

## OUE HOSPITALITY TRUST

A stapled group comprising:

**OUE HOSPITALITY REAL ESTATE INVESTMENT TRUST** (a real estate investment trust constituted on 10 July 2013 under the laws of the Republic of Singapore) and its subsidiary; and

**OUE HOSPITALITY BUSINESS TRUST** (a business trust constituted on 10 July 2013 under the laws of the Republic of Singapore)

### UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE HOSPITALITY TRUST AND OUE HOSPITALITY REAL ESTATE INVESTMENT TRUST AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015

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## UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015

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### INTRODUCTION

OUE Hospitality Trust (“**OUE H-Trust**”) is a stapled group (the “**Stapled Group**”) comprising OUE Hospitality Real Estate Investment Trust (“**OUE H-REIT**”), a real estate investment trust, and its subsidiary (the “**OUE H-REIT Group**”) and OUE Hospitality Business Trust (“**OUE H-BT**”), a business trust. OUE H-Trust was listed on Singapore Exchange Securities Trading Limited (“**SGX**”) on 25 July 2013 (the “**Listing Date**”).

The units in OUE H-REIT and OUE H-BT are stapled together as stapled securities in OUE H-Trust (“**Stapled Securities**”) under the terms of a stapling deed dated 10 July 2013 (the “**Stapling Deed**”) entered into between OUE Hospitality REIT Management Pte. Ltd. (in its capacity as the manager of OUE H-REIT) (the “**REIT Manager**”), RBC Investor Services Trust Singapore Limited (in its capacity as the trustee of OUE H-REIT) (the “**REIT Trustee**”) and OUE Hospitality Trust Management Pte. Ltd. (in its capacity as the trustee-manager of OUE H-BT) (the “**Trustee-Manager**”). Each Stapled Security in OUE H-Trust comprises one unit in OUE H-REIT and one unit in OUE H-BT and cannot be traded separately.

OUE H-REIT was constituted by a trust deed dated 10 July 2013 (the “**REIT Trust Deed**”). OUE H-REIT is a Singapore-based REIT established with the principal investment strategy of investing, directly or indirectly, in a portfolio of income-producing real estate which is used primarily for hospitality and/or hospitality-related purposes, whether wholly or partially, as well as real estate-related assets.

On 30 January 2015, OUE H-REIT completed the acquisition of the 320-room Crowne Plaza Changi Airport for a purchase consideration of S\$290 million. As at 30 June 2015, OUE H-REIT’s asset portfolio comprised the 1,077-room Mandarin Orchard Singapore; the adjoining Mandarin Gallery; and the newly acquired Crowne Plaza Changi Airport which was recently named the World’s Best Airport Hotel 2015.

OUE H-BT was constituted by a trust deed dated 10 July 2013. OUE H-BT is a Singapore-based business trust which is presently dormant. OUE H-BT will, however, become active if OUE H-REIT is unable to appoint a master lessee for Mandarin Orchard Singapore at the expiry or termination of the master lease agreement or for a newly acquired hospitality asset. In such circumstances, OUE H-BT will be appointed by OUE H-REIT as a master lessee for that hospitality asset, and OUE H-BT will in turn appoint a professional hotel manager to manage the day-to-day operations and marketing of the hospitality asset. OUE H-BT exists primarily as “a master lessee of last resort”.

### Distribution Policy

OUE H-REIT will distribute at least 90.0% of its property-related income chargeable to tax under the Income Tax Act, Chapter 134 of Singapore after the deduction of allowable expenses and capital allowances, if any (“**Taxable Income**”), to holders of Stapled Securities (“**Stapled Securityholders**”), with the actual level of distribution to be determined at the REIT Manager board’s discretion after having considered OUE H-Trust’s funding requirements, other capital management considerations and the overall stability of distributions.

OUE H-REIT makes distributions on a quarterly basis in arrears for the periods ending 31 March, 30 June, 30 September and 31 December each year.

OUE H-BT may make distributions in the future when it becomes active and profitable.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**1 (a) STATEMENTS OF TOTAL RETURN**

		OUE H-REIT Group					
	Note	2Q2015	2Q2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)
		S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	(a)	29,601	28,293	4.6	58,938	57,022	3.4
Property tax		(1,990)	(1,547)	28.6	(3,907)	(3,257)	20.0
Insurance		(57)	(39)	46.2	(110)	(79)	39.2
Other property expenses	(b)	(1,774)	(1,481)	19.8	(3,426)	(2,831)	21.0
<b>Net property income</b>		<b>25,780</b>	<b>25,226</b>	<b>2.2</b>	<b>51,495</b>	<b>50,855</b>	<b>1.3</b>
REIT Manager's base management fees	(c)	(1,567)	(1,344)	16.6	(3,118)	(2,691)	15.9
REIT Manager's performance fees		(1,031)	(1,009)	2.2	(2,059)	(2,034)	1.2
REIT Trustee's fees	(d)	(98)	(68)	44.1	(194)	(136)	42.6
Other trust expenses		(296)	(369)	-19.8	(621)	(688)	-9.7
Finance income		348	398	-12.6	744	768	-3.1
Finance expenses		(6,046)	(3,671)	64.7	(10,688)	(7,307)	46.3
<b>Net finance expenses</b>	(e)	<b>(5,698)</b>	<b>(3,273)</b>	<b>74.1</b>	<b>(9,944)</b>	<b>(6,539)</b>	<b>52.1</b>
<b>Total return for the period</b>	(f)	<b>17,090</b>	<b>19,163</b>	<b>-10.8</b>	<b>35,559</b>	<b>38,767</b>	<b>-8.3</b>

