

# Citi-SGX-REITAS REITS/Sponsors Forum 2022

25 August 2022

## Important Notice

The past performance of Keppel Pacific Oak US REIT is not necessarily indicative of its future performance. Certain statements made in this release may not be based on historical information or facts and may be “forward-looking” statements due to 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, property expenses and governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

Prospective investors and unitholders of Keppel Pacific Oak US REIT (Unitholders) are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of Keppel Pacific Oak US REIT Management Pte. Ltd., as manager of Keppel Pacific Oak US REIT (the Manager) on future events. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information, or opinions contained in this release. None of the Manager, the trustee of Keppel Pacific Oak US REIT or any of their respective advisors, representatives or agents shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this release or its contents or otherwise arising in connection with this release. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units in Keppel Pacific Oak US REIT (Units) and the income derived from them may fall as well as 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 possible loss of principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (SGX-ST). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

The information relating to the US office market are extracted from reports prepared by CoStar. CoStar has not consented to the inclusion of the information quoted above and is thereby not liable for such information. Whilst reasonable action has been taken to ensure that the above information is reproduced in its proper form and context, and that the information is extracted fairly and accurately, neither the Manager nor any other party has conducted independent review of the information obtained from CoStar nor verified the accuracy of the contents of the relevant information obtained from CoStar. As such, the information from CoStar may not be comprehensive, and while they are believed to be accurate, such information is not guaranteed to be free from error, omission or misstatement. In addition, the information obtained from CoStar does not purport to contain all the information that may be required to evaluate the business and prospects of KORE or any purchase or sale of the units in KORE. Any potential investor should conduct his, her or its own independent investigation and analysis of the merits and risks of an investment in KORE.

## Content Outline

1H 2022 Key Highlights	3
Financial Performance & Capital Management	5
Portfolio Performance	10
Market Outlook	19
Additional Information	28

### Constituent of:



Singapore Small Cap Index



iEdge SG ESG Indices



FTSE ST REIT Index,  
FTSE EPRA Nareit  
Developed Index and  
FTSE Global Small Cap Index



CarbonCare Asia Pacific  
Green REIT Index

# 1H 2022 Key Highlights

Bridge Crossing  
Nashville, Tennessee



# 1H 2022 Key Highlights

## Continued Growth in Operating Income



### Adjusted Distributable Income (DI)

**↑ 11.0%** YoY

1H 2022 actual DI of US\$31.5 million was 5.4% higher than 1H 2021 actual DI, mainly due to the two new acquisitions in August 2021 offset by impact from 2Q 2022 management base fees taken in cash rather than in Units. Actual DI for 1H 2022 would have been 11.0% higher y-o-y compared against 1H 2021 adjusted DI of US\$28.4 million, assuming 2Q 2021 management base fee was paid 100% in cash.

### Healthy Aggregate Leverage

**37.2%**<sup>(2)</sup>

Healthy leverage and 100% unsecured loans provide financial flexibility to continue pursuing opportunities in key growth markets with a tech focus.

## Stable Income Stream



### Adjusted Distribution per Unit (DPU)

**↑ 0.7%** YoY

Resulting from 2Q 2022 management base fees taken in cash, actual 1H 2022 DPU of 3.02 US cents was 4.4% below actual 1H 2021 DPU, which translated to a distribution yield of 8.7%<sup>(1)</sup>. Assuming 2Q 2021 management base fee was paid 100% in cash, actual 1H 2022 DPU would have been 0.7% higher y-o-y, as adjusted DPU for 1H 2021 would have been 3.00 US cents.

### Limited Lease Expiries by CRI

**6.3%** over the rest of 2022

Leased ~368,063 sf of space in 1H 2022, equivalent to 7.3% of the portfolio net lettable area. Portfolio committed occupancy was 92.0%.

## Robust Financial Position



### Positive Rental Reversion

**↑ 1.6%**

Continued positive rental reversions for the whole portfolio, driven mainly by the tech hubs of Seattle – Bellevue/Redmond, Orlando and Sacramento. Built-in average rental escalations of ~2.5% across the portfolio.

### Interest Coverage Ratio

**4.8 times**<sup>(3)</sup>

Weighted average term to maturity was 2.7 years as at 30 June 2022, with no long-term refinancing until November 2023.

(1) Based on the market closing price of US\$0.700 per Unit as at 30 June 2022.

(2) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.

(3) Interest Coverage Ratio (ICR) disclosed above is computed based on the definition set out in Appendix 6 of the Code on Collective Investment Schemes revised on 16 April 2020. After adjusting for 1Q 2022 management fees taken in Units, the ICR would be 5.1 times.



# Financial Performance & Capital Management

*Bellevue Technology Center  
Bellevue, Seattle, Washington*





# Financial Performance for 1H 2022

(US\$'000)	2Q 2022	2Q 2021	% Change	1H 2022	1H 2021	% Change
Gross Revenue	37,128	33,798	9.9	74,109	68,383	8.4
Net Property Income (NPI)	21,272	20,225	5.2	43,001	40,587	5.9
Adjusted NPI (excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions)	21,559	20,356	5.9	43,521	40,868	6.5
<b>Income Available for Distribution<sup>(1)</sup></b>	<b>14,972</b>	<b>15,000</b>	<b>(0.2)</b>	<b>31,542</b>	<b>29,937</b>	<b>5.4</b>
<b>DPU (US cents)<sup>(2)(4)</sup></b>	<b>1.43</b>	<b>1.58</b>	<b>(9.5)</b>	<b>3.02</b>	<b>3.16</b>	<b>(4.4)</b>
<b>Annualised Distribution Yield (%)<sup>(3)</sup></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.7%</b>	<b>8.1%</b>	<b>60 bps</b>
<b>Adjusted Income Available for Distribution<sup>(1)(4)</sup></b>	<b>14,972</b>	<b>13,482</b>	<b>11.1</b>	<b>31,542</b>	<b>28,417</b>	<b>11.0</b>
<b>Adjusted DPU (US cents)<sup>(2)(4)</sup></b>	<b>1.43</b>	<b>1.42</b>	<b>0.7</b>	<b>3.02</b>	<b>3.00</b>	<b>0.7</b>
<b>Adjusted Annualised Distribution Yield (%)<sup>(3)(4)</sup></b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>8.7%</b>	<b>7.7%</b>	<b>100bps</b>

(1) The income available for distribution to Unitholders is based on 100% of the taxable income available for distributions to Unitholders.

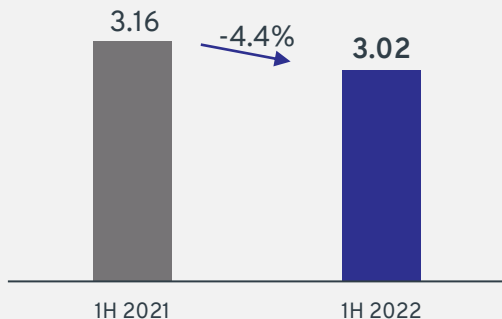
(2) DPU for 1H 2022 was calculated based on 1,004,450,254 issued Units as at 30 June 2022, while DPU and adjusted DPU for 1H 2021 was calculated based on 947,366,724 issued Units as at 30 June 2021.

(3) The annualised DPU yield for 1H 2022 is on a basis of 181 days (1H 2021: 181 days) and pro-rated to 365 days (1H 2021: 365 days). Distribution yields for 1H 2022 and 1H 2021 are based on market closing prices of US\$0.700 and US\$0.785 per Unit as at the last trading day of the respective periods.

