1H 2026 Financial Results

28 July 2026

KORE US REIT

1H 2026 Performance Summary and Market Highlights

Solid Operating Performance

Leasing Momentum	Committed Portfolio Occupancy	Rental Reversion	Proactive Leasing Strategy
550,522 sf/ 11.5% of NLA	**85.3%** as at 30 June 2026 (85.1% as at 31 March 2026)	**+1.5%**	**Lobby Repositioning at 10800 The Plaza Buildings**
2Q 2026: 492,365 sf/ 10.3% of NLA		*2Q 2026: +1.5%*	*Supports leasing momentum*

Stable Financial Performance

Net Property Income[1]	Income Available for Distribution	Distribution per Unit	New Committed Revolving Credit Facility
US$43.1 mil	**US$20.4 mil**	**0.40 US Cents**	**US$40.0 mil**
+6.1% YoY	*+2.1% YoY*	*Payout ratio of ~21%*	*Strengthened liquidity position*

US Office Market[2]: Gradual Recovery

12-month Net Absorption	National Office Vacancy	Office Inventory	Under Construction
+14.3 mil sf	**20.1%**	**- 33 mil sf** over last five quarters	**19.7 mil sf**
Strongest level since 2020	*-10 bps YoY*	*Lowest level since 2012*	*Lowest level in over a decade*

(1) Adjusted NPI which excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions was 10.2% YoY higher at US$45.6 million.
(2) All information from Marketbeat United States Office Q2 2026.

BELLAIRE PARK | HOUSTON

Financial Highlights

Financial Overview

US$'000	1H 2026	1H 2025	% Change
Gross Revenue	76,646	74,556	2.8
Net Property Income (NPI)	43,134	40,656	6.1
Adjusted NPI (excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions which have no impact on distribution)	45,645	41,418	10.2
Other information: Finance and Other Trust Expenses	(17,490)	(16,098)	8.6
Income Available for Distribution	20,366	19,948	2.1
Distribution to Unitholders[(1)]	4,178	-	N.M.
DPU (US cents) for the period[(1)(2)]	0.40	-	N.M.

N.M.= Not Meaningful

(1) Distributions were resumed in 2H 2025. Distributions had been suspended starting with those related to 2H 2023 up till 1H 2025 under KORE's Recapitalisation Plan. For more information, please refer to the SGXNet Announcement titled, "Recapitalisation Plan and Suspension of Distributions" dated 15 February 2024.

(2) DPU for 1H 2026 was calculated based on 1,044,450,254 issued Units as at 30 June 2026.

- Adjusted net property income was up by 10.2% year-on-year arising from higher one-off termination fee income, other operating income and cash rental income. This was partially offset by lower recoveries income.
- Finance and other trust expenses were higher mainly attributable to higher finance costs.

Balance Sheet

10800 THE PLAZA BUILDINGS | BELLEVUE

	As at 30 Jun 2026 US$'000	As at 31 Dec 2025 US$'000	% Change
Total Assets	**1,397,886**	**1,389,738**	**0.6**
Investment Properties	1,346,477	1,325,370	1.6
Cash and Cash Equivalents	39,282	56,286	(30.2)
Other Assets	12,127	8,082	50.0
Total Liabilities	**668,147**	**677,503**	**(1.4)**
Gross Borrowings	604,720	612,720	(1.3)
Other Liabilities	63,427	64,783	(2.1)
Unitholders' Funds	**729,739**	**712,235**	**2.5**
Units in issue and to be issued ('000)	**1,044,450**	**1,044,450**	-
NAV per Unit (US$)	**0.70**	**0.68**	**2.9**
Unit Price (US$)	**0.182**	**0.235**	**(22.6)**

Debt Overview

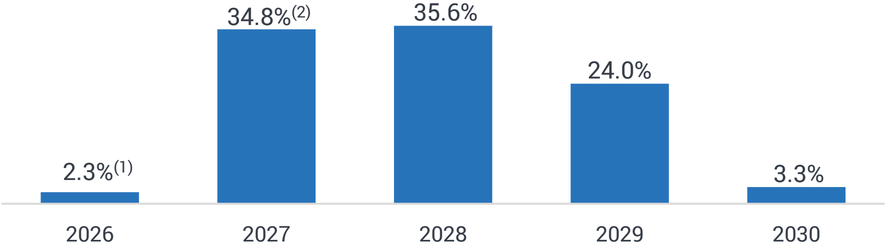
Debt-related metrics as at 30 June 2026

- Strengthened liquidity position with new US$40.0 million committed revolving credit facility
- Actively engaging financing partners on the early refinancing of debt facilities maturing in 2027

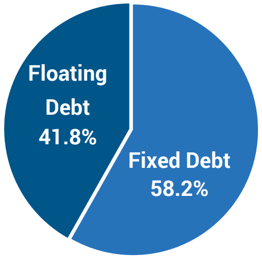
Debt Maturity Profile

Total Gross Borrowings: US$604.7 million

100% of Loans Unsecured



Interest Rate Management



Sensitivity to SOFR[3]

Every **+/- 50bps in SOFR** translates to approx. **–/+ US$1.38 million in income available for distribution** p.a.

58.2%[4] of the REIT's loans have been hedged through floating-to-fixed interest rate swaps

Key Metrics	
Aggregate Leverage[5]	**43.3%**
Average Cost of Debt (Excludes amortisation of upfront debt costs)	**4.74% p.a.**
All-in Average Cost of Debt (Includes amortisation of upfront debt costs)	**4.91% p.a.**
Interest Coverage Ratio[6]	**2.5 times**
Interest Coverage Ratio Sensitivity[6]	
- 10% decrease in EBITDA[7]	**2.2 times**
- 100 bps increase in weighted average interest rate	**2.1 times**
Weighted Average Term to Maturity	**1.7 years**
Available Facilities	
- Committed Revolving Credit Facilities	**US$82.3m**
- Uncommitted Revolving Credit Facilities	**US$55.5m**

(1) Comprises uncommitted revolving credit facility.
(2) 4.2% relates to an uncommitted revolving credit facility.
(3) Based on the floating debt of 41.8%, US$39.5 million uncommitted revolving credit facility drawn and the total number of Units in issue as at 30 June 2026.
(4) Excludes uncommitted revolving credit facilities.
(5) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.
(6) In accordance with the Monetary Authority of Singapore's (MAS) Code on Collective Investment Schemes (CIS Code).
(7) EBITDA is computed as the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation differences) as defined in Appendix 6 of the CIS Code.

