

3Q 2020

Operational Updates

21 October 2020



Tenant space, Westmoor Center, Denver, Colorado

9M 2020 Financial Highlights

17.7%
YoY increase in
distributable income

37.7%
Low gearing
ratio

Financial Performance

- **Continued efforts to drive growth and focus on operational excellence have led to year-on-year improvements** largely due to:
 - Contribution from One Twenty Five, which was acquired in November 2019
 - New and expansion leases from the tech hubs of Seattle and Denver
- **Strong balance sheet with significant liquidity**
 - Low gearing of 37.7% with no long-term refinancing requirements until November 2022
 - Cash and undrawn facilities of US\$109 million as at 30 September 2020

	3Q 2020 (US\$'m)	3Q 2019 (US\$'m)	% Chg	9M 2020 (US\$'m)	9M 2019 (US\$'m)	% Chg
Gross Revenue	34.5	30.4	13.5	105.0	89.1	17.8
Net Property Income	20.5	18.5	10.8	62.4	54.7	14.1
Income Available for Distribution ⁽¹⁾	14.7	12.4	18.5	43.8	37.2	17.7

1) Income available for distribution to Unitholders is based on 100% of the taxable income available for distribution to Unitholders.

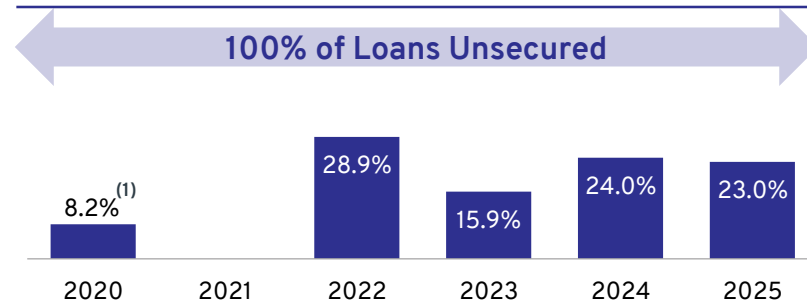
Prudent Capital Management

Low aggregate leverage and 100% unsecured loans provide greater financial flexibility

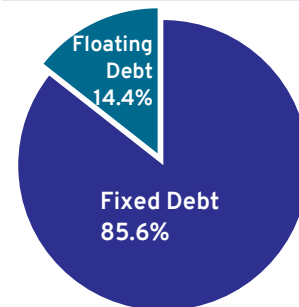
As at 30 September 2020

Total Debt	- US\$500.7 million of external loans 100% unsecured
Available Facilities	- US\$55.0 million of revolving credit facility - US\$9.0 million of uncommitted revolving credit facility
Aggregate Leverage⁽²⁾	37.7%
All-in Average Cost of Debt⁽³⁾	3.35 % p.a.
Interest Coverage⁽⁴⁾	4.5 times
Average Term to Maturity	3.1 years

Debt Maturity Profile



Interest Rate Exposure



Sensitivity to LIBOR⁽⁵⁾

Every + 50bps in LIBOR translates to - 0.057 US cents in DPU p.a.

1) Refers to the US\$41 million uncommitted revolving credit facility drawn.

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

3) Includes amortisation of upfront debt financing costs.

4) Interest Coverage Ratio (ICR) disclosed above is computed based on the definition set out in Appendix 6 of the Code on Collective Investment Schemes revised on 16 April 2020. After adjusting for management fees taken in Units, the ICR would be 4.9 times.

5) Based on the 14.4% floating debt, US\$41 million revolving credit facility drawn which are unhedged and the total number of Units in issue as at 30 September 2020.

