SECURITIES AND FUTURES ACT (CAP. 289) SECURITIES AND FUTURES (DISCLOSURE OF INTERESTS) REGULATIONS 2012

NOTIFICATION FORM FOR DIRECTOR/CHIEF EXECUTIVE OFFICER IN RESPECT OF INTERESTS IN SECURITIES

FORM

1
(Electronic Format)

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing this notification form.
- 2. This form is for a Director/Chief Executive Officer ("CEO") to give notice of his interests in the securities of the Listed Issuer under section 133, 137N or 137Y of the Securities and Futures Act (Cap. 289) (the "SFA"). Please note that the requirement to disclose interests in participatory interests applies **only** to a director and where the Listed Issuer is a Singapore-incorporated company.
- 3. This electronic Form 1 and a separate Form C, containing the particulars and contact details of the Director/CEO, must be completed by the Director/CEO or a person duly authorised by him to do so. The person so authorised should maintain records of information furnished to him by the Director/CEO.
- 4. This form and Form C, are to be completed electronically and sent to the Listed Issuer via an electronic medium such as an e-mail attachment. The Listed Issuer will attach both forms to the prescribed SGXNet announcement template for dissemination as required under section 137G(1), 137R(1) or 137ZC(1) of the SFA, as the case may be. While Form C will be attached to the announcement template, it will not be disseminated to the public and is made available only to the Monetary Authority of Singapore (the "Authority").
- 5. A single form may be used by a Director/CEO for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days of/of becoming aware of, the earliest transaction). There must be no netting-off of two or more notifiable transactions even if they occur within the same day.
- 6. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking on the paper clip icon on the bottom left-hand corner or in item 3 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 7. Except for item 4 of Part III, please select only one option from the relevant check boxes.
- 8. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 9. In this form, the term "Listed Issuer" refers to -
 - (a) a company incorporated in Singapore any or all of the shares in which are listed for quotation on the official list of a securities exchange;
 - (b) a corporation (not being a company incorporated in Singapore, or a collective investment scheme constituted as a corporation) any or all of the shares in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing;
 - (c) a registered business trust (as defined in the Business Trusts Act (Cap. 31A)) any or all of the units in which are listed for quotation on the official list of a securities exchange;
 - (d) a recognised business trust any or all of the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing; or
 - (e) a collective investment scheme that is a trust, that invests primarily in real estate and real estaterelated assets specified by the Authority in the Code on Collective Investment Schemes, and any or all the units in which are listed for quotation on the official list of a securities exchange, such listing being a primary listing ("Real Estate Investment Trust").
- 10. For further instructions and guidance on how to complete this notification form, please refer to section 6 of the User Guide on Electronic Notification Forms which can be accessed at the Authority's Internet website at http://www.mas.gov.sg (under "Regulations and Financial Stability", "Regulations, Guidance and Licensing", "Securities, Futures and Fund Management", "Forms", "Disclosure of Interests").

Part I - General
Name of Listed Issuer:
Keppel Pacific Oak US REIT
Type of Listed Issuer: Company/Corporation
Registered/Recognised Business Trust
✓ Real Estate Investment Trust
Name of Trustee-Manager/Responsible Person:
Keppel Pacific Oak US REIT Management Pte. Ltd.
Name of Director/CEO:
Peter McMillan III
Is the Director/CEO also a substantial shareholder/unitholder of the Listed Issuer? Yes No
Is the Director/CEO notifying in respect of his interests in securities of, or made available by, the Listed Issuer at the time of his appointment? Yes (Please proceed to complete Part III) No (Please proceed to complete Part III)
Date of notification to Listed Issuer:
05-Jun-2025
05-Jul 1-2025

Part III - For an incumbent Director/CEO giving notice of an acquisition of, or a change in his interest in, securities of or made available by the Listed Issuer

