

Notice of Extraordinary General Meeting

Keppel Pacific Oak US REIT

(a real estate investment trust constituted on 22 September 2017
under the laws of the Republic of Singapore)

NOTICE IS HEREBY GIVEN that the Extraordinary General Meeting (“**EGM**”) of the holders of units of Keppel Pacific Oak US REIT (“**KORE**”, and the holders of units in KORE, “**Unitholders**”) will be held at Suntec Singapore Convention and Exhibition Centre, Nicoll 1-2 Level 3, 1 Raffles Boulevard Suntec City, Singapore 039593 (see Explanatory Notes 1 to 9) on Thursday 17 April 2025 at 3.00 p.m., or immediately after the conclusion or adjournment (as the case may be) of the annual general meeting of KORE to be held at 2.00 p.m., for the purpose of considering and, if thought fit, passing, the following resolution (capitalised terms not otherwise defined herein shall bear the meanings ascribed to them in the circular dated 26 March 2025 to Unitholders (the “**Circular**”)):

THE PROPOSED TRUST DEED AMENDMENT (EXTRAORDINARY RESOLUTION)

That:

- (i) approval be and is hereby given to amend the trust deed constituting Keppel Pacific Oak US REIT dated 22 September 2017 (as amended, varied or supplemented from time to time) (the “**Trust Deed**”) to provide the Manager with the discretion to determine the level of distributions to be declared (the “**Proposed Trust Deed Amendment**”); and
- (ii) Keppel Pacific Oak US REIT Management Pte. Ltd. (in its capacity as manager of KORE) (the “**Manager**”), any director of the Manager and Perpetual (Asia) Limited (in its capacity as trustee of KORE) (the “**Trustee**”), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee, may consider expedient or necessary in the interests of KORE to give effect to the Proposed Trust Deed Amendment and all transactions in connection therewith, and in this connection, the board of directors of the Manager be hereby authorised to delegate such authority to such persons as the Board deems fit.

By Order of the Board

Keppel Pacific Oak US REIT Management Pte. Ltd.
(UEN 201719652G)
as manager of Keppel Pacific Oak US REIT

Darren Tan/Lee Yingqi
Company Secretaries
26 March 2025

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Explanatory Notes:

1. This EGM is being convened and will be held in a wholly physical format, at Suntec Singapore Convention and Exhibition Centre, Nicoll 1-2 Level 3, 1 Raffles Boulevard Suntec City, Singapore 039593 on Thursday, 17 April 2025 at 3.00 p.m., or immediately after the conclusion or adjournment (as the case may be) of the annual general meeting of KORE to be held at 2.00 p.m. **There will be no option for Unitholders to participate virtually.** In addition to printed copies of the Notice of EGM and the accompanying Proxy Form that will be sent to Unitholders, this Notice of EGM and the accompanying Proxy Form will also be sent to Unitholders by electronic means via publication on Keppel Pacific Oak US REIT's website at <https://www.koreusreit.com/investor-relations/agm-egm/> and SGXNet.

Unitholders need to register personally at the registration counter(s) outside the EGM venue on the date of the event, and should bring along their NRIC/passport to enable the KORE's Unit Registrar to verify their identity for entry to, and (where applicable) be provided with a handheld device for electronic voting.

2. Investors holding Units through relevant intermediaries ("**Investors**") (other than investors holding Units through Supplementary Retirement Scheme ("**SRS**", and the investors, "**SRS investors**")) and who wish to participate in the EGM by (i) attending the EGM in person; (ii) submitting questions to the Manager in advance of, or at, the EGM; and/or (iii) voting at the EGM (A) themselves; or (B) by appointing the Chairman as proxy in respect of the Units held by such relevant intermediary on their behalf, should contact the relevant intermediary through which they hold such Units as soon as possible in order for the necessary arrangements to be made for their participation in the EGM.

In this Notice of EGM, a "**relevant intermediary**" means:

- i. a banking corporation licensed under the Banking Act 1970, or a wholly-owned subsidiary of such a banking corporation, whose business includes the provision of nominee services and who holds Units in that capacity; or
 - ii. a person holding a capital markets services licence to provide custodial services for securities under the Securities and Futures Act 2001, and who holds Units in that capacity.
3. Arrangements relating to:
 - a. attendance at the EGM by Unitholders, including SRS investors; or
 - b. submission of questions to the Manager in advance of, or at, the EGM, and addressing of substantial and relevant questions in advance of, or at, the EGM; and
 - c. voting at the EGM by Unitholders, including SRS Investors, or (where applicable) their duly appointed proxy,

are set out in the paragraphs below, and may also be accessed at Keppel Pacific Oak US REIT's website at <https://www.koreusreit.com/investor-relations/agm-egm/> and SGXNet.

4. A proxy need not be a Unitholder. A Unitholder can appoint the Chairman of the EGM as his/her/its proxy, but this is not mandatory.

The instrument for the appointment of proxy ("**Proxy Form**") will be sent to Unitholders and may be accessed at Keppel Pacific Oak US REIT's website at <https://www.koreusreit.com/investor-relations/agm-egm/> and SGXNet. Where a Unitholder (whether individual or corporate) appoints the Chairman as his/her/its proxy, he/she/it must give specific instructions as to voting, or abstentions from voting, in respect of a resolution in the Proxy Form, failing which the appointment of the Chairman as proxy for that resolution will be treated as invalid.