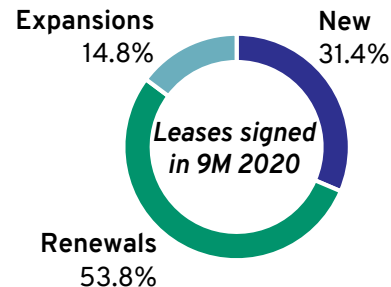


9M 2020 Portfolio Highlights

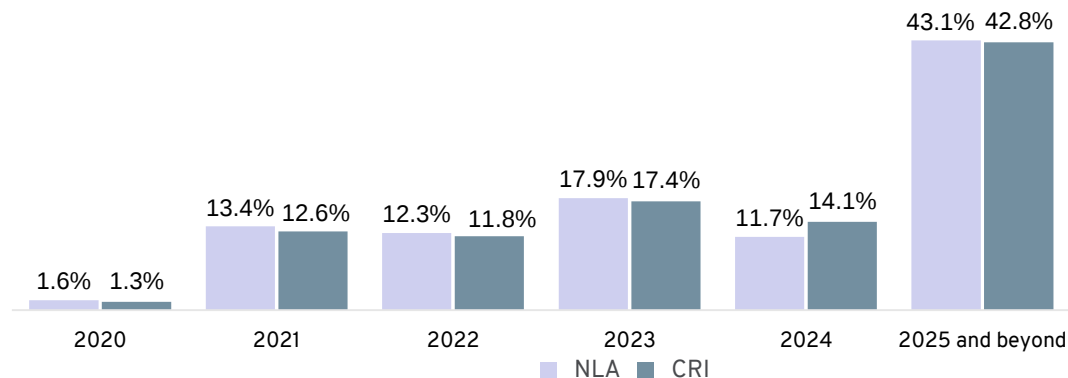
5.2%⁽¹⁾ Total portfolio leased	14.1%⁽¹⁾ Positive rental reversion
2.7% Built-in average annual rental escalations	92.8%⁽²⁾ Portfolio committed occupancy

Income Resilience and Healthy Occupancy

- Leased ~49,600 sf of space in 3Q 2020, mainly in Seattle, Houston and Atlanta
- Total space leased in 9M 2020 was ~245,400 sf
- Driven mainly by demand from the tech and professional services sector
- Portfolio WALE of 4.0 years by CRI^(1,3)



Lease Expiry Profile



Business Continuity and Strengths Through the Pandemic

✓ Strong rent collection is testament of KORE's portfolio and tenant quality

- Collected 98% of rents in 3Q 2020, and 98.5% for 9M 2020
 - 99% of 1H 2020 rent collected (+5% since June 2020)
 - 100% of rent collected from top 10 tenants
- Rent deferments granted YTD represent ~5.2% of NLA and ~6% of September's CRI
 - Limited rent deferment requests received in 3Q 2020, <0.5% of NLA
 - Scheduled repayment of deferred rent has started for some tenants
 - ~1.1% impact on 9M 2020 NPI as a result of rent relief requests granted

✓ Income resilience continues to be supported by

- **Highly diversified tenant base with low tenant concentration risk**
 - Limited retail exposure of <2% of CRI
 - Minimal Co-Working Tenants ~2% of CRI
 - Low exposure of <1% of CRI to oil & gas tenants
- **In-place rents are ~10% discount to asking rents**
- Continued healthy leasing activities driven by demand from tech and professional services
- Re-occupancy occurring across KORE's markets



First Choice Submarkets in Key Growth Markets

SEATTLE, Washington



The Plaza Buildings
Occupancy: 94.1%



Bellevue Technology Center
Occupancy: 100.0%



The Westpark Portfolio
Occupancy: 97.0%

ATLANTA, Georgia



Powers Ferry
Occupancy: 91.5%



Northridge Center I & II
Occupancy: 78.6%

DENVER, Colorado



Westmoor Center
Occupancy: 96.8%

SACRAMENTO, California



Iron Point
Occupancy: 97.3%

AUSTIN, Texas



Great Hills Plaza
Occupancy: 100.0%



Westech 360
Occupancy: 78.7%

HOUSTON, Texas



1800 West Loop South
Occupancy: 75.5%



Bellaire Park
Occupancy: 91.3%

ORLANDO, Florida



Maitland Promenade I & II
Occupancy: 94.5%

DALLAS, Texas



One Twenty Five
Occupancy: 95.8%

Overview

13 freehold office buildings and business campuses across 8 key growth markets

**Portfolio NLA
Over 4.7 million sf**

**Portfolio Value
US\$1.28 billion**

**Portfolio Committed
Occupancy (by NLA)
92.8%**

All information as at 30 September 2020.

