



# FY2025 Financial Results

3 February 2026

# FY2025 Performance and Market Highlights

## Proactive Capital Management



**Addressed all 2025 and 2026 term loan maturities<sup>(1)</sup>**



**Early Resumption of Distributions at 0.25 US Cents Per Unit**

concludes Recapitalisation Plan<sup>(2)</sup>; intends to progressively increase payout in line with long-term portfolio performance

## Robust Leasing



### Leasing Momentum

622,029 sf / 13.0% of NLA  
(4Q: 172,257 sf / 3.6% NLA)

Portfolio  
Occupancy

**87.2%**

Rental  
Reversion

**+6.8%**



**~US\$1.3 billion**

Assets Under  
Management

## US Office Market Strengthens<sup>(3)</sup>

Annual  
Leasing

**+5.2% y-o-y**

Annual Net  
Absorption <sup>(5)</sup>

**+6.4 million sf**



Space under construction  
**>20% below 2011 historic low;** lowest point in 30+ years



**Rise of office model in Lifestyle Markets** which continue to defy broader office challenges<sup>(4)</sup>

(1) Following execution of the US\$115.0 million term loan facility announced on 30 December 2025 and US\$37.5 million term loan facility announced on 6 January 2026.

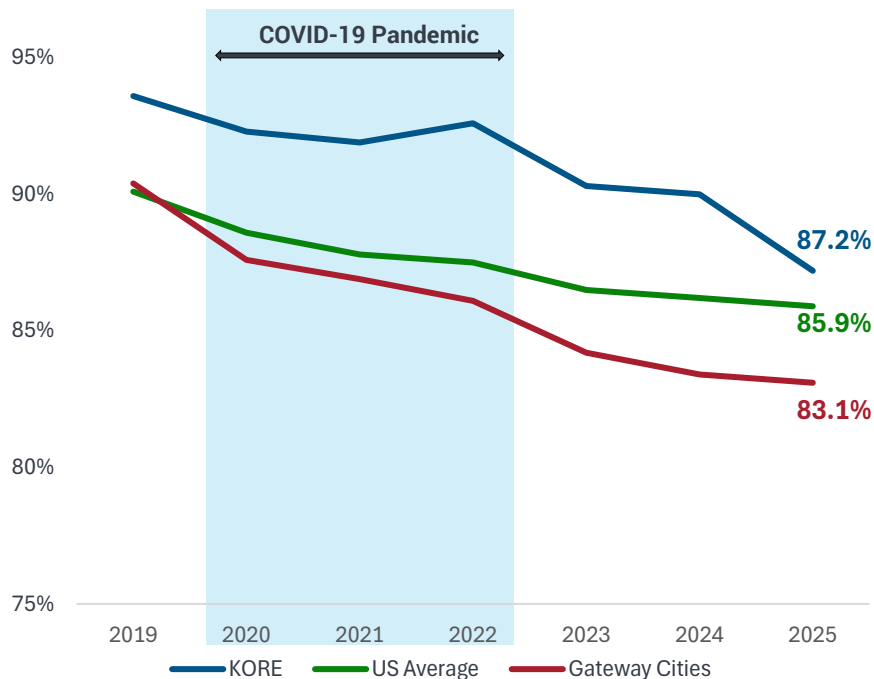
(2) Pursuant to the Recapitalisation Plan announced on 15 February 2024, KORE temporarily suspended distributions for the period starting from 2H 2023 through to the 2H 2025 distribution that would otherwise be paid in 1H 2026. This allowed KORE to address its capital needs and leverage concerns over the two-year period.

(3) Information extracted from "Q4 2025 US Office Market Dynamics", JLL, January 2026, unless stated otherwise.

(4) "Lifestyle Office Markets 2025", JLL, September 2025.

# Proven and Consistent Operational Excellence

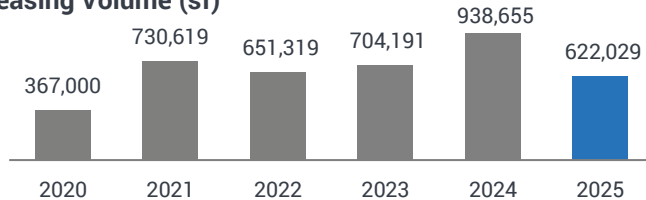
## KORE's Occupancy Continues to Outperform US Average and Gateway Cities



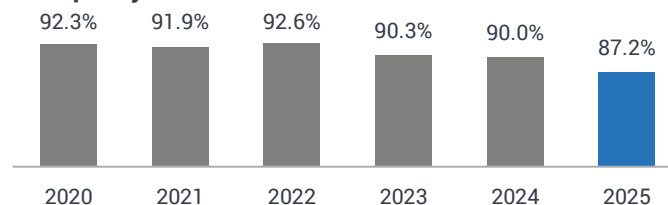
Source: CoStar's Quarterly Office Report for the respective years

## Steady Operational and Financial Performance

### Leasing Volume (sf)

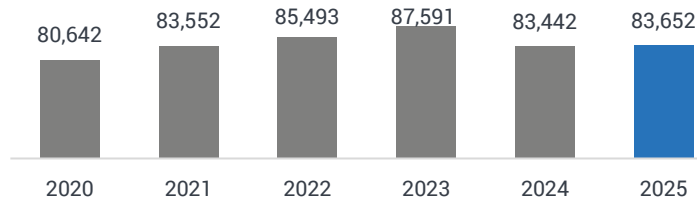


### Occupancy Rate



### Adjusted NPI (US\$'000)

(excludes non-cash straight line rent, lease incentives and amortisation of leasing commissions)



# Stable Portfolio Valuation

Property	31 Dec 2024 (US\$ 'million)	Capex (US\$ 'million)	FV gain/(loss) on Investment Property (US\$ 'million)	31 Dec 2025 (US\$ 'million)	Change (US\$ 'million)	% Change
The Plaza Buildings <i>Bellevue CBD</i>	299.7	10.5	(22.7)	287.5	(12.2)	(4.1)
Bellevue Technology Center <i>Eastside Bellevue</i>	139.6	4.1	(0.8)	142.9	3.3	2.4
The Westpark Portfolio <i>Redmond</i>	227.0	2.9	(0.5)	229.4	2.4	1.1
Great Hills Plaza <i>Austin, Northwest</i>	45.0	1.2	0.2	46.4	1.4	3.1
Westech 360 <i>Austin, Northwest</i>	48.5	2.3	1.9	52.7	4.2	8.7
Westmoor Center <i>Denver, Northwest</i>	103.0	2.1	(8.7)	96.4	(6.6)	(6.4)
105 Edgeview <i>Denver, Broomfield</i>	55.9	0.2	(5.2)	50.9	(5.0)	(8.9)
Bridge Crossing <i>Nashville, Brentwood</i>	41.4	(0.1)	2.0	43.3	1.9	4.6
1800 West Loop South <i>Houston, Galleria/Uptown</i>	74.3	1.4	(2.5)	73.2	(1.1)	(1.5)
Bellaire Park <i>Houston, Galleria/Bellaire</i>	47.3	3.9	0.4	51.6	4.3	9.1
One Twenty Five <i>Dallas, Las Colinas</i>	105.0	4.8	4.6	114.4	9.4	9.0
Maitland Promenade I & II <i>Orlando, Maitland</i>	101.6	5.5	(8.9)	98.2	(3.4)	(3.3)
Iron Point <i>Sacramento, Folsom</i>	38.1	0.7	(0.3)	38.5	0.4	1.0
<b>Total Portfolio Value</b>	<b>1,326.4</b>	<b>39.5</b>	<b>(40.5)</b>	<b>1,325.4</b>	<b>(1.0)</b>	<b>(0.1)</b>





BELLEVUE TECHNOLOGY CENTRE  
OFFICIAL OPENING IN MARCH 2024



# Financial Highlights

# Financial Overview

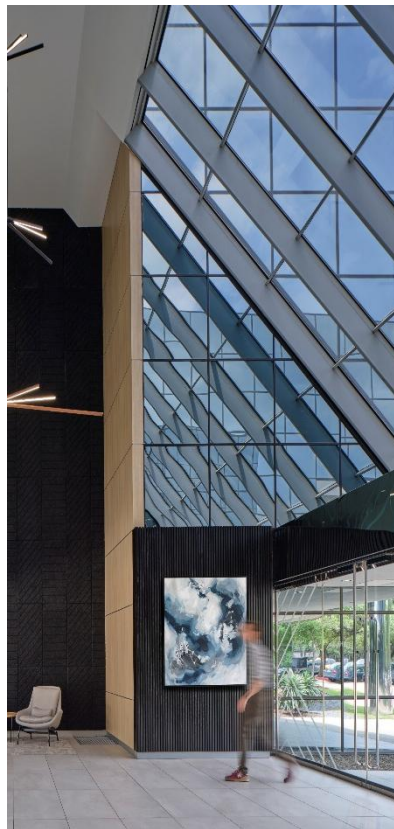
US\$'000	2H 2025	2H 2024	% Change	FY 2025	FY 2024	% Change
Gross Revenue	75,609	72,065	4.9	150,165	146,437	2.5
Net Property Income (NPI)	40,000	36,275	10.3	80,656	78,290	3.0
<b>Adjusted NPI</b> (excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions which have no impact on distribution)	42,234	40,016	5.5	83,652	83,442	0.3
<b>Other information: Finance and Other Trust Expenses</b>	(16,907)	(15,563)	8.6	(33,005)	(31,131)	6.0
Income Available for Distribution	<b>23,084</b>	<b>23,813</b>	<b>(3.1)</b>	<b>43,032</b>	<b>47,627</b>	<b>(9.6)</b>
<b>Distribution to Unitholders<sup>(1)</sup></b>	2,611	-	100.0	2,611	-	100.0
<b>DPU (US cents) for the period/year<sup>(1)(2)</sup></b>	0.25	-	100.0	0.25	-	100.0

(1) Early resumption of distributions in 2H 2025. Distributions had been suspended starting with those related to 2H 2023 up till 1H 2025 under KORE's Recapitalisation Plan.

