



First Annual General Meeting

29 April 2015

Important Notice

Standard Chartered Securities (Singapore) Pte. Limited, CIMB Bank Berhad, Singapore Branch and Oversea-Chinese Banking Corporation Limited were the joint global coordinators and issue managers for the initial public offering of OUE Commercial Real Estate Investment Trust ("OUE C-REIT").

The Issue Managers assume no responsibility for the contents of this presentation.

This presentation shall be read in conjunction with OUE C-REIT's Financial Results announcement for 4Q 2014 and the Period from 10 October 2013 (date of constitution) to 31 December 2014.

This presentation is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in OUE C-REIT ("Units"). The value of Units and the income from them, if any, may fall or rise. The Units are not obligations of, deposits in, or guaranteed by, OUE Commercial REIT Management Pte. Ltd. (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.

This presentation 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.

Investors should note that they will have no right to request the Manager to redeem their Units while the Units are listed on the Singapore Exchange Securities Trading Limited (the "SGX-ST"). 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.

- Overview
- Financial Performance
- Capital Management
- Portfolio Performance
- Outlook



Overview

About OUE Commercial REIT

- OUE C-REIT's principal investment strategy is to invest in income-producing real estate which is used primarily for commercial purposes in financial and business hubs in key gateway cities
- OUE C-REIT's total portfolio size is about S\$1.6 billion comprising:
 - **OUE Bayfront**, a premium Grade A office building located at Collyer Quay between the Marina Bay downtown and Raffles Place in Singapore; and
 - **Lippo Plaza**, a Grade A commercial building located in Huangpu, one of Shanghai's established core CBD locations

Premium Portfolio of Assets : *OUE Bayfront*



Located at Collyer Quay in Singapore's CBD, comprising:

- OUE Bayfront** : 18-storey premium Grade A office building with a rooftop restaurant
- OUE Tower** : conserved tower building with panoramic views of the Marina Bay landscape and currently occupied by a fine dining restaurant
- OUE Link** : overhead pedestrian link bridge with retail units

OUE Bayfront	
GFA (sq m)	46,774.6
NLA (sq m)	Office: 35,569.0
	Retail: 1,830.1
	Overall: 37,399.1
Committed Occupancy as at 31 Dec 2014	Office : 100.0% Retail : 100.0% Overall : 100.0%
Number of Car Park Lots	245
Valuation (as at 31 Dec 2014)	S\$1,135m
Land Use Right Expiry	OUE Bayfront & OUE Tower : 99 yrs from 12 Nov 2007 OUE Link : 15 yrs from 26 Mar 2010 Underpass : 99 yrs from 7 Jan 2002
Completion Year	2011

Premium Portfolio of Assets

Lippo Plaza



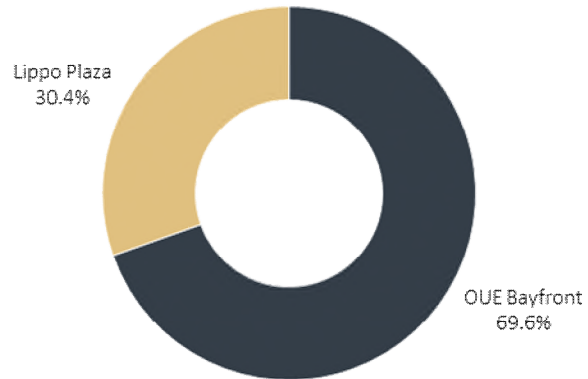
- Located on Huaihai Zhong Road, within the Huangpu business district in the Puxi area of downtown Shanghai
- Grade-A 36 storey commercial building with a three storey retail podium and basement carpark
- OUE C-REIT has a 91.2% strata ownership of Lippo Plaza

Lippo Plaza	
GFA (sq m)	58,521.5
NLA (sq m)	Office: 33,538.6
	Retail: 5,685.9
	Overall: 39,224.5
Committed Occupancy as at 31 Dec 2014	Office : 96.2%
	Retail : 95.1%
	Overall : 96.0%
Number of Car Park Lots	168
Valuation (as at 31 Dec 2014)	RMB2,340m / RMB39,985 psm (S\$495.6m) ¹
Land Use Right Expiry	50 yrs from 2 Jul 1994
Completion Year	1999