04	-Jun-2025
04	3411-2023
	ate on which Director/CEO became aware of the acquisition of, or change in, interest (1) different from item 1 above, please specify the date):
04	-Jun-2025
	cplanation (if the date of becoming aware is different from the date of acquisition of, or change interest):
-	upe of securities which are the subject of the transaction (more than one option may be nosen):
✓	Ordinary voting shares/units of Listed Issuer
	Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer
	Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
	Rights/Options over debentures of Listed Issuer
	Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
	Participatory interests made available by Listed Issuer
	Others (please specify):
	umber of shares, units, rights, options, warrants, participatory interests and/or principa nount/value of debentures or contracts acquired or disposed of by Director/CEO:
N.A	4.
	mount of consideration paid or received by Director/CEO (excluding brokerage and stampaties):
N.A	A.

Circumstance giving rise to the interest or change in interest:
Acquisition of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Securities via physical settlement of derivatives or other securities
Securities pursuant to rights issue
Securities via a placement
Securities following conversion/exercise of rights, options, warrants or other convertibles
Disposal of:
Securities via market transaction
Securities via off-market transaction (e.g. married deals)
Other circumstances:
Acceptance of employee share options/share awards
Exercise of employee share options
Acceptance of take-over offer for Listed Issuer
Corporate action by Listed Issuer (please specify):
✓ Others (please specify):
Keppel Pacific Oak US REIT Management Pte. Ltd. (the "Manager") has on 4 June 2025, transferred a total of 461,96 Units at an average price of US\$0.199 per Unit to its directors as part payment of directors' fees for the financial year ended 31 December 2024.

8. Quantum of interests in securities held by Director/CEO before and after the transaction.

Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	164,095	9,261,351	9,425,446
As a percentage of total no. of ordinary voting shares/units:	0.016	0.886	0.902
Immediately after the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	164,095	8,799,384	8,963,479

		a percentag ng shares/u		no. of ordin	ary	0.016	0.842	0.858	
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	REIT ((the "Releva illan III holc	ant Units")	held by th	ne Manage	r as it holds 50%	of the voting shar	384 Units in Keppel Pacific Oa es in the Manager. As Mr Peto have an interest in the Releva	er
0.	Attac	chments ((The total			ment(s) sho	ould not exceed	(MB.)		
1.	If thi	s is a rep	lacemen	nt of an e	arlier not	ification, pleas	se provide:		
	(a)					of the <u>first</u> n	otification which	was announced on SGX	(Net
		(tne "Ini	tial Anno	ounceme 	nt"): 				
	(h)	Data of	the Initia	I Appour	cement:				
	(b)	Date of	une milia	II AIIIIOUI	icement.	1			
	(c)	15-digit	transact	ion refe	ence nur	her of the re	levant transact	ion in the Form 1 which	was
	(0)				nounceme		icvani transaci	ion in the rollin r willen	was
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2.		narks (<i>if a</i>	• •	002 is calc	ulated has	ed on 1 044 450	254 issued Units as	s at 15 May 2025	
	Tille b	crecinage							
				358 is calc	ulated base	ed on 1,044,450,	254 issued Units as	s at 4 June 2025.	
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	04-Jun-2025
	Date on which Director/CEO became aware of the acquisition of, or change in, interest (i) (if different from item 1 above, please specify the date):
	04-Jun-2025
	Explanation (if the date of becoming aware is different from the date of acquisition of, or change in, interest):
	Type of securities which are the subject of the transaction (more than one option may be chosen): Ordinary voting shares/units of Listed Issuer
[Other types of shares/units (excluding ordinary voting shares/units) of Listed Issuer
[Rights/Options/Warrants over shares/units of Listed Issuer
	Debentures of Listed Issuer
[Rights/Options over debentures of Listed Issuer
[Contracts over shares of the Listed Issuer which Director/CEO is a party to, or under which he is entitled to a benefit, being contracts under which any person has a right to call for or to make delivery of shares in the Listed Issuer
[Participatory interests made available by Listed Issuer
	Others (please specify):
	Number of shares, units, rights, options, warrants, participatory interests and/or principal amount/value of debentures or contracts acquired or disposed of by Director/CEO:
	92,272 Units
	Amount of consideration paid or received by Director/CEO (excluding brokerage and stamp
L	duties):
I	US\$0.1991 per Unit
I	·

