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Media Release

KORE US REIT completes fourth full-floor spec-suite development at The Plaza Buildings, with 50% pre-leased

Spec-suite strategy continues to gain traction as occupiers seek high-quality, move-in-ready office space with greater flexibility and speed to occupancy

Singapore, 13 October 2026 – KORE US REIT Management Pte. Ltd. ("**KORE US REIT Management**"), the manager of KORE US REIT ("**KORE**"), is pleased to announce the completion of its latest full-floor spec-suite development, The Post at 10800 The Plaza Buildings in Bellevue, Washington. The Post is KORE's fourth full-floor spec-suite development and the second at The Plaza Buildings. Half of its six suites were leased prior to completion, with strong leasing interest in the remaining suites.

Designed for small and mid-sized occupiers seeking flexibility and speed to occupancy, The Post comprises 15,400 sf across six studio suites alongside a dedicated amenity hub featuring collaborative workspaces, breakout areas and shared tenant amenities. By delivering ready-to-occupy space, spec suites can reduce tenant fit-out requirements where costs are typically borne by US office landlords, shorten vacancy periods and accelerate lease-up, supporting stronger occupancy and rental outcomes.

Mr David Snyder, CEO of KORE US REIT Management, said, "The early leasing momentum at The Post is a strong validation of our spec-suite strategy. We are encouraged by the pace of leasing and rental performance achieved to date, as we continue to deliver workplace solutions that align with occupier demand. Spec suites like these not only accelerate our leasing and rental revenue, but also reduce our long-term capital expenditure associated with tenant turnover. Through such targeted asset enhancements, we continue to strengthen our asset competitiveness, drive returns and enhance long-term value for our Unitholders."

The early leasing momentum at The Post underscores continued demand for high-quality, move-in-ready office space. KORE's previous full-floor spec-suite developments at The Greenhouse at 10900 The Plaza Buildings, Ventuno at 1800 West Loop South in Houston and Iron Point in Sacramento, all achieved full lease-up after delivery.

Building on the leasing success of its spec-suite strategy, KORE currently has more than 35,000 sf of additional spec suites under development across selected assets where favourable tenant demand and leasing dynamics are expected to support occupancy growth and value creation. These include Great Hills Plaza, Westech 360 as well as additional spec suites at The Plaza Buildings, where there is robust tenant demand for premium, move-in-ready suites with flexible workplace configurations.



The Post comprises six studio suites alongside a dedicated amenity hub featuring collaborative workspaces, breakout areas and shared tenant amenities.

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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 30 June 2026, 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.