



✓ MAY 2023

UNITED STATES FEATURED MARKET SHOWCASE

Keppel Pacific Oak US REIT



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Photography: Alex Arnett, APG Photography

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Foreword

ABOUT KEPPEL PACIFIC OAK US REIT (KORE)

Produced by Keppel Pacific Oak US REIT (KORE), a distinctive US office REIT with freehold office buildings and business campuses, this book was crafted to spotlight the unique draw of select key growth markets and properties throughout the United States.

ABOUT KORE

Keppel Pacific Oak US REIT (KORE) is a distinctive office REIT listed on the main board of the Singapore Exchange Securities Trading Limited (SGX-ST) on 9 November 2017. As of 31 March 2023, KORE's portfolio comprised a balanced mix of 13 freehold office buildings and business campuses across eight key growth markets driven by technology and innovation in the US.

With a combined asset value of US\$1.42 billion and an aggregate net lettable area of approximately 4.8 million sf, these properties comprise a diversified high-quality tenant base. KORE is managed by Keppel Pacific Oak US REIT Management Pte. Ltd., which is jointly owned by two Sponsors, Keppel Capital and KORE Pacific Advisors (KPA). US asset management services are provided by Pacific Oak Capital Advisors.

KORE OPERATIONS

KORE invests in a diversified portfolio of income-producing commercial assets and real estate-related assets in key growth markets characterised by positive economic and office fundamentals that generally outpace the US national average and the average of gateway cities. These markets include the Super Sun Belt, 18-Hour Cities and Supernovas, which continue to be the preferred relocation destinations by companies as part of The Great American Move.

KORE COMMITMENT

KORE aims to be the first choice United States (US) office S-REIT with a focus on the fast-growing technology, advertising, media and information (TAMI), medical and healthcare sectors across key growth markets in the US, providing sustainable distributions and total returns for Unitholders.



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Nashville

 TENNESSEE

199,194 SF
COMBINED NLA

3.0%
PORTFOLIO WEIGHT







Tennessee's capital and most populous city, Nashville ranked “#1 US Real Estate Market to Watch” in 2023¹ for the second year in a row.

The first repeat ranking since San Francisco in 2013-2014, Nashville achieved Supernova market recognition among investors due to its distinct music culture, exploding population, low vacancy rates and rapid employment growth.



Source: (1) PWC and ULI Emerging Trends Report





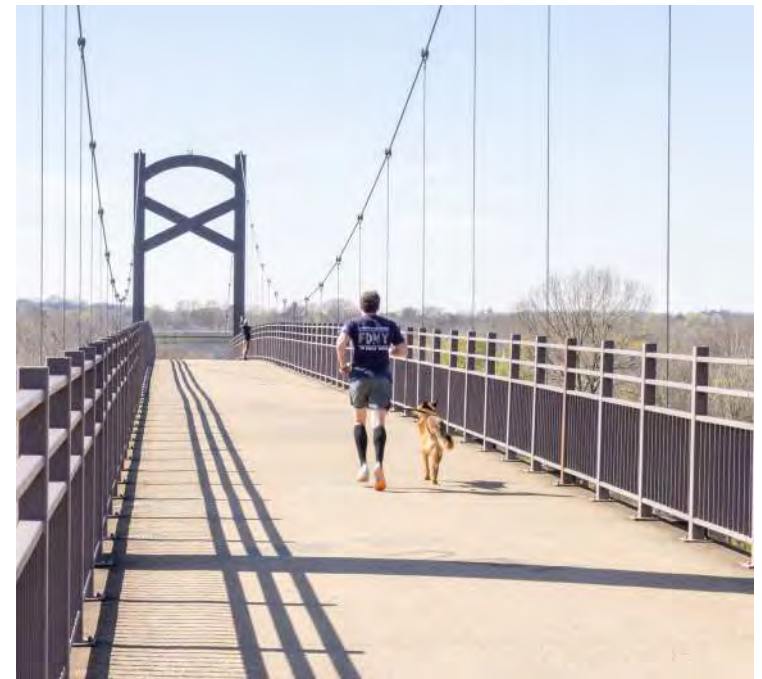
Known as the birthplace of country music, Nashville's nickname, "Music City," dates back to the 1950s and 1960s when Hank Williams moved to town and artists, Willie Nelson, Etta James and Bob Dylan, recorded major hits.





The city's entertainment scene broadened in the 1990s and early 2000s as rock star celebrities like Sheryl Crow and Steven Tyler began to move to town. Nashville's average household income quickly surpassed the US median after the Great Recession subsided in 2011-2012² and the city experienced unprecedented growth drawing 55,000+ new residents annually.

Today, Nashville welcomes an average of 88 new residents per day as economic development booms and Fortune 500 companies like HCA Healthcare and Dollar General file in. Submarkets like Brentwood now exhibit near identical growth statistics as a result of the Supernova effect.



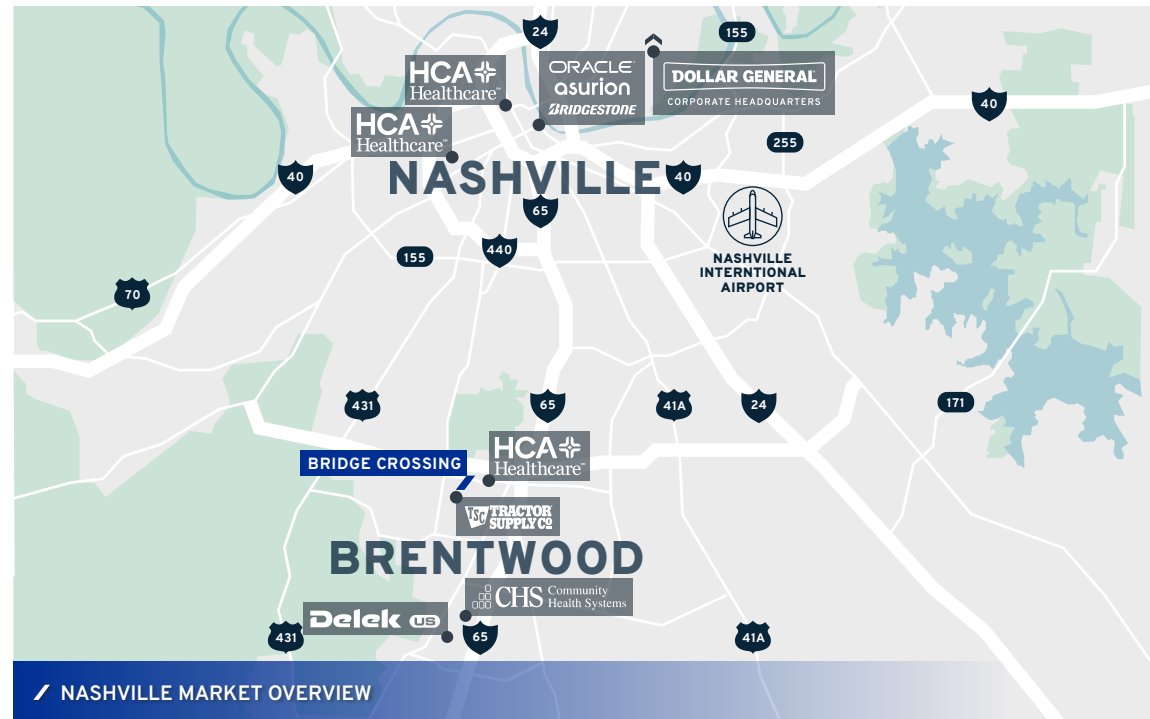
Source: (2) Rebusiness Online

Named a “Top 10 City to Live After the Pandemic”³ and a “Best Place for Business and Careers”⁴, Nashville's high quality of life and strong office market make it an attractive place for millennials compared to US gateway cities currently experiencing out-migration.

Sources:

(3) Today, Top 10 Cities to Live after the COVID-19 Pandemic

(4) Forbes, Best Places for Business and Careers List



Key Market Statistics

#1

US MARKETS TO WATCH
FOR OVERALL REAL ESTATE
PROSPECTS

ULI

#2

AMERICA'S TOP STATES
FOR BUSINESS IN 2022

Economy via CBRE

#4

FOR METROPOLITAN
ECONOMIC STRENGTH

Policom via CBRE

#5

CITY FOR JOB SEEKERS

MoneyGeek

34 years

MEDIAN NASHVILLE AGE

CBRE

4.3M

MULTIFAMILY HOUSING
UNITS NEEDED BY 2025
to keep up with population demand

NMHC via CBRE

88

AVERAGE NEW NASHVILLE
RESIDENTS PER DAY

CBRE



Bridge Crossing

5301 MARYLAND WAY | BRENTWOOD, TENNESSEE

Bridge Crossing is a three-storey office building situated within the affluent neighbourhood of Brentwood.

Today, the office serves primarily as a Nashville corporate location for anchor tenant FleetCor. The Fortune 500 company operates in the financial data services sector at the leading edge of global business payments and innovation.

Bridge Crossing offers a convenient location with access to Interstate 65 and major arteries, enabling seamless transit for teams training between bases.

199,194 SF

NET LETTABLE AREA (NLA)

3

STORIES



/ SCENES FROM FLEETCOR'S WORKPLACE









Beginning in the late 1980s, Bridge Crossing served as Comdata's national headquarters location until FleetCor acquired the company in 2014 for \$3.45 billion and its base changed to Atlanta⁵.

During the acquisition, FleetCor considered relocation and made the decision to remain at Bridge Crossing, eventually expanding and driving the parking ratio from 3.6 car stalls per 1,000 square feet of office space to 4.1 car stalls—an increase of approximately 100 parking stalls and a key decision driver for renewal. Select exterior building upgrades and interior lobby, common corridor and restroom refurbishments were also completed.

Source: (5) FleetCor Technologies Inc.





Today, FleetCor maintains its corporate presence at Bridge Crossing, continuing to grow with 9,700 employees.

With a reported 21 percent revenue increase to \$3.4 billion in 2022, compared with \$2.8 billion in 2021⁶, FleetCor is an exemplary proof point of Bridge Crossing's continued ability to retain high calibre tenants while delivering long term value.

Source: (6) FleetCor Technologies Inc.

