



Business Update for 1st Quarter 2021

4 May 2021

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The information and opinions contained in this presentation are subject to change without notice.

Agenda

- Key Highlights
- Financial Summary and Capital Management
- Commercial Segment
- Hospitality Segment
- Looking Ahead
- Appendices

Key Highlights

1Q 2021 Financial Highlights

Revenue

S\$74.7_m

▼ 3.9% YoY

Net Property Income

S\$61.1_m

▼ 1.6% YoY

Amount Available for
Distribution

S\$37.1_m

▲ 2.7% YoY

As at 31 Mar 2021
NAV per Unit

S\$0.58

31 Dec 2020: S\$0.59

1Q 2021 Portfolio Performance

Commercial Segment⁽¹⁾
Committed Occupancy

91.7%

Singapore Office
Rental Reversions

0.8% - 7.2%

Portfolio WALE
by Gross Rental Income

3.3 years

Capital Management as at 31 March 2021

Aggregate Leverage

40.4%

4Q 2020: 41.2%

Weighted Average Cost of Debt

3.1 % p.a.

4Q 2020: 3.0% p.a.

Average Term of Debt

2.8 years

4Q 2020: 2.3 years

(1) Commercial segment comprises OUE Bayfront, One Raffles Place (67.95% effective interest), office components of OUE Downtown ("OUE Downtown Office"), Lippo Plaza (91.2% strata interest) and Mandarin Gallery

Divestment of 50% Interest in OUE Bayfront to Fund Managed by Allianz Real Estate



- Partial divestment of OUE Bayfront property to Allianz Real Estate-managed fund (“ARE”) completed on 31 March 2021. OUE C-REIT and ARE each hold a 50% interest in BPH Propco LLP, the limited liability partnership holding the property
- Agreed value of S\$1,267.5 million or S\$3,170 per sq ft represents
 - 7.3% premium over book value
 - 26.1% premium over purchase consideration in 2014
- Net divestment gain of S\$26.3 million
- Net divestment proceeds of S\$262.6 million
 - S\$155.0 million to redeem convertible perpetual preferred units to optimise OUE C-REIT’s capital structure
 - S\$15.0 million to share divestment gains with Unitholders
 - Balance of proceeds applied towards other value-enhancing options to drive returns for Unitholders

Financial Summary & Capital Management



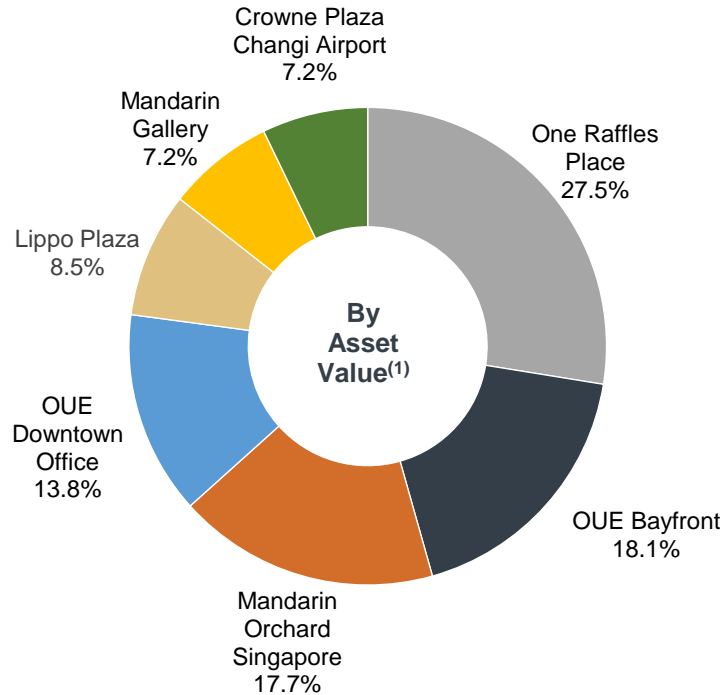
1Q 2021 vs 1Q 2020

	1Q 2021 (S\$m)	1Q 2020 (S\$m)	YoY Change (%)
Revenue	74.7	77.7	(3.9)
Net Property Income	61.1	62.1	(1.6)
Amount Available for Distribution⁽¹⁾	37.1	36.1	2.7

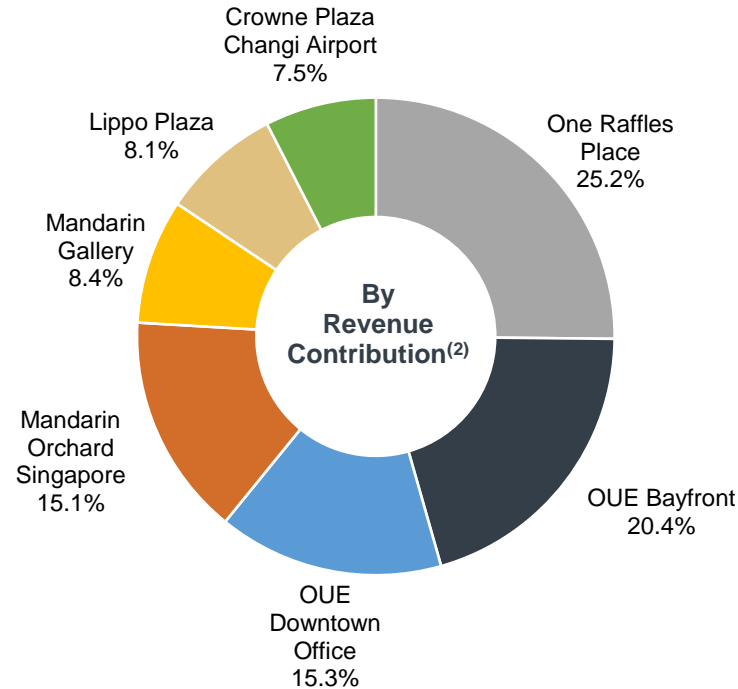
- Net property income was S\$61.1 million, 1.6% lower year-on-year (“YoY”) due mainly to provision for rental rebates to selected retail tenants, partially offset by lower property operating expenses
- Due to interest savings as a result of lower interest rates, amount available for distribution was 2.7% higher YoY at S\$37.1 million

(1) Amount available for distribution is net of S\$1.5 million retained for ongoing working capital requirements in relation to the hospitality segment

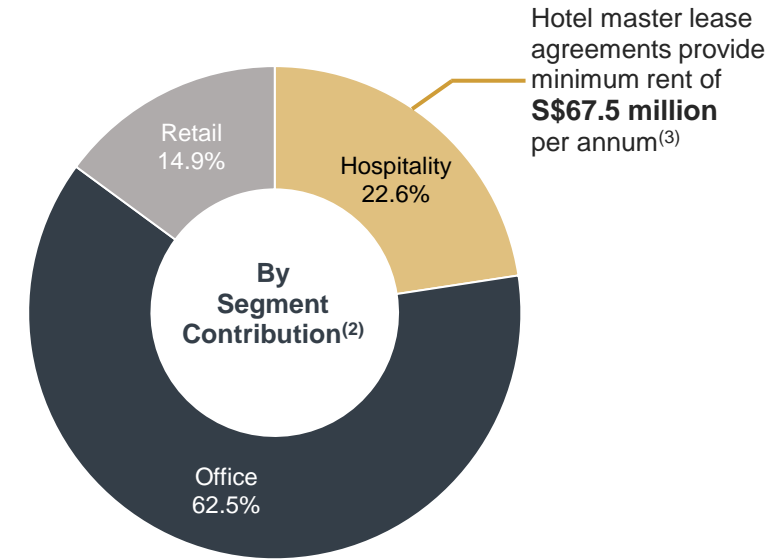
Portfolio Composition



- 91.5% of assets under management in Singapore



- No single asset contributes more than 25.2% to total revenue



- 62.5% of 1Q 2021 revenue underpinned by the office segment

Commercial segment comprises the office and/or retail contribution from OUE Bayfront, One Raffles Place (67.95% effective interest), OUE Downtown Office, Lippo Plaza (91.2% strata interest) and Mandarin Gallery

(1) Based on independent valuations as at 31 December 2020 and assuming SGD:CNY exchange rate of 1:4.843 as at 31 March 2021

(2) For 1Q 2021

(3) Mandarin Orchard Singapore and Crowne Plaza Changi Airport's master lease agreements are subject to a minimum rent of S\$45.0 million and S\$22.5 million per annum respectively, totalling S\$67.5 million per annum

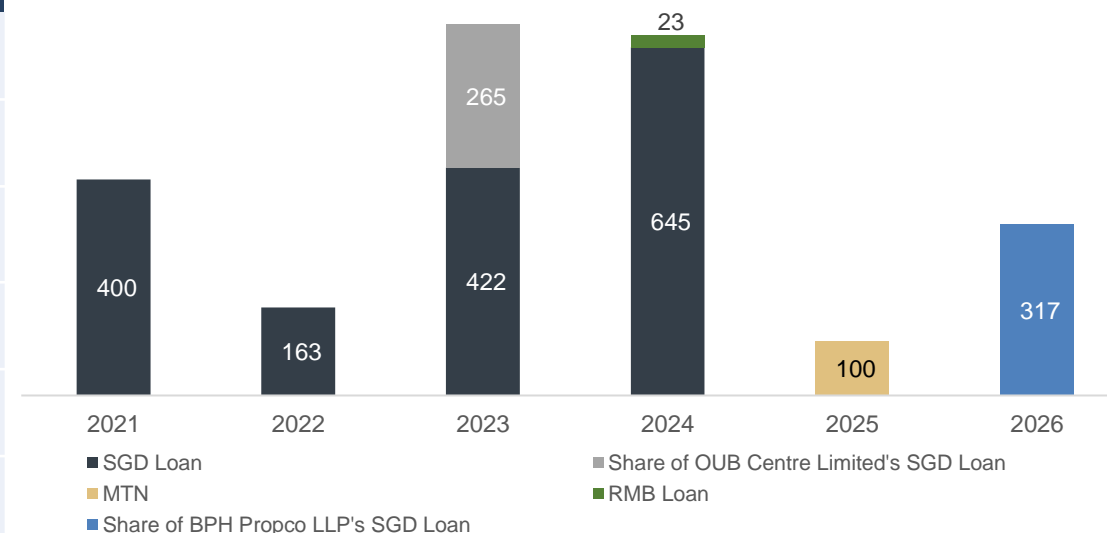
Capital Management

- Aggregate leverage as at 31 March 2021 was 40.4%, with weighted average cost of debt stable at 3.1% per annum
- As part of the divestment of a 50% interest in OUE Bayfront property, the loan attributable to the property which was due in 2022 was refinanced ahead of expiry with a new five-year facility. Consequently, average term of debt increased to 2.8 years as at 31 March 2021
- S\$400 million of debt due in 2H 2021 will be refinanced ahead of maturity with average cost of debt expected to remain stable