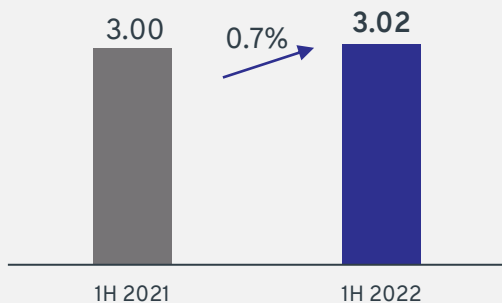
(4) The Manager has elected to receive 100% of its base fee for 1Q 2022 amounting to US\$1,657,009 in the form of Units and 100% of its base fee for 2Q 2022 amounting to US\$1,664,343 in cash. Accordingly, 2Q 2021 and 1H 2021 adjusted income available for distribution to Unitholders, adjusted DPU and adjusted distribution yield have been restated to assume 2Q 2021 base fee of US\$1,500,161 were paid in cash to provide a like-for-like comparison to 1H 2022 actual results.

# Strong Balance Sheet that Supports Growth Aspirations

## Distribution per Unit (US cents)



## Adjusted Distribution per Unit (US cents)



## As at 30 June 2022

	US\$'000
Total Assets	1,524,483
Investment Properties	1,439,770
Investment Properties Held-For-Sale <sup>(1)</sup>	35,727
Cash and Cash Equivalents	30,756
Other Assets	18,230
Total Liabilities	652,445
Gross Borrowings	567,420
Other Liabilities	85,025
Unitholders' Funds	872,038
Units in issue and to be issued ('000)	1,044,450
NAV per Unit (US\$)	0.83
Adjusted NAV per Unit (US\$) <sup>(2)</sup>	0.80
Unit Price (US\$)	0.70

(1) Purchase and sale agreements were entered into with external parties for the sales of Powers Ferry and Northridge Center I & II in Atlanta, Georgia. The divestments are expected to be completed in 3Q 2022 subject to satisfaction of certain conditions. Accordingly, these two properties have been reclassified as investment properties held-for-sale.

(2) Excludes income available for distribution.

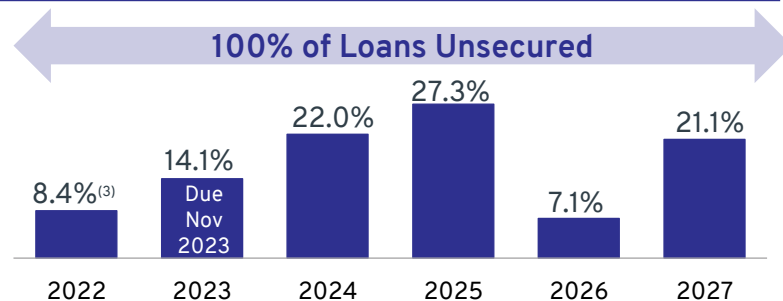
# Stable Financial Position and Healthy Aggregate Leverage

Prudent capital management with 100% unsecured loans provide greater financial flexibility

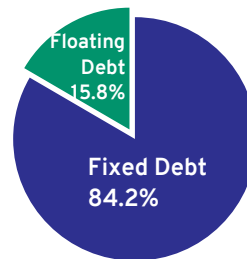
As at 30 June 2022

<b>Total Debt</b>	<ul style="list-style-type: none"> <li>US\$567.4 million of external loans</li> <li>100% unsecured</li> </ul>
<b>Available Facilities</b>	<ul style="list-style-type: none"> <li>US\$50.0 million of revolving credit facility</li> <li>US\$2.6 million of uncommitted revolving credit facility</li> </ul>
<b>Aggregate Leverage<sup>(1)</sup></b>	37.2%
<b>Average Cost of Debt</b> (Excludes amortisation of upfront debt financing costs)	2.70% p.a.
<b>All-in Average Cost of Debt</b> (Includes amortisation of upfront debt financing costs)	2.88% p.a.
<b>Interest Coverage<sup>(2)</sup></b>	4.8 times
<b>Weighted Average Term to Maturity</b>	2.7 years

Debt Maturity Profile (as at 30 June 2022)



Interest Rate Exposure



Sensitivity to LIBOR/SOFR<sup>(4)</sup>

Every + 50bps in LIBOR/SOFR translates to - 0.062 US cents in DPU p.a.

(1) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.

(2) Interest Coverage Ratio (ICR) disclosed above is computed based on the definition set out in Appendix 6 of the Code on Collective Investment Schemes revised on 16 April 2020. After adjusting for 1Q 2022 management fees taken in Units, the ICR would be 5.1 times.

(3) Refers to the US\$47.4m uncommitted revolving credit facilities drawn.

(4) Based on the 15.8% floating debt, US\$47.4 million uncommitted revolving credit facility drawn which are unhedged and the total number of Units in issue as at 30 June 2022.

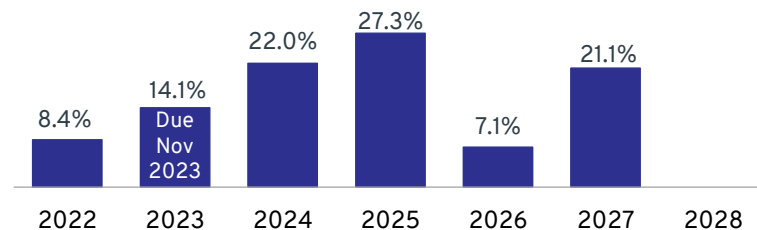


# Stable Financial Position and Healthy Aggregate Leverage (cont'd)

In July 2022, KORE entered into a new loan facility of US\$180m

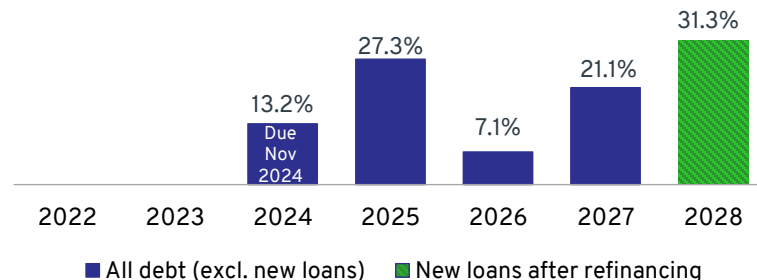
- Proceeds from the loan may be used to early refinance borrowings due in Nov 2023 and Jan 2024 in aggregate of US\$130m as well as, working capital and general corporate purposes (including but not limited to repaying KORE's outstanding revolving credit facility in part or full).
- No long-term refinancing requirement until November 2024.

Debt Maturity Profile (as at 30 Jun 2022)



As at 30 Jun 2022 (Pro forma assuming refinancing of borrowings)

Debt Maturity Profile (Pro forma) <sup>(2)(3)</sup>



## Average Cost of Debt <sup>(1)</sup>

(Excludes amortisation of upfront debt financing costs)

2.80 % p.a.

## All-in Average Cost of Debt <sup>(1)</sup>

(Includes amortisation of upfront debt financing costs)

3.15 % p.a.

Weighted Average Term to Maturity <sup>(2)</sup> 4.1 years

Hedge Ratio (% fixed debt) <sup>(3)</sup> 77.1%

(1) Assuming the refinancing of borrowings had occurred on 1 Jan 2022.

(2) Assuming the refinancing of borrowings have occurred on 1 Jul 2022.

(3) For illustrative purposes, assuming early refinancing of US\$130.0m borrowings and outstanding revolving credit facility of US\$47.4m is repaid.

# Portfolio Performance

- The Hub
- Casual Room
- Transwestern
- Restrooms
- MST
- Happiest Minds Technologies

Tenant space at  
The Westpark Portfolio  
Redmond, Seattle, Washington



# Quality Portfolio Driven By Tech and Innovation



92.0%<sup>(1)</sup>  
Portfolio  
Committed Occupancy

KORE's strategic presence in key growth markets and its focus on the fast-growing tech and medical sector provides income resilience.

