

The background of the slide is a photograph of a modern glass skyscraper with a prominent entrance. The building's glass reflects the sky and surrounding greenery. A large, semi-transparent dark blue triangle is positioned on the left side of the image, containing the text. A red diagonal stripe runs across the middle of the slide, separating the title area from the date.

Keppel Pacific Oak US REIT

SGX Corporate Insights: *Opportunities in Key Growth Markets in the US*

19 September 2019

About Keppel Pacific Oak US REIT

- ✓ **Key Growth Markets**
with strong economic and office fundamentals that are above the national average
- ✓ **Exposure to the fast growing industries**
of technology, healthcare and professional services
- ✓ **Solid US office real estate fundamentals** supported by limited supply and strong demand
- ✓ **Tax advantaged structure**
- ✓ **Annualised distribution yield of 7.9%¹**

Seattle, Washington



The Plaza Buildings



Bellevue Technology Center



The Westpark Portfolio

Atlanta, Georgia



Northridge Center I & II



Powers Ferry

Sacramento, California



Iron Point

Denver, Colorado



Westmoor Center

Austin, Texas



Westtech 360



Great Hills Plaza

Houston, Texas



1800 West Loop South



West Loop I & II

Dallas, Texas



Proposed acquisition of One Twenty Five

Orlando, Florida



Maitland Promenade I & II

Overview

- Distinctive office REIT focused on key growth markets significantly driven by innovation and technology
- 13 freehold office buildings and business campuses in first choice submarkets
- Semi-annual distributions in US dollars; Unitholders have the option to receive distributions in Singapore or US dollars

Sponsors

- Keppel Capital and KBS Pacific Advisors

Manager

- Keppel-KBS US REIT Management Pte. Ltd.

