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MEDIA RELEASE

Keppel REIT divests its interest in Prudential Tower for \$512 million

The sale price is 4.5% above the latest valuation

15 May 2014, Singapore – Keppel REIT Management Limited, as manager of Keppel REIT (the “Manager”), is pleased to announce that RBC Investor Services Trust Singapore Limited (in its capacity as trustee of Keppel REIT) has entered into agreements with companies held by KOP Limited, Lian Beng Group Ltd, KSH Holdings Limited and Centurion Global Ltd for the sale of its 92.8% interest in Prudential Tower (the “Property”) for \$512.0 million, and has received an initial deposit of \$25.6 million.

The sale price of \$512.0 million is 4.5% above the latest valuation of the Property of \$490.0 million¹. It also represents a 46.7% premium over Keppel REIT’s original purchase price of the Property of \$349.1 million. A substantial amount of the sale proceeds will be used to repay existing debt to provide Keppel REIT with greater financial flexibility, with the remaining amount to be used for general corporate and working capital purposes and/or for pursuing acquisition opportunities. Post divestment, Keppel REIT’s aggregate leverage will decline from 42.1% to 38.8%².

Prudential Tower is approximately 16-years old and fully occupied. The divestment of the Property is in line with the Manager’s pro-active review and evaluation of its assets to optimise its portfolio. With a net lettable area (“NLA”) of 221,080 sf, the Property constitutes 7.1% of Keppel REIT’s total portfolio by NLA.

Following the divestment, Keppel REIT’s portfolio in Singapore will consist of four premium office buildings – a 99% interest in Ocean Financial Centre, a one-third interest in Marina Bay Financial Centre Phase One (comprising Towers 1 and 2 and Marina Bay Link Mall), a one-third interest in One Raffles Quay, and Bugis Junction Towers, all of which are 100% committed, as reported in Keppel REIT’s 1Q 2014 results announcement.

The above transaction is expected to be completed on 26 September 2014. For more information on the transaction, please refer to the Manager’s SGX announcement.

¹ Valuation by Knight Frank as at 28 April 2014 based on Keppel REIT’s 92.8% interest in the strata area of Prudential Tower.

² Computed on a pro forma basis based on Keppel REIT’s aggregate leverage as at 31 December 2013.

About the Property

Prudential Tower is a 30-storey Grade A office building located at the Raffles Place precinct with a leasehold term of 99 years commencing from 15 January 1996. The Property is located at 30 Cecil Street, at the junction of Church Street and Cecil Street. Prudential Tower is located near the Raffles Place MRT Interchange and Telok Ayer MRT stations. As at 31 March 2014, Prudential Tower had a 100% committed occupancy and 40 tenants.

In 2013, Prudential Tower completed a \$3.3 million refurbishment to enhance the common facilities and overall aesthetics of the building.

Prudential Tower is a BCA Green Mark Gold^{PLUS} certified building, and was conferred the Water Efficient Building Award by PUB in 2009 and the FIABCI Prix d'Excellence Award in the office category in 2003.

About Keppel REIT (<http://www.keppelreit.com>)

Listed by way of an introduction on 28 April 2006, K-REIT Asia was renamed Keppel REIT on 15 October 2012. Keppel REIT is currently one of the largest real estate investment trusts listed on the Singapore Exchange Securities Trading Limited.

Keppel REIT's objective is to generate stable income and long-term growth for Unitholders by owning and investing in a portfolio of quality income-producing commercial real estate and real estate-related assets pan-Asia.

As at 31 March 2014, Keppel REIT has an asset size of more than \$7.2 billion comprising 10 premium commercial assets strategically located in the central business districts of Singapore, and key cities of Sydney, Melbourne, Brisbane and Perth in Australia.

In Singapore, Keppel REIT owns a 99.9% interest in Ocean Financial Centre, a one-third interest in Marina Bay Financial Centre Phase One (comprising Towers 1 and 2 and Marina Bay Link Mall), a one-third interest in One Raffles Quay, a 92.8% interest in Prudential Tower, and 100% of Bugis Junction Towers.

In Australia, Keppel REIT owns five premium commercial assets, which comprises a 50% interest in 8 Chifley Square and 77 King Street Office Tower in Sydney, a 50% interest in the office building at 8 Exhibition Street in Melbourne, a 50% interest in 275 George Street in Brisbane, as well as a 50% interest in the new office tower to be built on the Old Treasury Building site in Perth.

Keppel REIT is sponsored by Keppel Land Limited ("Keppel Land"), one of Asia's leading property developers, and managed by Keppel REIT Management Limited, a wholly-owned subsidiary of Keppel Land.

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