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

		Stapled Group					
	Note	2Q2015	2Q2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)
		S\$'000	S\$'000	%	S\$'000	S\$'000	%
Gross revenue	(a)	29,601	28,293	4.6	58,938	57,022	3.4
Property tax		(1,990)	(1,547)	28.6	(3,907)	(3,257)	20.0
Insurance		(57)	(39)	46.2	(110)	(79)	39.2
Other property expenses	(b)	(1,774)	(1,481)	19.8	(3,426)	(2,831)	21.0
<b>Net property income</b>		<b>25,780</b>	<b>25,226</b>	<b>2.2</b>	<b>51,495</b>	<b>50,855</b>	<b>1.3</b>
REIT Manager's base management fees	(c)	(1,567)	(1,344)	16.6	(3,118)	(2,691)	15.9
REIT Manager's performance fees		(1,031)	(1,009)	2.2	(2,059)	(2,034)	1.2
REIT Trustee's fees	(d)	(98)	(68)	44.1	(194)	(136)	42.6
Other trust expenses		(297)	(369)	-19.5	(623)	(689)	-9.6
Finance income		348	398	-12.6	744	768	-3.1
Finance expenses		(6,046)	(3,671)	64.7	(10,688)	(7,307)	46.3
<b>Net finance expenses</b>	(e)	<b>(5,698)</b>	<b>(3,273)</b>	<b>74.1</b>	<b>(9,944)</b>	<b>(6,539)</b>	<b>52.1</b>
<b>Total return for the period</b>	(f)	<b>17,089</b>	<b>19,163</b>	<b>-10.8</b>	<b>35,557</b>	<b>38,766</b>	<b>-8.3</b>

**NOTES TO THE STATEMENTS OF TOTAL RETURN**

- (a) Gross revenue comprises master lease income from Mandarin Orchard Singapore hotel and Crowne Plaza Changi Airport hotel (“CPCA”); and income from Mandarin Gallery. Please refer to section 8 for further details.
- (b) Other property expenses comprise mainly property maintenance expenses, utilities expenses, marketing expenses, land rent expenses and property management fees. The expenses were higher mainly due to CPCA which was acquired on 30 January 2015.
- (c) The increase in REIT Manager's base management fees was mainly due to the addition of CPCA to the asset portfolio as the fee is pegged to the gross assets of OUE H-REIT in accordance to the REIT Trust Deed.
- (d) REIT Trustee's fees were also higher due to the addition of CPCA to the asset portfolio.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

(e) Net finance expenses comprise the following:

OUE H-REIT Group and Stapled Group						
Note	2Q2015	2Q2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Interest income from fixed deposits	19	7	>100	31	16	93.8
Ineffective portion of changes in fair value of cash flow hedge	(e)(i) 329	391	-15.9	713	752	-5.2
<b>Finance income</b>	348	398	-12.6	744	768	-3.1
Amortisation of debt-related transaction costs	(577)	(420)	37.4	(1,105)	(840)	31.5
Interest expense paid/payable to banks	(e)(ii) (5,469)	(3,251)	68.2	(9,583)	(6,467)	48.2
<b>Finance expenses</b>	(6,046)	(3,671)	64.7	(10,688)	(7,307)	46.3
<b>Net finance expenses</b>	(5,698)	(3,273)	74.1	(9,944)	(6,539)	52.1

(e)(i) This relates to the change in fair value of the interest rate swaps that were entered into to hedge OUE H-REIT's interest rate risk. It is a non-cash item and the gain is deducted for the purpose of arriving at the income available for distribution (see (g) below).

(e)(ii) The higher interest expense was due to the additional \$295 million loan that was drawn down on 30 January 2015 to fund the acquisition of CPCA.

(f) Total return for the period of the Stapled Group was contributed by:

OUE H-REIT Group and Stapled Group						
	2Q2015	2Q2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
OUE H-REIT	17,090	19,163	-10.8	35,560	38,767	-8.3
Other OUE H-REIT Group entity	–	–	n.m.	(1)	–	n.m.
OUE H-REIT Group	17,090	19,163	-10.8	35,559	38,767	-8.3
OUE H-BT	(1)	–	n.m.	(2)	(1)	100.0
Stapled Group	17,089	19,163	-10.8	35,557	38,766	-8.3

*n.m.: not meaningful*

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

(g) Income available for distribution

		OUE H-REIT Group and Stapled Group				
Note	2Q2015	2Q2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)
	S\$'000	S\$'000	%	S\$'000	S\$'000	%
Total return for the period of OUE H-REIT	17,090	19,163	-10.8	35,560	38,767	-8.3
Add/(Less): Non-tax deductible/ (chargeable) items:						
- REIT Manager's management fees paid/payable in Stapled Securities	2,598	2,353	10.4	5,177	4,725	9.6
- REIT Trustee's fees	98	68	44.1	194	136	42.6
- Amortisation of debt-related transaction costs	577	420	37.4	1,105	840	31.5
- Ineffective portion of changes in fair value of cash flow hedge	(329)	(391)	-15.9	(713)	(752)	-5.2
- Other items	154	7	>100	251	(15)	>100
	3,098	2,457	26.0	6,014	4,934	21.9
Income available for distribution (g)(i)	20,188	21,620	-6.6	41,574	43,701	-4.9

*n.m.: not meaningful*

(g)(i) The distribution for the Stapled Group represents the aggregate of distributions by OUE H-REIT and OUE H-BT. The distribution of the Stapled Group for the financial period is contributed solely by OUE H-REIT as OUE H-BT was dormant during the financial period. Accordingly, only the income available for distribution of OUE H-REIT has been presented.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**1 (b)(i) STATEMENTS OF FINANCIAL POSITION**