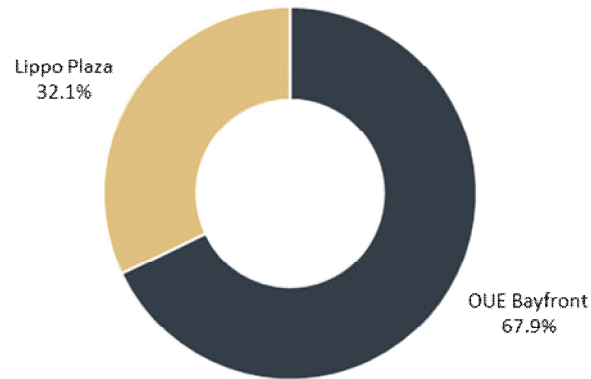
¹ Based on SGD: CNY exchange rate of 1 : 4.721 as at 31 December 2014

Portfolio Composition

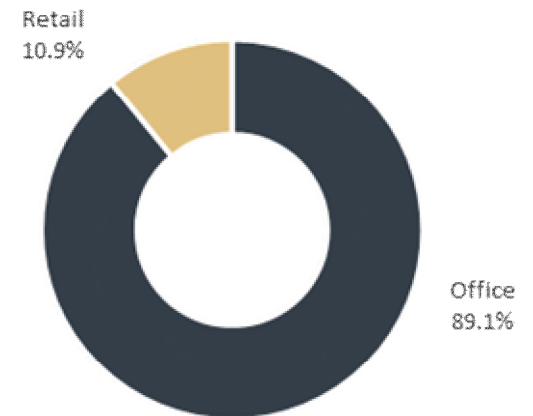
By Asset Value¹



By Gross Rental Income²



By Segment Revenue²



¹ Based on exchange rate of 1:4.721

² For FY2014 and based on SGD:CNY exchange rate of 1:4.861



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REIT



Financial Performance

Actual vs Forecast

For the period 27 Jan 2014¹ to 31 Dec 2014

	Actual	Forecast ²	Change
Gross Revenue (S\$m)	71.5	69.0	+3.6%
Net Property Income (S\$m)	53.8	50.3	+7.0%
Amount Available for Distribution (S\$m)	45.9	43.9	+4.5%
DPU (cents)	5.27	5.05	+4.4%

- Gross revenue of S\$71.5 million was ahead of Forecast by 3.6% due to better occupancy and rental reversions than budgeted
- Net property income exceeded Forecast by 7.0% mainly due to lower utilities and maintenance costs incurred
- Amount available for distribution was 4.5% higher than Forecast due to higher net property income and lower trust expenses incurred

¹ OUE C-REIT was incorporated on 10 October 2013 but was dormant until Listing Date of 27 January 2014

² Forecast for the period was derived by pro-rating the forecast for 2014 as disclosed in OUE C-REIT's Prospectus dated 17 January 2014

³ Based on annualized DPU of 5.67 cents against unit closing price of S\$0.805 as at 31 December 2014

⁴ Based on Forecast Year DPU of 5.44 cents against offer price of S\$0.80 at IPO as disclosed in OUE C-REIT's Prospectus dated 17 January 2014

Balance Sheet as at 31 Dec 2014

S\$'000	
Investment properties	1,630,612
Non-current assets	14,090
Current assets	36,261
Total Assets	1,680,963
Interest-bearing borrowings	632,898
Non-current liabilities	57,565
Current liabilities	32,715
Total Liabilities	723,178
Net Assets	957,785
Units in issue ('000)	872,430
NAV per Unit (S\$)	1.10



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Capital Management

Portfolio Valuation as at 31 Dec 2014

S\$ million	Valuation ¹ as at 31 December 2014	Valuation ² as at 30 September 2013	Valuation Cap Rate as at 31 December 2014
OUE Bayfront	1,135.0	1,102.0	3.75%
Lippo Plaza	495.6 (RMB 2,340.0)	488.6 (RMB 2,337.0)	NA ³

¹ Based on independent valuations as at 31 December 2014 and SGD:CNY exchange rate of 1:4.721

² Based on independent valuations as at 30 September 2013 as disclosed per the Prospectus and SGD:CNY exchange rate of 1:4.783. The acquisition cost of OUE Bayfront was S\$1,005 million, and the purchase consideration for Lippo Plaza was S\$335.3 million

