

3Q 2026 Key Business and Operational Updates

The Post @ 10800 The Plaza buildings | Bellevue

KORE US REIT

Performance Overview

Portfolio Highlights

Leasing Momentum
3Q: 245,836 sf / 5.1% of NLA
9M: 796,358 sf / 16.6% of NLA

Portfolio Occupancy
86.1%
As at 30 Sep 2026

Rental Reversion
+0.7% / +1.3%
3Q 2026 / 9M 2026

Completion of The Post

Fourth full spec-suite floor at The Plaza Buildings; *3 of 6 suites pre-leased before completion*

More details on slide 6

Financial Highlights

9M Adjusted NPI(1)
US$66.7 mil
+5.5% y-o-y

9M Income available for Distribution
US$30.4 mil
Stable y-o-y

Refinancing Progress
Secured US$120 mil loan facility
Expected to address ~65%(2) of 2027 loan maturities upon drawdown



10800 The Plaza Buildings | Bellevue

(1) Excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions
(2) Excludes uncommitted revolving credit facilities.



Bellevue Technology Center | Bellevue

Portfolio Highlights

Sustained Leasing Momentum

245,836 sf / 796,358 sf
5.1% of NLA (3Q 2026) | 16.6% of NLA (9M 2026)
Leasing Momentum

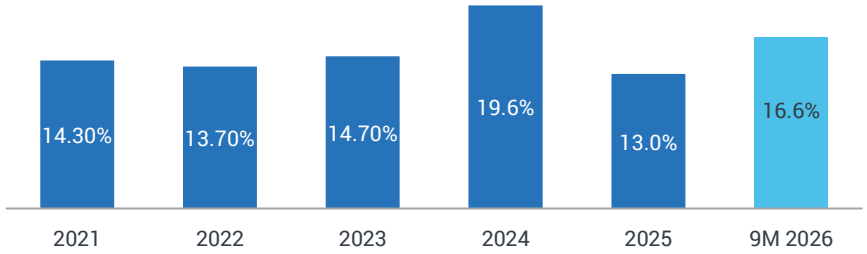
86.1%
Committed Portfolio Occupancy

2.6%
Built-in Portfolio Average Rental Escalation

+0.7% / +1.3%
3Q 2026 | 9M 2026
Portfolio Rental Reversion

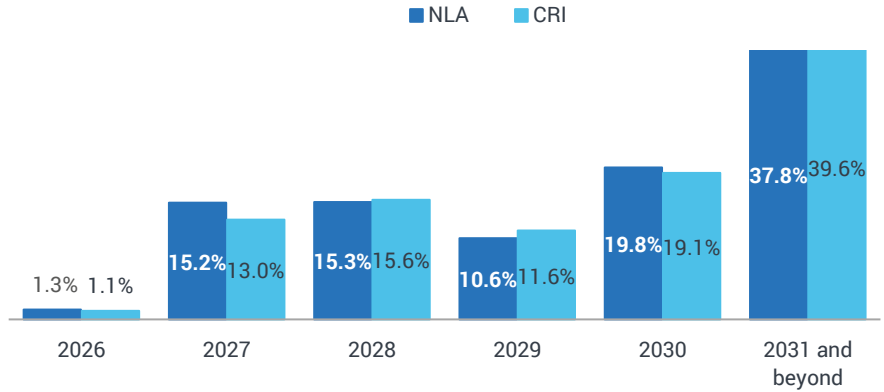
- Strong 3Q leasing, comprising new leases (37.4%) and renewals (62.6%)
- The Westpark Portfolio contributed 44.7% of total leasing in 3Q, driven by both renewals and new demand
- Professional Services and Technology, Advertising, Media, and Information (TAMI) accounted for 88.9% of new leases
- Proactive renewals reduced FY2026 and FY2027 lease expiries by ~5.4% of CRI(2)

Executed Leases (% of NLA)



Lease Expiry Profile (as at 30 September 2026)

Portfolio WALE by CRI(1): 4.0 years



(1) Based on NLA, portfolio WALE was 3.8 years.
(2) Reduction in FY2026 and FY2027 lease expiries compared with the lease expiry profiles as at 1H 2026, by CRI.

3Q 2026 Committed Portfolio Occupancy Performance

Property	NLA ('000 sf)	4Q 2025	1Q 2026	2Q 2026	3Q 2026	Change (ppt)
The Plaza Buildings *Bellevue CBD*	491	76.7%	79.6%	81.4%	**83.2%**	**+1.8**
Bellevue Technology Center *Eastside Bellevue*	338	94.3%	93.9%	93.5%	**93.5%**	-
The Westpark Portfolio *Redmond*	784	90.9%	74.2%	73.0%	**77.7%**	**+4.7**
Great Hills Plaza *Austin, Northwest*	141	85.8%	87.7%	92.9%	**92.9%**	-
Westech 360 *Austin, Northwest*	177	86.5%	86.5%	88.0%	**86.9%**	**(1.1)**
Westmoor Center *Denver, Northwest*	613	81.0%	81.0%	80.6%	**80.8%**	**+0.2**
105 Edgeview *Denver, Broomfield*	186	88.9%	88.9%	88.9%	**88.9%**	-
Bridge Crossing *Nashville, Brentwood*	199	100.0%	100.0%	100.0%	**100.0%**	-
1800 West Loop South *Houston, Galleria/Uptown*	409	82.0%	81.0%	81.8%	**78.8%**	**(3.0)**
Bellaire Park *Houston, Galleria/Bellaire*	317	81.7%	80.5%	80.5%	**79.4%**	**(1.1)**
One Twenty Five *Dallas, Las Colinas*	470	96.9%	97.0%	97.0%	**97.0%**	-
Maitland Promenade I & II *Orlando, Maitland*	467	91.4%	95.7%	95.7%	**95.7%**	-
Iron Point *Sacramento, Folsom*	211	80.4%	80.4%	82.6%	**85.8%**	**+3.2**
Total Portfolio Value	4,803	87.2%	85.1%	85.3%	**86.1%**	**+0.8**

Notable 3Q 2026 Leasing Activities

- The Plaza Buildings: 50% of "The Post", full spec-suite floor, committed
- The Westpark Portfolio: secured a 10-year lease with a publicly traded global life sciences instrumentation company tenant (~32,400 sf)
- Westmoor Center: successful backfilling offsets known tenant downsizing
- 1800 West Loop South: known vacate (~12,000 sf)
- Iron Point: secured a professional services tenant (~7,400 sf)

YTD Completed AEIs

- The Plaza Buildings: repositioning of 10800 Building lobby and completion of The Post
- The Westpark Portfolio: outdoor pavilion refresh
- Westech 360: delivery of two new spec suites and outdoor amenity refresh
- 105 Edgeview: first-floor furniture refresh and fourth-floor renovation

Delivery of Fourth Full Spec-Suite Floor

The Post @ 10800 The Plaza Buildings

Completion of The Post

- Fourth full-floor spec-suite development, and second at The Plaza Buildings
- 50% pre-leased prior to completion; in advanced negotiations for two out of the three remaining suites
- 15,400 sf across six studio suites with shared amenities
- Achieved the highest rental rate at 10800 The Plaza Buildings

