



Keppel-KBS US REIT Management Pte. Ltd. Tel: (65) 6803 1818
(Co Reg No. 201719652G) Fax: (65) 6803 1717
230 Victoria Street
#05-08 Bugis Junction Towers
Singapore 188024

PAYMENT OF MANAGEMENT FEE BY WAY OF ISSUE OF UNITS IN KEPPEL-KBS US REIT

The Board of Directors of Keppel-KBS US REIT Management Pte. Ltd. (the “**Company**”), as manager of Keppel-KBS US REIT, wishes to announce that 1,088,464 Units (“**Management Fee Units**”) in Keppel-KBS US REIT have been issued today at a price of US\$0.8685 per Unit as payment of the base fee component of its management fee¹ for the period from 1 April 2018 to 30 June 2018.

The issue price per Management Fee Unit is the volume weighted average price for a Unit for all trades done on the Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) in the ordinary course of trading for the last ten business days for the period ended 30 June 2018.

The payment of the management fee and the manner of such payment are provided for in the trust deed dated 22 September 2017, as may be amended from time to time, constituting Keppel-KBS US REIT (the “**Trust Deed**”). It is provided in the Trust Deed that the Company is entitled to receive its management fee in a combination of Units and cash in such proportions as it may elect. As stated in the prospectus of Keppel-KBS US REIT dated 2 November 2017, the Company has elected to receive 100% of the base fee component of its management fee in the form of Units for the period from 1 April 2018 to 30 June 2018.

Following the issuance of the Management Fee Units, the Company's unitholding in Keppel-KBS US REIT is 2,381,431 Units, representing approximately 0.377% of the total number of issued Units in Keppel-KBS US REIT. The total number of issued Units in Keppel-KBS US REIT as at the date of this announcement is 631,309,231.

By Order of the Board
Keppel-KBS US REIT Management Pte. Ltd.
(Company Registration Number: 201719652G)
as manager of Keppel-KBS US REIT

Kelvin Chua
Company secretary
31 July 2018

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.

¹ The performance fee component of management fee will be paid out on an annual basis in accordance with the Trust Deed.

Important Notice

The value of Units and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by the Company, as manager of Keppel-KBS US REIT, 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 of Keppel-KBS US REIT 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-KBS US REIT is not necessarily indicative of the future performance of Keppel-KBS US REIT.