(a real estate investment trust constituted on 10 October 2013 under the laws of the Republic of Singapore)

PAYMENT OF BASE FEE BY WAY OF ISSUE OF NEW UNITS IN OUE REAL ESTATE INVESTMENT TRUST

OUE REIT Management Pte. Ltd., as manager of OUE Real Estate Investment Trust (the "**Manager**"), wishes to announce that 5,722,544 units in OUE Real Estate Investment Trust ("**OUE REIT**", and the units in OUE REIT, the "**Units**") have today been issued at an issue price of S$0.3454 per Unit (the "**Issue Price**").

The 5,722,544 Units were issued pursuant to the trust deed constituting OUE REIT dated 10 October 2013 (as amended) (the "**Trust Deed**") as payment for 50.0% of the Base Fee (as defined in the Trust Deed) for the period from 1 July 2025 to 30 September 2025. The Issue Price has been calculated in accordance with the Trust Deed and is based on the volume weighted average price of a Unit for all trades on Singapore Exchange Securities Trading Limited for the 10 business days immediately preceding the end of the relevant period in which the Base Fee accrues. The number of Units issued was determined based on the Issue Price.

The 5,722,544 units will, pursuant to the Manager's instructions, be issued directly to OUE Limited ("**OUE**") as the Manager has entered into an arrangement to sell all Units to OUE.

As at the date of this announcement, the Manager does not have any unitholding in OUE REIT and the total number of Units in issue is 5,519,345,062.

By Order of the Board
Kelvin Chua
Company Secretary

OUE REIT Management Pte. Ltd.
(Registration Number: 201327018E)
(as manager of OUE Real Estate Investment Trust)

28 October 2025

IMPORTANT NOTICE

The value of the Units and the income derived from them may fall or rise. The Units are not obligations, or deposits in, or guaranteed by the Manager, or DBS Trustee Limited (as trustee of OUE REIT). An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units ("Unitholders") have no right to request that the Managers redeem or purchase their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.