1Q 2021
Key Business and Operational Updates

19 April 2021

Keppel Pacific Oak US REIT

Financial Performance

Distributable Income for 1Q 2021 was US$14.9m, 3.6% above 1Q 2020, supported by:

- New and expansion leases from the tech hubs of Seattle – Bellevue/Redmond and Denver

Strong balance sheet with significant liquidity

- Low gearing of 37.5% with no long-term refinancing requirements until November 2022
- Cash and undrawn facilities of US$93.5m as at 31 March 2021

Financial Highlights

	1Q 2021 (US$ 'm)	1Q 2020 (US$ 'm)	% Change
Gross Revenue	34.6	35.3	(2.1)
Net Property Income (NPI)	20.4	21.0	(2.8)
Adjusted NPI (excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions)	20.5	20.0	2.7
Income Available for Distribution[1]	14.9	14.4	3.6

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

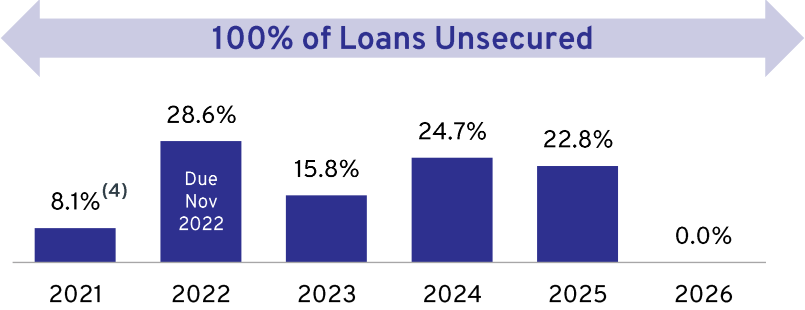
Capital Management

Low aggregate leverage and 100% unsecured loans provide greater financial flexibility

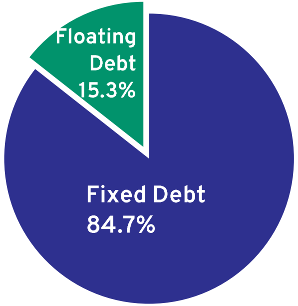
As at 31 March 2021

Total Debt	• US$505.7m of external loans • **100% unsecured**
Available Facilities	• **US$50.0m** of revolving credit facility • **US$9.0m** of uncommitted revolving credit facility
Aggregate Leverage[(1)]	37.5%
All-in Average Cost of Debt[(2)]	2.82 % p.a.
Interest Coverage[(3)]	4.8 times
Average Term to Maturity	2.7 years

Debt Maturity Profile



Interest Rate Exposure



Sensitivity to LIBOR[(5)]

Every **+ 50bps in LIBOR** translates to **- 0.059 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) Includes amortisation of upfront debt financing costs.
(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 management fees taken in Units, the ICR would be 5.3 times.
(4) Refers to the US$41m uncommitted revolving credit facility drawn.
(5) Based on the 15.3% floating debt, US$41m revolving credit facility drawn which are unhedged and the total number of Units in issue as at 31 March 2021.

Key Growth Markets Driven By Tech And Innovation

91.6%
Portfolio Committed Occupancy

Exposure to **tech hubs and tech-tenancy** will provide **income resilience** as businesses accelerate their digital transformation strategies.

