

1Q 2020

Operational Updates

20 April 2020

1Q 2020: Key Operational Performance



Functional collaborative spaces provide a live-work experience for tech tenants. Pictured here is Bellevue Technology Center in Seattle, Washington.

- 16.1% YoY increase to distributable income
- Reverted to original tax structure following the issuance of the Final 267A tax regulation

Financial Performance

- **Continued year-on-year improvement** largely due to:
 - contributions from One Twenty Five, which was acquired in November 2019; and
 - positive rental reversions from leasing done in 2019
- Final 267A tax regulation issued and **reversion to original tax structure**
 - Based on the FY 2019 audited financial statements, had the restructuring been completed on 1 January 2019, DI for FY2019 would have increased by ~1.5%

	1Q 2020 (US\$'m)	1Q 2019 (US\$'m)	% Change
Gross Revenue	35.3	29.4	20.1
Net Property Income	21.0	18.2	15.4
Income Available for Distribution⁽¹⁾	14.4	12.4	16.1

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

1Q 2020: Key Operational Performance (cont'd)

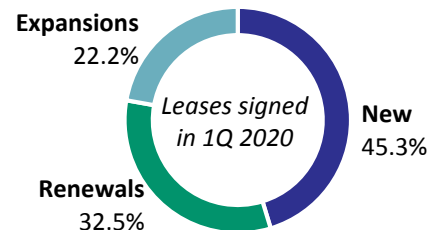


Quality spaces provide tenants a desired live-work-play lifestyle. Pictured here is The Westpark Portfolio in Seattle, Washington.

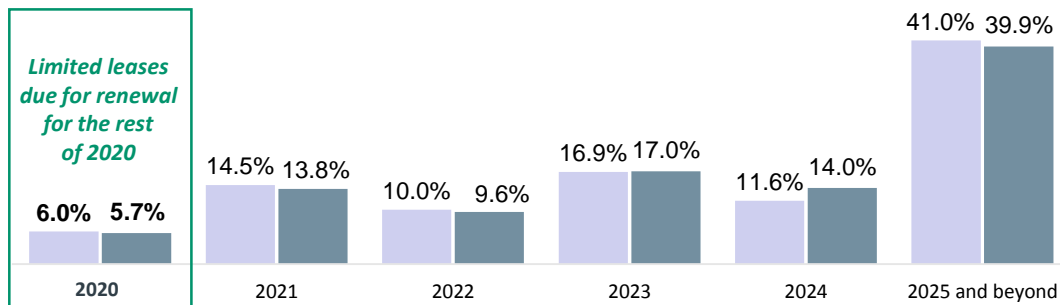
2.2% Total portfolio leased	12.0% Positive rental reversion
2.6% Built-in average annual rental escalations	94.0%⁽¹⁾ Portfolio committed occupancy

Leasing Updates

- **All buildings remain open to tenants** operating during COVID-19
 - Continue to monitor situation actively and have implemented protocols that prioritises the safety of our employees and the communities
- **Leased 104,000 sf of space** in 1Q 2020, mainly in Seattle, Atlanta and Houston
- **Portfolio WALE of 4.2 years** by CRI⁽²⁾



Lease Expiry Profile



First Choice Submarkets in Key Growth Markets

SEATTLE, Washington (39.5%)



The Plaza Buildings
Occupancy: 97.3%



Bellevue Technology Center
Occupancy: 98.6%



The Westpark Portfolio
Occupancy: 95.7%

ATLANTA, Georgia (5.7%)



Powers Ferry
Occupancy: 93.5%



Northridge Center I & II
Occupancy: 84.2%

DENVER, Colorado (9.3%)



Westmoor Center
Occupancy: 96.6%

SACRAMENTO, California (4.9%)



Iron Point
Occupancy: 99.5%

AUSTIN, Texas (5.8%)



Great Hills Plaza
Occupancy: 100.0%



Westech 360
Occupancy: 90.8%

HOUSTON, Texas (13.0%)



1800 West Loop South
Occupancy: 77.3%

ORLANDO, Florida (11.3%)



Maitland Promenade I & II
Occupancy: 96.8%

DALLAS, Texas (10.5%)



One Twenty Five
Occupancy: 95.8%



Bellaire Park
Occupancy: 90.3%

Overview

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

Portfolio NLA

Over 4.7 million sf

Portfolio Value

US\$1.27 billion

Portfolio Committed Occupancy (by NLA)

94.0%

All information as at 31 March 2020.
Percentage breakdown beside each state refers to
CRI contribution.

