



PRESS RELEASE

For Immediate Release

OUE's Full Year 2018 Revenue at S\$642.9 million; Total Proposed Dividend of 12.0 Singapore cents

- *Proposes final and special dividend of 1.0 Singapore cent per share and 11.0 Singapore cents per share respectively*
- *Unlocks capital via divestment of office components of OUE Downtown to OUE Commercial REIT*
- *Strengthens foothold in healthcare sector with acquisition of First REIT and its manager*

Financial Highlights

S\$ million	FY2018	FY2017 (Restated)	% Change
Revenue	642.9	754.1	(14.7)
Earnings before interest and tax	182.5	166.1	9.9
Other gains - net	42.4	142.0	(70.2)
Profit attributable to owners of the company	10.0	94.6	(89.4)

Singapore – 26 February 2019 – SGX Mainboard-listed integrated property developer OUE Limited (“OUE” or “the Group”) rounded off the financial year ended 31 December 2018 (“FY2018”) with revenue of S\$642.9 million as compared to S\$754.1 million in the corresponding period last year (“FY2017”).

The decline in revenue was largely due to lower contributions from the Development Property and Healthcare divisions, which were partially mitigated by higher contributions from the Investment Properties and Hospitality divisions.

Revenue from the Development Property division decreased S\$143.6 million to S\$65.9 million due to lower sales completed for units sold under the deferred payment schemes in FY2018. Revenue from the Healthcare division, which pertains to revenue contribution from OUE Lippo Healthcare Limited, decreased S\$5.0 million to S\$28.8 million mainly due to lower contribution from its operations in China.

Revenue from the Investment Properties division increased 1.3% to S\$274.4 million in FY2018, largely attributable to a full year's rental income from Downtown Gallery, which commenced operations in May 2017.

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The Hospitality division recorded 7.5% higher revenue at S\$236.6 million due to increased contribution from Oakwood Premier OUE Singapore, the serviced residences at OUE Downtown, which opened in June 2017. Oakwood Premier OUE Singapore has continued to ramp up its business since commencement of operations and contributes positively to the Group's performance.

Higher dividend income at S\$13.0 million was mainly due to dividend received from the Group's interests in Gemdale Properties and Investment Corporation Limited.

Consequently, the Group's earnings before interest and tax ("EBIT") rose 9.9% to S\$182.5 million. This was mainly attributed to higher contributions from the Hospitality division and higher dividend income, offset partially by lower contribution from the Development Property division and equity-accounted investees.

Profit attributable to shareholders decreased to S\$10.0 million mainly due to lower net fair value gains recognised on investment properties and impairment of goodwill relating to the Group's investment in OUE Lippo Healthcare Limited, partially mitigated by higher EBIT in FY2018.

Business Review

On 1 November 2018, OUE completed the divestment of the office components of OUE Downtown to OUE Commercial Real Estate Investment Trust ("OUE C-REIT") for S\$908.0 million. The divestment was a timely initiative and has enabled OUE to unlock capital to fund business plans in higher-growth opportunities.

During the year, the Group also strengthened its foothold in the pan-Asian healthcare network with the acquisition of Bowsprit Capital Corporation Limited ("Bowsprit"), the manager of First Real Estate Investment Trust ("First REIT"). The acquisition is in line with the Group's ongoing strategy to create a sizeable asset management portfolio comprising diversified REITs.

Dr Stephen Riady, OUE's Executive Chairman, said, "We are satisfied with the Group's performance in FY2018 and are pleased to share with our shareholders the value unlocked on office components of OUE Downtown via a special dividend. Meanwhile, our growing recurring income from a well-diversified portfolio continues to provide us greater resilience and flexibility as we work towards delivering sustainable shareholder return in the long term."

Dividend

For FY2018, the Board of Directors has proposed a final cash dividend of 1.0 Singapore cent per share and a special cash dividend of 11.0 Singapore cents per share. Together with the interim dividend of 1.0 Singapore cent per share declared in August 2018, the total cash dividend for FY2018 amounts to 13.0 Singapore cents per share.

“Our strategic investment and asset enhancement activities in the past have borne fruit, contributing to long-term shareholder value. Moving forward, we will continue the same strategy while at the same time looking out for opportunities that will be value-enhancing and drive OUE’s further growth,” added Dr. Riady.

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About OUE Limited

OUE Limited (SGX-ST: OUE) is a diversified real estate owner, developer and operator with a real estate portfolio located in prime locations in Asia and the United States. OUE consistently grows its business by leveraging its brands and proven expertise in developing and managing landmark assets across the commercial, hospitality, retail and residential sectors. In March 2017, OUE expanded its portfolio into the healthcare sector with the acquisition of OUE Lippo Healthcare Limited, a listed integrated healthcare services and facilities provider. This was followed by the acquisition of Bowsprit Capital Corporation Limited, the manager of First REIT, Singapore’s first healthcare real estate investment trust in October 2018. With its core strategy of investing in and enhancing a stable of distinctive properties, OUE is committed to developing a portfolio that has a strong recurrent income base, balanced with development profits, to enhance long-term shareholder value. OUE is the sponsor of OUE Hospitality Trust and OUE Commercial Real Estate Investment Trust.

For the latest news from OUE, visit www.oue.com.sg

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