SEATTLE – BELLEVUE/REDMOND, Washington

The Plaza Buildings
Occupancy: 93.1%

Bellevue Technology Center
Occupancy: 96.1%

The Westpark Portfolio
Occupancy: 94.6%

ATLANTA, Georgia

Powers Ferry
Occupancy: 80.1%

Northridge Center I & II
Occupancy: 77.9%

DENVER, Colorado

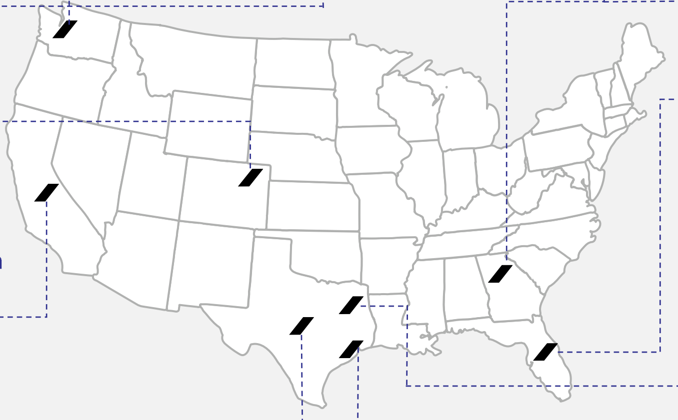
Westmoor Center
Occupancy: 96.8%

ORLANDO, Florida

Maitland Promenade I & II
Occupancy: 94.5%

SACRAMENTO, California

Iron Point
Occupancy: 96.4%



DALLAS, Texas

One Twenty Five
Occupancy: 96.0%

AUSTIN, Texas

Great Hills Plaza
Occupancy: 100.0%

Westech 360
Occupancy: 72.2%

HOUSTON, Texas

1800 West Loop South
Occupancy: 77.8%

Bellaire Park
Occupancy: 91.6%

All information as at 31 March 2021.

Leasing Updates

~128,000 sf of space leased in 1Q 2021, equivalent to 2.7% of portfolio NLA

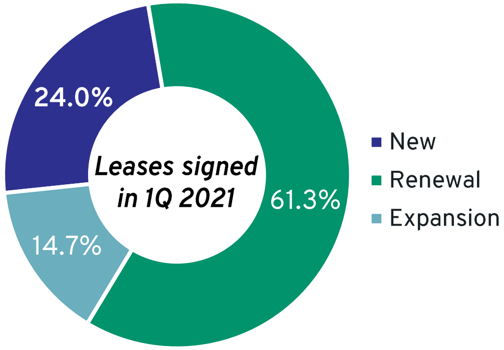
+5.7% positive rent reversion driven by rent growth in Seattle – Bellevue/Redmond and Austin

Leasing activities driven mainly by demand from professional services, finance and insurance, and tech

~98% of rent collected in 1Q 2021, and received limited rent deferment requests amounting to only ~0.5% of NLA

2.6% built-in average annual rent escalation

3.7 years
Portfolio WALE by CRI as at 31 March 2021[1]



Lease Expiry Profile (as at 31 March 2021)

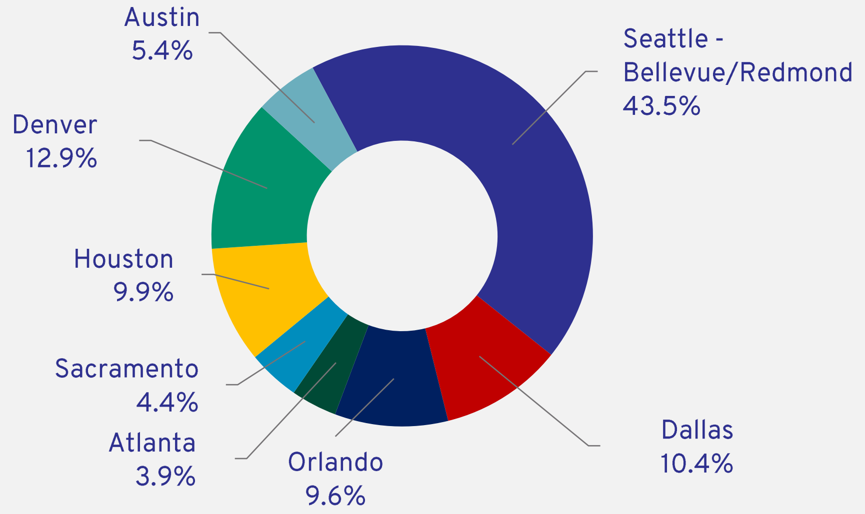
(1) Based on NLA, portfolio WALE was 3.6 years.