## SEATTLE - BELLEVUE/REDMOND, Washington



**The Plaza Buildings**  
Occupancy: 90.6%



**Bellevue Technology Center**  
Occupancy: 95.0%



**The Westpark Portfolio**  
Occupancy: 98.3%

## ATLANTA, Georgia



**Powers Ferry**  
Occupancy: 67.6%

## DENVER, Colorado



**Westmoor Center**  
Occupancy: 96.8%



**105 Edgeview**  
Occupancy: 100%

## SACRAMENTO, California



**Iron Point**  
Occupancy: 89.6%

## AUSTIN, Texas



**Great Hills Plaza**  
Occupancy: 100%



**Westtech 360**  
Occupancy: 79.2%

## HOUSTON, Texas



**1800 West Loop South**  
Occupancy: 87.8%



**Bellaire Park**  
Occupancy: 92.3%

## NASHVILLE, Tennessee



**Bridge Crossing**  
Occupancy: 100%

## ORLANDO, Florida

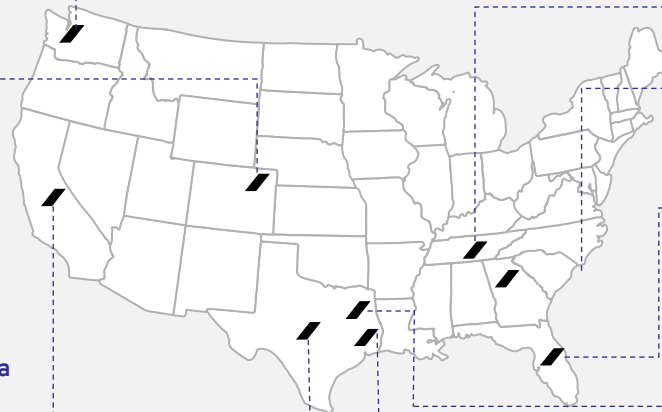


**Maitland Promenade I & II**  
Occupancy: 88.6%

## DALLAS, Texas



**One Twenty Five**  
Occupancy: 90.4%



Tech hub



Healthcare hub

All information as at 30 June 2022.

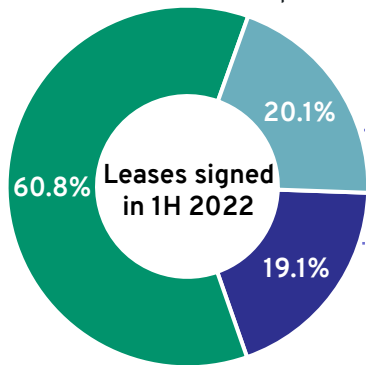
(1) Committed occupancy excluding investment properties held-for-sale would have been 93.2%.



# Steady Income with Visible Organic Growth



■ New ■ Renewal ■ Expansion



## New leasing demand and expansions from:

Finance and Insurance	28.6%
TAMI <sup>(1)</sup>	27.8%
Professional Services <sup>(2)</sup>	25.7%
Others	10.8%
Medical and Healthcare	7.1%

**~368,063sf**

Leased spaces for 1H 2022, equivalent to 7.3% of portfolio NLA. Portfolio WALE of 3.7 years<sup>(3)</sup> by CRI.

**~7.4%**

In-place rents are ~7.4% below asking rents, which provides an avenue for organic growth.

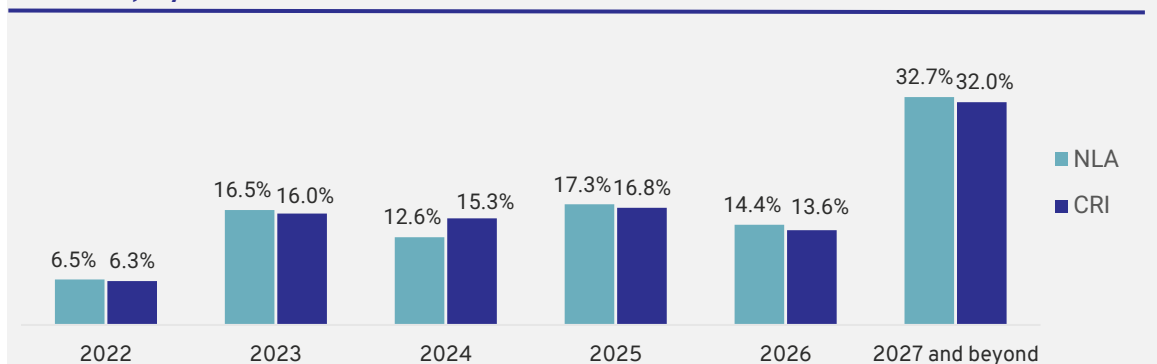
**1.6%**

Positive rent reversion for 1H 2022. Average rent collection was ~99% with zero rent deferment requests in 1H 2022.

**~2.5%**

Built-in average annual rental escalation across the portfolio.

## Lease Expiry Profile (as at 30 June 2022)



(1) TAMI stands for technology, advertising, media, and information

(2) Professional Services comprises tenants who provide management consulting, legal, real estate, engineering, manufacturing and educational services.

(3) Based on NLA, portfolio WALE was 3.5 years.

# Resilient Portfolio with Diversified Tenant Composition



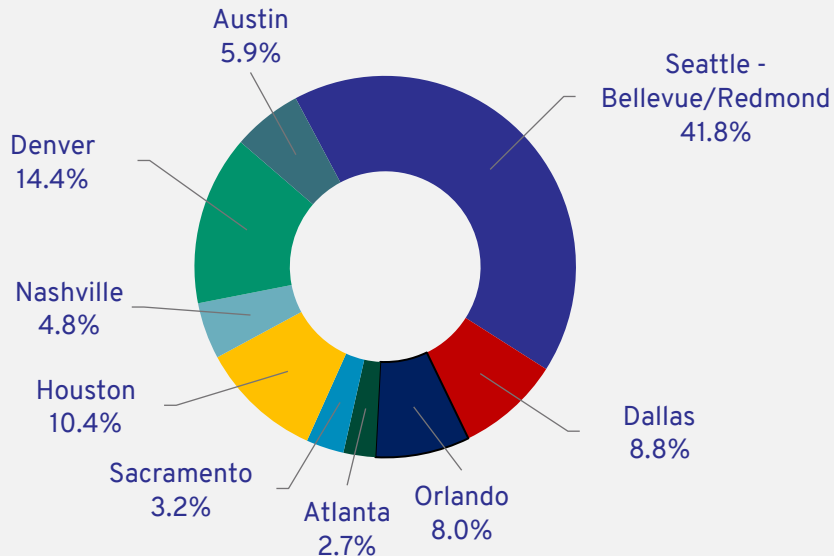
KORE's buildings and business campuses in the tech hubs of Seattle - Bellevue/Redmond, Austin and Denver contribute ~62% of NPI<sup>(1)</sup>



~48% of KORE's portfolio NLA comprises high-quality tenants from the growing and defensive sectors of TAMI, medical and healthcare

