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

NOTIFICATION FORM FOR SUBSTANTIAL SHAREHOLDER(S)/UNITHOLDER(S) IN RESPECT OF INTERESTS IN

3 (Electronic Format)

FORM

Explanatory Notes

- 1. Please read the explanatory notes carefully before completing the notification form.
- This form is for a Substantial Shareholder(s)/Unitholder(s) to give notice under section 135, 136, 137, 137J (as applicable to sections 135, 136 and 137) or 137U (as applicable to sections 135, 136 and 137) of the Securities and Futures Act (the "SFA").
- 3. This electronic Form 3 and a separate Form C, containing the particulars and contact details of the Substantial Shareholder(s)/Unitholder(s), must be completed by the Substantial Shareholder(s)/Unitholder(s) or a person duly authorised by the Substantial Shareholder(s)/Unitholder(s) to do so. The person so authorised should maintain records of information furnished to him by the Substantial Shareholder(s)/Unitholder(s).
- 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. Where a transaction results in similar notifiable obligations on the part of more than one Substantial Shareholder/Unitholder, all of these Substantial Shareholders/Unitholders may give notice using the same notification form.
- 6. A single form may be used by a Substantial Shareholder/Unitholder for more than one transaction resulting in notifiable obligations which occur within the same notifiable period (i.e. within two business days 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.
- 7. All applicable parts of the notification form must be completed. If there is insufficient space for your answers, please include attachment(s) by clicking the paper clip icon on the bottom left-hand corner or in item 11 of Part II or item 10 of Part III. The total file size for all attachment(s) should not exceed 1MB.
- 8. Except for item 5 of Part II and item 1 of Part IV, please select only one option from the relevant check boxes.
- 9. Please note that submission of any false or misleading information is an offence under Part VII of the SFA.
- 10. 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").
- 11. For further instructions and guidance on how to complete this notification form, please refer to section 7 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

1. Name of Listed Issuer:

Keppel Pacific Oak US REIT

- 2. 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.

- 3. Is more than one Substantial Shareholder/Unitholder giving notice in this form?
 - No (Please proceed to complete Part II)
 - ✓ Yes (Please proceed to complete Parts III & IV)
- 4. Date of notification to Listed Issuer:

05-Jun-2025

	Part III - Substantial Sh	areholder(s)/Un	itholder(s) Detai	ls
[To	be used for multiple Substantial Sha	areholders/Unitholo	ders to give notice]	
<u>Sub</u>	stantial Shareholder/Unitholder A			
1.	Name of Substantial Shareholder/	Unitholder:		
	Keppel Capital Holdings Pte. Ltd.]
2.	Is Substantial Shareholder/Unithe securities of the Listed Issuer are h Yes Yo		•	whose interest in the
3.	Notification in respect of:			
	Becoming a Substantial Sharehold			
	✓ Change in the percentage level of		maining a Substantia	I Shareholder/Unitholder
	Ceasing to be a Substantial Share	holder/Unitholder		
4.	Date of acquisition of or change in	interest:		
	04-Jun-2025			
5.	Date on which Substantial Shareho change in, interest () (<i>if different</i>			•
	04-Jun-2025			
6.	Explanation (<i>if the date of becomin change in, interest</i>):	ng aware is differe	ent from the date of	acquisition of, or the
7.	N.A. Quantum of total voting shar rights/options/warrants/convertible	debentures {conv	ersion price known	
	Shareholder/Unitholder before and	l after the transact	ion:	
	Immediately before the transaction	Direct Interest	Deemed Interest	Total
	. of voting shares/units held and/or derlying the	0	73,426,703	73,426,703
	hts/options/warrants/convertible debentures:			
	a percentage of total no. of voting ares/ເ	0	7.03	7.03
	Immediately after the transaction	Direct Interest	Deemed Interest	Total
unc	. of voting shares/units held and/or derlying the rights/options/warrants/ nvertible debentures :	0	72,964,736	72,964,736

0

6.986

6.986

shares/(

As a percentage of total no. of voting

	Keppel Capital Holdings Pte. Ltd. ("KCH")'s deemed interest arises from its shareholdings in (i) Keppel Cap Investment Holdings Pte. Ltd. ("KCIH"), a wholly-owned subsidiary of KCH; and (ii) Keppel Pacific Oak US R Management Pte. Ltd., a 50:50 joint-venture of KCH and KORE Pacific Advisors Pte. Ltd.
9.	Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]
	KCIH is a wholly-owned subsidiary of KCH, which is in turn a subsidiary of Keppel Ltd. ("Keppel").
10.	Attachments (<i>if any</i>): 🕤
	(The total file size for all attachment(s) should not exceed 1MB.)
11.	If this is a replacement of an earlier notification, please provide:
	(a) SGXNet announcement reference of the <u>first</u> notification which was announced on SGXNet (<i>the "Initial Announcement"</i>):
	(b) Date of the Initial Announcement:
	(c) 15-digit transaction reference number of the relevant transaction in the Form 3 which was attached in the Initial Announcement:
12.	Remarks (<i>if any</i>):
	The change of percentage level of KCH's deemed interest in Keppel Pacific Oak US REIT ("Listed Issuer") is result of Keppel Pacific Oak US REIT Management Pte. Ltd.'s transfer of 461,967 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 Decem 2024.
	The 7.030 percentage level is calculated based on 1,044,450,254 issued Units as at 15 May 2025.
	The 6.986 percentage level is calculated based on 1,044,450,254 issued Units as at 4 June 2025.
Sub	ostantial Shareholder/Unitholder B
۱.	Name of Substantial Shareholder/Unitholder:
	Keppel Ltd.
2.	Is Substantial Shareholder/Unitholder a fund manager or a person whose interest in
	securities of the Listed Issuer are held solely through fund manager(s)?

