

Corporate Profile

OUE Commercial Real Estate Investment Trust (OUE C-REIT) has been listed on the Main Board of Singapore Exchange Securities Trading Limited since 27 January 2014. OUE C-REIT is managed by OUE Commercial REIT Management Pte. Ltd., a wholly-owned subsidiary of OUE Limited. The manager's objective is to provide unitholders of OUE C-REIT with regular and stable distributions, and to achieve long term sustainable growth in DPU and NAV per Unit, while maintaining an appropriate capital structure.

In September 2019, OUE C-REIT completed the merger with OUE Hospitality Trust to become one of the largest diversified Singapore REITs with total assets under management of S\$6.8 billion as at 30 June 2020. With seven properties across the commercial and hospitality segments in Singapore and Shanghai, OUE C-REIT's property portfolio comprises more than 2.0 million square feet of prime office and retail space, and 1,640 upscale hotel rooms.

OUE C-REIT invests in income-producing real estate used primarily for commercial purposes (including real estate used primarily for office and/or retail purposes) in financial and business hubs, and/or hospitality and/or hospitality-related purposes, as well as real estate-related assets.

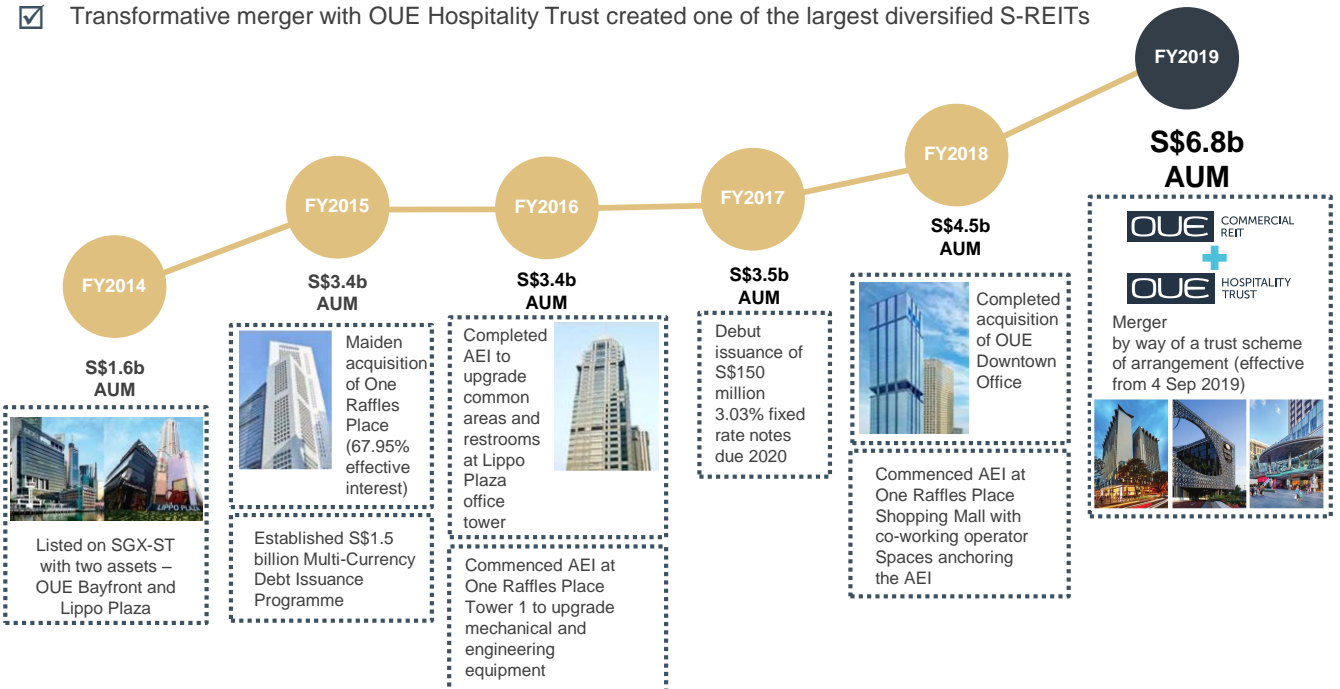
<p>One of the Largest Diversified SGX-listed REITs</p>	<p>Total assets under management S\$6.8 billion⁽¹⁾</p>	<p>7 High quality prime assets 6 properties in Singapore and 1 property in Shanghai</p>
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<p>Strong Sponsor Support OUE Limited 47.8% stake⁽¹⁾</p>	<p>More than 2.0 mil sq ft in net lettable area 1,640 upscale hotel rooms</p>	<p>Investment Mandate ✓ Commercial ✓ Hospitality / Hospitality-related</p>
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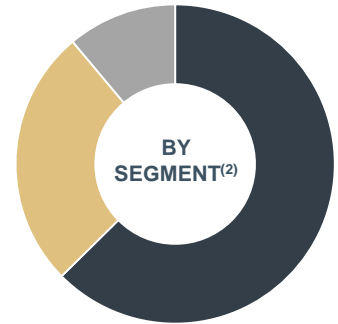
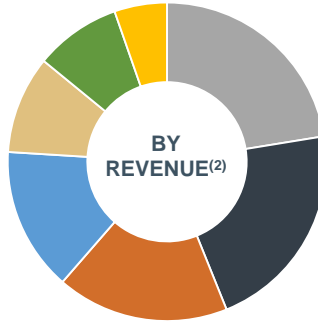
Milestones since Listing