Key Statistics

100%

OWNERSHIP INTEREST

100%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANT

 FLEETCOR®

Dallas

 TEXAS

445,317 SF
COMBINED NLA

7.4%
PORTFOLIO WEIGHT







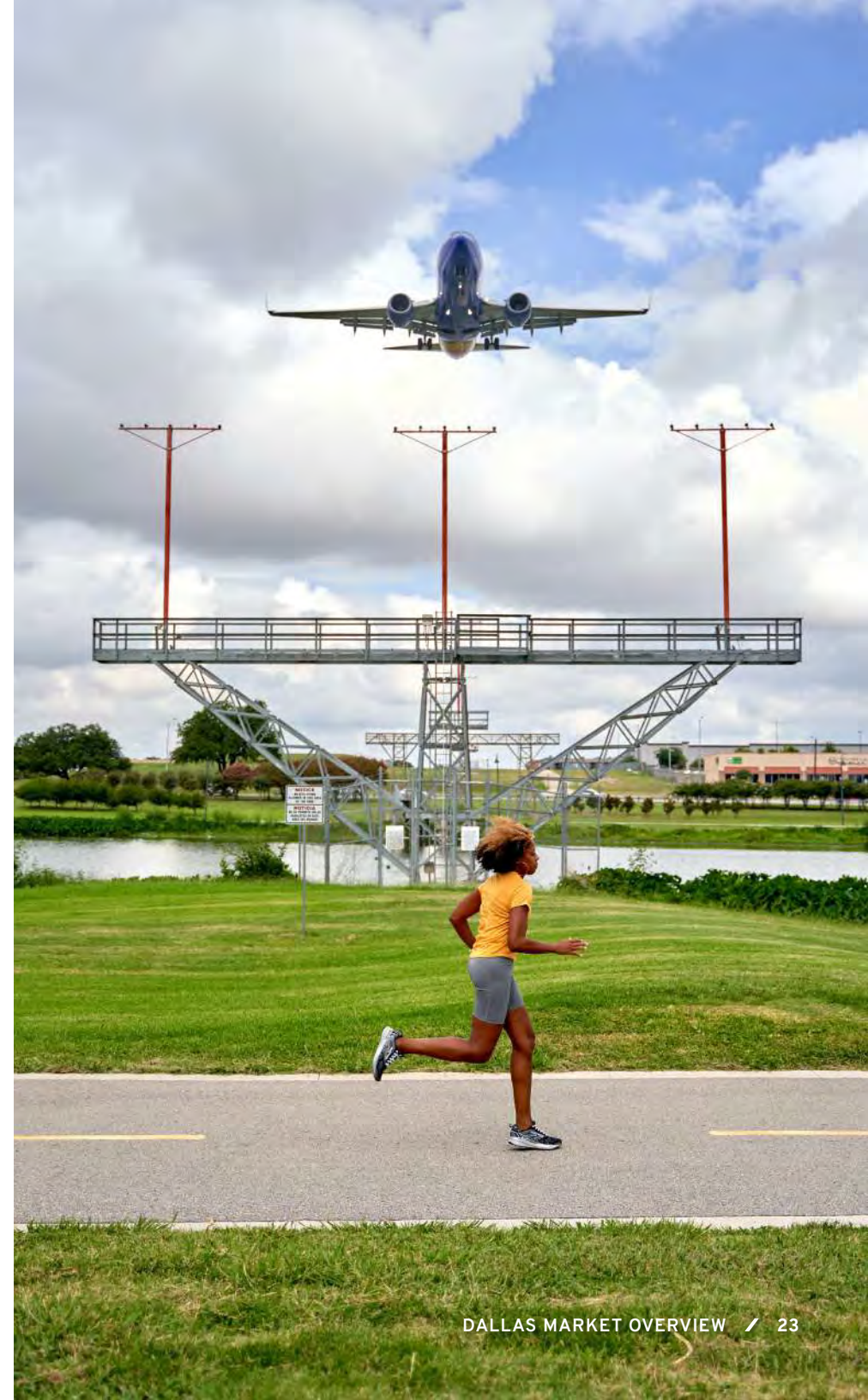
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The largest inland metropolitan area in the US without sea linkage, Dallas, Texas ranked #4 metro for the most Fortune 500 Companies and “#2 US Real Estate Market To Watch” in 2023⁷ earning Super Sun Belt market recognition among investors.

Unlike gateway cities, Dallas experienced growth during the 1970s⁸ when the Dallas/Fort Worth International Airport opening attracted numerous corporate finance and business headquarters.



Sources: (7) PWC and ULI Emerging Trends Report, (8) Texas State Historical Association





Today, development projects boom in Dallas and magnet submarkets like Irving exhibit impressive metrics with community and culture all their own. 3.3 million workers now reside within a 30-minute commute to Irving, many employed by the 54 Fortune 500 companies in the area⁹.

In contrast to major gateway cities, Las Colinas was developed during the 1980s and 1990s to capitalise on its proximity to the International Airport and designed to mimic Venice Italy's old world appeal¹⁰.

Sources: (9) Transwestern Market Report, (10) Irving Convention and Visitors Bureau





Lake Carolyn and the Mandalay Canal connect popular restaurants, boutiques, hotels and more, shaping scenic views and walkable passageways for surrounding office users.

While recession vacancy rates caused nearly a quarter of Irving's office space to empty, rental rates bounced back in 2013¹¹ and over the past decade, Las Colinas' transformation spurred an influx of mixed-use development.



Source: (11) The Dallas Morning News

In 2022 alone, nearly 200 live shows were hosted by the Pavilion at Toyota Music Factory and Texas Lottery Plaza and 213 events took place at the Convention Center¹².

Averaging 360+ new residents each day, forecasts predict Dallas could house a larger population than Chicago by 2035¹³.

Sources:
(12) Economic Development Irving Texas
(13) Transwestern Market Report



Key Market Statistics

#1

STATE FOR BUSINESS
FOR 18 CONSECUTIVE YEARS

Chief Executive Magazine

#2

TOP REAL ESTATE
MARKET

PwC

#2

MOST DIVERSE ECONOMY
IN THE US

Moody's

23

FORTUNE 500
HEADQUARTERS

Fortune

4TH

BUSIEST AIRPORT
IN THE WORLD

DFW Airport

32.9 years

DALLAS
MEDIAN AGE

World Population Review

\$84 billion

IN FOREIGN
TRADE

USA Trade Online



THE PAVILION

 **MUSIC**
FACTORY

One Twenty Five and 5100 N O'Connor

125 EAST JOHN CARPENTER FREEWAY AND 5100 N O'CONNOR BOULEVARD | IRVING, TEXAS

One Twenty Five is a two-building office complex situated in the heart of Irving's Las Colinas master-planned development surrounding Lake Carolyn.

The complex serves a diverse array of tenants in technology and fintech, such as Amadeus, Goldman Sachs and Trepp, as well as other sectors.

Beyond the area's old-world charm, One Twenty Five is walkable to chef-driven Water Street restaurants, high-end hotels and Toyota Music Factory facilities.

445,317 SF
NET LETTABLE AREA (NLA)

2
BUILDINGS



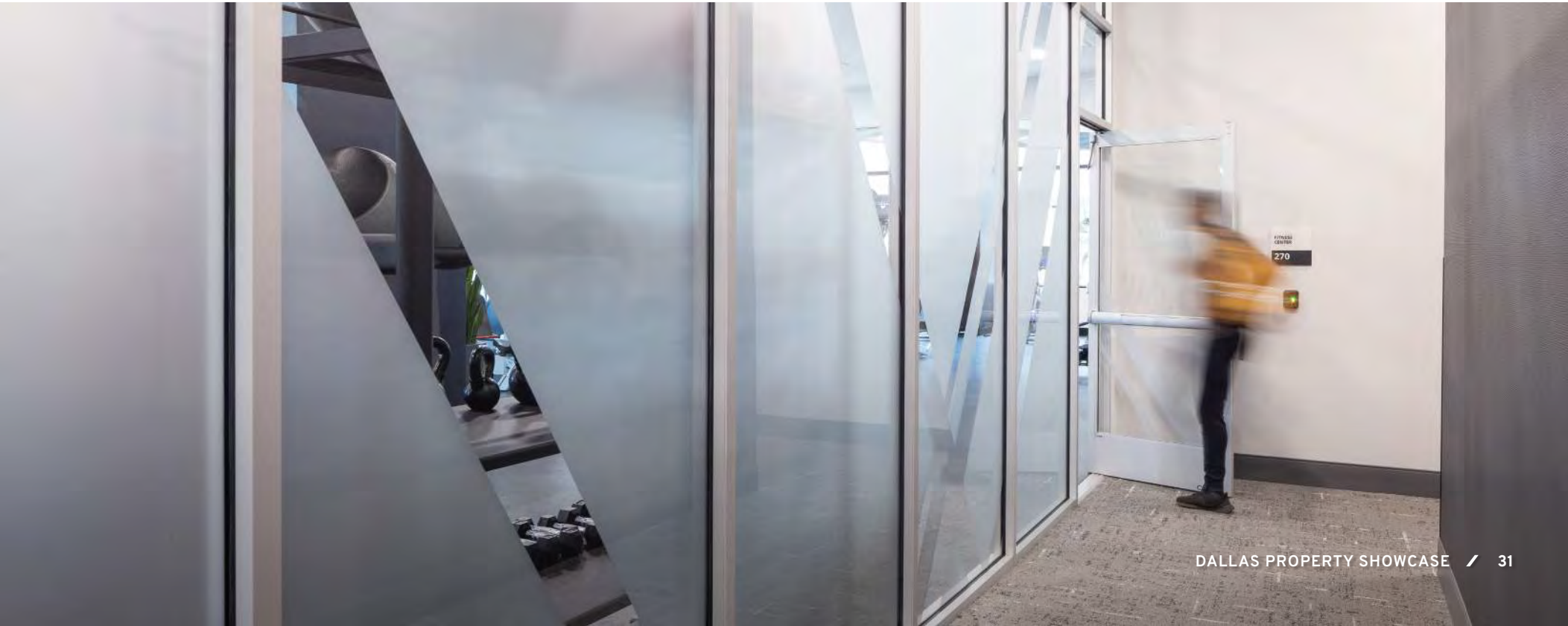
RECENTLY DEBUTED BUILDING LOUNGE







RECENTLY RENOVATED FITNESS FACILITY





Shaping a signature experience, One Twenty Five exhibits upgraded exterior and interior signage, a renovated amenity lounge, a cardio-focused fitness facility and, soon, a conference centre refresh and lobby renovation.

On-going common area improvements and a market-leading spec suite program round out active updates and contribute to stable occupancy at One Twenty Five as well as 5100 North O'Connor, its sister building.

From Our Tenants

Trepp is a leading analytics provider focused on helping subscribers understand and dive deep into how to invest in CRE. Headquartered in Rockefeller Center in New York; when Trepp's employee base in Texas outgrew a co-working suite, it was time to look for an office to host effective collaboration. Being able to offer our Dallas team a similar experience to our New York office was very important to us.

We were looking for nice space in a central, secure and commuter-friendly location. Not only was One Twenty Five centrally located where our employees live, it was also 15 minutes from the airport making commutes from even Manhattan convenient.

When we initially toured, we discovered that the spec suite interiors actually mimicked the design of our NYC space, which we fully customised ourselves. So, we quickly felt right at home in Dallas. The open floor plan and in-suite cafe and conference rooms dovetailed with the on-site building amenities that felt similar to the experience our New Yorkers have. This made it easy to choose One Twenty Five.

Now we're able to share that we have a Dallas location with clients and our HR team has an expanded metro pool to tap when looking for new hires as we continue to expand.

Trepp® Christine Ombres
Facilities Director



/ STANDARD SPEC SUITE FINISHES





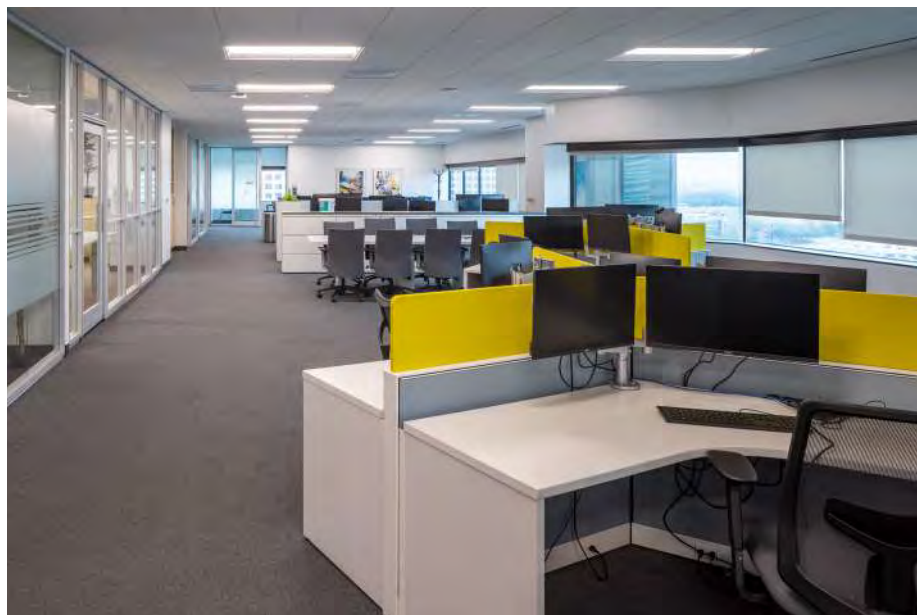


✓ REPRESENTATIVE TENANT BUILD OUT





✓ REPRESENTATIVE TENANT BUILD OUT



From Our Tenants

In 2019, our Dallas team relocated from Northwest Highway and the Dallas North Tollway to 125 East John Carpenter Freeway in Las Colinas. As a global technology company with offices worldwide, we were looking for a location that offered easier commutes for local employees with better proximity to both Dallas/Fort Worth International Airport and Dallas Love Field Airport for travelling colleagues and clients.

