



OUE LIMITED

(Company Registration no. 196400050E)

ANNOUNCEMENT ON VALUATION OF THE GROUP'S PROPERTIES AS AT 31 DECEMBER 2025

Pursuant to Rule 703 of the SGX-ST Listing Manual, the Board of Directors of OUE Limited wishes to announce the valuation as at 31 December 2025 in respect of the following properties:

Description of property	Tenure of Land	Valuer	Valuation
Downtown Gallery 6A Shenton Way Singapore 068815	99-year lease from 19 July 1967	Savills Valuation and Professional Services (S) Pte Ltd	S\$182,000,000
OUE Twin Peaks <i>(comprising 22 units held as investment properties and 1 unit classified as asset held for sale)</i> 33 Leonie Hill Road Singapore 239197	99-year lease from 10 May 2010	Cushman & Wakefield VHS Pte. Ltd.	S\$48,890,000
Development site at South Jakarta, Indonesia Jalan Jenderal Sudirman Kav.49 Regency of South Jakarta, Jakarta, Indonesia	Held under a Right to Build ("HGB") Land Title Certificate which expires on 22 March 2038	Cushman & Wakefield VHS Pte. Ltd. ⁽¹⁾	IDR1,386,450,000,000

⁽¹⁾ The appointed valuers include KJPP Firman Suryantoro Sugeng Suzy Hartomo & Rekan, in conjunction with Cushman & Wakefield VHS Pte. Ltd.

The valuation reports for the above properties are available for inspection at 50 Collyer Quay, #18-01/02, OUE Bayfront, Singapore 049321 during normal business hours for a period of three months from today. Prior appointment would be appreciated.

Submitted by Kelvin Chua, Company Secretary on 27 February 2026 to the SGX.