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Media Release

KORE US REIT secures US$120 million loan facility, addressing a significant portion of 2027 loan maturities

Singapore, 9 September 2026 – KORE US REIT Management Pte. Ltd. ("**KORE US REIT Management**"), the manager of KORE US REIT ("**KORE**"), today announced that it has secured a new US$120 million loan facility.

Upon drawdown, the facility is expected to address approximately 65%[1] of KORE's loans due in 2027, extending the REIT's debt maturity profile and enhancing its financial flexibility. On a pro forma basis[2], KORE's weighted average debt maturity is expected to increase from 1.7 years to 2.1 years. KORE also has no term loans due for the remainder of 2026.

Mr David Snyder, CEO of KORE US REIT Management, said, "This refinancing is another step in strengthening KORE's capital structure and addressing our debt maturities well ahead of schedule. With the continued support of our financing partners, we remain focused on maintaining financial flexibility while executing our leasing and asset management strategies to deliver sustainable distributions and long-term value to Unitholders."

The new loan facility follows the US$40 million committed revolving credit facility KORE secured in 2Q 2026, which strengthened its liquidity position and broadened its available funding sources. Together, the two transactions underscore KORE's disciplined approach to capital management as it continues to execute its proactive leasing strategy.

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[1] Excludes uncommitted revolving credit facilities.
[2] Assuming the loan was refinanced as at 30 June 2026.

About KORE US REIT (www.koreusreit.com)

KORE US REIT (KORE), formerly known as Keppel Pacific Oak US REIT, is a distinctive US office REIT listed on the Main Board of the Singapore Exchange Securities Trading Limited (SGX-ST) on 9 November 2017. The name "KORE" stands for Keppel Office Real Estate. KORE aims to be the first-choice US office S-REIT, delivering sustainable distributions and strong total returns to Unitholders.

KORE invests in a diversified mix of income-producing commercial and real estate-related assets in key growth markets across the US, characterised by strong economic fundamentals and attractive lifestyle attributes, including the Super Sun Belt, 18-Hour Cities and Supernovas.

As at 30 June 2026, KORE's portfolio comprised 13 freehold office buildings and business campuses across eight key growth markets in the US, with a combined asset value of approximately US$1.3 billion and a total net lettable area of over 4.8 million sf. The portfolio is anchored by tenants in the fast-growing and defensive sectors, including technology, advertising, media and information, as well as medical and healthcare.

KORE is managed by KORE US REIT Management Pte. Ltd., which is jointly owned by two Sponsors, Keppel and KORE Pacific Advisors.