FASTER LEASING

Shorter downtime and earlier rental income

STRONGER ECONOMICS

Reduce tenant fit-out costs with potential rental premium

BETTER CAPITAL MANAGEMENT

Reduce capital needs over time







Focused Leasing Strategy to Drive Occupancy

BUILDING COMMUNITY-LED WORKPLACES

Better amenities and shared spaces to enhance tenant experience and collaboration

A Targeted Asset Repositioning

- Reconfigure selected assets for evolving tenant needs
- Enhance common areas as well as indoor and outdoor amenities

Ongoing initiatives

- **Bridge Crossing:** reposition and reconfigure amenities
- **Iron Point:** renovation of interior common areas and expand outdoor amenities
- **1800 West Loop South:** renovation of lobby



B Spec Suites

- Accelerate lease-up and reduce downtime
- Appeal to smaller and growing tenants
- Support tenant incubation and growth within the portfolio

Ongoing initiatives

- **10900 The Plaza Buildings:** planned conversion of a full-floor spec level suite into three spec suites
- **Westech 360:** full spec-suite floor
- **Great Hills Plaza:** one spec suite



FY 2026 Target Occupancy Broadly in line with end-2025 occupancy of ~87.0%

Creating Community-led Workspaces to Strengthen Leasing Appeal

WHAT DRAWS EMPLOYEES IN

People and place remain central to office attendance

77% — **Colleague engagement**
Visibility, mentorship and knowledge transfer

59% — **Workplace functionality**
Technology, meeting and community spaces

53% — **Amenities and services**
Their absence can keep employees away

Source: CBRE Research 2026; Americas Office Occupier Sentiment Survey, Q2 2026

KORE'S RESPONSE

Spaces that bring people together

1. **Amenity spaces**
   Encourage interaction, collaboration and community
2. **Spec suites**
   Intentional workspaces – some with on-floor amenities that offer gathering and meeting places
3. **Differentiated experience**
   Strengthen tenant appeal and leasing relevance

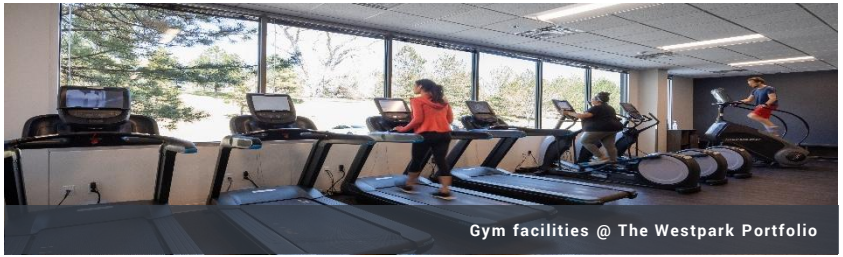


Amenity-led assets and move-in-ready spec suites increase leasing appeal for KORE spaces

Delivering the KOREexperience Across the Portfolio



Newly repositioned lobby @ 10800 The Plaza Buildings



Gym facilities @ The Westpark Portfolio



In-house coffee and pastry bar @ The Westpark Portfolio



Sports court @ Bellevue Technology Centre



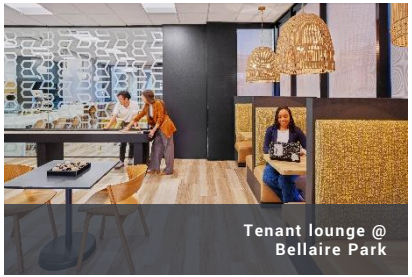
Amenity hub in Ventuno @ 1800 West Loop South



Meeting room in The Greenhouse @ 10900 The Plaza Buildings



Outdoor amenity area @ Bellevue Technology Centre



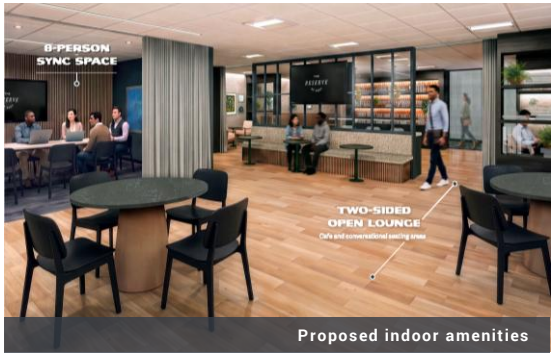
Tenant lounge @ Bellaire Park

Planned Asset Enhancement at Bridge Crossing, Nashville

Repositioning a former single-tenant building for multi-tenant use



Completed exterior refresh



Proposed indoor amenities



Proposed outdoor amenities

ASSET ENHANCEMENT SCOPE

- ***COMPLETED*** – Exterior and signage refresh to enhance street presence
- Create new indoor and outdoor amenities for collaboration, wellness and recreation
- Introduce flexible meeting and collaboration spaces, including lounges and meeting facilities
- Add ~8,500 sf of new on-site amenities, including fitness, convenience and outdoor recreational amenities, including fitness facilities, micro market, multi-sports court and community lawn

NASHVILLE MARKET

Top 10 real estate market for 10 consecutive years
ULI & PWC Emerging Trends in Real Estate

Top markets that gained HQ: 6 headquarters gained
CBRE Americas Consulting, 2026

#2 Best US cities for job opportunities and earning potential
Checkr

Spec Suite at Work: The Ventuno Case Study

Flexible, move-in-ready space supports tenant retention, faster backfilling and expansion



VENTUNO

1800 West Loop South, Houston

One of KORE's first full spec suite floors, Ventuno combines premium amenities, move-in-ready suites and flexible configurations to support faster lease-up, tenant retention and expansion.

TENANT EXPANSION: CASE 1

~3,000 sf to ~5,000 sf
expansion into adjacent space

No TIs given for either lease

~2 MONTHS
Downtime from prior lease expiration

TENANT EXPANSION: CASE 2

~2,500 sf to ~5,800 sf
expansion into adjacent space

Average TI across both leases is ~5% of non-spec-suite leases

~1 MONTH
Downtime from prior lease expiration

WHY THE STRATEGY WORKS

LOWER CAPITAL REQUIREMENTS ON SUBSEQUENT LEASES

FASTER LEASE-UP	LOWER DOWNTIME	POTENTIAL RENTAL PREMIUM	SUPPORTS TENANT EXPANSION



Bellaire Park | Houston

Financial Highlights

9M 2026 Financial Highlights

US$'000	9M 2026	9M 2025	% Change
Gross Revenue	114,871	112,090	2.5
Net Property Income (NPI)	63,124	61,271	3.0
Adjusted NPI (excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions which have no impact on distribution)	66,727	63,248	5.5
Other information: Finance and Other Trust Expenses	(25,988)	(24,647)	5.4
Income Available for Distribution	30,394	30,393	-

- Adjusted net property income was up by 5.5% year-on-year arising from higher one-off termination fee income, other operating income and cash rental income. This was partially offset by higher repair and maintenance and utilities expenses.
- Finance and other trust expenses were higher mainly attributable to higher finance costs.