(2) DPU for 2H 2025 was calculated based on 1,044,450,254 issued Units as at 31 December 2025.

- Adjusted net property income which excludes non-cash straight-line rent, lease incentives and amortisation of leasing commission, was up marginally by 0.3% year-on-year mainly arising from higher other operating income, recoveries income and reduction in property taxes. This was partially offset by the lower cash rental income from higher free rents due to timing differences in leases completed for the respective periods.
- Finance and other trust expenses were higher primarily attributable to higher finance costs, tax and professional fees.

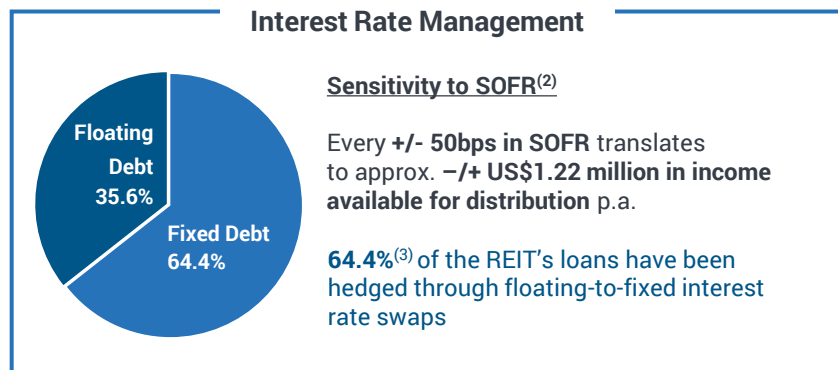
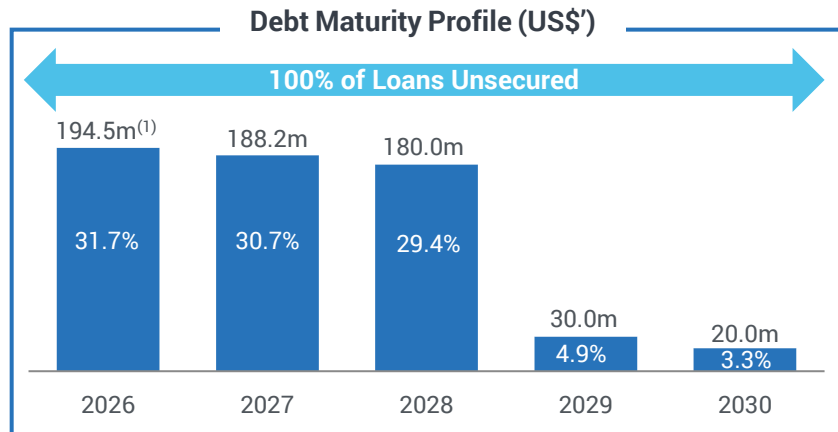
# Balance Sheet



	As at 31 Dec 2025 US\$'000	As at 31 Dec 2024 US\$'000	% Change
<b>Total Assets</b>	<b>1,389,738</b>	<b>1,387,973</b>	<b>0.1</b>
Investment Properties	1,325,370	1,326,410	(0.1)
Cash and Cash Equivalents	56,286	44,193	27.4
Other Assets	8,082	17,370	(53.5)
<b>Total Liabilities</b>	<b>677,503</b>	<b>671,663</b>	<b>0.9</b>
Gross Borrowings	612,720	607,220	0.9
Other Liabilities	64,783	64,443	0.5
<b>Unitholders' Funds</b>	<b>712,235</b>	<b>716,310</b>	<b>(0.6)</b>
<b>Units in issue and to be issued ('000)</b>	<b>1,044,450</b>	<b>1,044,450</b>	<b>-</b>
<b>NAV per Unit (US\$)</b>	<b>0.68</b>	<b>0.69</b>	<b>(1.4)</b>
<b>Unit Price (US\$)</b>	<b>0.235</b>	<b>0.205</b>	<b>14.6</b>

# Debt Overview

Debt-related metrics as at 31 Dec 2025



Key Metrics	
Aggregate Leverage <sup>(4)</sup>	44.1%
Average Cost of Debt (Excludes amortisation of upfront debt costs)	4.53% p.a.
All-in Average Cost of Debt (Includes amortisation of upfront debt costs)	4.66% p.a.
Interest Coverage Ratio <sup>(5)</sup>	2.5 times
Interest Coverage Ratio Sensitivity <sup>(5)</sup>	
- 10% decrease in EBITDA <sup>(6)</sup>	2.3 times
- 100 bps increase in weighted average interest rate	2.1 times
Weighted Average Term to Maturity	1.5 years
Available Facilities	
- Committed Revolving Credit Facilities	US\$36.8m
- Uncommitted Revolving Credit Facilities	US\$55.5m

(1) Includes US\$39.5 million of uncommitted revolving credit facility.

(2) Based on the floating debt of 35.6%, US\$39.5 million uncommitted revolving credit facility drawn and the total number of Units in issue as at 31 December 2025.

(3) Excludes uncommitted revolving credit facilities.

(4) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.

(5) In accordance with the Monetary Authority of Singapore's (MAS) Code on Collective Investment Schemes (CIS Code) dated 28 November 2024.

(6) EBITDA is computed as the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation) as defined in Appendix 6 of the CIS Code dated 28 November 2024.



# Debt Overview

## Proactive Capital Management

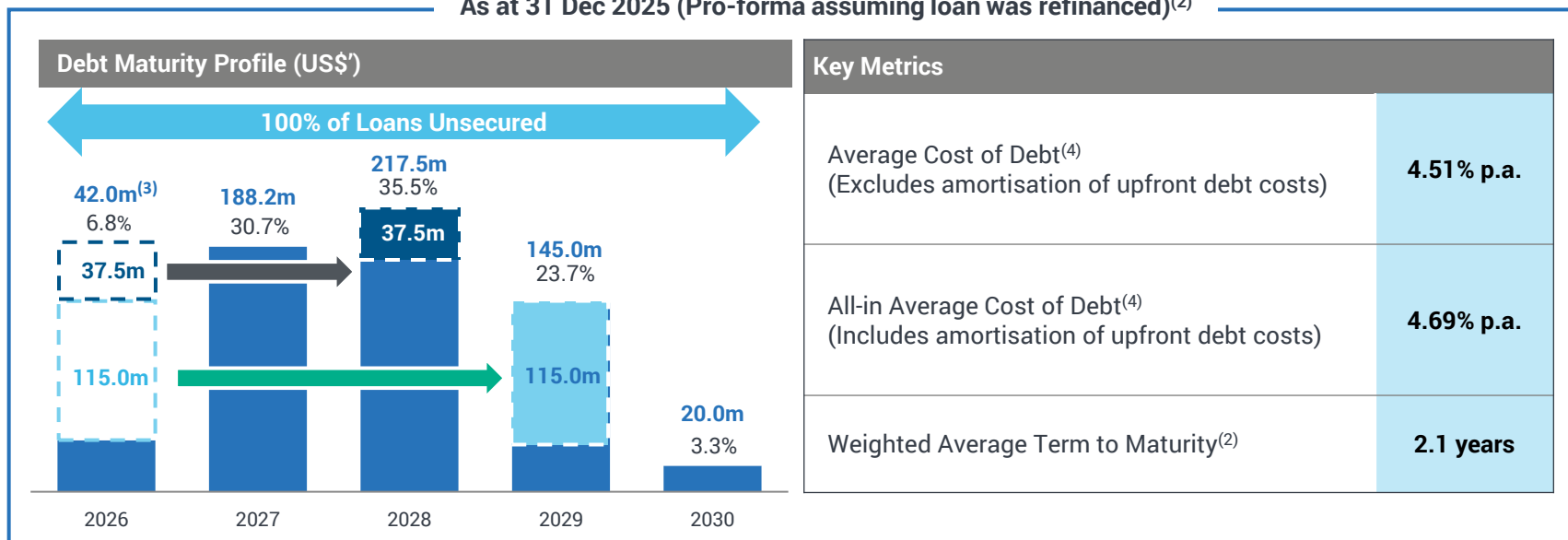


Addressed all 2025 and 2026 term loan maturities following execution of US\$152.5 million loan facilities<sup>(1)</sup>



Will continue to engage with prospective lenders and consider early refinancing where practicable to manage debt profile

As at 31 Dec 2025 (Pro-forma assuming loan was refinanced)<sup>(2)</sup>



(1) Obtained US\$115.0 million term loan facility announced on 30 December 2025 and US\$37.5 million term loan facility announced on 6 January 2026.

