

## UPDATE ON US TAX REGULATIONS

As previously announced by Keppel-KBS US REIT Management Pte. Ltd., as manager of Keppel-KBS US REIT (the “**Manager**”) on 27 December 2018, the United States Department of the Treasury had, on 20 December 2018, released proposed regulations (the “**Proposed 267A Regulations**”) under Section 267A of the United States Internal Revenue Code of 1986, as amended (“**Section 267A**”) and had stated that it expected final regulations under Section 267A to be promulgated by 22 June 2019. However, the final regulations have not yet been released to date and the United States Department of the Treasury has not provided an updated timeline on when it expects the final regulations to be issued.

The delay in the release of the final regulations does not indicate that there will be any meaningful changes from the Proposed 267A Regulations. However as stated in the Manager’s prior announcement, any final regulations could differ materially from the Proposed 267A Regulations and could result in additional costs.

The Manager will provide an update if there is any material impact on Keppel-KBS US REIT and/or its unitholders arising from the issuance of the final regulations under Section 267A, additional guidance, or other application of tax laws in the tax jurisdictions where Keppel-KBS US REIT operates.

By Order of the Board  
Kelvin Chua  
Company Secretary

**Keppel-KBS US REIT Management Pte. Ltd.**  
(Company Registration No.: 201719652G)  
as manager of Keppel-KBS US REIT  
26 June 2019

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of 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.
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