

LOAN FACILITY OBTAINED BY KEPPEL PACIFIC OAK US REIT

Keppel Pacific Oak US REIT Management Pte. Ltd., as manager of Keppel Pacific Oak US REIT (the “**Manager**”), wishes to announce that Perpetual (Asia) Limited (in its capacity as trustee of Keppel Pacific Oak US REIT) (the “**Borrower**”) has obtained the Loan Facility (as defined below) pursuant to a facility agreement dated 6 January 2026 (the “**Facility Agreement**”). Following the execution of the Loan Facility, Keppel Pacific Oak US REIT will have substantially addressed its refinancing requirements for 2026, subject to material adverse developments.

There are conditions of the Loan Facility in the Facility Agreement which make reference to (a) a change in the Manager or the effective shareholding therein, and/or (b) a change in unitholding interests of a controlling unitholder of Keppel Pacific Oak US REIT. A description of the relevant conditions is set out below:

Loan Facility	Relevant Conditions
Term loan facility in a principal amount of US\$37,500,000 (the “ Loan Facility ”)	<p>Under the terms and conditions of the Facility Agreement, the Borrower will be required to pay all outstanding loans under the Loan Facility within 10 Business Days in the event that:</p> <ul style="list-style-type: none"> (a) the Manager, or any manager for the time being as its successor, or any other additional, replacement or substitute manager of Keppel Pacific Oak US REIT, ceases to be the manager of Keppel Pacific Oak US REIT; (b) (i) Keppel Ltd. and its subsidiaries, (ii) Pacific Oak Capital Advisors LLC and its subsidiaries, and/or (iii) KORE Pacific Advisors Pte. Ltd., cease to collectively, directly, or indirectly, own all the issued share capital of the Manager; or (c) Keppel Capital Investment Holdings Pte. Ltd. ceases to, directly or indirectly, own at least 64,165,352 units in Keppel Pacific Oak US REIT, <p>(each a “Mandatory Prepayment Event”).</p>

Assuming the occurrence of a Mandatory Prepayment Event, the aggregate level of facilities that may be affected is, as at the date of this announcement, approximately US\$857.5 million (excluding interest and fees).

As at the date of this announcement, no Mandatory Prepayment Event has occurred.

BY THE ORDER OF THE BOARD

Keppel Pacific Oak US REIT Management Pte. Ltd.
(Company Registration No. 201719652G)
(as manager of Keppel Pacific Oak US REIT)

Lee Yingqi / Darren Tan
Company Secretaries
6 January 2026

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

This Announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events. The past performance of Keppel Pacific Oak US REIT and the Manager is not necessarily indicative of the future performance of any of them.

The value of 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 the possible loss of the 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 the SGX-ST does not guarantee a liquid market for the Units.