

PRESS RELEASE

## **OUE H-Trust Refinances Debt Ahead of Maturity**

**Singapore – 19 December 2017** - On 13 December 2017, OUE Hospitality Trust (OUE H-Trust), a stapled group comprising OUE Hospitality Real Estate Investment Trust (OUE H-REIT) and OUE Hospitality Business Trust (OUE H-BT), announced that RBC Investor Services Trust Singapore Limited, as trustee of OUE H-REIT (the “REIT Trustee”), had entered into a facility agreement with BNP Paribas acting through its Singapore branch, DBS Bank Ltd., Oversea-Chinese Banking Corporation Limited and Standard Chartered Bank, Singapore branch for the grant of two term loan facilities and two revolving loan facilities amounting to a total of \$980 million.

OUE H-Trust has today drawn down on the term loan facilities and completed the refinancing of its total outstanding debts amounting to \$859 million ahead of their maturity. Prior to the refinancing, \$294 million was due in July 2018, \$270 million was due in July 2019 and \$295 million was due in January 2020. Following the refinancing, OUE H-Trust has no loans due until December 2020.

Mr. Chong Kee Hiong, CEO of OUE Hospitality REIT Management Pte. Ltd., the manager of OUE H-REIT (the “REIT Manager”), said: “OUE H-Trust adopts a pro-active and prudent approach to maintaining its financial strength and flexibility. We have refinanced OUE H-Trust’s existing loans well ahead of their maturity to strengthen our debt profile in an environment of rising interest rates. Following the refinancing, more than 70% of OUE H-Trust’s interest is fixed via interest rate swaps (IRS) and the weighted average maturity tenure of OUE H-Trust’s IRS has been extended from about 1.3 years to over 3.7 years as at 19 December 2017. Based on the prevailing interest rate as at 19 December 2017, OUE H-Trust’s average cost of debt as a result of the refinancing and interest rate hedge is about 2.4%, compared to 2.8% for the period 1 July 2017 to 30 September 2017 (3Q2017). In addition, the undrawn revolving facilities of \$105 million will increase OUE H-Trust’s financial flexibility.”

### **About OUE Hospitality Trust**

OUE Hospitality Trust is a stapled group comprising OUE Hospitality Real Estate Investment Trust (OUE H-REIT) and OUE Hospitality Business Trust (OUE H-BT), listed on the Mainboard of Singapore Exchange Securities Trading Limited.

OUE H-REIT was established with the principal investment strategy of investing, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for hospitality and/or hospitality-related purposes, whether wholly or partially, as well as real estate-related assets.

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QUE H-REIT's asset portfolio comprising two hotels - the 1,077-room Mandarin Orchard Singapore and the 563-room Crowne Plaza Changi Airport, and a high-end retail mall - Mandarin Gallery, has a portfolio value of approximately S\$2.2 billion as at 31 December 2016.

QUE H-BT is dormant.

QUE H-REIT is managed by QUE Hospitality REIT Management Pte. Ltd., which is wholly-owned by QUE Limited (QUE). QUE H-BT is managed by QUE Hospitality Trust Management Pte. Ltd., which is also wholly-owned by QUE.

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

### About the Sponsor

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 and United States. QUE consistently grows its business by leveraging its brands and proven expertise in developing and managing landmark assets across the commercial, hospitality, retail, residential and healthcare sectors. 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. QUE is the sponsor of QUE Hospitality Trust and QUE Commercial Real Estate Investment Trust. In March 2017, QUE acquired QUE Lippo Healthcare Limited (formerly known as International Healthway Corporation Limited), a listed integrated healthcare services and facilities provider.

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

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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

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and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Managers' current view of future events.

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

This press release is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Stapled Securities.