³ Not applicable. Valuation of Lippo Plaza conducted based on Discounted Cash Flow methodology only

Capital Management

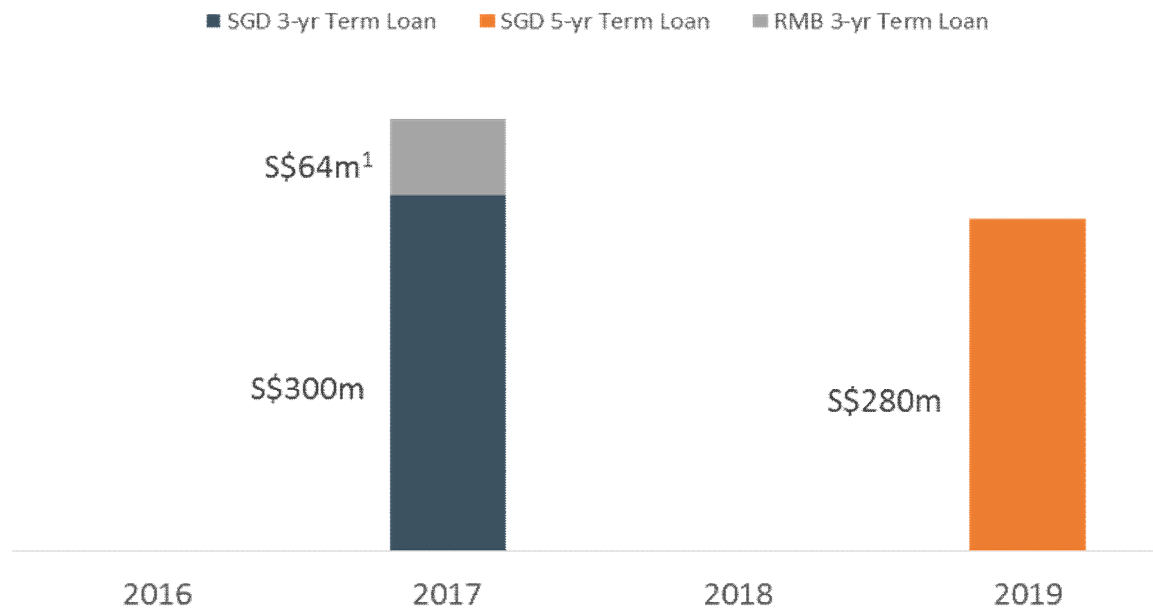
	As at 31 December 2014
Aggregate Leverage	38.3%
Total debt	S\$644m ¹ comprising - S\$580m - RMB304m
Average cost of debt²	2.81% p.a.
Average term of debt	2.95 years
% fixed rate debt	73.6%
Average term of fixed rate debt	3.19 years
Interest service ratio	3.9x

¹Based on SGD:CNY exchange rate of 1:4.721 as at 31 December 2014

²Including amortization of debt establishment costs

Capital Management

Debt Maturity Profile as at 31 December 2014



No refinancing requirement until 2017

¹Based on SGD:CNY exchange rate of 1:4.721



Portfolio Performance

Steady and High Portfolio Occupancy

	30 Sep 2013 ¹	31 Dec 2013	31 Mar 2014	30 Jun 2014	30 Sep 2014	31 Dec 2014
OUE Bayfront	96.1%	100.0%	100.0%	100.0%	100.0%	100.0%
Lippo Plaza	88.2%	91.3%	96.5%	93.6%	94.4%	96.0%
Portfolio	92.0%	95.6%	98.2%	96.8%	97.2%	98.0%

¹ Proforma committed occupancy as disclosed in OUE C-REIT's Prospectus dated 17 January 2014

Positive Rental Reversions for Office Leases

	FY2014 Rental reversions ¹	FY2014 Committed rents ²	As at 31 Dec 2014	As at 30 Sep 2013 ³
			Average passing rent	
OUE Bayfront	14.9%	S\$11.22 – S\$15.50psf/mth	S\$10.58 psf/mth	S\$10.40 psf/mth
Lippo Plaza	6.0%	RMB7.35 – RMB11.00 psm/day	RMB9.14 psm/day	RMB9.06 psm/day