One Twenty Five solved our location needs and offered great space with views in a desirable area walkable to restaurants, hotels, housing and other amenities. The building's covered, reserved parking enables easy come and go for our teams and the on-site cafe, fitness centre and reservable conference space heighten convenience on busy days.

We appreciate the on-site management team's flexibility as we reconstructed our space on the 11th floor to offer more collaborative areas, smaller conference rooms for face-to-face meetings and telephone rooms for private conversations. With a growing team, we look forward to welcoming global teams and client partners alike to Las Colinas.

amadeus

Stefanie Murray
Office Manager



Meeting the modern, move-in-ready space demands of many area companies in tech and other sectors, these proactive upgrades paired with meticulous attention to interior details add value to the building while also improving long term tenant experience and commitment.



Key Statistics

100%

OWNERSHIP INTEREST

91.8%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS

amadeus Trepp®

Houston

 TEXAS

713,974 SF
COMBINED NLA

9.0%
PORTFOLIO WEIGHT

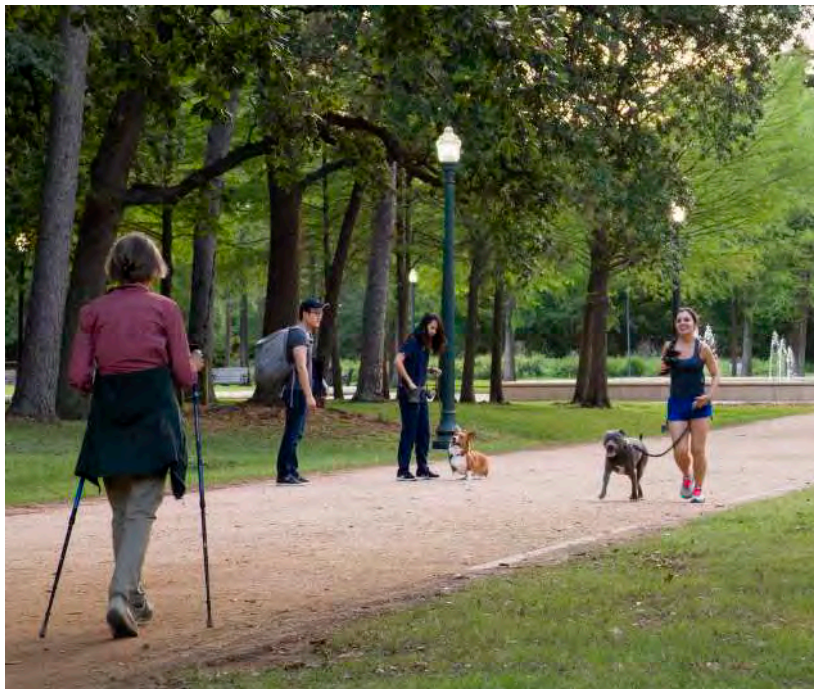




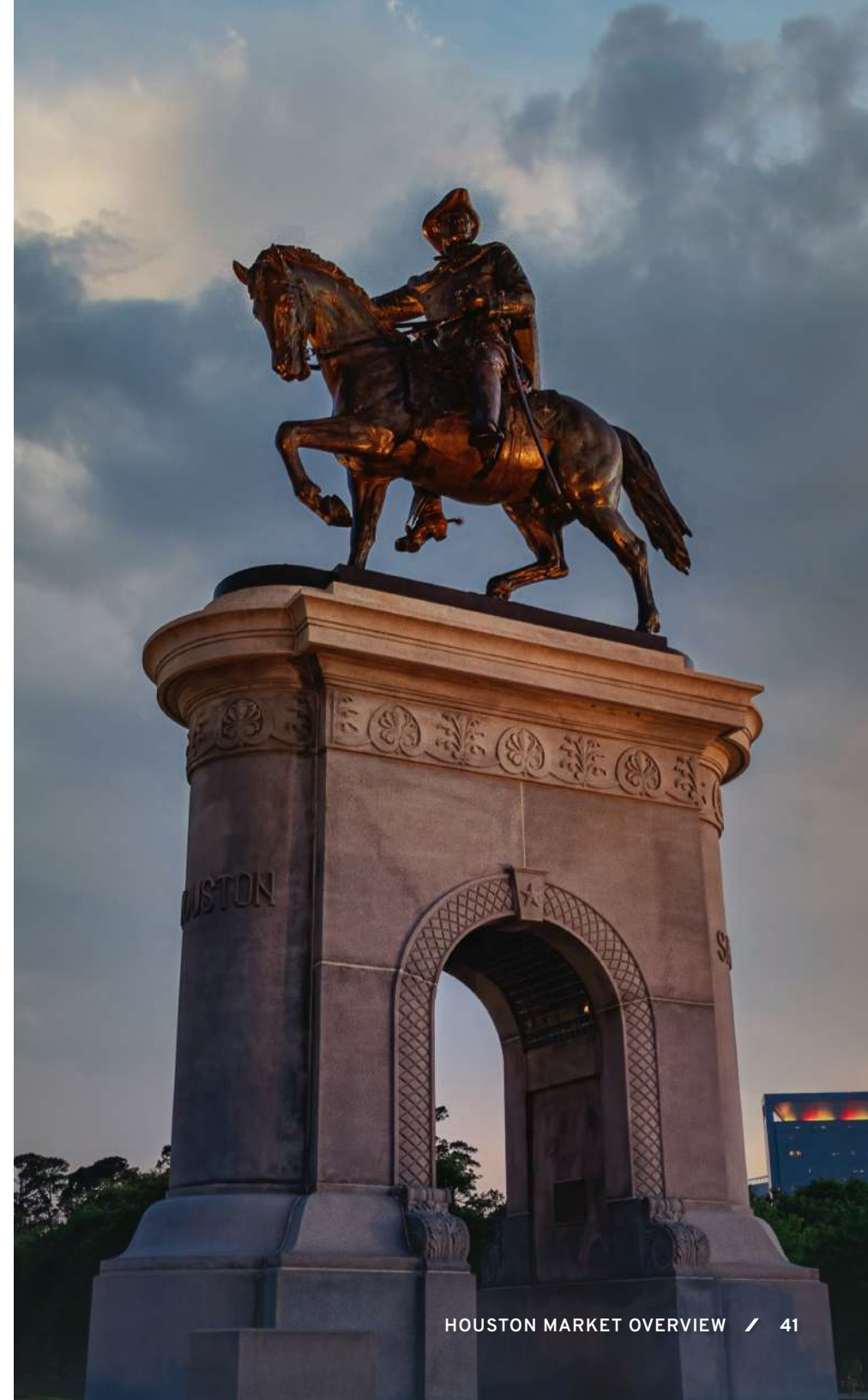


Ranked fourth largest city in the nation¹⁴ and third US Metro Area for Fortune 500 Company Headquarters¹⁵, Houston, Texas is an economic centre for energy, aerospace and healthcare.

Recognised for its business-friendly culture, affordable cost of living and international draw, Houston's potential abounds among investor audiences while its population bursts at the seams.



Sources: (14) World Population Review, (15) Transwestern Report, 2023





America's centre for space exploration, Houston's nickname "Space City" dates back to 1967 when NASA opened its Mission Control facility. Now averaging 257 new residents per day¹⁶, Houston's unique convergence of lifestyle factors offer a competitive edge against gateway cities.

TMC3 and Texas Medical Center form the largest medical campus in the world offering access to excellent healthcare for Houstonians. The Port provides a massive draw for shipping and logistics companies, supporting trade with 200 countries in 2022 alone¹⁷. Not to mention, the city's three airports form the sixth largest air traffic system in the world, making Houston a convenient headquarter location for 24 Fortune 500 companies.

Source: (16) Ward, (17) Transwestern Report, 2023





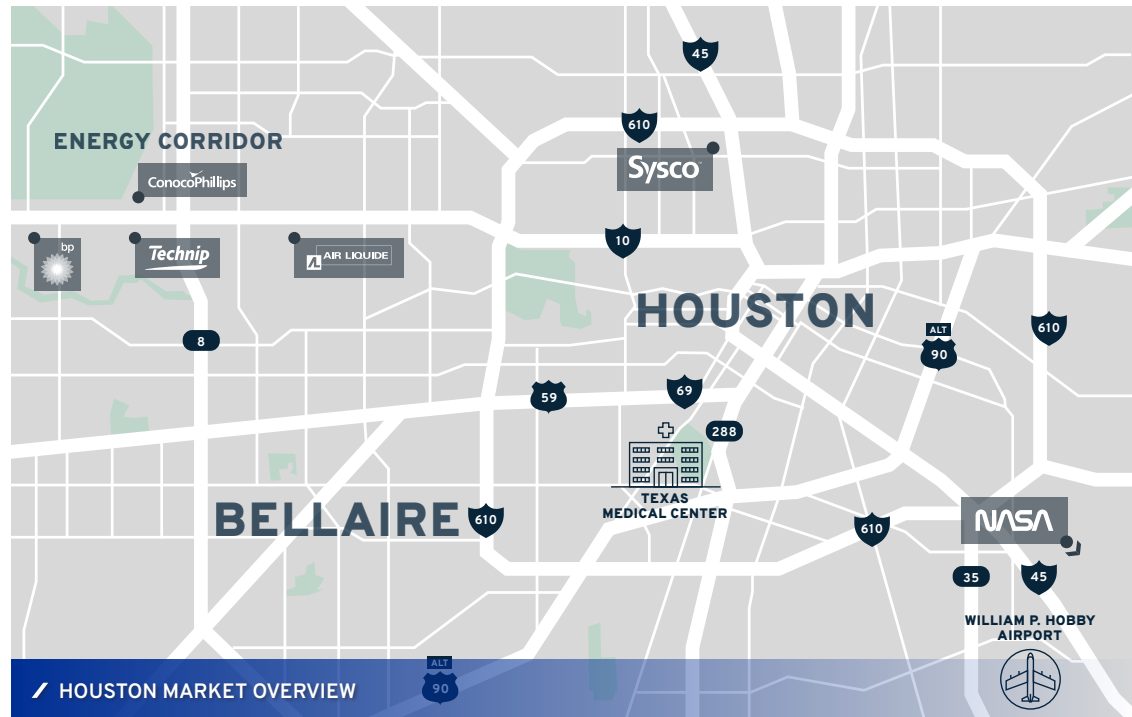
Despite Downtown Houston's office vacancy backlog, positive economic and population momentum have transformed Bellaire and Galleria into booming office markets.