Tech Focused Tenant Composition and Industry Exposure

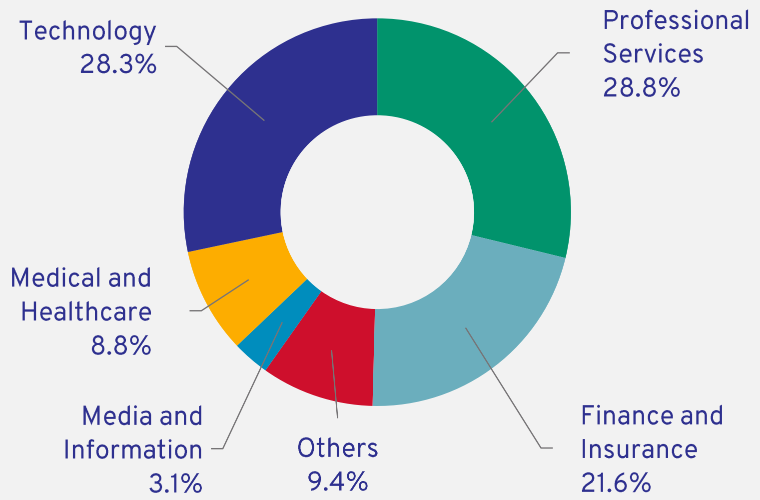
KORE's buildings and business campuses in the tech hubs of Seattle – Bellevue/Redmond, Austin and Denver contribute ~62% of NPI[(1)]

Over 37% of KORE's portfolio NLA is comprised of high quality tenants from the growing and defensive sectors of technology, and medical/healthcare

Geographic Diversification by NPI[(1)] contribution as at 31 March 2021



Industry Diversification by NLA as at 31 March 2021



(1) NPI includes non-cash items such as straight-line rent and lease incentives adjustment, as well as the amortisation of leasing commissions.

