



KEPPEL PACIFIC OAK US REIT MANAGEMENT PTE. LTD.

(Company Registration No.: 201719652G)

(Incorporated in the Republic of Singapore)

**ACTUAL CUMULATIVE DISTRIBUTION IN RESPECT OF THE PERIOD FROM 1 JANUARY
2021 TO 5 AUGUST 2021**

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Keppel Pacific Oak US REIT dated 28 July 2021 in relation to among others, the cumulative distribution record date (the “**Record Date Announcement**”).*

Further to the Record Date Announcement, the Manager is pleased to announce that the Cumulative Distribution in Keppel Pacific Oak US REIT (“**Unit**”) for the period from 1 January 2021 to 5 August 2021 is 3.80 US cents per Unit, comprising:

- (a) tax-exempt income distribution of 2.10 US cents per Unit, and
- (b) capital distribution of 1.70 US cents per Unit.

Unitholders whose securities accounts with The Central Depository (Pte) Limited are credited with Units as at 5.00 p.m. on 5 August 2021 will be entitled to the Cumulative Distribution that will be paid on 28 September 2021.

For the avoidance of doubt, the New Units issued under the Private Placement will not be entitled to the Cumulative Distribution.

The next distribution thereafter will comprise Keppel Pacific Oak US REIT’s distributable income for the period from 6 August 2021 to 31 December 2021. Semi-annual distributions will resume thereafter.

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
Marc Tan / Darren Tan
Company Secretaries
27 August 2021

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities 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.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events. The past performance of Keppel Pacific Oak US REIT and the Manager are not necessarily indicative of the future performance of any of them.

The value of the 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, Perpetual (Asia) Limited, in its capacity as trustee of Keppel Pacific Oak US REIT, Keppel Capital Holdings Pte. Ltd. and KORE Pacific Advisors Pte. Ltd., as the sponsors of Keppel Pacific Oak US REIT 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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.