(Constituted in the Republic of Singapore pursuant to
a trust deed dated 28 November 2005 (as amended))

ANNOUNCEMENT

PRICING OF OFFERING OF S$200,000,000 2.60 PER CENT. NOTES DUE 2033 UNDER THE S$2,000,000,000 MULTICURRENCY DEBT ISSUANCE PROGRAMME OF KEPPEL REIT MTN PTE. LTD. AND HSBC INSTITUTIONAL TRUST SERVICES (SINGAPORE) LIMITED (IN ITS CAPACITY AS TRUSTEE OF KEPPEL REIT) (THE "PROGRAMME")

Keppel REIT Management Limited, in its capacity as manager of Keppel REIT (the "**Keppel REIT Manager**"), wishes to announce that Keppel REIT MTN Pte. Ltd. (the "**Issuer**"), a wholly-owned subsidiary of HSBC Institutional Trust Services (Singapore) Limited (in its capacity as trustee of Keppel REIT) (the "**Keppel REIT Trustee**"), has today priced S$200,000,000 in aggregate principal amount of 2.60 per cent. notes due 2033 to be issued under the Programme (the "**Series 011 Notes**").

United Overseas Bank Limited has been appointed as sole lead manager and bookrunner of the offering of the Series 011 Notes.

The Series 011 Notes are expected to be issued on 17 August 2026.

The Series 011 Notes will be issued at an issue price of 100 per cent. of the principal amount and in denominations of S$250,000. Interest on the Series 011 Notes will be payable semi-annually. The Notes are expected to mature on 17 August 2033, unless previously redeemed or purchased and cancelled in accordance with the terms and conditions of the Series 011 Notes.

The Series 011 Notes shall at all times rank *pari passu*, and rateably without any preference or priority among themselves and *pari passu* with all other present and future unsecured obligations (other than subordinated obligations and priorities created by law) of the Issuer.

The net proceeds from the issue of the Series 011 Notes, after the deduction of issue expenses, will be used by the Keppel REIT Trustee towards refinancing the borrowings of Keppel REIT and its subsidiaries.

The Series 011 Notes contain a condition where a default may occur if the Keppel REIT Manager is removed as manager of Keppel REIT pursuant to the terms of the trust deed constituting Keppel REIT (the "**Trust Deed**"), and the replacement or substitute manager is not appointed in accordance with the terms of the Trust Deed. If the condition is breached, it may trigger cross defaults in the other facilities, debt issues and borrowings of Keppel REIT and/or its subsidiaries. In such an event, the aggregate level of facilities, debt issues and borrowings that may be affected is approximately S$2,614 million (excluding interest and fees) as at the present date. As at the date of this announcement, there has not been a breach of the condition described above.

The Series 011 Securities are being offered outside the United States in reliance on Regulation S under the United States Securities Act of 1933, as amended (the "**Securities Act**"), and in Singapore to (i) institutional investors (as defined in Section 4A of the Securities and Futures Act 2001 of Singapore (the "**SFA**")) pursuant to Section 274 of the SFA and (ii) accredited investors (as defined in Section 4A of the SFA) pursuant to and in accordance with the conditions specified in Section 275 of the SFA and (where applicable) Regulation 3 of the Securities and Futures (Classes of Investors) Regulations 2018 of Singapore. Any reference to the SFA is a reference to the Securities and Futures Act 2001 of Singapore and a reference to any term as defined in the SFA or any provision in the SFA is a reference to that term or provision as modified or amended from time to time including by such of its subsidiary legislation as may be applicable at the relevant time.

This announcement and the information contained herein do not constitute an offer or invitation to purchase any securities of Keppel REIT.

By Order of the Board

Keppel REIT Management Limited
(Company Registration Number: 200411357K)
as manager of Keppel REIT

Darren Tan / Gillian Loh
Company Secretaries
7 August 2026

IMPORTANT NOTICE

The value of units in Keppel REIT (the "**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 the holders of Units may only deal in their Units through trading on 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 REIT is not necessarily indicative of the future performance of Keppel REIT.

This announcement does not constitute or form part of any offer to purchase, a solicitation of an offer to purchase, an offer to sell or a solicitation of an offer to sell, securities in the United States or to U.S. persons (as defined in the Securities Act) or any jurisdiction in which such offer or solicitation or sale would be unlawful. The securities referred to herein have not been and will not be registered under the Securities Act, or any state securities laws or other jurisdiction of the United States, and may not be offered, sold or delivered in or into the United States absent registration or an applicable exemption from, or in a transaction not subject to, the registration requirements under the Securities Act and applicable state or local securities laws of the United States. The securities referred to herein will be offered and sold only outside the United States to non U.S. persons in accordance with Regulation S under the Securities Act. No public offering of securities will be made in the United States.