	Note	OUE H-REIT Group		OUE H-BT		Stapled Group	
		30/6/2015	31/12/2014	30/6/2015	31/12/2014	30/6/2015	31/12/2014
		S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>ASSETS</b>							
<b>Non-current assets</b>							
Investment properties	(a)	2,049,461	1,756,000	–	–	2,049,461	1,756,000
Deposit	(b)	1,501	–	–	–	1,501	–
		2,050,962	1,756,000	–	–	2,050,962	1,756,000
<b>Current assets</b>							
Trade and other receivables	(c)	8,188	9,271	–	–	8,188	9,271
Financial derivative asset	(d)	17	–	–	–	17	–
Cash and cash equivalents		36,359	31,299	17	18	36,376	31,317
		44,564	40,570	17	18	44,581	40,588
<b>Total assets</b>		2,095,526	1,796,570	17	18	2,095,543	1,796,588
<b>LIABILITIES</b>							
<b>Non-current liabilities</b>							
Borrowings	(e)	876,075	583,111	–	–	876,075	583,111
Financial derivative liabilities	(d)	2,104	2,027	–	–	2,104	2,027
Rental deposits	(f)	9,297	3,331	–	–	9,297	3,331
		887,476	588,469	–	–	887,476	588,469
<b>Current liabilities</b>							
Rental deposits	(f)	3,330	2,323	–	–	3,330	2,323
Financial derivative liabilities	(d)	–	255	–	–	–	255
Trade and other payables		8,959	7,186	3	2	8,962	7,188
		12,289	9,764	3	2	12,292	9,766
<b>Total liabilities</b>		899,765	598,233	3	2	899,768	598,235
<b>Net assets</b>		1,195,761	1,198,337	14	16	1,195,775	1,198,353
Represented by:							
<b>Unitholders' funds</b>							
Unitholders' funds of OUE H-REIT Group		1,195,761	1,198,337	–	–	1,195,761	1,198,337
Unitholders' funds of OUE H-BT		–	–	14	16	14	16
		1,195,761	1,198,337	14	16	1,195,775	1,198,353

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**NOTES TO STATEMENTS OF FINANCIAL POSITION**

- (a) Increase in investment property as OUE H-REIT acquired Crowne Plaza Changi Airport for a purchase consideration of S\$290 million on 30 January 2015.
- (b) Deposit pertains to the security deposit placed to Changi Airport Group, the lessor of the Crowne Plaza Changi Airport site.
- (c) Decrease in trade and other receivables of \$1.1 million was mainly due to the receipt of master lease income.
- (d) Financial derivative assets/liabilities relate to the fair value of interest rate swaps used to hedge OUE H-REIT Group’s interest rate risk.
- (e) Increase in borrowings of \$295 million was due to a loan draw down in January 2015 for the acquisition of CPCA.
- (f) Increase in rental deposits was mainly due to the rental deposit from the master lessee of Crowne Plaza Changi Airport which was acquired in January 2015.

**1 (b)(ii) BORROWINGS**

**Repayable after one year**

Secured borrowings  
Less: Unamortised transaction costs

<b>OUE H-REIT Group and Stapled Group</b>	
<b>30/6/2015</b>	<b>31/12/2014</b>
<b>S\$’000</b>	<b>S\$’000</b>
882,000	587,000
(5,925)	(3,889)
<b>876,075</b>	<b>583,111</b>

**Details of borrowings and collateral**

**Secured bank loans**

<b>Facilities</b>		<b>OUE H-REIT 30/6/2015</b>			
		<b>Facility amount S\$’000</b>	<b>Drawn down S\$’000</b>	<b>Undrawn S\$’000</b>	<b>Repayable S\$’000</b>
<b>S\$630.0 million</b>	3-year term loan	293,000	(293,000)	–	July 2016
	5-year term loan	294,000	(294,000)	–	July 2018
	Revolving credit facilities (committed)	31,000	–	31,000	–
	Revolving credit facilities (uncommitted)	12,000	–	12,000	–
<b>S\$295.0 million</b>	5-year term loan	295,000	(295,000)	–	January 2020
		<b>925,000</b>	<b>(882,000)</b>	<b>43,000</b>	

OUE H-REIT has no loan refinancing requirements until July 2016.

As at 30 June 2015, OUE H-REIT’s weighted average debt maturity was 2.9 years with a gearing of 42.1%.



**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

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For 2Q2015, the average cost of debt of OUE H-REIT was 2.5% per annum, with an interest service cover of 4.2 times.

The above bank loan facilities are secured by:

- A registered first legal mortgage over Mandarin Orchard Singapore and Mandarin Gallery (collectively, the “Properties”);
- A legal assignment of all insurance taken in respect of the Properties except public liability insurance;
- An assignment of all rights, titles, benefits and interests in connection with any lease, tenancy or property management agreements, and lease or tenancy deposits/proceeds in respect of Mandarin Gallery;
- An assignment of all rights, titles, benefits and interests in connection with any master lease, entered into by OUE H-REIT and lease or tenancy deposits/proceeds in connection with such master lease in respect of Mandarin Orchard Singapore; and
- A debenture incorporating a fixed and floating charge over generally all its present and future assets in connection with the Properties.

***Unsecured medium term notes***

In April 2014, OUE H-REIT Group, through its subsidiary, established a US\$1.0 billion Guaranteed Euro Medium Term Note Programme (“**Programme**”). Under the Programme, OUE H-REIT, through its subsidiary, may from time to time issue the notes (the “**Notes**”) in series or tranches. Each series or tranche of Notes may be issued in United States dollars or any other currency, in various amounts and tenors, and may bear interest at fixed or floating rates. All sums payable in respect of the Notes will be unconditionally and irrevocably guaranteed by the REIT Trustee.

The Notes issued will constitute direct, unconditional, unsubordinated and unsecured obligations and shall at all times rank *pari passu* and without preference among themselves, and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the subsidiary.

