SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

FORM

3
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- 2. This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of becoming aware of the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;

- (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
- (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
- (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General

ratti- General
Name of Listed Issuer:
OUE Limited ("OUE")
Type of Listed Issuer:
✓ Company/Corporation
Registered/Recognised Business Trust
Real Estate Investment Trust
Is more than one Substantial Shareholder/Unitholder giving notice in this form?
☐ No (Please proceed to complete Part II)
✓ Yes (Please proceed to complete Parts III & IV)
Date of notification to Listed Issuer:
10-Apr-2025

Part III - Substantial Shareholder(s)/Unitholder(s) Details

[To be used for multiple Substantial Shareholders/Unitholders to give notice]

	<u>Substantial Shar</u>	<u>eholder/U</u>	<u>Initholder</u> A
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Name of Substantial Shareholder/Unitholder:
Lippo Capital Limited
Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
Notification in respect of:
Becoming a Substantial Shareholder/Unitholder
✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
Ceasing to be a Substantial Shareholder/Unitholder
Date of acquisition of or change in interest:
08-Apr-2025
Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
08-Apr-2025
Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
N.A.

Quantum of total voting shares/units (including voting shares/units underlying 7. rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	551,964,500	551,964,500
As a percentage of total no. of voting shares/(0	72.98	72.98
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest 552,443,500	<i>Total</i> 552,443,500

8.	Circumstances giving rise to deemed interests (if the interest is such): [You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]
	Lippo Capital Limited ("LCL") is the intermediate holding company of HKC Property Investment Holdings Limited ("HKC Property"). HKC Property and Admiralty Station Management Limited jointly hold Lippo ASM Asia Property Limited, which is the holding company of Fortune Crane Limited ("FCL"). FCL is the holding company of Golden Concord Asia Limited ("GCAL"). GCAL is the holding company of OUE Realty Pte. Ltd. ("OUER"). GCAL has a direct interest in 103,742,200 shares in OUE ("Shares") and a deemed interest in the 447,854,300 Shares in which OUER has a direct interest, amounting to a total interest in 551,596,500 Shares. Accordingly, LCL has a deemed interest in the 551,596,500 Shares in which GCAL has an interest.
	LCL is also the intermediate holding company of Lippo Assets (International) Limited ("LAIL"). LAIL has a direct interest in 368,000 Shares and has acquired an aggregate of 479,000 Shares via market transactions or 8 April 2025 (the "8 April Acquisition"). Accordingly, LCL has a deemed interest in the 847,000 Shares in which LAIL has an interest.
	This gives rise to an aggregate of 552,443,500 Shares in which LCL has a deemed interest.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	LCL is a subsidiary of Lippo Capital Holdings Company Limited ("LCH").
10.	Attachments (if any): (The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	The percentage of shareholding set out above (a) immediately before the 8 April Acquisition and (b) immediately after the 8 April Acquisition is calculated on the basis of 756,342,324 Shares in issue.
Sub	stantial Shareholder/Unitholder B
1.	Name of Substantial Shareholder/Unitholder:
••	Lippo Capital Holdings Company Limited

2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	08-Apr-2025
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	08-Apr-2025
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.
7.	Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	551,964,500	551,964,500
As a percentage of total no. of voting shares/til:	0	72.98	72.98
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest 552,443,500	<i>Total</i> 552,443,500

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

	LCH is the holding company of LCL. Accordingly, LCH has a deemed interest in the 552,443,500 Shares in which LCL has an interest.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	LCH is the holding company of LCL.
10.	Attachments (if any):
4.4	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide: (a) SGXNet announcement reference of the first notification which was announced
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	The percentage of shareholding set out above (a) immediately before the 8 April Acquisition and (b) immediately after the 8 April Acquisition is calculated on the basis of 756,342,324 Shares in issue.
Sub	stantial Shareholder/Unitholder C
1.	Name of Substantial Shareholder/Unitholder:
	Lippo Capital Group Limited
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder

	08-Apr-2025			
j.	Date on which Substantial Sharehochange in, interest (if different			•
	08-Apr-2025			
·.	Explanation (if the date of becoming change in, interest):	ng aware is differ	ent from the date o	f acquisition of, or t
	N.A.			
	Quantum of total voting shar rights/options/warrants/convertible Shareholder/Unitholder before and	debentures (con	version price knowr	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
	of voting shares/units held and/or	0	551,964,500	551,964,500
righ	erlying the ts/options/warrants/convertible debentures:			
	a percentage of total no. of voting res/(0	72.98	72.98
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
und	of voting shares/units held and/or lerlying the rights/options/warrants/ vertible debentures :	0	552,443,500	552,443,500
	a percentage of total no. of voting res/ເ	0	73.04	73.04
-	Circumstances giving rise to deem [You may attach a chart in item 10 to i interest arises] Lippo Capital Group Limited ("LCG") is the Accordingly, LCG has a deemed interest i	illustrate how the Su	ubstantial Shareholde	ng company of LCL.
	Polationship botwoon the Substant	tial Sharoholdore/	I Inithaldare aiving r	notice in this form:
•	Relationship between the Substant [You may attach a chart in item 10 to s Shareholders/Unitholders] LCG is the holding company of LCH. LCH	show the relationsh	ip between the Subst	

4.

Date of acquisition of or change in interest:

10.	Attachments (if any): 1
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (if any):
	The percentage of shareholding set out above (a) immediately before the 8 April Acquisition and (b) immediately after the 8 April Acquisition is calculated on the basis of 756,342,324 Shares in issue.
Sub	stantial Shareholder/Unitholder D
1.	Name of Substantial Shareholder/Unitholder:
	Dr. Stephen Riady
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of:
J.	Becoming a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	08-Apr-2025
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	08-Apr-2025
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.

7. Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	551,964,500	551,964,500
As a percentage of total no. of voting shares/t	0	72.98	72.98
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 552,443,500	<i>Total</i> 552,443,500

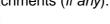
8.	Circumstances giving rise to deemed interests (<i>if the interest is such</i>):
	[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed
	interest arises]

Dr. Stephen Riady holds the entire issued share capital of LCG. LCG is the holding company of LCH. LCH is the holding company of LCL. Accordingly, Dr. Stephen Riady has a deemed interest in the 552,443,500 Shares in which LCL has an interest.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

Dr. Stephen Riady holds the entire issued share capital of LCG. LCG is the holding company of LCH. LCH is the holding company of LCL.

10. Attachments (if any):



(The total file size for all attachment(s) should not exceed 1MB.)

- If this is a **replacement** of an earlier notification, please provide:
 - SGXNet announcement reference of the first notification which was announced on SGXNet (the "Initial Announcement"):

Date of the Initial Announcement: (b)

(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:

The percentage of shareholding set out above (a) immediately before the 8 April Acquisition and (b) immediately after the 8 April Acquisition is calculated on the basis of 756,342,324 Shares in issue.

<u>Sub</u>	stantial Shareholder/Unitholder F
1.	Name of Substantial Shareholder/Unitholder:
	PT Trijaya Utama Mandiri
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? — Yes
	✓ No
3.	Notification in respect of:
	Becoming a Substantial Shareholder/Unitholder
	Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
	Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest:
	08-Apr-2025
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date):
	08-Apr-2025
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest):
	N.A.
7.	Quantum of total voting shares/units (including voting shares/units underlying
۲.	rights/options/warrants/convertible debentures {conversion price known}) held by Substantial

Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	551,964,500	551,964,500
As a percentage of total no. of voting shares/t(i):	0	72.98	72.98
Immediately after the transaction	Direct Interest	Deemed Interest	Total

	erlying	ng shares/units held and/or the rights/options/warrants/ debentures :	0	552,443,500	552,443,500
	perce	entage of total no. of voting	0	73.04	73.04
	[You	umstances giving rise to dee may attach a chart in item 10 to est arises]		•	,
		jaya Utama Mandiri ("PT Trijaya") erest in the 552,443,500 Shares ir			. Accordingly, PT Trijaya has
	[You	tionship between the Substa may attach a chart in item 10 t eholders/Unitholders]			
	PT Tri	jaya holds more than 20% of the	shares in LCL.		
).	Atta	chments (<i>if any</i>): 👔			
	Ŋ	(The total file size for all attachm	ent(s) should no	t exceed 1MB.)	
1.	If this	(The total file size for all attachm s is a replacement of an ea SGXNet announcement re on SGXNet (the "Initial An	rlier notification	on, please provide: ne <u>first</u> notification wh	nich was announced
1.	(a)	s is a replacement of an ea SGXNet announcement re on SGXNet (the "Initial An	rlier notification	on, please provide: ne <u>first</u> notification wh	nich was announced
1.		s is a replacement of an ea SGXNet announcement re	rlier notification	on, please provide: ne <u>first</u> notification wh	nich was announced
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2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in the securities of the Listed Issuer are held solely through fund manager(s)? Yes No
3.	Notification in respect of: Becoming a Substantial Shareholder/Unitholder Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder Ceasing to be a Substantial Shareholder/Unitholder
4.	Date of acquisition of or change in interest: 08-Apr-2025
5.	Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest (if different from item 4 above, please specify the date): 08-Apr-2025
6.	Explanation (if the date of becoming aware is different from the date of acquisition of, or the change in, interest): N.A.
7.	Quantum of total voting shares/units (including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}) held by Substantial Shareholder/Unitholder before and after the transaction:
	Immediately before the transaction

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	551,964,500	551,964,500
As a percentage of total no. of voting shares/(0	72.98	72.98
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest 0	Deemed Interest 552,443,500	<i>Total</i> 552,443,500

8. Circumstances giving rise to deemed interests (*if the interest is such*):
[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Mr. Ja	reholders/Unitholders] ames Tjahaja Riady effectively holds all the shares of PT Trijaya. PT Trijaya holds more than 20% of the s in LCL.
Atta	chments (<i>if any</i>): ①
Ŋ	(The total file size for all attachment(s) should not exceed 1MB.)
If thi	s is a replacement of an earlier notification, please provide:
(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
(b)	Date of the Initial Announcement:
(c)	15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
Rem	narks (<i>if any</i>):
	percentage of shareholding set out above (a) immediately before the 8 April Acquisition and (b) ediately after the 8 April Acquisition is calculated on the basis of 756,342,324 Shares in issue.

Part IV - Transaction details

1.	Type of securities which are the subject of the transaction (more than one option may be chosen):
	✓ Voting shares/units
	Rights/Options/Warrants over voting shares/units
	Convertible debentures over voting shares/units (conversion price known)
	Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	479,000 ordinary shares in OUE
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (excluding brokerage and stamp duties):
	S\$443,362.50
4.	Circumstance giving rise to the interest or change in interest:
	Acquisition of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
	Disposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Other circumstances:
	Acceptance of take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (please specify):
	Others (please specific)
	Others (please specify):

	· arti	culars of Individual submitting this notification form to the Listed Issuer:	
	(a)	Name of Individual:	
		Chiow Hui Min	
	(b)	Designation (if applicable):	
		Associate	
	(c)	Name of entity (if applicable):	
		Allen & Gledhill LLP	
rans		n Reference Number (auto-generated):	
1 2	5 3	5 7 4 5 5 3 4 0 1 3 3	