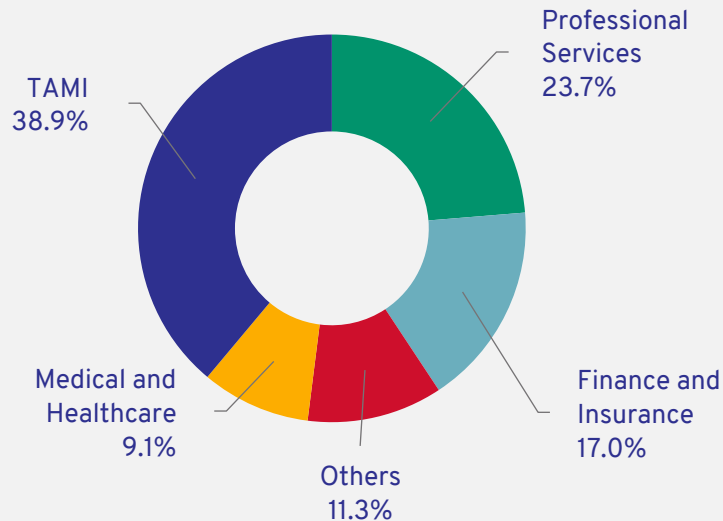
## Geographic Diversification by NPI<sup>(1)</sup>

as at 30 June 2022



## Industry Diversification by NLA

as at 30 June 2022



# Low Tenant Concentration Risk



Top 10 tenants contribute only 23.3% of CRI

Majority of top 10 tenants are established TAMI companies located in the fast-growing tech hubs of Seattle – Bellevue/Redmond, Denver and Nashville.

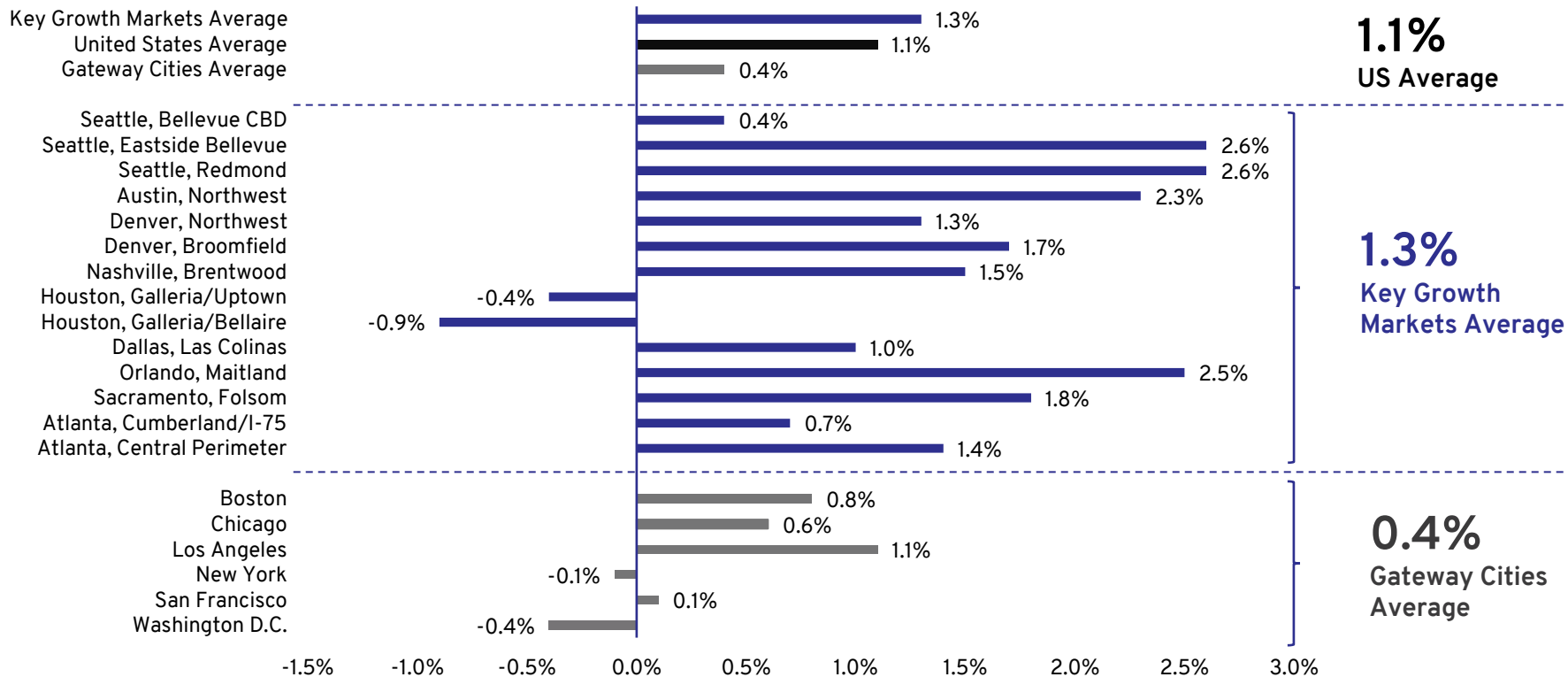
As at 30 June 2022

Top 10 Tenants	Sector	Asset	Location	% of CRI
Comdata Inc	Technology	Bridge Crossing	Nashville	3.4
Ball Aerospace	Technology	Westmoor Center	Denver	3.4
Lear Cooperation	Technology	The Plaza Buildings	Seattle – Bellevue/Redmond	2.7
Gogo Business Aviation	Technology	105 Edgeview	Denver	2.7
Meta <sup>(1)</sup>	Technology	The Westpark Portfolio	Seattle – Bellevue/Redmond	2.5
Zimmer Biomet Spine	Technology	Westmoor Center	Denver	2.0
Spectrum	Media & Information	Maitland Promenade I & II	Orlando	1.8
Bio-Medical Applications	Medical & Healthcare	One Twenty Five	Dallas	1.6
Auth0	Technology	The Plaza Buildings	Seattle – Bellevue/Redmond	1.6
U.S. Bank National Association	Finance & Insurance	The Plaza Buildings	Seattle – Bellevue/Redmond	1.6
<b>Total</b>				<b>23.3</b>
<b>WALE by NLA</b>				<b>4.5 years</b>
<b>WALE by CRI</b>				<b>4.5 years</b>

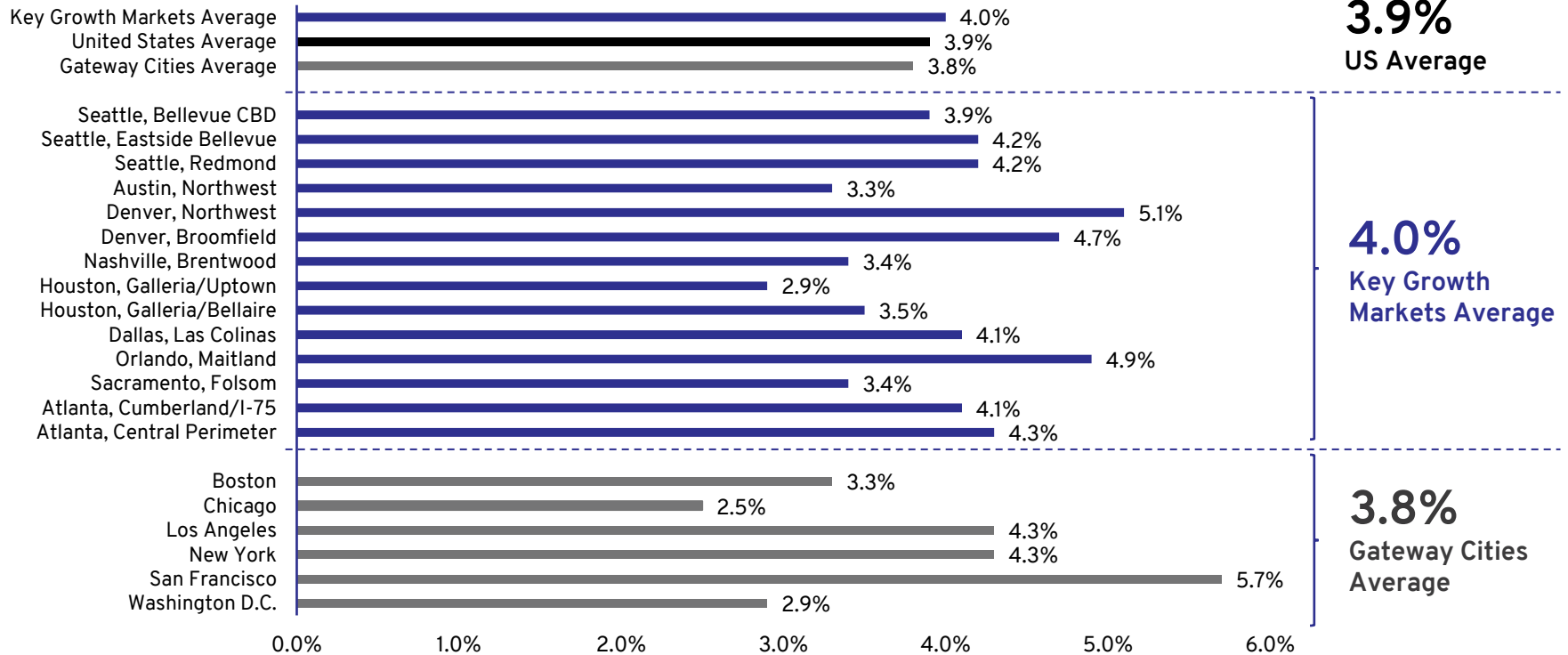
(1) Meta was previously known as Oculus VR.



