Keppel KBS US REIT

1Q 2018 Financial Results

For the period 9 November 2017
to 31 March 2018

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Important Notice

The past performance of Keppel-KBS 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 Keppel-KBS US REIT (Unitholders) are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of Keppel-KBS US REIT Management Pte. Ltd., as manager of Keppel-KBS 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 Keppel-KBS US REIT or any of their respective advisors, representatives or agents shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever 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 in Keppel-KBS 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.

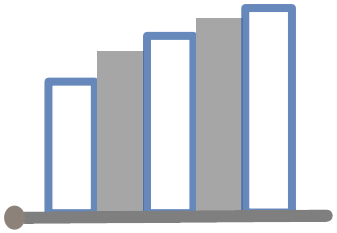
Keppel KBS US REIT

Key Highlights

The Plaza Buildings, Seattle, Washington

Key Highlights

Available distribution per Unit (DPU) of 2.32 US cents, 0.4% above IPO forecast



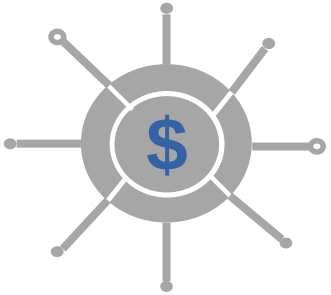
Income Available for Distribution

US$14.6 million

Annualised Distribution Yield

6.73%

Based on the Unit closing price of US$0.88

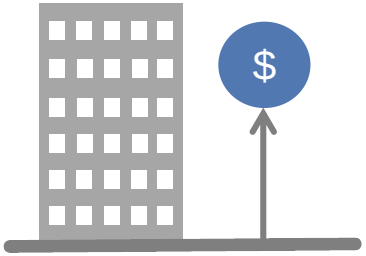


Aggregate Leverage

33.6%

Interest Coverage

6.1x



Portfolio Committed Occupancy

89.8%

Portfolio WALE[1]

3.7 years

All information as at 31 March 2018.

(1) Portfolio WALE is by net lettable area

Distinctive portfolio with quality assets

Well-positioned to capture opportunities in key growth markets

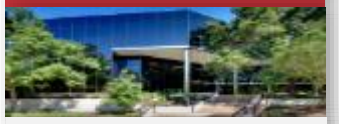
The Plaza Buildings

Market: **Seattle**
Valuation: **US$243.9mn**

Westmoor Center

Market: **Denver**
Valuation: **US$121.4mn**

Westech 360



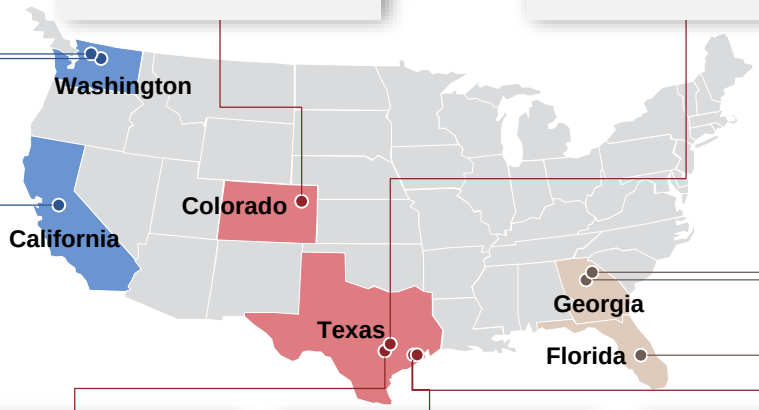
Market: **Austin**
Valuation: **US$43.8mn**

