

OUE C-REIT Obtains First Sustainability-Linked Loan

- Secures maiden S\$540 million sustainability-linked loan which is also OUE C-REIT's first loan referencing SORA
- Pro forma average term of debt as at 30 June 2021 expected to lengthen to 3.5 years, with weighted average cost of debt stable at approximately 3.2% per annum
- No further refinancing requirements until December 2022 where only S\$163 million of debt is due

7 October 2021 – OUE Commercial Real Estate Investment Trust (“OUE C-REIT”) has successfully obtained its first S\$540 million sustainability-linked loan from a consortium of five lenders including OCBC Bank, which is acting as sustainability advisor for the transaction. It is also OUE C-REIT's first loan which references the Singapore Overnight Rate Average (“SORA”).

The facility incorporates interest rate reductions linked to predetermined sustainability performance targets that are in line with OUE C-REIT's commitment to reduce the environmental impact of its buildings. These targets include improving the energy and water efficiencies in relation to the commercial portfolio in Singapore and Shanghai, and will allow OUE C-REIT to enjoy savings in interest costs when the targets are achieved.

The proceeds of this sustainability-linked loan will be used to refinance existing borrowings and for general working capital requirements.

With the new facility in place, OUE C-REIT has no further refinancing requirements until December 2022 where only S\$163 million of debt is due for refinancing. OUE C-REIT's average term of debt is expected to lengthen from 2.9 years as at 30 June 2021 to 3.5 years on a pro forma basis, with the weighted average cost of debt remaining stable at 3.2% per annum. The resultant debt maturity profile is well-spread out, with no more than 30% of debt due for refinancing in any financial year.

Ms Tan Shu Lin, Chief Executive Officer and Executive Director of the Manager, said: “We are pleased to secure our first sustainability-linked loan which supports our ongoing efforts to drive the sustainability performance of OUE Commercial REIT. The new loan is a step towards integrating sustainable practices into our operations beyond just managing the environmental impact of OUE Commercial REIT’s properties. We remain committed to our sustainability goals with the aim of translating our sustainability efforts into positive results to deliver long-term growth and value for Unitholders.”

OUE C-REIT is committed to improving the energy efficiency of its portfolio, as well as prudent water management to mitigate challenges due to climate change. It has set long-term energy and water intensity reduction targets of 25% below 2017’s levels to be achieved by 2030. In working towards these targets, OUE C-REIT is also committed to partner tenants through green lease agreements where possible, to align the interests of tenants and OUE C-REIT on energy and environmental issues to further improve the environmental performance of the portfolio. All of OUE C-REIT’s commercial properties in Singapore and Shanghai have achieved green ratings. The commercial assets in Singapore as well as Mandarin Orchard Singapore, are certified Green Mark Gold by the Building and Construction Authority, while Lippo Plaza in Shanghai has achieved the LEED™ Gold certification by the U.S. Green Building Council.

Ms Elaine Lam, Head of Global Corporate Banking, OCBC Bank, said, “We are proud to partner OUE C-REIT on its first sustainability-linked loan as the sustainability advisor. The real estate industry is leading the charge when it comes to sustainable financing and this loan is further proof of that. Its ambitious targets to improve the energy and water efficiencies of its commercial portfolio, reflect OUE C-REIT’s commitment to sustainability and their drive to deliver positive environmental outcomes in their key markets, Singapore and Shanghai. This is also OUE C-REIT’s maiden SORA-pegged loan – an important milestone as the industry collectively transitions to a new interest rate benchmark – making this a landmark transaction that we are glad to partner them on.”

- End -

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 is one of the largest diversified Singapore REITs with total assets of S\$5.8 billion as at 30 June 2021. With seven properties across the commercial and hospitality segments in Singapore and Shanghai, OUE C-REIT's property portfolio comprises approximately 2.2 million square feet 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. The Manager's objective is to provide Unitholders with regular and stable distributions and to achieve long-term sustainable growth in DPU and NAV per Unit, while maintaining an appropriate capital structure.

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

About OCBC Bank

OCBC Bank is the longest established Singapore bank, formed in 1932 from the merger of three local banks, the oldest of which was founded in 1912. It is now the second largest financial services group in Southeast Asia by assets and one of the world's most highly-rated banks, with Aa1 by Moody's and AA- by both Fitch and S&P. Recognised for its financial strength and stability, OCBC Bank is consistently ranked among the World's Top 50 Safest Banks by Global Finance and has been named Best Managed Bank in Singapore by The Asian Banker.

OCBC Bank and its subsidiaries offer a broad array of commercial banking, specialist financial and wealth management services, ranging from consumer, corporate, investment, private and transaction banking to treasury, insurance, asset management and stockbroking services.

OCBC Bank's key markets are Singapore, Malaysia, Indonesia and Greater China. It has more than 460 branches and representative offices in 19 countries and regions. These include over 220 branches and offices in Indonesia under subsidiary Bank OCBC NISP, and over 70 branches and offices in Mainland China, Hong Kong SAR and Macau SAR under OCBC Wing Hang.

OCBC Bank's private banking services are provided by its wholly-owned subsidiary Bank of Singapore, which operates on a unique open-architecture product platform to source for the best-in-class products to meet its clients' goals.

OCBC Bank's insurance subsidiary, Great Eastern Holdings, is the oldest and most established life insurance group in Singapore and Malaysia. Its asset management subsidiary, Lion Global Investors, is one of the largest private sector asset management companies in Southeast Asia.

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

For further information and enquiries, please contact:

OUE Commercial REIT Management Pte. Ltd.

Elaine Cheong

Senior Vice President, Investor Relations

Tel: +65 6809 8704

Email: elaine.cheong@ouect.com

OCBC Bank

Ow Yong Weng Leong

Vice President, Group Brand and Communications

Tel: +65 9791 3734

Email: wengleong@ocbc.com