

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

ASSET VALUATION

Pursuant to Rule 703 of the SGX-ST Listing Manual, OUE Commercial REIT Management Pte. Ltd., as manager of OUE Commercial Real Estate Investment Trust (the “**Manager**”), wishes to announce that it has obtained independent valuations, as of 31 December 2016, for all properties owned by OUE Commercial Real Estate Investment Trust (“**OUE C-REIT**”) and its subsidiaries.

The valuations for the respective properties are set out below.

Description of Property	Valuer	Valuation as at 31 December 2016
OUE Bayfront in Singapore comprising : OUE Bayfront OUE Tower OUE Link 50,60 & 62 Collyer Quay Singapore 049321 / 049322 / 049325	Cushman & Wakefield VHS Pte. Ltd.	S\$1,146,000,000
One Raffles Place in Singapore comprising : One Raffles Place Tower 1 One Raffles Place Tower 2 One Raffles Place Shopping Mall 1 Raffles Place Singapore 048616	Cushman & Wakefield VHS Pte. Ltd.	S\$1,738,300,000 ⁽¹⁾
Lippo Plaza in Shanghai, China 222 Huai Hai Middle Road Shanghai, China	CBRE Limited	RMB2,524,000,000 ⁽²⁾

Footnotes:

(1) Based on OUB Centre Limited's 81.54% interest in One Raffles Place. OUE C-REIT has a 83.33% indirect interest in OUB Centre Limited

(2) Based on OUE C-REIT's 91.2% ownership of Lippo Plaza

The valuation reports for the above properties are available for inspection at the Manager's registered office at 50 Collyer Quay, #04-08, OUE Bayfront, Singapore 049321 during normal business hours for a period of three months from the date of this announcement. Prior appointment would be appreciated.

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)

26 January 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.