- ✓ Total assets under management increased by more than four-folds since listing in 2014
- ✓ Transformative merger with OUE Hospitality Trust created one of the largest diversified S-REITs



(1) As at 30 June 2020.

Portfolio Composition



One Raffles Place	27.6%
Mandarin Orchard Singapore	18.2%
OUE Bayfront	17.5%
OUE Downtown Office	13.5%
Lippo Plaza	8.6%
Crowne Plaza Changi Airport	7.3%
Mandarin Gallery	7.3%

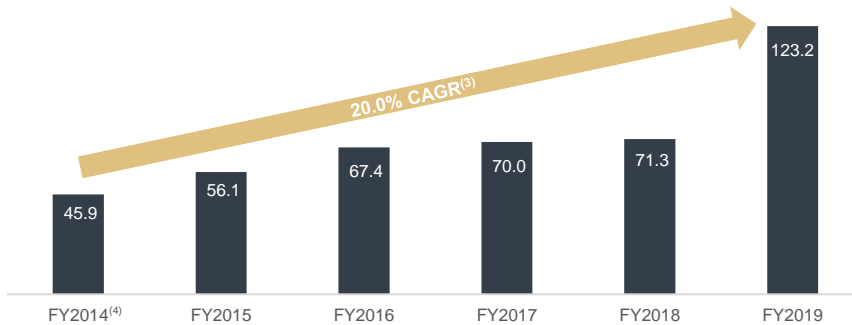
One Raffles Place	22.4%
OUE Bayfront	21.5%
Mandarin Orchard Singapore	17.5%
OUE Downtown Office	14.6%
Lippo Plaza	9.9%
Crowne Plaza Changi Airport	8.8%
Mandarin Gallery	5.3%

Office	62.6%
Hospitality	26.3%
Retail	11.1%

(1) Based on independent valuations as at 31 December 2019 and SGD:CNY exchange rate of 1:5.092 as at 30 June 2020.
 (2) For 2Q 2020.

Distributions Since Listing

(\$ million)

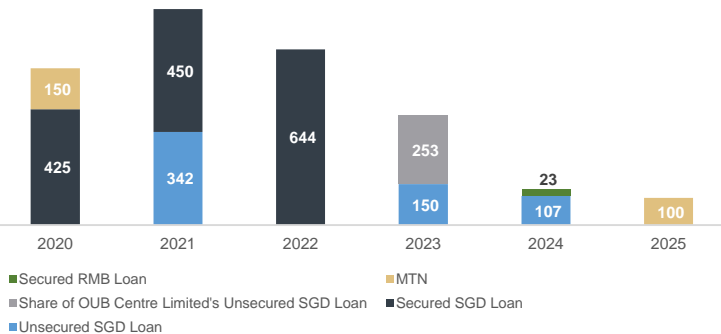


(3) Compound annual growth rate (CAGR) calculated based on annualised FY2014 distribution
 (4) For the period from listing date of 27 January 2014 to 31 December 2014

Key Financial Indicators

DEBT MATURITY PROFILE

(\$ million)



■ Secured RMB Loan ■ Share of OUB Centre Limited's Unsecured SGD Loan ■ Unsecured SGD Loan
 ■ MTN ■ Secured SGD Loan

(5) Including share of OUB Centre Limited's loan
 (6) As prescribed under the Monetary Authority of Singapore's Property Funds Appendix (last revised on 16 April 2020)

CAPITAL MANAGEMENT

(As at 30 June 2020)

Aggregate Leverage	40.1%
Total Debt	S\$2,644m ⁽⁵⁾
Weighted Average Cost of Debt	3.1% p.a.
Average Term of Debt	1.8 years
Proportion of Fixed Rate Debt	80.7%
Average Term of Fixed Rate Debt	2.1 years
Proportion of Unsecured Debt	41.6%
Interest Cover Ratio ⁽⁶⁾	2.8x

The information in this fact sheet is based on OUE C-REIT's financial results announcement for the period ended 30 June 2020, unless otherwise stated.

Important Notice:

This fact sheet is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in OUE C-REIT (Units). The value of Units and the income from them, if any, may fall or rise. The Units are not obligations of, deposits in, or guaranteed by OUE Commercial REIT Management Pte. Ltd. as the manager of OUE C-REIT, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of OUE C-REIT is not necessarily indicative of the future performance of OUE C-REIT.