# Last 12 Months Rent Growth

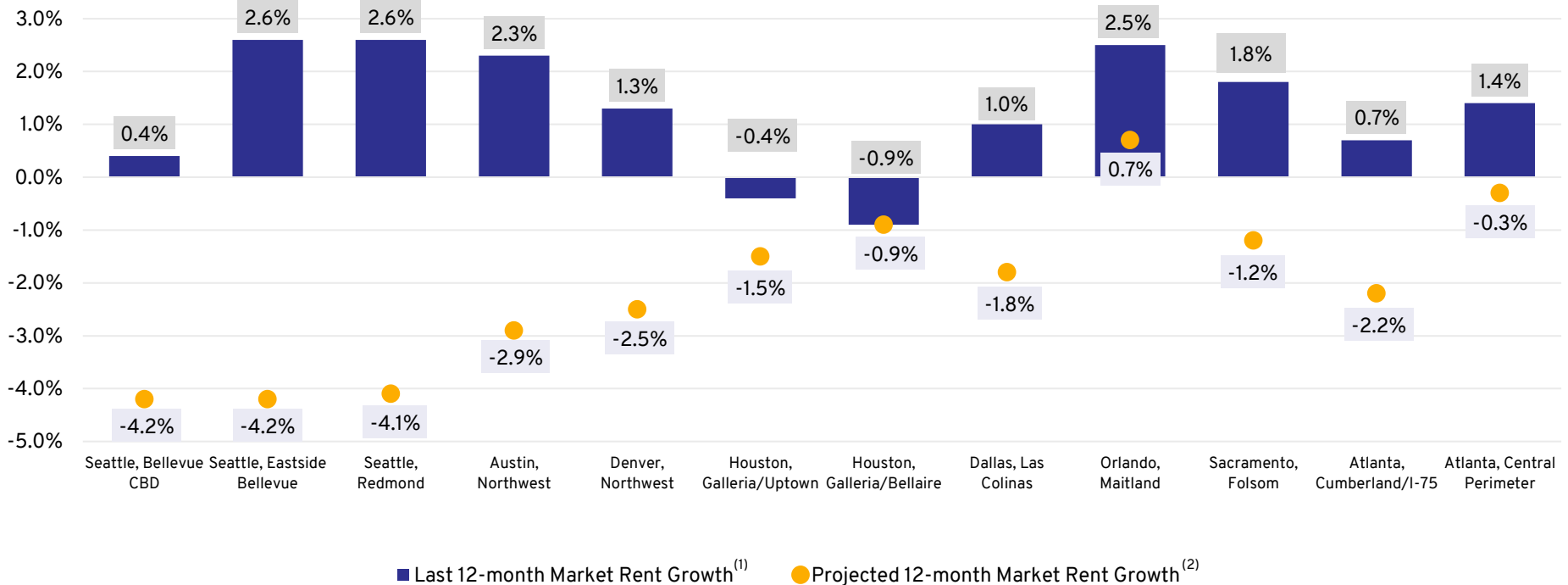


# Projected 12-Month Rent Outlook



# Actual Against Projected 12-Month Market Rent Growth

Rent growth\* for the last 12 months outperformed projections for KORE's portfolio



(1) Based on CoStar Office Report, June 2022.

(2) Based on CoStar Office Report, June 2021.

\*Excludes Denver, Broomfield (105 Edgeview) and Nashville, Brentwood (Bridge Crossing)



# First Choice Submarkets Outlook

Submarket Property	Property Vacancy Rate (%)	Submarket Vacancy Rate (%)	Last 12M Deliveries (sf'000)	Last 12M Absorption (sf'000)	Under Construction (sf'000)	Last 12M Rental Growth (%)	Projected Rental Growth (%)
<b>Seattle, Bellevue CBD</b> <i>The Plaza Buildings</i>	9.4	5.8	1,100	1,100	4,267 <sup>(1)*</sup>	0.4	3.9
<b>Seattle, Eastside Bellevue</b> <i>Bellevue Technology Center</i>	5.0	3.1	3	3	-	2.6	4.2
<b>Seattle, Redmond</b> <i>The Westpark Portfolio</i>	1.7	1.8	-	168	2,850 <sup>(1)#</sup>	2.6	4.2
<b>Austin, Northwest</b> <i>Great Hills Plaza &amp; Westech 360</i>	0.0 <sup>(2)</sup> & 20.8 <sup>(3)</sup>	19.8	-	186	101	2.3	3.3
<b>Denver, Northwest</b> <i>Westmoor Center</i>	3.2	8.4	15	113	36	1.3	5.1
<b>Denver, Broomfield</b> <i>105 Edgeview</i>	-	11.6	-	87	-	1.7	4.7
<b>Nashville, Brentwood</b> <i>Bridge Crossing</i>	-	15.3	-	21	-	1.5	3.4
<b>Houston, Galleria/Uptown</b> <i>1800 West Loop South</i>	12.2	26.3	-	(956)	-	(0.4)	2.9
<b>Houston, Galleria/Bellaire</b> <i>Bellaire Park</i>	7.7	15.0	-	(167)	-	(0.9)	3.5
<b>Dallas, Las Colinas</b> <i>One Twenty Five</i>	9.6	25.1	-	(388)	512 <sup>(1)</sup>	1.0	4.1
<b>Orlando, Maitland</b> <i>Maitland Promenade I &amp; II</i>	11.4	14.1	-	(113)	-	2.5	4.9
<b>Sacramento, Folsom</b> <i>Iron Point</i>	10.4	6.6	-	(109)	33	1.8	3.4
<b>Atlanta, Cumberland/I-75</b> <i>Powers Ferry</i>	32.4	15.0	6	103	120 <sup>(1)</sup>	0.7	4.1
<b>Atlanta, Central Perimeter</b> <i>Northridge Center I &amp; II</i>	18.5	18.3	-	465	124	1.4	4.3