¹ Renewal rental rates vs preceding rental rates

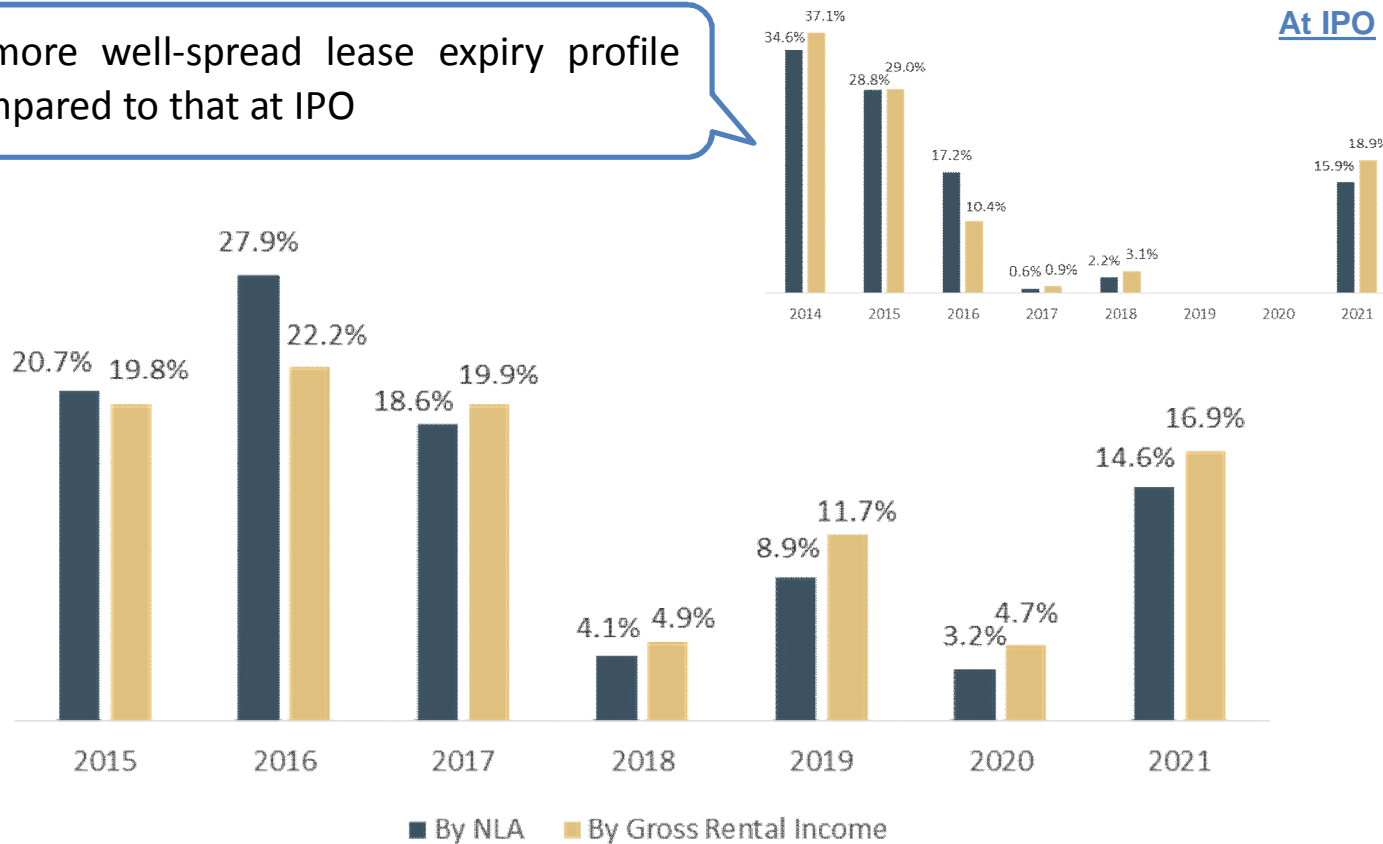
² Committed rents for both renewal leases and new leases

³ Office passing rent for the month of September 2013 as disclosed in OUE C-REIT's Prospectus dated 17 January 2014

