

Increase in Unitholding in OUE Commercial Real Estate Investment Trust

Pursuant to Rule 704(17)(d) 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 that Clifford Development Pte. Ltd. ("**Clifford**"), a wholly-owned subsidiary of the Company has today entered into a Sale and Purchase Agreement ("**SPA**") with Mr Gordon Tang (the "**Vendor**") in relation to the sale and transfer by the Vendor of 203,145,000 units (the "**Sale Units**") in OUE Commercial Real Estate Investment Trust ("**OUE C-REIT**") to Clifford (the "**Acquisition**"). The acquisition of the Sale Units through Clifford is in the ordinary course of business of the Company.

Following completion of the Acquisition, the Group will hold 64.98% of the issued units in OUE C-REIT.

The aggregate consideration of S\$165,970,000 (the "**Purchase Consideration**") for the Acquisition was arrived at following arm's length negotiations on a willing-buyer, willing-seller basis with the Vendor and taking into account various factors such as returns, existing assets and financial position of OUE C-REIT. The Purchase Consideration will be satisfied wholly in cash.

The net tangible asset value of each unit in OUE C-REIT is S\$0.95 as at 31 December 2015.

Pursuant to Rule 704(17)(b) of the Listing Manual, the Company's aggregate cost of investment in quoted securities⁽²⁾ is 27.7% of the latest unaudited consolidated net tangible assets of the Group as at 31 December 2015⁽¹⁾, as follows:

Rule 704(17)(b)		Prior to the Acquisition	After the Acquisition
(i)	Aggregate cost of the Company's quoted investments (S\$'000) ⁽²⁾	1,151,647	1,317,617
	Aggregate cost of the Company's quoted investments as a percentage of the latest unaudited consolidated net tangible assets of the Group as at 31 December 2015	24.2%	27.7%
(ii)	Total market value of the quoted investments (S\$'000)	1,037,652	1,168,680
(iii)	Amount of any provision for diminution in value of investments (S\$'000)	Nil	Nil
	Unaudited consolidated net tangible assets of the Group as at 31 December 2015 (S\$'000)	4,764,192	4,764,192

(1) The Company announced its unaudited full year financial statements for the year ended 31 December 2015 on 19 February 2016.

(2) Aggregate cost of quoted investments includes investments of the Company and those made through its subsidiaries.

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The transaction is not expected to have a material effect on the consolidated earnings per share of the Group or consolidated net tangible assets per share of the Group for the financial year ending 31 December 2016.

None of the Directors of the Company has any interest, direct or indirect, in the above transaction.

The Company will release a further announcement upon completion of the Acquisition.

By Order of the Board
OUE LIMITED

Ng Ngai
Company Secretary
23 February 2016