(2) Assuming the loans were refinanced as at 31 December 2025.

(3) Includes US\$39.5 million of uncommitted revolving credit facility.

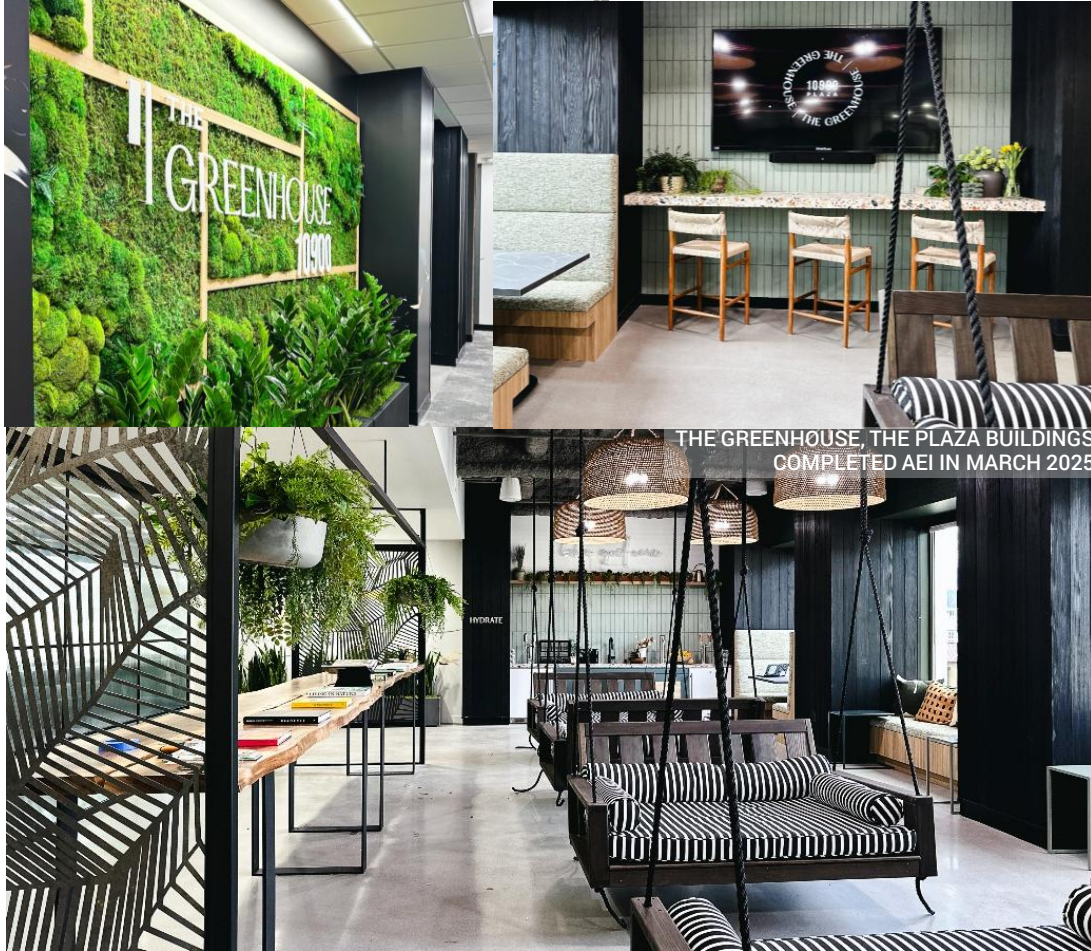
(4) Assuming the refinancing of loans had occurred on 1 January 2025.

# Distribution Details

Distribution Period	1 July 2025 to 31 December 2025
Distribution Per Unit (US cents)	0.25
Ex-Date	Tuesday, 10 February 2026
Record Date	Wednesday, 11 February 2026
Distribution Payment Date	Monday, 30 March 2026

## **Reminder: Submission Of Relevant Tax Forms**

As KORE resumes distributions, this is a reminder to all Unitholders of the importance of submitting the relevant U.S. tax forms to ensure that distributions can be made without unnecessary U.S. withholding tax deductions. Under U.S. tax regulations, non-U.S. persons without valid tax documentation are subject to a 30% withholding tax on income derived from U.S. investments, including distributions from KORE. To be exempted from this withholding tax, non-U.S. persons must submit the appropriate Form W-8, while U.S. persons (including U.S. citizens, U.S. tax residents, or U.S.-organised entities) must submit Form W-9.



# Portfolio Highlights

# Sustained Positive Leasing Momentum

**622,029 sf / 172,257 sf**  
**13.0% of NLA 3.6% of NLA**

FY 2025

4Q 2025

Leasing Momentum

**87.2%**

Committed Portfolio  
Occupancy

**2.6%**

Built-in portfolio  
average rental escalation

**+6.8% / -0.6%**

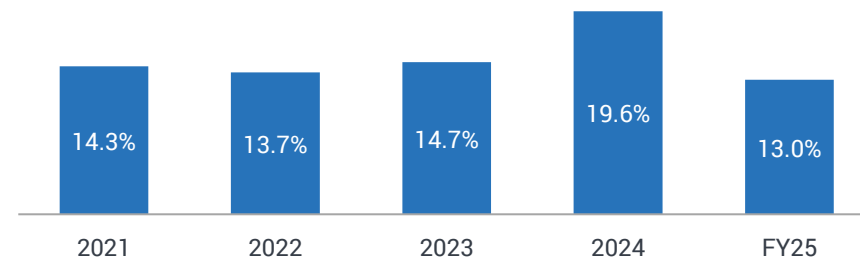
FY 2025

4Q 2025

Portfolio Rental Reversion

- 59.0% of leases signed in 4Q 2025 were new or expansion leases, of which 23.0% were new tenants and 36.0% were expansions
- Negative rental reversion of 0.6% in 4Q 2025 mainly due to a new lease at One Twenty Five that immediately replaced an expiring tenant without tenant improvements or free rent
- 4Q leasing demand largely driven by Others<sup>(2)</sup> (31.6%), Professional Services (27.7%) and Medical and Healthcare (20.6%) sectors

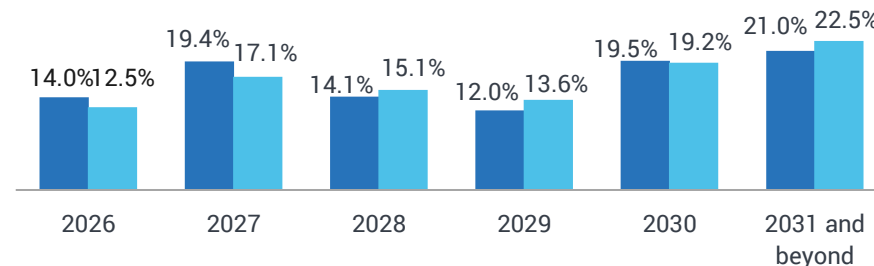
## Executed Leases (% of NLA)



## Lease Expiry Profile (as at 31 Dec 2025)

Portfolio WALE by CRI <sup>(1)</sup>: 3.8 years

■ NLA ■ CRI



(1) Based on NLA, portfolio WALE was 3.6 years.

(2) Includes Energy, Government Services, Shipping, and Manufacturing.