Lease Expiry Profile as at 31 Dec 2014

Portfolio

A more well-spread lease expiry profile compared to that at IPO



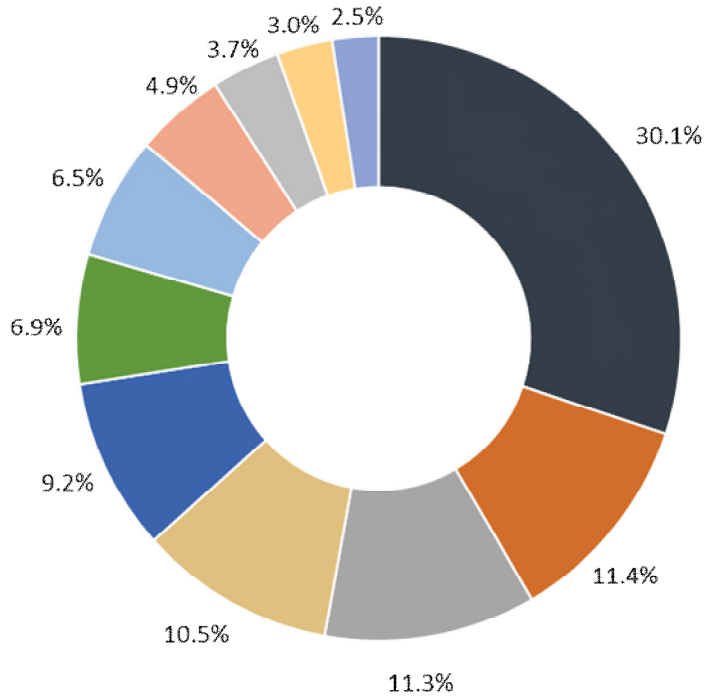
WALE¹ of 2.8 years by NLA² and 3.1 years by Gross Rental Income