Resilient and Highly Diversified Portfolio

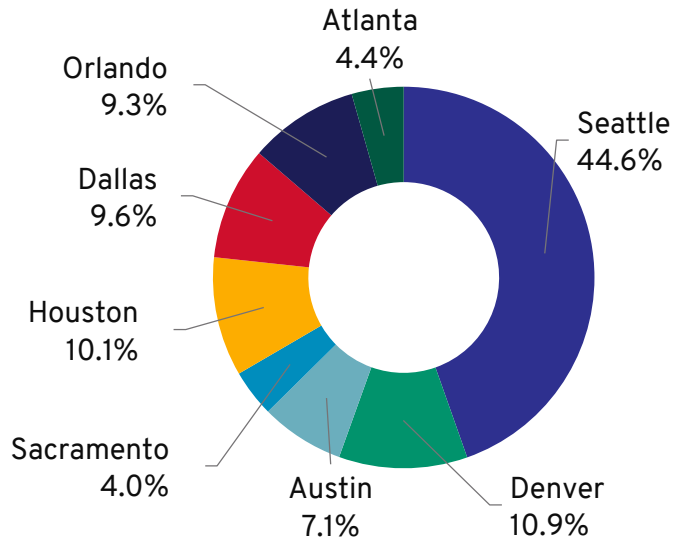


KORE's buildings and business campuses in the tech hubs of Seattle, Austin and Denver contribute ~63% of NPI

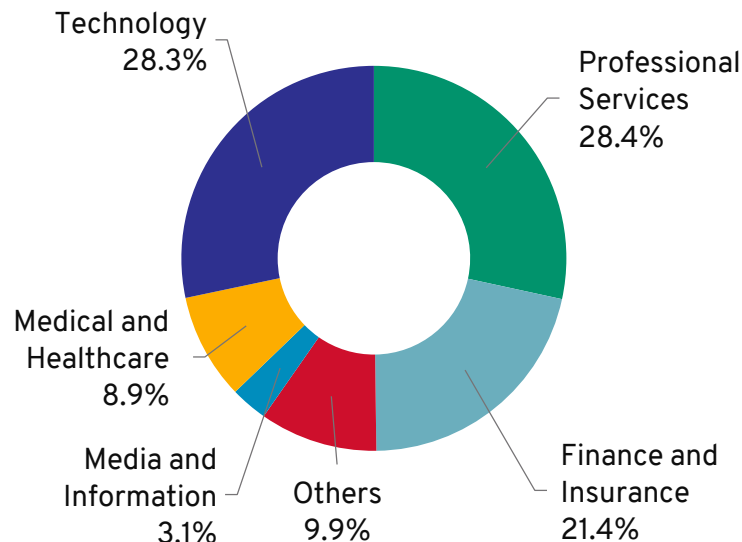


High quality and diverse tenants from the growing and defensive sectors of technology, as well as medical and healthcare