Distribution Details

Distribution Period	1 January 2026 to 30 June 2026
Distribution Per Unit (US cents)	**0.40**
Ex-Date	Tuesday, 4 August 2026
Record Date	Wednesday, 5 August 2026
Distribution Payment Date	Tuesday, 29 September 2026

Following the completion of the Recapitalisation Plan[(1)] and the early resumption of distributions for the period from 1 July 2025 to 31 December 2025, the Manager anticipates to progressively increase the distribution payout ratio towards a sustainable level aligned with KORE's portfolio performance. The distribution quantum is expected to remain consistent for the period from 1 July 2026 to 31 December 2026 (2H 2026), subject to prevailing market and financing conditions as well as interest rate movements.

Reminder: Submission Of Relevant Tax Forms

This a reminder to all Unitholders of the importance of submitting the relevant U.S. tax forms to ensure that distributions can be made without unnecessary U.S. withholding tax deductions. Under U.S. tax regulations, non-U.S. persons without valid tax documentation are subject to a 30% withholding tax on income derived from U.S. investments, including distributions from KORE. To be exempted from this withholding tax, non-U.S. persons must submit the appropriate Form W-8, while U.S. persons (including U.S. citizens, U.S. tax residents, or U.S.-organised entities) must submit Form W-9.

(1) For more information, please refer to the SGXNet Announcement titled, "Recapitalisation Plan and Suspension of Distributions" dated 15 February 2024.

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Portfolio Highlights

Record 1H Leasing Reduces Near-term Lease Expiry Risk

492,365 sf / 550,522 sf
10.3% of NLA — 2Q 2026 | **11.5% of NLA** — 1H 2026
Leasing Momentum

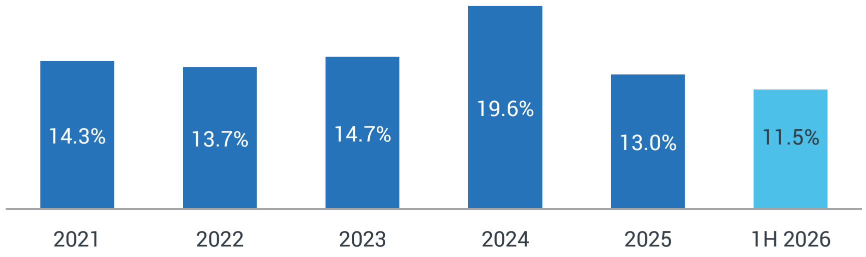
85.3%
Committed Portfolio Occupancy

2.6%
Built-in Portfolio Average Rental Escalation

+1.5% / +1.5%
2Q 2026 | 1H 2026
Portfolio Rental Reversion

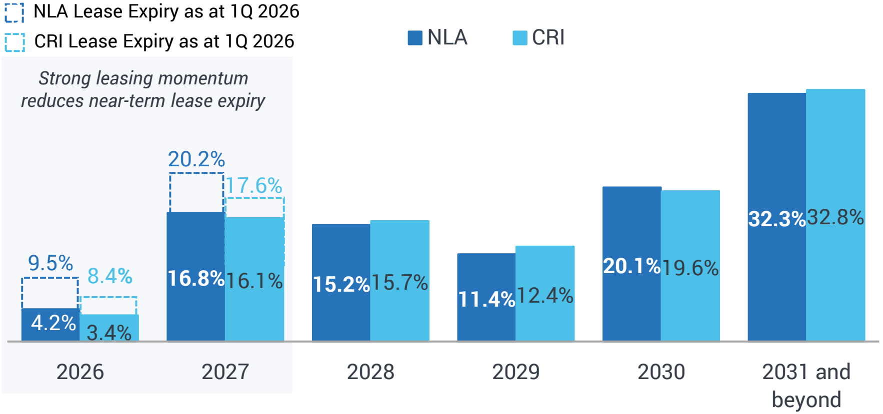
- 90.6% of leases signed in 2Q 2026 were renewals, significantly reducing lease expiries in 2026 and 2027 (see bottom-right chart)
- Positive rental reversion driven by renewals at The Westpark Portfolio (Redmond) and Bridge Crossing (Nashville)
- Negotiated an early lease renewal with Bridge Crossing's main tenant, preserving 69,000 sf of occupancy despite the reduction in footprint of 116,000 sf
- 2Q leasing demand remains diversified, led by the Technology, Advertising, Media and Information (TAMI) (23%) and Medical & Healthcare (22%) sectors

Executed Leases (% of NLA)



Lease Expiry Profile (as at 30 June 2026)

Portfolio WALE by CRI(1): 3.9 years



(1) Based on NLA, portfolio WALE was 3.8 years.

1H 2026 Committed Portfolio Occupancy Performance

Property	NLA ('000 sf)	3Q 2025	4Q 2025	1Q 2026	2Q 2026	Change (ppt)
The Plaza Buildings *Bellevue CBD*	491	88.3%	76.7%	79.6%	**81.4%**	**+1.8**
Bellevue Technology Center *Eastside Bellevue*	338	93.8%	94.3%	93.9%	**93.5%**	**(0.4)**
The Westpark Portfolio *Redmond*	784	92.7%	90.9%	74.2%	**73.0%**	**(1.2)**
Great Hills Plaza *Austin, Northwest*	141	91.6%	85.8%	87.7%	**92.9%**	**+5.2**
Westech 360 *Austin, Northwest*	177	86.5%	86.5%	86.5%	**88.0%**	**+1.5**
Westmoor Center *Denver, Northwest*	613	77.0%	81.0%	81.0%	**80.6%**	**(0.4)**
105 Edgeview *Denver, Broomfield*	186	88.9%	88.9%	88.9%	**88.9%**	**-**
Bridge Crossing *Nashville, Brentwood*	199	100.0%	100.0%	100.0%	**100.0%**	**-**
1800 West Loop South *Houston, Galleria/Uptown*	409	81.8%	82.0%	81.0%	**81.8%**	**+0.8**
Bellaire Park *Houston, Galleria/Bellaire*	317	81.3%	81.7%	80.5%	**80.5%**	**-**
One Twenty Five *Dallas, Las Colinas*	470	95.5%	96.9%	97.0%	**97.0%**	**-**
Maitland Promenade I & II *Orlando, Maitland*	467	94.5%	91.4%	95.7%	**95.7%**	**-**
Iron Point *Sacramento, Folsom*	211	70.5%	80.4%	80.4%	**82.6%**	**+2.2**
Total Portfolio Value	4,803	88.0%	87.2%	85.1%	**85.3%**	**+0.2**

Notable 2Q 2026 Leasing Activities

- The Plaza Buildings: Achieved full occupancy across all six spec suites (~22,900 sf) at The Greenhouse 10900 The Plaza Buildings, following the lease-up of the final suite in 2Q 2026 as well as secured one lease commitment for one spec suite under construction (~2,200 sf)
- Great Hills Plaza: Signed a lease for one of the spec suites under construction (~7,200 sf)
- Westmoor Center: Executed expansion leases (~10,200 sf), offset by the departure of a known vacate (~17,700 sf)
- Iron Point: Secured a new lease and completed an expansion with an existing tenant (~4,700 sf)

