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

ANNOUNCEMENT PURSUANT TO RULE 706A OF THE LISTING MANUAL

Pursuant to Rule 706A of the Listing Manual, Keppel REIT Management Limited, in its capacity as manager of Keppel REIT wishes to announce the following transactions for the financial period from 1 July 2025 to 31 December 2025:

ACQUISITIONS

(1) Establishment of a subsidiary

Reference is made to the announcements dated 8 October 2025 and 19 December 2025 with respect to Keppel REIT's acquisition of a 75% interest in a retail asset, known as Top Ryde City Shopping Centre, located in Sydney, Australia (the "**Top Ryde Acquisition**").

In connection with the Top Ryde Acquisition, the following subsidiary of Keppel REIT was established:

Name	:	Keppel REIT (Australia) Sub-Trust 9
Company Registration No	:	ABN 56 488 748 952
Place of Establishment	:	Australia
Issued and Paid-up Capital	:	A$409,701,000
Principal activities	:	Property investment
Interest held by Keppel REIT	:	100%

(2) Change of interest in an associated company

Reference is made to the announcements dated 11 December 2025 and 31 December 2025 with respect to Keppel REIT's acquisition of an additional one-third interest in Marina Bay Financial Centre Tower 3 (the "**MBFC Tower 3 Acquisition**").

In connection with this, Keppel REIT acquired an additional one-third of the issued share capital in Central Boulevard Development Pte. Ltd. (the "**Target**" and the one-third of the issued share capital in the Target, the "**Target Shares**") from Sageland Private Limited.

The purchase consideration paid for the MBFC Tower 3 Acquisition (the "**Purchase Consideration**") is an amount equal to one-third of the aggregate net asset value ("**NAV**") of the Target, as adjusted to take into account the agreed property value of S$4,359.0 million (based on 100% interest) or S$1,453.0 million (based on the one-third interest) (the "**Agreed Property Value**"). The Agreed Property Value of S$1,453.0 million represents an approximate 1.0% discount to the independent valuation conducted by Colliers International Consultancy & Valuation (Singapore) Pte Ltd. The Purchase Consideration is approximately S$906.3 million (based on the one-third interest and exclusive of goods and services tax) and is subject to post-completion adjustments.

Following completion of the MBFC Tower 3 Acquisition, Keppel REIT's shareholding in the Target increased from one-third to two-thirds.

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
4 February 2026

Important Notice

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any offer to acquire, purchase or subscribe for Units of Keppel 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.

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, the Trustee or any of their respective 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 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.