

KORE US REIT

All information reflects 1Q 2026 key business and operational updates as at 31 March 2026 unless stated otherwise.

KORE US REIT (KORE) is a distinctive US office REIT with freehold office buildings and business campuses located across key growth markets in the US, characterised by strong economic fundamentals and attractive lifestyle attributes. The name "KORE" stands for Keppel Office Real Estate. KORE aims to be the first-choice US office S-REIT, delivering sustainable distributions and strong total returns to Unitholders.

STOCK INFORMATION

SGX Stock Code: CMOU
Bloomberg Ticker: KORE SP Net
Asset Value per Unit as at 31 Dec 2025: US\$0.68
Unit Price as at 31 Mar 2026: US\$0.177



The Greenhouse, 10900 The Plaza Building | Bellevue, Washington

8 Key Growth Markets

WITH POSITIVE ECONOMIC FUNDAMENTALS AND VIBRANT LIFESTYLE OFFERINGS

13 FREEHOLD OFFICE BUILDINGS AND BUSINESS CAMPUSES

US\$1.3B PORTFOLIO VALUE AS AT 31 DEC 2025

85.1% PORTFOLIO COMMITTED OCCUPANCY

Portfolio Highlights

2.4% built-in portfolio average rent escalation

~50% of portfolio NLA comprises of high-quality tenants from the growing and defensive sectors of technology, advertising, media and information, as well as medical and healthcare

~65% of net property income (NPI) derived from tech hubs in Bellevue/Redmond, Austin and Denver

Financial Highlights

Early resumption of dividends in 2H 2025, ahead of the initial distribution timeline in 1H 2026, marking the completion of the Recapitalisation Plan⁽¹⁾

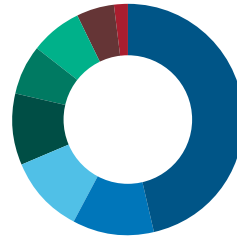
No term-loan maturities for FY2026, following proactive refinancing efforts

100% unsecured debt

43.7% aggregate leverage

2.5 TIMES interest coverage ratio

Geographic Diversification by NPI⁽²⁾



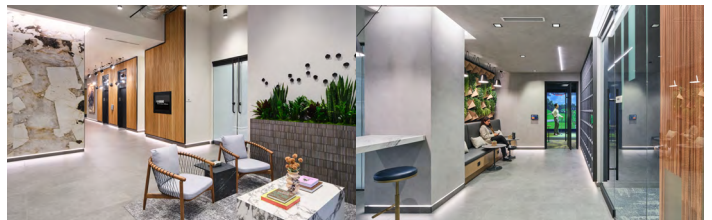
• Bellevue/Redmond	46.4%
• Denver	11.4%
• Dallas	10.9%
• Houston	10.0%
• Austin	7.1%
• Orlando	7.1%
• Sacramento	5.3%
• Nashville	1.8%

Proactive Leasing Strategy Strategic Repositioning of Assets

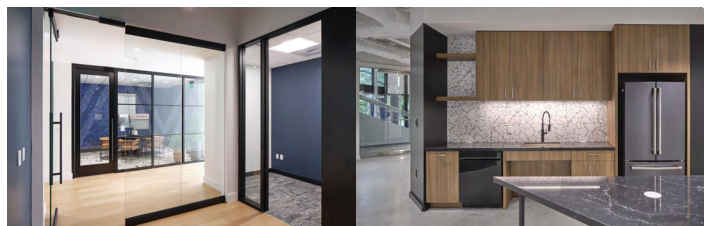
Enhance amenities and common areas as well as the conversion of under-utilised space to attract high-quality tenants

Active Spec Suites Strategy

Smartly programmed, move-in-ready tenant spaces with lower long-term capex, faster leasing and adaptable space sizes



