PRESS RELEASE
For Immediate Release

OUE REIT Delivered Steady Operating Performance in 1Q 2025
Enhanced by Significant 11.3% YoY Decline in Financing Costs

- Proactive capital management in 2024 successfully reduced the weighted average cost of debt to 4.2% p.a. as of 31 March 2025 from 4.7% p.a. as of 31 December 2024
- Financing costs decreased significantly by 11.3% YoY to S$22.6 million in 1Q 2025 versus S$25.5 million in 1Q 2024
- Revenue for 1Q 2025 was S$66.0 million, 11.9% lower YoY, mainly attributed to the divestment of Lippo Plaza in Shanghai, and lower contributions from the hospitality segment amid a weaker trading environment compared to the previous year
- On a like-for-like basis[1], revenue and NPI moderately declined by 3.9% and 4.1% YoY respectively in 1Q 2025, supported by the resilient performance of the Singapore portfolio
- Commercial segment revenue and NPI increased by 2.2% YoY for 1Q 2025 on a like-for-like basis, underpinned by prime-located high-quality assets
- Office portfolio achieved a high committed occupancy of 96.3% as of 31 March 2025 and positive rental reversions of 9.9% in 1Q 2025
- Mandarin Gallery enjoyed near full committed occupancy at 99.5% with positive rental reversion of 4.9% recorded in 1Q 2025
- Overall hospitality segment RevPAR for 1Q 2025 moderated to S$248, following exceptional performance in the same period last year

24 April 2025 – OUE REIT Management Pte. Ltd., in its capacity as manager (the "Manager") of OUE Real Estate Investment Trust, delivered steady operating performance for the financial period 1 January 2025 to 31 March 2025 ("1Q 2025"), aided by a 11.3% year-on-year ("YoY") decrease in financing costs.

For 1Q 2025, revenue and net property income ("NPI") were S$66.0 million and S$53.2 million respectively, representing a decline of 11.9% and 12.1% YoY. The decrease was mainly attributable

[1] 1Q 2024 revenue and NPI have been adjusted to exclude Lippo Plaza Shanghai which was divested in December 2024

to the divestment of Lippo Plaza in Shanghai, as well as lower contributions from the hospitality segment due to weaker concerts and MICE pipeline compared to the previous year. On a like-for-like basis(1), revenue and NPI moderately declined by 3.9% and 4.1% YoY respectively in 1Q 2025. Share of joint venture results, however, increased by 37.8% YoY to S$3.0 million compared to 1Q 2024.

Mr Han Khim Siew, Chief Executive Officer of the Manager, said, “Our fully Singapore-based portfolio continues to demonstrate its defensive qualities and deliver income resilience amid ongoing macro upheavals, underpinned by quality tenants, high office occupancies, and strong operating performance. The attractive coupon rates achieved from the issuance of our inaugural 3-year and 7-year investment-grade Green Bonds in the second half of 2024, along with the decline in Singapore Overnight Rate Average (SORA), have enabled us to lower our financing costs by approximately 11.3% YoY to S$22.6 million compared to S$25.5 million in 1Q 2024. Looking ahead, our fundamentals remain strong with healthy positive reversionary rents achieved in the office segment. Singapore’s solid economic fundamentals and position as a global business hub will continue to underscore the strength of our portfolio, enabling OUE REIT to deliver stable long-term performance with sustained growth potential.”

Commercial Segment

For 1Q 2025, the commercial (office and retail) segment revenue and NPI increased by 2.2% YoY to S$42.7 million and S$32.3 million respectively on a like-for-like basis(2). The increase was primarily driven by continued improvement in operating performance across the 100% Singapore-based portfolio.

As of 31 March 2025, OUE REIT’s office portfolio achieved a high committed occupancy of 96.3% and continued to register a positive rental reversion of 9.9% for office lease renewals in 1Q 2025. The average passing rent rose by 0.5% quarter-on-quarter (“QoQ”) to S$10.77 per square foot (“psf”) per month in March 2025.

[2] 1Q 2024 revenue and NPI have been adjusted to exclude Lippo Plaza Shanghai which was divested in December 2024

Benefiting from its prime Orchard Road location, Mandarin Gallery achieved a record-high committed occupancy of 99.5% as of 31 March 2025 — the highest since December 2019. The mall also recorded another quarter of positive rental reversion at 4.9% in 1Q 2025, while the average passing rent remained stable at S$21.64 psf per month as of March 2025.

