



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

ANNOUNCEMENT

PRICING OF OFFERING OF A\$175,000,000 FLOATING RATE GREEN NOTES DUE 2027 UNDER THE S\$1,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME OF KEPPEL REIT MTN PTE. LTD. AND HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED (IN ITS CAPACITY AS TRUSTEE OF KEPPEL REIT) (THE "PROGRAMME")

Keppel REIT Management Limited, in its capacity as manager of Keppel REIT (the "**Keppel REIT Manager**"), wishes to announce that Keppel REIT MTN Pte. Ltd. (the "**Issuer**"), a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Keppel REIT) (the "**Keppel REIT Trustee**"), has today priced A\$175,000,000 in aggregate principal amount of floating rate green notes due 2027 to be issued under the Programme (the "**Series 007 Notes**").

DBS Bank Ltd. has been appointed as sole lead manager and bookrunner of the offering of the Series 007 Notes.

The Series 007 Notes are expected to be issued on 26 June 2024.

The Series 007 Notes will be issued at an issue price of 100 per cent. of the principal amount and in denominations of A\$250,000. Interest on the Series 007 Notes will be payable quarterly. The Series 007 Notes will bear interest at a floating rate based on the Bank Bill Swap reference rate (BBSW) plus an agreed spread. The Notes are expected to mature on the interest payment date falling on 26 June 2027, unless previously redeemed or purchased and cancelled in accordance with the terms and conditions of the Series 007 Notes.

The net proceeds from the issue of the Series 007 Notes, after the deduction of issue expenses, will be fully used by the Keppel REIT Trustee towards funding, in part, the acquisition of 255 George Street, Sydney, that meets the eligibility criteria as set out in the Keppel REIT's green financing framework.

The Series 007 Notes shall at all times rank *pari passu*, and rateably without any preference or priority among themselves and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Issuer.

The Series 007 Notes contain a condition where a default may occur if the Keppel REIT Manager is removed as manager of Keppel REIT pursuant to the terms of the trust deed constituting Keppel REIT (the "**Trust Deed**"), and the replacement or substitute manager is not appointed in accordance with the terms of the Trust Deed. If the condition is breached, it may trigger cross defaults in the other facilities, debt issues and borrowings of Keppel REIT and/or its subsidiaries. In such an event, the aggregate level of facilities, debt issues and borrowings that may be affected is approximately S\$2,711 million (excluding interest and fees) as at the present date. As at the date of this announcement, there has not been a breach of the condition described above.

The Series 007 Notes are being offered outside the United States in reliance on Regulation S under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and in Singapore pursuant to exemptions invoked under Sections 274 and/or 275 of the Securities and Futures Act 2001 of Singapore (the "**SFA**").

This announcement and the information contained herein do not constitute an offer or invitation to purchase any securities of Keppel REIT.

By Order of the Board

Keppel REIT Management Limited
(Company Registration Number: 200411357K)
as manager of Keppel REIT

Chiam Yee Sheng / Gillian Loh
Company Secretaries
20 June 2024

IMPORTANT NOTICE

The value of units in Keppel REIT (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 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 the holders of Units 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.

This announcement does not constitute or form part of any offer to purchase, a solicitation of an offer to purchase, an offer to sell or a solicitation of an offer to sell, securities in the United States or to U.S. persons (as defined in the Securities Act) or any jurisdiction in which such offer or solicitation or sale would be unlawful. The securities referred to herein have not been and will not be registered under the Securities Act, or any state securities laws or other jurisdiction of the United States, and may not be offered, sold or delivered in or into the United States absent registration or an applicable exemption from, or in a transaction not subject to, the registration requirements under the Securities Act and applicable state or local securities laws of the United States. The securities referred to herein will be offered and sold only outside the United States to non U.S. persons in accordance with Regulation S under the Securities Act. No public offering of securities will be made in the United States.