

Offer Information Statement dated 15 March 2016

(Lodged with the Monetary Authority of Singapore on 15 March 2016)

THIS OFFER INFORMATION STATEMENT IS IMPORTANT AND REQUIRES YOUR IMMEDIATE ATTENTION. If you are in any doubt as to the action you should take, you should consult your legal, financial, tax or other professional adviser.

The collective investment scheme offered in this Offer Information Statement is an authorised scheme under the Securities and Futures Act, Chapter 289 of Singapore (the “SFA”) and the business trust offered in this Offer Information Statement is a registered business trust under the Business Trusts Act, Chapter 31A of Singapore (the “BTA”). A copy of this Offer Information Statement, together with the application form for the new stapled securities in OUE Hospitality Trust (“OUE H-Trust”) to be issued for the purpose of the Rights Issue (as defined herein) (“Rights Stapled Securities”) and Excess Rights Stapled Securities (as defined herein) (“ARE”) and the application form and acceptance form for Rights Stapled Securities to be issued to purchasers of the Rights Entitlements (as defined herein) (“ARS”) under the Rights Issue traded on Singapore Exchange Securities Trading Limited (the “SGX-ST”) under the book-entry (scripless) settlement system, and the application form for Rights Stapled Securities and Excess Rights Stapled Securities to be issued to Eligible Scripholders (as defined herein) (the “PAL”) has been lodged with the Monetary Authority of Singapore (the “Authority”). The Authority assumes no responsibility for the contents of this Offer Information Statement, the ARE, the ARS and the PAL. Lodgement of this Offer Information Statement with the Authority does not imply that the SFA, or any other legal or regulatory requirements, have been complied with. The Authority has not, in any way, considered the merits of the Stapled Securities being offered, or in respect of which an invitation is made, for investment.

Approval in-principle has been obtained from the SGX-ST for the listing and quotation of the Rights Stapled Securities on the Mainboard of the SGX-ST, subject to certain conditions. The SGX-ST’s in-principle approval is not to be taken as an indication of the merits of the Rights Issue, the Rights Stapled Securities, OUE H-Trust and/or its subsidiaries. The SGX-ST assumes no responsibility for the accuracy of any statements made, reports contained or opinions expressed in this Offer Information Statement. No stapled securities in OUE H-Trust (“Stapled Securities”) shall be allotted or allocated on the basis of this Offer Information Statement later than the date falling six months from the date of lodgement of this Offer Information Statement.

This Offer Information Statement may not be sent to any person or any jurisdiction in which it would not be permissible to deliver the Rights Stapled Securities and the “nil-paid” provisional allotment of Rights Stapled Securities to Eligible Stapled Securityholders (as defined herein) under the Rights Issue (the “Rights Entitlements”) or make an offer of the Rights Stapled Securities and the Rights Entitlements and the Rights Stapled Securities and Rights Entitlements may not be offered, sold, resold, transferred or delivered, directly or indirectly, to any such person or in any such jurisdiction. This Offer Information Statement is not for release, publication or distribution, directly or indirectly, in or into the United States. The Rights Stapled Securities and Rights Entitlements have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “Securities Act”) or under any securities laws of any state or other jurisdiction of the United States (“U.S.”) and may not be offered, sold, resold, allotted, taken up, exercised, renounced, pledged, transferred or delivered, directly or indirectly, within the U.S. except pursuant to an applicable exemption from, or a transaction not subject to, the registration requirements of the Securities Act and in compliance with any applicable securities laws of any state or other jurisdiction of the U.S. The Rights Stapled Securities and Rights Entitlements are being offered and sold only in offshore transactions in reliance on Regulation S under the Securities Act.



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)
managed by
OUE Hospitality REIT Management Pte. Ltd.
(a company incorporated on 17 April 2013 under the laws of the Republic of Singapore)
(Company Registration Number: 201310245G)

OUE HOSPITALITY BUSINESS TRUST

(a business trust constituted on 10 July 2013 under the laws of the Republic of Singapore)
managed by
OUE Hospitality Trust Management Pte. Ltd.
(a company incorporated on 17 April 2013 under the laws of the Republic of Singapore)
(Company Registration Number: 201310246W)

RENOUNCEABLE RIGHTS ISSUE (THE “RIGHTS ISSUE”) OF 441,901,257 RIGHTS STAPLED SECURITIES AT AN ISSUE PRICE OF S\$0.54 FOR EACH RIGHTS STAPLED SECURITY (THE “ISSUE PRICE”), ON THE BASIS OF 33 RIGHTS STAPLED SECURITIES FOR EVERY 100 EXISTING STAPLED SECURITIES (THE “RIGHTS RATIO”) HELD BY ELIGIBLE STAPLED SECURITYHOLDERS AS AT 15 MARCH 2016 AT 5.00 P.M. (THE “RIGHTS ISSUE BOOKS CLOSURE DATE”), FRACTIONAL ENTITLEMENTS TO BE DISREGARDED

JOINT LEAD MANAGERS AND UNDERWRITERS FOR THE RIGHTS ISSUE



IMPORTANT DATES AND TIMES

(The following is qualified by, and should be read in conjunction with, the section entitled “Timetable of Key Events”)

Last date and time for splitting and trading of Rights Entitlements	:	29 March 2016 at 5.00 p.m.
Last date and time for acceptance of Rights Entitlements and payment for Rights Stapled Securities	:	4 April 2016 at 5.00 p.m. (9.30 p.m. for Electronic Applications through ATMs of Participating Banks (each as defined herein))
Last date and time for application and payment for Excess Rights Stapled Securities	:	4 April 2016 at 5.00 p.m. (9.30 p.m. for Electronic Applications through ATMs of Participating Banks)