	As at 31 Mar 2021	As at 31 Dec 2020
Aggregate Leverage	40.4%	41.2%
Total debt	S\$2,335m ⁽¹⁾	S\$2,664m ⁽²⁾
Weighted average cost of debt	3.1% p.a.	3.0% p.a.
Average term of debt	2.8 years	2.3 years
% fixed rate debt	72.1%	68.1%
Interest coverage ratio⁽³⁾	2.6x	2.7x

Debt Maturity Profile as at 31 March 2021

S\$ million



(1) Based on SGD:CNY exchange rate of 1:4.843 as at 31 March 2021 and includes OUE C-REIT's share of OUB Centre Limited's loan and BPH PropCo LLP's loan

(2) Based on SGD:CNY exchange rate of 1:4.912 as at 31 December 2020 and includes OUE C-REIT's share of OUB Centre Limited's loan

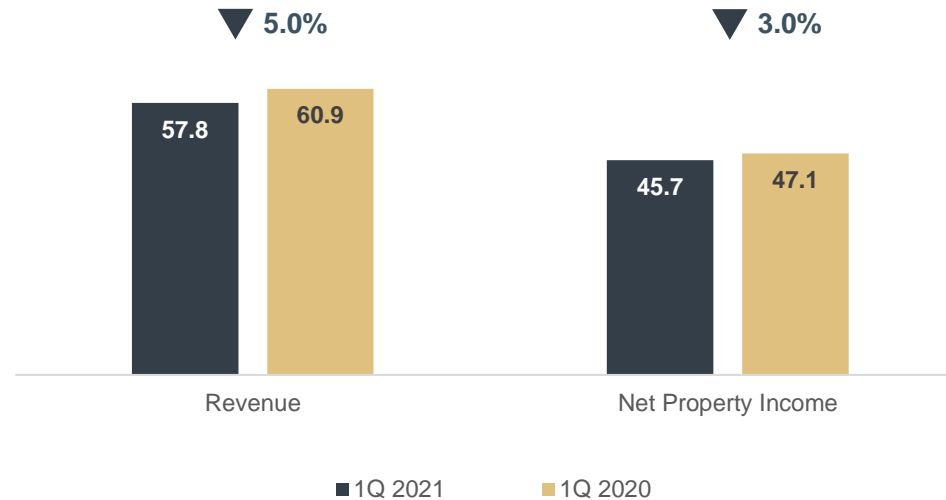
(3) Interest coverage ratio as prescribed under Appendix 6 of the Monetary Authority of Singapore's Code on Collective Investment Schemes (last revised on 16 April 2020)

Commercial Segment



Commercial Segment Performance 1Q 2021

(S\$ million)



- The lower YoY performance in 1Q 2021 net property income was due mainly to provision for rental rebates to support selected retail tenants
- Approximately S\$2.6 million of rental rebates were extended as challenges remain for businesses impacted by the restrictions on short-term visitors and work-from-home arrangements

Commercial Segment Occupancy

- OUE C-REIT's committed commercial segment occupancy was 91.7% as at 31 March 2021, 0.8 ppt lower QoQ
- Committed Singapore office occupancy eased 0.4 ppt QoQ to 93.7%, while committed office occupancy at Lippo Plaza decreased 3.3 ppt QoQ to 83.2%
- Mandarin Gallery's committed occupancy increased 0.5 ppt QoQ to 91.6%. Including short term leases to accommodate tenants' requirements, committed occupancy is 97.1%

Office: 91.7%

Retail: 91.6%

Commercial: 91.7%

Market: 96.7%⁽¹⁾

98.7%

91.7%

92.4%

Market: 85.1%⁽²⁾

83.2%

91.6%

91.7%

OUE Bayfront

One Raffles Place

OUE Downtown Office

Lippo Plaza

Mandarin Gallery

Commercial Segment

(1) Source: CBRE Singapore MarketView 1Q 2021 for Singapore core CBD Grade A office occupancy of 96.7%

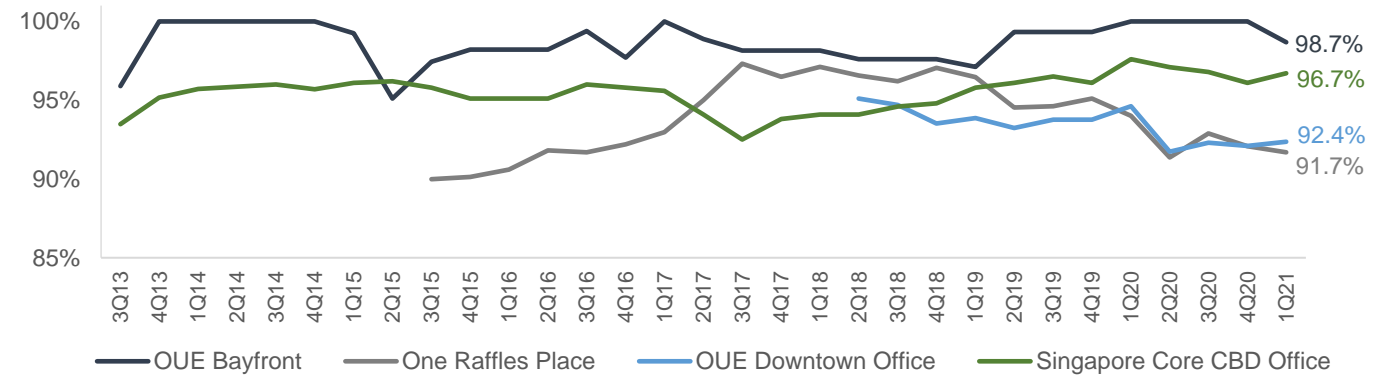
(2) Source: Colliers Shanghai Office Market Overview 1Q 2021 for Shanghai CBD Grade A office occupancy of 85.1%

As at 31 Mar 2021

Office Segment Occupancy

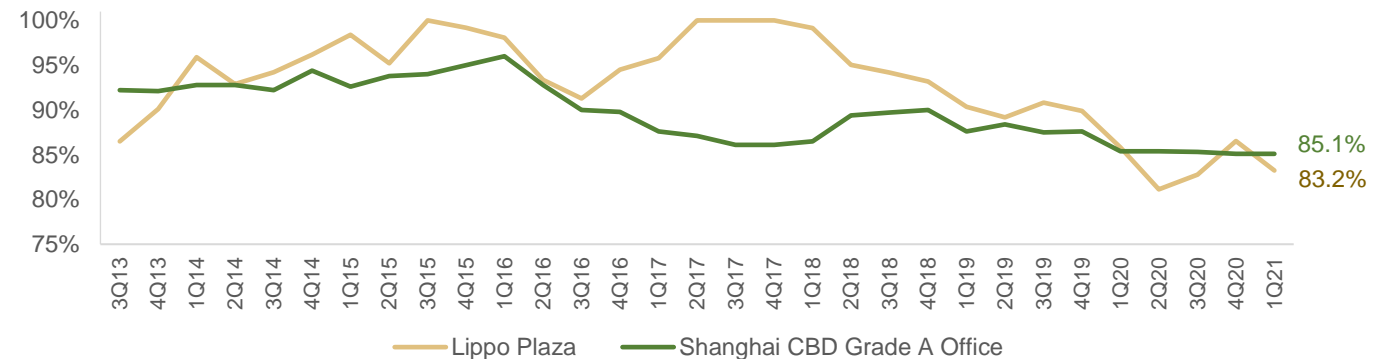
- OUE Bayfront's committed office occupancy as at 31 March 2021 was 98.7%, ahead of the wider market
- One Raffles Place's committed office occupancy declined 0.4 ppt QoQ to 91.7%
- OUE Downtown Office's committed office occupancy increased 0.3 ppt QoQ to 92.4%

Singapore



- Lippo Plaza's committed office occupancy decreased 3.3 ppt QoQ to 83.2% due to intense leasing competition amidst an increase in supply

Shanghai



Committed and Average Office Rents

- Committed office rents for 1Q 2021 remained healthy. Rental reversions for Singapore office properties ranged from 0.8% to 7.2%

1Q 2021	Average Expired Rents	Committed Rents ⁽¹⁾	Sub-market	Comparable Sub-market Rents	
				Colliers ⁽²⁾	Savills ⁽³⁾
Singapore					
OUE Bayfront	S\$10.86	S\$11.00 – S\$12.70	New Downtown/ Marina Bay	S\$11.21	S\$12.27
One Raffles Place	S\$9.98	S\$9.30 – S\$11.10	Raffles Place	S\$9.75	S\$9.57
OUE Downtown Office	S\$7.53	S\$7.50 – S\$8.30	Shenton Way/ Tanjong Pagar	S\$10.02	S\$8.46 – S\$8.65
Shanghai					
Lippo Plaza	RMB10.75	RMB8.76 – RMB10.00	Puxi	RMB8.54	RMB9.40 ⁽⁴⁾

(1) Committed rents for renewals and new leases

(2) Source: Colliers Singapore Office Quarterly 1Q 2021 for Singapore comparable sub-market rents; Colliers Shanghai Office Market Overview 1Q 2021 for Shanghai comparable sub-market rents

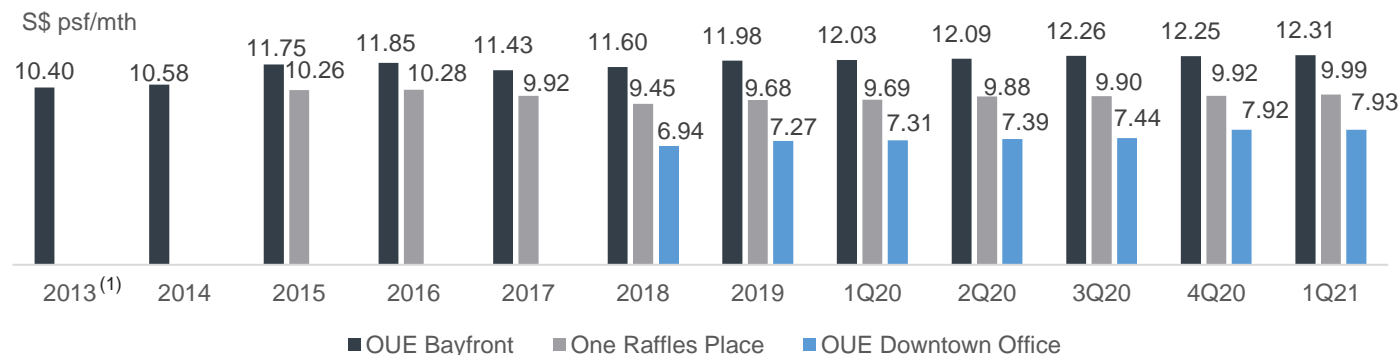
(3) Source: Savills Singapore Office Briefing 1Q 2021 for Singapore comparable sub-market rents; Savills Shanghai Office Market in Minutes Report 1Q 2021 for Shanghai comparable sub-market rents