As at 30 June 2015, no Notes have been issued under this Programme.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**1 (c) STATEMENTS OF CASH FLOWS**

		<b>OUE H-REIT Group</b>			
Note	2Q 2015	2Q 2014	1H2015	1H2014	
	S\$'000	S\$'000	S\$'000	S\$'000	
<b>Operating activities</b>					
	17,090	19,163	35,559	38,767	
	Total return for the period				
	Adjustments for:				
(a)	2,598	2,353	5,177	4,725	
	REIT Manager's fees paid/payable in Stapled Securities				
	-	-	-	-	
	Net change in fair value of investment properties				
	(348)	(398)	(744)	(768)	
	Finance income				
	6,046	3,671	10,688	7,307	
	Finance expenses				
	25,386	24,789	50,680	50,031	
	<b>Operating income before working capital changes</b>				
	Changes in working capital:				
	-	-	(1,501)	-	
	Deposits				
	2,716	(481)	1,099	8,436	
	Trade and other receivables				
	24	(892)	278	2,502	
	Trade and other payables				
	655	(22,177)	6,973	(22,182)	
	Rental deposits				
	28,781	1,239	57,529	38,787	
	<b>Cash generated from operating activities</b>				
<b>Investing activities</b>					
	14	7	16	16	
	Interest received				
	(342)	-	(417)	-	
	Capital expenditure on investment properties				
(b)	-	-	(290,868)	-	
	Acquisition of investment properties				
	(328)	7	(291,269)	16	
	<b>Cash (used in)/generated from investing activities</b>				
<b>Financing activities</b>					
	(4,732)	(3,216)	(8,090)	(6,503)	
	Finance expenses paid				
	-	-	295,000	-	
	Proceeds from borrowings				
	-	-	(3,140)	-	
	Payment of transaction costs on borrowings				
	(21,401)	(22,112)	(44,970)	(60,200)	
	Distribution to Stapled Securityholders				
	-	-	-	(717)	
	Issue costs paid				
	(26,133)	(25,328)	238,800	(67,420)	
	<b>Cash (used in)/generated from financing activities</b>				
	2,320	(24,082)	5,060	(28,617)	
	<b>Net increase/(decrease) in cash and cash equivalents</b>				
	34,039	56,274	31,299	60,809	
	Cash and cash equivalents at beginning of the period				
	36,359	32,192	36,359	32,192	
	<b>Cash and cash equivalents at end of the period</b>				

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND  
OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”)  
FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

		<b>Stapled Group</b>			
Note	2Q 2015	2Q 2014	1H2015	1H2014	
	S\$'000	S\$'000	S\$'000	S\$'000	
<b>Operating activities</b>					
Total return for the period	17,089	19,163	35,557	38,766	
Adjustments for:					
REIT Manager's fees paid/payable in Stapled Securities (a)	2,598	2,353	5,177	4,725	
Net change in fair value of investment properties	–	–	–	–	
Finance income	(348)	(398)	(744)	(768)	
Finance expenses	6,046	3,671	10,688	7,307	
<b>Operating income before working capital changes</b>	<b>25,385</b>	<b>24,789</b>	<b>50,678</b>	<b>50,030</b>	
Changes in working capital:					
Deposits	–	–	(1,501)	–	
Trade and other receivables	2,716	(481)	1,099	8,436	
Trade and other payables	25	(892)	279	2,503	
Rental deposits	655	(22,177)	6,973	(22,182)	
<b>Cash generated from operating activities</b>	<b>28,781</b>	<b>1,239</b>	<b>57,528</b>	<b>38,787</b>	
<b>Investing activities</b>					
Interest received	14	7	16	16	
Capital expenditure on investment properties	(342)	–	(417)	–	
Acquisition of investment properties (b)	–	–	(290,868)	–	
<b>Cash (used in)/generated from investing activities</b>	<b>(328)</b>	<b>7</b>	<b>(291,269)</b>	<b>16</b>	
<b>Financing activities</b>					
Finance expenses paid	(4,732)	(3,216)	(8,090)	(6,503)	
Proceeds from borrowings	–	–	295,000	–	
Payment of transaction costs on borrowings	–	–	(3,140)	–	
Distribution to Stapled Securityholders	(21,401)	(22,112)	(44,970)	(60,200)	
Issue costs paid	–	–	–	(717)	
<b>Cash (used in)/generated from financing activities</b>	<b>(26,133)</b>	<b>(25,328)</b>	<b>238,800</b>	<b>(67,420)</b>	
<b>Net increase/(decrease) in cash and cash equivalents</b>	<b>2,320</b>	<b>(24,082)</b>	<b>5,059</b>	<b>(28,617)</b>	
Cash and cash equivalents at beginning of the period	34,056	56,294	31,317	60,829	
<b>Cash and cash equivalents at end of the period</b>	<b>36,376</b>	<b>32,212</b>	<b>36,376</b>	<b>32,212</b>	

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND  
OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”)  
FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

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**NOTES TO STATEMENTS OF CASH FLOWS**

- 2Q2015**  
(a) 2,769,113 (2Q2014: 2,657,135) Stapled Securities amounting to \$2,598,000 (2Q2014: \$2,353,000) will be issued to the REIT Manager as satisfaction of management fees payable in units in respect of the quarter.

- 1H2015**  
5,517,807 (1H2014: 5,481,499) Stapled Securities amounting to \$5,177,000 (1H2014: \$4,725,000) will be issued to the REIT Manager as satisfaction of management fees payable in units in respect of 1H2015.