# Maintained Healthy Portfolio Occupancy

Property	NLA ('000 sf)	4Q 2024	1Q 2025	2Q 2025	3Q 2025	4Q 2025	Change (ppt)
The Plaza Buildings <i>Bellevue CBD</i>	491	83.3%	85.0%	<b>85.0%</b>	<b>88.3%</b>	<b>76.7%</b>	<b>(11.6)</b>
Bellevue Technology Center <i>Eastside Bellevue</i>	338	95.6%	96.1%	<b>94.0%</b>	<b>93.8%</b>	<b>94.3%</b>	<b>+0.5</b>
The Westpark Portfolio <i>Redmond</i>	784	92.9%	94.6%	<b>94.1%</b>	<b>92.7%</b>	<b>90.9%</b>	<b>(1.8)</b>
Great Hills Plaza <i>Austin, Northwest</i>	141	92.1%	92.1%	<b>90.2%</b>	<b>91.6%</b>	<b>85.8%</b>	<b>(5.8)</b>
Westech 360 <i>Austin, Northwest</i>	177	78.3%	81.9%	<b>86.5%</b>	<b>86.5%</b>	<b>86.5%</b>	-
Westmoor Center <i>Denver, Northwest</i>	613	93.8%	83.2%	<b>82.5%</b>	<b>77.0%</b>	<b>81.0%</b>	<b>+4.0</b>
105 Edgeview <i>Denver, Broomfield</i>	186	88.9%	88.9%	<b>88.9%</b>	<b>88.9%</b>	<b>88.9%</b>	-
Bridge Crossing <i>Nashville, Brentwood</i>	199	100.0%	100.0%	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	-
1800 West Loop South <i>Houston, Galleria/Uptown</i>	409	83.4%	82.8%	<b>83.1%</b>	<b>81.8%</b>	<b>82.0%</b>	<b>+0.2</b>
Bellaire Park <i>Houston, Galleria/Bellaire</i>	317	88.2%	88.9%	<b>88.9%</b>	<b>81.3%</b>	<b>81.7%</b>	<b>+0.4</b>
One Twenty Five <i>Dallas, Las Colinas</i>	470	96.5%	96.3%	<b>95.4%</b>	<b>95.5%</b>	<b>96.9%</b>	<b>+1.4</b>
Maitland Promenade I & II <i>Orlando, Maitland</i>	467	92.8%	94.9%	<b>92.1%</b>	<b>94.5%</b>	<b>91.4%</b>	<b>(3.1)</b>
Iron Point <i>Sacramento, Folsom</i>	211	68.9%	62.3%	<b>54.4%</b>	<b>70.5%</b>	<b>80.4%</b>	<b>+9.9</b>
<b>Total Portfolio Value</b>	<b>4,800</b>	<b>90.0%</b>	<b>89.1%</b>	<b>88.2%</b>	<b>88.0%</b>	<b>87.2%</b>	

## Notable 4Q'25 Leasing Activities

- The Plaza Buildings: A tenant that was a known vacate for 2025 vacated ~43,000 sf of space; AEI and repositioning works for the building are underway
- Great Hills Plaza: ~23,000 sf of space was vacated, of which 13,000 sf has been backfilled
- Westmoor Center: An existing aerospace tenant expanded by ~24,000 sf of space
- Maitland I & II: A tenant vacated ~14,000 sf of space
- Iron Point: Secured two tenants who collectively took up ~22,000 sf of space



# FY2025 Asset Enhancement Initiatives

## COMPLETED

Property	Initiative
The Plaza Buildings	<ul style="list-style-type: none"> <li>Greenhouse spec suite floor with shared amenities</li> <li>Pickleball court</li> </ul>
The Westpark Portfolio	<ul style="list-style-type: none"> <li>Tenant Dote To-Go started providing an on-site coffee and pastry bar at our newly constructed tenant lounge</li> </ul>
Westmoor Center	<ul style="list-style-type: none"> <li>Lobby upgrade of Building 5</li> <li>New cafe operator</li> </ul>
Bellaire Park	<ul style="list-style-type: none"> <li>Lobby upgrade</li> </ul>
Maitland Promenade I & II	<ul style="list-style-type: none"> <li>Expanded cafe seating area</li> </ul>



## ONGOING

Property	Initiative
The Plaza Buildings	<ul style="list-style-type: none"> <li>First floor renovation of 10800 building</li> <li>Build-out of <i>The Post</i> spec suites floor</li> </ul>
Great Hills Plaza	<ul style="list-style-type: none"> <li>Refresh of outdoor space</li> </ul>
Westech 360	<ul style="list-style-type: none"> <li>Renovation of outdoor amenity space</li> </ul>
Iron Point	<ul style="list-style-type: none"> <li>Refresh of outdoor space</li> </ul>
Bridge Crossing	<ul style="list-style-type: none"> <li>Enhancement of indoor and outdoor amenities</li> </ul>
105 Edgeview	<ul style="list-style-type: none"> <li>Lobby upgrades and corridor refresh</li> </ul>

# Spec Suites Strategy

## Smartly Programmed Move-in-ready Tenant Spaces

- Full floors spec suite at Iron point, 1800 West Loop and The Plaza Buildings with common amenity hub
- Ongoing build out of a full spec suite floor, *The Post*, at 10800 The Plaza Buildings, following vacant of a long-term tenant in end-2025
- Individual spec suites in appropriate sizes will continue to be planned and built at selected properties where there is expected demand



Lower long-term capex requirements



Faster lease-up times



Typically <7,500 sf; flexible modular design allows suites to be combined for larger space needs



Westech 360, Austin



1800 West Loop South, Houston



1150 Iron Point, Sacramento



The Greenhouse @10900 The Plaza Buildings

# Case Study: 1150 Iron Point

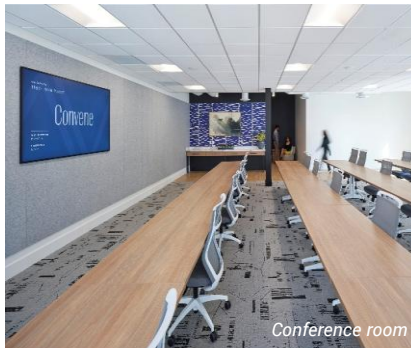
## Asset Enhancement and Spec Suites Strategy

- Commenced asset enhancement and spec suites programme after a long-term tenant vacated in mid-2023; completed end-2024
- Identified spec suites of <3,000 sf as optimal offering to attract smaller tenants who value flexibility and collaborative environments

- **25% more open spaces** with refreshed amenities

- ✓ Multi-room conference spaces
- ✓ Cardio and training studio connected to nature with new equipment, lockers and showers
- ✓ Self-service snacks, drinks and conveniences on tap, directly off the main lobby

- **Successfully leased all four speculative suites** built

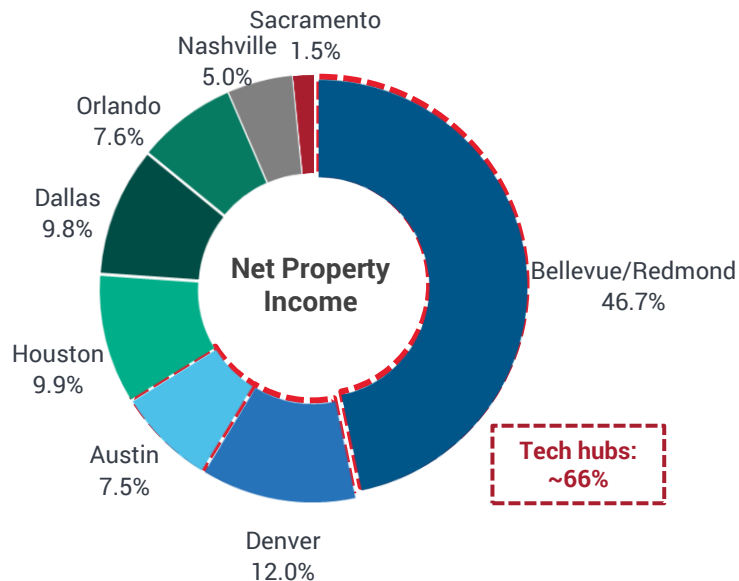


# Over 390 Tenants in Diversified Regions and Industries

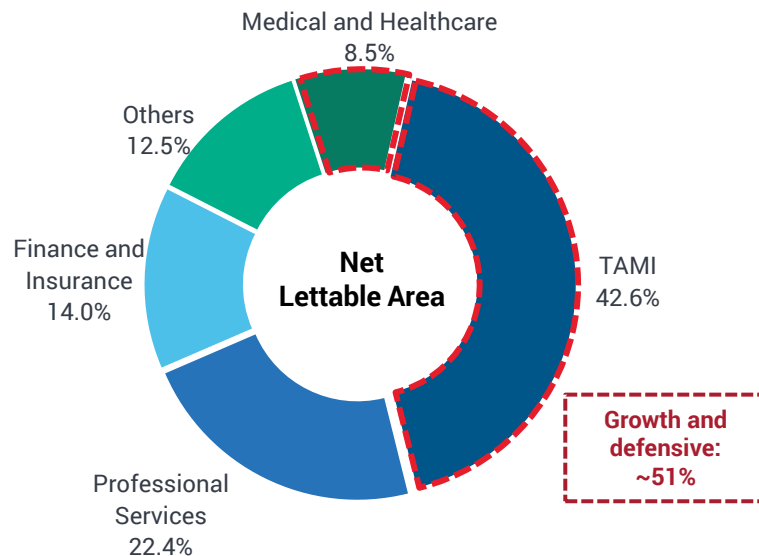
KORE's buildings and business campuses in the tech hubs of Bellevue/Redmond, Austin and Denver contribute ~66% of NPI<sup>(1)</sup>

~51% of NLA are occupied by high-quality tenants from the growing and defensive sectors of technology, advertising, media and information ("TAMI"), and medical and healthcare

Geographic Diversification by NPI<sup>(1)</sup>



Industry Diversification by NLA



(1) NPI includes non-cash items such as straight-line rent and lease incentives adjustment, as well as the amortisation of leasing commissions.

