

# Keppel Pacific Oak US REIT

Keppel Pacific Oak US REIT Management Pte. Ltd.  
(Co Reg No. 201719652G)  
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Singapore 098632

## ISSUANCE AND DESPATCH OF CIRCULAR

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcement of Keppel Pacific Oak US REIT dated 6 September 2019 in relation to the proposed acquisition of the property comprising 125 East John Carpenter and 5100 North O'Connor (the "Acquisition Announcement").*

Further to the Acquisition Announcement, the Manager wishes to announce that Keppel Pacific Oak US REIT has issued a circular to Unitholders dated 30 September 2019 (the "Circular") which contains, among others, a notice of the extraordinary general meeting of Unitholders for the purpose of seeking Unitholders' approvals in connection with the Acquisition, the Keppel Placement (as defined in the Circular) and the KBS SOR Placement (as defined in the Circular). The Circular will be despatched to Unitholders today.

Unitholders who have not received the Circular within a week from the date hereof should contact the Unit Registrar of Keppel Pacific Oak US REIT at the following address:

Boardroom Corporate & Advisory Services Pte. Ltd.  
50 Raffles Place #32-01  
Singapore Land Tower  
Singapore 048623

A copy of the Circular is also available on the website of Keppel Pacific Oak US REIT at [www.koreusreit.com](http://www.koreusreit.com) and on the website of the SGX-ST at [www.sgx.com](http://www.sgx.com).

Unitholders are advised to read the Circular carefully in order to decide whether they should vote in favour of or against the resolutions relating to the Acquisition, the Keppel Placement and the KBS SOR Placement.

Pursuant to Rule 917(4)(a) of the Listing Manual of the SGX-ST, the Audit and Risk Committee of the Manager has disclosed their views on the Acquisition (based on the opinion of Deloitte & Touche Corporate Finance Pte. Ltd.), the Keppel Placement and the KBS SOR Placement in the Circular.

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of Keppel Pacific Oak US REIT (formerly known as 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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By Order of the Board  
Keppel Pacific Oak US REIT Management Pte. Ltd.  
(Company Registration Number: 201719652G)  
as manager of Keppel Pacific Oak US REIT

Kelvin Chua  
Company Secretary  
30 September 2019

### **IMPORTANT NOTICE**

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Keppel Pacific Oak US REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of 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, Perpetual (Asia) Limited, in its capacity as trustee of Keppel Pacific Oak US REIT, Keppel Capital Holdings Pte. Ltd. and KBS Pacific Advisors Pte. Ltd., as the sponsors of Keppel Pacific Oak US REIT or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request that the Manager redeem or purchase their Units while the Units are listed. It is intended that Unitholders 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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.