(4) Shanghai Grade A office rent for prime districts of Nanjing Road West, Huaihai Middle Road and Lujiazui as defined by Savills

Note: For reference, CBRE Research's 1Q 2021 Grade A Singapore office rent is S\$10.40 psf/mth. Sub-market rents are not published

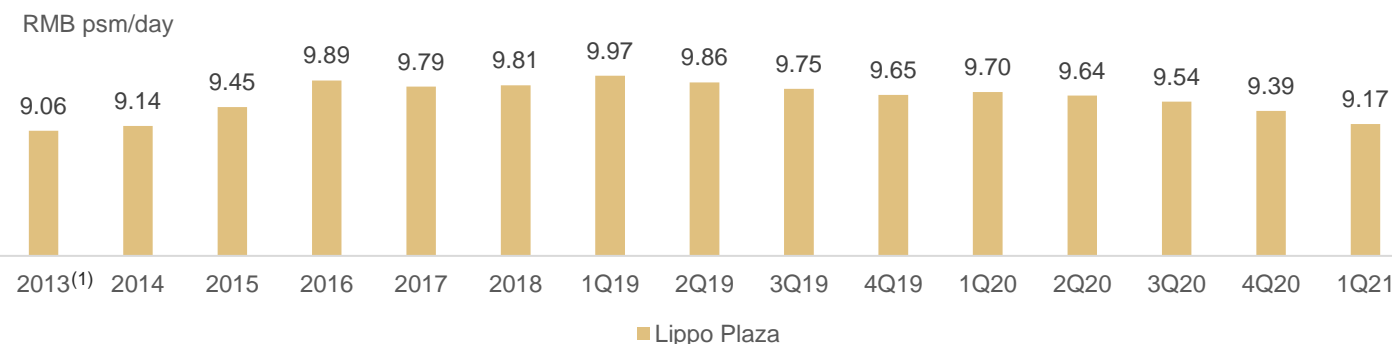
Average Passing Rents

Singapore (Office)



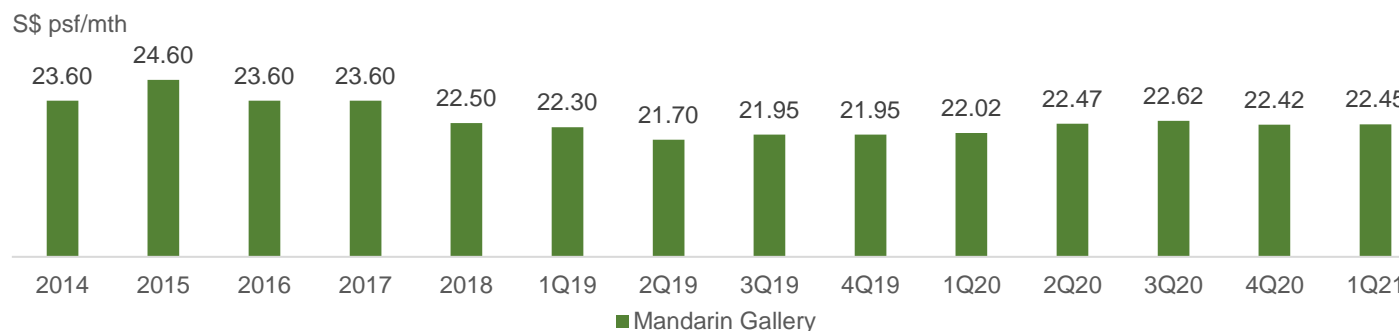
- Higher YoY average passing rents for Singapore office properties due to positive rental reversions in past consecutive quarters

Shanghai (Office)



- Average passing office rent for Lippo Plaza declined to RMB9.17 psm/day as landlords continue to compete for tenants amidst increasing supply

Mandarin Gallery

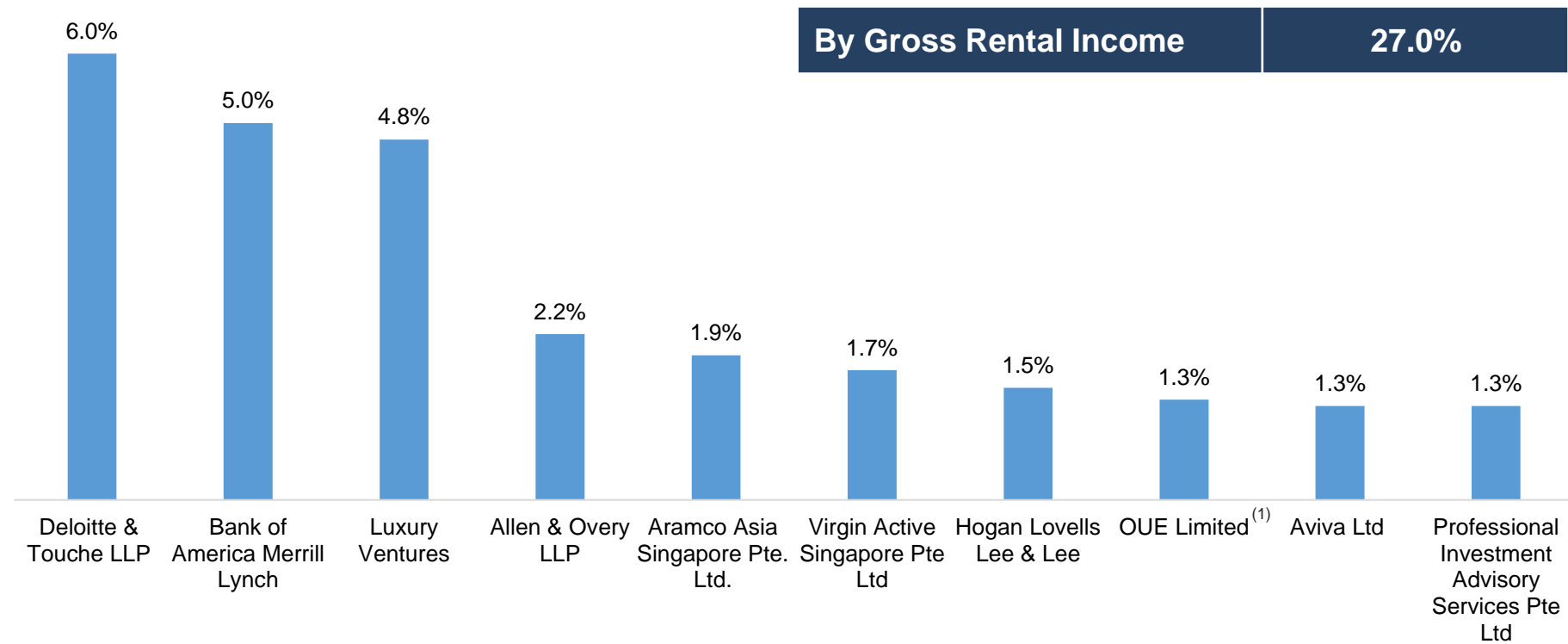


- Average retail rent at Mandarin Gallery remained stable

(1) Pro forma average passing rents as at 30 September 2013 as disclosed in OUE C-REIT's Prospectus dated 17 January 2014

Top 10 Tenants – Commercial Segment

Top 10 Tenants

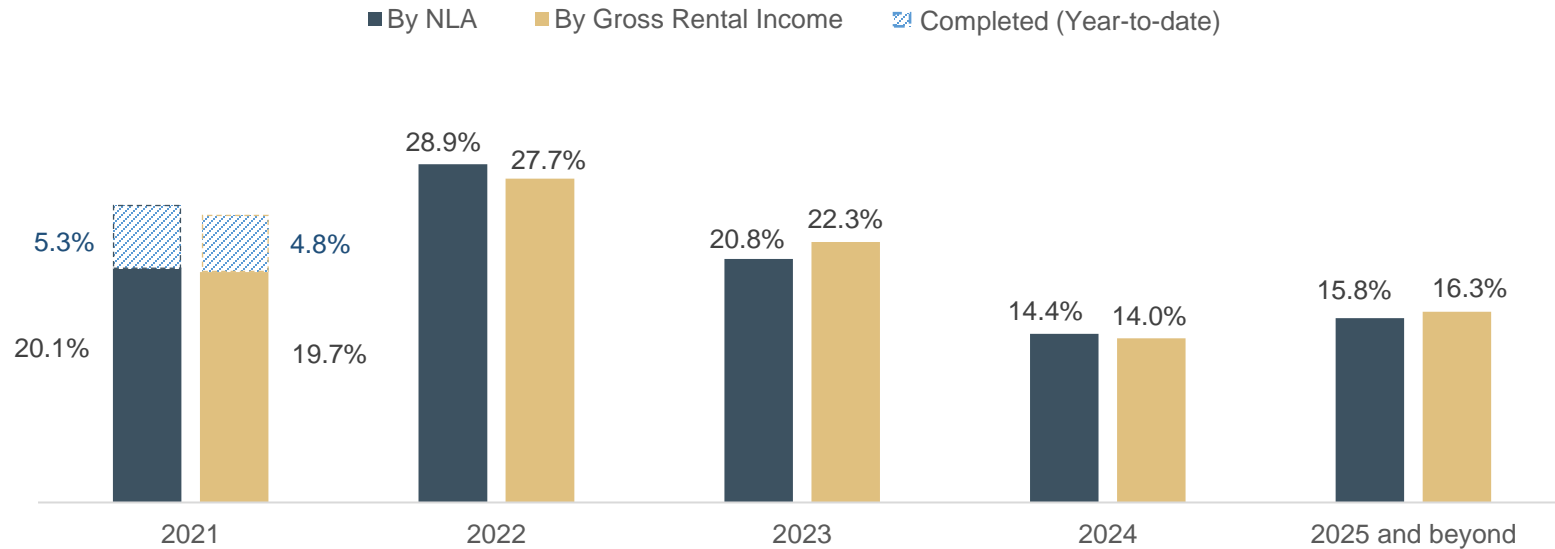


As of Mar 2021

(1) Including the hotel master lease arrangements for Mandarin Orchard Singapore and Crowne Plaza Changi Airport, where OUE Limited is the master lessee, OUE Limited's contribution to the portfolio by gross rental income is 23.7%

Lease Expiry Profile - Commercial Segment

19.7% of OUE C-REIT's commercial segment gross rental income remains due for renewal for balance of 2021