Low Tenant Concentration Risk

Top 10 tenants contribute only 20.4% of CRI

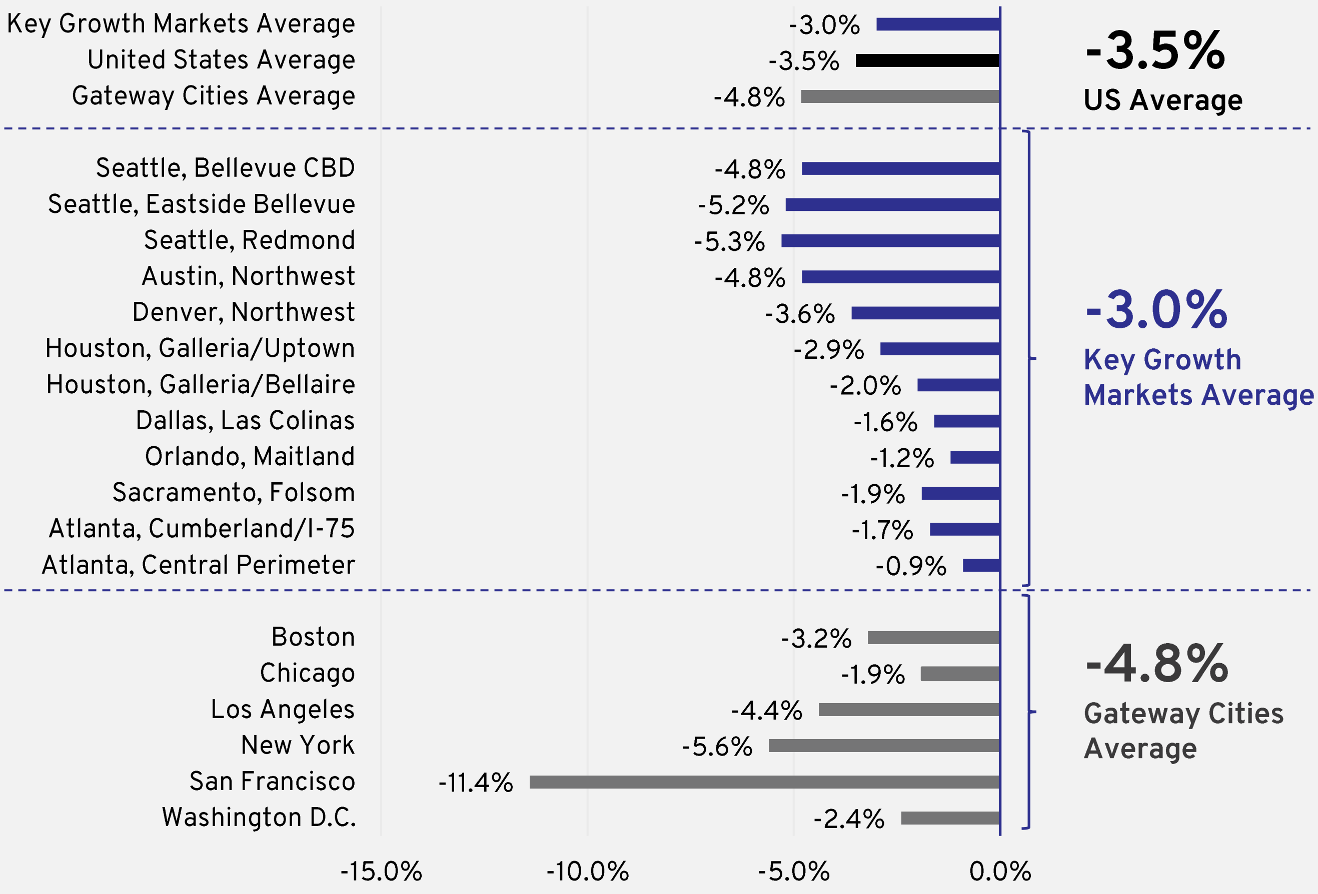
Majority are established tech companies

As at 31 March 2021

Top 10 Tenants	Sector	Asset	% of CRI
Ball Aerospace	Technology	Westmoor Center	3.1
Lear	Technology	The Plaza Buildings	2.8
Oculus VR	Technology	The Westpark Portfolio	2.4
Zimmer Biomet Spine	Technology	Westmoor Center	2.0
Spectrum	Media & Information	Maitland Promenade I & II	1.9
Unigard Insurance[(1)]	Finance & Insurance	Bellevue Technology Center	1.7
Bio-Medical Applications	Medical & Healthcare	One Twenty Five	1.7
US Bank	Finance & Insurance	The Plaza Buildings	1.7
Auth0	Technology	The Plaza Buildings	1.7
Reed Group	Technology	Westmoor Center	1.4
Total			**20.4**
WALE by (NLA)			**4.3 years**
WALE by (CRI)			**4.5 years**

(1) Subsidiary of QBE Insurance Group.

Projected 12-Month Rent Outlook



KORE's average in-place rents are ~8% below asking rents, which provides an avenue for organic growth

Source: CoStar Office Report, 31 March 2021.

