

**NOT FOR DISTRIBUTION IN OR INTO THE UNITED STATES, EUROPEAN ECONOMIC AREA, CANADA OR JAPAN**



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

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**ADVANCED DISTRIBUTION FOR THE PERIOD FROM 1 JANUARY 2017 TO 16 MARCH 2017**

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*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of OUE Commercial Real Estate Investment Trust dated 8 March 2017 titled "NOTICE OF ADVANCED DISTRIBUTION BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATES" (the "Notice of Advanced Distribution BCD Announcement").*

Further to the Notice of Advanced Distribution BCD Announcement, the Manager is pleased to announce that the Advanced Distribution for the period from 1 January 2017 to 16 March 2017 is 1.00 cents per Unit, comprising (a) a taxable income component of 0.39 cents per Unit; (b) a tax-exempt income component of 0.42 cents per Unit; and (c) a capital component of 0.19 cents per Unit. The Advanced Distribution is made in connection with the Private Placement pursuant to the issue of New Units on 17 March 2017.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at **5.00 p.m. on 16 March 2017** will be entitled to the Advanced Distribution that will be paid on **6 June 2017**.

For the avoidance of doubt, the New Units issued pursuant to the Private Placement will not be entitled to the Advanced Distribution.

The next distribution thereafter will comprise OUE C-REIT's distribution for the period from 17 March 2017 to 30 June 2017. Semi-annual distributions will resume thereafter.

By Order of the Board  
Ng Ngai  
Company Secretary

**OUE Commercial REIT Management Pte. Ltd.**

(Registration Number: 201327018E)

(as manager of OUE Commercial Real Estate Investment Trust)

5 May 2017

## Important Notice

The value of 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 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 announcement 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.

This announcement is not an offer of securities for sale in the United States or in any other jurisdiction. The Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the **U.S. Securities Act**), and may not be offered or sold in the United States absent registration or an exemption from registration. There will be no public offering of the Units in the United States.