WALE of 2.2 years by NLA⁽¹⁾ and GRI⁽¹⁾

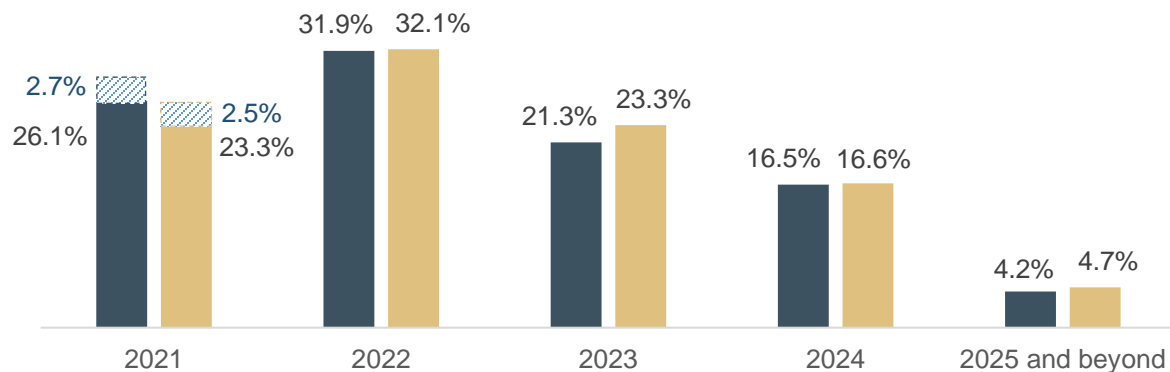
As at 31 Mar 2021

Based on committed tenancies and excludes turnover rent

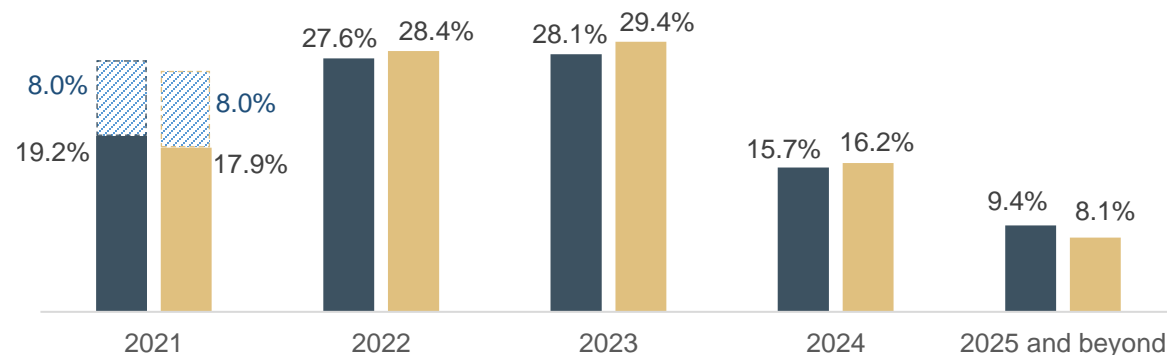
(1) "NLA" refers to net lettable area and "GRI" refers to Gross Rental Income

Lease Expiry Profile by Commercial Property

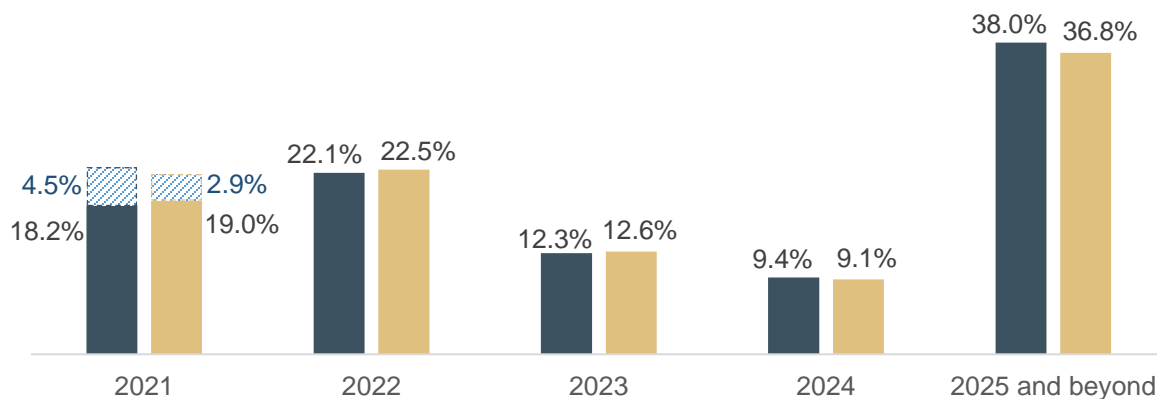
OUE Bayfront
WALE: 1.8 years (NLA); 1.9 Years (GRI)



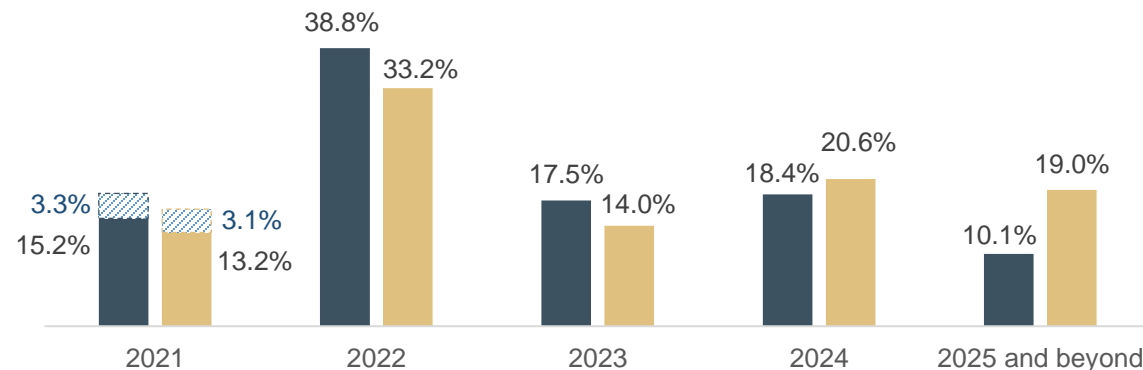
One Raffles Place
WALE: 2.0 years (NLA); 1.9 Years (GRI)



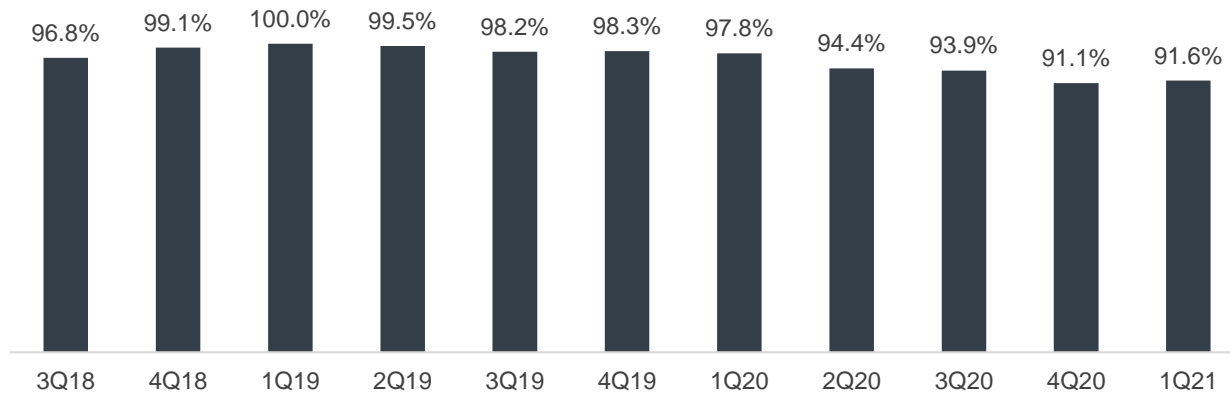
OUE Downtown Office
WALE: 3.0 years (NLA); 3.0 years (GRI)



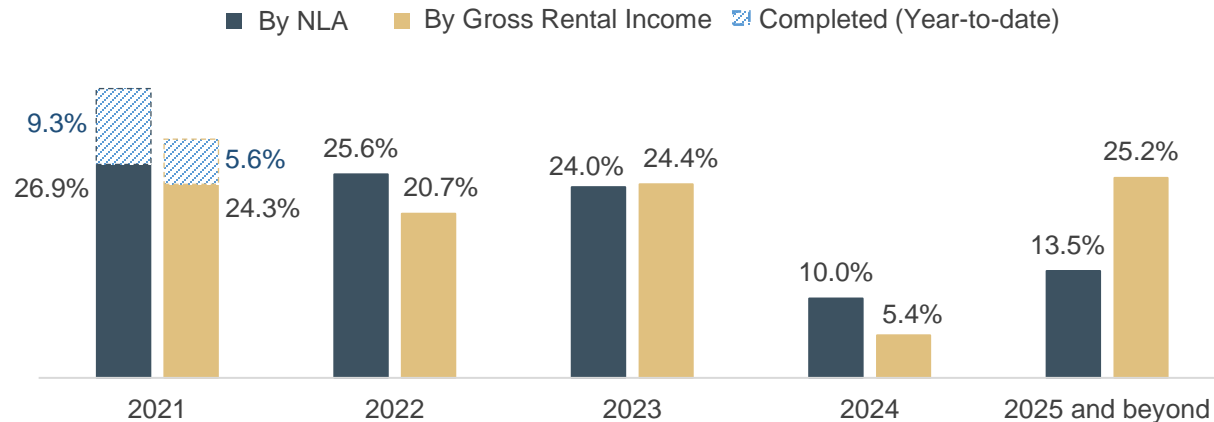
Lippo Plaza
WALE: 2.1 years (NLA); 2.5 years (GRI)



Committed Occupancy⁽¹⁾

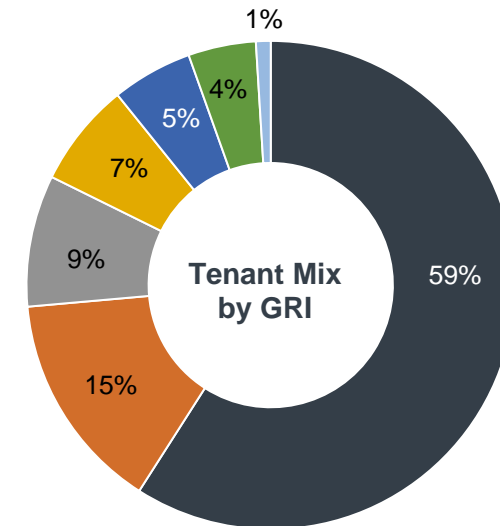


WALE: 2.0 years (NLA); 2.4 Years (GRI⁽²⁾)