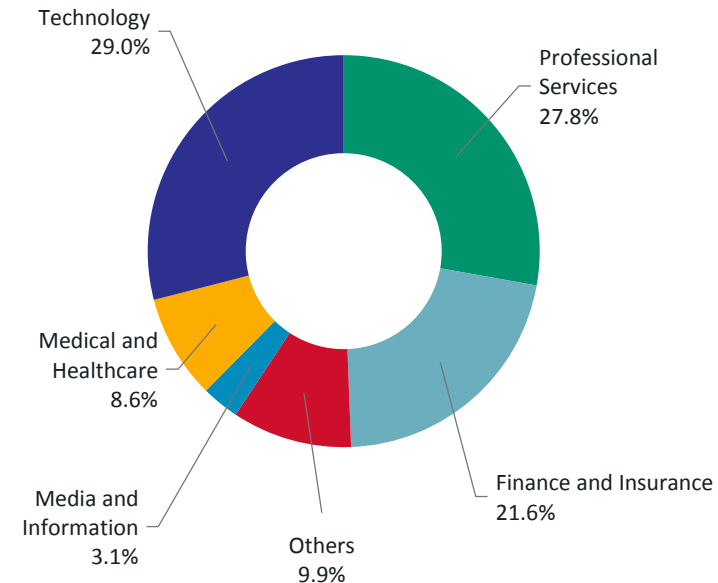
Resilient Portfolio

- **Highly diversified portfolio** with **low tenant concentration risk**
- **Top 10 tenants contribute only 19.5% of CRI**, with the **largest tenant only contributing 3.5% of CRI**
- KORE's buildings and business campuses in the tech hubs of Seattle, Austin and Denver contribute ~55% of CRI