A Unitholder who is not a relevant intermediary is entitled to appoint not more than two proxies to attend, speak and vote on his/her/its behalf at the EGM. A Unitholder who is a relevant intermediary may appoint more than two proxies to exercise all or any of its rights to attend, speak and vote at every meeting. In any case where a Proxy Form appoints more than one proxy, the proportion of the holding of Units concerned to be represented by each proxy shall be specified in the Proxy Form. If no proportion is specified, the Manager shall be entitled to treat the first named proxy as representing the entire Unitholding and any second named proxy as an alternate to the first named or at the Manager's option to treat this Proxy Form as invalid.

5. **The Proxy Form must be submitted in the following manner:**

- a. if submitted by post, be lodged with the Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd, at 1 HarbourFront Avenue, #14-07 Keppel Bay Tower, Singapore 098632; or
- b. if submitted electronically, be submitted via email to keppel@boardroomlimited.com,

in either case, by **3.00 p.m. on 14 April 2025, being 72 hours before the time appointed for holding the EGM.**

A Unitholder who wishes to submit the Proxy Form must complete and sign the Proxy Form, before submitting it by post to the address provided above, or before scanning and sending it by email to the email address provided above.

Completion and submission of the Proxy Form by a Unitholder will not prevent him/her from attending, speaking and voting at the EGM if he/she so wishes. The appointment of the proxy(ies) for the EGM shall be deemed to be revoked if the Unitholder attends the EGM in person, and in such event, the Manager reserves the right to refuse to admit any person or persons appointed under the Proxy Form to the EGM.

6. The Proxy Form is not valid for use by Investors (including SRS investors) and shall be ineffective for all intents and purposes if used or purported to be used by them.

SRS investors may appoint the Chairman as proxy to vote on his/her behalf at the EGM, in which case he/she should approach his/her SRS operator to specify his/her voting instructions by 5.00 p.m. on 7 April 2025, being 7 working days before the date of the EGM.

An Investor (other than a SRS investor) who wishes to vote should instead approach his/her/its relevant intermediary as soon as possible, and by no later than 5.00 p.m. on 7 April 2025 to specify his/her/its voting instructions, including but not limited to, whether he/she/it wishes to vote at the EGM.

7. **All Unitholders and Investors may also submit questions relating to the business of the EGM no later than 3.00 p.m. on 3 April 2025:**
- a. by email to enquiries@koreusreit.com; or
 - b. by post to the Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd, at 1 HarbourFront Avenue, #14-07 Keppel Bay Tower, Singapore 098632.

Unitholders, including SRS investors, who submit questions by post or via email must provide the following information for authentication:

- a. the Unitholder's full name;
- b. the Unitholder's address; and
- c. the manner in which the Unitholder holds Units in KORE (e.g., via SRS).

The Manager will answer all substantial and relevant questions received prior to 3.00 p.m. on 3 April 2025 through the publication of its responses on Keppel Pacific Oak US REIT's website and on SGXNet prior to the EGM. Substantial and relevant questions received after the foregoing submission deadline which have not already been addressed prior to the EGM, as well as those substantial and relevant questions received at the EGM itself, will be addressed during the EGM. Where substantially similar questions are received, the Manager will consolidate such questions and consequently, not all questions may be individually addressed.

The Manager will publish the minutes of the EGM on KORE's website and on the SGX website, and the minutes will include the responses to the substantial and relevant questions which are addressed during the EGM.

8. All documents (including Keppel Pacific Oak US REIT's circular dated 26 March 2025 (the "**Circular**"), Proxy Form, this Notice of EGM) and information relating to the business of the EGM have been, or will be, published on SGXNet and/or Keppel Pacific Oak US REIT's website at <https://www.koreusreit.com/investor-relations/agm-egm/>. **Printed copies of Keppel Pacific Oak US REIT's Circular will not be despatched to Unitholders.** Printed copies of the Notice of EGM, the instrument appointing proxy(ies) and the request form for a printed copy of the Circular ("**Request Form**") have been despatched to Unitholders. Any Unitholder who wishes to receive a printed copy of the Circular should submit his/her/its request via the physical copy or online request form which is accessible at KORE's website at <https://www.koreusreit.com/investor-relations/agm-egm/> no later than **5.00 p.m. on Monday, 7 April 2025**. Unitholders and Investors are advised to check SGXNet and/or Keppel Pacific Oak US REIT's website regularly for updates.
9. Any reference to a time of day is made by reference to Singapore time.

Personal Data Privacy

By (i) submitting any question prior to or at the EGM; and/or (ii) submitting a Proxy Form appointing a proxy(ies) and/or a representative(s) to attend, speak and vote at the EGM and/or any adjournment thereof, a Unitholder (A) consents to the collection, use and disclosure of the Unitholder's personal data by the Manager and the Trustee (or their agents or service providers) for the purpose of the processing, administration and analysis by the Manager and the Trustee (or their agents or service providers) of proxies and representatives appointed for the EGM (including any adjournment thereof) and the preparation and compilation of the attendance lists, minutes and other documents relating to the EGM (including any adjournment thereof), and in order for the Manager and the Trustee (or their agents or service providers) to comply with any applicable laws, listing rules, takeover rules, regulations and/or guidelines (collectively, the "**Purposes**"), (B) warrants that where the Unitholder discloses the personal data of the Unitholder's proxy(ies) and/or representative(s) to the Manager and the Trustee (or its agents or service providers), the Unitholder has obtained the prior consent of such proxy(ies) and/or representative(s) for the collection, use and disclosure by the Manager and the Trustee (or its agents or service providers) of the personal data of such proxy(ies) and/or representative(s) for the Purposes, and (C) agrees to provide the Manager and the Trustee with written evidence of such prior consent upon reasonable request.