

NOTICE OF BOOKS CLOSURE AND DISTRIBUTION PAYMENT DATE

NOTICE IS HEREBY GIVEN THAT the Transfer Books and Register of Unitholders of Keppel Pacific Oak US REIT will be closed on **Wednesday, 11 February 2026 at 5.00 p.m.** (the “**Books Closure Date**”) for the purpose of determining the entitlement of holders of units in Keppel Pacific Oak US REIT (“**Units**” and holders of Units, “**Unitholders**”) to Keppel Pacific Oak US REIT’s distribution of 0.25 US cents per Unit for the period from 01 July 2025 to 31 December 2025 (the “**Distribution**”).

The Distribution comprises solely tax-exempt income distribution (the “**Tax-Exempt Income Distribution**”).

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units at the Books Closure Date will be entitled to the Distribution to be paid on **Monday, 30 March 2026**.

Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to an effective withholding tax of approximately 30% on the Distribution, comprising 68.62% withholding tax on the tax-exempt income distribution (“**Tax-Exempt Income Distribution**”) and a nil withholding tax on the capital distribution (“**Capital Distribution**”). The U.S. tax forms are required to be reviewed and validated by the appointed processing agent by Thursday, 5 March 2026. To ensure the forms can be validated by 5 March 2026, Unitholders are reminded to submit the completed tax forms to Keppel Pacific Oak US REIT’s Unit Registrar – Boardroom Corporate & Advisory Services Pte Ltd at least seven (7) calendar days before the validation deadline of 5 March 2026.

DECLARATION FOR SINGAPORE TAX PURPOSES

The Tax-Exempt Income Distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from such distribution.

IMPORTANT – DISTRIBUTION CURRENCY ELECTION

Since 15 June 2020, CDP has implemented a Currency Conversion Service (“CCY”), which is a conversion and payment service that converts foreign currency cash distributions to Singapore Dollar (SGD) and credit them directly into CDP direct account holder’s active Direct Crediting Service (“DCS”) bank account. No action is required for CDP Securities Account holder with DCS, the CCY is automatically provided.

Registered Unitholders (other than 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: (i) submitting a completed “Distribution Election Notice” to Keppel Pacific Oak US REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. (as indicated on the Distribution Election Notice) by **Thursday, 5 March 2026 and** (ii) opt out of CCY at least **3 business days before payment date**.

Please refer to <https://www.sgx.com/securities/retail-investor/cdp-faq> or contact CDP for further information on how to opt out of the CCY to receive US distributions.

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.

IMPORTANT REMINDER

Last Date and Time for Return of the Forms

The Unit Registrar will despatch the relevant forms to Unitholders on or around 19 February 2026.

Unitholders and depository agents must complete and return:

- (1) the tax declaration forms to the Unit Registrar’s office **at least seven (7) calendar days before 5 March 2026**; and
- (2) solely for Unitholders electing to receive their Distribution in U.S. dollars, the Distribution Election Notice to the Unit Registrar’s office by **5 March 2026**.

Keppel Pacific Oak US REIT has obtained clearance from CDP to allow the Distribution to be made earlier than the minimum timeframe required under the Listing Manual of the Singapore Exchange Securities Trading Limited so as not to unnecessarily delay the payment of the Distribution, which is in accordance with the timetable below.

IMPORTANT DATES AND TIMES

Unitholders should note the following important indicative dates and events:

Date/Deadline	Event
Wednesday, 11 February 2026 at 5.00 p.m.	Closing of the Transfer Books and Register of Unitholders of Keppel Pacific Oak US REIT
Thursday, 5 March 2026	Unitholders are reminded to submit the completed tax forms to Keppel Pacific Oak US REIT's Unit Registrar – Boardroom Corporate & Advisory Services Pte Ltd at least seven (7) days before the validation deadline of 5 March 2026 . Unitholders who do not submit required U.S. tax forms completely and accurately will be subject to approximately 30% withholding tax on the Distribution .
Thursday, 5 March 2026	Unitholders must complete and return the Distribution Election Notice to Keppel Pacific Oak 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.
Monday, 30 March 2026	Payment of distribution

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

Lee Yingqi/Darren Tan
Company Secretaries
3 February 2026

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 Pacific Oak US REIT is not necessarily indicative of the future performance of Keppel Pacific Oak US REIT.