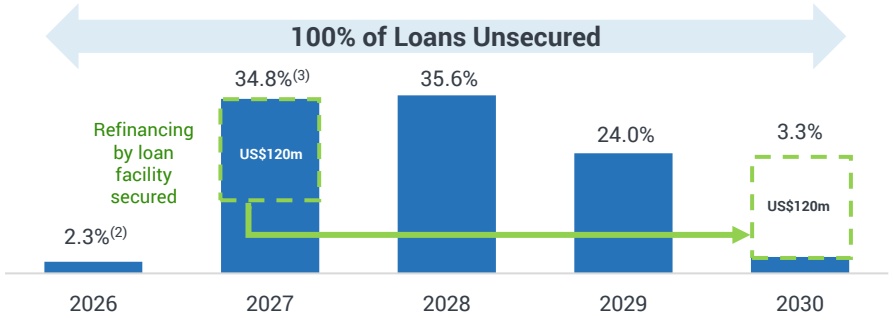
Debt Overview

Debt-related metrics as at 30 September 2026

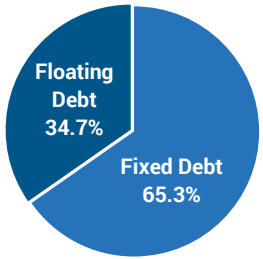
- Secured a US$120 million loan facility, expected to address approximately 65%[1] of 2027 debt maturities upon drawdown
- Refinancing discussions are underway for the remaining 2027 debt maturities

Debt Maturity Profile

Total Gross Borrowings: US$604.7 million



Interest Rate Management



Sensitivity to SOFR[4]

Every **+/- 50bps in SOFR** translates to approx. **–/+ US$1.18 million in income available for distribution** p.a.

65.3%[1] of the REIT's loans have been hedged through floating-to-fixed interest rate swaps

Key Metrics	
Aggregate Leverage[5]	**43.0%**
Average Cost of Debt (Excludes amortisation of upfront debt costs)	**4.75% p.a.**
All-in Average Cost of Debt (Includes amortisation of upfront debt costs)	**4.92% p.a.**
Interest Coverage Ratio[6]	**2.4 times**
Interest Coverage Ratio Sensitivity[6]	
- 10% decrease in EBITDA[7]	**2.2 times**
- 100 bps increase in weighted average interest rate	**2.0 times**
Weighted Average Term to Maturity	**1.4 years**
Total Available Facilities	
- Committed Revolving Credit Facilities	US$82.3m
- Uncommitted Revolving Credit Facilities	US$55.5m

(1) Excludes uncommitted revolving credit facilities.
(2) Comprises uncommitted revolving credit facility.
(3) 4.2% relates to an uncommitted revolving credit facility.
(4) Based on the floating debt of 34.7%, US$39.5 million uncommitted revolving credit facility drawn and the total number of Units in issue as at 30 September 2026.
(5) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.
(6) In accordance with the Monetary Authority of Singapore's (MAS) Code on Collective Investment Schemes (CIS Code).
(7) EBITDA is computed as the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation differences) as defined in Appendix 6 of the CIS Code.



Iron Point | Sacramento

Outlook & Strategy

Navigating Elevated Interest Rates while Maintaining Stable Near-term Distributions

Market Backdrop

Federal Funds Target Range

3.75%–4.00%

Current policy rate

10-Year US Treasury Yields

4.9%–5.3%[1]

Elevated long-term rates

What it Means

Elevated rates continue to affect funding costs, real estate discount rates and required returns

Management Priorities

1 FINANCING

Proactively manage refinancing through early lender engagement and Keppel's broader financing network

2 LEASING AND INCOME

Drive occupancy and property-level income through proactive leasing execution

3 FINANCIAL FLEXIBILITY

Maintain disciplined capital allocation and liquidity management

DISTRIBUTION GUIDANCE

NEAR TERM

Distribution quantum expected to remain consistent at

0.40 US cents per Unit

For each of 2H 2026 and 1H 2027

Subject to prevailing market and financing conditions and interest-rate movements

LONGER TERM

Progressively increase the payout ratio towards a sustainable level, aligned with KORE's portfolio performance

(1) Federal Reserve, as at 17 September 2026, U.S. Department of the Treasury.

Corporate Headquarters Continue to Shift Towards Business-friendly, Growth Markets

1. WHAT HAS CHANGED?

Fortune 500 headquarters by state[1]

2018	2026
#1 NEW YORK 58	**#1 TEXAS 57**
#2 CALIFORNIA 49	#2 CALIFORNIA 56
#3 TEXAS 48	#3 NEW YORK 53

2. RELOCATION MOMENTUM[2]

STRONG / RISING DESTINATIONS

Dallas–Fort Worth
Austin, Nashville, Charlotte, Miami and Phoenix

CONTINUED NET HQ LOSSES

San Francisco / San Jose
Los Angeles

3. KEY CONSIDERATIONS

- Taxes, incentives and cost environment
- Building quality and amenities
- Access to talent

KORE'S MARKET CONTEXT

6 of 8 markets

Levy no personal state income tax[3]

Enhances attractiveness to businesses and talent

(1) Fortune 500, 2018 and 2026 editions. Figures represent the number of Fortune 500 companies headquartered in each state.
(2) Business Insights: The Shifting Landscape of Headquarters Relocations: 2026 Update, April 2026, CBRE.
(3) Six of KORE's eight markets are located in states with no individual state income tax: Bellevue/Redmond, Dallas, Austin, Houston, Nashville and Orlando.

Multiple Growth Drivers Across KORE's Key Markets

Technology, corporate migration and expanding industry clusters support the longer-term demand outlook

01 TECHNOLOGY & AI

Deep innovation ecosystems

BELLEVUE / REDMOND • AUSTIN • DALLAS

#2 | #5 | #8

Seattle | Austin | Dallas–Fort Worth
2026 North American tech-talent rankings(1)

- **Bellevue / Redmond (Seattle):** Home to a concentration of global technology companies
- **Austin:** 17% of Austin's tech workforce has AI-specialty skills
- **Dallas–Fort Worth:** +37,230 tech workers from 2022 – 2025, representing 18.7% growth, second-highest among large markets

02 CORPORATE RELOCATION

Favourable business climate

DALLAS • AUSTIN • HOUSTON • ORLANDO • NASHVILLE

>100 relocations

To Dallas–Fort Worth since 2018
Most of any US metropolitan area(2)

- Texas metros remain among the leading destinations for corporate HQ relocations
- Business climate, lower taxes / incentives and cost of living remain key location factors
- Florida and Tennessee markets benefit from the same no-income-tax advantage

03 DENVER DIVERSIFICATION

Demand base broadening

DENVER

+14.4% Colorado aerospace and defence employment growth

2020–2025; above US average(3)

- Metro Denver accounts for 60% of statewide aerospace employment(3)
- 284,000 sf of Denver / Boulder life-sciences leasing in the four quarters to 2Q 2026 — a four-year high(4)
- Growth in aerospace and life sciences is broadening the region's occupier base

(1) Scoring Tech Talent 2026, 18 August 2026, CBRE.
(2) Business Insights: The Shifting Landscape of Headquarters Relocations: 2026 Update, 6 April 2026, CBRE. CBRE's dataset comprises 725 publicly announced headquarters activities between 2018 and 2025 and is not exhaustive.
(3) The Colorado Aerospace and Defense Industry: Competitive Assessment and Strategic Recommendations, September 2026, Colorado Chamber Foundation,
(4) "Denver/Boulder Life Sciences Figures Q2 2026", 20 July 2026, CBRE.