Completed AEIs

- The Plaza Buildings: Repositioning of 10800 Building lobby
- Westech 360: Delivery of new spec suite
- The Westpark Portfolio: Outdoor pavilion refresh

Focused Leasing Strategy to Drive Occupancy

A

Strategic Repositioning of Assets

Enhance amenities and common areas as well as the conversion of under-utilised space to attract high-quality tenants and enhance long-term value

Ongoing asset enhancement initiatives:

- Repositioning and reconfiguration of Bridge Crossing amenities
- Outdoor amenity refresh at Westech 360
- First-floor furniture refresh and fourth-floor renovation at 105 Edgeview
- Renovation of interior common areas and expansion of outdoor amenities at Iron Point
- Renovation of lobby at 1800 West Loop South

B

Active Spec Suites Strategy

Lower long-term capex requirements, faster leasing and adaptable space sizes

- Ongoing build-out of a full spec suite floor, The Post, at 10800 The Plaza Buildings; conversion of a full-floor spec level suite into three spec suites at 10900 The Plaza Buildings; and build-out of two spec suites each at Westech 360 and Great Hills Plaza
- Actively assessing spec suite development opportunities at selected properties where tenant demand and leasing dynamics are supportive

Targets to end FY 2026 with occupancy broadly in line with the level at end-2025 (87.2%)

AEIs Driving Leasing Outcomes
Lobby Repositioning at 10800 The Plaza Buildings

WHAT WE DID

- Converted former bank branch space into modern tenant amenities and additional leasable area
- Enhanced tenant experience and marketability of the asset

LEASING OUTCOMES

- ✓ Newly created leasable space within the lobby has been leased
- ✓ Leased two spec suites[(1)] at The Post (a full-floor spec suite under development) ahead of completion
- ✓ Continued strong interest in remaining suites at The Post

OPEN LOBBY/GATHERING AREA

MEETING SPACE

GOLF SIMULATION ROOM

New! Dedicated **AEI webpage** showcasing KORE's portfolio enhancement initiatives and value-creation projects

(1) As at 23 July 2026.

Advancing KORE’s Spec Suites Strategy

Smartly programmed, move-in-ready tenant spaces

Lower long-term capex, faster leasing and adaptable space sizes

Achieved full lease-up of all full-floor spec suites

>43,600 additional SF of spec suites to be delivered by end 2026; ~28% leased[(1)] ahead of completion

Completed full-floor spec suites in KORE’s portfolio

1800 West Loop South

Repositioned an underperforming Galleria asset into a premier market contender; drove 100% lease-up within months of launch

Iron Point

Leveraged a major vacancy to introduce a flexible spec suite programme; achieved 100% lease-up within months of construction delivery

The Greenhouse @ 10900 The Plaza Buildings

Replicated a proven full-floor spec suites strategy to counter multiple tenant vacates; achieved 100% lease-up

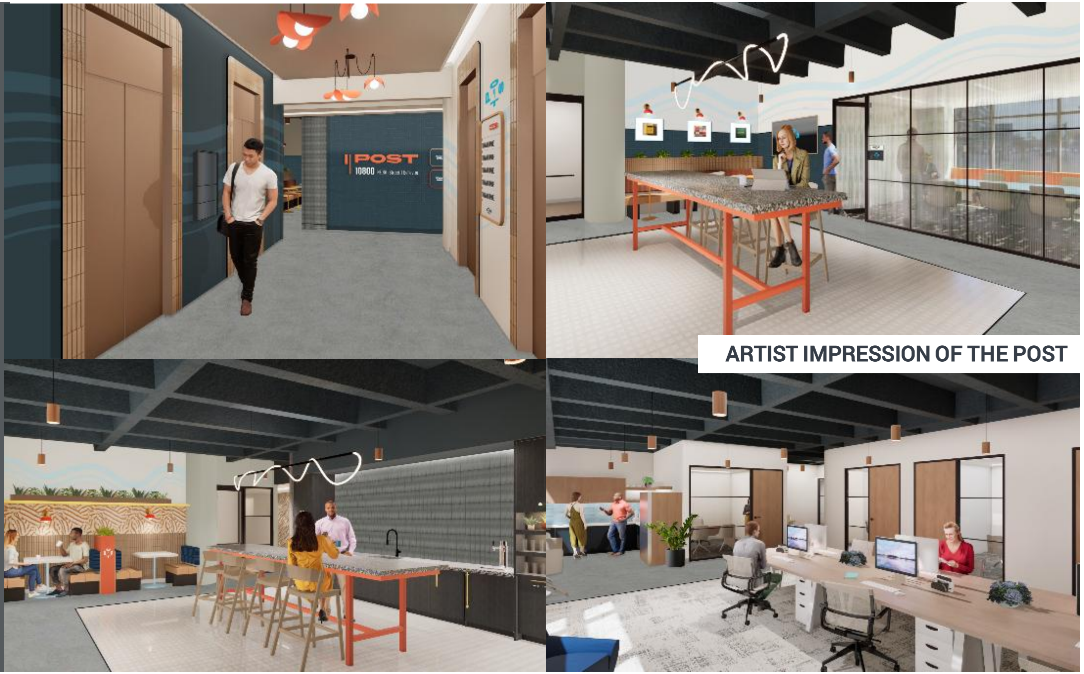
(1) Based on leased NLA as at 23 July 2026 of the 43,600 sf spec suite pipeline.

Advancing KORE's Spec Suites Strategy (Cont'd)

Ongoing spec floor – The Post at 10800 The Plaza Buildings

The Post at 10800 The Plaza Buildings

- Six studio spec suites with flexibility to combine studios for customisation
- Target completion in **3Q 2026; two suites already leased**[1]**,** with strong interest from prospective tenants in the remaining suites
- On-floor amenity core that is exclusive for tenant use:
  - ✓ Meeting space
  - ✓ Shared servery and communal work bar
  - ✓ Break-out seating areas across floor



ARTIST IMPRESSION OF THE POST

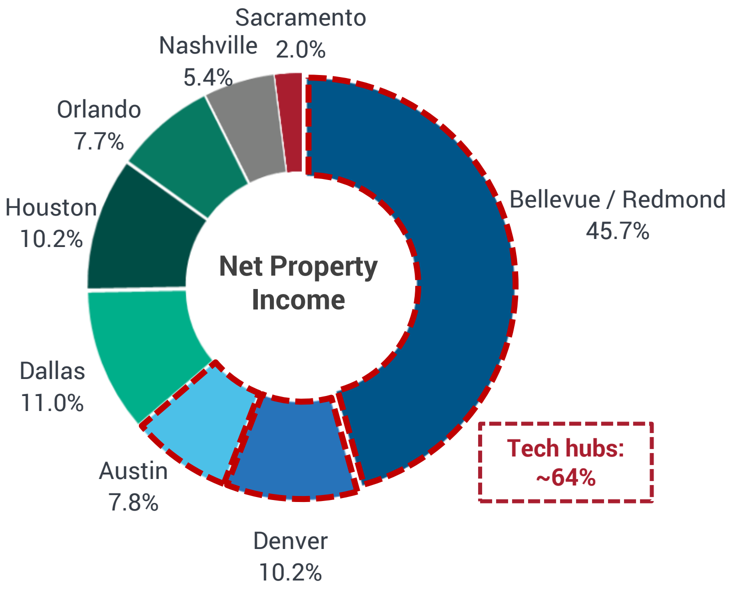
(1) As at 23 July 2026.