These Submarkets now exhibit growth statistics that surpass the metro area, promising opportunities for millennials seeking career growth and a high quality of life.



Named a “Top 10 Best City for Entrepreneurs”¹⁸, Houston displays low taxes, affordable land and expanding labour force economics making now an opportune time for investors to capitalise.

Source: (18) Forbes Magazine



Key Market Statistics

#1

LARGEST SOUTHERN CITY

Transwestern Report

#4

LARGEST CITY IN THE NATION

Transwestern Report

#4

IN THE NATION FOR TOTAL LAND DEVOTED TO PARKS

Transwestern Report

#10

LIST OF BEST CITIES FOR ENTREPRENEURS

Forbes Magazine

24

FORTUNE 500 COMPANIES HEADQUARTERED IN HOUSTON

Fortune

35 years

MEDIAN POPULATION AGE

World Population Review

\$84,179

AVERAGE HOUSEHOLD INCOME

World Population Review



Bellaire Park

6565 & 6575 WEST LOOP SOUTH | BELLAIRE, TEXAS

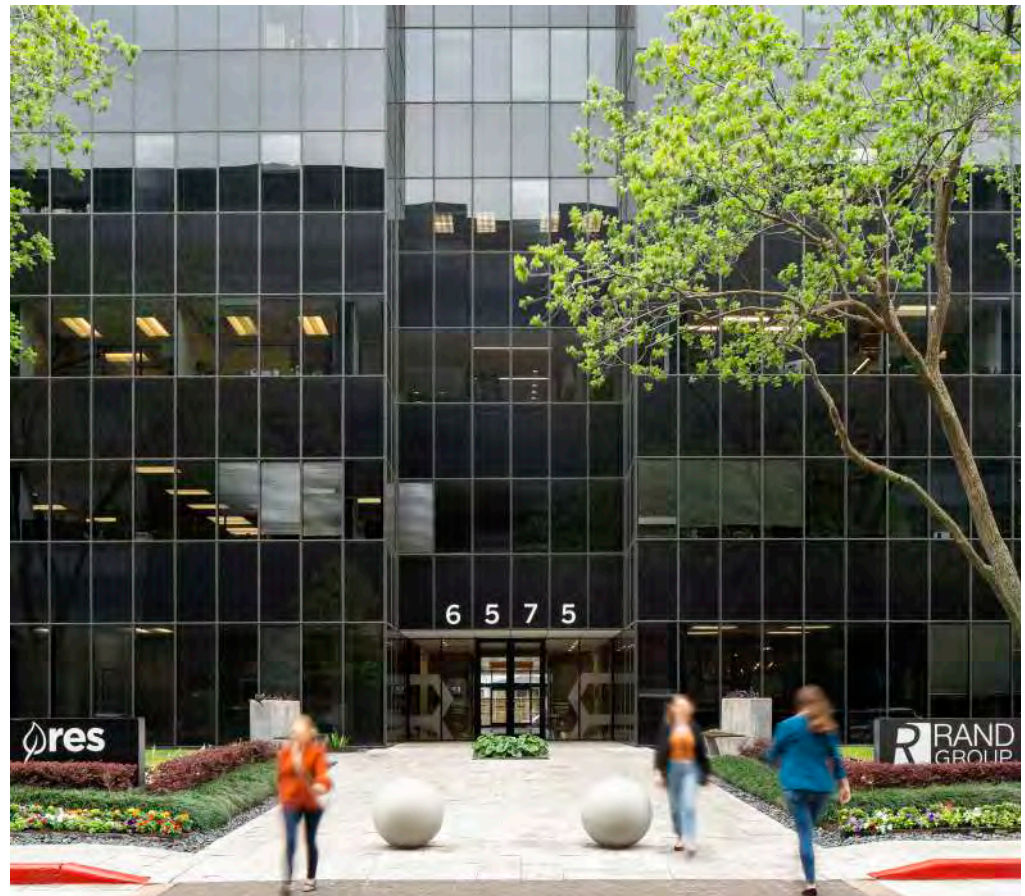
Bellaire Park is a two-building office campus located in Bellaire, a highly walkable and affluent residential suburb of Houston.

The 6565 building serves a steady flow of healthcare sector tenants such as Imaging Center and Bellaire Dermatology, due in part to its convenient proximity to Texas Medical Center, the largest medical centre in the nation.

This building features covered drop-offs, ongoing common area improvements, a cafe and an upcoming transformative lobby renovation that will continue to help shape first impressions for employees and patients alike.

313,873 SF
NET LETTABLE AREA (NLA)

2
BUILDINGS





✓ STANDARD MEDICAL SPEC SUITE FINISHES



✓ STANDARD OFFICE SPEC SUITE FINISHES



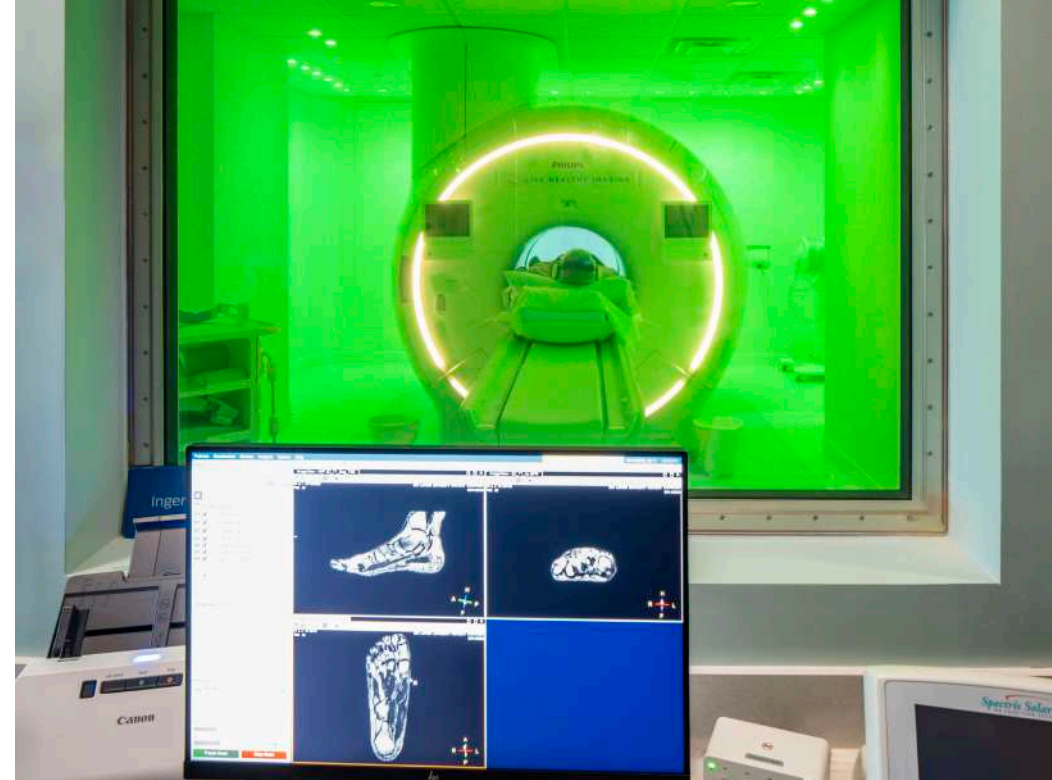
Bellaire's leading medical office market presents strong demand for flexible suites capable of accommodating diverse healthcare groups for the foreseeable future.

Bellaire Park is close to major thoroughfares and public transportation nodes, enabling seamless commutes for employees as well as the patient communities they see.

The 6575 building serves a diverse mix of professional service tenants that benefit from its proximity to the highly walkable, affluent neighbourhoods adjacent to the property as well.



✓ REPRESENTATIVE MEDICAL TENANT BUILD OUT



From Our Tenants

Deciding to move to Bellaire Park was one of the best business decisions that we made. The management team actively worked to ease the complex medical construction process and get our business launched on time, in the middle of a global pandemic. Bellaire Park is a beautiful, well-maintained facility surrounded by trees, centrally located and close to the Texas Medical Center, has ample parking space that our patients love, and we couldn't be happier.



Raja Muthupillai, PhD, DABR, DABMP, MRSE
Chief Technology Officer



The dual-prong medical and office spec suite programs at Bellaire Park capitalise on the demand for both types of space at this location, enabling easy growth and expansion for the tenants who call it home.



Key Statistics

100%

OWNERSHIP INTEREST

84.4%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS



1800 West Loop South

1800 WEST LOOP SOUTH | HOUSTON, TEXAS

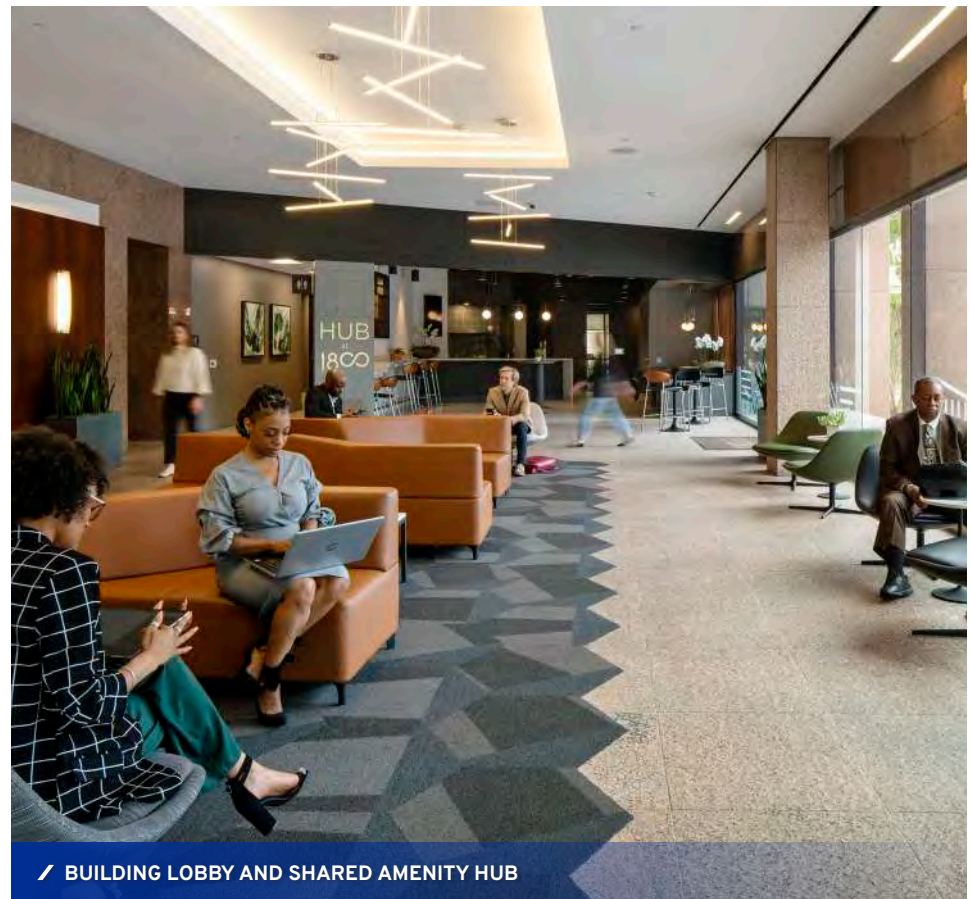
1800 West Loop South is a 21-storey office tower located in the heart of Houston's Galleria submarket.

