OUE REIT

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

# NOTICE OF EXTRAORDINARY GENERAL MEETING

**NOTICE IS HEREBY GIVEN** that an Extraordinary General Meeting ("**EGM**") of the unitholders ("**Unitholders**") of OUE Real Estate Investment Trust ("**OUE REIT**") will be convened and held at Hilton Singapore Orchard (333 Orchard Road, Singapore 238867), Grand Ballroom, Level 6, Orchard Wing on Friday, 4 September 2026 at 2.00 p.m. for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolution (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular to Unitholders dated 13 August 2026 (the "**Circular**")):

## ORDINARY RESOLUTION

## THE PROPOSED DIVESTMENT OF CROWNE PLAZA CHANGI AIRPORT, AS AN INTERESTED PERSON TRANSACTION AND AN INTERESTED PARTY TRANSACTION

That, in accordance with Rule 906(1)(a) of the Listing Manual and Paragraph 5.2(b) of the Property Funds Appendix:

(i) approval be and is hereby given for:

(a) the proposed divestment by DBS Trustee Limited, in its capacity as trustee of OUE Hospitality Sub-Trust (the "**Vendor**"), a wholly-owned subsidiary of OUE REIT, of the Property on which the hotel known as "Crowne Plaza Changi Airport" is located and all Plant and Equipment to OUE TC TM Pte. Ltd., in its capacity as trustee-manager of OUE TC Airport Hotel Trust (the "**Purchaser**"), for a divestment consideration of S$500.0 million (the "**Proposed Divestment**"), on the terms and conditions set out in the put and call option agreement dated 24 June 2026 (the "**PCOA**") entered into between the Vendor and the Purchaser in respect of the Proposed Divestment (as described in the Circular), the entry into the binding contract for the sale and purchase between the Vendor and the Purchaser of the Property together with the Plant and Equipment (the "**Purchase Agreement**") deemed to be constituted on the date of exercise of either the Call Option (as described in the Circular) or the Put Option (as described in the Circular), as the case may be, and the issue and service of the Put Option Exercise Notice (as described in the Circular) to exercise the Put Option; and

(b) the entry by the Vendor and OUE REIT Management Pte. Ltd. (in its capacity as manager of OUE Hospitality Sub-Trust) into a deed of surrender with OUE Airport Hotel Pte. Ltd. for the surrender and termination of the Master Lease Agreement (the "**Termination of the Master Lease Agreement**"),

as an Ordinary Resolution[1], and the entry into the PCOA, the Purchase Agreement and the Deed of Surrender, and the issue and service of the Put Option Exercise Notice to exercise the Put Option (as described in the Circular) be and is hereby approved and/or ratified;

[1] "**Ordinary Resolution**" refers to a resolution proposed and passed as such by a majority being more than 50.0% of the total number of votes cast for and against such resolution at a meeting of Unitholders convened in accordance with the provisions of the trust deed dated 10 October 2013 constituting OUE REIT (as amended).

(ii) approval be and is hereby given for the entry by OUE REIT (whether directly or indirectly through its subsidiaries) into all agreements and transactions in connection with the Proposed Divestment (including the Termination of the Master Lease Agreement), and all ancillary agreements contemplated thereby or incidental thereto, or which are necessary to give effect to the Proposed Divestment (including the Termination of the Master Lease Agreement); and

(iii) OUE REIT Management Pte. Ltd., in its capacity as manager of OUE REIT (the "**Manager**"), any director of the Manager ("**Director**"), and DBS Trustee Limited, in its capacity as the trustee of OUE REIT (the "**Trustee**"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) (the "**Divestment Documents**") as the Manager, such Director or, as the case may be, the Trustee may consider expedient or necessary or in the interests of OUE REIT to give effect to the Proposed Divestment (including the Termination of the Master Lease Agreement) and all transactions contemplated under the Divestment Documents, and in this connection, the board of directors of the Manager (the "**Board**") be and is hereby authorised to delegate such authority to such persons as the Board deems fit.

By Order of the Board
Kelvin Chua
Company Secretary
OUE REIT MANAGEMENT PTE. LTD.
(as manager of OUE REIT)
(Company Registration No. 201327018E)

13 August 2026

**Important Notice:**

*Format of Meeting*

1. The EGM will be held, in a wholly physical format, at Hilton Singapore Orchard (333 Orchard Road, Singapore 238867), Grand Ballroom, Level 6, Orchard Wing on Friday, 4 September 2026 at 2.00 p.m.. Unitholders, including Central Provident Fund ("**CPF**") and Supplementary Retirement Scheme ("**SRS**") investors, and (where applicable) duly appointed proxies and representatives will be able to ask questions and vote at the EGM by attending the EGM in person and they should bring along their original NRIC/passport for registration on the day of the EGM. **There will be no option for Unitholders to participate virtually.**

   Printed copies of this Notice, the accompanying Proxy Form and the Request Form will be sent by post to Unitholders. This Notice and the accompanying Proxy Form will also be published on OUE REIT's website at the URL https://www.ouereit.com and the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements.

*Appointment of Proxy(ies)*

2. (a) A Unitholder who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote at the EGM. Where such Unitholder's instrument appointing a proxy(ies) appoints more than one proxy, the proportion of the unitholding concerned to be represented by each proxy shall be specified in the instrument.