Over 390 Tenants in Diversified Regions and Industries

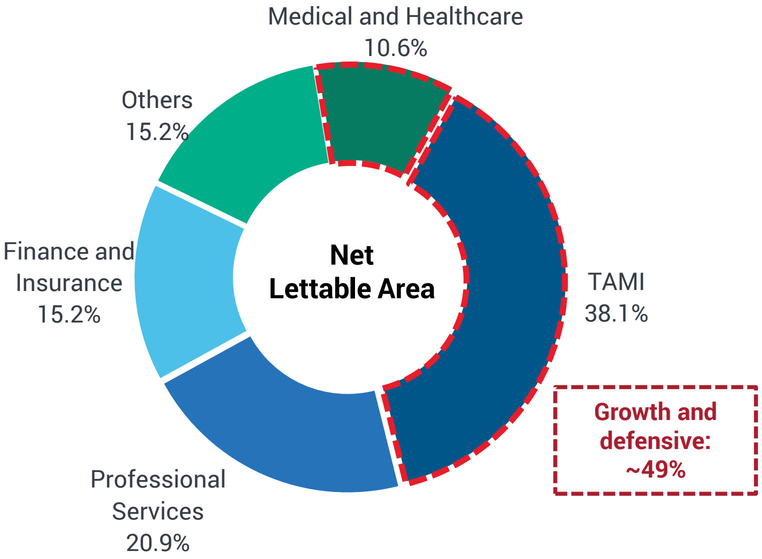
KORE's buildings and business campuses in the tech hubs of Bellevue/Redmond, Austin and Denver contribute ~64% of NPI(1)

~49% of NLA are occupied by high-quality tenants from the growing and defensive sectors of TAMI and Medical and Healthcare

Geographic Diversification by NPI(1)



Industry Diversification by NLA



(1) NPI excludes one-off operating income.

Established Top 10 Tenants with Low Concentration Risk

Top 10 Tenants	Sector	Asset	Location	% of CRI	% of NLA
BAE Systems	TAMI	Westmoor Center / The Westpark Portfolio	Denver / Redmond	3.8%	4.7%
TerraPower	TAMI	Bellevue Technology Center	Bellevue	3.6%	2.7%
Spectrum	TAMI	Maitland Promenade I & II	Orlando	3.3%	2.4%
USA - Homeland Security	Others	One Twenty Five	Dallas	3.1%	2.7%
Gogo Business Aviation	TAMI	105 Edgeview	Denver	3.0%	2.5%
Lear Corporation	TAMI	The Plaza Buildings	Bellevue	2.8%	1.3%
Comdata	TAMI	Bridge Crossing	Nashville	2.5%	3.9%
Assistrx	TAMI	Maitland Promenade I & II	Orlando	2.0%	1.3%
Highridge Medical	Medical & Healthcare	Westmoor Center	Denver	1.8%	2.0%
United Capital Financial Advisor	Finance & Insurance	One Twenty Five	Dallas	1.8%	1.1%
Total				**27.7%**	**24.6%**
WALE by NLA					**4.0 years**
WALE by CRI					**3.9 years**

All information as at 30 June 2026.

IRON POINT | SACRAMENTO

Outlook & Strategy

US Office Trends to Watch

1 Sustaining Recovery Momentum as Supply-Demand Fundamentals Continue to Improve

Supply is sharply resetting, with development at historic lows and net inventory turning negative

2 Selective Durable Recovery in Office Demand

Selective demand recovery driven by flight-to-quality leasing and continued migration to lower-cost markets

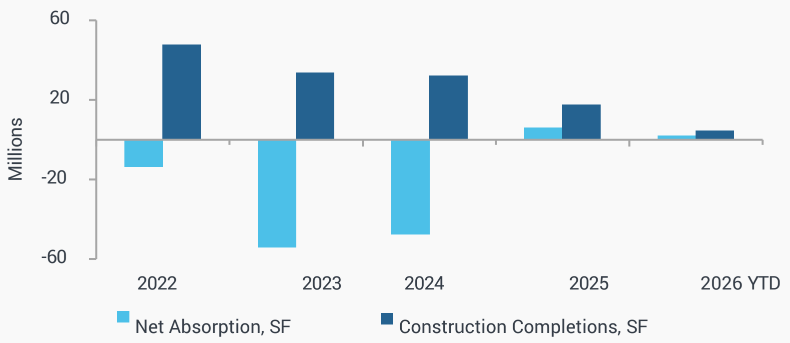
3 AI and Office Demand: Impact Still Emerging

AI is supporting near-term demand in select markets, with its longer-term impact still taking shape

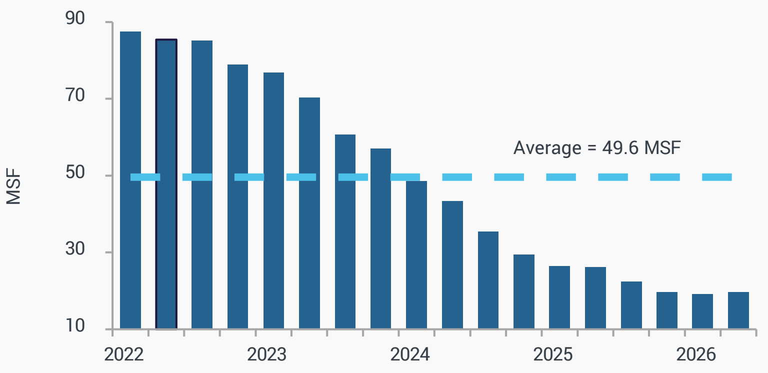
1 Sustained Recovery Momentum as Fundamentals Continue to Improve

- **Demand momentum persists**
  - Rolling 12-month net absorption reached **+14.3 million sf**, the strongest level since 2020
  - Annualised absorption has improved for seven consecutive quarters, reflecting sustained occupier demand
  - National office vacancy **declined 10 bps YoY to 20.1%**, signalling a gradual recovery in leasing fundamentals
- **Supply dynamics support recovery**
  - Office inventory **contracted by 33 million sf** over the past five quarters, the lowest level since 2012
  - New supply remains muted, with only **19.7 million sf under construction**, the lowest level in over a decade
  - A shrinking supply base is helping support occupancy, leasing fundamentals and rental outlook
- **Quality matters**
  - Tenants continue to gravitate towards **high-quality, amenity-rich** workplaces
  - Employee experience remains a key driver of leasing decisions
  - Well-positioned properties with strong amenities are capturing a disproportionate share of demand

SPACE DEMAND / DELIVERIES



SPACE UNDER CONSTRUCTION



All information from Marketbeat United States Office Q2 2026.

