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RESULTS OF EXTRAORDINARY GENERAL MEETING HELD ON 16 OCTOBER 2018

Keppel-KBS US REIT Management Pte. Ltd., in its capacity as manager of Keppel-KBS US REIT (the “**Manager**”), wishes to announce that at the Extraordinary General Meeting (“**EGM**”) of Keppel-KBS US REIT held on 16 October 2018, the resolution as set out in the Notice of EGM dated 28 September 2018 (the “**Resolution**”) was duly passed by unitholders of Keppel-KBS US REIT (“**Unitholders**”) by way of poll.

The information as required under Rule 704(16) of the Listing Manual of the Singapore Exchange Securities Trading Limited is set out below:

(a) Breakdown of All Valid Votes Cast at EGM

Resolution number and details	Total number of units represented by votes for and against the relevant resolution	For		Against	
		Number of units	As a percentage of total number of votes for and against the resolution (%)	Number of units	As a percentage of total number of votes for and against the resolution (%)
Ordinary Resolution To approve the proposed acquisition of 21 buildings located at 8200 – 8644 154th Ave NE, Redmond, WA 98052 (the “ Westpark Portfolio ”) at an aggregate purchase consideration of US\$169.4 million from an interested person.	96,776,739	91,860,139	94.92	4,916,600	5.08

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of Keppel-KBS US Real Estate Investment Trust (the “**Offering**”). DBS Bank Ltd., Citigroup Global Markets Singapore Pte. Ltd., Credit Suisse (Singapore) Limited and Merrill Lynch (Singapore) Pte. Ltd. were the joint bookrunners and underwriters for the Offering.

(b) Details of parties who are required to abstain from voting on any resolution(s), including the number of units held and the individual resolution(s) on which they are required to abstain from voting

As set out in paragraph 8 of the “Letter to Unitholders” on page 29 of the Circular to Unitholders dated 28 September 2018, given that the Westpark Portfolio will be acquired from a fund managed by KBS Capital Advisors LLC (“**KBS CA**”), KBS Pacific Advisors Pte. Ltd. (“**KPA**”) and KBS CA and their associates and funds managed by KBS CA are prohibited from voting on the Resolution. The Manager will also abstain from voting on the Resolution.

For the purposes of good corporate governance, Mr Peter McMillan III, being a co-founder of KBS CA, will abstain from voting on the Resolution, unless he is appointed as a proxy with specific instructions to vote.

The following table sets out the parties that are required to abstain / the parties that had voluntarily abstained from voting on the Resolution:

Name of the entity	Number of units held	As a percentage of total units in issue (%)
KBS SOR Properties LLC	43,999,500	6.97
Keppel-KBS US REIT Management Pte. Ltd.	2,381,431	0.38
Peter McMillan III	2,381,431 ⁽¹⁾	0.38

Note:

- (1) Peter McMillan III's deemed interest arises from his shareholdings in KBS Pacific Advisors Pte. Ltd., which in turn is deemed to have an interest in the units held by Keppel-KBS US REIT Management Pte. Ltd., a 50:50 joint-venture of Keppel Capital Holdings Pte. Ltd. and KBS Pacific Advisors Pte. Ltd..

(c) Name of firm and/or person appointed as scrutineer

RHT Governance & Risk (Singapore) Pte. Ltd. was appointed as Scrutineer at the EGM.

By Order of the Board
Keppel-KBS US REIT Management Pte. Ltd.
(Company Registration Number: 201719652G)
as manager of Keppel-KBS US REIT

Kelvin Chua
Company Secretary
16 October 2018

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Keppel-KBS US REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the 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, Perpetual (Asia) Limited, in its capacity as trustee of Keppel-KBS US REIT, Keppel Capital Holdings Pte. Ltd. and KBS Pacific Advisors Pte. Ltd., as the sponsors of Keppel-KBS US REIT, or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units ("**Unitholders**") have no right to request that the Manager redeem or purchase 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 (the "**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.

The securities of Keppel-KBS US REIT will not be registered under the U.S. Securities Act of 1933, as amended (the "**Securities Act**") or under the securities laws of any state or other jurisdiction of the United States, and may not be offered or sold within the United States except pursuant to an exemption from, or transactions not subject to, the registration requirements of the Securities Act and in compliance with any applicable state securities laws. The Manager does not intend to conduct a public offering of any securities of Keppel-KBS US REIT in the United States. Neither this announcement nor any part thereof may be (a) used or relied upon by any other party or for any other purpose, (b) copied, photocopied, duplicated or otherwise reproduced in any form or by any means, or (c) forwarded, published, redistributed, passed on or otherwise disseminated or quoted, directly or indirectly, to any other person either in your organisation or elsewhere.