Geographic Diversification by NPI⁽¹⁾ contribution as at 30 September 2020



Industry Diversification by NLA as at 30 September 2020



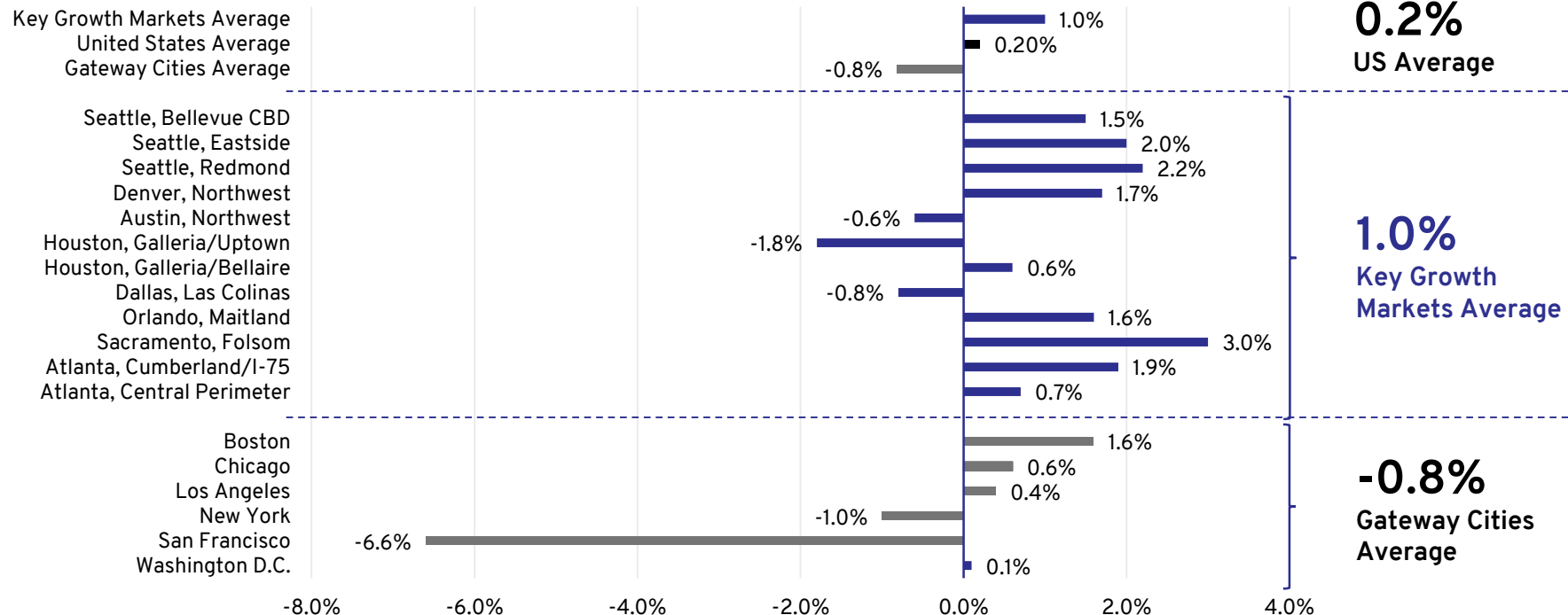
Low Tenant Concentration Risk

Top 10 tenants contribute only 19.7% of CRI, with the largest tenant contributing only 3.4% of CRI

