

## ASSET VALUATION

Keppel Pacific Oak US REIT Management Pte. Ltd. (the “Manager”), as manager of Keppel Pacific Oak US REIT, wishes to announce that it has obtained independent valuations as at 31 December 2023 for the below properties owned by Keppel Pacific Oak US REIT. The portfolio valuation has declined by 6.8% or US\$97.1 million against the preceding year’s valuation, bringing its total value to US\$1,326.3 million as at 31 December 2023 as compared to US\$1,423.4 million as at 31 December 2022.

The four properties, namely The Plaza Buildings, Westmoor Center, Bellevue Technology Center and Iron Point contributed to approximately 84% of the decline in total portfolio valuation. This is largely due to the increase in capitalization rates and discount rates, as well as higher vacancy rates assumed for 2024.

As at 31 December 2023, Keppel Pacific Oak US REIT’s aggregate leverage (as defined under Appendix 6 to the Code on Collective Investment Schemes (the “Property Funds Appendix”)) stands at 43.2%, while its adjusted interest coverage<sup>1</sup> ratio (as defined in the Property Funds Appendix) is at 3.1 times. Despite the decline in portfolio valuation, in view of Keppel Pacific Oak US REIT’s adjusted interest coverage ratio, the aggregate leverage of Keppel Pacific Oak US REIT is within the regulatory limit of up to 50.0% of the value of its total assets and there has been no breach of bank covenants.

More information on the valuation of each property as follows:

Description of Property	Valuation as at 31 December 2023 based on attributable interest (million) <sup>2</sup>	Valuation as at 31 December 2022 based on attributable interest (million) <sup>3</sup>	%
<b>The Plaza Buildings (100% Interest)</b>  10800 and 10900 NE 8th Street, Bellevue, King County, Washington	US\$307.7	US\$340.0	(9.5)
<b>Bellevue Technology Center (100% Interest)</b>  15805 NE 24th Street, Bellevue, King County, Washington	US\$140.6	US\$155.0	(9.3)
<b>The Westpark Portfolio (100% Interest)</b>  8200-8644 154th Avenue NE, Redmond, Washington	US\$224.0	US\$ 230.0	(2.6)

<sup>1</sup> Adjusted ICR includes the dividends on preferred units.

<sup>2</sup> The valuations were performed by Jones Lang LaSalle.

<sup>3</sup> The valuations were performed by Cushman and Wakefield.

<b>Great Hills Plaza (100% Interest)</b> 9600 Great Hills Trail, Austin, Texas	US\$43.6	US\$41.2	5.8
<b>Westech 360 (100% Interest)</b> 8911 N Capital of Texas Hwy, Austin, Texas	US\$47.1	US\$47.3	(0.4)
<b>Westmoor Center (100% Interest)</b> 10055-10385 Westmoor Drive Westminster, Colorado	US\$105.7	US\$130.2	(18.8)
<b>105 Edgeview (100% Interest)</b> 105 Edgeview Drive, Broomfield, Colorado	US\$56.7	US\$60.0	(5.5)
<b>Bridge Crossing (100% Interest)</b> 5301 Maryland Way, Brentwood, Tennessee	US\$41.3	US\$43.3	(4.6)
<b>1800 West Loop South (100% Interest)</b> 1800 West Loop South, Houston, Harris County, Texas	US\$75.6	US\$76.9	(1.7)
<b>Bellaire Park (100% Interest)</b> 6565 and 6575 West Loop South, Bellaire, Harris County, Texas	US\$47.3	US\$51.3	(7.8)
<b>One Twenty Five (100% Interest)</b> 125 East John Carpenter Freeway, Irving, Dallas County, Texas	US\$107.0	US\$105.6	1.3
<b>Maitland Promenade I &amp; II (100% Interest)</b> 485 and 495 North Keller Road Maitland, Orange County, Florida	US\$91.5	US\$93.8	(2.5)
<b>Iron Point (100% Interest)</b> 1110-1180 Iron Point Road Folsom, Sacramento County, California	US\$38.2	US\$48.8	(21.7)
<b>Total</b>	<b>US\$1,326.3</b>	<b>US\$1,423.4</b>	<b>(6.8)</b>

The valuation reports are available for inspection by prior appointment at the Manager's office located at 1 HarbourFront Avenue, Level 2 Keppel Bay Tower, Singapore 098632 during normal business hours and for a period of three months from the date of this announcement.

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

Darren Tan  
Company Secretary  
30 January 2024

**Important Notice**

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to acquire, purchase or subscribe for Units of Keppel Pacific Oak 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 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, the Trustee or any of their respective affiliates.

An investment in Units is subject to investment risks, including the possible loss of the 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Keppel Pacific Oak US REIT is not necessarily indicative of the future performance of Keppel Pacific Oak US REIT.