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Media Release

KORE US REIT secures 10-year, 32,000 sf lease at The Westpark Portfolio in Redmond, Washington

The lease extends KORE's strong leasing momentum following its record first-half leasing performance.

Singapore, 3 August 2026 – KORE US REIT Management Pte. Ltd. ("**KORE US REIT Management**"), the manager of KORE US REIT ("**KORE**"), is pleased to announce that it has secured a 10-year lease for approximately 32,000 sf with a publicly traded global life sciences instrumentation company at The Westpark Portfolio in Redmond, Washington.

The lease will increase committed occupancy at The Westpark Portfolio from 73.0% to 77.1%, and KORE's overall committed portfolio occupancy from 85.3% to 86.0% on a pro forma basis[1]. The leased space will accommodate the tenant's office, research and development, light manufacturing, laboratory and warehouse operations.

Mr David Snyder, CEO of KORE US REIT Management, said, "This 10-year lease is a meaningful commitment that reflects the quality and versatility of the campus. The Westpark Portfolio can accommodate a broad range of business functions within a single location, supported by well-designed buildings, flex space that can accommodate R&D, manufacturing and testing of products, as well as best-in-class on-site amenities. It is in proximity to Microsoft's campus, Amazon and other large tech companies in Bellevue and a short walk from downtown Redmond. We are encouraged by the leasing momentum we are seeing across the portfolio and remain focused on growing occupancy."

The lease builds on KORE's record first-half leasing performance, during which 550,522 sf of leases were signed, equivalent to 11.5% of portfolio net lettable area. This momentum reflects the Manager's proactive leasing strategy, supported by targeted asset enhancement initiatives and spec suite programmes at selected properties across the portfolio.

The Westpark Portfolio is a freehold business campus comprising 19 office/flex buildings and two industrial buildings across 41 acres of landscaped grounds along the Sammamish River. Located in Seattle's Eastside, the campus provides easy access to downtown Redmond, the wider Seattle metropolitan area and major transport routes. It features a modern amenity centre with conference facilities, a fitness centre and collaborative office spaces, as well as a tenant lounge with an in-house coffee and pastry bar. Scenic riverside walking paths further enhance the campus environment.

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[1] Pro forma committed occupancy includes the new 32,000 square feet lease secured subsequent to 30 June 2026.

For more information, please contact:

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About KORE US REIT (www.koreusreit.com)

KORE US REIT (KORE), formerly known as Keppel Pacific Oak US REIT, is a distinctive US office REIT listed on the Main Board of the Singapore Exchange Securities Trading Limited (SGX-ST) on 9 November 2017. The name "KORE" stands for Keppel Office Real Estate. KORE aims to be the first-choice US office S-REIT, delivering sustainable distributions and strong total returns to Unitholders.

KORE invests in a diversified mix of income-producing commercial and real estate-related assets in key growth markets across the US, characterised by strong economic fundamentals and attractive lifestyle attributes, including the Super Sun Belt, 18-Hour Cities and Supernovas.

As at 31 December 2025, KORE's portfolio comprised 13 freehold office buildings and business campuses across eight key growth markets in the US, with a combined asset value of approximately US$1.3 billion and a total net lettable area of over 4.8 million sf. The portfolio is anchored by tenants in the fast-growing and defensive sectors, including technology, advertising, media and information, as well as medical and healthcare.

KORE is managed by KORE US REIT Management Pte. Ltd., which is jointly owned by two Sponsors, Keppel and KORE Pacific Advisors.