2 Selective Durable Recovery in Office Demand
Flight to Quality

SHIFT TOWARDS COLLABORATION AND AMENITY SPACE (1)

Amenity space growth

+120%

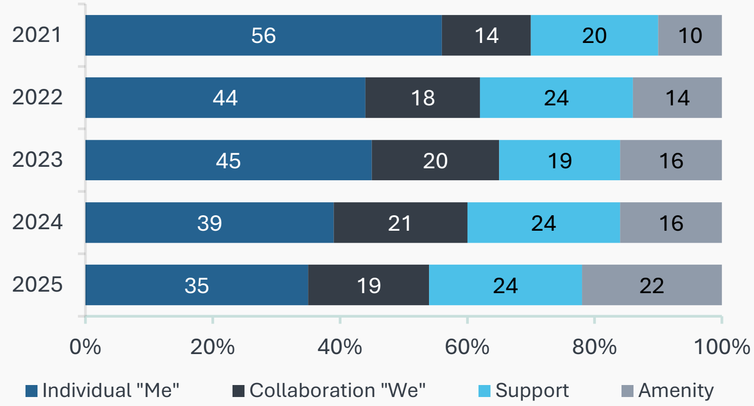
since 2021

Amenity space share

22%

Vs 10% in 2021

Space Composition by Year: 2021 -2025 (Global Filtered Average)



Why it matters for KORE:

KORE's AEIs aligned with demand for amenity-rich workplaces

- ✓ **85% with tenant lounges**
- ✓ **85% with conference rooms**
- ✓ **85% with fitness centres**
- ✓ **77% with outdoor spaces**
- ✓ **77% fitted with F&B options**

(1) "The Affiliation Imperative: The Office's New Purpose—What the Data Shows", CBRE, 16 July 2026.

2 Selective Durable Recovery in Office Demand
Corporate relocations to business-friendly locations

SHIFT TOWARDS LOWER-COST, EFFICIENT LOCATIONS

~725 **HQ relocations since 2018**(1)

Continued relocation to lower-cost, business-friendly hubs, including Texas and other Sunbelt markets

Recent notable corporate relocations:

- **ExxonMobil** – redomiciled from New Jersey to Texas in 2026, citing Texas' business-friendly legal, regulatory and governance environment
- **Public Storage** – relocated its headquarters from California to Frisco, Texas
- **Samsung Electronics America** – relocated its US HQ to Plano, Texas (suburban of Dallas)

Why it matters for KORE:

KORE's exposure to high-growth, no-income-tax markets (e.g. Dallas, Austin, Nashville, Orlando, Bellevue/Redmond) aligns with corporate relocation theme

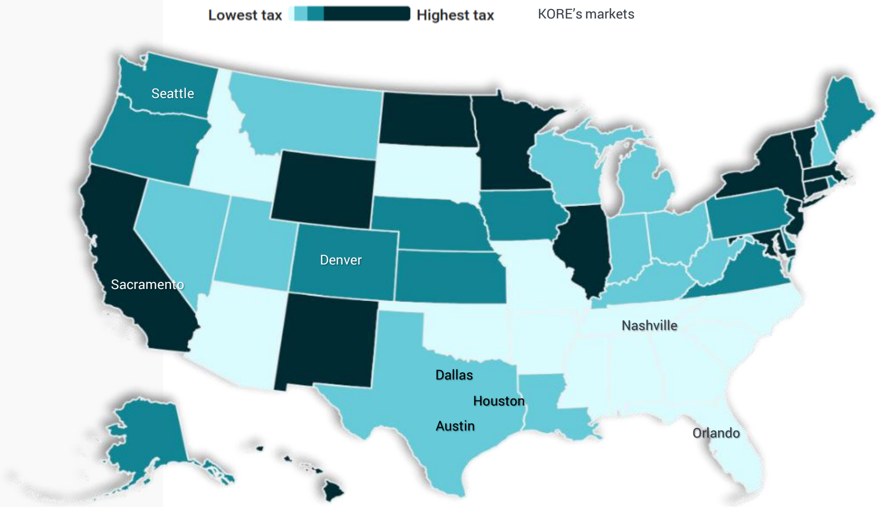


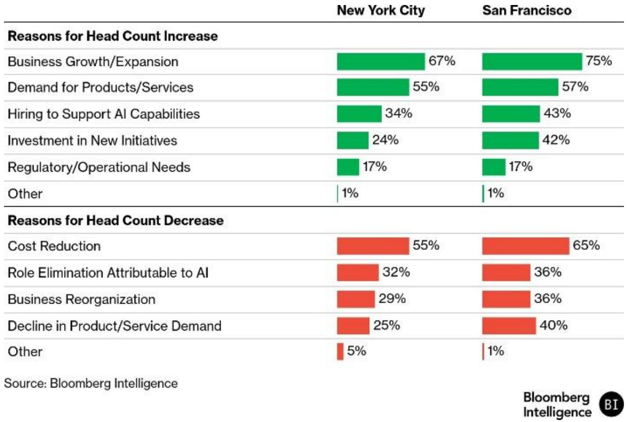
Image source: "Tax-weary Americans flee blue states for Republican-led southern havens", Fox Business, 31 May 2026

(1) Business Insights: The Shifting Landscape of Headquarters Relocations: 2026 Update, CBRE, April 2026.