As at 31 Mar 2021

- Including short-term leases to support tenants' space requirements, committed occupancy is 97.1%
- The Manager continues to adopt flexible leasing strategies to sustain occupancy in view of continued headwinds facing the prime retail segment

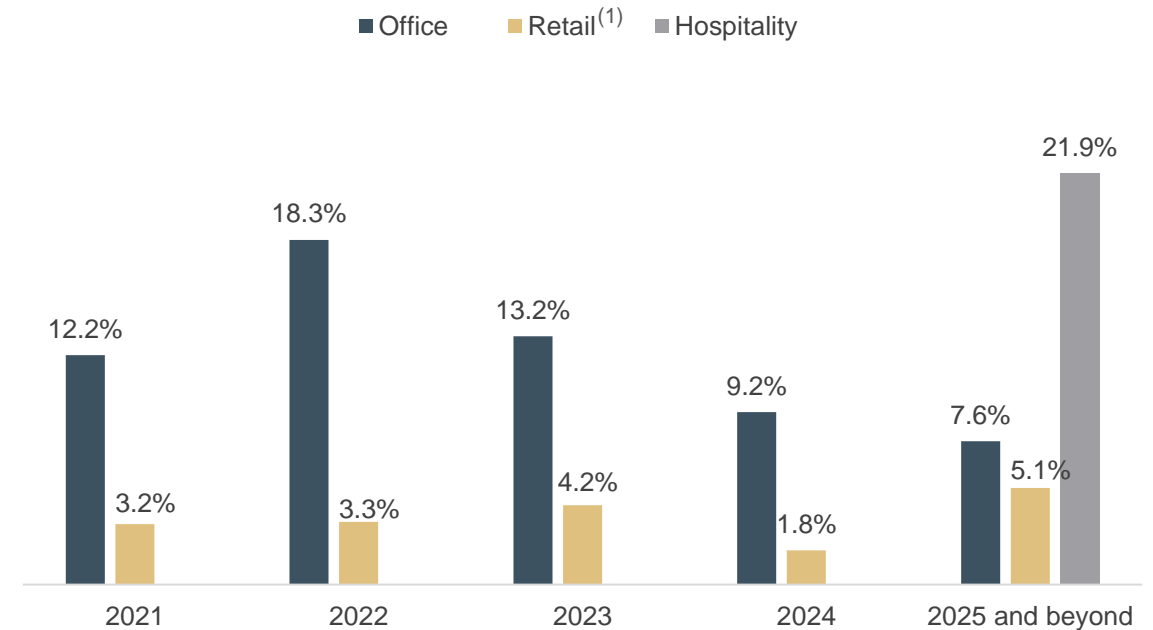
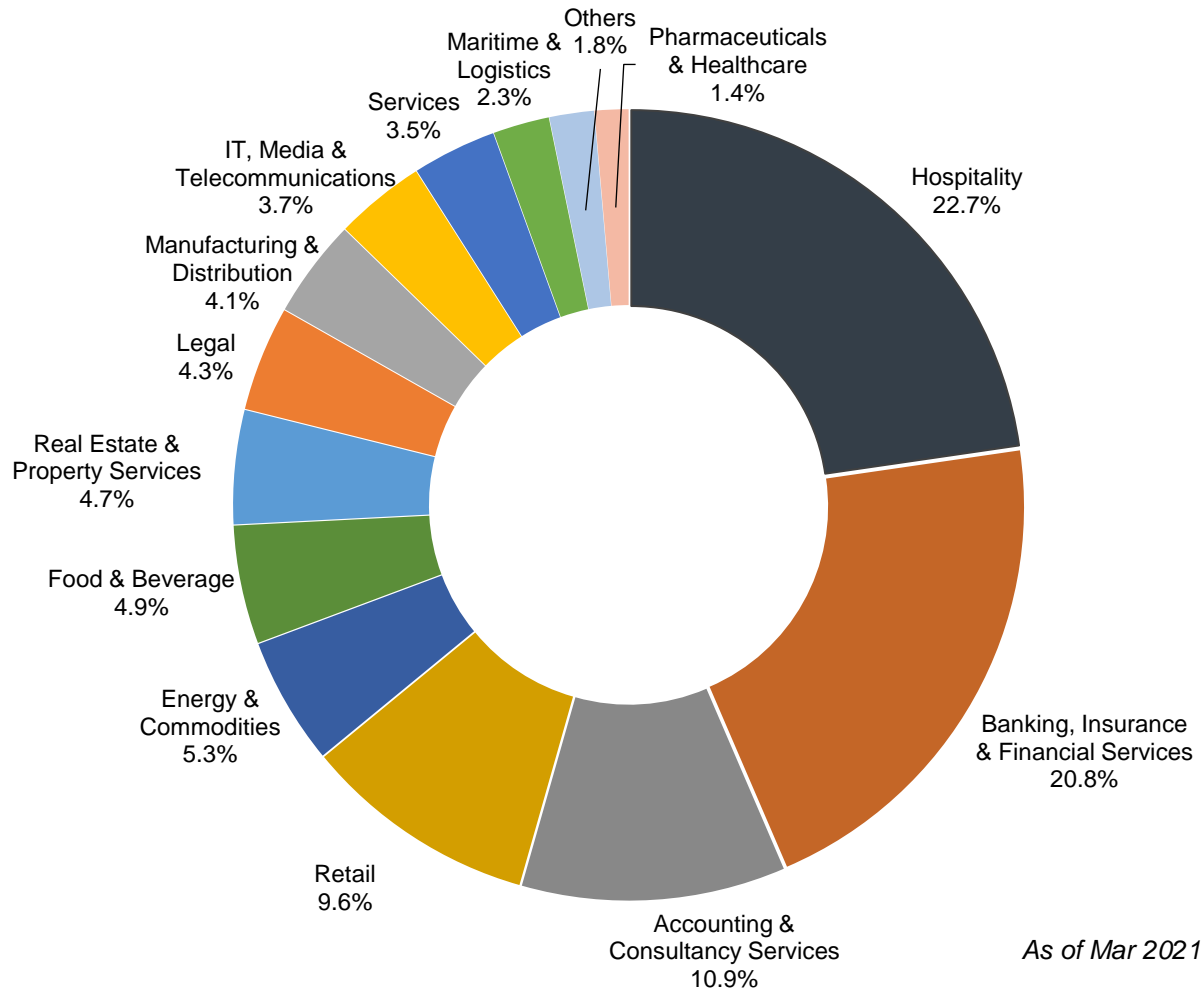


As of Mar 2021

- Fashion & Accessories
- Food & Beverage
- Hair & Beauty
- Travel
- Watches & Jewellery
- Living & Lifestyle
- Services

(1) Excludes short-term leases
(2) Excludes turnover rent

Tenant Base and Lease Expiry Profile – All Segments



WALE⁽²⁾ of 3.3 years by Gross Rental Income

As at 31 Mar 2021

Note: Tenant by trade sector is based on gross rental income excluding any provisions of rental rebates

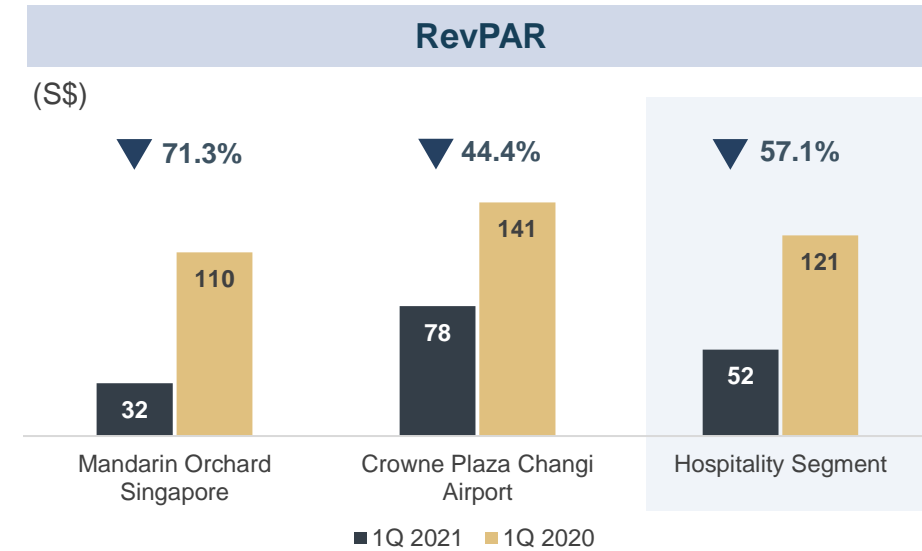
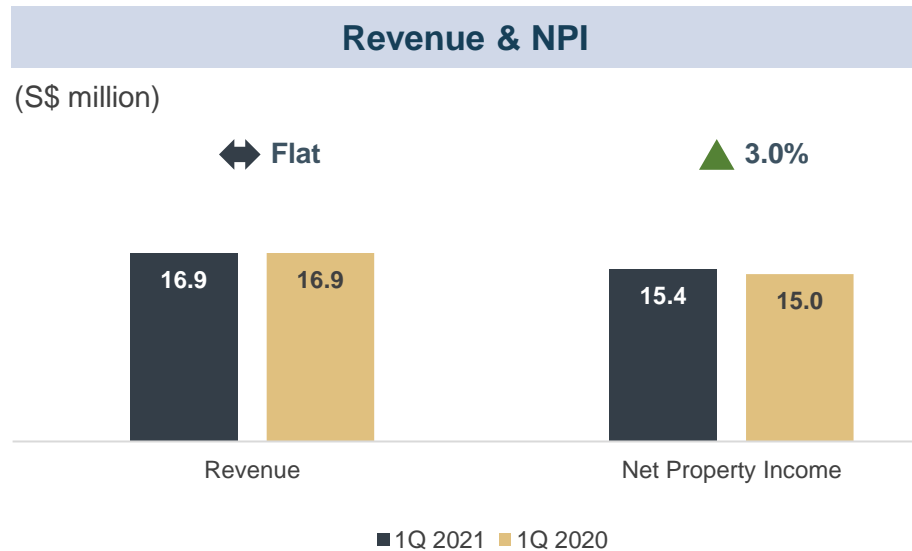
(1) Refers to contribution from Mandarin Gallery and all other retail components within OUE C-REIT's portfolio

(2) "WALE" refers to the weighted average lease term to expiry. Based on committed tenancies and excludes turnover rent