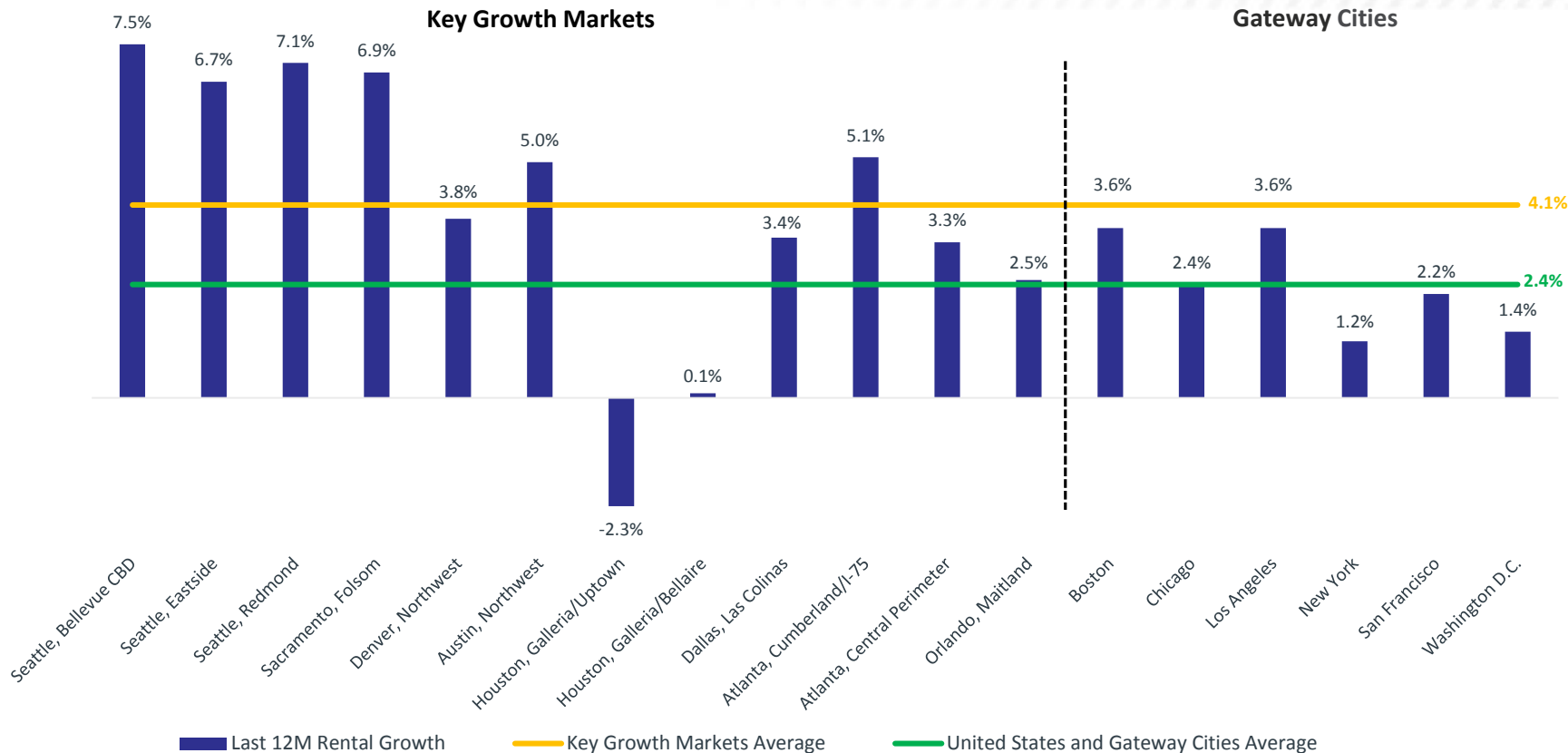
Top 10 tenants as at 31 March 2020

Tenant	Sector	Asset	% CRI
Ball Aerospace	Technology	Westmoor Center	3.5
Oculus VR	Technology	Westpark Portfolio	2.4
Lear	Technology	The Plaza Buildings	2.1
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	1.4
Reed Group	Technology	Westmoor Center	1.3
Total			19.5
WALE (by NLA)			5.3 years
WALE (by CRI)			5.4 years

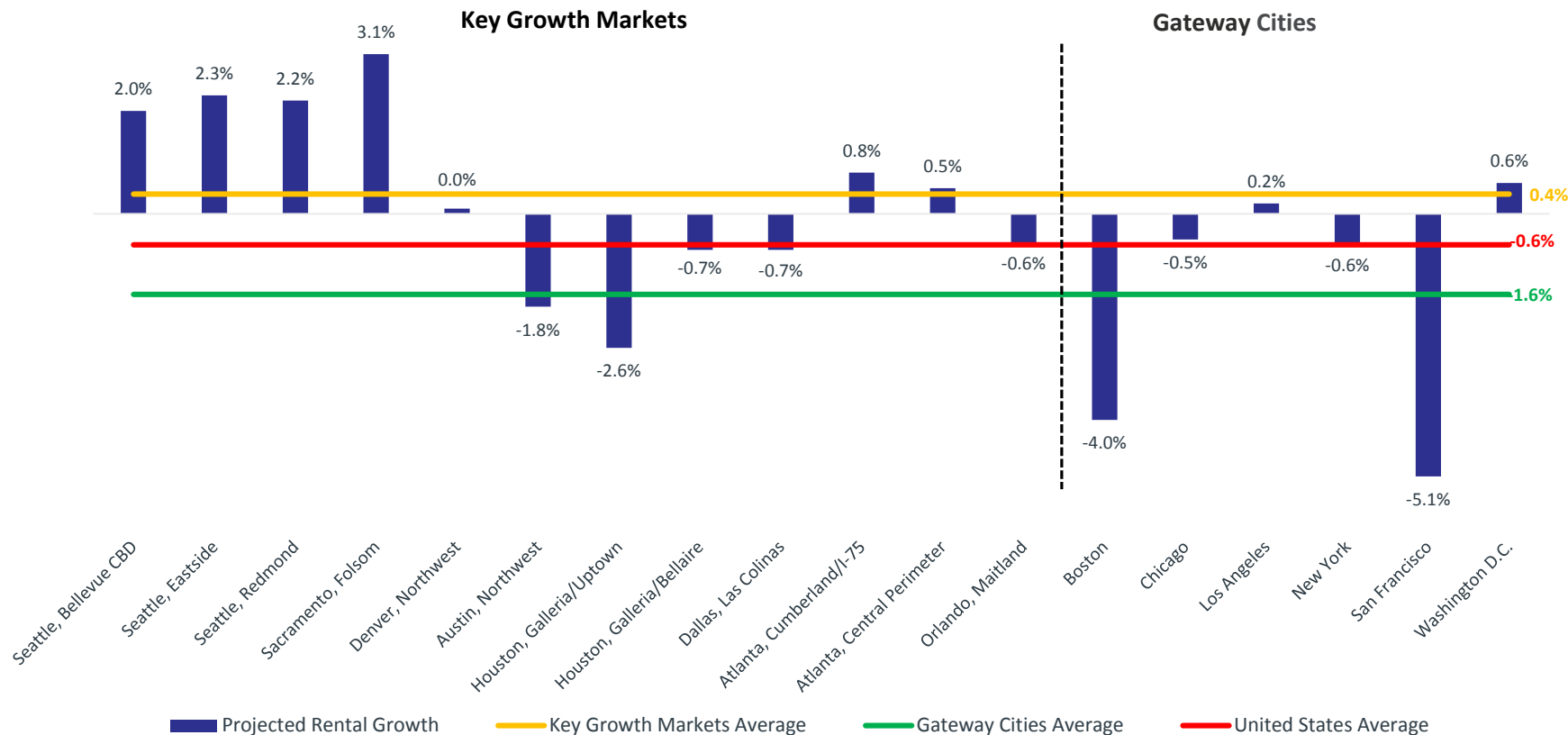
Portfolio tenant base composition (by NLA)