3 AI Impact on Office Demand Remains Limited, with Early Leasing Tailwinds

Limited near-term disruption

- **AI-linked layoffs remain a small share of overall workforce reduction**, with attribution often unclear and instances of "**AI-washing**"
  - **Business expansion** drove head-count growth in New York and San Francisco while **cost reduction** San Francisco remained the primary driver of cuts AI[(1)]
- **AI is supporting a revival in office leasing across major US cities**[(2)]
  - Tech share of US leasing rose to 22.7% in 1Q 2026 (FY2025: 16.8%)
  - AI-driven leasing totals ~30 mil+ sf across key US tech markets since 2019



Positive but Evolving Long-term Impact

- AI investments shifting from research and experimentation to large-scale deployment, **supporting demand in markets with deep tech talent and innovation ecosystems**
- Business leaders increasingly view AI as a workforce augmenter rather than a workforce reducer and are **increasingly redesigning workplaces to support human-AI collaboration -> reinforcing demand for high-quality office space**[(3)]
- **AI-driven disruption is expected to be net positive for employment**, with ~7% global job growth by 2030[(4)], as job creation offsets displacement

(1) Office Demand, 2026 Global Outlook, Bloomberg Intelligence, 21 April 2026.
(2) AI Investments Fuels Office Leasing Recovery Across Major Markets, CBRE, 12 May 2026.
(3) AI redesigns jobs, not cuts them: JLL study reveals business leaders expect workforce growth ahead, JLL, 14 July 2026.
(4) Future of Jobs Report 2025, World Economic Forum, 7 January 2025.

Well-Positioned to Ride on US Office Recovery

Structural tailwinds

Sustained recovery in the US office market

Shift from high-tax, expensive coastal hubs **to business friendly states**

Well-amenitised office on the rise

KORE US REIT

Distinctive **US office S-REIT**	Exposure to growth markets with a focus on amenity-led, tenant-centric office demand
High-quality, growth-market portfolio	Well-amenitised assets in business-friendly cities (i.e. favourable income-tax environment and vibrant lifestyle amenities)
Future-ready office strategy	✓ 85% with tenant lounges ✓ 85% with conference rooms ✓ 85% with fitness centres ✓ 77% fitted with food and beverage options ✓ 77% with outdoor spaces
Proven **performance and disciplined capital management**	Occupancy >85% since IPO, consistently outperforming US gateway cities Healthy balance sheet provides financial flexibility

Thank You

For more information,

please visit www.koreusreit.com

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BELLEVUE CBD

THE WESTPARK PORTFOLIO | REDMOMD

Additional Information

KORE US REIT Overview

First choice **US office S-REIT** with a focus on the fast-growing technology, advertising, media and information (TAMI), medical and healthcare sectors **across key US growth markets** that combine robust economic fundamentals with vibrant lifestyle offerings

13
Quality Freehold Office Buildings and Business Campuses

85.3%
Portfolio Occupancy

4.8 million sf
Net Lettable Area

US$1.3 billion
Assets Under Management

All data as at 30 June 2026. Assets Under Management Figure as at 31 December 2025.
(1) Emerging Trends in Real Estate 2025 by PwC and the Urban Land Institute (ULI).
(2) Emerging Trends in Real Estate 2026 by PwC and the Urban Land Institute (ULI).
(3) Ranking based on overall real estate prospects.

Strategically Positioned in Vibrant Lifestyle Markets

- 18-hour cities with vibrant entertainment, dining, and outdoor recreation
- Lower living costs and favourable income tax environments
- Access to top universities enhancing talent pools and innovation

Bellevue/Redmond

- Premier hub for Fortune 500 firms, particularly tech companies offering lifestyle perks across Lake Washington
- Easy access to national parks, and abundant outdoor recreation

Sacramento

- State capital of California with strong talent pool
- Lower cost of housing as compared to the Bay area

Denver

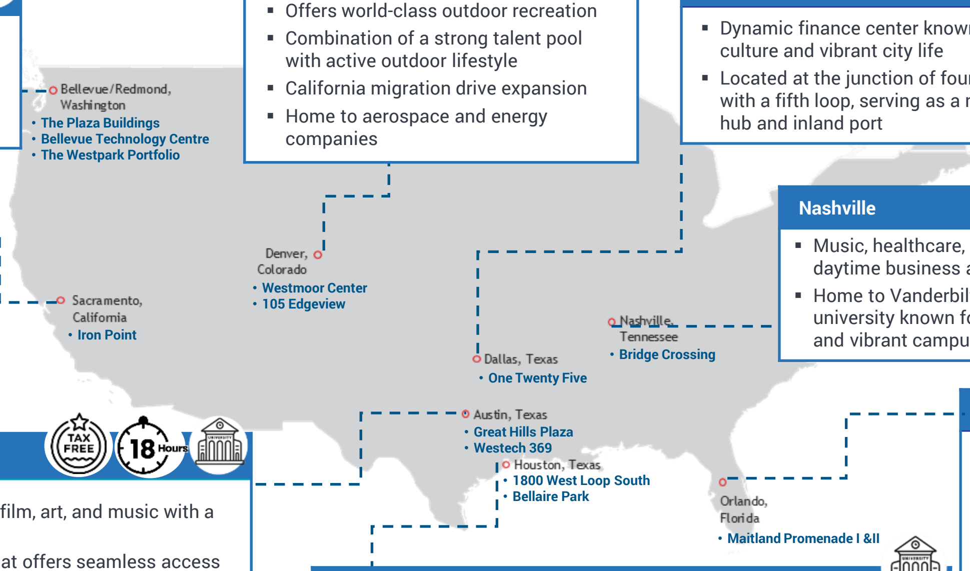
- Offers world-class outdoor recreation
- Combination of a strong talent pool with active outdoor lifestyle
- California migration drive expansion
- Home to aerospace and energy companies

Dallas

- Dynamic finance center known for vibrant culture and vibrant city life
- Located at the junction of four major interstates with a fifth loop, serving as a national transit hub and inland port

Nashville

- Music, healthcare, and tech sectors drive both daytime business and a lively nightlife
- Home to Vanderbilt University, a top ranked university known for strong academics, research, and vibrant campus life



Orlando

- Close to world-class attractions (Disney, Universal), lakes, and beaches
- Top-ranked city for tourism and business appeal
- Year-round warm climate

Austin

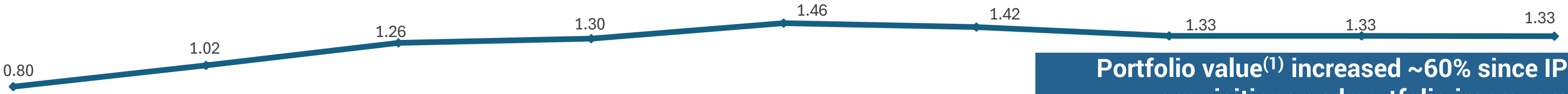
- Creative hub for tech, film, art, and music with a diverse talent pool
- Only place in Texas that offers seamless access to hills, water and outdoor activities
- Prime location near University of Texas, driving office, retail, and multifamily growth

Houston

- Major economic hub for energy, aerospace and healthcare
- Strong academic base with top universities, low living costs, and an extensive waterway network

Driving Strategic Portfolio Enhancement

Total Portfolio Value (US$'mil)



Portfolio value(1) increased ~60% since IPO through acquisitions and portfolio improvements