# Established Top 10 Tenants with Low Concentration Risk

Top 10 Tenants*	Sector	Asset	Location	% of CRI	% of NLA
Comdata Inc	TAMI	Bridge Crossing	Nashville	4.0	3.9
BAE Systems	TAMI	Westmoor Center/Westpark	Denver	3.9	4.7
TerraPower	TAMI	Bellevue Technology Center	Bellevue/Redmond	3.7	2.7
Spectrum	TAMI	Maitland Promenade I & II	Orlando	3.5	2.4
Gogo Business Aviation	TAMI	105 Edgeview	Denver	3.1	2.5
Lear Corporation	TAMI	The Plaza Buildings	Bellevue/Redmond	3.1	1.3
Highridge Medical	TAMI	Westmoor Center	Denver	2.3	2.2
USA – Homeland Security	Others	One Twenty Five	Dallas	2.2	1.9
United Capital Financial Advisor	Finance & Insurance	One Twenty Five	Dallas	1.9	1.1
Bio-Medical Applications	Medical & Healthcare	One Twenty Five	Dallas	1.8	1.1
<b>Total</b>				<b>29.5</b>	<b>23.8</b>
<b>WALE by NLA</b>					<b>3.3 years</b>
<b>WALE by CRI</b>					<b>3.3 years</b>

\* Meta is vacating its space in 1Q 2026 as previously guided and is no longer a top 10 tenant.





1150 IRON POINT,  
COMPLETED AEI IN NOVEMBER 2024



# Outlook & Strategy

# Clear Signals of Expansionary Cycle Beginning

## ■ Leasing reaches new post pandemic highs in 4Q 2025

- Activity rose 4.4% q-o-q to 55.1 million sf; full-year 2025 increased 5.2% y-o-y to 207 million sf
- Demand remained concentrated in newer assets, highly amenitised buildings, and vibrant lifestyle markets
- Average asking rents were stable, with growth in newer or amenitised stock

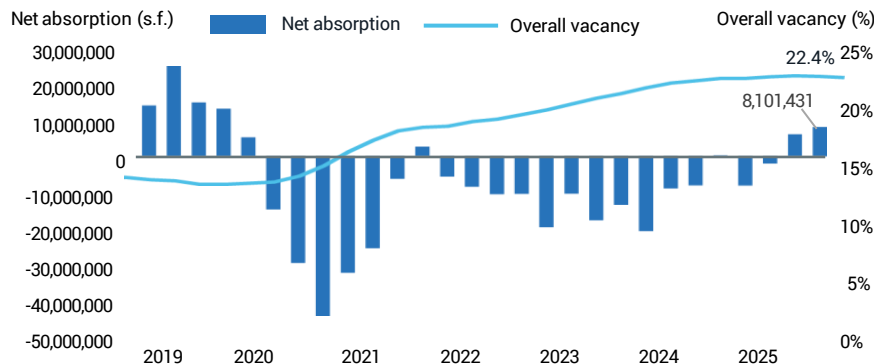
## ■ Two consecutive quarters of positive net absorption

- 4Q posted 8.1 million sf of positive absorption, bringing 2025 to a net positive 6.4 million sf
- Overall inventory declined 0.3% for a second year; space under construction is >20% below the 2011 historic low and the lowest in 30+ years
- Net-negative inventory expected to persist beyond 2026 as conversions and redevelopments continue to outpace new construction

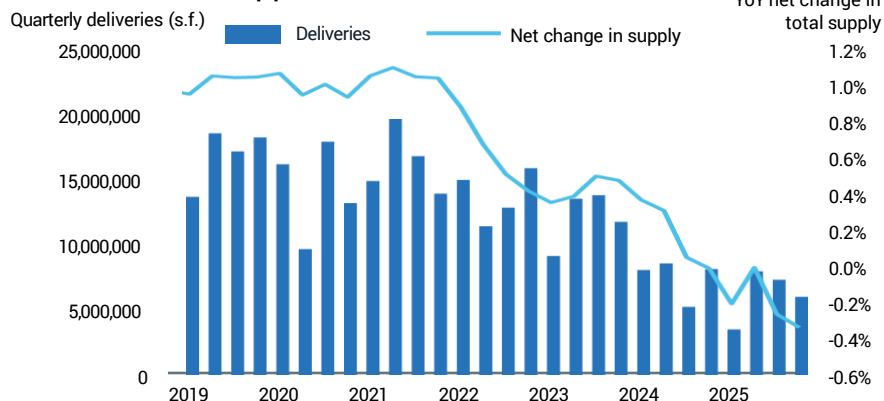
## ■ Steady and meaningful capital markets improvements

- Capital markets liquidity improved for seven consecutive quarters, with 2025 transaction activity up 35% y-o-y
- Major refinancing (ie Moinian Group's US\$310m refinancing of 535–545 Fifth Avenue (Manhattan)) signals improving lender confidence in stabilised, well-located office assets

### Historical absorption and vacancy



### Historical deliveries and pipeline



# Structural Shifts Bode Well for KORE

## OFFICE ATTENDANCE TIGHTENS

- Office attendance continues to rise to new post-pandemic highs
- 97% of Fortune 100 employees now subject to hybrid or full-time office mandates, **averaging 4.0 days per week in office**<sup>(1)</sup>
- Major firms — including Amazon, Samsung, Dell, Bank of America, and JPMorgan — now **enforce Return to Office** through badge-swipe data and digital attendance tracking<sup>(2)</sup>

## FLIGHT TO QUALITY PERSISTS

- 50% of occupiers in a CBRE survey expressed concern about securing high-quality, well-located space<sup>(3)</sup>
- Employers are **prioritising amenity-rich, sustainable, and well-connected buildings** that enhance the employee experience<sup>(4)</sup>
- Reinvention remains essential as value shifts toward landlords best aligned with evolving tenant expectations

## LIFESTYLE MARKET ADVANTAGE<sup>(4)</sup>

- Today's workforce prioritises experience, convenience, and outcomes
- Tenants are increasingly drawn to **vibrant lifestyle markets that bridge the urban–suburban gap**
- These markets continue to show **leasing outperformance** and command premium pricing amid elevated demand

(1) U.S. Office Market Dynamics, JLL Research, Q4 2025.

(2) "Amazon gives managers a new way to spot employees who aren't spending enough time in the office", Business Insider, 9 January 2026.

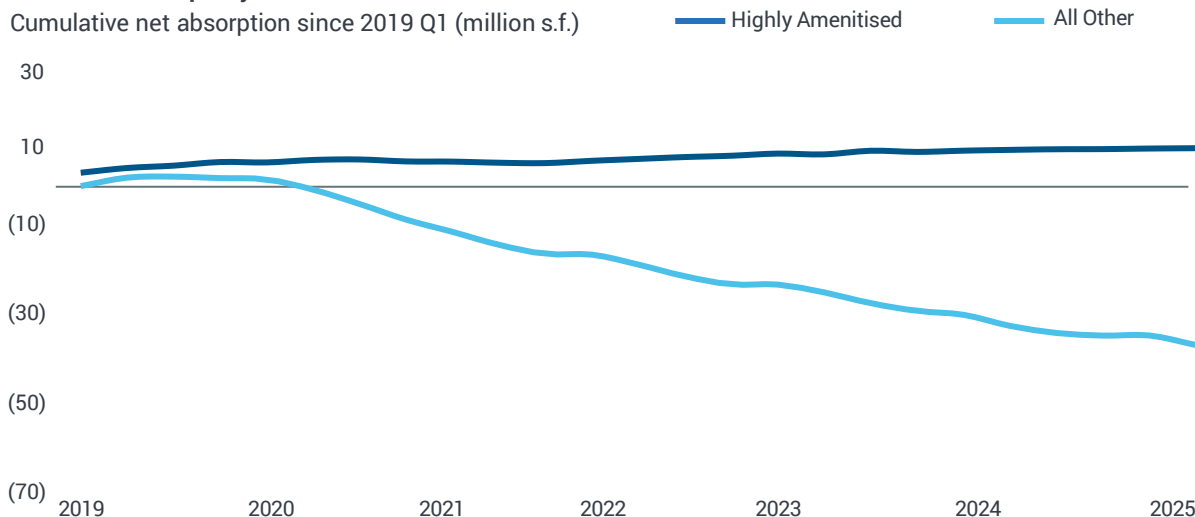
(3) 2025 Americas Office Occupier Sentiment Survey, CBRE, August 2025.

(4) "Lifestyle Office Markets 2025", JLL, September 2025.

# Flight to Quality: Resilience of Amenity-Led Assets

## Cumulative Occupancy Gain since 2019

Cumulative net absorption since 2019 Q1 (million s.f.)



