

PRESS RELEASE
For Immediate Release

OUE C-REIT to Divest 50% Interest in OUE Bayfront Property to Fund Managed by Allianz Real Estate

- Divesting OUE Bayfront property into limited liability partnership that is owned equally by OUE C-REIT and a special purpose vehicle (“SPV”) managed by Allianz Real Estate Asia Pacific Pte. Ltd.
- Agreed value of S\$1,267.5 million, or S\$3,170 per square foot (“psf”), translates to 26.1% premium over purchase consideration
- In line with active portfolio management to enhance value for Unitholders
- Realise value of capital appreciation while maintaining 50% interest in a premium Grade A office building
- Opportunity to optimise OUE C-REIT’s capital structure and increase financial flexibility

18 January 2021 – OUE Commercial REIT Management Pte. Ltd., in its capacity as manager (the “Manager”) of OUE Commercial Real Estate Investment Trust (“OUE C-REIT”), is pleased to announce that DBS Trustee Limited, as trustee of OUE C-REIT (the “Trustee”), has established a limited liability partnership, BPH Propco LLP (“BPH LLP”) together with ACRE Angsana Pte. Ltd., an SPV managed by Allianz Real Estate Asia Pacific Pte. Ltd. (“ARE”). OUE C-REIT and ARE each holds a 50.0% interest in BPH LLP. The Trustee has concurrently entered into a sale and contribution agreement with BPH LLP for the sale and contribution of the OUE Bayfront property (comprising OUE Bayfront, OUE Tower and OUE Link) to BPH LLP.

The agreed value of the OUE Bayfront property is S\$1,267.5 million, or S\$3,170 psf and represents 26.1% premium over the purchase consideration of S\$1,005.0 million. The expected net proceeds from the divestment of 50% interest in the OUE

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Bayfront property is approximately S\$262.6 million after taking into account the estimated divestment fee and other divestment-related expenses.

Based on the OUE Bayfront property's annualised net property income of S\$45.8 million for the nine months ended 30 September 2020 and the agreed value of S\$1,267.5 million, the estimated net property yield is 3.6% per annum.

The Trustee, ARE and BPH LLP have also entered into a deed of guarantee and undertaking, whereby the Trustee will guarantee the net property income of the OUE Bayfront property to be at least S\$50.0 million and S\$52.5 million for the first year and second year respectively following the completion of the divestment. The net property income guarantee is subject to an aggregate cap of S\$6.0 million.

The Manager and OUE Commercial Property Management Pte. Ltd. will be appointed as the asset manager and property manager to BPH LLP respectively on terms which are consistent with OUE C-REIT's existing fee structure.

Ms Tan Shu Lin, Chief Executive Officer of the Manager, said, "We are pleased to enter into this partnership with ARE which is an endorsement of the OUE Bayfront property's high quality and value as a landmark asset in the Singapore CBD. The divestment is part of the Manager's active portfolio optimisation strategy, allowing OUE C-REIT to realise the value of capital appreciation and enhance long-term returns for OUE C-REIT's unitholders. In retaining a 50% stake in a premium Grade A office building with a blue-chip tenant profile, OUE C-REIT will maintain significant exposure to the Singapore office market, which has demonstrated resilience amidst a challenging operating landscape. In addition, the divestment provides OUE C-REIT the opportunity to optimise its capital structure and increase financial flexibility. We look forward to working together with ARE to continue to drive sustainable returns for both OUE C-REIT's Unitholders and ARE's investors."

"This acquisition presents us with a unique opportunity to add a marquee prime office asset into our portfolio. We are confident that the OUE Bayfront property, with

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its high-quality offering and strategic location, will continue to enjoy strong demand from occupiers seeking prime office space in Singapore. We are delighted to partner with OUE C-REIT which is a high-quality and experienced asset manager in Singapore,” said Mr Danny Phuan, Asia Pacific Head of Acquisitions for ARE.

OUE C-REIT’s aggregate leverage is expected to improve from 40.3% as at 30 September 2020 to 33.6% on a pro forma basis, assuming the estimated net proceeds from the divestment of S\$262.6 million are used to repay loans. Post completion of the divestment, OUE C-REIT will continue to be underpinned by the resilient office segment, which contributes 57.8% to the total portfolio rental revenue on a pro forma basis¹ while Singapore properties continue to anchor the portfolio, comprising approximately 90.4% of total assets².

Property Details - OUE Bayfront Property

Completed in 2011, OUE Bayfront is an 18-storey premium Grade A office building commanding panoramic views of Marina Bay. Accorded heritage conservation status, OUE Tower is a tower building with panoramic views of the Marina Bay landscape currently occupied by a fine-dining restaurant. OUE Link is an air-conditioned overhead pedestrian bridge with retail shops commanding double frontages, which provides convenient and sheltered access to the Raffles Place area.