The building serves a diverse mix of professional service and tech companies, such as Third Coast Bank SSB and Specialty1 Partners, with high-end interior spaces that help attract and retain talent.

An active approach to heightened interior experiences and continual capital infusion produced higher occupancy success than the submarket average, despite Houston's frequent new tower construction.

400,101 SF
NET LETTABLE AREA (NLA)

21
STORIES



／ BUILDING LOBBY AND SHARED AMENITY HUB









From Our Tenants

At Specialty1, we partner with specialty dental organisations, such as endodontists, periodontists and oral surgeons, to allow medical specialists to focus on patient care rather than administrative tasks. Since our founding in 2019, we've grown exponentially from eight practices to 227 practices in 2023 in pursuit of our vision to build the largest surgical specialist owned and run company in the US. We're approximately 2,000 employees now and continue to grow on a weekly basis.

Our founders made the decision to office at 1800 West Loop South in 2020 due to anticipated growth and the lively draw, security and convenience of the Galleria area over Downtown. We were originally located on the 12th floor in ~2,600 SF and were able to move in 2022 to take the full 20th floor at ~23,000 SF.

Our current space has a very large communal kitchen area with ample space for teams to meet, socialise and collaborate. Just above us is a 21st floor community amenity that offers extra meeting spaces, huddle rooms and a high-end coffee station which our teams really enjoy. Beyond constant building improvements and Transwestern's flexibility in accommodating our growth needs, one of the things that keeps us here is Ivan, the greeter on the first floor. He knows everyone in the building by first name and is always willing to help our team with various needs.

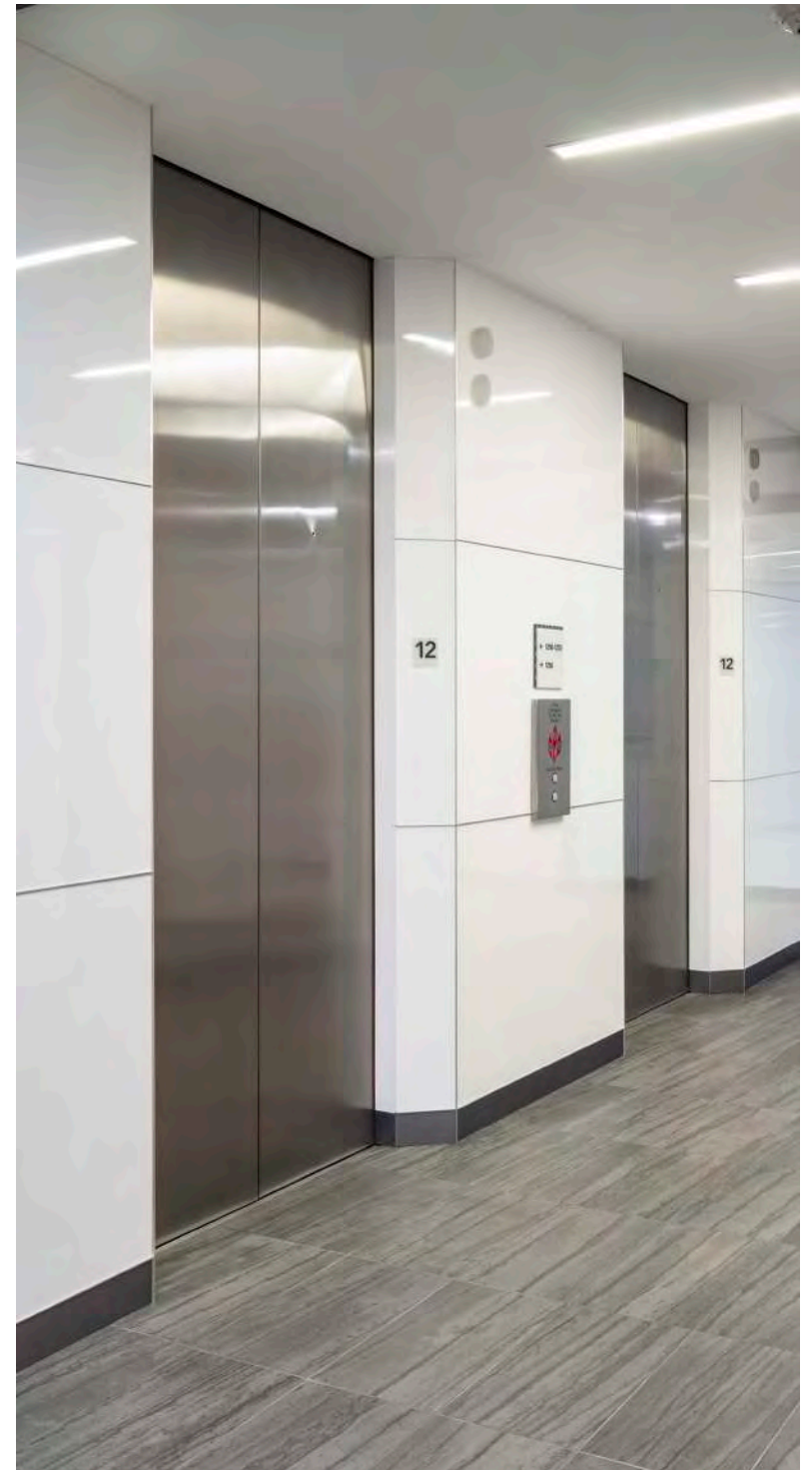


Heather Goins
Executive Assistant



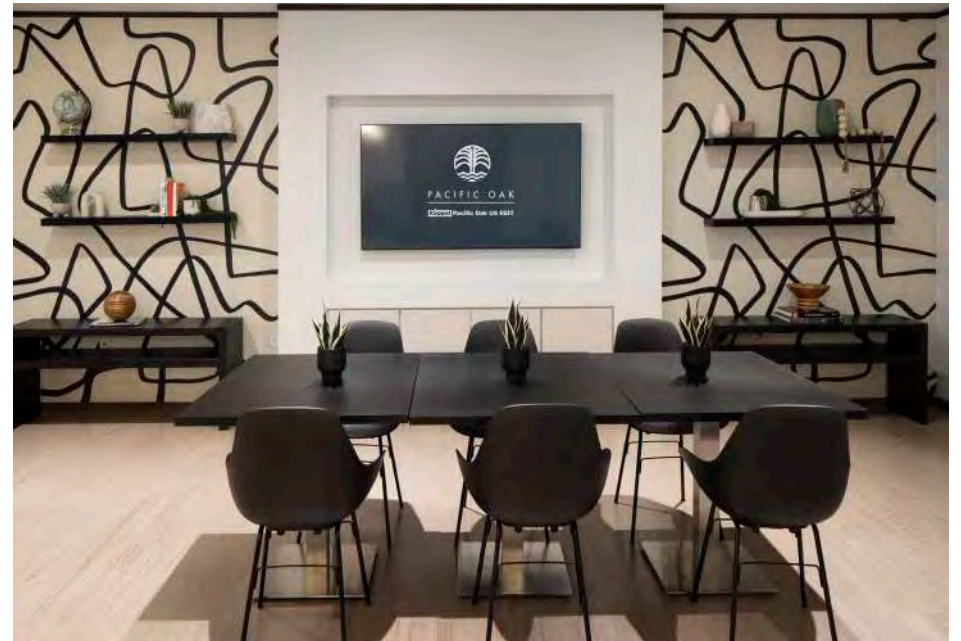
/ SCENES FROM SPECIALTY1'S WORKPLACE







/ REPRESENTATIVE TENANT BUILD OUT







/ STANDARD SPEC SUITE FINISHES



/ REPRESENTATIVE TENANT BUILD OUT





Specialty1
Partners

DumasNeel

ZZAP
Capital

Advantage
Benefit Solutions

Braemar

Astar
Home Capital

TexasPGB

A S E C, Inc.

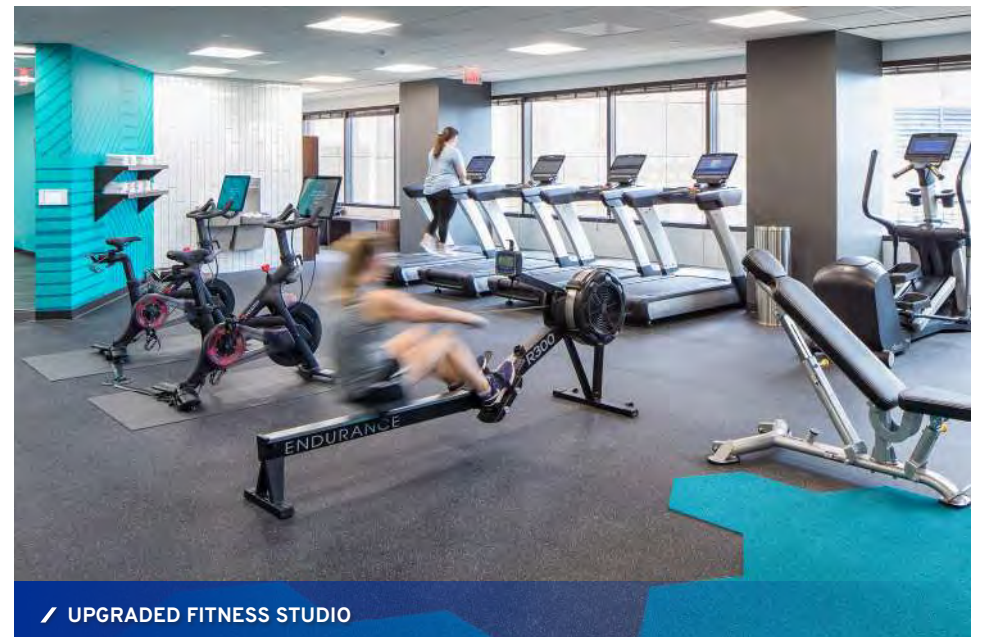


✓ SCENES FROM VENTUNO

1800 West Loop South's signature offering surpasses surrounding developments thanks to strategic investments centred around employee attraction and retention.

The renovation of a cardio-focused fitness studio, a multi-function hub with food service, conferencing, reservable lounge space and common area upgrades gave the tower a competitive edge.

The addition of a market-leading spec suite program inclusive of two penthouse floors, designed to serve as an exclusive amenity core, achieved the highest finish in the market.



✓ UPGRADED FITNESS STUDIO





Named “Ventuno,” the entire 21st penthouse floor was remodelled into seven fully furnished spec suites with concierge services so compelling they were leased within a year of build-out, some before the floor was complete.

Ventuno’s reputation in the market continues to garner attention and heighten curiosity among tenants seeking space in the Galleria.