Hospitality Segment



Hospitality Segment Performance 1Q 2021



- Hospitality segment revenue for 1Q 2021 of S\$16.9 million was the minimum rent under the master lease arrangements of the hotel properties. Net property income was 3.0% higher YoY at S\$15.4 million due to lower property operating expenses
- With major renovation works underway to re-brand Mandarin Orchard Singapore to Hilton Singapore Orchard, demand was mainly driven by locals for staycations. RevPAR declined to S\$32 in 1Q 2021, 71.3% lower YoY
- Crowne Plaza Changi Airport reopened in February 2021 after temporarily closing in January as a precautionary measure to facilitate investigations by the Ministry of Health. Consequently, RevPAR of S\$78 was 44.4% lower YoY. The hotel continues to serve the aviation sector and remains a key beneficiary of further progress of travel arrangements with other countries

Looking Ahead



Singapore - Office

- Demand is expected to be supported by employment gains amidst a gradual economic recovery against the backdrop of limited Grade A office supply in 2021. Grade A office market is expected to lead the recovery in the sector due to flight to quality trend amongst occupiers
- OUE C-REIT's high quality office properties and diversified tenant base are expected to continue to underpin a stable performance

Singapore - Retail

- Improvement in business expectations alongside the uptick in retail sales has resulted in a slowing of rental decline of prime retail spaces
- Despite the improvement in local spending however, the high street retail segment is unlikely to recover fully until borders are reopened to tourism which is highly dependent on the global vaccine rollout and the extent of containment of COVID-19 infections globally

Singapore - Hospitality

- Minimum rent component of S\$67.5 million per annum under the master lease arrangements of OUE C-REIT's hotel portfolio will continue to provide significant downside protection

Shanghai

- Office demand recovery is expected to continue in 2021. However, vacancy rates are expected to remain elevated due to significant new office supply in the medium term. Hence, rental outlook continues to be subdued.

Navigating Through 2021



Proactive Asset Management & Tenant Engagement

- **Tenant retention** remains a key focus; continue to monitor business environment closely to recalibrate leasing strategies as suited
- **Quality office space** in the three major Singapore office submarkets to meet occupiers' different needs
- **Exercise flexibility in lease management** and terms to support occupiers' space requirements
- **Reposition and reconfigure** spaces to adapt to changing tenant requirements



Preserving Cash Flow & Financial Flexibility

- Focus on **cost management** and **cash conservation**
- **Proactive and prudent capital management** including optimising capital structure and proactive refinancing
- **Rental collections for portfolio remain healthy** at 94%
- **Rent deferments⁽¹⁾ manageable** at S\$0.3 million
- Rental rebates quantum for 1H 2021 expected to be lower than 2H 2020
- Code of Conduct for Leasing of Retail Premises not expected to have a significant impact on OUE C-REIT



Capitalise on Value-Enhancing Opportunities

- **Transformational re-branding of Mandarin Orchard Singapore to Hilton Singapore Orchard** to reposition the hotel and capitalise on the eventual recovery in the hospitality sector
 - ✓ Property on track to re-open in January 2022 as the largest Hilton hotel in Asia-Pacific and its flagship in Singapore

(1) Includes tenants who have invoked the Notice of Relief under the COVID-19 (Temporary Measures Act), as well as those under flexible repayment schemes as at 31 March 2021



Appendices

- Overview of OUE C-REIT
- OUE C-REIT's Portfolio
- Singapore Office Market
- Shanghai Office Market
- Singapore Hospitality Market
- Hotel Master Lease Details

Overview of OUE C-REIT

One of the
Largest Diversified
SGX-listed REITs

Total Assets
S\$6.8 billion⁽¹⁾

7 High quality prime assets
6 properties in Singapore and 1 property in Shanghai



OUE Bayfront



One Raffles Place



OUE Downtown Office



Lippo Plaza



Mandarin Gallery



Mandarin Orchard Singapore



Crowne Plaza Changi Airport

Strong Support
OUE Group
48.0% stake⁽²⁾

More than **2.0** mil sq ft
in net lettable area
1,640 upscale
hotel rooms

Investment Mandate
✓ Commercial
✓ Hospitality / Hospitality-related

(1) As at 31 December 2020

(2) As at 31 March 2021

Premium Portfolio of Assets

Strategically-located assets in the prime business districts of Singapore and Shanghai



	OUE Bayfront	One Raffles Place	OUE Downtown Office	Lippo Plaza	Mandarin Gallery	Mandarin Orchard Singapore	Crowne Plaza Changi Airport	Total
Description	A landmark Grade A office building located at Collyer Quay between the Marina Bay downtown and Raffles Place	Iconic integrated development with two Grade A office towers and a retail mall located in Singapore's CBD at Raffles Place	Grade A office space, a mixed-used development with offices, retail and serviced residences at Shenton Way	Grade A commercial building located along Huaihai Zhong Road within the established commercial district of Huangpu in Puxi, Shanghai	Prime retail landmark on Orchard Road – preferred location for flagship stores of international brands	A world class hospitality icon in Singapore since 1971, Mandarin Orchard Singapore is the largest hotel along Orchard Road	Award-winning hotel at Singapore Changi Airport and close to Changi Business Park with seamless connectivity to Jewel Changi Airport	NLA: Office: 1,875,610 Retail: 308,359 Overall: 2,183,969 1,640 hotel rooms
Attributable NLA (sq ft)	Office: 378,714 Retail: 21,132	Office: 605,301 Retail: 99,370	Office: 530,594	Office: 361,007 Retail: 61,575	Retail : 126,283	1,077 hotel rooms	563 hotel rooms	
Occupancy⁽¹⁾	Office: 98.7% Retail: 96.6% Overall: 98.6%	Office: 91.7% Retail: 95.9% Overall: 92.4%	Office: 92.4%	Office: 83.2% Retail: 82.8% Overall: 83.2%	Retail: 91.6%	-	-	Office: 91.7% Retail: 91.8% Overall: 91.7%
Valuation as at 31 Dec 2020	S\$1,181.0m (S\$2,954 psf)	S\$1,799.7m ⁽²⁾ (S\$2,554 psf)	S\$900.0m (S\$1,696 psf)	RMB2,680.0m / RMB45,795 psm GFA	S\$473.0m (S\$3,746 psf)	S\$1,157.0m (S\$1.1m / key)	S\$468.5m (S\$0.8m / key)	S\$6,524.8m

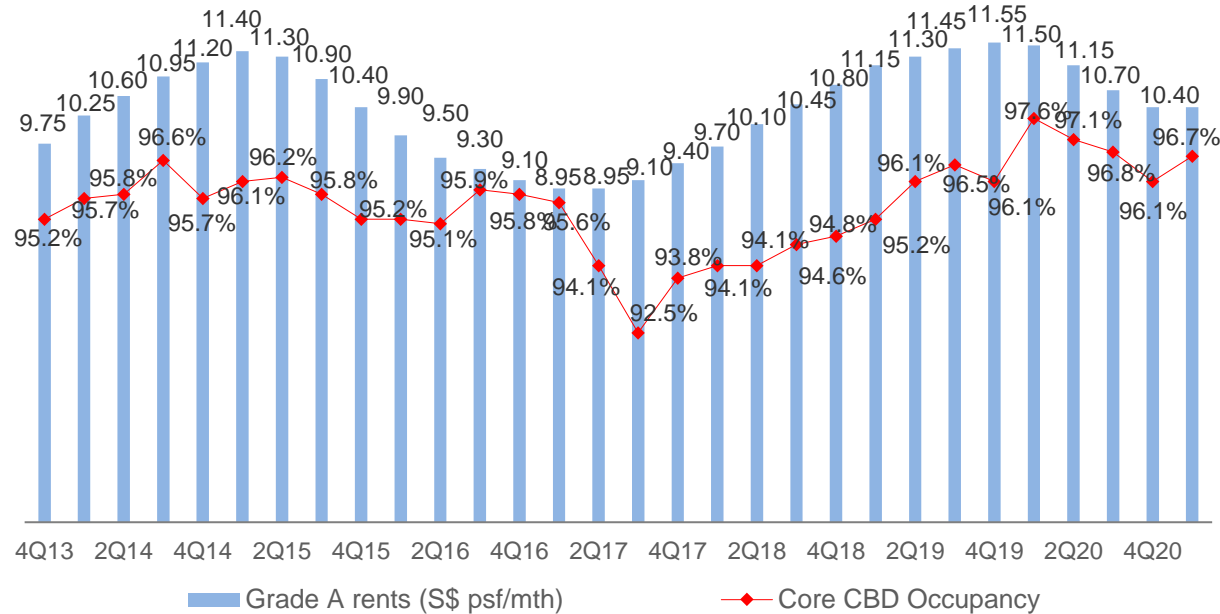
(1) Committed occupancy as at 31 March 2021

(2) Based on OUB Centre Limited's 81.54% interest in One Raffles Place. OUE C-REIT has an indirect 83.33% interest in OUB Centre Limited held via its wholly-owned subsidiaries

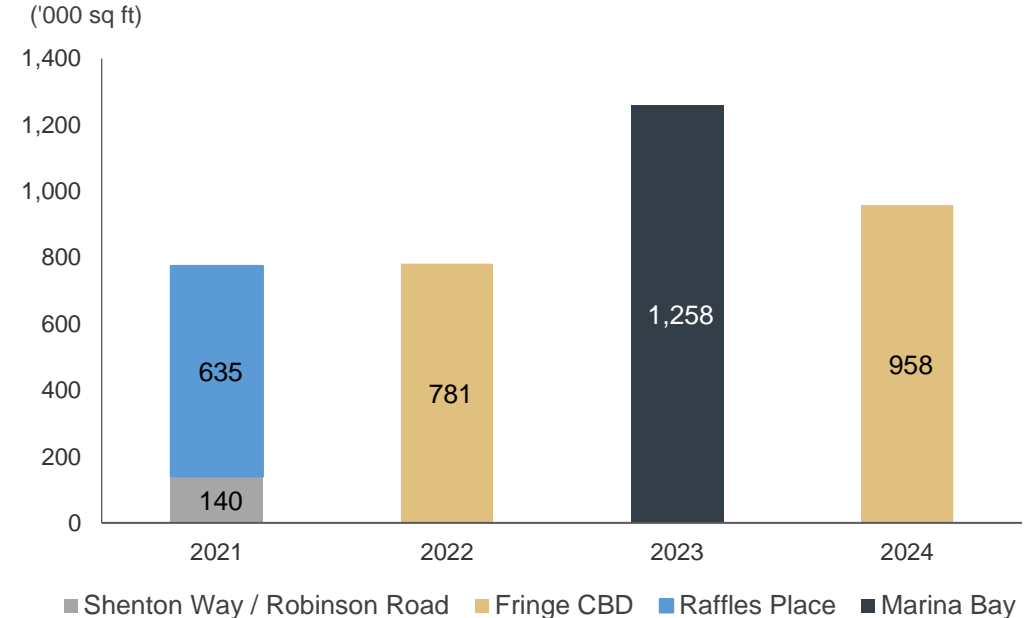
Singapore Office Market

- Core CBD Grade A occupancy increased 0.6 ppt QoQ to 96.7% in 1Q 2021 on an uptick in leasing momentum and positive net absorption. Supported by the tighter vacancy, core CBD Grade A office rents remained stable QoQ at S\$10.40 psf/mth after four quarters of correction
- Employment gains and a gradual recovery of the economy amidst a tight supply pipeline are expected to support future demand, although Grade A market is expected to be main beneficiary of flight-to-quality trend