Flight to Quality Continues to Occur

Employee experience, location and building quality continue to shape leasing decisions

Why Occupiers Move

79% — 01 Improve employee experience

74% — 02 Improve building location

59% — 03 Secure better lease terms

Employee experience and location are key relocation drivers

WHAT OFFICE BUILDINGS NEED TO DELIVER

01	Convenience	Parking, accessibility to transport and food & beverage are key site-selection considerations
02	Tenant Experience	Building amenity space and overall quality increasingly influence competitiveness
03	Building Quality	Amenity space and sustainable building features are increasingly seen as baseline expectations

Source: Americas Office Occupier Sentiment Survey, July 2026, CBRE Research 2026.

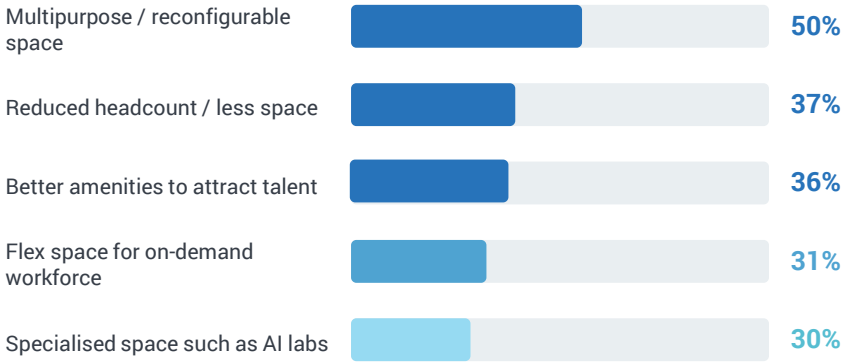
AI Starts to Reshape Workplace Needs

Emergence of amenity-rich, modular and flexible environments

53% **say AI is already affecting space planning or will do so within two years**

23%	11%	19%
Already	<12 months	1–2 years

Expected impact on workplace needs



Implications for quality office assets

Experience	Higher-quality amenities can help occupiers compete for talent.
Adaptability	Reconfigurable layouts can support evolving team and project needs.
Specialisation	Innovation, training and technology-enabled environments may require new formats.

What it means for KORE

Emerging need for flexible, amenity-rich and higher-quality workplaces aligns with KORE's ongoing asset and leasing strategy

Source: Americas Office Occupier Sentiment Survey, Q2 2026, CBRE Research 2026.

US Office Transaction Market

Liquidity and pricing remain uneven across markets and asset quality

01

MARKET DEPTH REMAINS LIMITED

Recovery remains selective, with greater transaction depth evident only in **New York** (1)

Deal activity for the largest office properties remains well below 2018–2019 averages

02

PRICE DISCOVERY IS BIFURCATED

Very limited pool of well-leased, high-quality assets in New York City and select growth markets such as Nashville(2) continue to attract capital, while assets in more challenged markets may transact only after substantial repricing

03

FINANCING CONDITIONS ADD FRICTION

Elevated financing costs may constrain buyer capacity, required returns(3) and near-term transaction activity

KORE's priorities Continue leasing and enhancing the portfolio, while exploring divestment opportunities as transaction activity, market depth and pricing become more conducive in KORE's markets

(1) Excluding transactions identified in public sources as involving foreclosure, receivership, deed-in-lieu, loan default or auction.
(2) Bridgestone Tower, Nashville: 100% leased; US$75 million gain on sale by Highwoods Properties.
(3) The Surge in Rates Is Blowing Up Commercial Real-Estate Deals, Wall Street Journal, 5 October 2026

Focused Execution to Strengthen Occupancy, Income and Financial Flexibility

01 Drive occupancy

Focused leasing execution

- Backfill vacancies and known vacates
- Expand spec-suite strategy to accelerate lease-up and reduce downtime
- **Target end-FY2026 occupancy of at least 87.0%**

02 Sustain income

Measured rental outlook

- Optimise rental rates while maintaining high occupancy
- **2.6% in-built portfolio rental escalations, alongside low-single-digit FY2026 rental reversion expected**
- Shorter lease terms provide opportunities to capture rental upside as markets recover

03 Stable distributions

Distribution outlook

- **Expect DPU to remain consistent at 0.40 US cents for each of 2H 2026 and 1H 2027**, subject to prevailing market and financing conditions and interest-rate movements
- In the long term, aims to progressively increase the payout ratio towards a sustainable level, aligned with KORE's portfolio performance

04 Strengthen financial flexibility

Disciplined capital management

- Proactively manage refinancing and interest-rate exposure
- Maintain financial flexibility and prudent gearing
- Evaluate selective divestments when transaction markets become more conducive; redeploy proceeds towards debt reduction and/or growth opportunities

Thank You

For more information,
please visit www.koreusreit.com
Connect with us on:



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Important Notice

The past performance of KORE 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.

Prospective investors and unitholders of KORE US REIT (Unitholders) are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of KORE US REIT Management Pte. Ltd., as manager of KORE US REIT (the Manager) on future events. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information, or opinions contained in this release. None of the Manager, the trustee of KORE US REIT arising from any use of this release or its contents or otherwise arising in connection with this release. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units KORE US REIT (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 possible loss of 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 SGX-ST does not guarantee a liquid market for the Units.

Due to rounding, numbers presented may not add up precisely to the totals provided. The information relating to the US office market are extracted from third-party research reports. The respective third-party sources have not consented to the inclusion of the information quoted above and are thereby not liable for such information. Whilst reasonable action has been taken to ensure that the above information is reproduced in its proper form and context, and that the information is extracted fairly and accurately, neither the Manager nor any other party has conducted independent review of the information obtained from these sources nor verified the accuracy of the contents of the relevant information obtained from these sources. As such, the information from these third-party research reports may not be comprehensive, and while they are believed to be accurate, such information is not guaranteed to be free from error, omission or misstatement. In addition, the information obtained from these sources does not purport to contain all the information that may be required to evaluate the business and prospects of KORE or any purchase or sale of the units in KORE. Any potential investor should conduct his, her or its own independent investigation and analysis of the merits and risks of an investment in KORE.