As at 30 September 2020

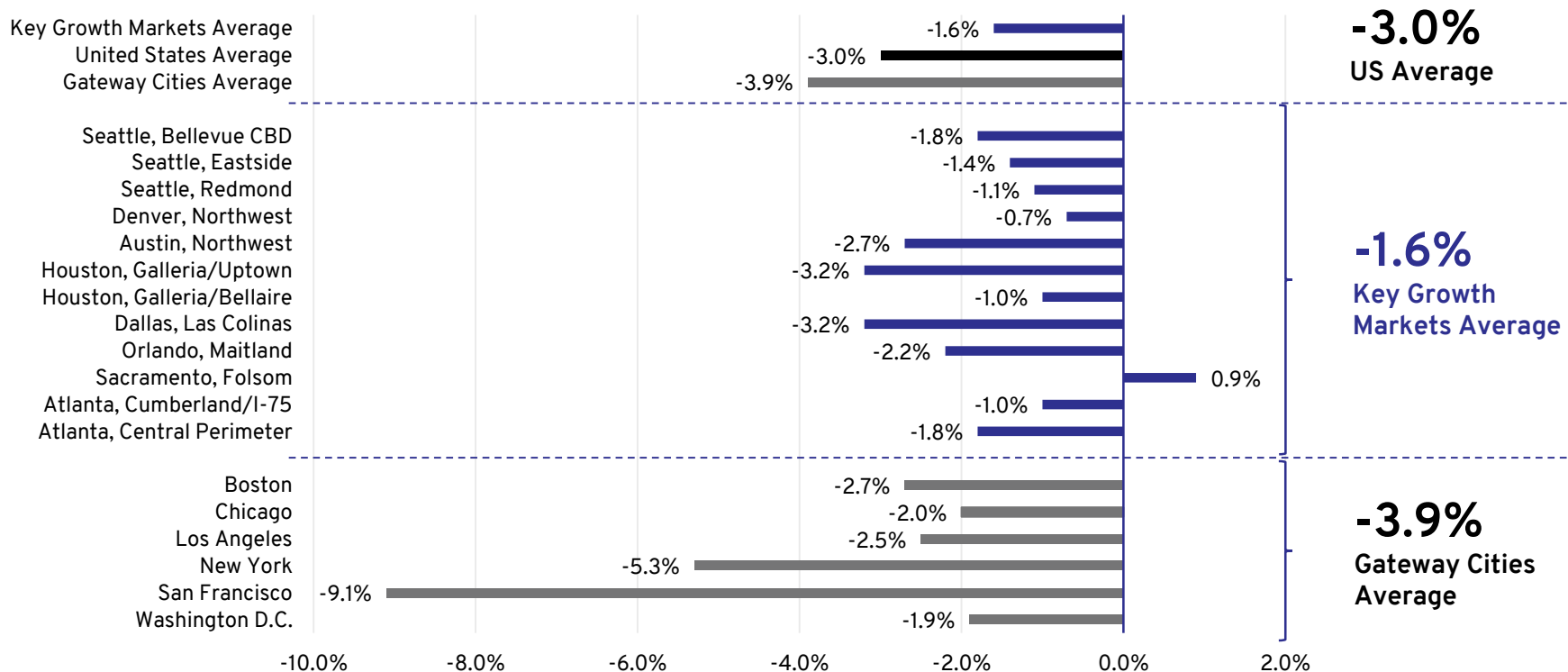
Top 10 Tenants	Sector	Asset	% CRI
Ball Aerospace	Technology	Westmoor Center	3.4
Oculus VR	Technology	The Westpark Portfolio	2.5
Lear	Technology	The Plaza Buildings	2.2
Zimmer Biomet Spine	Technology	Westmoor Center	2.0
Spectrum	Media & Information	Maitland Promenade I	1.8
Unigard Insurance ⁽¹⁾	Finance & Insurance	Bellevue Technology Center	1.7
Bio-Medical Applications	Medical & Healthcare	One Twenty Five	1.7
US Bank	Finance & Insurance	The Plaza Buildings	1.6
Auth0	Technology	The Plaza Buildings	1.5
Reed Group	Technology	Westmoor Center	1.3
Total			19.7
WALE (by NLA)			4.8 years
WALE (by CRI)			4.9 years

Last 12 Months Rent Growth



Projected 12-Month Rent Outlook

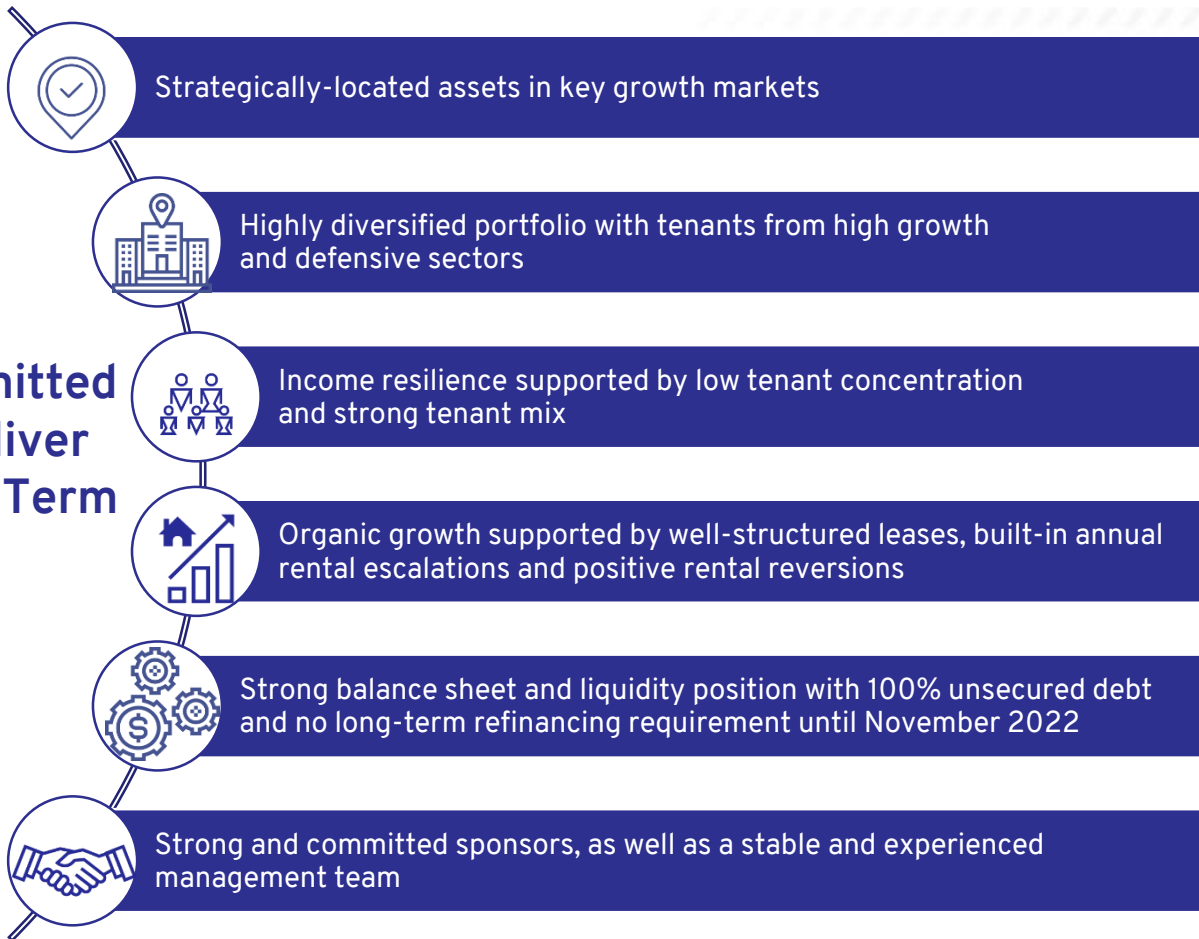
KORE's average in-place rents ~10% below asking rents which will continue to drive growth