Key Statistics

100%

OWNERSHIP INTEREST

85.1%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS

HCSC
Health Care Service Corporation

SPECIALTY
PARTNERS 1

THIRD COAST BANK

Denver

 COLORADO

799,121 SF
COMBINED NLA

13.4%
PORTFOLIO WEIGHT





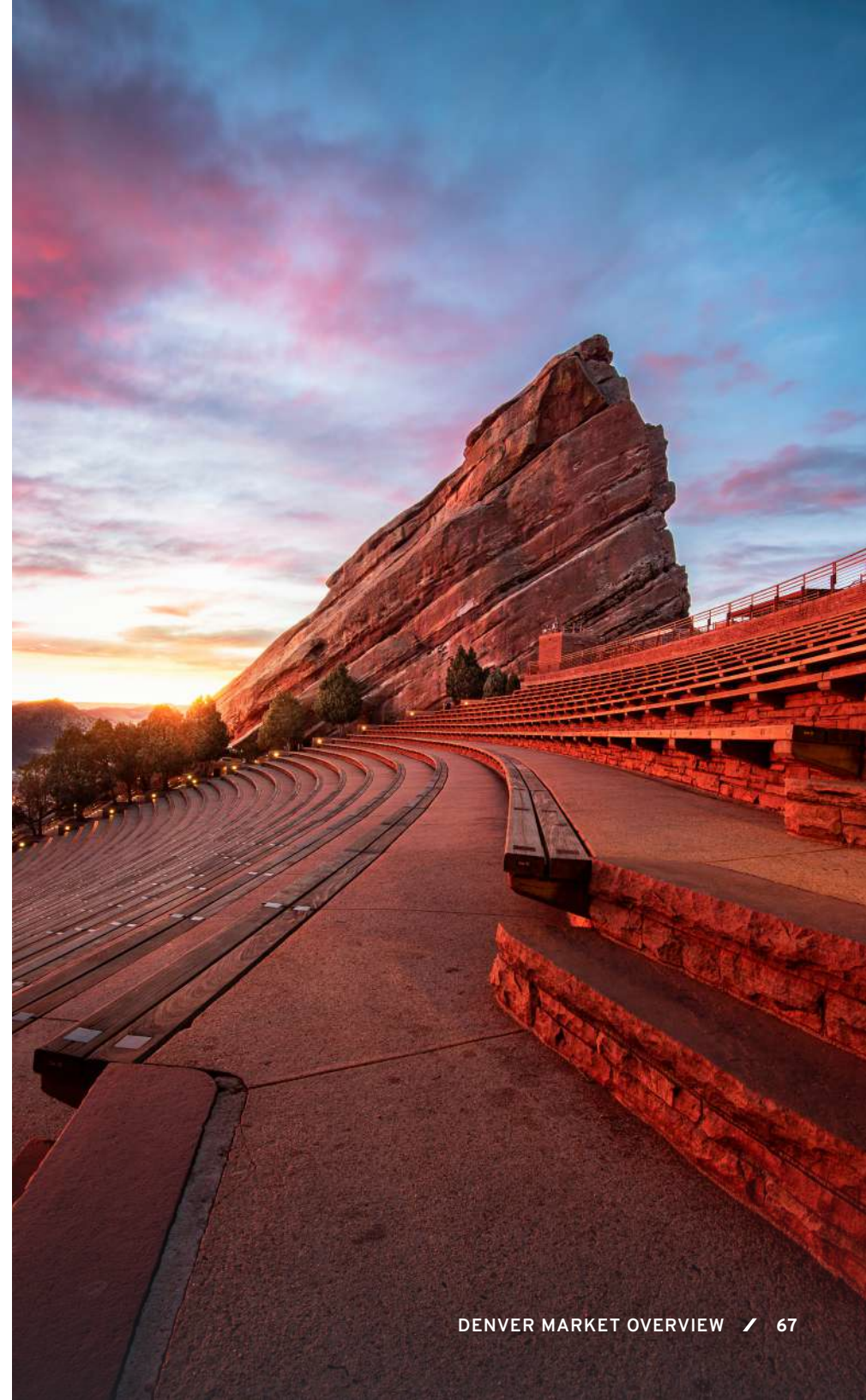


Known as the “Mile High City” located 5,000 feet above sea level, Denver, Colorado ranked a “10 Best City for Millennials” in 2023¹⁹.

The city offers Rocky Mountain views and world-class sports and outdoor recreation with eight sports teams, four national parks, 42 state parks and 1,100+ miles of multi-use trails.



Source: (19) MoneyTalks News





A millennial mecca and leader in biotech and aerospace, Denver is home to 10 Fortune 500 company headquarters with an average annual population growth rate of 0.98%²⁰ and a reasonable cost of living compared to major gateway cities.

Ranked “Best Place to Live in the US”²¹ with an average of 300 days of sun per year, the city of Boulder consistently attracts competitive companies like Google, Apple, Twitter and Amazon.

Sources: (21) CBRE Gateway to the Rockies Report, (20) World Population Review





As major corporations continue to expand across Boulder, many growth-oriented tech companies are migrating to submarkets centred between Boulder and Denver along US Highway 36.

Seeking a high quality of life and headquarter-worthy interior spaces for employees with enough room to scale teams, submarkets like Broomfield and Westminster have been growing at substantial rates over the last decade.



Reporting more population growth than any other corridor city with a gain of 32.6% since the last census, as corporate expansion continues, keen investors are giving more and more attention to thriving corridor submarkets.

BOULDER

WESTMINSTER

DENVER

Denver Market Overview

70 / DENVER MARKET OVERVIEW



Westmoor Center

10055-10385 WESTMOOR DRIVE | WESTMINSTER, COLORADO

Westmoor Center is a six-building business campus located adjacent to Ball Aerospace's headquarters, between the key talent hubs of Denver and Boulder.

The building is outfitted for diverse tech and biotech companies, such as Ball Aerospace and ZimVie Inc., that seek pristine space for scaling teams and substantial ground floor space for fabrication, testing and technology demonstrations.



Six Designations

612,890 SF

NET LETTABLE AREA (NLA)

6

BUILDINGS











✓ REPRESENTATIVE OFFICE TENANT BUILD OUT

As more life science and technology companies expand out of Boulder into the Interlocken landscape, the campus continues to exhibit attractive space features and convenient access to area retail centres, entertainment and recreation destinations.

On campus, an upgraded fitness centre and bike storage facility promote wellness opportunities while a full-service cafe and expansive patio provide indoor/outdoor seating for teams to enjoy meals at any time of day.

From Our Tenants

Our goal at Sequencing Health, fka Genapsys Health, is medical device research and development with a focus on RNA and DNA results for patient care. We were headquartered in the Bay Area looking at exponential growth before we made the decision to move to Westmoor Center.

This location is a known life science hub, so its proximity to both resources and talent pools was a huge plus for us. In addition to the preferred existing building type and infrastructure, CBRE's openness to our expansion aided our decision-making.

Within the life science industries, you really can't build laboratories as successfully in multi-storey buildings. So, in looking for expansion space for life science labs and manufacturing, Westmoor Center's type of building and construction began to solve that equation with an open floor plan and core essentials. This makeup has given our team the ability to come in and design 25,000 SF of lab space to support good flow while maintaining adherence to life safety and chemical use codes.

While today our space accommodates Monday through Friday operations, it is being developed for the research side of what the company wants to accomplish. Beyond the space itself, we really appreciate the amenities the park offers like the gym and cafe located on-site, the golf course nearby and, to be honest, it's just a cool part of town to be in.

Sequencing Health

Greg Huckabee and
Michael Johnston



✓ REPRESENTATIVE OFFICE TENANT BUILD OUT

Further, a renovated multi-room conference facility complete with catering kitchen and pre-function lounge will be completed in 2023.

The on-site amenity offering at Westmoor Center continues to expand year over year with continual improvements that keep technology tenants coming back.



Key Statistics

100%

OWNERSHIP INTEREST

97.3%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS



ZimVie Sequencing Health

105 Edgeview

105 EDGEVIEW DRIVE | BROOMFIELD, COLORADO

105 Edgeview is a four-storey office building located in the prominent research and development community of Broomfield.

The building serves companies in leading innovation and R&D fields, such as GoGo Business Aviation and CesiumAstro.

105 Edgeview is designed with the customisable interior spaces required for research, manufacturing and team training.



186,231 SF

NET LETTABLE AREA (NLA)

4

STORIES



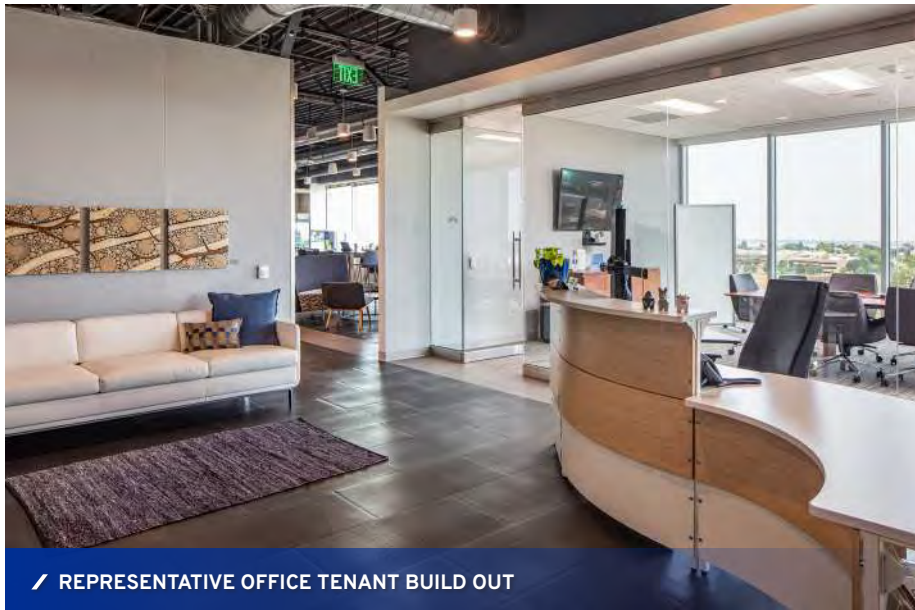
/ MODERN LOBBY



Enveloped in a full-service business park community, it neighbours several premier technology firms such as Oracle and Ball Aerospace.

105 Edgeview's position close to US Highway 36 provides convenient access to downtown Denver and Boulder, a major draw for the manufacturing and aviation tenants it serves.

Beyond 105 Edgeview's prominent location, it is a pristine and green facility featuring solar rooftop panels and a lobby clad in sustainable wood.



✓ REPRESENTATIVE OFFICE TENANT BUILD OUT

From Our Tenants

CesiumAstro builds high-throughput, software-defined phased array communications payloads for airborne and space platforms, including satellites, missiles, UAVs, and more.

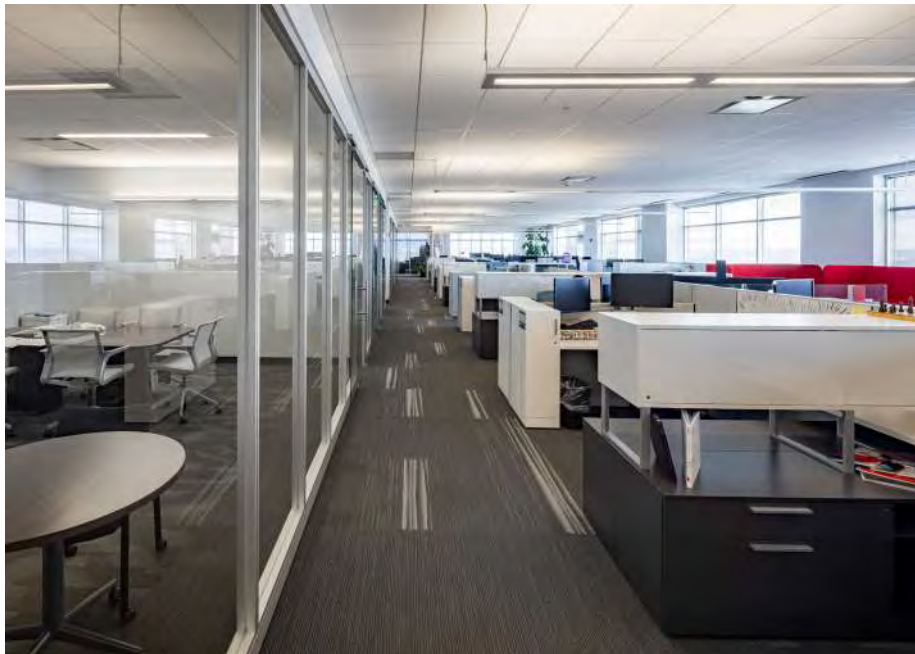
Our team has grown considerably over the last year, and our location at 105 Edgeview allows us to benefit from the availability of talent, resources, and industry-relevant schools in the surrounding area.

