OUE Limited
Company Registration No. 196400050E
Incorporated in Singapore

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Pursuant to Rule 706A of the Listing Manual of the Singapore Exchange Securities Trading Limited, the Board of Directors of OUE Limited (the "**Company**", and together with its subsidiaries, the "**Group**") wishes to announce the following changes that occurred during the half-year ended 30 June 2026:

1. <u>Acquisitions of Units</u>

OUE Real Estate Investment Trust ("OUE REIT")

(a) The Company had on 29 January 2026 acquired 5,271,889 units in OUE REIT. These units were issued to the Company at an issue price of S$0.3524 per unit[1] and constituted payment by OUE REIT of 50% of the base fee component of its management fee due to OUE REIT Management Pte. Ltd. ("**OUERM**") (as the manager of OUE REIT) for the period from 1 October 2025 to 31 December 2025, in accordance with the trust deed dated 10 October 2013 (as amended, supplemented or restated from time to time) constituting OUE REIT (the "**OUE REIT Trust Deed**").

Pursuant to OUERM's instructions, the 5,271,889 units in OUE REIT were issued directly to the Company as OUERM has entered into an arrangement to sell all units to the Company.

With this transaction, the Company's interest in OUE REIT increased from approximately 48.88% (comprising 2,697,743,609 units) to 48.93% (comprising 2,703,015,498 units) as of 29 January 2026.

(b) The Company had on 24 April 2026 acquired 5,379,404 units in OUE REIT. These units were issued to the Company at an issue price of S$0.3551 per unit[2] and constituted payment by OUE REIT of 50% of the base fee component of its management fee due to OUERM (as the manager of OUE REIT) for the period from 1 January 2026 to 31 March 2026, in accordance with the OUE REIT Trust Deed.

Pursuant to OUERM's instructions, the 5,379,404 units in OUE REIT were issued directly to the Company as OUERM has entered into an arrangement to sell all units to the Company.

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[1] Based on the volume weighted average price for a unit in OUE REIT for all trades done on the Singapore Exchange Securities Trading Limited ("**SGX-ST**") for the 10 business days immediately preceding 31 December 2025.
[2] Based on the volume weighted average price for a unit in OUE REIT for all trades done on the SGX-ST for the 10 business days immediately preceding 31 March 2026.

With this transaction, the Company's interest in OUE REIT increased from approximately 48.93% (comprising 2,703,015,498 units) to 48.98% (comprising 2,708,394,902 units) as of 24 April 2026.

First Real Estate Investment Trust ("First REIT")

(a) First REIT Management Limited ("**FRM**"), as manager of First REIT, had on 23 January 2026 acquired 465,478 units in First REIT. These units were issued to FRM at an issue price of S$0.2783 per unit[3] and constituted payment by First REIT of the divestment fee of S$129,542.57 for the divestment of Imperial Aryaduta Hotel & Country Club through the divestment of 100.0% of the issued and paid-up share capital of PT Karya Sentra Sejahtera, in accordance with the trust deed dated 19 October 2006 (as amended, supplemented or restated from time to time) constituting First REIT (the "**First REIT Trust Deed**").

With this transaction, the Company's interest in First REIT increased from approximately 45.60% (comprising 962,657,789 units) to 45.61% (comprising 963,123,267 units) as of 23 January 2026.

(b) FRM, as manager of First REIT, had on 12 February 2026 acquired 3,954,254 units in First REIT, comprising:

(i) 2,378,140 units in First REIT, issued to FRM at an issue price of S$0.2533 per unit[4] and constituting payment by First REIT of 50% of the performance fee component of its management fee due to FRM (as the manager of First REIT) for the period from 1 October 2024 to 31 December 2024, in accordance with the First REIT Trust Deed; and

(ii) 1,576,114 units in First REIT, issued to FRM at an issue price of S$0.2739 per unit[5] and constituting payment by First REIT of 50% of the base fee component of its management fee due to FRM (as the manager of First REIT) for the period from 1 October 2025 to 31 December 2025, in accordance with the First REIT Trust Deed.

With these transactions, the Company's interest in First REIT increased from approximately 45.61% (comprising 963,123,267 units) to 45.72% (comprising 967,077,521 units) as of 12 February 2026.

(c) FRM, as manager of First REIT, had on 4 May 2026 acquired 3,845,049 units in First REIT, comprising:

(iii) 2,242,541 units in First REIT, issued to FRM at an issue price of S$0.2739 per unit[6] and constituting payment by First REIT of 50% of the performance fee component of its management fee due to FRM (as the manager of First REIT) for the period from 1 January 2025 to 31 March 2025, in accordance with the First REIT Trust Deed; and

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3 Based on the volume weighted average price of a unit in First REIT for all trades done on the SGX-ST for the 10 business days immediately preceding 23 January 2026, being the date of issue of the units.