The OUE Bayfront property enjoys superb connectivity and accessibility to major transport networks. Other than easy access to Raffles Place and Telok Ayer Mass Rapid Transit (“MRT”) stations, the Downtown MRT Station is also within walking distance via an underground pedestrian linkway.

¹ Based on portfolio revenue for the 9 months ended 30 September 2020 and assuming that the divestment was completed on 1 January 2020.

² Based on independent property valuations as at 31 December 2019 and 50% of valuation for OUE Bayfront, assuming SGD:CNY exchange rate of 1:4.960 as at 30 September 2020

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Description	OUE Bayfront Property comprises: <ul style="list-style-type: none"> • OUE Bayfront, an 18-storey landmark Grade A office building with panoramic views of Marina Bay • OUE Tower, a conserved tower building • OUE Link, an overhead pedestrian link bridge with retail units
Location	In Singapore's Central Business District at Collyer Quay, between the Marina Bay downtown and established financial hub of Raffles Place
Title	OUE Bayfront and OUE Tower: 99-year leasehold title commencing 12 November 2007 OUE Link: 15-year leasehold title commencing 26 March 2010
Building Completion	2011
Purchase Consideration	S\$1,005.0 million
Net Lettable Area as at 31 December 2020	399,846 square feet
Committed Occupancy as at 30 September 2020	Office: 100.0%; Retail: 97.8%; Overall: 99.9%
Net Property Income	S\$45.8 million ⁴
Major Tenants	Bank of America Merrill Lynch, Allen & Overy LLP, Aramco Asia Singapore Pte. Ltd.
Car Park Lots	245

⁴ Based on annualised net property income for the nine months preceding 30 September 2020

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About OUE Commercial REIT

OUE C-REIT is a real estate investment trust listed on the Main Board of Singapore Exchange Securities Trading Limited since 27 January 2014.

OUE C-REIT completed the merger with OUE Hospitality Trust in September 2019 to become one of the largest diversified REITs with total assets of S\$6.8 billion. With seven properties across the commercial and hospitality segments in Singapore and Shanghai, OUE C-REIT's property portfolio comprises approximately 2.2 million sq ft of prime office and retail space, and 1,640 upscale hotel rooms.

OUE C-REIT invests in income-producing real estate used primarily for commercial purposes (including real estate used primarily for office and/or retail purposes) in financial and business hubs, and/or hospitality and/or hospitality-related purposes, as well as real estate-related assets.

OUE C-REIT is managed by OUE Commercial REIT Management Pte. Ltd., which is a wholly-owned subsidiary of OUE Limited.

For more information, please visit www.ouect.com.

About Allianz Real Estate

Allianz Real Estate is a PIMCO Company, comprising Allianz Real Estate GmbH and Allianz Real Estate of America and their subsidiaries and affiliates. It is the dedicated real estate investment manager within the Allianz Group and has grown to become the world's largest investor in real estate. Allianz Real Estate develops and executes worldwide tailored portfolio and investment strategies on behalf of a range of global liability driven investors, creating long-term value for clients through direct as well as indirect investments and real estate financing.

The operational management of investments and assets is performed out of 19 offices in key gateway cities across 4 regions (West Europe, North & Central Europe, USA and Asia Pacific). As at 30 September 2020, Allianz Real Estate held €71 billion assets under management.

For more information, please visit: <http://www.allianz-realestate.com>

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About PIMCO

PIMCO is one of the world's premier fixed income investment managers. With its launch in 1971 in Newport Beach, California, PIMCO introduced investors to a total return approach to fixed income investing. In the nearly 50 years since, the firm continued to bring innovation and expertise to our partnership with clients seeking the best investment solutions. Today PIMCO has offices across the globe and 2,900+ professionals united by a single purpose: creating opportunities for investors in every environment. PIMCO is owned by Allianz SE, a leading global diversified financial services provider.

Source: Allianz Real Estate, data as at 30th September 2020.

Regarding calculations, AUM for Direct Equity Joint Ventures have been calculated based on Gross Asset Value since 2017 (prior to this, the basis was Net Asset Value).

These assessments are, as always, subject to the disclaimer provided below.

IMPORTANT NOTICE

The value of units in OUE C-REIT ("Units") and the income derived from them, if any, may fall or rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. The past performance of OUE C-REIT is not necessarily indicative of the future performance of OUE C-REIT.

Investors should note that they will have no right to request the Manager to redeem or purchase their Units for so long as the Units are listed on the SGX-ST. It is intended that holders of Units may only deal in their Units through trading on the SGX-ST. The listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This press 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 similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. You are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view of future events.