Great Hills Plaza, Austin, Texas



Bellevue Technology Center, Seattle, Washington

The Westpark Portfolio, Seattle, Washington



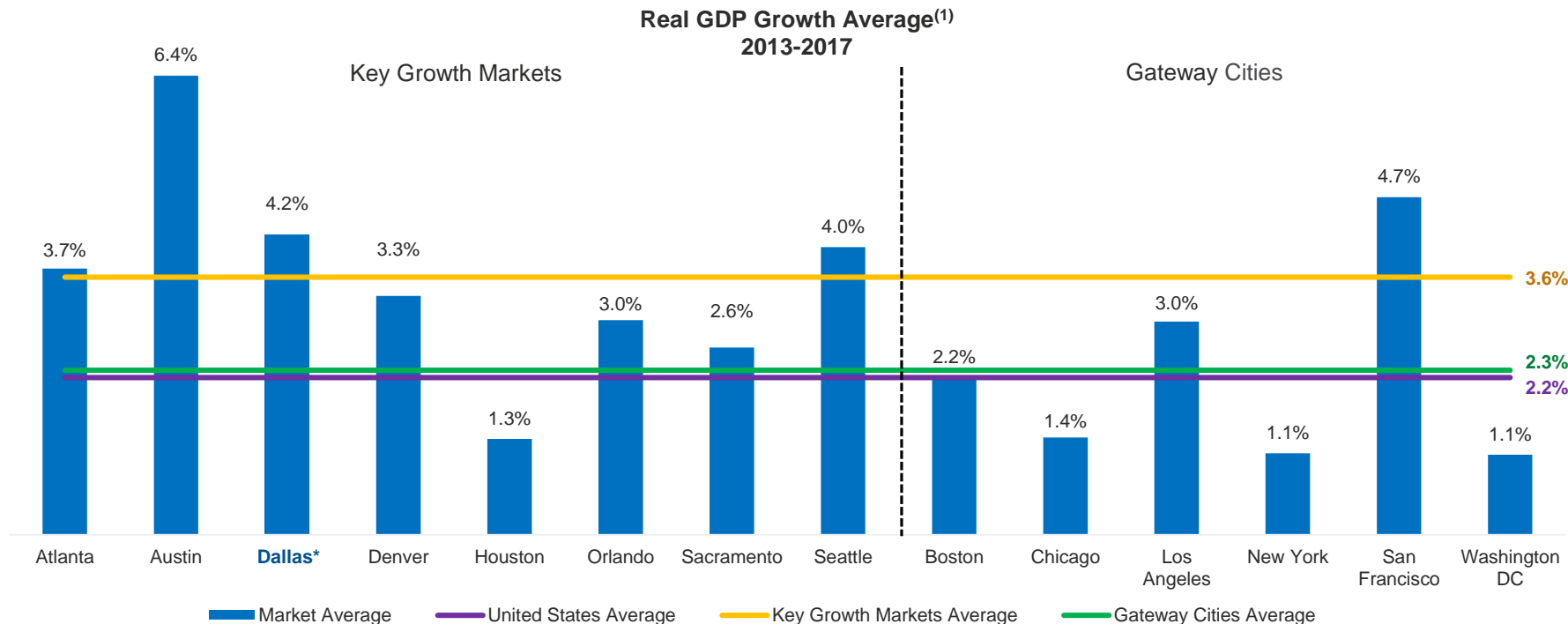
1800 West Loop South, Houston, Texas





Opportunities in Key Growth Markets

Positive economics: KORE's key growth markets outperformed national average over the last 5 years



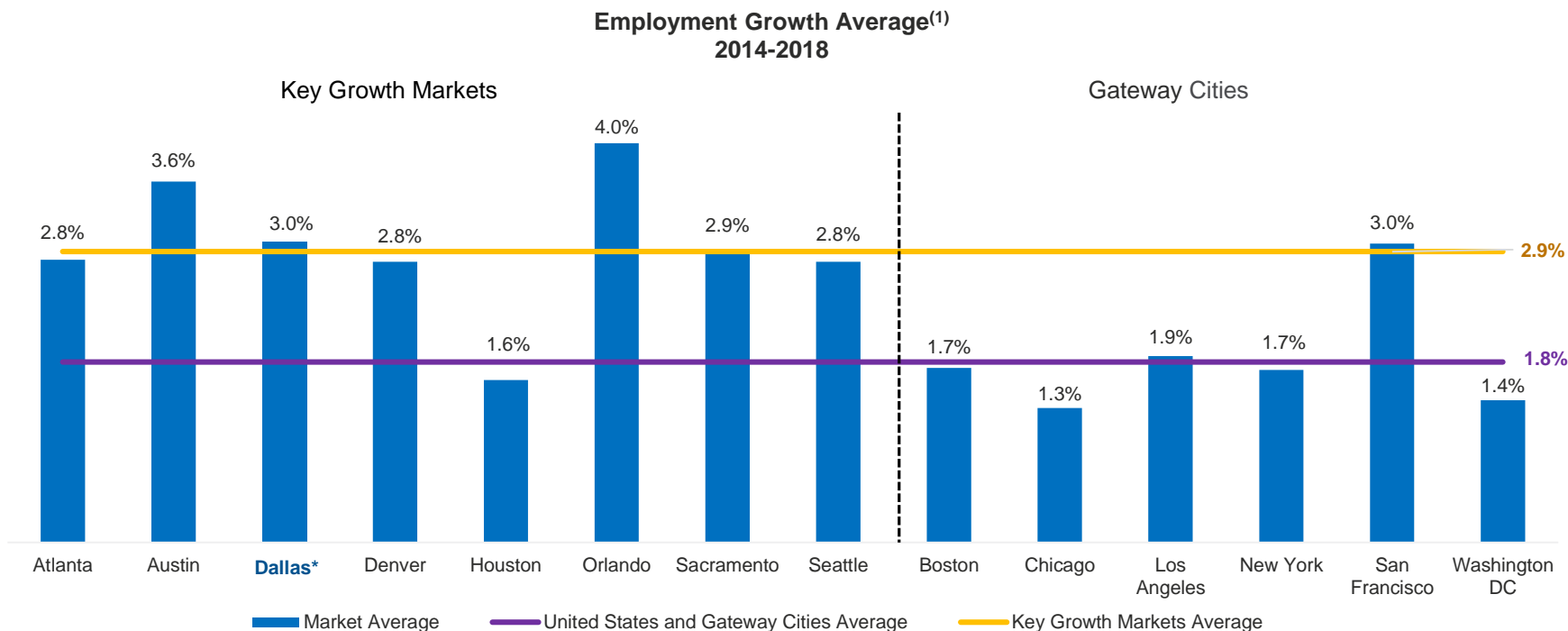
Note: Gateway cities average is based on Boston, Chicago, Los Angeles, New York, San Francisco and Washington DC.