- (b) During the year, proceeds from borrowings were utilised to fund the purchase consideration of Crowne Plaza Changi Airport and its related acquisition cost.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**1 (d)(i) STATEMENTS OF MOVEMENT IN UNITHOLDERS’ FUNDS**

Note	OUE H-REIT Group					OUE H-BT	Stapled Group
	Units in issue and to be issued	Issue costs	Hedging reserve	Accumulated profits	Total	Total	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>At 1/1/2015</b>	1,165,281	(22,303)	(173)	55,532	1,198,337	16	1,198,353
<b>Operations</b>							
Increase/(Decrease) in net assets resulting from operations	–	–	–	18,469	18,469	(1)	18,468
<b>Movement in hedging reserve</b>							
Effective portion of changes in fair value of cash flow hedge	–	–	1,941	–	1,941	–	1,941
<b>Unitholders’ transactions</b>							
Distribution to Stapled Securityholders (a)	–	–	–	(23,569)	(23,569)	–	(23,569)
Stapled Securities to be issued as payment of REIT Manager’s management fees (b)	2,579	–	–	–	2,579	–	2,579
Stapled Securities to be issued as payment of REIT Manager’s acquisition fees (c)	2,175	–	–	–	2,175	–	2,175
<b>Increase/ (Decrease) in net assets resulting from unitholders’ transactions</b>	4,754	–	–	(23,569)	(18,815)	–	(18,815)
<b>At 31/3/2015</b>	<b>1,170,035</b>	<b>(22,303)</b>	<b>(1,768)</b>	<b>50,432</b>	<b>1,199,932</b>	<b>15</b>	<b>1,199,947</b>
<b>Operations</b>							
Increase/(Decrease) in net assets resulting from operations	–	–	–	17,090	17,090	(1)	17,089
<b>Movement in hedging reserve</b>							
Effective portion of changes in fair value of cash flow hedge	–	–	(2,458)	–	(2,458)	–	(2,458)
<b>Unitholders’ transactions</b>							
Distribution to Stapled Securityholders (a)	–	–	–	(21,401)	(21,401)	–	(21,401)
Stapled Securities to be issued as payment of REIT Manager’s management fees (b)	2,598	–	–	–	2,598	–	2,598
<b>Increase/ (Decrease) in net assets resulting from unitholders’ transactions</b>	2,598	–	–	(21,401)	(18,803)	–	(18,803)
<b>At 30/6/2015</b>	<b>1,172,633</b>	<b>(22,303)</b>	<b>(690)</b>	<b>46,121</b>	<b>1,195,761</b>	<b>14</b>	<b>1,195,775</b>

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

Note	OUE H-REIT Group					OUE H-BT	Stapled Group
	Units in issue and to be issued	Issue costs	Hedging reserve	Accumulated profits	Total	Total	Total
	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000	S\$'000
<b>At 1/1/2014</b>	<b>1,155,746</b>	<b>(22,303)</b>	<b>(2,299)</b>	<b>80,464</b>	<b>1,211,608</b>	<b>18</b>	<b>1,211,626</b>
<b>Operations</b>							
Increase/(Decrease) in net assets resulting from operations	–	–	–	19,604	19,604	(1)	19,603
<b>Movement in hedging reserve</b>							
Effective portion of changes in fair value of cash flow hedge	–	–	336	–	336	–	336
<b>Unitholders' transactions</b>							
Distribution to Stapled Securityholders (d)	–	–	–	(38,088)	(38,088)	–	(38,088)
Stapled Securities to be issued as payment of REIT Manager's management fees (b)	2,372	–	–	–	2,372	–	2,372
<b>Increase/ (Decrease) in net assets resulting from unitholders' transactions</b>	<b>2,372</b>	<b>–</b>	<b>–</b>	<b>(38,088)</b>	<b>(35,716)</b>	<b>–</b>	<b>(35,716)</b>
<b>At 31/3/2014</b>	<b>1,158,118</b>	<b>(22,303)</b>	<b>(1,963)</b>	<b>61,980</b>	<b>1,195,832</b>	<b>17</b>	<b>1,195,849</b>
<b>Operations</b>							
Increase/(Decrease) in net assets resulting from operations	–	–	–	19,163	19,163	–	19,163
<b>Movement in hedging reserve</b>							
Effective portion of changes in fair value of cash flow hedge	–	–	(1,861)	–	(1,861)	–	(1,861)
<b>Unitholders' transactions</b>							
Distribution to Stapled Securityholders (a)	–	–	–	(22,112)	(22,112)	–	(22,112)
Stapled Securities to be issued as payment of REIT Manager's management fees (b)	2,353	–	–	–	2,353	–	2,353
<b>Increase/ (Decrease) in net assets resulting from unitholders' transactions</b>	<b>2,353</b>	<b>–</b>	<b>–</b>	<b>(22,112)</b>	<b>(19,759)</b>	<b>–</b>	<b>(19,759)</b>
<b>At 30/6/2014</b>	<b>1,160,471</b>	<b>(22,303)</b>	<b>(3,824)</b>	<b>59,031</b>	<b>1,193,375</b>	<b>17</b>	<b>1,193,392</b>

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND  
OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”)  
FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

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**NOTES TO STATEMENTS OF MOVEMENT IN UNITHOLDERS’ FUNDS**

- (a) Distribution to Stapled Securityholders relates to the distribution made in the respective quarters.
- (b) This represents Stapled Securities to be issued as satisfaction of the REIT Manager’s management fee incurred in the respective quarters.
- (c) This represents Stapled Securities to be issued as satisfaction of the REIT Manager’s acquisition fee in connection with OUE H-REIT’s acquisition of Crowne Plaza Changi Airport.
- (d) Distribution to Stapled Securityholders relates to the distribution made in respect of the period from 25 July 2013 to 31 December 2013.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**1(d)(ii) DETAILS OF ANY CHANGES IN THE STAPLED SECURITIES**

Note	Stapled Group			
	2Q 2015 '000	2Q 2014 '000	1H2015 '000	1H2014 '000
<b>Issued Stapled Securities at beginning of the period</b>	1,326,492	1,313,363	1,321,441	1,310,627
Issue of new Stapled Securities:				
- as payment of REIT Manager's management fees and acquisition fees	2,749	2,824	7,800	5,560
<b>Issued Stapled Securities at the end of the period</b>	1,329,241	1,316,187	1,329,241	1,316,187
Stapled Securities to be issued:				
- as payment of REIT Manager's management fees	(a) 2,769	2,657	2,769	2,657
<b>Total issued and issuable Stapled Securities at end of the period</b>	1,332,010	1,318,844	1,332,010	1,318,844

**NOTES**

(a) This represents Stapled Securities to be issued as satisfaction of the REIT Manager's management fee incurred for the respective quarters. This is calculated based on the volume weighted average traded price of a Stapled Security for the last 10 business days of the relevant period in which the management fee accrues, as provided for in the REIT Trust Deed and the Stapling Deed.