# Market Outlook

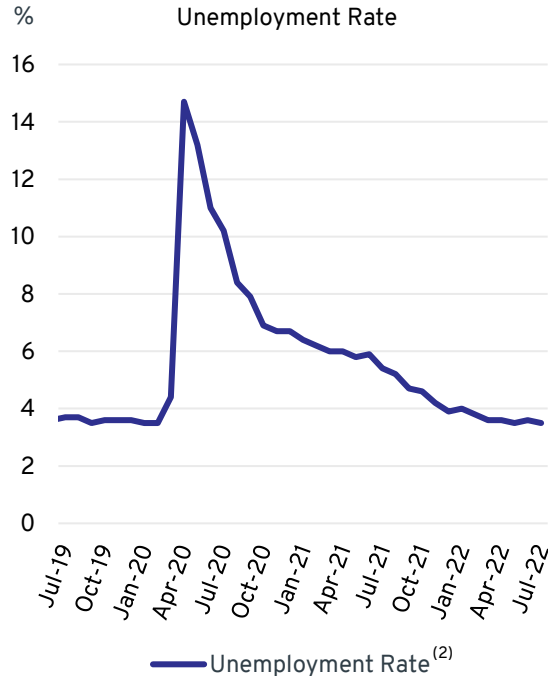
*105 Edgeview  
Denver, Colorado*



# US Economic Updates

## Subdued market economy

- US real GDP decreased by 0.9% q-o-q in 2Q 2022<sup>(1)</sup>.
- Unemployment rate was 3.5% in July 2022, down from the high of 14.8% in April 2020's recession<sup>(2)</sup>.
- Labour force participation rate edged down to 62.1% in July 2022<sup>(2)</sup>.
- Annual inflation rate remains high at 8.5% in July 2022, signifying significant headwinds.

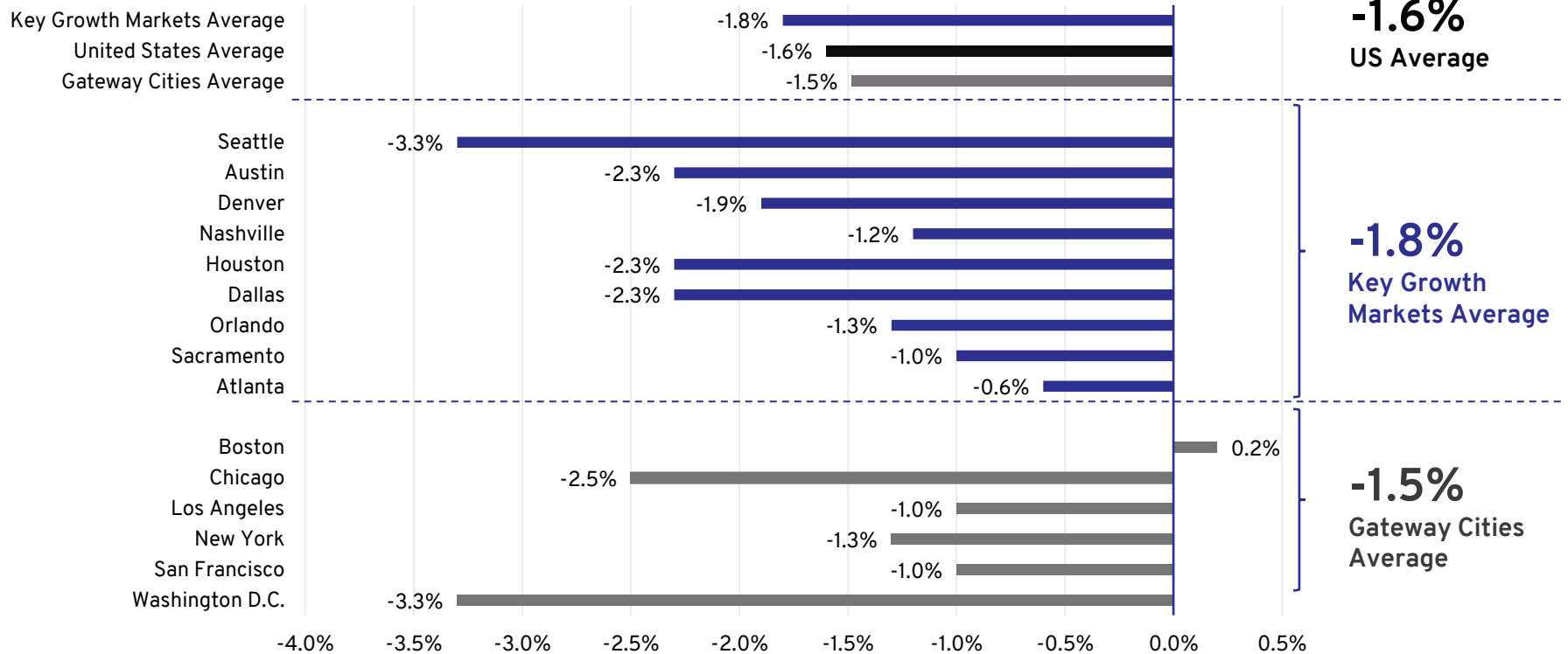




# Cautious on US Economic Outlook

Inflation, rising interest rates and geopolitical risks pose challenges to the economy

Real GDP Percent Change at Annual Rate<sup>(1)</sup> First Quarter, 2022



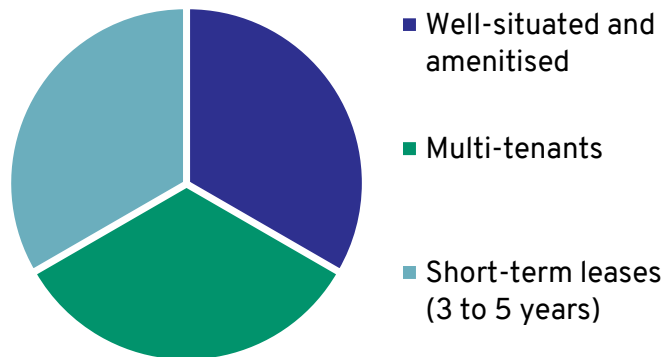
# Outlook for Commercial Real Estate

Leasing activity in 1Q 2022 rose by healthy 5.4% on the back of improved clarity surrounding return-to-office timelines<sup>(1)</sup>

According to Moody's Analytics, the top three population growth markets over the next two decades will be in **Austin, Orlando and Phoenix**<sup>(2)</sup>.

- The resilient Sun Belt markets are expected to continue to benefit from the net domestic migration and the technology sector's dynamic growth in 2022<sup>(3)</sup>.
- Investors remain focused on:
  - Portfolio diversification
  - Aligning investment strategies to longer-term economic and demographic shifts, benefitting logistics, living and healthcare assets<sup>(4)</sup>.

