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(Constituted in the Republic of Singapore pursuant to a trust deed dated 28 November 2005 (as amended))

ANNOUNCEMENT

ISSUE AND LISTING OF 923,189,327 NEW UNITS IN KEPPEL REIT PURSUANT TO THE PREFERENTIAL OFFERING

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of Keppel REIT dated 11 December 2025 titled "Launch of Underwritten Non-Renounceable Preferential Offering to Raise Gross Proceeds of Approximately S$886.3 Million" and dated 13 January 2026 titled "Results of the Preferential Offering" (the "**Results Announcement**"), in relation to the Preferential Offering.*

1. INTRODUCTION

Further to the Results Announcement in relation to the *pro-rata* and non-renounceable preferential offering (the "**Preferential Offering**") of new units in Keppel REIT (the "**New Units**") on the basis of 23 New Units for every 100 existing units in Keppel REIT ("**Units**") held as at 5.00 p.m. on Monday, 22 December 2025, Keppel REIT Management Limited, in its capacity as manager of Keppel REIT (the "**Manager**"), wishes to announce that the Manager has issued 923,189,327 New Units at an issue price of S$0.96 per New Unit. With the issue of the New Units, the total number of Units in issue is 4,937,055,970 Units as at the date of this announcement.

The New Units will commence trading on the Main Board of Singapore Exchange Securities Trading Limited (the "**SGX-ST**") at 9.00 a.m. today.

2. STATUS OF THE NEW UNITS ISSUED PURSUANT TO THE PREFERENTIAL OFFERING

The New Units will, upon issue and allotment, rank *pari passu* in all respects with the Units in issue on the day immediately prior to the date on which the New Units are issued, including the

right to Keppel REIT's distributable income from 17 October 2025 to 31 December 2025 as well as all distributions thereafter.

By Order of the Board
Keppel REIT Management Limited
(UEN: 200411357K)
as manager of Keppel REIT

Chiam Yee Sheng / Gillian Loh
Company Secretaries
19 January 2026

IMPORTANT NOTICE

This announcement does not constitute an offering document for any securities in Keppel REIT and nothing herein constitutes or forms the basis of: (a) an offer, solicitation, recommendation or invitation for the sale or purchase of securities or of any of the assets, business or undertakings of Keppel REIT; or (b) any contract between Keppel REIT, Keppel REIT Management Limited (the manager of Keppel REIT) or any underwriter or placement agent on any of their behalf and any prospective investor.

This announcement is for information only and does not constitute an invitation, inducement, offer or solicitation of any offer to acquire, purchase or subscribe for Units in Keppel REIT. This announcement is not for release, publication or distribution, directly or indirectly, in or into the United States, (including its territories and possessions, any state of the United States and the District of Columbia), the United Kingdom (other than to eligible UK investors), the European Economic Area or Australia (other than to persons to whom a disclosure document or product disclosure statement is not required to be given under Chapter 6D or Part 7.9 of Chapter 7 of the Corporations Act 2001 (Cth)) and should not be distributed, forwarded to or transmitted in or into any jurisdiction where to do so might constitute a violation of applicable securities laws or regulations.

The securities of Keppel REIT have not been and will not be registered under the United States Securities Act of 1933, as amended (the "**Securities Act**"), or under the securities laws of any state or jurisdiction of the United States of America (the "**United States**"), and may not be offered or sold within the United States except pursuant to an exemption from, or in a transaction not subject to, the registration requirements of the Securities Act and in compliance with any state securities laws. Accordingly, the New Units will be offered or sold (i) outside the United States in "offshore transactions", as defined in, and in reliance on Regulation S under the Securities Act; and (ii) within the United States only to a "qualified institutional investor" (as defined in Rule 144A under the Securities Act) in transactions exempt from the registration requirements of the Securities Act. The Manager does not intend to conduct a public offering of any securities of Keppel REIT in the United States.

The New Units will only be made available in Australia to persons to whom an offer of securities or financial products can be made without a disclosure document or product disclosure statement, such as a professional investor, sophisticated invested or wholesale client for the purposes of 6D or Part 7.9 of Chapter 7 of the Corporations Act 2001 (Cth).

The value of the Units and the income derived from them may fall as well as rise. The Units are not obligations of, deposits in, or guaranteed by the Manager, the Trustee 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. 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 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 REIT is not necessarily indicative of the future performance of Keppel REIT. Similarly, the past performance of the Manager is not indicative of the future performance of the Manager.

This publication has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001 of Singapore: The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).