¹ WALE: Weighted average lease term to expiry

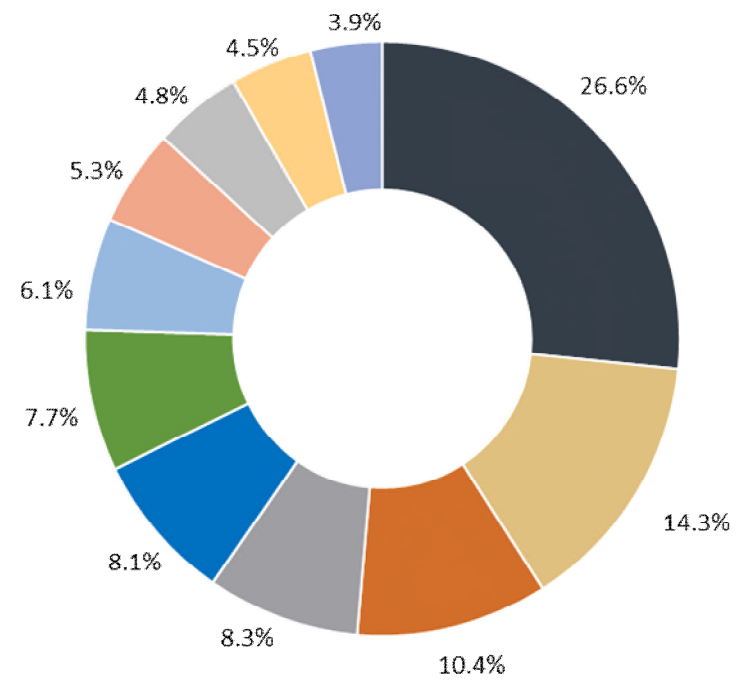
² NLA: Net lettable area

Diversified Tenant Base

Gross Rental Income by Trade Sector¹



NLA by Trade Sector¹



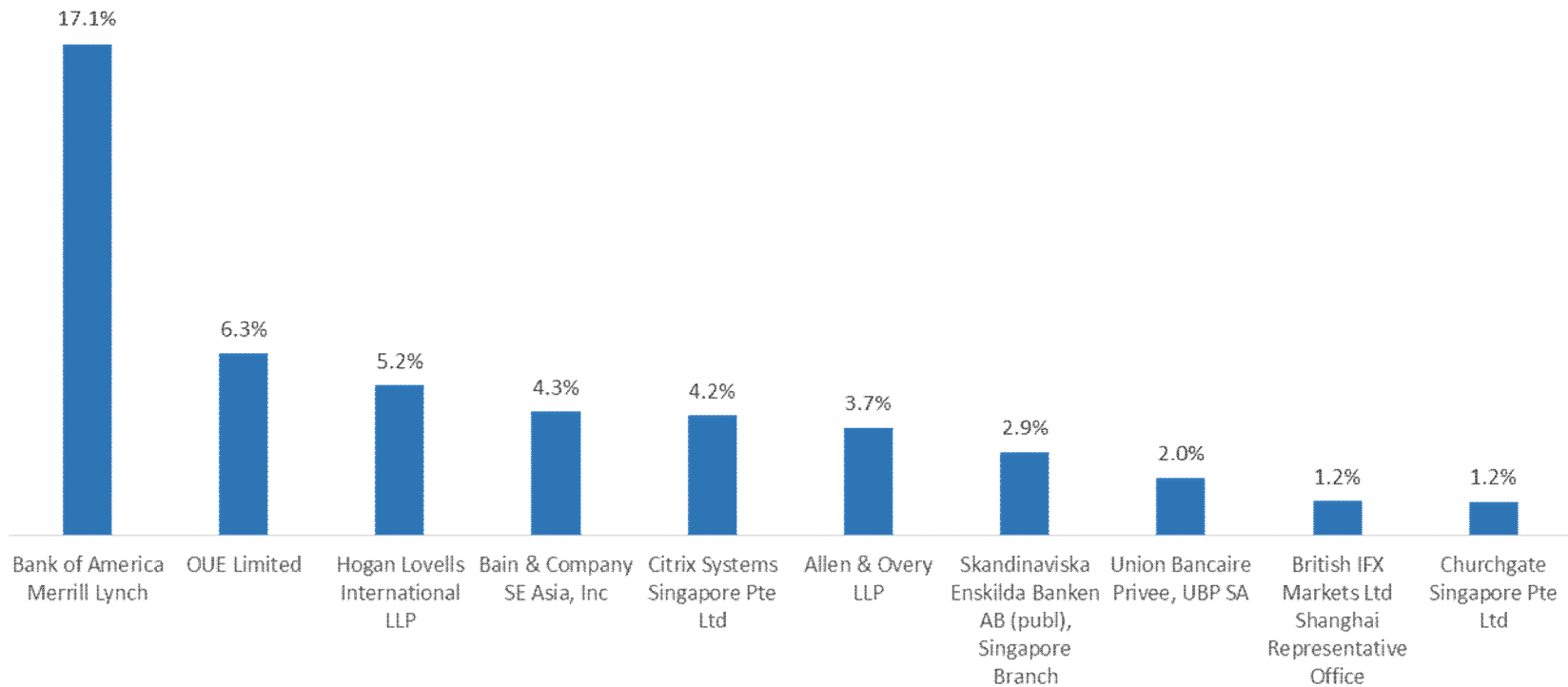
- Financial Services
- Consulting
- Real Estate
- Legal
- Others
- Retail
- Information Technology
- Trading
- Pharmaceutical
- F&B
- Representative Office

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¹For the month of December 2014

Top 10 Tenants

Top 10 tenants of the portfolio contribute approximately 48.1% of Gross Rental Income¹



¹ For the month of December 2014. The top 10 tenants of the portfolio does not take into account two tenants who would otherwise be among the top 10 tenants by gross rental income as they have not consented to the disclosure of details of their tenancy agreements, If the two tenants are taken into account, top 10 tenants of the portfolio would contribute no more than 49.5% of the total gross rental income for the month of December 2014.



Outlook

- Singapore's GDP expected to growth between 2.0% to 4.0% in 2015; China's GDP growth is expected to be more moderate and sustainable, forecast at 7.0% for 2015 as the government continued to focus on economic reforms
- In the office property market, new supply in Singapore CBD remains limited in 2015, resulting in continued positive outlook in the office rental market
- In Shanghai, a higher-than-average level of new supply is expected in 2015. However, long-term rental growth prospect is still intact as Shanghai remains an important and attractive regional hub for companies seeking a foothold in China and greater Asia
- Given the strategic locations and premium positioning of OUE C-REIT's properties, portfolio expected to remain steady in 2015
- Manager remains committed to deliver stable distributions and sustainable long term growth in returns to Unitholders



Thank you