Last 12 Months Rent Growth



Projected 12-Month Rent Outlook



Prudent Capital Management

Limited interest rate exposure with term loans significantly hedged

As at 31 March 2020

Total Debt

- US\$480.4 million of external loans
- **100% unsecured**

Available Facilities

- **US\$50 million** of revolving credit facility
- **US\$29 million** of uncommitted revolving credit facility

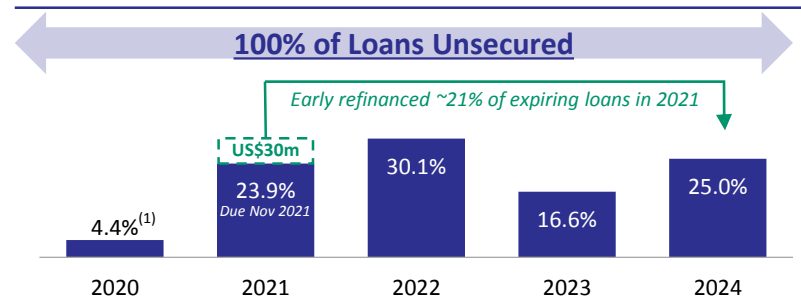
Aggregate Leverage⁽²⁾ 36.9%

All-in Average Cost of Debt⁽³⁾ 3.53% p.a.

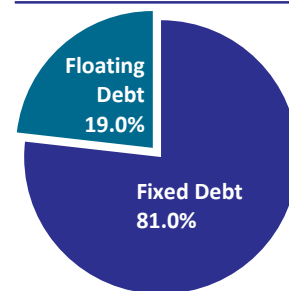
Interest Coverage⁽⁴⁾ 4.2 times

Average Term to Maturity 2.9 years

Debt Maturity Profile



Interest Rate Exposure



Sensitivity to LIBOR⁽⁵⁾

Every +/- 50bps in LIBOR translates to +/- 0.058 US cents in DPU p.a.

1) Refers to the US\$21 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 4.5 times.

5) Based on the 19.0% floating debt, US\$21 million revolving credit facility drawn which are unhedged and the total number of Units in issue as at 31 March 2020.

Committed to Deliver Long Term Value



Continued focus on **operational excellence**

- ✓ **Focused leasing strategy** to maximise rents and achieve **positive rental reversions**
- ✓ Seek **value accretive acquisitions** in key growth markets
- ✓ **Prudent capital management**

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.

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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.



Thank You

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