Repositioning of 10800 The Plaza Building Lobby

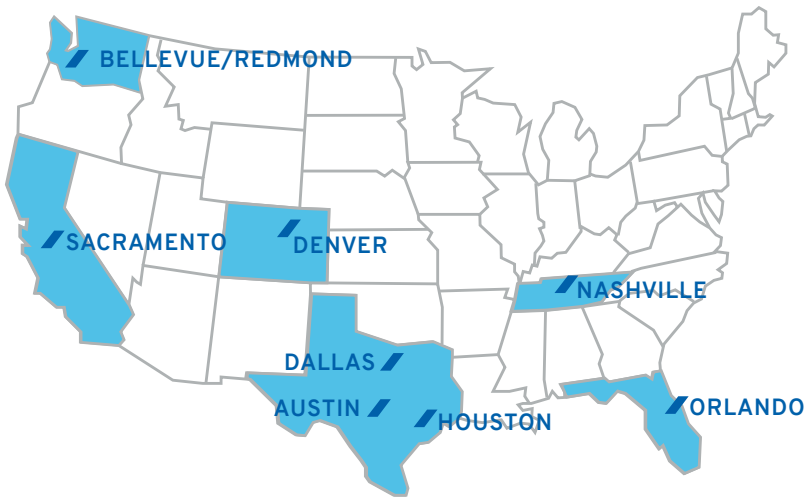


Completed spec suites in KORE's portfolio

(1) Pursuant to the Recapitalisation Plan announced on 15 February 2024, KORE temporarily suspended distributions for the period starting 2H 2023 through to the 2H 2025 distribution that would otherwise be paid in 1H 2026.

(2) NPI excludes one-off operating income.

OVER 4.8M SF NLA



Bellevue/Redmond, Washington

- The Plaza Buildings
- Bellevue Technology Center
- The Westpark Portfolio

#22

Austin, Texas

- Westtech 360
- Great Hills Plaza

#30

Denver, Colorado

- Westmoor Center
- 105 Edgeview

Nashville, Tennessee

- Bridge Crossing

#6

Houston, Texas

- 1800 West Loop South
- Bellaire Park

#5

Dallas, Texas

- One TwentY Five

#1

Orlando, Florida

- Maitland Promenade I & II

#12

Sacramento, California

- Iron Point

- KORE's Markets
- Magnet Cities⁽¹⁾
- Super Sun-Belt Cities⁽¹⁾
- 18-Hour Cities⁽¹⁾
- Supernovas⁽¹⁾
- Multitalented Producers⁽¹⁾
- Top 20 US Markets to Watch, 2026^{(2) (3)}

⁽¹⁾ Emerging Trends in Real Estate 2025 by PwC and the Urban Land Institute.

⁽²⁾ Emerging Trends in Real Estate 2026 by PwC and the Urban Land Institute.

⁽³⁾ Ranking based on overall real estate prospects.

AUSTIN

319,169 SF COMBINED NLA ⁽³⁾



GREAT HILLS PLAZA

US\$46.4M Carrying Value⁽³⁾
87.7% Committed Occupancy



WESTTECH 360

US\$52.7M Carrying Value⁽³⁾
86.5% Committed Occupancy

DENVER

799,121 SF COMBINED NLA ⁽³⁾



WESTMOOR CENTER

US\$96.4M Carrying Value⁽³⁾
81.0% Committed Occupancy



105 EDGEVIEW

US\$50.9M Carrying Value⁽³⁾
88.9% Committed Occupancy

DALLAS

470,456 SF COMBINED NLA ⁽³⁾



ONE TWENTY FIVE

US\$114.4M Carrying Value⁽³⁾
97.0% Committed Occupancy

SACRAMENTO

211,974 SF COMBINED NLA ⁽³⁾



IRON POINT

US\$38.5M Carrying Value⁽³⁾
80.4% Committed Occupancy

ORLANDO

466,868 SF COMBINED NLA ⁽³⁾



MAITLAND PROMENADE I & II

US\$98.2M Carrying Value⁽³⁾
95.7% Committed Occupancy

BELLEVUE/REDMOND

1,609,058 SF COMBINED NLA ⁽³⁾



THE PLAZA BUILDINGS

US\$287.5M Carrying Value^{(3), (4)}
79.6% Committed Occupancy



BELLEVUE TECHNOLOGY CENTER

US\$142.9M Carrying Value^{(3), (5)}
93.9% Committed Occupancy



THE WESTPARK PORTFOLIO

US\$229.4M Carrying Value⁽³⁾
74.2% Committed Occupancy

HOUSTON

725,438 SF COMBINED NLA ⁽³⁾



1800 WEST LOOP SOUTH

US\$73.2M Carrying Value⁽³⁾
81.0% Committed Occupancy



BELLAIRE PARK

US\$51.6M Carrying Value⁽³⁾
80.5% Committed Occupancy

NASHVILLE

199,194 SF COMBINED NLA ⁽³⁾



BRIDGE CROSSING

US\$43.3M Carrying Value⁽³⁾
100% Committed Occupancy

(3) As at 31 December 2025. Valuations were based on the sales comparison, direct capitalisation and discounted cash flows method.

(4) The valuation of The Plaza Buildings takes into account the value of the development air rights, which may be utilised.

(5) The valuation of Bellevue Technology Centre takes into account the value of the excess parcels which may be developed as the property has unutilised plot ratio.

For more information

<https://www.koreusreit.com>

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