Factors that affect the inflation resiliency of an office property<sup>(5)</sup>

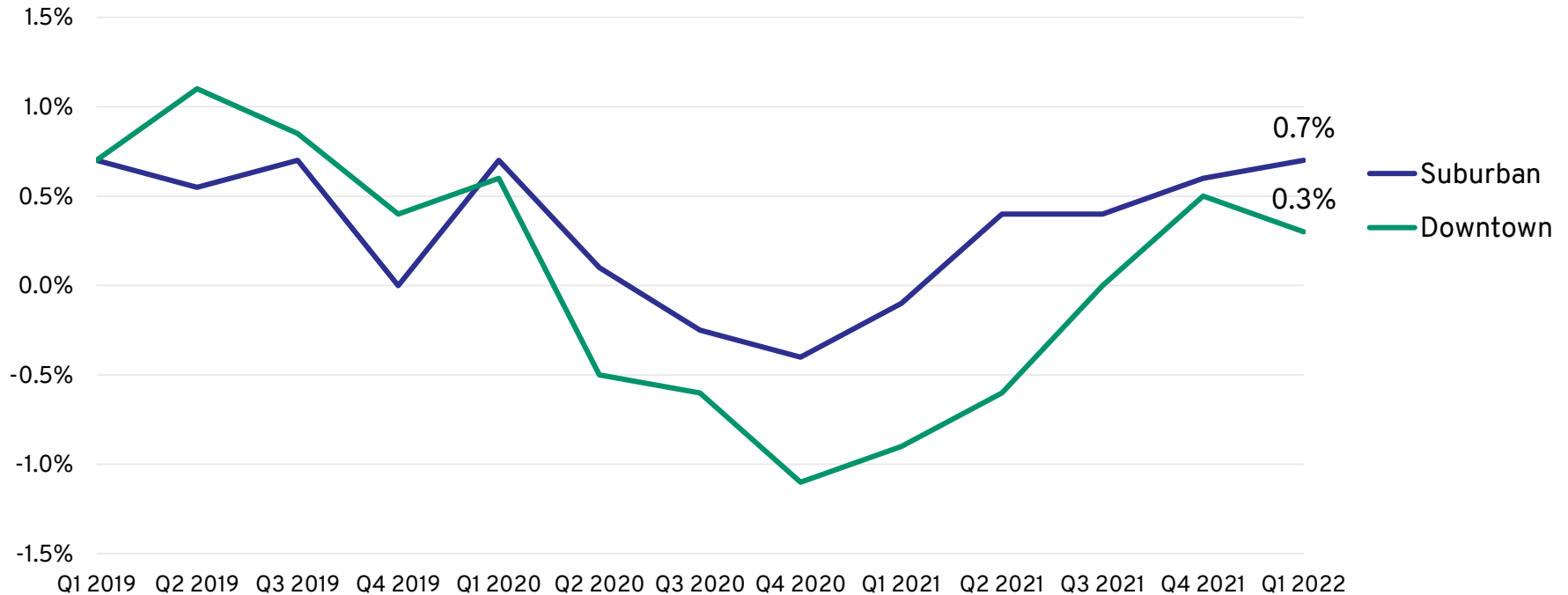


(1) JLL US Office Outlook – Q1 2022, April 2022  
(2) <https://www.globest.com/2022/04/20/despite-inflation-woes-long-term-outlook-for-cre-remains-strong/>  
(3) CBRE 2022 U.S. Real Estate Market Outlook, December 2021  
(4) JLL Global Real Estate Perspective, May 2022  
(5) <https://www.globest.com/2022/05/03/10-cre-assets-ranked-by-their-ability-to-withstand-inflation/>

# Suburban Office Markets Recovery

Evidenced by stronger rental growth and vacancy reduction

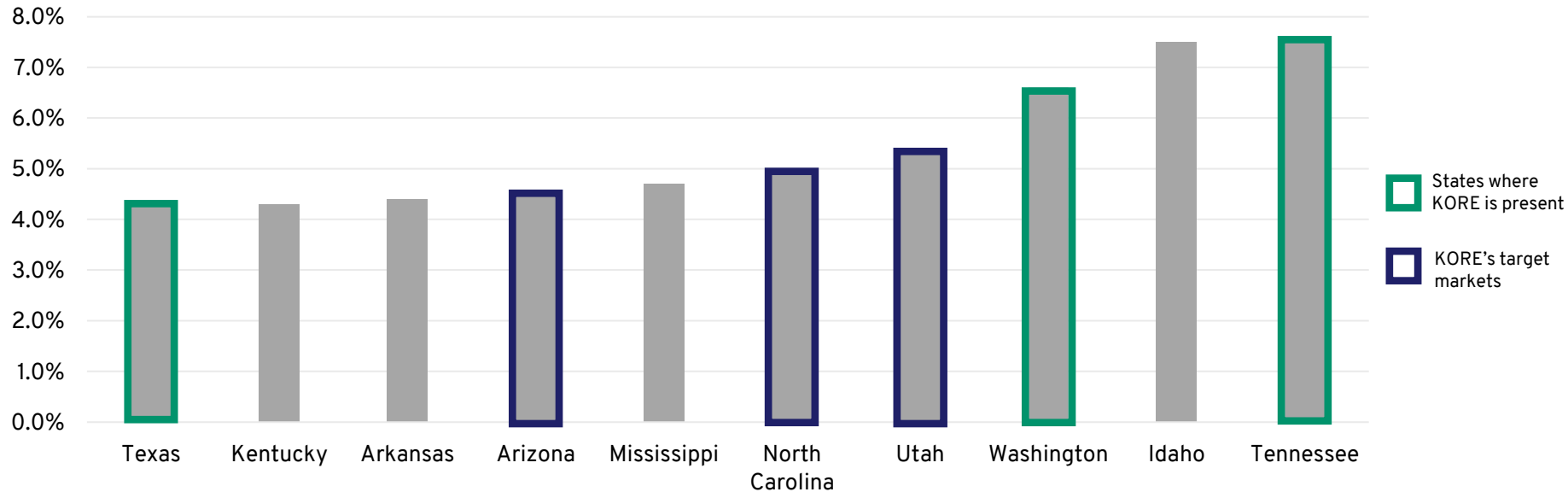
Downtown & Suburban Office Rent Growth<sup>(1)</sup>



# Tech Sector Demand

No slowdown in tech job postings across suburban markets

Increase in Tech Workers Jobs Pre vs. Post Pandemic by State  
(December 2019 – December 2021)



# Advancing Sustainability, Creating Value

Execute sound fiscal and asset management strategy to drive growth and long-term value for Unitholders



<b>GHG Emissions Target</b>	30% reduction for Scopes 1 and 2 emissions <sup>(1)</sup>	<b>Tenant Health and Safety</b>	Installation of needlepoint bipolar ionisation systems to reduce pollutants
<b>Female Board Representation</b>	$\frac{1}{3}$ Directors are female	<b>MSCI ESG Ratings<sup>(2)</sup></b>	<b>BBB</b>
<b>Governance Index for Trusts<sup>(2)</sup></b>	<b>2nd</b> out of 45 S-REITs and Business Trust	<b>Singapore Governance and Transparency Index 2022</b>	<b>9th</b> out of 45 S-REITs and Business Trust

(1) By 2030, from a 2019 base year.

(2) As at December 2021.



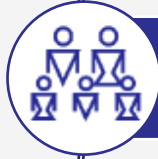
**First choice  
US office S-REIT  
focused on the  
fast-growing  
TAMI, medical and  
healthcare sectors  
across key growth  
markets in the US.**



Strategic presence in some of the fastest growing states in the US.



Exposure to the fast-growing TAMI, medical and healthcare sectors provides income resilience.



Highly diversified portfolio with low tenant concentration risk.



Resilient operating metrics with built-in average rental escalations for further organic growth.



Robust financial position to continue pursuing opportunities in key growth markets with a tech focus.