(1) US Bureau of Economic Analysis.

* Keppel Pacific Oak US REIT announced the proposed acquisition of One Twenty Five on 6 September 2019

Opportunities in Key Growth Markets

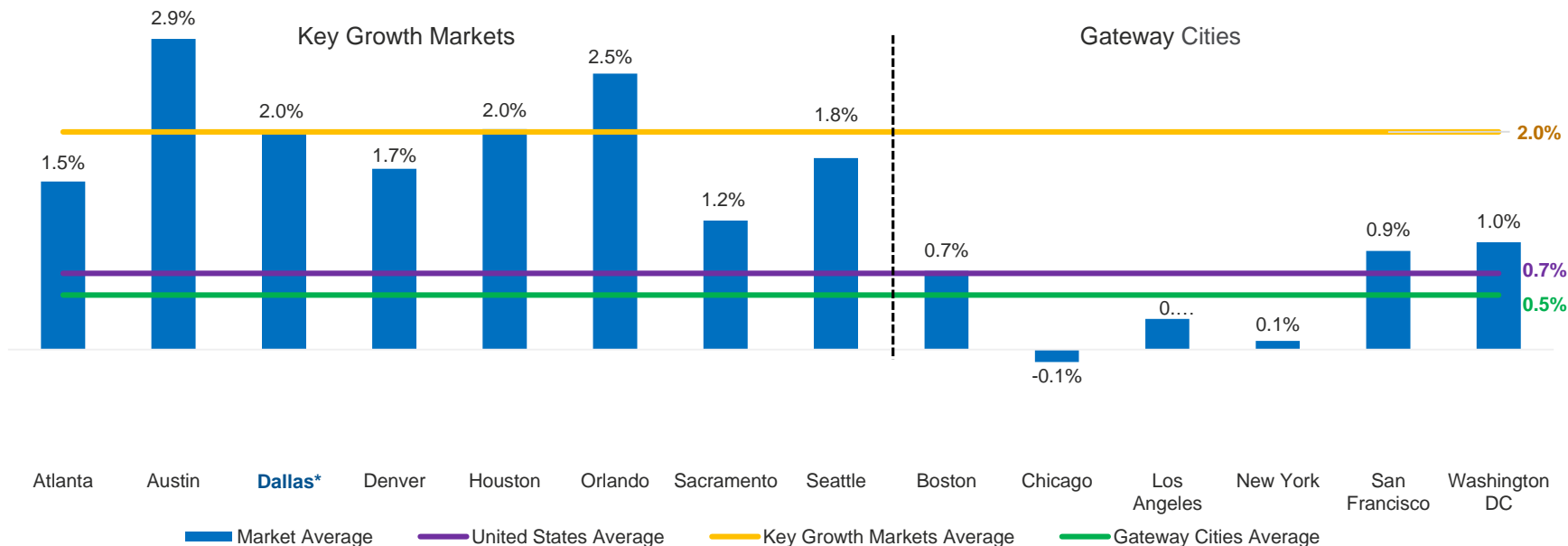
Rising employment: KORE's key growth markets outperformed national average over the last 5 years



Opportunities in Key Growth Markets

Expanding population: KORE's key growth markets outperformed national average over the last 5 years

Population Growth Average⁽¹⁾
2014-2018



Thank You

For more information, please visit

www.koreusreit.com

*Westech 360
Austin, Texas*

