



(Constituted in the Republic of Singapore pursuant to a trust deed dated 22 September 2017)

## NOTICE TO UNITHOLDERS ON EXCHANGE RATE FOR COMPUTATION OF DISTRIBUTION IN U.S DOLLARS

As announced on 17 July 2018 by Keppel-KBS US REIT Management Pte. Ltd., as manager of Keppel-KBS US REIT, the declared distribution of 3.82 US cents per unit in Keppel-KBS US REIT (“Units” and holders of Units, “Unitholders”) for the period from 9 November 2017 to 30 June 2018 will be paid on Tuesday, 25 September 2018.

For Unitholders who have not opted to receive their distribution in U.S. dollars, the amount of distribution to be paid in Singapore dollars will be computed based on the exchange rate of US\$1 = S\$1.3645, this being the buy rate for Singapore dollars on 20 September 2018. Unitholders who have opted to receive their distribution in U.S. dollars will receive 3.82 US cents per Unit.

**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  
20 September 2018

### Important Notice

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 or any of its 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 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.

The past performance of Keppel-KBS US REIT is not necessarily indicative of the future performance of Keppel-KBS US REIT.

DBS Bank Ltd. is the sole financial adviser and issue manager for the initial public offering of Keppel-KBS US REIT (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 (collectively, the “Joint Bookrunners and Underwriters”).