Our team values convenience, and that's one of the reasons why we prefer this location over downtown. Many of our customers travel to collaborate with us in person, so it's great to be able to accommodate easy entry and exit with good hotel and restaurant options.

Dave Jernigan

CESIUM







ENHANCED FITNESS CENTRE

The fitness centre and common area spaces provide added places for tenants to break out of their spacious floor plans to re-energize and re-engage.

Catering to companies in search of controllable, customisable space to train growing teams, 105 Edgeview remains a coveted workplace as competitive tech firms continue to sprawl in this direction.



Key Statistics

100%

OWNERSHIP INTEREST

94.6%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS

accenture

gogo
BUSINESS
AVIATION

CESIUM

Eastside Seattle

/ BELLEVUE / REDMOND, WASHINGTON

1,603,687 SF
COMBINED NLA

50.9%
PORTFOLIO WEIGHT







Enveloped by evergreen forests with scenic Puget Sound views, Seattle, Washington is known as the “Emerald City” and ranked “#2 for Overall Tech Talent” in 2022²³.

The area is home to 10 Fortune 500 companies including Amazon, Microsoft, Boeing and Nintendo with zero state income tax to boot.

Close to three national parks and located on the Puget Sound with a local coffee and microbrewing culture that stretches beyond the birthplace of Starbucks, the city’s creative and entrepreneur culture is distinct in the Pacific Northwest.



Source: (23) CBRE Q4 Scoring Report





Today, Seattle averages 57 new residents per day²⁴ and submarkets like Bellevue and Redmond flourish due to corporate relocations taking advantage of the Eastside's preferred lifestyle factors.

Source: (24) Uphomes





This momentum is further demonstrated by Amazon's Bellevue expansion and Oculus' new Redmond campus. Given this corporate eastward growth, the region is naturally expanding its light rail system to improve connectivity for residents and commuters.

The light rail system, which currently connects Seattle's international airport, the University of Washington and Downtown, is extending to Redmond and Bellevue to meet rising population demand.



These rapid transit improvements will enhance employer and employee commutes and enable more families to settle down where they choose²⁵.

This eastside boom continues to sustain the greater Seattle area as one of the nation’s most attractive markets for investment.

Source: (25) CBRE Q4 Scoring Report



Key Market Statistics

#1

SOFTWARE ENGINEER CONCENTRATION
CBRE

#2

TECH TALENT LABOUR QUALITY
CBRE

#2

TECH JOB GROWTH
CBRE

#2

OVERALL TECH TALENT REPORT
CBRE

35.2 years

SEATTLE MEDIAN AGE
World Population Review

\$128,184

AVERAGE SEATTLE HOUSEHOLD INCOME
World Population Review



The Plaza Buildings

10800 & 10900 NE 8TH STREET | BELLEVUE, WASHINGTON

The Plaza Buildings consist of two office buildings, Plaza Center and US Bank Plaza, situated along one of the busiest corridors in the central business district of Bellevue.

Just 0.8 kilometres away from Amazon's Bellevue base, the buildings host publicly traded tech and artificial intelligence companies, such as Cognitiv Corp, prominently fronting a full city block along NE 8th Street.

From the Plaza Buildings, tenants can easily access Interstate 405 via NE 8th Street or walk to Bellevue Transit Center Station, downtown's primary transit hub and future light rail service station.

490,994 SF

NET LETTABLE AREA (NLA)

2

BUILDINGS



/ URBAN WALKABILITY









From Our Tenants

Dilettante is a Seattle-based chocolate company and our cafes are an extension of the local brand established in 1976. This cafe, located on-site at Plaza Center, is a representation of the products that we offer in the Seattle area—house roasted coffee blends, hand-made truffles, pastries baked daily, along with freshly prepared food options made on-site.

With five different types of chocolate to choose from, we provide a comfortable environment for Plaza tenants to work, eat and socialize from Monday through Friday during routine business hours. We built the cafe space to incorporate a seamless flow into the communal lobby and building entrance area. Our space is situated in a way that enables us to utilize outdoor space when the weather permits for nice transitions between lobby and patio seating.

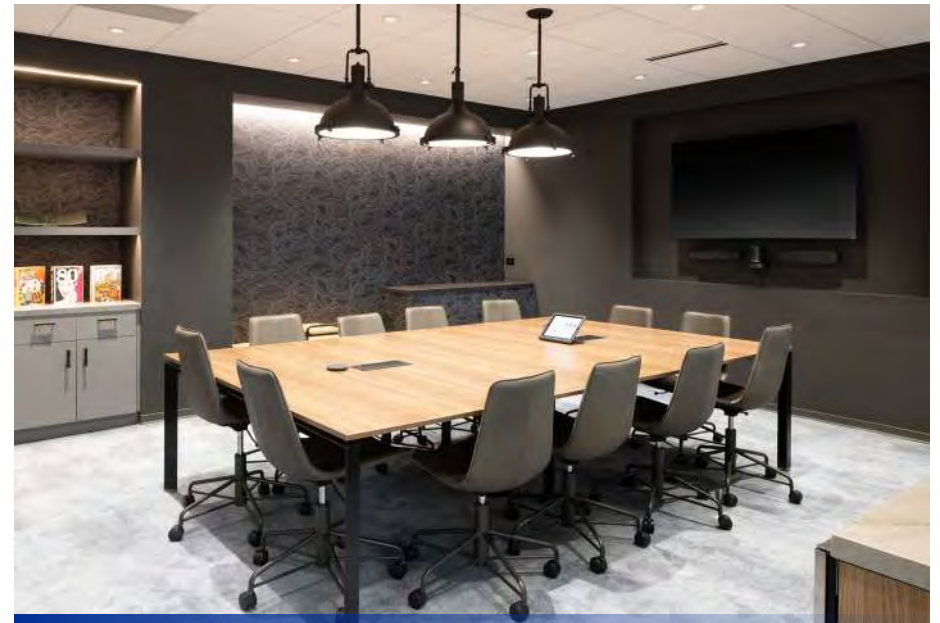
We enjoy having a street-level store front in the eastside Bellevue market and this location straddles a residential and commercial market so surrounding communities can also visit and enjoy.



Dan Graham
Operations Manager







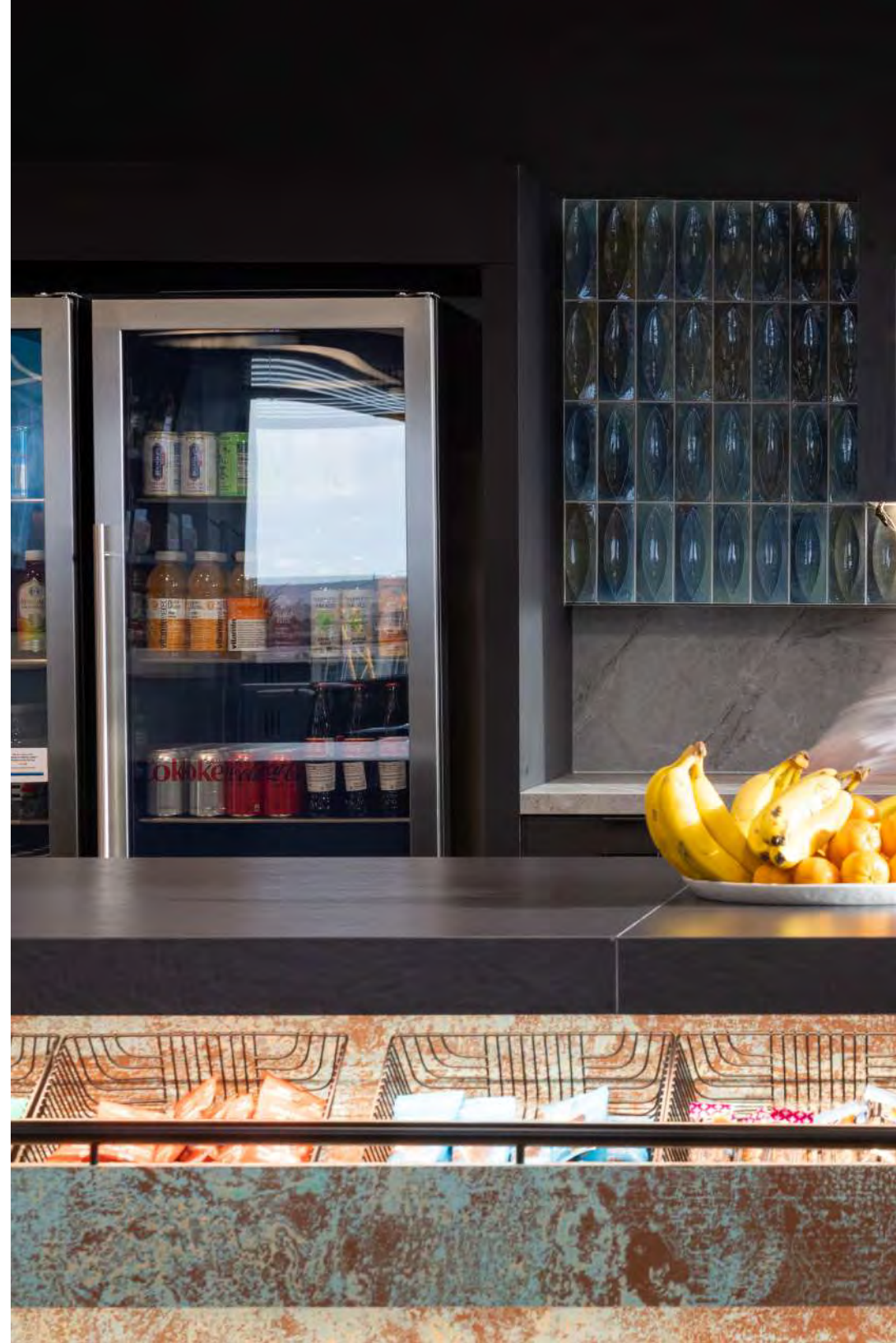
/ SCENES FROM A TECH TENANT'S WORKPLACE





The buildings are close to The Bravern's luxury shopping, dining, entertainment and residential development as well as parks and recreation destinations.

This work-meets-play atmosphere is a key draw for companies looking to attract and retain career-minded millennials and Gen Z workers, as companies like Amazon enact mandates requiring employees to return to office three out of five days per week across the Puget Sound region.





To meet the needs of diverse, high-quality tenants, both buildings were recently refurbished with a new amenity centre comprising a local craft chocolate and coffee operator, a well-appointed library with meeting spaces, a fitness studio and a conference floor.

A tech-focused spec suite program is also maintained to ensure optimal flexibility for scaling companies seeking move-in-ready space in Bellevue's dominating downtown area.

Key Statistics

100%

OWNERSHIP INTEREST

90.3%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS

COGNITIVE[∞]
SYSTEMS CORP

usbank

Bellevue Technology Center

15805 NE 24TH STREET | BELLEVUE, WASHINGTON

Bellevue Tech Center (BTC) is a nine-building office campus located on Seattle's booming eastside. The property sits on 46 wooded acres of land just 0.8 kilometres south of Microsoft's Fortune 500 company headquarters.

