

PRESS RELEASE
For Immediate Release

OUE C-REIT Completes 2020 Refinancing; Successfully Refinances More than Half of 2021 Debt Ahead of Maturity

- Obtained loan facilities totalling S\$900 million to refinance balance of debt due in 2020 and approximately 56% of debt due in 2021 ahead of maturity
- Post refinancing, pro forma weighted average debt maturity as at 30 September 2020 expected to lengthen to 2.6 years, with no more than 26% of debt due for refinancing in any financial year
- Weighted average cost of debt expected to remain largely stable at approximately 3.2% per annum

14 December 2020 – OUE Commercial REIT Management Pte. Ltd., in its capacity as manager (the “Manager”) of OUE Commercial Real Estate Investment Trust (“OUE C-REIT”), is pleased to announce that OUE C-REIT and OUE Hospitality Sub-Trust have today entered into a S\$900 million loan facility agreement with greenshoe option for the refinancing of existing borrowings.

With the new facility in place, OUE C-REIT has completed both the refinancing of the balance of debt due in 2020, as well as S\$450 million of debt due in December 2021 (comprising approximately 56% of debt due in 2021). The remaining proceeds after refinancing and refinancing-related transaction costs will be used for general working capital and corporate purposes. Post the refinancing exercise, S\$350 million of debt, translating to approximately 13% of OUE C-REIT’s total debt, remains due for refinancing in 2021.

OUE C-REIT’s weighted average debt maturity is expected to lengthen from 1.6 years as at 30 September 2020 to 2.6 years on a pro forma basis, with the weighted average cost of debt expected to remain largely stable at 3.2% per annum. The resultant debt maturity profile is well-spread out, with no more than 26% of debt due for refinancing in any financial year.

Ms Tan Shu Lin, Chief Executive Officer and Executive Director of the Manager, said: “With continued support from our lenders, we have refinanced a sizeable S\$875 million of existing borrowings which provides certainty of financing cash flows for OUE C-REIT. This is in line with our prudent and proactive capital management strategy to improve financial flexibility while keeping borrowing costs stable. We will continue to leverage on strong relationships with our esteemed bankers and strive to further improve OUE C-REIT’s debt profile to enhance sustainable returns for Unitholders.”

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For further information and enquiries, please contact:

Elaine Cheong
OUE Commercial REIT Management Pte. Ltd.
Tel: +65 6809 8704
Email: elaine.cheong@ouect.com

About OUE Commercial REIT

OUE C-REIT is a real estate investment trust listed on the Main Board of Singapore Exchange Securities Trading Limited since 27 January 2014.

OUE C-REIT completed the merger with OUE Hospitality Trust in September 2019 to become one of the largest diversified REITs with total assets of S\$6.8 billion. With seven properties across the commercial and hospitality segments in Singapore and Shanghai, OUE C-REIT’s property portfolio comprises approximately 2.2 million sq ft 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.

OUE C-REIT is managed by OUE Commercial REIT Management Pte. Ltd., which is a wholly-owned subsidiary of OUE Limited.

For more information, please visit www.ouect.com.

About the Sponsor: OUE Limited

OUE Limited is a diversified real estate owner, developer and operator with a real estate portfolio located in prime locations in Asia. OUE consistently grows its business by leveraging its brands and proven expertise in developing and managing landmark assets across the commercial, hospitality, retail and residential sectors.

In March 2017, OUE expanded its portfolio into the healthcare sector with the acquisition of OUE Lippo Healthcare Limited, a listed integrated healthcare services and facilities provider. This was followed by the acquisition of Bowsprit Capital Corporation Limited, the manager of First REIT, Singapore's first healthcare real estate investment trust in October 2018.

With its core strategy of investing in and enhancing a stable of distinctive properties, OUE is committed to developing a portfolio that has a strong recurrent income base, balanced with development profits, to enhance long-term shareholder value. For more information, please visit www.oue.com.sg.

IMPORTANT NOTICE

The value of units in OUE C-REIT ("Units") and the income derived from them, if any, may fall or rise. 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. The past performance of OUE C-REIT is not necessarily indicative of the future performance of OUE C-REIT.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This press release 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. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.