- 3. Notification in respect of:
 - Becoming a Substantial Shareholder/Unitholder
 - ✓ Change in the percentage level of interest while still remaining a Substantial Shareholder/Unitholder
 - Ceasing to be a Substantial Shareholder/Unitholder
- 4. Date of acquisition of or change in interest:

04-Jun-2025

5. Date on which Substantial Shareholder/Unitholder became aware of the acquisition of, or the change in, interest () (*if different from item 4 above, please specify the date*):

04-Jun-2025

6. Explanation (*if the date of becoming aware is different from the date of acquisition of, or the change in, interest*):

N.A.

7. Quantum of total voting shares/units (*including voting shares/units underlying rights/options/warrants/convertible debentures {conversion price known}*) held by Substantial Shareholder/Unitholder before and after the transaction:

Immediately before the transaction	Direct Interest	Deemed Interest	Total
No. of voting shares/units held and/or underlying the rights/options/warrants/convertible debentures:	0	73,426,703	73,426,703
As a percentage of total no. of voting shares/ເງ:	0	7.03	7.03
Immediately after the transaction	Direct Interest	Deemed Interest	Total
Immediately after the transaction No. of voting shares/units held and/or underlying the rights/options/warrants/ convertible debentures :	Direct Interest	Deemed Interest 72,964,736	Total 72,964,736

8. Circumstances giving rise to deemed interests (*if the interest is such*):

[You may attach a chart in item 10 to illustrate how the Substantial Shareholder/Unitholder's deemed interest arises]

Keppel's deemed interest arises from its shareholdings in (i) KCIH, a wholly-owned subsidiary of KCH, which is in turn a wholly-owned subsidiary of Keppel; and (ii) Keppel Pacific Oak US REIT Management Pte. Ltd., a 50:50 joint-venture of KCH and KORE Pacific Advisors Pte. Ltd.

9. Relationship between the Substantial Shareholders/Unitholders giving notice in this form: [You may attach a chart in item 10 to show the relationship between the Substantial Shareholders/Unitholders]

KCIH is a wholly-owned subsidiary of KCH, which is in turn a subsidiary of Keppel.

10. Attachments (if any): 🕤

(The total file size for all attachment(s) should not exceed 1MB.)

- 11. If this 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 3 which was attached in the Initial Announcement:

12. Remarks (*if any*):

The change of percentage level of Keppel's deemed interest in Keppel Pacific Oak US REIT ("Listed Issuer") is the result of Keppel Pacific Oak US REIT Management Pte. Ltd.'s transfer of 461,967 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.

The 7.030 percentage level is calculated based on 1,044,450,254 issued Units as at 15 May 2025.

The 6.986 percentage level is calculated based on 1,044,450,254 issued Units as at 4 June 2025.

Part IV - Transactio	on details
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1.	 Type of securities which are the subject of the transaction (more than one option may be chosen): Voting shares/units Rights/Options/Warrants over voting shares/units Convertible debentures over voting shares/units (conversion price known) Others (please specify):
2.	Number of shares, units, rights, options, warrants and/or principal amount of convertible debentures acquired or disposed of by Substantial Shareholders/Unitholders:
	N.A.
3.	Amount of consideration paid or received by Substantial Shareholders/Unitholders (<i>excluding brokerage and stamp duties</i>):
	N.A.
4.	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 take-over offer for the Listed Issuer
	Corporate action by the Listed Issuer which Substantial Shareholders/Unitholders did not participate in (<i>please specify</i>):
	Please see Remarks (Item 12) under Part III for details in respect of each Substantial Unitholder.
	Others (<i>please specify</i>):

Item 5 is to be completed by an individual submitting this notification form on behalf of the Substantial Shareholders/Unitholders.

- 5. Particulars of Individual submitting this notification form to the Listed Issuer:
 - (a) Name of Individual:

Karen Teo / Samantha Teong

(b) Designation (*if applicable*):

Company Secretaries

(c) Name of entity (*if applicable*): Keppel Ltd.

Transaction Reference Number (auto-generated):

	2	3	9	2	3	1	4	4	4	3	8	7	4	1	3
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