4 Based on the volume weighted average price of a unit in First REIT for all trades done on the SGX-ST for the 10 business days immediately preceding 31 December 2024.

5 Based on the volume weighted average price of a unit in First REIT for all trades done on the SGX-ST for the 10 business days immediately preceding 31 December 2025.

6 Based on the volume weighted average price of a unit in First REIT for all trades done on the SGX-ST for the 10 business days immediately preceding 31 December 2025.

(iv) 1,602,508 units in First REIT, issued to FRM at an issue price of S$0.2528 per unit[7] and constituting payment by First REIT of 50% of the base fee component of its management fee due to FRM (as the manager of First REIT) for the period from 1 January 2026 to 31 March 2026, in accordance with the First REIT Trust Deed.

With these transactions, the Company's interest in First REIT increased from approximately 45.72% (comprising 967,077,521 units) to 45.81% (comprising 970,922,570 units) as of 4 May 2026.

2. Acquisition of Shares in Associated Company

On 20 March 2026, Encore Dining Pte. Ltd., an indirect wholly-owned subsidiary of the Company, acquired 147,000 shares in the capital of Katsu by Kyu Pte. Ltd. from Initia Group Pte. Ltd. for a total consideration of S$147,000.00, paid wholly in cash. Following the acquisition, Katsu by Kyu Pte. Ltd. has become a 49%-owned associated company of the Company. The consideration was arrived at on a willing-buyer, willing-seller basis following arm's length negotiations between the parties, taking into account, among other things, factors such as the initial paid-up capital. The net asset value of the shares acquired is approximately S$147,000. The remaining 51% of the shares in Katsu by Kyu Pte. Ltd. are owned by Initia Group Pte. Ltd.

3. Incorporation of Subsidiaries and Private Trust

RD Property Holdings Pte. Ltd. ("**RD**"), a direct wholly-owned subsidiary of the Company, has incorporated two 50%-owned subsidiaries as follows:

Name of company	:	OUE TC Airport Hotel Pte. Ltd.
Date of incorporation	:	21 May 2026
Country of incorporation	:	Singapore
Issued share capital	:	S$100.00
Principal activity	:	Investment holding

RD holds 50 ordinary shares, representing 50% of the issued and paid-up capital of OUE TC Airport Hotel Pte. Ltd. The remaining 50% of the shares in OUE TC Airport Hotel Pte. Ltd. are held by TC Realty SG Pte. Ltd.

Name of company	:	OUE TC TM Pte. Ltd.
Date of incorporation	:	21 May 2026
Country of incorporation	:	Singapore
Issued share capital	:	S$2.00
Principal activity	:	Fund management

RD holds 1 ordinary share, representing 50% of the issued and paid-up capital of OUE TC TM Pte. Ltd. The remaining 50% of the shares in OUE TC TM Pte. Ltd. are held by TC Realty SG Pte. Ltd.

[7] Based on the volume weighted average price of a unit in First REIT for all trades done on the SGX-ST for the 10 business days immediately preceding 31 March 2026.

OUE TC Airport Hotel Pte. Ltd. has, in turn, incorporated a wholly-owned private trust as follows:

Name of private trust	:	OUE TC Airport Hotel Trust
Date of incorporation	:	2 June 2026
Country of incorporation	:	Singapore
Issued unit capital	:	1 unit
Principal activity	:	Real estate ownership and investment

Please refer to the Company's announcement dated 25 June 2026 for more information on OUE TC Airport Hotel Pte. Ltd., OUE TC TM Pte. Ltd. and OUE TC Airport Hotel Trust.

4. Striking Off of Subsidiary

   Debenfield Wild Pte. Ltd., a direct wholly-owned subsidiary of the Company, has been struck off from the register on 24 January 2026.

5. This announcement excludes:

   (a) transactions which were separately announced by the Company during the half-year ended 30 June 2026, namely, the announcement dated 25 June 2026 in relation to the entry into a joint venture with Tokyo Century Corporation in relation to the proposed acquisition of Crowne Plaza Changi Airport; and

   (b) transactions which were separately announced by OUE REIT Management Pte. Ltd. (in its capacity as manager of OUE Real Estate Investment Trust), First REIT Management Limited (in its capacity as manager of First Real Estate Investment Trust) and OUE Healthcare Limited pursuant to Rule 706A of the Listing Manual, respectively (if any).

6. The above transactions are not expected to have a material effect on the net tangible assets or earnings per share of the Company for the financial year ending 31 December 2026.

7. None of the Directors or the controlling shareholders of the Company has any interest, direct or indirect, in the above transactions (other than through their shareholdings in the Company).

By Order of the Board
OUE LIMITED

Kelvin Chua
Company Secretary
14 August 2026