2017
- Listed on 9 Nov 2017
- 11 quality assets in 7 key growth markets

2018


Acquisition: The Westpark Portfolio

2019


Acquisition: One Twenty Five

Acquisition: Maitland Promenade I

AEI Works
- **Westmoor Centre:** Café renovation and new fitness centre
- **1800 West Loop South:** New conference rooms, modern tenant lounge and fitness centre

2020
AEI Works
- **Bellevue Technology Centre**: Café and lobbies refurbishments
- **Powers Ferry:** Two move-ready suites built and lobbies renovated

2021


Acquisition of Bridge Crossing

Acquisition of 105 Edgeview

AEI Works
- **The Plaza Buildings:** New amenity centre
- **The Westpark Portfolio:** Lobby refurbishment
- **Great Hills Plaza:** Refresh of hallways and elevator lobbies
- **1800 West Loop South:** Full-floor spec suites

2022
Divested Northridge Center I & II and Powers Ferry in Atlanta, Georgia

AEI Works
- **Iron Point & One Twenty Five:** Renovation of lobbies and restrooms
- **Westpark Portfolio**: EV charging stations
- **Bellevue Technology Centre:** Upgrade of amenity centre and conversion of outdoor patio

2023
AEI Works
- **Great Hills Plaza:** Revitalisation of lobby and common areas
- **Maitland Promenade I & II & The Plaza Buildings:** Conference room and fitness centre refresh
- **One Twenty Five:** Tenant lounge renovation

2024
AEI Works
- **Building 1150 at Iron Point:** Overhaul of office and redesign with a modern "live-work-play" concept and spec suites

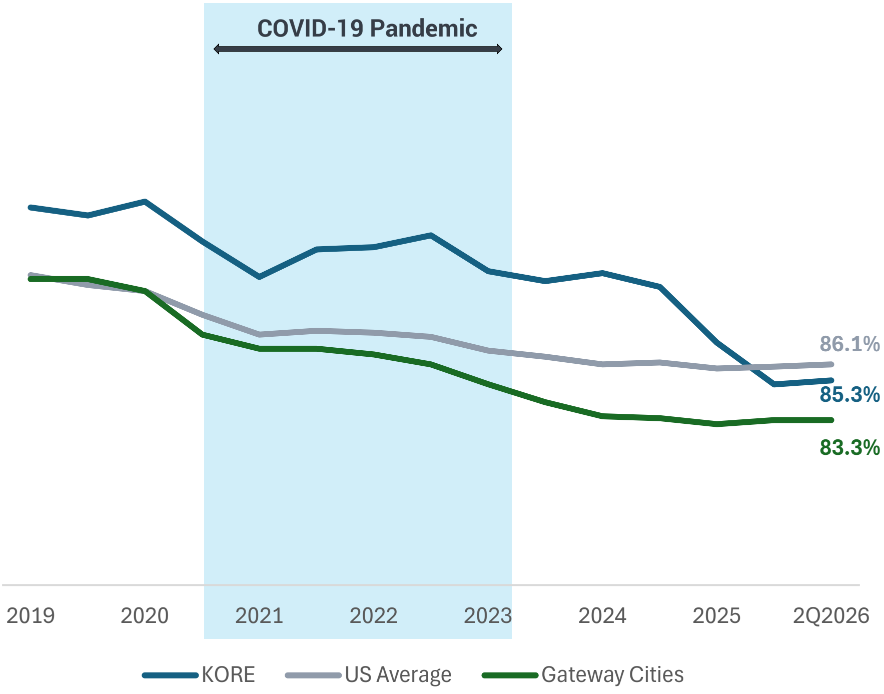
2025
AEI Works
- **The Plaza Buildings**: Greenhouse spec suite floor
- **The Westpark Portfolio**: Launched Dote To-Go, an in-house coffee bar for tenants
- **Bellaire Park**: Lobby upgrade
- **Westech 360:** Lobby upgrade

2026
AEI Works
- **The Plaza Buildings**: Repositioning of 10800 Building lobby
- **Westech 360:** Delivery of one new spec suite
- **The Westpark Portfolio:** Outdoor pavilion refresh

(1) Portfolio value as at 31 December 2025 includes The Westpark Portfolio, One Twenty Five, Maitland Promenade I & II, Bridge Crossing and 105 Edgeview, which had an aggregate appraised value of approximately US$536.2 million. The acquired properties comprised The Westpark Portfolio, One Twenty Five, Maitland Promenade I, Bridge Crossing and 105 Edgeview. Portfolio value also excludes Northridge Center I & II and Powers Ferry, which were divested in 2022 and had an aggregate appraised value of approximately US$35.7 million as at 30 June 2022. Accordingly, changes in portfolio value over time reflect the combined impact of acquisitions, divestments, asset enhancement initiatives and valuation movements.

Proven and Consistent Operational Excellence

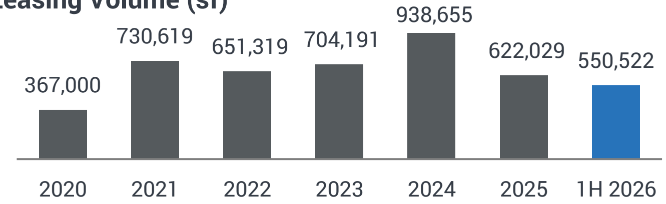
KORE's Occupancy Continues to Outperform Gateway Cities



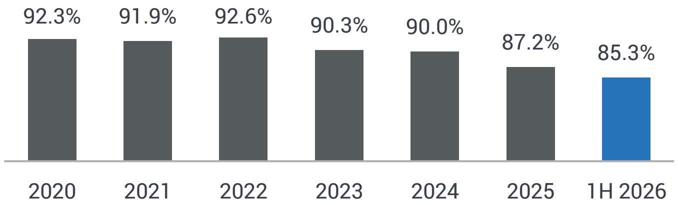
Source: CoStar's Quarterly Office Report for the respective years

Steady Operational and Financial Performance

Leasing Volume (sf)

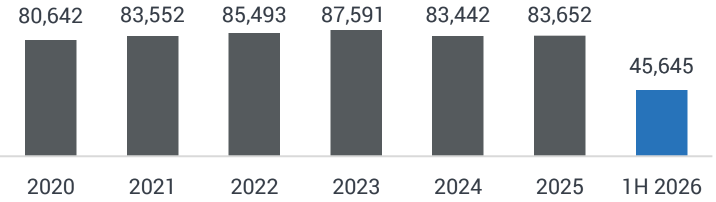


Occupancy Rate



Adjusted NPI (US$'000)

(excludes non-cash straight line rent, lease incentives and amortisation of leasing commissions)



Value Creation Strategy

Committed to deliver stable distributions to Unitholders

A Portfolio Optimisation

- Maintain high occupancy rate and optimise rental rates
- Focused leasing strategy to backfill vacancies and known vacates