# Thank You

For more information,  
please visit [www.koreusreit.com](http://www.koreusreit.com)

Connect with us on: 

*The Plaza Building  
Redmond, Seattle, Washington*





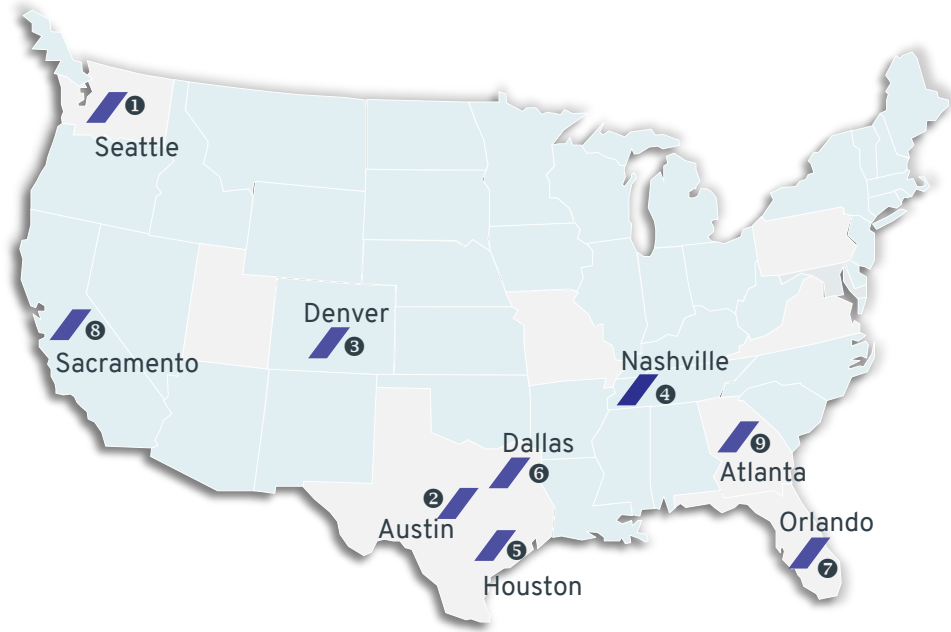
# Additional Information

Iron Point  
Sacramento, California



# KORE's Presence In Key Growth Markets

Popular in-migration destinations due to attractive lifestyle, culture and employment opportunities



1	Seattle, Washington				#9		#9
	<ul style="list-style-type: none"> <li>The Plaza Buildings</li> <li>Bellevue Technology Center</li> <li>The Westpark Portfolio</li> </ul>						
2	Austin, Texas				#4		#1
	<ul style="list-style-type: none"> <li>Westtech 360</li> <li>Great Hills Plaza</li> </ul>						
3	Denver, Colorado				#12		
	<ul style="list-style-type: none"> <li>Westmoor Center</li> <li>105 Edgeview</li> </ul>						
4	Nashville, Tennessee				#1		
	<ul style="list-style-type: none"> <li>Bridge Crossing</li> </ul>						
5	Houston, Texas						
	<ul style="list-style-type: none"> <li>1800 West Loop South</li> <li>Bellaire Park</li> </ul>						
6	Dallas, Texas						#3
	<ul style="list-style-type: none"> <li>One Twenty Five</li> </ul>						
7	Orlando, Florida						#18
	<ul style="list-style-type: none"> <li>Maitland Promenade I &amp; II</li> </ul>						
8	Sacramento, California						
	<ul style="list-style-type: none"> <li>Iron Point</li> </ul>						
9	Atlanta, Georgia				#8		#4
	<ul style="list-style-type: none"> <li>Powers Ferry</li> </ul>						

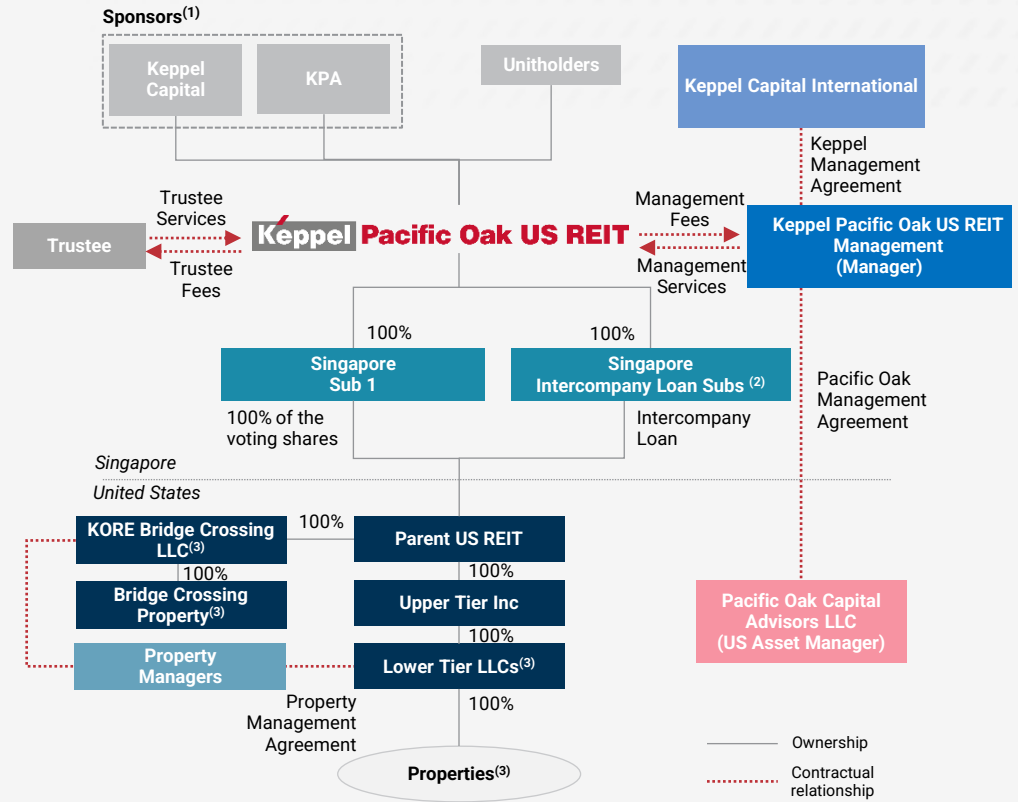
KORE's Properties Magnet Cities<sup>(1)</sup> Super Sun-Belt Cities<sup>(1)</sup> 18-Hour Cities<sup>(1)</sup>

#x Top 20 US Markets to Watch, 2022<sup>(1)(3)</sup>

#x Top 20 Best Tech Cities for IT Jobs 2021<sup>(2)</sup>

# Trust Structure

- ✓ **Tax-efficient structure for holding US properties**
  - No US corporate tax (21%) and US withholding tax (30%)
  - No Singapore corporate tax (17%) and Singapore withholding tax (10%)
  - Subject to limited tax
- ✓ **Leverage Sponsors' expertise and resources to optimise returns for Unitholders**
- ✓ **Alignment of interests among Sponsors, Manager and Unitholders**



- (1) Keppel Capital holds a deemed 7.3% stake in Keppel Pacific Oak US REIT (KORE). Pacific Oak Strategic Opportunity REIT, Inc. (KPA entity) holds a 6.1% stake in KORE. KPA holds a deemed interest of 1.2% in KORE, for a total of 7.3%.
- (2) There are four wholly-owned Singapore Intercompany Loan Subsidiaries extending intercompany loans to the Parent US REIT.
- (3) Bridge Crossing Property is held under KORE Bridge Crossing LLC, which in turn is held directly under Parent US REIT. The other properties in the portfolio are held under the various Lower Tier LLCs respectively.



# Strong Sponsors: Keppel Capital and KORE Pacific Advisors



- **Asset management arm of Keppel Corporation** and a premier manager in Asia
- **US\$31 billion<sup>(1)</sup>**  
Global assets under management as at end-2021
- **~40 cities across key global markets**  
Diversified portfolio of real estate, infrastructure, data centres and alternative assets
- **17 Funds**  
Over 200 professionals managing five listed REITs and business trust and 12 private funds



- Established **commercial real estate investment manager** in the US
- **US\$4.0 billion**  
Assets under management as at end-2021
- **Over 20 markets**  
High quality commercial, single-family, multi-family, hospitality real estate portfolio across the US
- **5 Funds**  
Proven expertise in managing two public REITs and three private funds