First Choice Submarkets Outlook

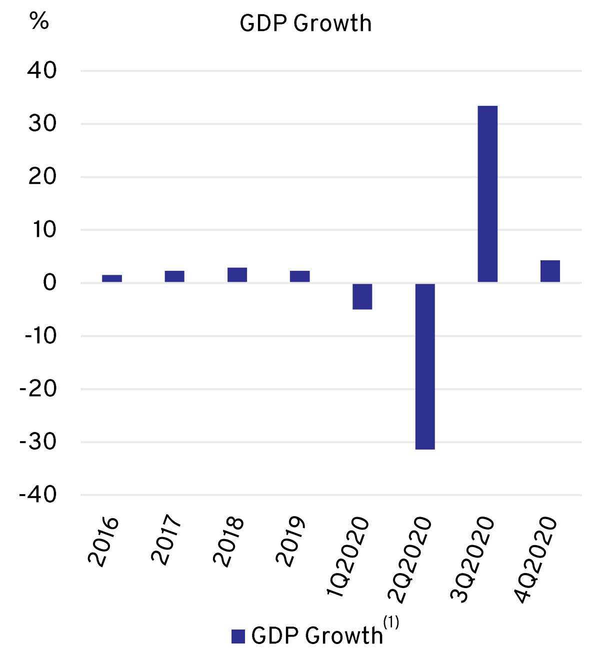
Submarket *Property*	Property Vacancy Rate (%)	Submarket Vacancy Rate (%)	Last 12M Deliveries (sf'000)	Last 12M Absorption (sf'000)	Under Construction (sf'000)	Last 12M Rental Growth (%)	Projected Rental Growth (%)
Seattle, Bellevue CBD *The Plaza Buildings*	6.9	8.9	-	(575.0)	3,155(1)	0.8	(4.8)
Seattle, Eastside Bellevue *Bellevue Technology Center*	3.9	4.3	-	(73.3)	246.6(1)	(1.7)	(5.2)
Seattle, Redmond *The Westpark Portfolio*	5.4	4.6	-	(81.5)	-	(2.2)	(5.3)
Austin, Northwest *Great Hills Plaza & Westech 360*	0.0(2) / 27.8(3)	21.0	50.7	(754.0)	-	(1.8)	(4.8)
Denver, Northwest *Westmoor Center*	3.2	8.4	94.9	125.0	60.6(1)	(0.4)	(3.6)
Houston, Galleria/Uptown *1800 West Loop South*	22.2	20.3	70.0	(523.0)	-	(0.3)	(2.9)
Houston, Galleria/Bellaire *Bellaire Park*	8.4	10.2	52.8	216.0	-	0.8	(2.0)
Dallas, Las Colinas *One Twenty Five*	4.0	22.9	32.5	(165.0)	-	(1.9)	(1.6)
Orlando, Maitland *Maitland Promenade I & II*	5.5	11.7	-	(171.0)	-	0.3	(1.2)
Sacramento, Folsom *Iron Point*	3.6	5.0	-	(31.3)	-	(0.8)	(1.9)
Atlanta, Cumberland/I-75 *Powers Ferry*	19.9	14.8	37.8	(333.0)	395.6(1)	(0.3)	(1.7)
Atlanta, Central Perimeter *Northridge Center I & II*	22.1	19.4	11.2	(1100.0)	429.2(1)	(0.4)	(0.9)

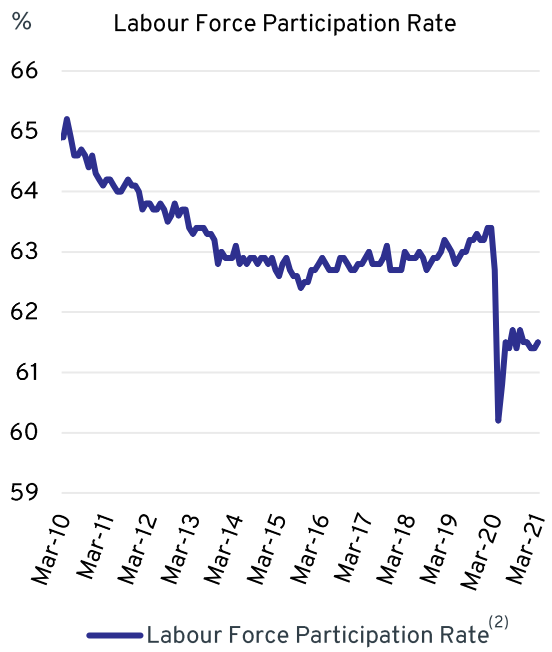
Source: CoStar Office Report, 31 March 2021.
(1) Majority of which are build-to-suit or have been pre-leased.
(2) Refers to Great Hills Plaza's vacancy.
(3) Refers to Westech 360's vacancy.