	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
	Securities via physical settlement of derivatives or other securities
	Securities pursuant to rights issue
	Securities via a placement
	Securities following conversion/exercise of rights, options, warrants or other convertibles
Dis	sposal of:
	Securities via market transaction
	Securities via off-market transaction (e.g. married deals)
Ot	her circumstances :
	Acceptance of employee share options/share awards
	Vesting of share awards
	Exercise of employee share options
	Acceptance of take-over offer for Listed Issuer
	Corporate action by Listed Issuer (please specify):
✓	Others (please specify):
	ceipt of 92,272 Units from Keppel Pacific Oak US REIT Management Pte. Ltd. at an average price of US\$0.1991 pit as part payment of my director's fees for the year ended 31 December 2024.

8. Quantum of interests in securities held by Director/CEO before and after the transaction.

Please complete relevant table(s) below (for example, Table 1 should be completed if the change relates to ordinary voting shares of the Listed Issuer; Table 4 should be completed if the change relates to debentures):

Table 1. Change in respect of ordinary voting shares/units of Listed Issuer

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of ordinary voting shares/units held:	164,095	8,799,384	8,963,479
As a percentage of total no. of ordinary voting shares/units:	0.016	0.842	0.858
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of ordinary voting shares/units held:	Direct Interest 256,367	Deemed Interest 8,799,384	<i>Total</i> 9,055,751

		out in item 8 tables 1 to 8, arises]
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). ,	Attac	chments (if any): ① (The total file size for all attachment(s) should not exceed 1MB.)
1.	If this	s is a replacement of an earlier notification, please provide:
	(a)	SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (the "Initial Announcement"):
	(b)	Date of the Initial Announcement:
	, .	
	(c)	15-digit transaction reference number of the relevant transaction in the Form 1 which was attached in the Initial Announcement:
_		arks (if any): ercentages are computed based on 1 044 450 254 issued Units as at 4 June 2025
_		arks (<i>if any</i>): ercentages are computed based on 1,044,450,254 issued Units as at 4 June 2025.
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Trar 8 6	nsact	ercentages are computed based on 1,044,450,254 issued Units as at 4 June 2025. ion Reference Number (auto-generated): 2 1 9 5 4 0 1 1 0 3 2 1 s to be completed by an individual submitting this notification form on behalf of the Director/CEO.
Trar 8 6	nsact	ercentages are computed based on 1,044,450,254 issued Units as at 4 June 2025. ion Reference Number (auto-generated): 2 1 9 5 4 0 1 1 0 3 2 1 is to be completed by an individual submitting this notification form on behalf of the Director/CEO. culars of Individual submitting this notification form to the Listed Issuer:
Trar 8 6	nsact	ercentages are computed based on 1,044,450,254 issued Units as at 4 June 2025. Sion Reference Number (auto-generated): 2 1 9 5 4 0 1 1 0 3 2 1 Sto be completed by an individual submitting this notification form on behalf of the Director/CEO. culars of Individual submitting this notification form to the Listed Issuer: Name of Individual:
Trar 8 6	nsact 6 7 Partic	ercentages are computed based on 1,044,450,254 issued Units as at 4 June 2025. Sion Reference Number (auto-generated): 2 1 9 5 4 0 1 1 0 3 2 1 Sto be completed by an individual submitting this notification form on behalf of the Director/CEO. culars of Individual submitting this notification form to the Listed Issuer: Name of Individual: Lee Yingqi
Trar	nsact 6 7 Partic	ercentages are computed based on 1,044,450,254 issued Units as at 4 June 2025. ion Reference Number (auto-generated): 2 1 9 5 4 0 1 1 0 3 2 1 sto be completed by an individual submitting this notification form on behalf of the Director/CEO. culars of Individual submitting this notification form to the Listed Issuer: Name of Individual: Lee Yingqi Designation (if applicable):