The campus is situated in the heart of Bellevue's expansive tech landscape with diverse functionality and indoor/outdoor experiences for institutional-quality tenants on a triple-net lease basis.

330,508 SF

NET LETTABLE AREA (NLA)

9

BUILDINGS



REIMAGINED AMENITY BUILDING





BTC serves as a corporate location for Regus, a popular coworking brand, as well as Fortune 500 companies such as TerraPower and Lenovo.

The building's connection to Interstate Route 520 and the Light Rail provide transit options for diverse teams commuting across the greater Seattle region.



✓ REPRESENTATIVE OFFICE TENANT BUILD OUT

From Our Tenants

At Lenovo, our mission is to become one of the world's great personal tech companies. We aspire to be respected for product innovation and quality as a world leader in personal computers and PCs. We are a global company headquartered in Hong Kong with centres of operations, research, manufacturing and sales around the world.

In 2019, our team made the decision to move to Bellevue Tech Center. Unlike dense downtown locations, part of what makes Bellevue so beautiful is the greenery that surrounds us. Our team enjoys walking throughout the property and the convenient ample parking.

Our space features three labs for harbouring cloud services and data. We recently finished building an exciting thermal chamber in one of our main labs which enables us to work in temperature-controlled conditions. This building helps make projects like this one possible with an on-site staff that is dedicated and available to us as new needs arise.

Lenovo



／ CONNECTED SPORTS COURTS



／ REIMAGINED AMENITY BUILDING



On-site, sports courts and connecting outdoor paths lead to the redesigned amenity building, debuting mid-2023.

Amenities include a tech focused fitness studio, media and meeting rooms, craft coffee and kombucha on tap and a fireplace-equipped indoor/outdoor patio for tenants to utilise year-round.

Key Statistics

100%

OWNERSHIP INTEREST

95.1%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS

Regus™

TerraPower.

Lenovo

Westpark Portfolio

8200-8644 154TH AVENUE NE | REDMOND, WASHINGTON

Westpark is an expansive business campus comprising 19 office buildings and two industrial buildings on Seattle's east side.

The portfolio sits on 41 acres of park-like landscape along the Smammish River, minutes to downtown Redmond in close proximity to Microsoft's World Headquarters.

Westpark serves a diverse array of tenants from tech and industrial start-ups as well as established companies such as META/Oculus, Walmart and Pokémon.

782,185 SF

NET LETTABLE AREA (NLA)

21

BUILDINGS



OUTDOOR GATHERING SPACES





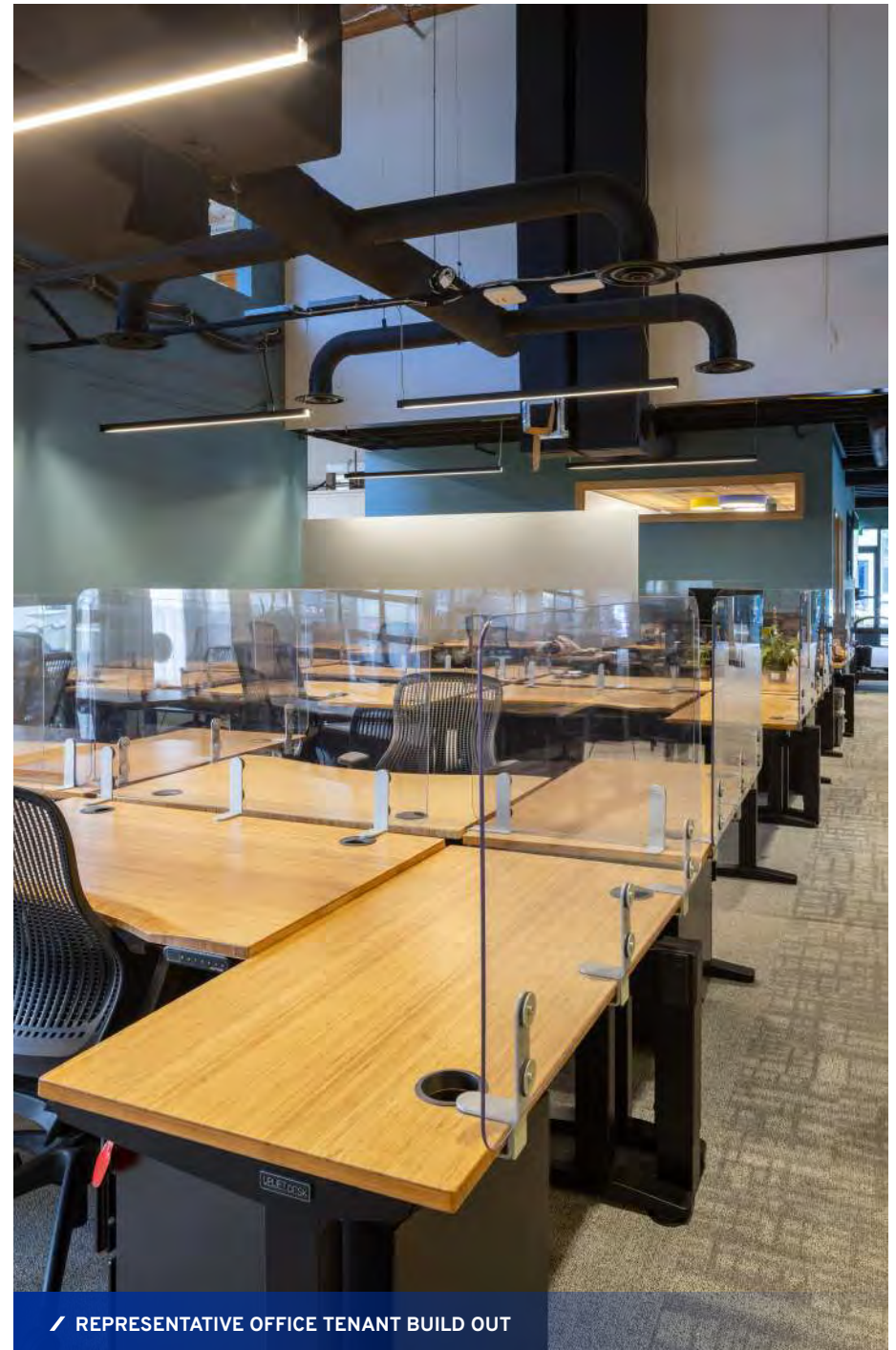


From Our Tenants

The Transwestern team at Westpark is responsive in minutes to any maintenance request and always shows up with a smile. The park is more of a community than just a place for our WBE Technologies employees and materials to reside. The food drives and other community activities are a big part of what makes it so great to be here.



Steve Ewart
WBE Technologies Owner



✓ REPRESENTATIVE OFFICE TENANT BUILD OUT



From Our Tenants

Westpark offers us a great location close to freeways. At JC Services, our business dispatches throughout King/Snohomish counties, so location is vital for us. The versatility of the buildings allows us to run our operation.

The management team is also attentive, accurate and easy to work with. They are a large reason we will be a long-term tenant.

Jay Olsen, JC Services

Westpark is a great location for our team at TransPak. It is located close to our main customer with easy freeway access.

Our team enjoys the amenities and the on-site environment including our neighbors and the attention that is given to the landscape. I want to mention the friendly staff members as well.

Clint McMurrian, TransPak





WINDOW-LINED FITNESS CENTRE

Convenient access to State Route 520, Interstate 405 and the Redmond Transit Center allows companies to recruit across the greater Puget Sound region.

The amenity centre includes a modern lounge, conference facilities and a fitness centre for tenants of all buildings to enjoy as well as campus walking paths along the river, which provide a great outdoor escape.





This sense of community helps shape a desirable culture for companies with scaling teams while proactive lobby refurbishments and ongoing campus improvements keep Westpark looking pristine.

Key Statistics

100%

OWNERSHIP INTEREST

97.2%

PORTFOLIO COMMITTED
OCCUPANCY BY NLA

Freehold

LAND TENURE

PRINCIPAL TENANTS

∞ Meta Quest



Walmart ✱

Team Showcase

Beyond the draw of KORE's pristine properties, the REIT is known for its team of strategic, market-leading partners.

Nashville

CBRE



Pictured (L-R): Laurie Ayotte, Emily Smith, Janelle Gallagher, Taylor Hillenmeyer, J.T. Martin, Greg Wagner, Emily Mayes, Denny Belus

BRIDGE CROSSING LEASING



J.T. MARTIN
Senior Vice President



TAYLOR HILLENMEYER
Senior Vice President



JANELLE GALLAGHER
First Vice President

Dallas



Pictured (L-R): Emily Edward, Rob Nawrot, Laney Delin, Sarah Dufek, Julie Brown, Chris Lipscomb
Not Pictured: Marc Allen, Oscar Sanchez

ONE TWENTY FIVE & 5100 N O'CONNOR LEASING



CHRIS LIPSCOMB
 Managing Director



LANEY DELIN
 Vice President

Denver



Pictured (L-R): Jackie Curtis, Bev Pneuman, Tom Trujillo, Steve Maio, Joaquin Aguirre, Casey Robinson, Sarah Patton, Jerry Franks, Matthew Colson
Not Pictured: Heather Coon

WESTMOOR LEASING



BLAKE HARRIS
 First Vice President



105 EDGEVIEW LEASING



DAVID HART
 Executive Managing Director



SAVANNAH HART
 Transaction Services
 Coordinator

Team Showcase

With an impressive cohort of asset managers, property managers, leasing experts, construction directors and the expertise of our on-the-ground teams, KORE continues to stand out in the minds of investor and tenant communities in many ways thanks to its people.

Houston



Pictured (L-R): Amanda Petrusas, Jericho Whitener, Karlie Gotcher, Jerry Armstrong, Rebecca Robertson, Shannon Furino, Tony Cortez, Yair Cruz, Iirvan House | **Not Pictured:** Linda Barzar, Shirell Duncan, Robert Johnson, Kathleen Penofsky, Darryl Peterson, KJ Ward

OFFICE LEASING



DOUG LITTLE
Executive
Managing Director



LOUANN PEREIRA
Senior Vice
President



JUSTIN BRASELL
Executive
Managing Director



CHRISTIAN CONNELL
Vice President



RACHEL GLASS
Vice President

Eastside Seattle



Pictured (Back Row L-R): Josh Harlow, Jeff McClintock, Josh Wallin, Admir Halilovic, Steve Harris, Drake Sanders, Rob Delzer | **(Middle Row L-R):** Joel Shields, Keenan Chance, Katherine Tsoukalas, Tyler Wentz, Tamar Weitzel, Lindsey Liebman, Stuart Evenson | **(Front Row L-R):** Blaine Stockinger, Jodie Harwood, Maria Perdomo, Nicol Carey, Sadie Guenther, Lynda Restovich, Roberto Garcia, Michael Tan
Not Pictured: Jim Clendenen, Rick Harris

PLAZA BUILDINGS LEASING



SCOTTA ASHCRAFT
Senior Vice President



TIM OWENS
Senior Vice President



BTC AND WESTPARK LEASING



MARK FLIPPO
Managing Director



JASON BLOOM
Executive Vice President



PACIFIC OAK



Pictured (Front Row L-R): Huy Nguyen, Jason Espiritu, Michael Bender, Austin Heimos, Griffin Hornby, Ryan Schluttenhofer

(Back Row L-R): Ben Brandon, Michael Potter, Bridgit Brannon, Jeff Rader, Laurie Selwitz, Huan Liu



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