Enhance F&B offerings

Activate ground floor

Experiential programming

Community-based amenities

Develop outdoor spaces

Improve micro-mobility

## KORE's Response

- Highly amenitised, well-located assets continue to command premium rents, strong leasing demand and investor interest, with move in ready space being another strong benefit
- KORE's portfolio amenities: 85% with tenant lounges; 85% with conference rooms; 85% with fitness centres; 77% fitted with food and beverage options (39% having full deli or food service and 38% having substantial grab and go markets); and 62% with outdoor spaces

# Rise of Lifestyle Office Markets



## The Lifestyle Office Worker

### Experience:

- Accessible, multi-modal commutes
- Vibrant, high aesthetics with energetic environment
- Elevated non-work experiences such as dining, recreation, and social spaces
- Nightlife fosters coworker connections

### Outcome:

- High engagement and motivation drive productivity
- Enjoyable, collaborative environment boosts retention and recruitment

**Lifestyle office markets** are mixed-use regions that share traits of traditional CBDs and traditional suburban markets:

✓ **Moderate density**

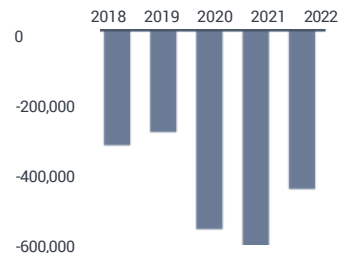
✓ **Strong transit infrastructure**

✓ **Diverse high-end property types**

✓ **Strong amenitisation and walkability**

## A Demographic Momentum

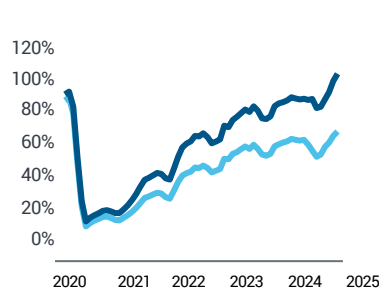
Net domestic migration in CBD counties (Census Bureau)



- Pandemic-driven CBD outflow reflected stronger homeownership economics and muted urban appeal
- Rising housing costs since 2022 have shifted preference toward renting
- Multifamily development concentrated on urban peripheries, fueling migration

## B Post-pandemic Vibrancy

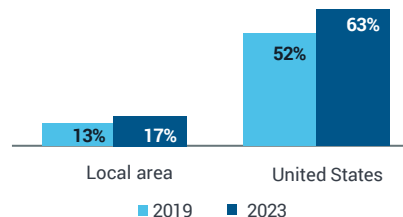
Placer.AI office attendance index



- Attendance recovered quicker in lifestyle markets
- Self-contained areas with live-work-play ecosystems and mixed essential uses have grown more attractive as workplace flexibility becomes permanent

## C Crime Perceptions

% Identifying crime as Extremely/Very Serious in (Gallup)

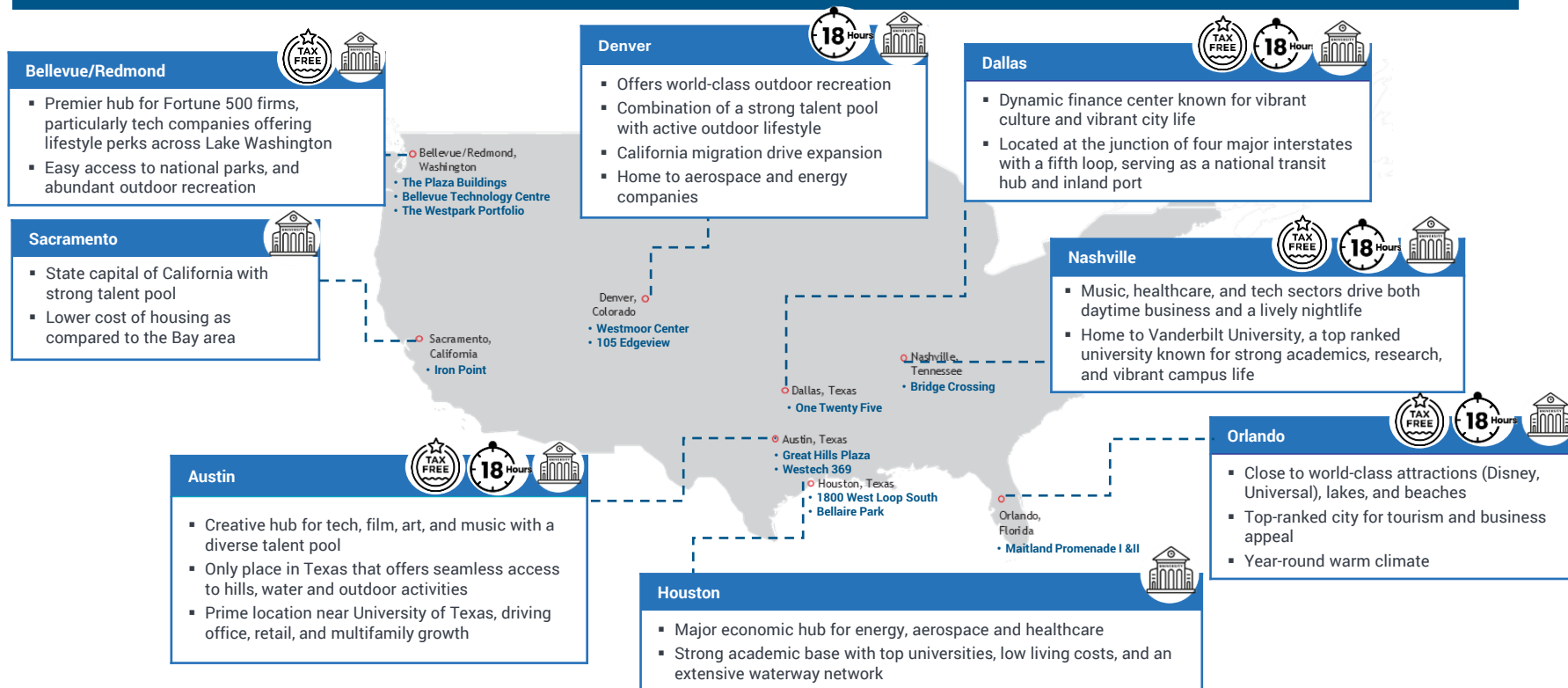


- Pandemic crime spike and retail closures dented urban safety image
- Crime rates normalising, but safety fears have shifted office demand towards more vibrant, perceived secure locations



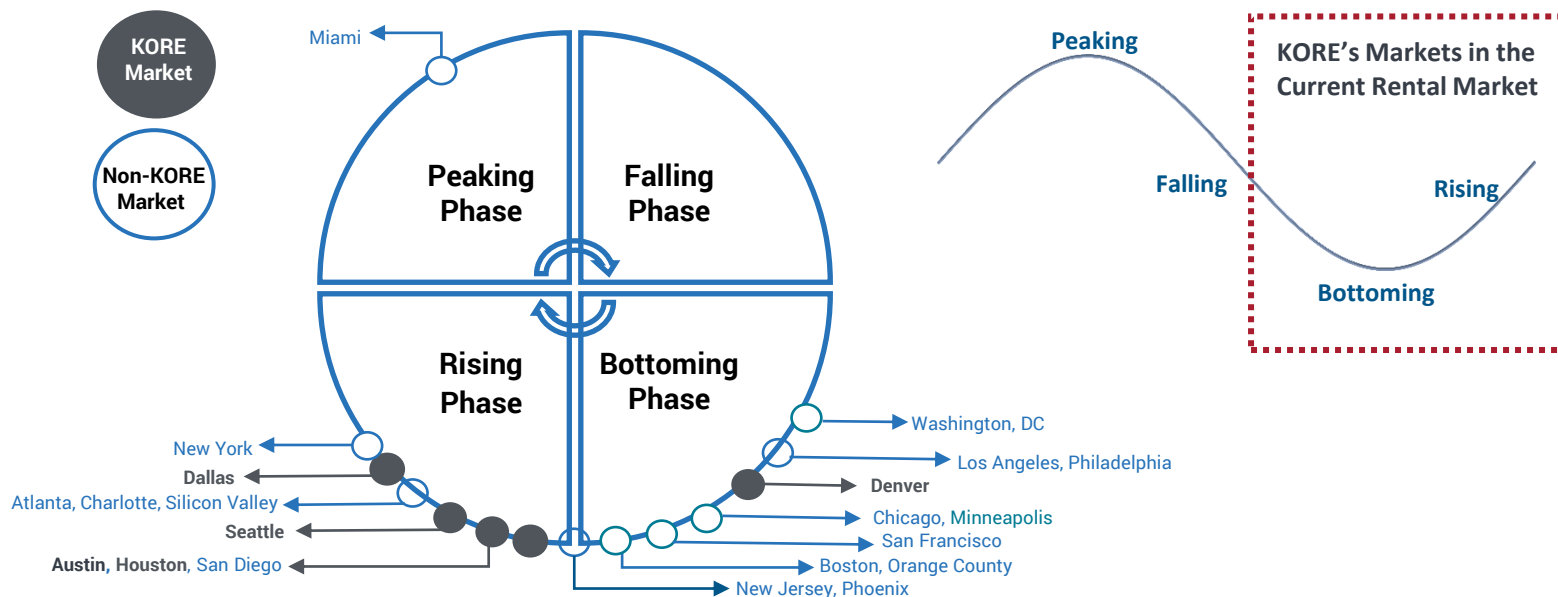
# Strategically Positioned in Vibrant Lifestyle Markets