Singapore CBD Grade A Rents and Occupancy

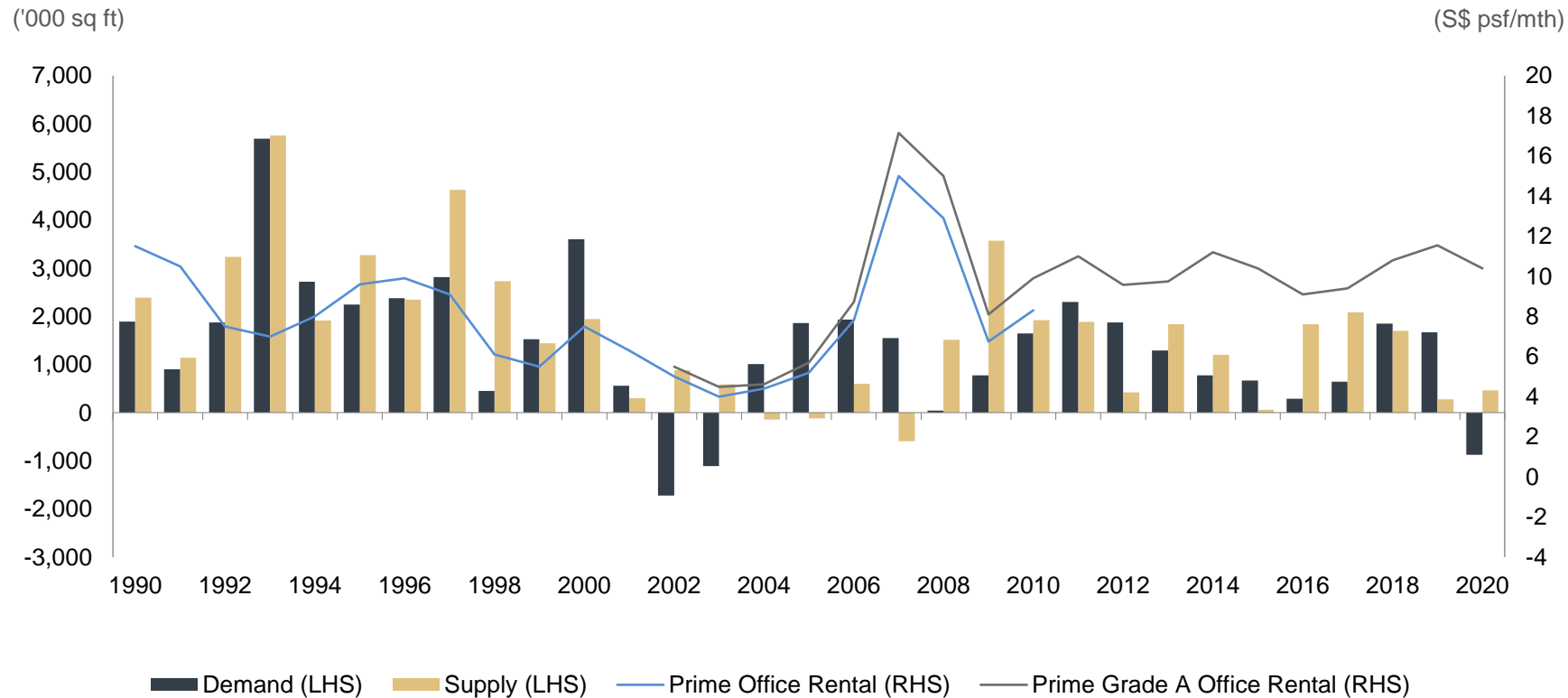


Office Supply Pipeline in Singapore (CBD and Fringe of CBD)



Singapore Office Demand and Supply vs Office Rental

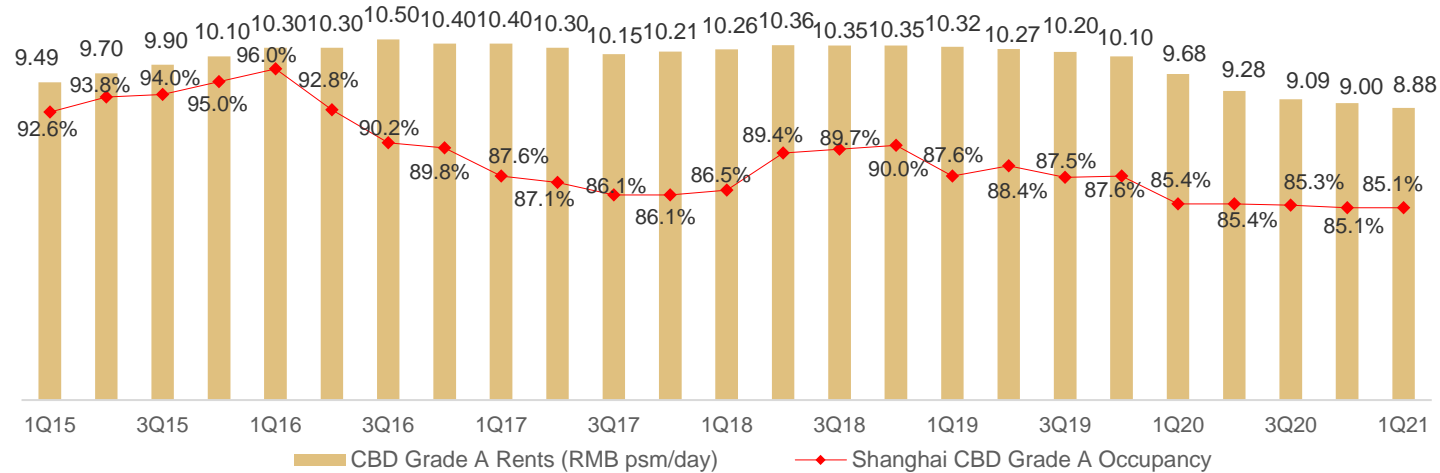
Island-wide Office Demand, Supply and Office Rents



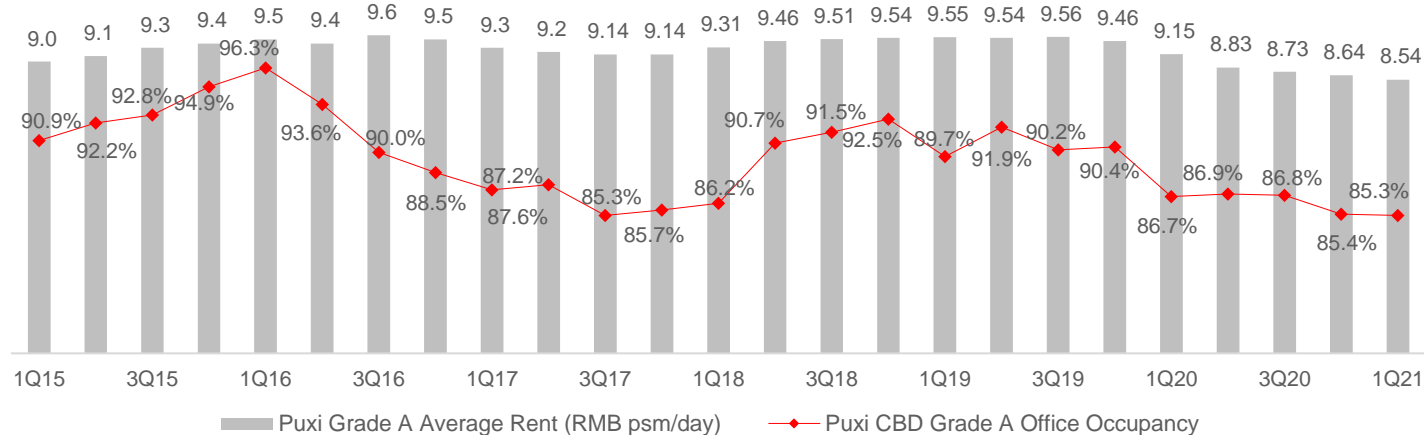
Source: URA statistics, CBRE Research
2Q 2011 was the last period where CBRE provided Prime Office Rental data. Prime Grade A office rental data not available prior to 1Q 2002

Shanghai Office Market

Shanghai



Puxi

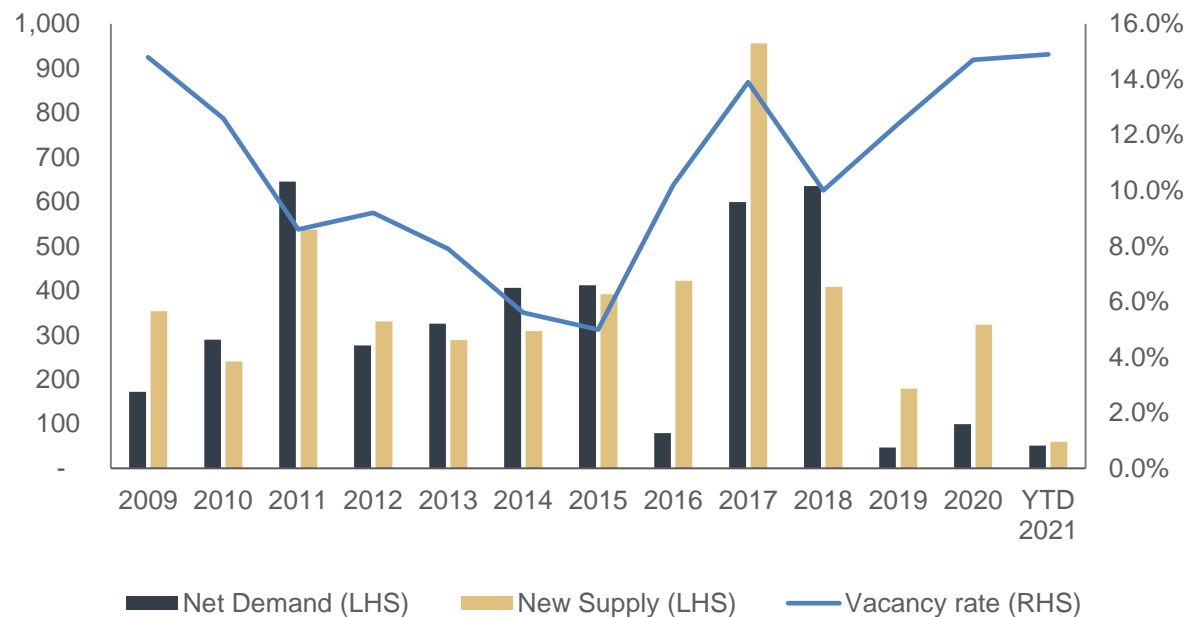


- Shanghai CBD Grade A office occupancy remained stable at 85.1% in 1Q 2021. However, rents declined 1.3% QoQ to RMB8.88 psm/day
- Puxi Grade A office occupancy declined 0.1 ppt to 85.3% as at 1Q 2021, while rents corrected 1.2% QoQ to RMB8.54 psm/day
- Prospects for rental growth are expected to remain subdued given the significant office supply pipeline in the CBD and decentralised market over the medium term