B Asset Enhancements Initiatives

- Potential spec suite conversions and targeted upgrades to enhance leasing appeal
- Future-proof assets in line with evolving real estate trends and tenants' preferences

C Portfolio Reconstitution

- Undertake appropriate divestment of assets that do not meet long-term growth priorities when transaction market becomes more conducive
- Redeploy divestment proceeds to pay down debt and/or into other growth opportunities

D Value Accretive Investments for Growth

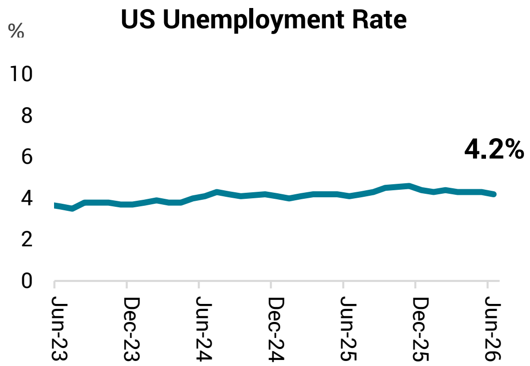
- Pursue growth opportunities to create long-term growth value
- Focus on key growth markets with strong macroeconomic growth indicators and positive office fundamentals

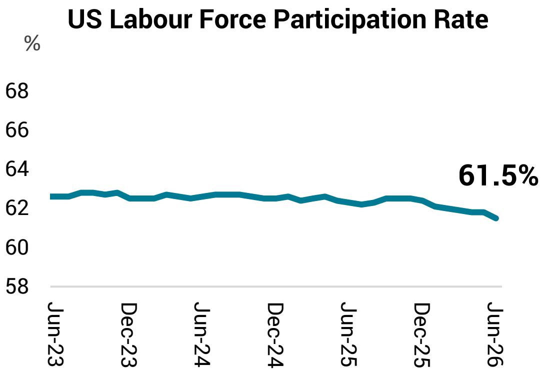
Underpinned by Prudent Capital Management

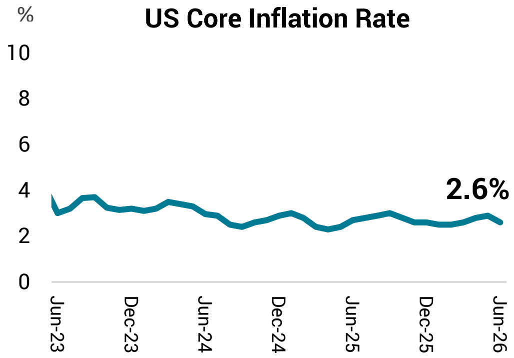
- Proactively manage refinancing risks to enhance financial flexibility
- Fortify balance sheet and maintain an optimal capital structure

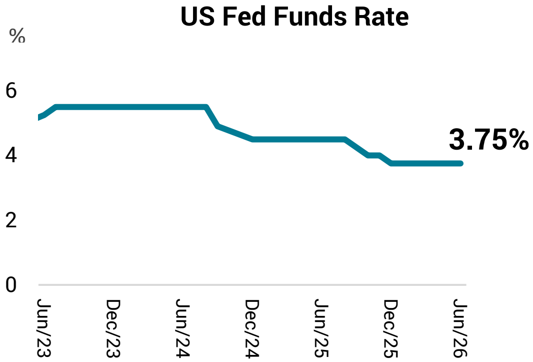
US Economic Updates

- **Economic growth remains positive despite a moderation in momentum:** 1Q 2026 real GDP growth of 2.1% annualised(1)
- **Geopolitical tensions and tariff-related uncertainties persist,** weighing on business sentiment and contributing to ongoing supply-chain and trade realignments
- **Labour market remains resilient** and layoffs broadly contained
- **Inflation continues to moderate** but still above Fed's 2% goal
- Fed has maintained a **cautious approach** amid ongoing inflation and economic uncertainty









Graph data cited from Trading Economics, July 2026.
(1) U.S. Bureau of Economic Analysis (BEA), June 2026.

Limited Supply in KORE's First Choice Submarkets

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*	18.6	22.3	485	(542)	1,000(1)*	2.3	3.1
Seattle, Eastside Bellevue *Bellevue Technology Center*	6.5	5.8	-	136	-	3.0	3.3
Seattle, Redmond *The Westpark Portfolio*	27.0	5.7	-	199	3,000(1)#	2.7	3.2
Austin, Northwest *Great Hills Plaza & Westech 360*	7.1(2) & 12.0(3)	17.2	-	1,200	-	0.9	3.1
Denver, Northwest *Westmoor Center*	19.4	12.8	-	(23)	25	2.7	0.6
Denver, Broomfield *105 Edgeview*	11.1	27.4	174	(534)	-	1.5	0.7
Nashville, Brentwood *Bridge Crossing*	-	14.5	2.1	(71)	-	1.4	2.3
Houston, Galleria/Uptown *1800 West Loop South*	18.2	35.1	-	135	-	1.3	1.7
Houston, Galleria/Bellaire *Bellaire Park*	19.5	16.3	-	(2)	-	-	1.7
Dallas, Las Colinas *One Twenty Five*	3.0	21.2	967	860	-	3.0	3.4
Orlando, Maitland Center *Maitland Promenade I & II*	4.3	15.9	-	106	-	2.1	1.9
Sacramento, Folsom *Iron Point*	17.4	8.8	-	(127)	92	1.5	1.8

Source: CoStar Office Report, June 2026.
(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.

Refers to Microsoft's construction.
*Majority of it refers to Amazon's construction.

Portfolio Overview






	The Plaza Buildings	Bellevue Technology Center	The Westpark Portfolio	Great Hills Plaza	Westech 360	Westmoor Center	105 Edgeview
Location	Bellevue, Washington	Bellevue, Washington	Redmond, Washington	Austin, Texas	Austin, Texas	Denver, Colorado	Denver, Colorado
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Committed Occupancy (%)	81.4%	93.5%	73.0%	92.9%	88.0%	80.6%	88.9%
Property Value (US $' million)	287.5	142.9	229.4	46.4	52.7	96.4	50.9

Committed Occupancy as at 30 June 2026 and Property Value as at 31 December 2025.

Portfolio Overview






	Bridge Crossing	1800 West Loop South	Bellaire Park	One Twenty Five	Maitland Promenade I & II	Iron Point
Location	Nashville, Tennessee	Houston, Texas	Bellaire, Texas	Dallas, Texas	Orlando, Florida	Sacramento, California
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Committed Occupancy (%)	100.0%	81.8%	80.5%	97.0%	95.7%	82.6%
Property Value (US $' million)	43.3	73.2	51.6	114.4	98.2	38.5

Committed Occupancy as at 30 June 2026 and Property Value as at 31 December 2025.