- ✓ 18-hour cities with vibrant entertainment, dining, and outdoor recreation
- ✓ Lower living costs and favorable income tax environments
- ✓ Access to top universities enhancing talent pools and innovation



# Well-placed in Cities that are Mostly in Rising Phase

- Markets in the Sun Belt, most notably Texas, Florida, North Carolina, Nashville and Atlanta, have reached ~95% of pre-pandemic leasing velocity for two consecutive years, while gateway markets' leasing remains roughly 25% lower than pre-pandemic peaks
- KORE's markets are predominantly in the Rising Phase; moderate WALE positions portfolio to benefit from market recovery and repricing opportunities



# Strong Market Drivers Supporting Leasing Demand

## Leasing Drivers in KORE's Markets



Sustained demand from expanding technology and AI companies



Renewed biotech momentum driven by AI innovation and improving capital markets



Defense and aerospace sector expansion driving engineering and R&D space needs



Growing energy infrastructure needs and healthcare investments

Robust tech-sector leasing in **Bellevue/Redmond** strengthened by major anchors like Microsoft's new Redmond leases and Amazon's continued office build-out; entry of major tech players OpenAI, TikTok (ByteDance), Robinhood, Snowflake, Zoom, and Meta

Renewed biotech interest signals strong potential for the US office market; **Denver-Boulder** corridor, ranked among the top 20 global clusters for life sciences R&D<sup>(1)</sup> and is one of the fastest-growing life sciences hub

Defense spending supports long-term demand for engineering, R&D, and adjacent office functions in **Colorado**, a top-tier national aerospace defense hub and ranked #1 in aerospace employment per capita<sup>(2)</sup>

Big Tech's push into nuclear energy to power AI growth drives office demand by accelerating data-center expansion and stimulating broader ecosystem activity across major tech corridors such as **Bellevue/ Redmond /Austin; Texas is projected to become the largest US DC market by 2028**<sup>(3)</sup>

"Great Healthcare Plan" is expected to fuel demand for medical office space and ancillary office uses across major healthcare hubs; **Houston** is home to the world's largest medical centre, while **Nashville** is a national hub for the healthcare industry and is home to over 900 healthcare companies<sup>(4)</sup>

(1) "CU Denver, CU Anschutz and Colorado BioScience Institute Awarded Nearly \$1 Million NSF Grant to Expand Colorado's Life Sciences Workforce", CU Denver News, 30 October 2025.

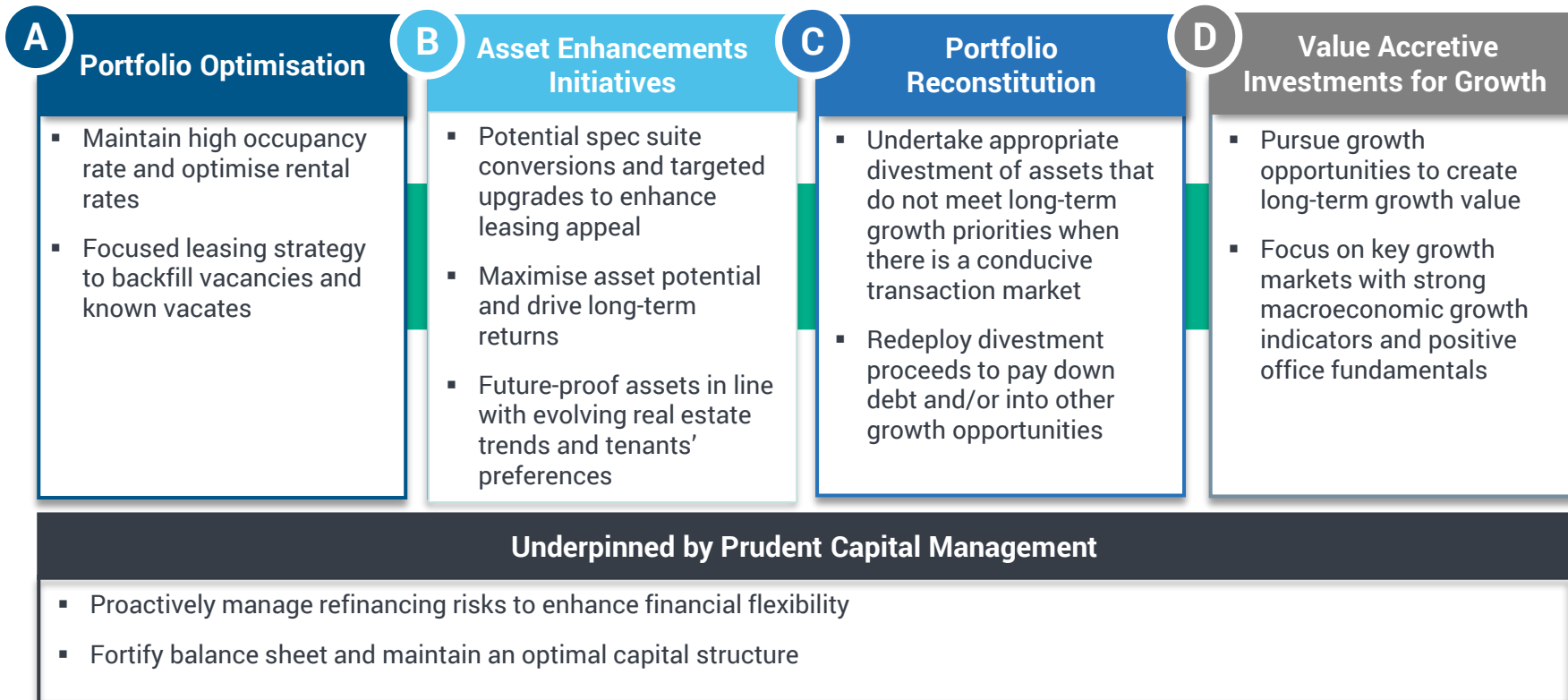
(2) Colorado Office of Economic Development and International Trade (.gov).

(3) "Data Centers Texas Market Surges Ahead", CRE Daly, 22 January 2026.

(4) Nashville Health Care Council.

# Value Creation Strategy

Committed to deliver stable distributions to Unitholders



# Summary of KORE's Highlights

## STRATEGIC MARKET FOCUS

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- Concentrated in key US growth markets with strong macro fundamentals and vibrant lifestyle offerings
- Portfolio in attractive locations combining liveability, skilled talent, and affordability—benefitting from labour migration and corporate relocations

## ROBUST PORTFOLIO FUNDAMENTALS

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- Occupancy consistently well above 85% since listing in Nov 2017, outperforming the US average and gateway cities
- Exposure to fast-growing TAMI and medical and healthcare sectors supports income stability
- Assets well-positioned: modern or recently upgraded, quality amenities, prime locations

## OPERATIONAL AND CAPITAL DISCIPLINE

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- Active strategic investments in property upgrades and spec suites coupled with proactive leasing efforts have improved portfolio quality, maintained healthy cash flow and supported the preservation of capital values
- Healthy balance sheet and financial flexibility to capture growth opportunities

## WELL-POSITIONED TO RIDE ON US MARKET OFFICE RECOVERY

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- Future-ready portfolio aligned with positive structural shifts in the office market
- Resumption of distributions with a view to progressively increasing it in line with long-term portfolio performance; trading at ~0.35x NAV<sup>(1)</sup>

(1) Calculated based on closing price of US\$0.235 as at 31 December 2025 and NAV of US\$0.68 as at 31 December 2025.





