

PRESS RELEASE  
For Immediate Release

## **OUE REIT Completes its First Investment Grade Green Notes Issuance Initial Target Size 3.2 times Oversubscribed**

- Achieved peak orderbook in excess of S\$475 million at initial price guidance of 4.35%
- Offer subsequently upsized from initial target size of S\$150 million to S\$250 million
- Final pricing tightened to 4.10%, representing a 25 basis points (“bps”) compression from the initial price guidance
- Final orderbook was S\$425 million (good at reoffer), with 74% of the final allocation going towards institutional investors
- No refinancing requirement until second half of 2025, where only 14.4% of total debt is due post-issuance on a pro forma basis
- Post-issuance, proportion of fixed-rate debt significantly increases from 60.0% as of 31 March 2024 to 70.6% on a pro forma basis
- Weighted average cost of debt will remain largely stable

**14 June 2024** – OUE REIT Management Pte. Ltd., in its capacity as manager (the “Manager”) of OUE Real Estate Investment Trust (formerly known as OUE Commercial Real Estate Investment Trust) (“OUE REIT”), wishes to announce that OUE REIT’s wholly-owned subsidiary, OUE REIT Treasury Pte. Ltd. (formerly known as OUE CT Treasury Pte. Ltd.) has successfully completed the issuance of its S\$250 million inaugural green notes (the “Notes”) at a 4.10% fixed rate due 2027. S&P Global Ratings has assigned a “BBB-” rating to the Notes.

The Notes are OUE REIT’s inaugural green notes and represent its first investment grade issuance under its S\$2 billion Multicurrency Debt Issuance Programme and the Green Financing Framework established in March 2020 and November 2023 respectively.

At initial price guidance of 4.35%, the offer achieved peak orderbook in excess of S\$475 million, 3.2 times oversubscribed based on OUE REIT’s initial target size of S\$150 million. Subsequently, the final offer was upsized to S\$250 million and pricing was ultimately tightened to 4.10%, 97.3 bps over

## OUE REIT MANAGEMENT PTE. LTD.

the 3-year Singapore Overnight Rate Average Overnight Indexed Swap (“SORA-OIS”). The issuance garnered a final orderbook of S\$425 million (good at reoffer), representing an over-subscription of 1.7 times over the final upsized offer. Approximately 74% of the final allocation went towards institutional investors. The demand demonstrates the strong interest investors have for green bonds, as well as their confidence in OUE REIT’s performance and business outlook.

Post-issuance, the proportion of fixed rate debt has increased to approximately 70.6% from 60.0% as of 31 March 2024 on a pro forma basis, while the weighted average cost of debt is expected to remain largely stable. Together with the completion of the S\$600 million unsecured sustainability-linked loan in May 2024, OUE REIT has no refinancing requirements until the second half of 2025 where only 14.4% of the total debt is due. Its weighted average debt maturity is also expected to lengthen from 2.2 years from 31 March 2024 to 2.9 years on a pro forma basis.

Mr Han Khim Siew, Chief Executive Officer of the Manager, said, “The launch of the green notes is part of OUE REIT’s strategy to actively leverage our investment grade credit rating and our green financing framework to lower funding costs from the capital markets and increase financial flexibility for growth by diversifying the pool of funding. Post-issuance, the proportion of fixed-rate debt has increased to approximately 70.6%, which will help mitigate the impact of rising interest rates on OUE REIT’s earnings. We are delighted by the robust investor interest in our first investment grade green notes issuance and would like to thank our banks and investors for their continued support on our sustainability journey to achieve 90% of our total debt with green financing.”

Oversea-Chinese Banking Corporation Limited is the sole global coordinator, while DBS Bank Ltd., The Hongkong and Shanghai Banking Corporation Limited, Singapore Branch and Oversea-Chinese Banking Corporation Limited are the joint lead managers and bookrunners of the offering of the Notes, and Industrial and Commercial Bank of China Limited, Singapore Branch is the joint lead manager and bookrunner (no book) of the offering of the Notes. Oversea-Chinese Banking Corporation Limited is also the green finance adviser to the Issuer for the offering of the Notes.

- End -

## OUE REIT MANAGEMENT PTE. LTD.

For further information and enquiries, please contact:

Mary Ng

OUE REIT Management Pte. Ltd.

Tel: +65 6809 8704

Email: [mary.ng@ouereit.com](mailto:mary.ng@ouereit.com)

### **About OUE REIT**

OUE Real Estate Investment Trust (“OUE REIT”), formerly known as OUE Commercial Real Estate Investment Trust, is one of the largest diversified Singapore REITs (“S-REITs”) with total assets under management of S\$6.3 billion as of 31 December 2023.

OUE REIT aims to deliver stable distributions and provide sustainable long-term growth in return to holders of units by investing in income-producing real estate used primarily for hospitality, retail and/or office purposes in financial and business hubs, as well as real estate-related assets. With six assets in Singapore and one in Shanghai, the property portfolio comprises 1,655 upper upscale hotel rooms and approximately 2.2 million square feet of prime office and retail space.

In Singapore, OUE REIT owns two hotels, Hilton Singapore Orchard and Crowne Plaza Changi Airport. Complementing Hilton Singapore Orchard is Mandarin Gallery, a choice location for international brands in the heart of Orchard Road. Meanwhile, OUE REIT’s office assets – OUE Bayfront, One Raffles Place and OUE Downtown Office, are situated within the Central Business District (“CBD”).

In Shanghai, OUE REIT’s Grade A commercial asset Lippo Plaza is located on Huaihai Middle Road, one of Shanghai’s established core CBD locations in the Huangpu district of Puxi.

Listed on the Main Board of the Singapore Exchange Securities Trading Limited since 27 January 2014, OUE REIT is managed by OUE REIT Management Pte. Ltd. (the “Manager”), a wholly-owned subsidiary of OUE Limited (the “Sponsor”). The Sponsor is a leading real estate and healthcare group, growing strategically to capitalise on growth trends across Asia. Its real estate activities include the development, investment and management of real estate assets across the commercial, hospitality, retail, residential and healthcare sectors.

For more information, please visit [www.ouereit.com](http://www.ouereit.com).

## OUE REIT MANAGEMENT PTE. LTD.

### **About the Sponsor: OUE Limited**

OUE Limited (SGX: LJ3) is a leading real estate and healthcare group, growing strategically to capitalise on growth trends across Asia.

OUE's real estate activities include the development, investment and management of real estate assets across the commercial, hospitality, retail, residential and healthcare sectors. OUE manages two SGX-listed REITs: OUE REIT, one of Singapore's largest diversified REITs, and First REIT (a subsidiary of OUE Healthcare), Singapore's first listed healthcare REIT. As at 31 December 2023, OUE's real estate portfolio was valued at S\$9.3 billion, with S\$7.9 billion in funds under management across OUE's two REIT platforms and managed accounts.

OUE Healthcare, an SGX Catalist-listed subsidiary of OUE, operates and owns high-quality healthcare assets in high-growth Asian markets. With a vision of creating a regional healthcare ecosystem that is anchored on Singapore's medical best practices, OUE Healthcare's portfolio of owned and operated businesses includes hospitals, medical centres, clinics and senior care facilities in Singapore, Japan, Indonesia and China.

Anchored by its "Transformational Thinking" philosophy, OUE has built a strong reputation for developing iconic projects, transforming communities, providing exceptional service to customers and delivering long-term value to stakeholders.

For more information, please visit [www.oue.com.sg](http://www.oue.com.sg).

### **IMPORTANT NOTICE**

The value of units in OUE 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 REIT is not necessarily indicative of the future performance of OUE 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.