

PRESS RELEASE
For Immediate Release

OUE C-REIT Joins FTSE EPRA Nareit Global Developed Index

2 September 2021 – 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 will be included in the FTSE EPRA Nareit Global Real Estate Index Series (Global Developed Index) with effect from 20 September 2021.

Ms Tan Shu Lin, Chief Executive Officer and Executive Director of the Manager, said: “Our entry into the leading benchmark index for institutional real estate investors is a significant milestone which will further enhance OUE C-REIT’s visibility and investability amongst global investors. Our commitment to driving long-term sustainable growth for Unitholders, including the transformational merger with OUE Hospitality Trust back in 2019 to create one of the largest diversified Singapore REITs, has enabled this achievement. We will continue to capitalise on value-enhancing opportunities as they arise for the benefit of Unitholders.”

The FTSE EPRA Nareit Global Developed Index is an international real estate investment index developed by FTSE Russell in collaboration with the European Public Real Estate Association (“EPRA”), the European association for listed real estate, as well as the National Association of Real Estate Investment Trusts (“Nareit”), a U.S.-based association for REITs and publicly-traded real estate companies. The index incorporates REITs and Real Estate Holding & Development companies and is designed to track the performance of listed real estate companies and REITS worldwide.

- End -

QUE COMMERCIAL REIT MANAGEMENT PTE. LTD.

For further information and enquiries, please contact:

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

About QUE Commercial REIT

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

QUE C-REIT is one of the largest diversified Singapore REITs with total assets of S\$5.8 billion as at 30 June 2021. With seven properties across the commercial and hospitality segments in Singapore and Shanghai, QUE C-REIT's property portfolio comprises approximately 2.2 million square feet of prime office and retail space, and 1,640 upscale hotel rooms.

QUE 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.

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

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

About the Sponsor: QUE Limited

QUE Limited (SGX-ST: QUE) is a diversified real estate owner, developer and operator with a real estate portfolio located in prime locations in Asia.

QUE 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 2017, QUE expanded its portfolio into the healthcare sector with the acquisition of QUE Lippo Healthcare Limited, a listed integrated healthcare services and facilities provider. This was followed by the acquisition of First REIT Management Limited (formerly known as Bowsprit Capital Corporation Limited), the manager of First REIT, Singapore's first healthcare real estate investment trust, in 2018.

In 2019, QUE expanded into the consumer sector with QUE Restaurants. With its core strategy of investing in and enhancing a stable of distinctive properties, QUE

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.