First Choice Submarkets Outlook

Submarket <i>Property</i>	Property Vacancy Rate (%)	Submarket Vacancy Rate (%)	Last 12M Deliveries (sf'000)	Last 12M Absorption (sf'000)	Average Submarket Rent (US\$ p.a.)	Last 12M Rental Growth (%)	Projected Rental Growth (%)
Seattle, Bellevue CBD <i>The Plaza Buildings</i>	5.9	5.2	-	(114.0)	54.2	1.5	(1.8)
Seattle, Eastside <i>Bellevue Technology Center</i>	0.0	4.0	-	(90.8)	40.8	2.0	(1.4)
Seattle, Redmond <i>The Westpark Portfolio</i>	3.0	4.0	-	(1.2)	36.1 ⁽¹⁾	2.2	(1.1)
Denver, Northwest <i>Westmoor Center</i>	3.2	9.1	4.7	135.0	23.3	1.7	(0.7)
Austin, Northwest <i>Great Hills Plaza & Westech 360</i>	0.0 ⁽²⁾ / 21.3 ⁽³⁾	18.5	50.0	(500.0)	39.1	(0.6)	(2.7)
Houston, Galleria/Uptown <i>1800 West Loop South</i>	24.5	19.2	-	(301.0)	31.2	(1.8)	(3.2)
Houston, Galleria/Bellaire <i>Bellaire Park</i>	8.7	14.5	-	13.5	25.5	0.6	(1.0)
Dallas, Las Colinas <i>One Twenty Five</i>	4.2	20.6	-	(522.0)	28.8	(0.8)	(3.2)
Orlando, Maitland <i>Maitland Promenade I & II</i>	5.5	9.6	-	(10.2)	23.5	1.6	(2.2)
Sacramento, Folsom <i>Iron Point</i>	2.7	5.2	-	(22.7)	27.5	3.0	0.9
Atlanta, Cumberland/I-75 <i>Powers Ferry</i>	8.5	13.6	38.8	249.0	26.0	1.9	(1.0)
Atlanta, Central Perimeter <i>Northridge Center I & II</i>	21.4	17.0	1,000.0	474.0	29.3	0.7	(1.8)

Committed to Deliver Long-Term Value



Constituent of:

- MSCI Singapore Small Cap Index



- FTSE All World Small Cap Index

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Thank You

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