   (b) A Unitholder who is a relevant intermediary is entitled to appoint more than two proxies to attend, speak and vote at the EGM, but each proxy must be appointed to exercise the rights attached to a different Unit or Units held by such Unitholder. Where such Unitholder's instrument appointing a proxy(ies) appoints more than two proxies, the number and class of Units in relation to which each proxy has been appointed shall be specified in the instrument.

   "**Relevant intermediary**" has the meaning ascribed to it in Section 181 of the Companies Act 1967 of Singapore.

   A Unitholder who wishes to appoint a proxy(ies) must complete the Proxy Form before submitting it in the manner set out below.

3. A proxy need not be a Unitholder of OUE REIT. A Unitholder may choose to appoint Mr Liu Chee Ming or failing him, Mr Tan Huay Lim or failing him, Mr Ong Kian Min or failing him, Ms Usha Ranee Chandradas as his/her/its proxy.

4. The Proxy Form must be submitted to the Manager c/o the Unit Registrar in the following manner:

   (a) if submitted personally or by post, be lodged at the Unit Registrar's office at Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) if submitted electronically, be submitted via email to the Unit Registrar at srs.proxy@boardroomlimited.com,

   and in each case, must be lodged or received (as the case may be) by 2.00 p.m. on Wednesday, 2 September 2026, being not less than 48 hours before the time appointed for the EGM.

   A Unitholder who wishes to submit a Proxy Form personally, by post or via email can either use the printed copy of the Proxy Form which is sent to him/her/it by post or download a copy of the Proxy Form from OUE REIT's website or the SGX-ST website, and complete and sign the Proxy Form, before submitting it personally or by post to the address provided above, or before scanning and sending it by email to the email address provided above.

5. CPF and SRS investors:

   (a) may vote at the EGM if they are appointed as proxies by their respective CPF Agent Banks or SRS Operators, and should contact their respective CPF Agent Banks or SRS Operators if they have any queries regarding their appointment as proxies; or

   (b) may appoint Mr Liu Chee Ming or failing him, Mr Tan Huay Lim or failing him, Mr Ong Kian Min or failing him, Ms Usha Ranee Chandradas as proxy to vote on their behalf at the EGM, in which case they should approach their respective CPF Agent Banks or SRS Operators to submit their votes by 5.00 p.m. on Tuesday, 25 August 2026.

*Submission of Questions*

6. Unitholders, including CPF and SRS investors, may submit substantial and relevant questions related to the resolution to be tabled for approval at the EGM in advance of the EGM:

   (a) by post to the Manager's registered address at 333 Orchard Road, #33-01, Singapore 238867; or

   (b) via email to the Manager at enquiry@ouereit.com.

   When submitting questions by post or via email, Unitholders should also provide the following details: (i) the Unitholder's full name; (ii) the Unitholder's address; and (iii) the manner in which the Unitholder holds units in OUE REIT (e.g., via CDP, CPF and/or SRS), for verification purposes.

   All questions submitted in advance of the EGM must be received by 5.00 p.m. on Monday, 24 August 2026.

7. The Manager will address all substantial and relevant questions received from Unitholders by the 5.00 p.m. on Monday, 24 August 2026 deadline, by publishing its responses to such questions on OUE REIT's website at the URL https://www.ouereit.com and the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements at least 48 hours prior to the closing date and time for the lodgement/receipt of the Proxy Form. The Manager will respond to questions or follow-up questions submitted after the 5.00 p.m. on Monday, 24 August 2026 deadline either within a reasonable timeframe before the EGM, or at the EGM itself. Where substantially similar questions are received, the Manager will consolidate such questions and consequently not all questions may be individually addressed.

8. Unitholders, including CPF and SRS investors, and (where applicable) duly appointed proxies and representatives can also ask the Chairman of the EGM substantial and relevant questions related to the resolution to be tabled for approval at the EGM, at the EGM itself.

   *Access to Documents*

   The Circular dated 13 August 2026 has been published and may be accessed at OUE REIT's website at the URL https://investor.ouereit.com/agm_egm.html under "Extraordinary General Meeting – 4 September 2026", by clicking on the hyperlink "Circular".

   The Circular may also be accessed on the SGX-ST website at the URL https://www.sgx.com/securities/company-announcements.

   Unitholders may request for printed copies of the Circular by completing and submitting the Request Form sent to them by post together with printed copies of this Notice and the accompanying Proxy Form in the following manner:

   (a) if submitted by post, be lodged at the Unit Registrar's office at Boardroom Corporate & Advisory Services Pte. Ltd., 1 Harbourfront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or

   (b) if submitted electronically, be submitted via email to the Unit Registrar at srs.requestform@boardroomlimited.com,

   in each case, by 5.00 p.m. on Thursday, 27 August 2026.

9. Unitholders should check OUE REIT's website at the URL https://www.ouereit.com for the latest updates on the EGM.

**Personal data privacy:**

By submitting an instrument appointing a proxy(ies) and/or representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, a Unitholder (i) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents or service providers) for the purpose of the processing, administration and analysis by the Manager and the Trustee (or their agents or service providers) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents or service providers) to comply with any applicable laws, listing rules, take-over rules, regulations and/or guidelines (collectively, the "**Purposes**"), (ii) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager and the Trustee (or their agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and the Trustee (or their agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (iii) agrees that the Unitholder will indemnify the Manager and the Trustee (or their agents or service providers) in respect of any penalties, liabilities, claims, demands, losses and damages as a result of the Unitholder's breach of warranty.