US Economy: Recovery Apace

Continued resumption of economic activity in Q4 2020

- US Real GDP increased 4.3% q-o-q in 4Q 2020, following a 31.4% q-o-q decline in 2Q 2020 and a 33.4% q-o-q rebound in 3Q 2020[(1)].
- Unemployment rate was 6.0% in March 2021, down from its peak of 14.8% in April 2020, and below the 10-year (2010-2020) historical average of 6.4%[(2)].
- Labour force participation rate was 61.5% in March 2021, with 6.9 million persons seeking jobs[(2)].
- Economy will continue to benefit from the US government's support:
    - New US$1.9 trillion COVID-19 stimulus package announced in March 2021[(3)].



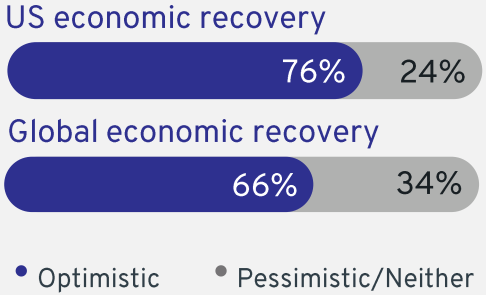


(1) Source: U.S. Bureau of Economic Analysis, February 2021.
(2) Source: U.S. Bureau of Labor Statistics, March 2021.
(3) Source: The White House, American Rescue Plan, March 2021

Gradual Return to the Workplace

The rollout of vaccines is raising confidence in workers returning to the office. Confidence among US business leaders is surging amid expectations of a strong US economic recovery.

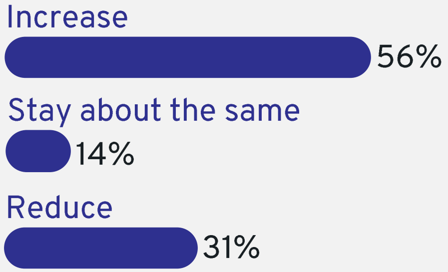
Optimism around a recovery[1]



The majority of US business leaders are optimistic about the US and global economic recovery.

By December 2021, 91% of executives and 77% of employees anticipate at least half of the office workforce will be back on-site[2].

Executives' expectations of office space needs over the next three years[2]



Most executives expect to need more office space over the next three years due to rising headcount and social distancing needs.

(1) PwC US Pulse Survey of C-Suite executives, March 2021
(2) PwC US Remote Work Survey, January 2021. Totals do not add up to 100% due to rounding.

Magnet Cities for Businesses and Individuals

Majority of KORE's key growth markets are located in cities that researchers have named Super Sun Belt and 18-Hour cities(1)

These cities are popular in-migration destinations due to attractive lifestyle, culture and employment opportunities

- ✓ Low or no taxes in most markets
- ✓ GDP, employment and population growth above national average
- ✓ Highly-educated workforce
- ✓ Amenity-rich locations
- ✓ Good infrastructure with lower congestion
- ✓ COVID-accelerated suburban appeal

➔ KORE is well poised to capture growth from population migration and suburbanisation trends

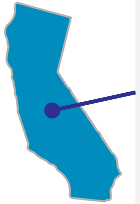
Source: Emerging trends in Real Estate 2021 – US & Canada by PwC and the Urban Land Institute (ULI).
(1) Super Sun Belt Cities include Atlanta, Dallas and Houston; 18-Hour Cities include Austin, Denver and Seattle.
(2) In the top 20 "Markets to Watch" in 2021 by PwC and ULI.

The Great American Move

Demographic trends accelerated by COVID-19[1]:

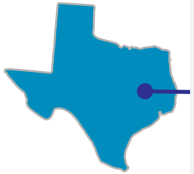
- Move to Sun Belt states and 18-Hour cities
- Suburban migration
- Public open spaces
- Building safety/health concerns
- Affordable housing

- **Less dense:** COVID-19 has caused people to move out of large metro areas at higher rates in 2020 than in 2019[2]
- **Bang for your buck:** People are leaving high-cost cities in exchange for lower cost of living[3]
- **Housing costs:** Amid the pandemic, people are flocking to cities with cheaper housing options[3]
- **Tax incentives:** States with low-or zero-income taxes are attracting the most people and companies[4]



In 2020 California reported a population loss of 70,000 residents - the first time ever recorded.