# Thank You

For more information,  
please visit [www.koreusreit.com](http://www.koreusreit.com)

Connect with us on:



10900 PLAZA BUILDING,  
BELLEVUE CBD

# Important Notice

The past performance of Keppel Pacific Oak US REIT is not necessarily indicative of its future performance. Certain statements made in this release may not be based on historical information or facts and may be “forward-looking” statements due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

Prospective investors and unitholders of Keppel Pacific Oak US REIT (Unitholders) are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of Keppel Pacific Oak US REIT Management Pte. Ltd., as manager of Keppel Pacific Oak US REIT (the Manager) on future events. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information, or opinions contained in this release. None of the Manager, the trustee of Keppel Pacific Oak US REIT or any of their respective advisors, representatives or agents shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this release or its contents or otherwise arising in connection with this release. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units in Keppel Pacific Oak US REIT (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 possible loss of 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 (SGX-ST). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

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1800 WEST LOOP SOUTH, HOUSTON  
| COMPLETED AEI IN 2023



# Additional Information

# Limited Supply in KORE's First Choice Submarkets

Submarket Property	Property Vacancy Rate (%)	Submarket Vacancy Rate (%)	Last 12M Deliveries (sf'000)	Last 12M Absorption (sf'000)	Under Construction (sf'000)	Last 12M Rental Growth (%)	Projected Rental Growth (%)
<b>Seattle, Bellevue CBD</b> <i>The Plaza Buildings</i>	23.3	24.1	485	(866)	1,000 <sup>(1)*</sup>	(1.0)	0.2
<b>Seattle, Eastside Bellevue</b> <i>Bellevue Technology Center</i>	5.7	6.0	-	84	-	(1.0)	(0.8)
<b>Seattle, Redmond</b> <i>The Westpark Portfolio</i>	9.1	9.0	-	(56)	3,000 <sup>(1)#</sup>	(1.3)	(0.6)
<b>Austin, Northwest</b> <i>Great Hills Plaza &amp; Westech 360</i>	14.2 <sup>(2)</sup> & 13.5 <sup>(3)</sup>	24.9	-	(613)	-	0.3	1.7
<b>Denver, Northwest</b> <i>Westmoor Center</i>	19.0	12.0	-	110	25	1.0	0.8
<b>Denver, Broomfield</b> <i>105 Edgeview</i>	11.1	21.7	143	(182)	250	0.6	1.1
<b>Nashville, Brentwood</b> <i>Bridge Crossing</i>	-	12.8	-	(78)	2	0.8	2.8
<b>Houston, Galleria/Uptown</b> <i>1800 West Loop South</i>	18.0	34.8	-	464	-	1.5	2.7
<b>Houston, Galleria/Bellaire</b> <i>Bellaire Park</i>	18.3	16.5	-	(18)	-	0.4	3.0
<b>Dallas, Las Colinas</b> <i>One Twenty Five</i>	3.1	21.9	906	935	-	(0.3)	3.8
<b>Orlando, Maitland</b> <i>Maitland Promenade I &amp; II</i>	8.6	15.1	-	(107)	-	0.4	1.8
<b>Sacramento, Folsom</b> <i>Iron Point</i>	19.6	7.1	-	(5)	92	-	0.1

Source: CoStar Office Report, December 2025.

(1) Majority of which are build-to-suit or have been pre-leased.

(2) Refers to Great Hills Plaza's vacancy.

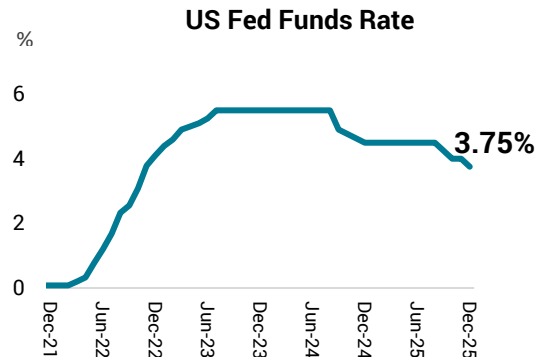
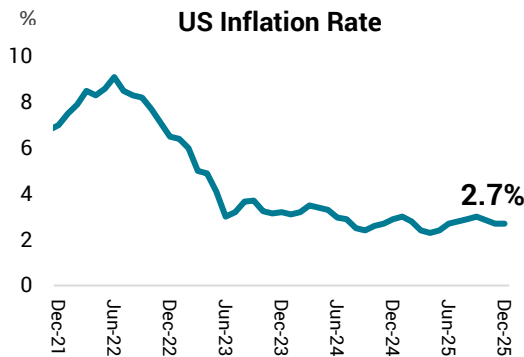
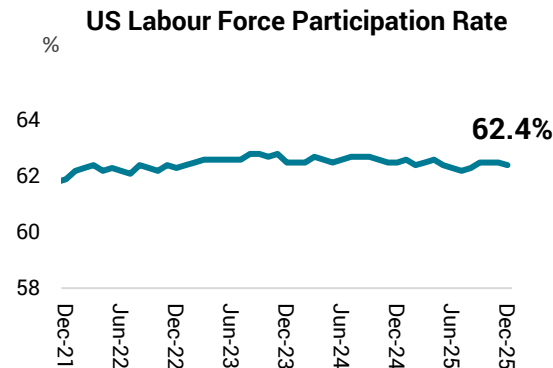
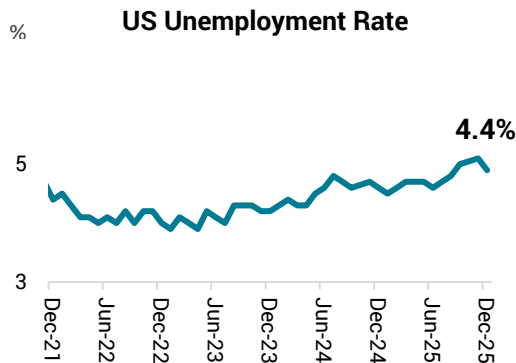
(3) Refers to Westech 360's vacancy.

# Refers to Microsoft's construction.

\*Majority of it refers to Amazon's construction.

# US Economic Updates

- **GDP growth moderating but stable:**  
Latest IMF estimates peg 2025 GDP growth at 2.1%; with growth forecasted at 2.4%<sup>(1)</sup> in 2026.
- Tariffs continue to **weigh on growth** and dampen trade flows, partially offset by a **surge in AI investments**
- **Labour market softening gradually;** workforce participation remains steady but is affected by slower labour force growth due to reduced immigration
- **Inflation trending down** but still above Fed's 2% goal
- **Fed has signalled for a single quarter ppt rate cut for 2026**





# Keppel Pacific Oak US REIT Overview

First choice **US office S-REIT** with a focus on the fast-growing technology, advertising, media and information (TAMI), medical and healthcare sectors **across key US growth markets** that combine robust economic fundamentals with vibrant lifestyle offerings



**13**

Quality Freehold Office Buildings and Business Campuses



**87.2%**

Portfolio Occupancy



**4.8 million sf**

Net Lettable Area



**US\$1.3 billion**

Assets Under Management

## BELLEVUE/REDMOND, Washington



The Plaza Buildings



Bellevue Technology Center



The Westpark Portfolio

## NASHVILLE, Tennessee



Bridge Crossing

## DENVER, Colorado



Westmoor Center

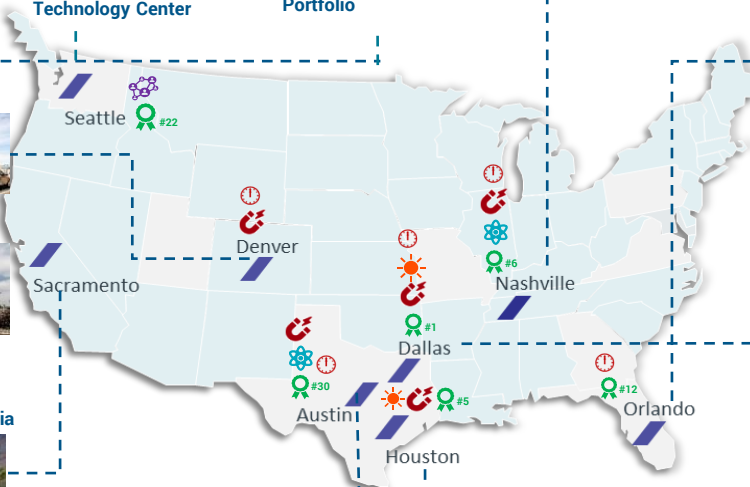


105 Edgeview

## SACRAMENTO, California



Iron Point



## ORLANDO, Florida



Maitland Promenade I & II

## DALLAS, Texas



One Twenty Five

## AUSTIN, Texas



Great Hills Plaza



Westtech 360

## HOUSTON, Texas



1800 West Loop South



Bellaire Park

All data as at 31 December 2025.

(1) Emerging Trends in Real Estate 2025 by PwC and the Urban Land Institute (ULI).

(2) Emerging Trends in Real Estate 2026 by PwC and the Urban Land Institute (ULI).

(3) Ranking based on overall real estate prospects.



# Portfolio Overview



	The Plaza Buildings	Bellevue Technology Center	The Westpark Portfolio	Great Hills Plaza	Westtech 360	Westmoor Center	105 Edgeview
<b>Location</b>	Bellevue, Washington	Bellevue, Washington	Redmond, Washington	Austin, Texas	Austin, Texas	Denver, Colorado	Denver, Colorado
<b>Land Tenure</b>	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
<b>Committed Occupancy (%)</b>	76.7%	94.3%	90.9%	85.8%	86.5%	81.0%	88.9%
<b>Property Value (US\$ million)</b>	287.5	142.9	229.4	46.4	52.7	96.4	50.9

All information as at 31 December 2025.

# Portfolio Overview



	Bridge Crossing	1800 West Loop South	Bellaire Park	One Twenty Five	Maitland Promenade I & II	Iron Point
Location	Nashville, Tennessee	Houston, Texas	Bellaire, Texas	Dallas, Texas	Orlando, Florida	Sacramento, California
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Committed Occupancy (%)	100.0%	82.0%	81.7%	96.9%	91.4%	80.4%
Property Value (US\$ million)	43.3	73.2	51.6	114.4	98.2	38.5