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

## NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

FORM

1
(Electronic Format)

## **Explanatory Notes**

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies **only** to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 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. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/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.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. 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").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 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 1. Name of Listed Issuer: OUE Limited ("OUE") 2. Type of Listed Issuer: ✓ Company/Corporation Registered/Recognised Business Trust Real Estate Investment Trust 3. Name of Director/CEO: Dr Stephen Riady 4. Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? √ Yes ☐ No 5. Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment? ☐ Yes (Please proceed to complete Part II) (Please proceed to complete Part III) 6. Date of notification to Listed Issuer: 16-Apr-2025

## Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

14-	Apr-2025
14-	Apr-2023
	te on which Director/CEO became aware of the acquisition of, or change in, interest <b>①</b> different from item 1 above, please specify the date):
14-	Apr-2025
	planation (if the date of becoming aware is different from the date of acquisition of, or chang interest):
N.A	
-	pe of securities which are the subject of the transaction (more than one option may become
CH ✓	osen): Ordinary voting shares/units of Listed Issuer
	Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer
	Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is
	entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
	Participatory interests made available by Listed Issuer
	Others (please specify):
	mber of shares, units, rights, options, warrants, participatory interests and/or principal nount/value of debentures or contracts acquired or disposed of by Director/CEO:
Ag	gregate of 15,000 ordinary shares in OUE ("Shares") acquired by HCL - refer to items 7 and 9 for further detail
	nount of consideration paid or received by Director/CEO (excluding brokerage and stam
Δαι	gregate of S\$14,153.90 paid by HCL - refer to items 7 and 9 for further details.

7.	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 employee share options/share awards
	☐ Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
	Corporate action by Listed Issuer (please specify):
	Others (please specify):
8.	Quantum of interests in securities held by Director/CEO before and after the transaction.

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	552,790,600	552,790,600
As a percentage of total no. of ordinary voting shares/units:	0	73.09	73.09
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	552,805,600	552,805,600

	As a percentage of total no. of ordinary voting shares/units:	0	73.09	73.09
Ι	Circumstances giving rise to deemed in You may attach a chart(s) in item 10 to set out in item 8 tables 1 to 8, arises]			emed interest, as
c P jo L 1 a	Or Stephen Riady holds the entire issued share company of Lippo Capital Holdings Company I Property Investment Holdings Limited ("HKC Pointly hold Lippo ASM Asia Property Limited ("imited ("GCAL"). GCAL is the holding company 03,742,200 Shares and a deemed interest in the Imounting to a total interest in 551,596,500 Shares in which GCAL has an interest.	Limited ("LCH"). LCH is roperty"). HKC Proper 'LAAPL"). LAAPL is the y of OUE Realty Pte. Line 447,854,300 Shares pares. Accordingly, Dr	s the intermediate ho ty and Admiralty Stat holding company of td. ("OUER"). GCAL ha s in which OUER has a	Iding company of HKC ion Management Limited Golden Concord Asia s a direct interest in direct interest,
ir	CH is also the intermediate holding company nterest in 847,000 Shares. Accordingly, Dr Stephas an interest.			
a ir	CH is also the intermediate holding company acquired an aggregate of 15,000 Shares which in which HCL already had a direct interest prior interest in a total of 362,100 Shares in which HC	are the subject of this to this transaction).	s transaction (in addit Accordingly, Dr Steph	ion to the 347,100 Shares
T	his gives rise to an aggregate of 552,805,600 S	Shares in which Dr Ste	phen Riady has a dee	emed interest.
10. A	Attachments (if any):  (The total file size for all attachment(s) sho	ould not exceed 1MB.)		
	f this is a <b>replacement</b> of an earlier not a) SGXNet announcement reference (the "Initial Announcement"):	•		nnounced on SGXNet
(	b) Date of the Initial Announcement:	]		
(	c) 15-digit transaction reference nul attached in the Initial Announcement		nt transaction in t	he Form 1 which was
	Remarks (if any):			
	he percentage of shareholding set out above cquisition is calculated on the basis of 756,342		e the acquisition and	(b) immediately after the
Trans	saction Reference Number (auto-gener	rated):		

<u>Tra</u>	nsaction B
	Date of acquisition of or change in interest:
	15-Apr-2025
	Date on which Director/CEO became aware of the acquisition of, or change in, interest (if different from item 1 above, please specify the date):
	15-Apr-2025
	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
	N.A.
	Type of securities which are the subject of the transaction (more than one option may be chosen):
	Ordinary voting shares/units of Listed Issuer
	<ul><li>Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer</li><li>Rights/Options/Warrants over shares/units of Listed Issuer</li></ul>
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over described listed liste
	Participatory interests made available by Listed Issuer
	Others (please specify):
	Number of shares, units, rights, options, warrants, participatory interests and/or principal amount/value of debentures or contracts acquired or disposed of by Director/CEO:
	Aggregate of 4,800 ordinary shares in OUE ("Shares") acquired by HCL - refer to items 7 and 9 for further details.
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):
	Aggregate of S\$4,512.00 paid by HCL - refer to items 7 and 9 for further details.
	Circumstance giving rise to the interest or change in interest:

✓ 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 employee share options/share awards
☐ Vesting of share awards
Exercise of employee share options
Acceptance of take-over offer for Listed Issuer
Corporate action by Listed Issuer (please specify):
Others (please specify):