The Westpark Portfolio| Redmond

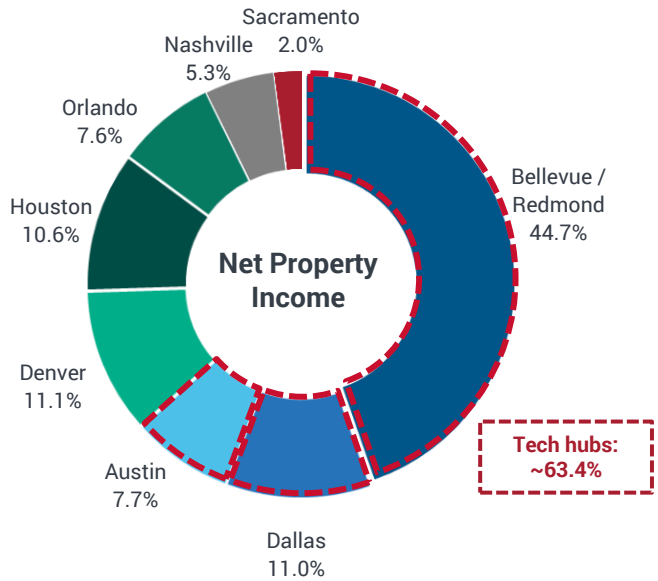
Additional Information

Over 390 Tenants in Diversified Regions and Industries

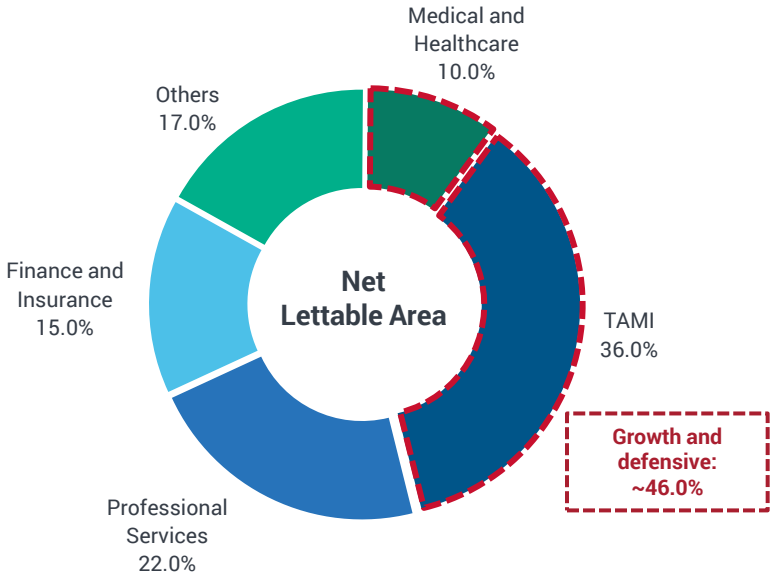
KORE's buildings and business campuses in the tech hubs of Bellevue/Redmond, Austin and Dallas contribute ~63.4% of NPI(1)

~46.0% of NLA are occupied by high-quality tenants from the growing and defensive sectors of TAMI and Medical and Healthcare

Geographic Diversification by NPI(1)



Industry Diversification by NLA



All information as at 30 September 2026.
(1) NPI excludes one-off operating income.

Established Top 10 Tenants with Low Concentration Risk

Top 10 Tenants	Sector	Asset	Location	% of CRI(1)	% of NLA(1)
BAE Systems	TAMI	Westmoor Center / The Westpark Portfolio	Denver / Redmond	3.9%	4.7%
TerraPower	TAMI	Bellevue Technology Center	Bellevue	3.5%	2.7%
Spectrum	TAMI	Maitland Promenade I & II	Orlando	3.3%	2.4%
USA - Homeland Security	Others	One Twenty Five	Dallas	3.0%	2.7%
Gogo Business Aviation	TAMI	105 Edgeview	Denver	2.9%	2.5%
Lear Corporation	TAMI	The Plaza Buildings	Bellevue	2.8%	1.3%
Assistrx	TAMI	Maitland Promenade I & II	Orlando	1.9%	1.3%
Comdata	TAMI	Bridge Crossing	Nashville	1.9%	1.4%
United Capital Financial Advisor	Finance & Insurance	One Twenty Five	Dallas	1.8%	1.1%
Highridge Medical	Medical & Healthcare	Westmoor Center	Denver	1.4%	1.5%
Total				**26.4%**	**21.6%**
WALE by NLA					**4.0 years**
WALE by CRI					**3.9 years**

All information as at 30 September 2026.
(1) CRI and NLA percentages are based on next twelve months portfolio composition.

KORE Benefits from the Capabilities of Keppel's Sponsorship



Keppel Ltd.

Global asset manager and operator with strong expertise in sustainability-related solutions spanning the areas of infrastructure, real estate and connectivity.

Capital & Financing

Ability to tap on Keppel Ltd. external networks, including banks, debt and capital markets, as well as Keppel Ltd.'s support for fund raising

Resources & Expertise

Access to specialist capabilities across as human resources, information technology, investor relations and sustainability, legal and corporate secretariat, risk and compliance and treasury

Management Talent

Support from and access to an experienced management and leadership bench

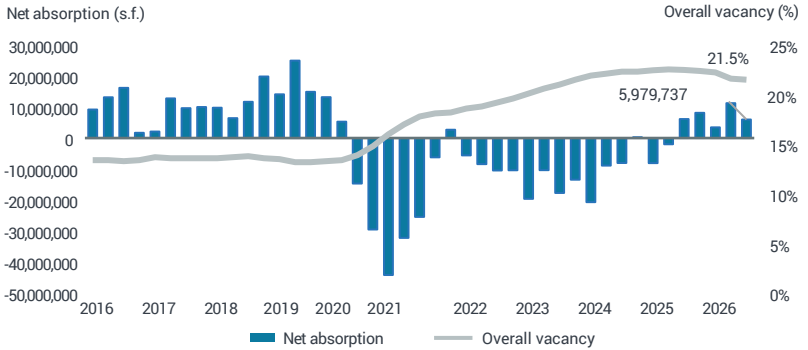
Strategic Growth

Access to sponsor networks and capabilities to support strategic growth opportunities

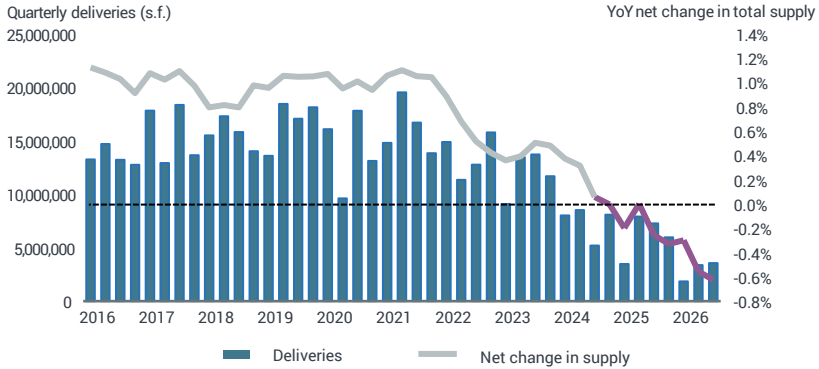
Recovery Gains Momentum as Fundamentals Strengthen