Hospitality Segment

Against a high-base effect last year, revenue and NPI for the hospitality segment declined by 13.3% and 12.5% YoY to S$23.3 million and S$20.8 million respectively in 1Q 2025. This compares against 1Q 2024, which was supported by the commencement of the China-Singapore visa-free arrangement and a strong calendar of high-profile concerts and MICE events.

For 1Q 2025, the hospitality segment's revenue per available room ("RevPAR") stood at S$248. Crowne Plaza Changi Airport's RevPAR rose a robust 8.9% YoY, reaching S$247 in 1Q 2025, while Hilton Singapore Orchard's RevPAR moderated to S$249.

Proactive Capital Management

As of 31 March 2025, OUE REIT's weighted average cost of debt decreased to 4.2% per annum ("p.a.") compared to 4.7% p.a. as of 31 December 2024, underpinned by our proactive capital management. Aggregate leverage stood at 40.6% as of 31 March 2025.

The weighted average term of debt remained healthy at 2.8 years as of 31 March 2025. 74.7% of the total debt has been hedged, enabling the Manager to navigate future interest rate uncertainties. The interest coverage ratio calculated according to the Monetary Authority of Singapore's guidelines remained stable at 2.1x – comfortably above bank loan covenants.

For 1Q 2025, the Manager has elected to receive 50% of its base management fees in cash, with the balance in units.

Outlook

According to CBRE, Core CBD (Grade A) office rents increased by 0.8% QoQ to reach an average of S$12.05 psf per month in 1Q 2025, supported by private wealth and asset management sectors with a strong preference for office spaces in prime locations and premium specification. Occupancy declined slightly by 1.0 percentage points ("ppt") to 94.1% in 1Q 2025, driven primarily by non-renewals from several large occupiers, resulting in a negative net absorption of 0.57 million square feet.

CBRE maintains a positive outlook on Singapore's office market, although a potential economic slowdown may dampen business confidence and delay market expansion, resulting in more lease renewals instead. Nonetheless, Singapore's status as a key business hub may help sustain demand. CBRE Research maintains its forecast for Core CBD (Grade A) rents to grow by 2.0% in 2025, supported by low vacancy levels and limited new supply in the coming years. With all its office assets located in Singapore's prime Core CBD, OUE REIT's office portfolio is well-positioned to deliver stable performance in FY 2025.

Singapore's retail leasing sentiment remained healthy in 1Q 2025 according to CBRE, with demand driven by F&B operators. Orchard Road submarket retail rents rose by 0.4% QoQ to S$37.90 psf per month in 1Q 2025. In the near term, retailers will continue to face challenges such as high operating costs and competition from e-commerce platforms. Nevertheless, with an estimated below-average historical supply over the next few years, CBRE expects overall prime retail rents to recover to pre-COVID levels in 2025.

According to statistics from the Singapore Tourism Board ("STB"), visitor arrivals between January and March 2025 grew by 0.1% YoY to reach 4.3 million. STB expects 2025 international visitor arrivals to reach between 17.0 to 18.5 million, bringing in approximately S$29.0 to S$30.5 billion in tourism receipts.

The outlook for FY 2025 remains cautiously optimistic after an uninspiring 1Q 2025 with an improved concert line-up including Lady Gaga's four-night concert in May 2025, as well as performances by G-Dragon (BIGBANG) and Elton John in the F1 week. However, macroeconomic uncertainties and competition from more affordable regional destinations will continue to weigh on tourists' preferences and travel appetites. Overall retail rents are projected to recover to pre-pandemic levels by 2025, supported by below-historical-average new supply.

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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$5.8 billion as of 31 December 2024.

OUE REIT aims to deliver stable distributions and provide sustainable long-term growth in return to holders of units ("Unitholders") 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.

OUE REIT's portfolio comprises six high-quality office, hospitality and retail assets located in Singapore. Its three office assets - OUE Bayfront, One Raffles Place and OUE Downtown Office - are situated within the Central Business District, with a total Net Lettable Area ("NLA") of approximately 1.6 million square feet ("sq ft").

OUE REIT's two hotels, Hilton Singapore Orchard and Crowne Plaza Changi Airport, are strategically located along the prime Orchard Road belt and within the Changi Airport vicinity, offering a total of 1,655 upper upscale hotel rooms. Complementing Hilton Singapore Orchard is Mandarin Gallery, a 126,294 sq ft high-end retail mall that has been a preferred destination for international brands in the heart of Orchard Road.

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.

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. Incorporated in 1964 and listed in 1969, OUE has a proven track record of developing and managing prime real estate assets, with a portfolio spanning the commercial, hospitality, retail and residential 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 2024, OUE's total assets were valued at S$8.9 billion, with S$7.8 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.

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.