**2. Whether the figures have been audited or reviewed and in accordance with which auditing standard or practice**

The figures have not been audited nor reviewed by our auditors.

**3. Where the figures have been audited or reviewed, the auditor's report (including any qualifications or emphasis of matter)**

Not applicable.

**4. Whether the same accounting principles and methods of computation as in the issuer's most recent audited financial statements have been applied**

The accounting principles and methods of computation adopted are consistent with those applied in the audited financial statements for the financial year ended 31 December 2014.

**5. If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.**

There has been no change in the accounting policies and methods of computation adopted by Stapled Group.



**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**6. EARNINGS PER STAPLED SECURITY (“EPS”) AND DISTRIBUTION PER STAPLED SECURITY (“DPS”)**

	Stapled Group			
	2Q 2015	2Q 2014	1H2015	1H2014
Weighted average number of Stapled Securities ('000):				
- in issue	1,329,241	1,316,187	1,327,514	1,314,799
- issuable	30	30	15	15
	1,329,271	1,316,217	1,327,529	1,314,814
Basic and diluted EPS <sup>(1)</sup> (cents)	1.29	1.46	2.68	2.95
Number of Stapled Securities entitled to distribution ('000):				
- in issue	1,329,241	1,316,187	1,329,241	1,316,187
- issuable	2,769	2,657	2,769	2,657
	1,332,010	1,318,844	1,332,010	1,318,844
DPS (cents)	1.52	1.64	3.13	3.32

<sup>(1)</sup> Diluted EPS is the same as basic EPS as there are no dilutive instruments in issue during the period.

**7. NET ASSET VALUE (“NAV”)**

	OUE H-REIT Group and Stapled Group	
	30/6/2015	31/12/2014
Number of Stapled Securities ('000):		
- in issue	1,329,241	1,321,441
- issuable	2,769	2,706
	1,332,010	1,324,147
NAV per OUE H-REIT unit/Stapled Security	\$0.90	\$0.90

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**8. REVIEW OF PERFORMANCE**

		Stapled Group					
Note	2Q2015	2Q2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)	
	S\$'000	S\$'000	%	S\$'000	S\$'000	%	
<b>Gross revenue:</b>							
- Hospitality	20,675	19,082	8.3	40,751	38,611	5.5	
- Retail	8,926	9,211	-3.1	18,187	18,411	-1.2	
(a)	29,601	28,293	4.6	58,938	57,022	3.4	
<b>Property expenses:</b>							
- Hospitality	(1,575)	(916)	71.9	(2,964)	(1,831)	61.9	
- Retail	(2,246)	(2,151)	4.4	(4,479)	(4,336)	3.3	
(b)	(3,821)	(3,067)	24.6	(7,443)	(6,167)	20.7	
<b>Net property income:</b>							
- Hospitality	19,100	18,166	5.1	37,787	36,780	2.7	
- Retail	6,680	7,060	-5.4	13,708	14,075	-2.6	
(c)	25,780	25,226	2.2	51,495	50,855	1.3	
REIT Manager's fees	(2,598)	(2,353)	10.5	(5,177)	(4,725)	9.6	
REIT Trustee's fees	(98)	(68)	44.1	(194)	(136)	42.6	
Other trust expenses	(297)	(369)	-19.5	(623)	(689)	-9.6	
Net finance expenses	(5,698)	(3,273)	74.1	(9,944)	(6,539)	52.1	
(d)	(5,698)	(3,273)	74.1	(9,944)	(6,539)	52.1	
<b>Total return for the period</b>	<b>17,089</b>	<b>19,163</b>	<b>-10.8</b>	<b>35,557</b>	<b>38,766</b>	<b>-8.3</b>	
<b>Income available for distribution</b>	<b>20,188</b>	<b>21,620</b>	<b>-6.6</b>	<b>41,574</b>	<b>43,701</b>	<b>-4.9</b>	
(e)	<b>20,188</b>	<b>21,620</b>	<b>-6.6</b>	<b>41,574</b>	<b>43,701</b>	<b>-4.9</b>	
<b>DPS (cents)</b>	<b>1.52</b>	<b>1.64</b>	<b>-7.3</b>	<b>3.13</b>	<b>3.32</b>	<b>-5.7</b>	
(e)	<b>1.52</b>	<b>1.64</b>	<b>-7.3</b>	<b>3.13</b>	<b>3.32</b>	<b>-5.7</b>	

**2Q2015 vs 2Q2014**

- (a) Gross revenue for 2Q2015 was \$1.3 million or 4.6% higher than 2Q2014. Hospitality segment posted higher revenue while retail segment was lower in 2Q2015.