- **Demand momentum persists**
  - Leasing volume +6.4% over the last 12 months; gateway markets +13%
  - 5th consecutive quarter of positive net absorption, with +6.0 million sf in Q3
  - Signed leases averaged +13% footprint expansion over the past 12 months
- **Supply dynamics support recovery**
  - Office inventory contracted by >45 million sf from late-2023 peak
  - 9.6 million sf removed in Q3 vs 3.5 million sf delivered
  - Just 24.8 million sf under construction, keeping new supply constrained
- **Quality continues to outperform**
  - Effective rents are rising fastest in trophy and new-construction properties, where high-quality space is becoming increasingly scarce
  - High-end availability is expected to remain extremely constrained as the development pipeline diminishes

Historical absorption and vacancy



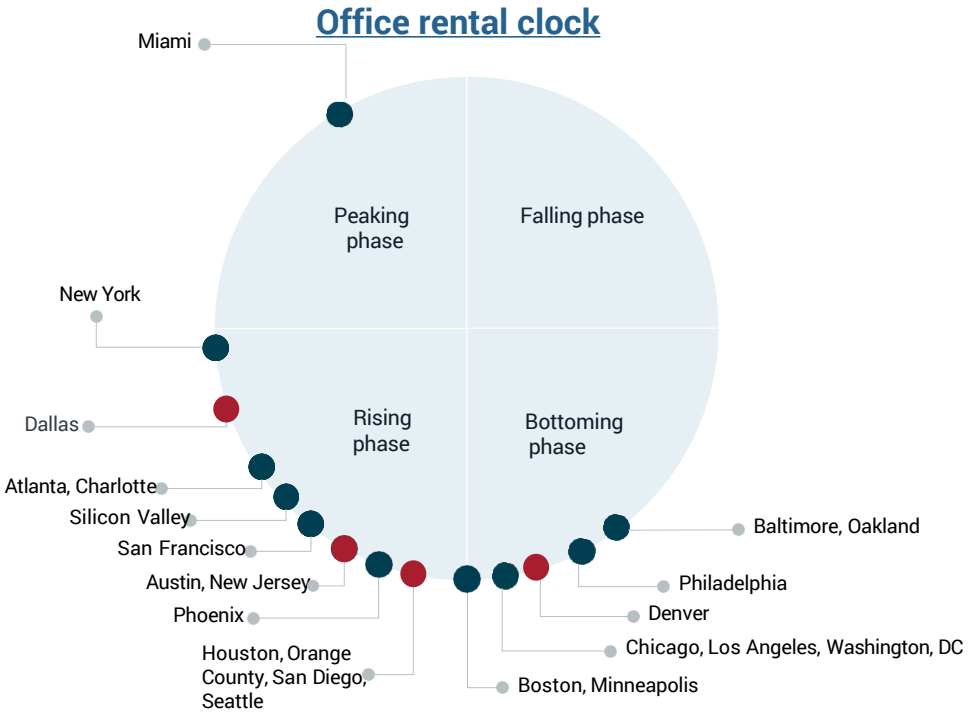
Historical deliveries and pipeline



All information from Office Market Dynamics, United States Q3 2026, JLL.

Well-placed in Cities that are Mostly in Rising Phase

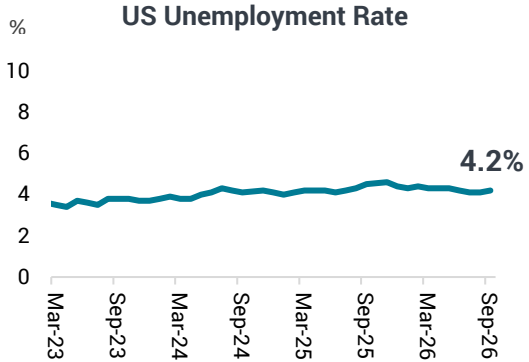
- Leading U.S. office markets have recovered to 94% of 2019 leasing levels, with mid-stage markets at 85%
- Most of KORE's markets are in the Rising Phase, positioning the portfolio to benefit from continued market recovery

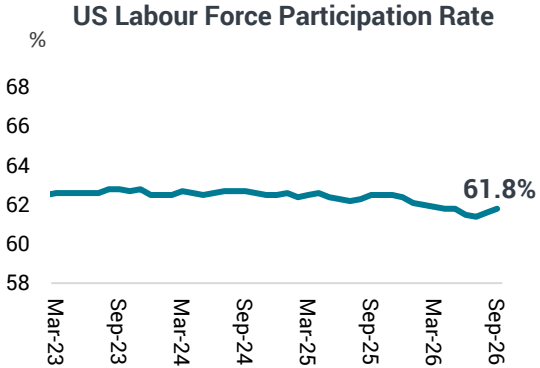


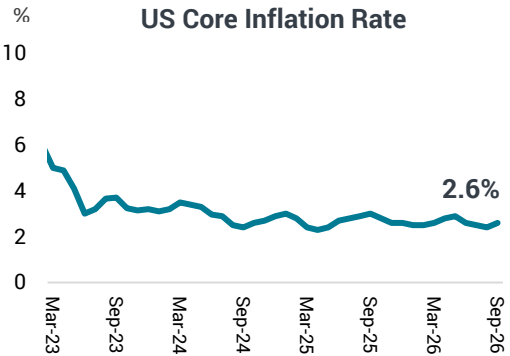
Information from Office Market Dynamics, United States Q3 2026, JLL. JLL's rental clock is based on effective rents, which account for those concessions and better reflect actual market conditions.

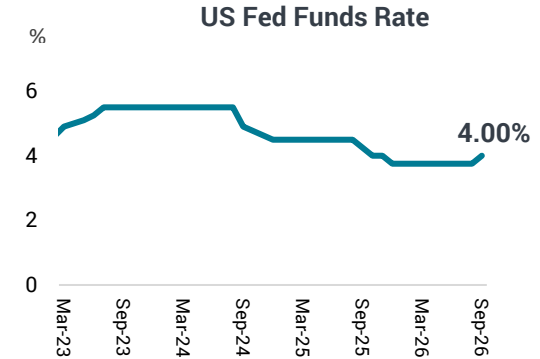
US Economic Updates

- **Economic growth remains positive despite a moderation in momentum:** 2Q 2026 real GDP growth of 2.2% annualised[(1)] supported by consumer spending and strong business investment
- **Geopolitical tensions and trade policy uncertainty persists,** with energy and tariff-related pressures adding to the inflation outlook
- **Labour market remains resilient** but hiring has slowed, with layoffs remained contained
- **Inflation remains sticky, interest rates likely to remain higher for longer** as Fed balances persistent inflation against softer labour conditions









Graph data cited from Trading Economics, 15 October 2026.
(1) U.S. Bureau of Economic Analysis (BEA), 30 September 2026.

