

Keppel Pacific Oak US REIT Management Pte. Ltd.
(Co Reg No. 201719652G)
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Singapore 098632

**NOTICE TO UNITHOLDERS ON EXCHANGE RATE
FOR COMPUTATION OF DISTRIBUTION IN U.S DOLLARS**

As announced on 16 July 2019 by Keppel Pacific Oak US REIT Management Pte. Ltd. (formerly known as Keppel-KBS US REIT Management Pte. Ltd.), as manager of Keppel Pacific Oak US REIT (formerly known as Keppel-KBS US REIT), the declared distribution of 3.00 US cents per Unit in Keppel Pacific Oak US REIT (“Units” and holders of Units, “Unitholders”) for the period from 1 January 2019 to 30 June 2019 will be paid on Wednesday, 25 September 2019.

For Unitholders who have not opted to receive their distribution in U.S. dollars, the amount of distribution to be paid in Singapore dollars will be computed based on the exchange rate of US\$1 = S\$1.3725, this being the buy rate for Singapore dollars on 19 September 2019. Unitholders who have opted to receive their distribution in U.S. dollars will receive 3.00 US cents per Unit.

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

Kelvin Chua
Company Secretary
19 September 2019

Important Notice

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 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 Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited (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 Pacific Oak US REIT is not necessarily indicative of the future performance of Keppel Pacific Oak US REIT.

DBS Bank Ltd. is the sole financial adviser and issue manager for the initial public offering of Keppel Pacific Oak US REIT (formerly known as Keppel-KBS US REIT) (the “Offering”). DBS Bank Ltd., Citigroup Global Markets Singapore Pte. Ltd., Credit Suisse (Singapore) Limited and Merrill Lynch (Singapore) Pte. Ltd. were the Joint Bookrunners and Underwriters for the Offering (collectively, the “Joint Bookrunners and Underwriters”).