Increasing taxes, restrictive policies on businesses and ongoing lockdowns have led individuals and Silicon Valley companies to exit California[5].



Despite the pandemic, Texas was the leading destination for companies relocating from other states.

In 2020, 154 companies announced plans to either relocate or expand in Austin.
In 1Q 2021, 53 companies have announced relocations to or expansions in Austin[6].

(1) Emerging trends in Real Estate 2021 – US & Canada by PwC and the Urban Land Institute
(2) Webster Pacific analytic and United Van Lines moving company, Bloomberg
(3) The Council for Community and Economic Research, Bloomberg
(4) Tax Foundation
(5) US Census Bureau population estimates, July 2020
(6) Austin Chamber of Commerce

Increased Mobility is Driving Corporate Relocations

Corporates are increasingly relocating to states such as Texas and Florida for their tax and lifestyle advantages

- Hewlett Packard Enterprise is moving its HQ from Silicon Valley, California to Springwood, Houston
- Oracle moved its HQ to Austin, Texas from Silicon Valley
- Goldman Sachs is weighing plans for a new South Florida hub to house its asset management division, joining firms such as Blackstone and Citadel
- CBRE has moved its HQ from Los Angeles to Dallas
- Elon Musk, the founder of Tesla, has left Silicon Valley for Texas. Tesla is building its new 4m sf Gigafactory in East Austin. Musk is also expanding the Austin operations for Boring Co. and SpaceX.
- Digital Realty Trust, the world's second-largest data center provider announced its relocation of its global HQ to Austin, Texas in January 2021

CNBC

Hewlett Packard Enterprise is the latest tech company to leave Silicon Valley, and is moving to Houston

Bloomberg

Oracle Moves Headquarters to Texas, Joining Valley Exodus

Goldman Sachs Seeks Volunteers for Move to West Palm Beach Digs

The Dallas Morning News

Commercial property giant CBRE is shifting its headquarters to Dallas

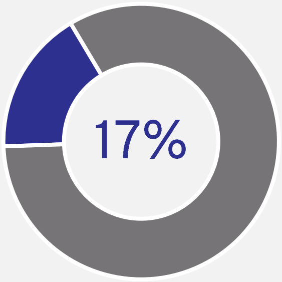
AUSTIN BUSINESS JOURNAL

Elon Musk: Tesla will need over 10,000 people in Austin

Global data center company Digital Realty relocates HQ to Austin from San Francisco

Big Tech Led Office Leasing in 2020

KORE's focus on the historically fast-expanding tech sector will benefit the REIT

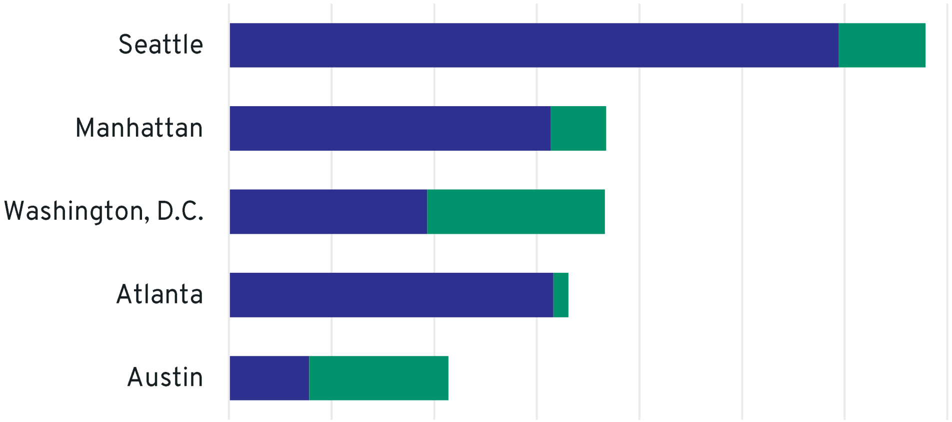


The tech sector took ~26m sf of office space in 2020, accounting for 17% of total office leasing - more than any other industry