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	552,805,600	552,805,600
As a percentage of total no. of ordinary voting shares/units:	0	73.09	73.09
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	552,810,400	552,810,400
	0	73.09	73.09

9. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as set out in item 8 tables 1 to 8, arises] Dr Stephen Riady holds the entire issued share capital of Lippo Capital Group Limited ("LCG"), LCG is the holding company of Lippo Capital Holdings Company Limited ("LCH"). LCH 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 ("LAAPL"). LAAPL 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 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, Dr Stephen Riady has a deemed interest in the 551,596,500 Shares in which GCAL has an interest. LCH is also the intermediate holding company of Lippo Assets (International) Limited ("LAIL"). LAIL has a direct interest in 847,000 Shares, Accordingly, Dr Stephen Riady has a deemed interest in the 847,000 Shares in which LAIL has an interest. LCH is also the intermediate holding company of Hongkong Chinese Limited ("HCL"). On 15 April 2025, HCL acquired an aggregate of 4,800 Shares which are the subject of this transaction (in addition to the 347,100 Shares in which HCL already had a direct interest prior to 14 April 2025, and the 15,000 Shares acquired by HCL on 14 April 2025 (as disclosed above)). Accordingly, Dr Stephen Riady has a deemed interest in a total of 366,900 Shares in which HCL has a direct interest. This gives rise to an aggregate of 552,810,400 Shares in which Dr Stephen Riady has a deemed interest. 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) 15-digit transaction reference number of the relevant transaction in the Form 1 which was (c) attached in the Initial Announcement: 12. Remarks (if any): The percentage of shareholding set out above (a) immediately before the acquisition and (b) immediately after the acquisition is calculated on the basis of 756,342,324 Shares in issue. Transaction Reference Number (auto-generated): 2 6 5 4 2

FORM 1/[ Version 2.0 ]/Effective Date [ 21 March 2014 ]

1

<u>Trai</u>	nsaction C (1)
	Date of acquisition of or change in interest:
	16-Apr-2025
	Date on which Director/CEO became aware of the acquisition of, or change in, interest (if different from item 1 above, please specify the date):
	16-Apr-2025
-	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
	N.A.
	Type of securities which are the subject of the transaction (more than one option may be chosen):
	Ordinary voting shares/units of Listed Issuer
	<ul><li>Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer</li><li>Rights/Options/Warrants over shares/units of Listed Issuer</li></ul>
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
	Participatory interests made available by Listed Issuer
	Others (please specify):
	Number of shares, units, rights, options, warrants, participatory interests and/or principal amount/value of debentures or contracts acquired or disposed of by Director/CEO:
	Aggregate of 24,400 ordinary shares in OUE ("Shares") acquired by HCL - refer to items 7 and 9 for further details.
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp duties):
	Aggregate of S\$22,931.25 paid by HCL - refer to items 7 and 9 for further details.
•	Circumstance giving rise to the interest or change in interest:  Acquisition of:

<b>✓</b>	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
Dis	sposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Ot	her circumstances :
	Acceptance of employee share options/share awards
	Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
	Corporate action by Listed Issuer (please specify):
	Others (please specify):

8. Quantum of interests in securities held by Director/CEO before and after the transaction. Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	552,810,400	552,810,400
As a percentage of total no. of ordinary voting shares/units:	0	73.09	73.09
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	0	552,834,800	552,834,800

9. Circumstances giving rise to deemed interests (*if the interest is such*): [You may attach a chart(s) in item 10 to illustrate how the Director/CEO's deemed interest, as set out in item 8 tables 1 to 8, arises] Dr Stephen Riady holds the entire issued share capital of Lippo Capital Group Limited ("LCG"), LCG is the holding company of Lippo Capital Holdings Company Limited ("LCH"). LCH 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 ("LAAPL"). LAAPL 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 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, Dr Stephen Riady has a deemed interest in the 551,596,500 Shares in which GCAL has an interest. LCH is also the intermediate holding company of Lippo Assets (International) Limited ("LAIL"). LAIL has a direct interest in 847,000 Shares, Accordingly, Dr Stephen Riady has a deemed interest in the 847,000 Shares in which LAIL has an interest. LCH is also the intermediate holding company of Hongkong Chinese Limited ("HCL"). On 16 April 2025, HCL acquired an aggregate of 24,400 Shares which are the subject of this transaction (in addition to the 347,100 Shares in which HCL already had a direct interest prior to 14 April 2025, the 15,000 Shares acquired by HCL on 14 April 2025 (as disclosed above) and the 4,800 Shares acquired by HCL on 15 April 2025 (as disclosed above)). Accordingly, Dr Stephen Riady has a deemed interest in a total of 391,300 Shares in which HCL has a direct interest. This gives rise to an aggregate of 552,834,800 Shares in which Dr Stephen Riady has a deemed interest. 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) 15-digit transaction reference number of the relevant transaction in the Form 1 which was (c) attached in the Initial Announcement: 12. Remarks (if any): The percentage of shareholding set out above (a) immediately before the acquisition and (b) immediately after the acquisition is calculated on the basis of 756,342,324 Shares in issue. Transaction Reference Number (auto-generated): 2 6 5 4 7 3 0

(a)	(a) Name of Individual:				
	Kelvin Chua				
(b)	Designation (if applicable):				
	General Counsel				
(c)	Name of entity (if applicable):				
	OUE Limited				