Shanghai CBD Demand, Supply and Vacancy

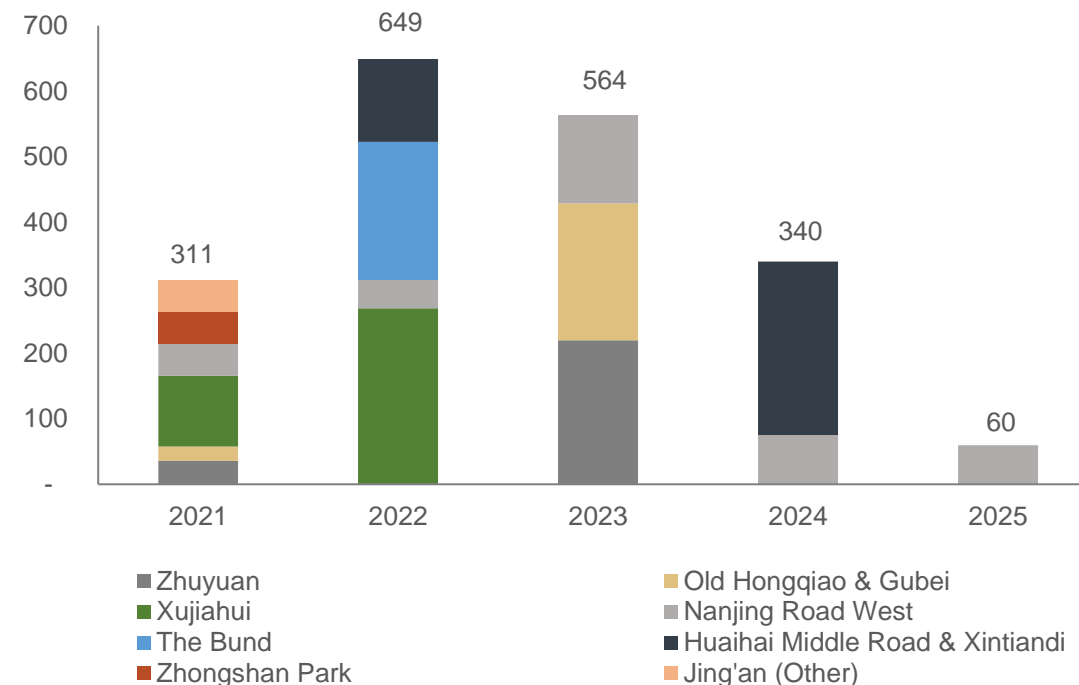
Grade A Office Net Absorption, New Supply and Vacancy Rate

('000 sq m)



Office Supply Pipeline in Shanghai CBD

('000 sq m)



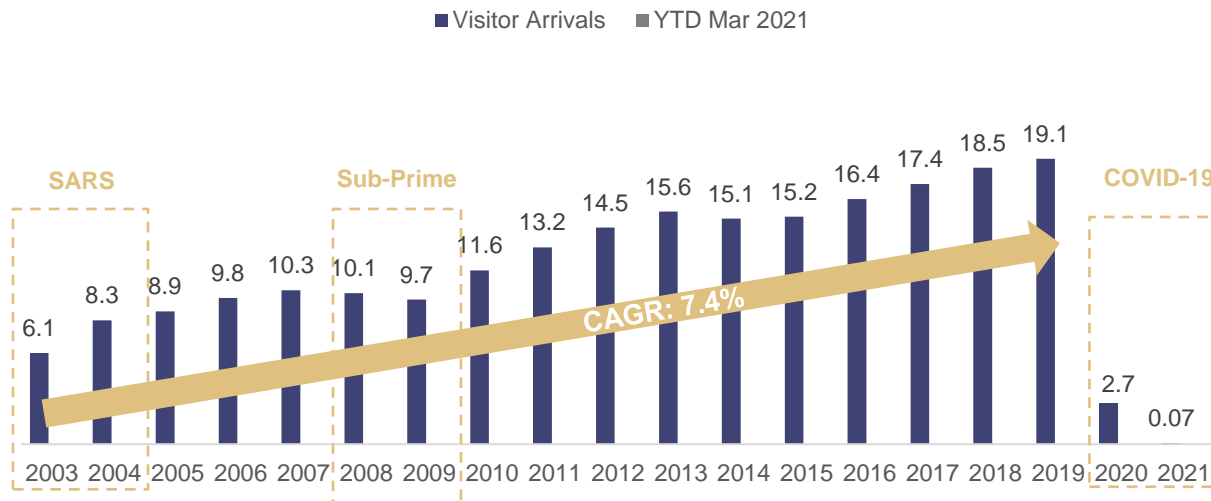
- Shanghai CBD Grade A office supply expected to abate after 2022

Singapore Hospitality Market

- Singapore visitor arrivals declined 85.7% YoY to 2.7 million for 2020 due to restrictions on inbound short-term visitors to stem the spread of COVID-19. YTD March arrivals were down 97.4% YoY
- The United Nations World Tourism Organisation (UNWTO) expects international arrivals to take between two-and-a-half to four years to return to 2019 levels⁽¹⁾. The Singapore Tourism Board expects international travel to take three to five years to return to pre-pandemic levels
- New hotel supply expected to be limited over the next three years

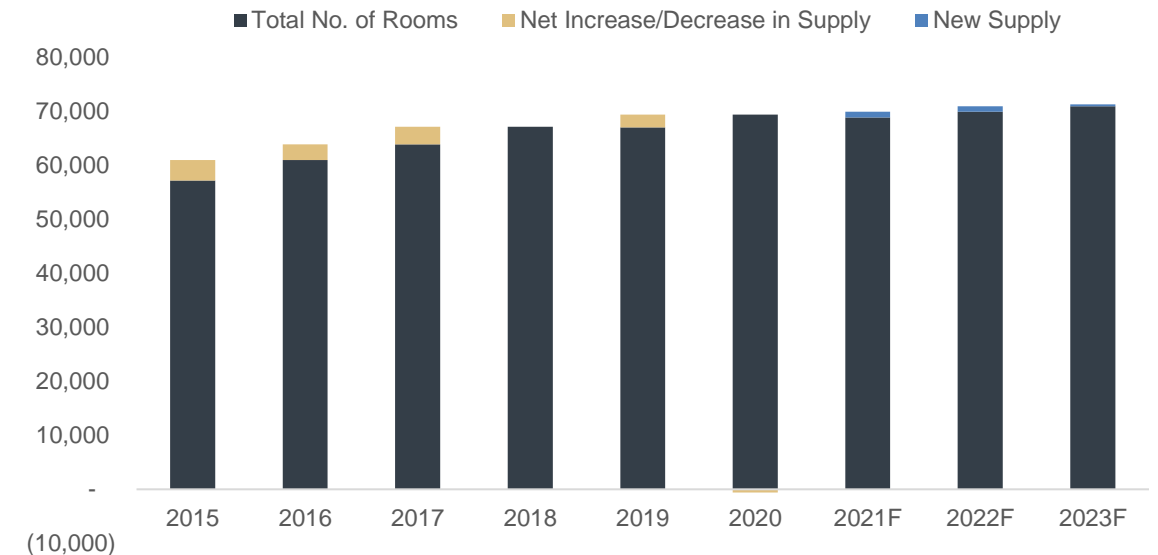
Visitor Arrivals in Singapore

(million)



Singapore Hotel Supply

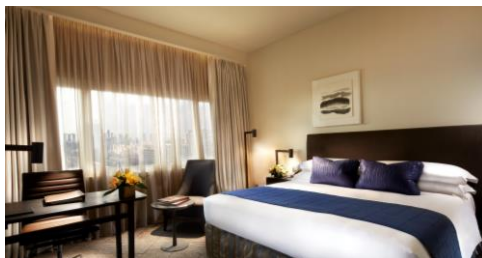
(No. of Hotel Rooms)



Source: Singapore Tourism Board, International Visitor Arrival Statistics, JLL Industry Sources

1) UNWTO: "Tourism back to 1990 levels as arrivals fall by more than 70%", 17 December 2020 URL: <https://www.unwto.org/news/tourism-back-to-1990-levels-as-arrivals-fall-by-more-than-70>

Hotel Master Lease Details



Property	Mandarin Orchard Singapore	Crowne Plaza Changi Airport
No. of Guestrooms	1,077	563
Master Lease Rental	Variable Rent Comprising Sum of: (i) 33.0% of MOS GOR ⁽¹⁾ ; and (ii) 27.5% of MOS GOP ⁽²⁾ ; subject to minimum rent of S\$45.0 million ⁽³⁾	Variable Rent Comprising Sum of: (i) 4% of Hotel F&B Revenues; (ii) 33% of Hotel Rooms and Other Revenues not related to F&B; (iii) 30% Hotel GOP; and (iv) 80% of Gross Rental Income from leased space; subject to minimum rent of S\$22.5 million ⁽³⁾
Master Lessee	<ul style="list-style-type: none"> OUE Limited 	<ul style="list-style-type: none"> OUE Airport Hotel Pte. Ltd. (OUEAH)
Tenure	<ul style="list-style-type: none"> First term of 15 years to expire in July 2028 Option to renew for an additional 15 years on the same terms and conditions 	<ul style="list-style-type: none"> First term of Master Lease to expire in May 2028 Option to renew for an additional two consecutive 5-year terms
	FF&E Reserve	Capital Replacement Contribution
	<ul style="list-style-type: none"> 3% of GOR 	<ul style="list-style-type: none"> Aligned with hotel management agreement between OUEAH and IHG Generally at 3% of GOR

(1) GOR: Gross operating revenue

(2) GOP: Gross operating profit

(3) The rental under the master lease will be the minimum rent if the amount of variable rent for that operating year is less than the amount of minimum rent



Thank You