Limited Supply in KORE's First Choice Submarkets

Submarket Property	Property Vacancy Rate (%)	Submarket Vacancy Rate (%)	Last 12M Deliveries (sf'000)	Last 12M Absorption (sf'000)	Under Construction (sf'000)	Last 12M Rental Growth (%)	Projected Rental Growth (%)
Seattle, Bellevue CBD *The Plaza Buildings*	16.8	22.8	474	88	1,000[(1)*]	2.2	2.1
Seattle, Eastside Bellevue *Bellevue Technology Center*	6.5	5.9	-	92	-	3.1	2.5
Seattle, Redmond *The Westpark Portfolio*	22.3	5.6	3,000[(1)#]	197	-	2.5	2.1
Austin, Northwest *Great Hills Plaza & Westech 360*	7.1[(2)] & 13.1[(3)]	18.2	-	1,200	-	1.4	1.8
Denver, Northwest *Westmoor Center*	19.2	12.8	-	(7)	25	2.2	0.8
Denver, Broomfield *105 Edgeview*	11.1	29.9	31	(458)	-	1.9	1.3
Nashville, Brentwood *Bridge Crossing*	-	13.1	2	(9)	-	2.0	2.4
Houston, Galleria/Uptown *1800 West Loop South*	21.2	33.9	-	370	-	3.0	2.6
Houston, Galleria/Bellaire *Bellaire Park*	20.6	16.6	-	16	-	0.6	1.3
Dallas, Las Colinas *One Twenty Five*	3.1	21.1	-	(37)	-	2.7	3.2
Orlando, Maitland Center *Maitland Promenade I & II*	4.3	11.7	-	316	35	3.0	2.9
Sacramento, Folsom *Iron Point*	14.2	8.6	-	(97)	92	1.7	2.1

Source: CoStar Office Report, September 2026.
(1) Majority of which are build-to-suit or have been pre-leased.
(2) Refers to Great Hills Plaza's vacancy.
(3) Refers to Westech 360's vacancy.

Refers to Microsoft's construction.
*Majority of it refers to Amazon's construction.

KORE US REIT Overview

First choice **US office S-REIT** with a focus on the fast-growing technology, advertising, media and information (TAMI), medical and healthcare sectors **across key US growth markets** that combine robust economic fundamentals with vibrant lifestyle offerings

13
Quality Freehold Office Buildings and Business Campuses

86.1%
Portfolio Occupancy

4.8 million sf
Net Lettable Area

US$1.3 billion
Assets Under Management



All data as at 30 September 2026. Assets Under Management Figure as at 31 December 2025.
(1) Emerging Trends in Real Estate 2025 by PwC and the Urban Land Institute (ULI).
(2) Emerging Trends in Real Estate 2026 by PwC and the Urban Land Institute (ULI).
(3) Ranking based on overall real estate prospects.

Strategically Positioned in Vibrant Lifestyle Markets

- 18-hour cities with vibrant entertainment, dining, and outdoor recreation
- Lower living costs and favourable income tax environments
- Access to top universities enhancing talent pools and innovation

Bellevue/Redmond

- Premier hub for Fortune 500 firms, particularly tech companies offering lifestyle perks across Lake Washington
- Easy access to national parks, and abundant outdoor recreation

Sacramento

- State capital of California with strong talent pool
- Lower cost of housing as compared to the Bay area

Austin

- Creative hub for tech, film, art, and music with a diverse talent pool
- Only place in Texas that offers seamless access to hills, water and outdoor activities
- Prime location near University of Texas, driving office, retail, and multifamily growth

Denver

- Offers world-class outdoor recreation
- Combination of a strong talent pool with active outdoor lifestyle
- California migration drive expansion
- Home to aerospace and energy companies

Dallas

- Dynamic finance center known for vibrant culture and vibrant city life
- Located at the junction of four major interstates with a fifth loop, serving as a national transit hub and inland port

Nashville

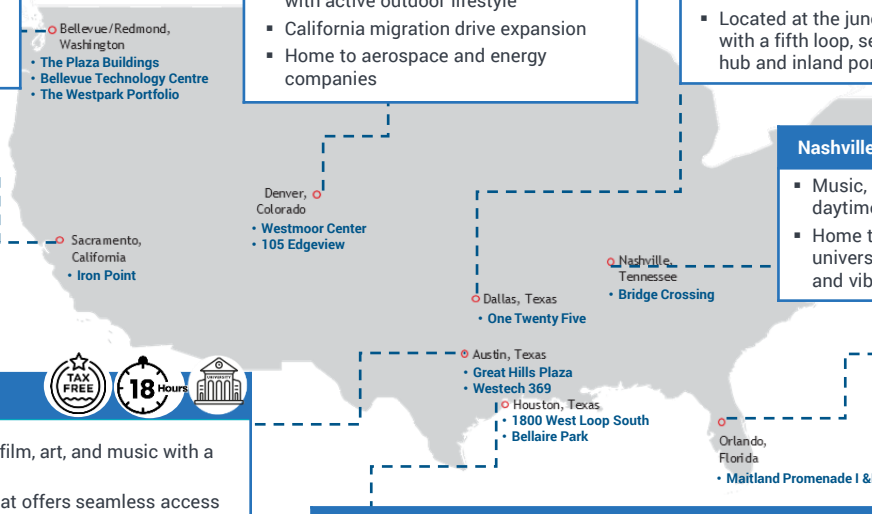
- Music, healthcare, and tech sectors drive both daytime business and a lively nightlife
- Home to Vanderbilt University, a top ranked university known for strong academics, research, and vibrant campus life

Orlando

- Close to world-class attractions (Disney, Universal), lakes, and beaches
- Top-ranked city for tourism and business appeal
- Year-round warm climate

Houston

- Major economic hub for energy, aerospace and healthcare
- Strong academic base with top universities, low living costs, and an extensive waterway network



Driving Strategic Portfolio Enhancement

Total Portfolio Value (US$'mil)



Portfolio value[(1)] increased ~60% since IPO through acquisitions and portfolio improvements

2017

- Listed on 9 Nov 2017
- 11 quality assets in 7 key growth markets

2018



Acquisition: The Westpark Portfolio

2019



Acquisition: One Twenty Five



Acquisition: Maitland Promenade I

AEI Works

- **Westmoor Centre**: Café renovation and new fitness centre
- **1800 West Loop South:** New conference rooms, modern tenant lounge and fitness centre

2020

AEI Works

- **Bellevue Technology Centre**: Café and lobbies refurbishment
- **Powers Ferry:** Two move-ready suites built and lobbies renovated

2021



Acquisition of Bridge Crossing



Acquisition of 105 Edgeview

AEI Works

- **The Plaza Buildings:** New amenity centre
- **The Westpark Portfolio:** Lobby refurbishment
- **Great Hills Plaza:** Refresh of hallways and elevator lobbies
- **1800 West Loop South:** Full-floor spec suites

2022

Divested Northridge Center I & II and Powers Ferry in Atlanta, Georgia

AEI Works

- **Iron Point & One Twenty Five:** Renovation of lobbies and restrooms
- **Westpark Portfolio**: EV charging stations
- **Bellevue Technology Centre:** Upgrade of amenity centre and conversion of outdoor patio

2023

AEI Works

- **Great Hills Plaza:** Revitalisation of lobby and common areas
- **Maitland Promenade I & II & The Plaza Buildings:** Conference room and fitness centre refresh
- **One Twenty Five:** Tenant lounge renovation

2024

AEI Works

- **Building 1150 at Iron Point:** Overhaul of office and redesign with a modern "live-work-play" concept and spec suites

2025

AEI Works

- **The Plaza Buildings**: Greenhouse spec suite floor
- **The Westpark Portfolio**: Launched Dote To-Go, an in-house coffee bar for tenants
- **Bellaire Park**: Lobby upgrade
- **Westech 360:** Lobby upgrade