Hospitality segment pertains to the master lease income from the Mandarin Orchard Singapore hotel (“MOS”) and Crowne Plaza Changi Airport hotel (“CPCA”) which is pegged to a percentage of the operating revenue and profit of the respective hotels, subject to minimum rent.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

	Revenue			Net property income			RevPAR		
	2Q2015	2Q2014	Increase/ (Decrease)	2Q2015	2Q2014	Increase/ (Decrease)	2Q2015	2Q2014	Increase/ (Decrease)
	S\$m	S\$m	S\$m	S\$m	S\$m	S\$m	S\$	S\$	%
MOS	16.9	19.1	(2.2)	16.0	18.2	(2.2)	218	242 <sup>1</sup>	(9.9)
CPCA	3.7	–	n.m.	3.1	–	n.m.	231	–	n.m.
Hospitality segment	20.6	19.1	1.5	19.1	18.2	0.9	221	242	(8.7)

<sup>1</sup> RevPAR was restated to be on the same basis as 1Q2015. The restatement of RevPAR has no impact to the computation of the master lease income received by OUE H-REIT.

*RevPAR: revenue per available room  
n.m.: not meaningful*

Hospitality revenue was \$1.5 million or 7.9% higher than 2Q2014. This was a result of the additional \$3.7 million of master lease income contribution from the newly acquired CPCA which more than offset the decrease of \$2.2 million master lease income from MOS.

Master lease income from MOS was \$2.2 million lower than 2Q2014 as MOS recorded lower RevPAR of \$218 in 2Q2015 as compared to RevPAR of \$242 in 2Q2014. The lower RevPAR was attributed to the weaker tourism sentiments which impacted the hospitality demand since the beginning of 2015. There was also an absence of the Food and Hotel Asia conference this year and lower food and beverage sales in MOS as a result of lower patronage and slower economic environment.

CPCA contributed \$3.7 million master lease income in 2Q2015 and the RevPAR achieved was \$231.

Retail segment pertains to rental and other income from the Mandarin Gallery shopping mall. Retail revenue for 2Q2015 was \$0.3 million or 3.1% lower than 2Q2014 mainly due to lower occupancy and fit-out periods for tenants arising from lease renewals. The average rental reversion for leases signed in the quarter was positive. The mall recorded an effective rent per square foot per month of \$24.2 for 2Q2015 as compared to \$23.7 for 2Q2014.

- (b) Property expenses were \$0.8 million or 24.6% higher than 2Q2014 mainly due to the newly acquired CPCA, including the land rent payable to Changi Airport Group.
- (c) Net property income for 2Q2015 was \$0.6 million or 2.2% higher than 2Q2014 mainly due to contribution from CPCA.
- (d) Net finance expenses were \$2.4 million or 74.1% higher than 2Q2014 as a result of interest expense on the borrowings drawn down to fund the acquisition of CPCA.
- (e) Income available for distribution was \$1.4 million or 6.6% lower than 2Q2014 mainly due to lower master lease income from MOS as a result of weaker operating performance of MOS. As a result, DPS for 2Q2015 was 1.52 cents as compared to 2Q2014 DPS of 1.64 cents.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**1H2015 vs 1H2014**

- (a) Gross revenue for 1H2015 was \$1.9 million or 3.4% higher than 1H2014. Hospitality segment posted higher revenue while the retail segment recorded a marginal decline in revenue.

	Revenue			Net property income			RevPAR		
	1H2015	1H2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)	1H2015	1H2014	Increase/ (Decrease)
	S\$m	S\$m	S\$m	S\$m	S\$m	S\$m	S\$	S\$	%
MOS	34.3	38.6	(4.3)	32.4	36.8	(4.4)	221	245 <sup>1</sup>	(9.8)
CPCA <sup>2</sup>	6.4	–	n.m.	5.4	–	n.m.	237	–	n.m.
Hospitality segment	40.7	38.6	2.1	37.8	36.8	1.0	224	245	(8.6)

<sup>1</sup> RevPAR was restated to be on the same basis as 1Q2015. The restatement of RevPAR has no impact to the computation of the master lease income received by OUE H-REIT.

<sup>2</sup> The figures relating to CPCA were for the period from 30 January 2015 (date of acquisition) to 30 June 2015.

RevPAR: revenue per available room  
n.m.: not meaningful

Hospitality revenue was \$2.1 million or 5.4% higher than 1H2014. This was a result of the additional \$6.4 million of master lease income contribution from the newly acquired CPCA which more than offset the decrease of \$4.3 million income from MOS.

Master lease income from MOS was \$4.3 million lower than 1H2014 as MOS recorded lower RevPAR of \$221 in 1H2015 as compared to RevPAR of \$245 in 1H2014. The lower RevPAR was attributed to the absence of major meetings, incentives, convention and exhibition events that was held in 2014 (and every subsequent alternate years) and the weaker tourism environment impacted the hospitality demand since the beginning of 2015. The challenge was further compounded by declined in international visitor arrivals of 4.1% (Jan to May 2015) and contraction of Singapore’s economy in 2Q2015.

CPCA contributed \$6.4 million master lease income in 1H2015 and the RevPAR achieved was \$237.

Retail revenue for 1H2015 was \$0.2 million or 1.2% lower than 1H2014 mainly due to lower occupancy and fit-out periods for tenants arising from lease renewals. The average rental reversion for leases signed in the period was positive. The mall recorded an effective rent per square foot per month of \$24.4 for 1H2015 as compared to \$23.7 for 1H2014.

- (b) Property expenses were \$1.3 million or 20.7% higher than 1H2014 mainly due to the newly acquired CPCA, including the land rent payable to Changi Airport Group.
- (c) Net property income for 1H2015 was \$0.6 million or 1.3% higher than 1H2014 mainly due to contribution from CPCA.
- (d) Net finance expenses were \$3.4 million or 52.1% higher than 1H2014 as a result of interest expense on the borrowings drawn down to fund the acquisition of CPCA.
- (e) Income available for distribution was \$2.1 million or 4.9% lower than 1H2014 mainly due to lower master lease income from MOS as a result of weaker operating performance of MOS. As a result, DPS for 1H2015 was 3.13 cents as compared to 1H2014 DPS of 3.32 cents.

**9. VARIANCE BETWEEN ACTUAL AND FORECAST RESULTS**

No forecast has been disclosed.

