

**REMINDER TO SUBMIT U.S. TAX FORMS AND
DISTRIBUTION ELECTION NOTICE BY 24 AUGUST 2018**

Keppel-KBS US REIT Management Pte. Ltd., as manager of Keppel-KBS US REIT (the “**Manager**”), refers to the announcement dated 17 July 2018 in relation to Keppel-KBS US REIT’s distribution of 3.82 US cents per unit (“**Unit**” and holders of Units, “**Unitholders**”) for the period from 9 November 2017 to 30 June 2018 (the “**Distribution**”).

IMPORTANT REMINDER – SUBMISSION OF U.S. TAX FORMS

Please be reminded that Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to 30% withholding taxes on the Distribution. The deadline for the submission of the U.S. tax forms to Keppel-KBS US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd, has been extended to **5.00 p.m. on Friday, 24 August 2018.**

IMPORTANT REMINDER – SUBMISSION OF DISTRIBUTION CURRENCY ELECTION

Registered Unitholders (other than The Central Depository (Pte) Limited (“**CDP**”) and Unitholders whose Units are held directly through CDP will receive their Distribution in Singapore dollars, unless Unitholders elect to receive their Distribution in U.S. dollars by submitting a completed “Distribution Election Notice” to Keppel-KBS US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) by **5.00 p.m. on Friday, 24 August 2018.** No action is needed for Unitholders who wish to receive the Distribution in Singapore dollars.

For the Distribution to be paid in Singapore dollars, the Manager will make the necessary arrangements to convert the Distribution from U.S. dollars into Singapore dollars (taking into account the cost of exchange) at the prevailing market exchange rate. Neither CDP nor the Manager will be liable for any damages or losses suffered by Unitholders howsoever arising from the conversion of the Distribution payable to each Unitholder from U.S. dollars into Singapore dollars. Save for approved depository agents (acting as nominees of their individual customers), each Unitholder may elect to receive the entire Distribution in either Singapore dollars or U.S. dollars and will not be able to elect to receive the Distribution in a combination of Singapore dollars and U.S. Dollars.

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.

IMPORTANT DATES AND TIMES

Unitholders should note the following important indicative dates and events:

| Date/Deadline | Event |
|-------------------------------------|--|
| 5.00 p.m. on Friday, 24 August 2018 | Unitholders are reminded to submit the completed tax forms to Keppel-KBS US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte Ltd by this deadline. Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to 30% withholding taxes on the Distribution. |
| | Unitholders must complete and return the Distribution Election Notice to Keppel-KBS US REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd (as indicated on the Distribution Election Notice) in order to receive the Distribution in U.S. dollars. |
| Tuesday, 25 September 2018 | Payment of distribution |

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 Hua Yeow
Company Secretary
14 August 2018

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-KBS US REIT is not necessarily indicative of the future performance of Keppel-KBS US REIT.