Tech has dominated as the top sector for office leasing since 2013

Seattle was the top location for tech firms in 2020

100 Largest U.S. Office Leases by Tech Firms in 2020
Markets with Most Square Footage Leased



	Austin	Atlanta	Washington, D.C.	Manhattan	Seattle
New Leases (sf)	391,925	1,581,006	965,712	1,567,170	2,969,310
Renewals (sf)	677,357	73,265	866,119	270,400	424,351

Source: CBRE TechInsights, March 2021

Tech firms signed some of the largest leases in 2020

facebook

- Bought REI's 400,000 sf HQ in Sep 2020, expanding its Bellevue, Seattle area footprint to over 3m sf[(1)]
- Signed a 730,000 sf lease at the James A. Farley Building in Midtown Manhattan, New York[(2)]

amazon

- Pre-leased 555 Tower and West Main, totaling 2m sf in downtown Bellevue, Seattle[(3)]
- Purchased the 630,000 sf Lord & Taylor Fifth Avenue Building in Midtown Manhattan, New York[(4)]

Microsoft

- Leased over 300,000 sf in Redmond, Seattle in 2020, including a 245,000 sf building in Esterra Park; as part of its massive campus redevelopment, which includes 17 new four- and five-story buildings that will total approximately 3m square feet[(5)]

Google

- In November 2020, Google increased its footprint in the Eastside Seattle with a purchase of 400,000 sf of office space in Kirkland, adding to the 200,000 sf it purchased earlier in August 2020[(6)]

Technology

Facebook Buys REI Headquarters, Showing Life for Offices

By Noah Buhayar
September 15, 2020, 11:09 PM GMT+8
Updated on September 16, 2020, 2:04 AM GMT+8

- Property in Seattle suburb was never used by outdoor retailer
- Social media company still wants places for workers to gather

REI Bellevue campus rendering

(1) https://www.geekwire.com/2020/facebook-buys-reis-new-hq-367m-expanding-seattle-area-footprint-3m-square-feet/
(2) https://www.nytimes.com/2020/08/03/nyregion/facebook-nyc-office-farley-building.html
(3) Amazon announcement, 25 September 2020
(4) Amazon announcement, 18 August 2020
(5) https://news.theregistryps.com/microsoft-solidifies-300000-sqft-plus-of-leases-in-redmond/
(6) https://www.geekwire.com/2020/google-keeps-growing-seattle-area-agrees-buy-10-acres-car-dealership-site-kirkland/

Committed to Deliver Long-Term Value

- Exposure to growth and defensive sectors of technology, as well as medical and healthcare.
- Highly diversified portfolio with low tenant concentration risk.
- 100% unsecured debt, low aggregate leverage of 37.5% with no long-term refinancing requirements until November 2022.
- Positive average rental reversion of 5.7%, driven mainly by rent growth in Seattle - Bellevue/Redmond and Austin.
- Healthy committed occupancy of 91.6% and WALE of 3.7 years by CRI.
Visible organic growth from 2.6% built-in average annual rental escalations.
- Trading liquidity with index inclusion - Constituents to the FTSE All World Small Cap, MSCI Singapore Small Cap and FTSE ST Singapore Shariah Indices.

All information as at 31 March 2021.

Thank You

For more information,

please visit www.koreusreit.com

Connect with us on:

OUR SUSTAINABILITY COMMITMENT

We place sustainability at the heart of our strategy and are committed to delivering sustainable distributions and strong total returns for Unitholders.

ENVIRONMENTAL STEWARDSHIP

In line with Keppel's Vision 2030, we will do our part to combat climate change, and are committed to improving resource efficiency and reducing our environmental impact.

RESPONSIBLE BUSINESS

The long-term sustainability of our business is driven at the highest level of the organisation through good corporate governance and prudent risk management.

PEOPLE AND COMMUNITY

People are the cornerstone of our business. We are committed to providing a safe and healthy workplace, investing in training and developing our people to help them reach their full potential, as well as uplifting communities wherever we operate.

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.