region. CGIF's guarantee ensures a very successful issuance for this cross-border deal, access to more new investors, and facilitates the implementation of the issuer's development strategy."

Mr. Victor Tan, Executive Director and Chief Executive Officer of First REIT Management Limited (the "Manager"), the Manager of First REIT, said "This Social Bond issuance is an important milestone that is aligned with First REIT's 2.0 Growth Strategy, serving to strengthen the Trust's capital structure to remain resilient through the diversification of funding sources, while the Trust rides on Environmental, Social and Governance megatrends that are unique to the healthcare sector. First REIT's healthcare assets have a direct social impact on society and

this Social Bond brings about a critical alignment of the Trust's social mission with its funding strategy to drive sustainable long-term growth and value of the Trust."

Mr. Jefferi M. Hashim, Chief Executive Officer, CIMB Investment Bank Berhad said, "We are proud to be a partner of CGIF in its maiden bond guarantee for a REIT issuer and Singapore's first healthcare social bond issuance. The successful bond issue signifies strong appetite for high quality credits in the Singapore dollar bond market and a vote of confidence for the healthcare industry and in First REIT. We look forward to continue playing a role in CGIF's commitment to develop the local capital markets in the ASEAN+3 region."

Mr. Kelvin Chong, Head of ING Debt Capital Markets, South & South East Asia said "ING is delighted to lead the first publicly-distributed healthcare social bond in ASEAN, in partnership with First REIT and CGIF. This milestone transaction not only underscores the strategic importance of First REIT in Indonesia's healthcare infrastructure, but also paves the way forward for more issuers to tap into a similar funding framework."

Mr. Tan Kee Phong, Head, Capital Markets, Global Investment Banking, OCBC Bank said: "OCBC is pleased to partner CGIF to support First REIT on ASEAN's first publicly distributed healthcare social bond. The proceeds will be used to improve the quality of and access to healthcare services in Indonesia, which is in line with our aim to create long-term value and support sustainable development across the markets and communities we serve."

About CGIF

CGIF is a multilateral facility established as a trust fund of the Asian Development Bank ("ADB") with USD1,145 million paid-in capital from the Association of Southeast Asian Nations ("ASEAN") members, China, Japan, Korea ("ASEAN+3") and ADB. As a key component of the Asian Bond Markets Initiative ("ABMI"), CGIF's objective is to develop and strengthen local currency and regional bond markets in the ASEAN+3 region. CGIF commenced its operations in 2012 and seeks to provide credit enhancements in local currencies, issued by credit worthy ASEAN+3-domiciled bond issuers.

Also, as a contributor to CGIF, ADB acts as the Secretariat to ABMI, and has long worked with ASEAN+3 policymakers to establish AMBIF. CGIF, AMBIF, and ABMI were established to support development of active long-term local currency bond markets so borrowers can avoid the currency and maturity bond mismatches that caused the 1997-1998 Asian Financial Crisis.

About First REIT

First REIT was listed on the Singapore Exchange Securities Trading Limited on 11 December 2006 and is Singapore's first healthcare real estate investment trust. First REIT's investment mandate is to invest in a diversified portfolio of income-producing real estate and/or real estate-related assets in Asia that are primarily used for healthcare and/or healthcare-related purposes.

Managed by First REIT Management Limited, the Trust has a portfolio of 19 properties across Asia, with a total asset value of S\$962.4 million as of 31 December 2021. These include 16 properties in Indonesia comprising 12 hospitals, two integrated hospitals & malls, an integrated hospital & hotel and an integrated hotel & country club; and three nursing homes in Singapore.

Following the completion of the proposed acquisition of the 12 nursing homes in Japan on 1 March 2022, First REIT's portfolio now comprises 31 properties with SGD1,253.02 million in assets-under-management based on pro forma financial results as of 31 December 2021.

In line with its vision to become Asia's premier healthcare trust, First REIT unveiled its First REIT 2.0 Growth Strategy, and investors can participate in an asset class that has a focus towards Asia's growing healthcare sector, which is boosted by an increase in life expectancy in Indonesia and the rest of Southeast Asia.

CGIF Media & Guarantee Enquiries

Guarantee Enquiries: guarantee_enquiries@cgif-abmi.org

Media Enquiries: media@cgif-abmi.org

+63 2 8580 7944

+63 919 087 1159

CGIF Website: www.cgif-abmi.org