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

**10. Commentary on the competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months**

Singapore Tourism Board (“**STB**”) reported a 4.1%<sup>1</sup> year-on-year decline in international visitor arrivals in the first five months of 2015. For the full year, STB has forecast tourism numbers to grow modestly, between 0% and 3%<sup>2</sup> for visitor arrivals, and between 0% and 2%<sup>2</sup> for tourism receipts.

With an uncertain global economic environment and a relatively strong Singapore dollar, tourism industry may continue to face headwinds in 2015. Notwithstanding, the hospitality industry may benefit from the recent inscription of Singapore Botanic Gardens as a UNESCO World Heritage Site which may boost tourism<sup>3</sup> in Singapore. The upcoming events such as the SIA Grand Prix, the second WTA Finals to be held in Singapore and the slew of SG50 celebration activities towards the second half of the year may further boost vibrancy of tourism in Singapore.

The acquisition of Crowne Plaza Changi Airport has increased the income and enhanced the diversification of OUE H-Trust as it reduces the reliance of OUE H-Trust’s income stream on any single property.

The asset enhancement programme for Mandarin Orchard Singapore, which commenced in end-2013 will continue in 2015. The remaining 270 guest rooms out of the 430 guest rooms to be renovated will be refurbished in phases. This refurbishment is funded by the Sponsor, OUE Limited.

While the retail scene in Singapore is expected to remain challenging, Mandarin Gallery enjoys a high degree of prominence, boasting a wide frontage along Orchard Road and is a choice location for flagship stores of international brands. Mandarin Gallery is expected to continue to enjoy stable income as the mall’s rental income comprises mainly fixed rent.

We will continue to actively seek growth opportunities and yield accretive acquisitions from our Sponsor and third parties.

<sup>1</sup> Singapore Tourism Board, International Visitor Arrivals Statistics, 12 July 2015

<sup>2</sup> Ministry of Trade and Industry News Room “Speech by Mr S Iswaran at the Tourism Industry Conference 2015”, 7 April 2015

<sup>3</sup> Channel NewsAsia, Botanic Gardens likely to boost tourism after World Heritage Site listing: Iswaran, 5 July 2015

**11. Distributions**

**(a) Current financial period**

Any distribution declared for the current financial period?	Yes
Name of distribution	Distribution for the period from 1 April 2015 to 30 June 2015
Distribution type	Taxable income
Distribution rate per stapled security	1.52 cents
Book closure date	21 August 2015
Date payable	15 September 2015

**(b) Corresponding period of the immediately preceding financial year**

Any distribution declared for the previous corresponding period?	Yes
Name of distribution	Distribution for the period from 1 April 2014 to 30 June 2014
Distribution type	Taxable income
Distribution rate per stapled security	1.64 cents

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

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**(c) Tax rate**

Taxable income distribution

Qualifying investors and individuals (other than those who held their stapled securities through a partnership) will receive pre-tax distributions. These distributions are exempted from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession.

Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%.

All other investors will receive their distributions after deduction of tax at the rate of 17%.

**12. If no distribution has been declared/recommended, a statement to that effect**

Not applicable.

**13. General mandate relating to Interested Person Transactions**

OUE H-Trust has not obtained a general mandate from Stapled Securityholders for Interested Person Transactions.

**14. CONFIRMATION PURSUANT TO RULE 705(5) OF THE LISTING MANUAL**

Pursuant to Rule 705(5) of the Listing Manual of Singapore Exchange Securities Trading Limited, we, on behalf of the directors of the REIT Manager and the Trustee-Manager confirm that, to the best our knowledge, nothing has come to the attention of the board of directors of the REIT Manager and the Trustee-Manager which may render the unaudited financial results of Stapled Group for the quarter ended 30 June 2015 to be false or misleading in any material aspect.

On behalf of the Board of Directors

Christopher Williams  
Chairman

Chong Kee Hiong  
Chief Executive Officer and  
Executive Director

13 August 2015

**UNAUDITED FINANCIAL STATEMENTS ANNOUNCEMENT OF OUE H-TRUST AND OUE H-REIT AND ITS SUBSIDIARY (“OUE H-REIT GROUP”) FOR THE SECOND QUARTER ENDED 30 JUNE 2015**

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**Disclaimer**

*This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies, shifts in customer demands, customers and partners, changes in operating expenses, including employee wages, benefits and training, governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. You are cautioned not to place undue reliance on these forward-looking statements, which are based on current view of management on future events.*

*The value of the Stapled Securities and the income derived from them may fall or rise. The Stapled Securities are not obligations, or deposits in, or guaranteed by the REIT Manager, the Trustee-Manager (together with the REIT Manager, the “Managers”) or RBC Investor Services Trust Singapore Limited (as trustee of OUE H-REIT Group) or any of their affiliates. An investment in the Stapled Securities is subject to investment risks, including the possible loss of the principal amount invested. The past performance of OUE Hospitality Trust is not necessarily indicative of the future performance of OUE Hospitality Trust.*

*Stapled Securityholders have no right to request that the Managers redeem or purchase their Stapled Securities while the Stapled Securities are listed. It is intended that Stapled Securityholders may only deal in their Stapled Securities through trading on the SGX-ST. Listing of the Stapled Securities on the SGX-ST does not guarantee a liquid market for the Stapled Securities.*

By Order of the Board

Ng Ngai  
Company Secretary  
OUE Hospitality REIT Management Pte. Ltd.  
(Company Registration No. 201310245G)  
As manager of OUE Hospitality Real Estate Investment Trust

By Order of the Board

Ng Ngai  
Company Secretary  
OUE Hospitality Trust Management Pte. Ltd.  
(Company Registration No. 201310246W)  
As trustee-manager of OUE Hospitality Business Trust

13 August 2015