2026

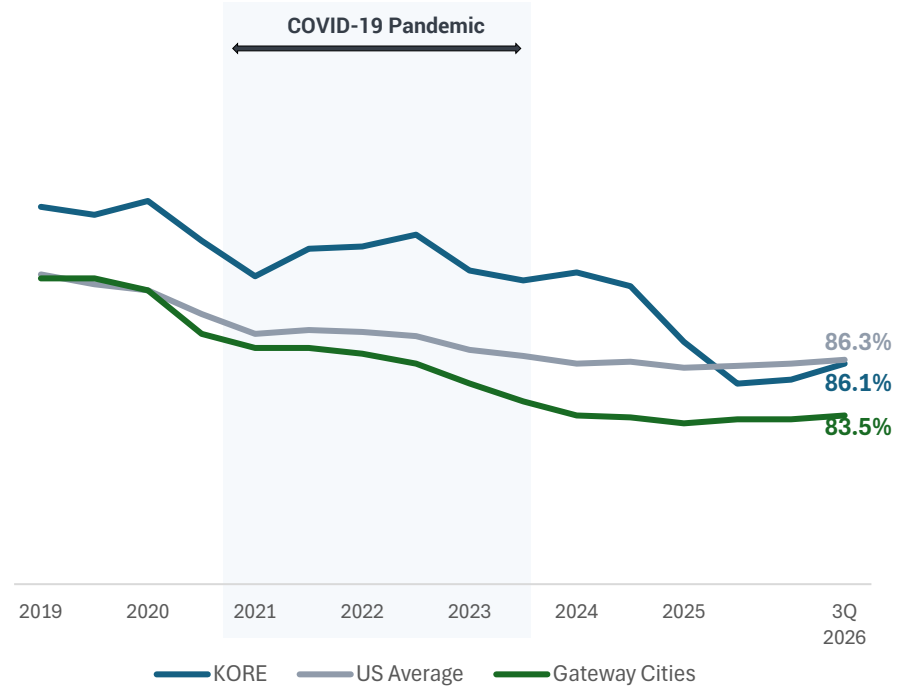
AEI Works

- **The Plaza Buildings**: Repositioning of 10800 Building lobby and completion of The Post
- **Westech 360:** Delivery of two new spec suites and outdoor amenity refresh
- **The Westpark Portfolio:** Outdoor pavilion refresh
- **105 Edgeview:** First-floor furniture refresh and fourth-floor renovation

(1) Portfolio value as at 31 December 2025 includes The Westpark Portfolio, One Twenty Five, Maitland Promenade I & II, Bridge Crossing and 105 Edgeview, which had an aggregate appraised value of approximately US$536.2 million. The acquired properties comprised The Westpark Portfolio, One Twenty Five, Maitland Promenade I, Bridge Crossing and 105 Edgeview. Portfolio value also excludes Northridge Center I & II and Powers Ferry, which were divested in 2022 and had an aggregate appraised value of approximately US$35.7 million as at 30 June 2022. Accordingly, changes in portfolio value over time reflect the combined impact of acquisitions, divestments, asset enhancement initiatives and valuation movements.

Proven and Consistent Operational Excellence

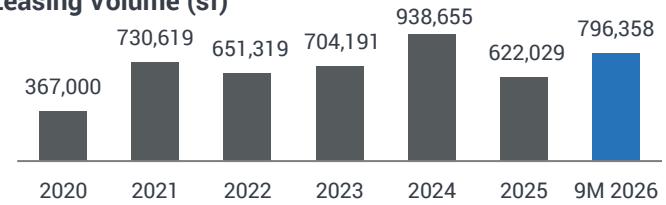
KORE's Occupancy Continues to Outperform Gateway Cities



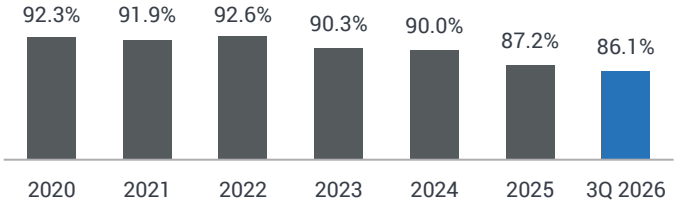
Source: CoStar's Quarterly Office Report for the respective years

Steady Operational and Financial Performance

Leasing Volume (sf)

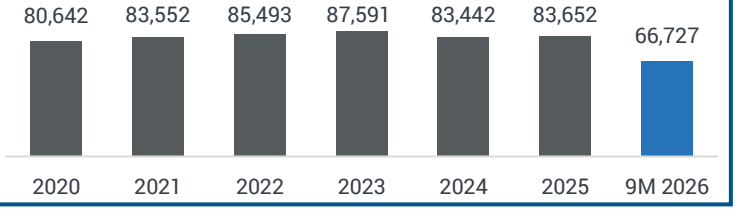


Occupancy Rate



Adjusted NPI (US$'000)

(excludes non-cash straight line rent, lease incentives and amortisation of leasing commissions)



Well-Positioned to Ride on US Office Recovery

Structural tailwinds

Sustained recovery in the US office market

Shift from high-tax, expensive coastal hubs **to business friendly states**

Well-amenitised office on the rise

KORE US REIT

Distinctive **US office S-REIT**	Exposure to growth markets with a focus on amenity-led, tenant-centric office demand
High-quality, growth-market portfolio	Well-amenitised assets in business-friendly cities (i.e. favourable income-tax environment and vibrant lifestyle amenities)
Future-ready office strategy	✓ 85% with tenant lounges ✓ 85% with conference rooms ✓ 85% with fitness centres ✓ 77% fitted with food and beverage options ✓ 77% with outdoor spaces
Proven **performance and disciplined capital management**	Occupancy >85% since IPO, consistently outperforming US gateway cities Healthy balance sheet provides financial flexibility

Portfolio Overview










	The Plaza Buildings	Bellevue Technology Center	The Westpark Portfolio	Great Hills Plaza	Westech 360	Westmoor Center	105 Edgeview
Location	Bellevue, Washington	Bellevue, Washington	Redmond, Washington	Austin, Texas	Austin, Texas	Denver, Colorado	Denver, Colorado
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Committed Occupancy	83.2%	93.5%	77.7%	92.9%	86.9%	80.8%	88.9%
Property Value (US $' million)	287.5	142.9	229.4	46.4	52.7	96.4	50.9

Committed Occupancy as at 30 September 2026 and Property Value as at 31 December 2025.

Portfolio Overview








	Bridge Crossing	1800 West Loop South	Bellaire Park	One Twenty Five	Maitland Promenade I & II	Iron Point
Location	Nashville, Tennessee	Houston, Texas	Bellaire, Texas	Dallas, Texas	Orlando, Florida	Sacramento, California
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Committed Occupancy	100.0%	78.8%	79.4%	97.0%	95.7%	85.8%
Property Value (US $' million)	43.3	73.2	51.6	114.4	98.2	38.5

Committed Occupancy as at 30 September 2026 and Property Value as at 31 December 2025.