Powers Ferry

Market: **Atlanta**
Valuation: **US$19.2mn**

Bellevue Technology Center

Market: **Seattle**
Valuation: **US$133.0mn**



Northridge Center I & II

Market: **Atlanta**
Valuation: **US$20.5mn**

Iron Point

Market: **Sacramento**
Valuation: **US$38.2mn**

Great Hills Plaza

Market: **Austin**
Valuation: **US$33.3mn**

1800 West Loop South

Market: **Houston**
Valuation: **US$82.0mn**

West Loop I & II

Market: **Houston**
Valuation: **US$50.7mn**

Maitland Promenade II

Market: **Orlando**
Valuation: **US$43.4mn**

Valuation figures as at 30 Jun 2017

West Coast *Central* *East Coast*

Keppel KBS US REIT

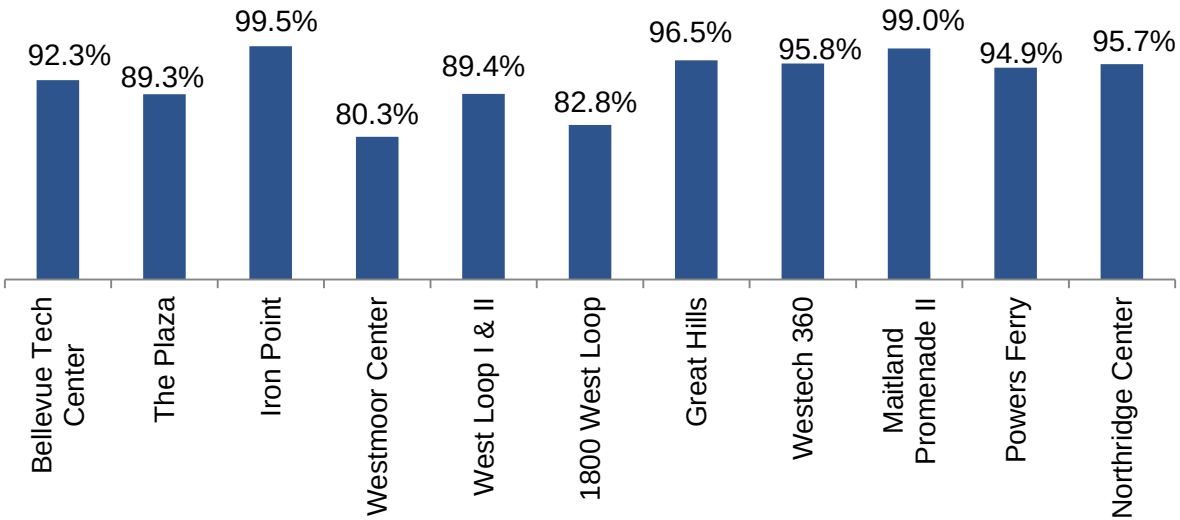
Portfolio Review

Great Hills Plaza, Austin, Texas

Portfolio Overview

Key Statistics as at 31 Mar 2018	
No. of Assets	11
Total NLA (sf)	3,225,739
Land Tenure	100% Freehold
WALE by NLA	3.7
Occupancy[1]	89.8%
No. of Tenants	333

Committed Occupancy Rates[(1)] (as at 1Q 2018)



The Plaza Buildings, Seattle

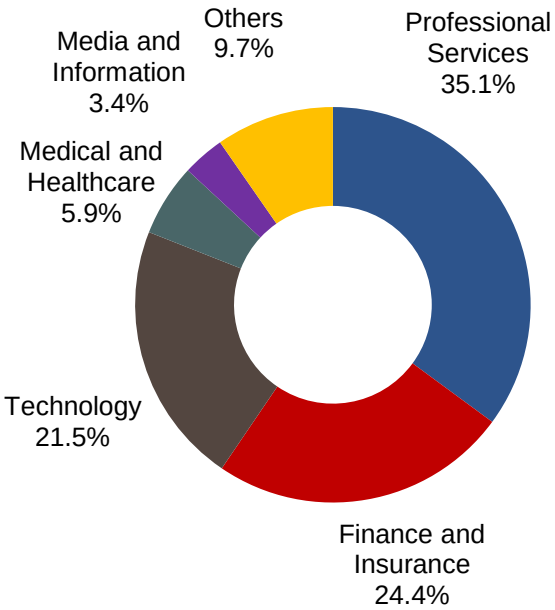
Great Hills Plaza, Austin

Maitland Promenade II, Orlando

(1) All occupancy figures refer to Committed Occupancy by NLA

Diversified tenant base with low tenant concentration

Portfolio tenant base composition[1]



Top 10 tenants[1]

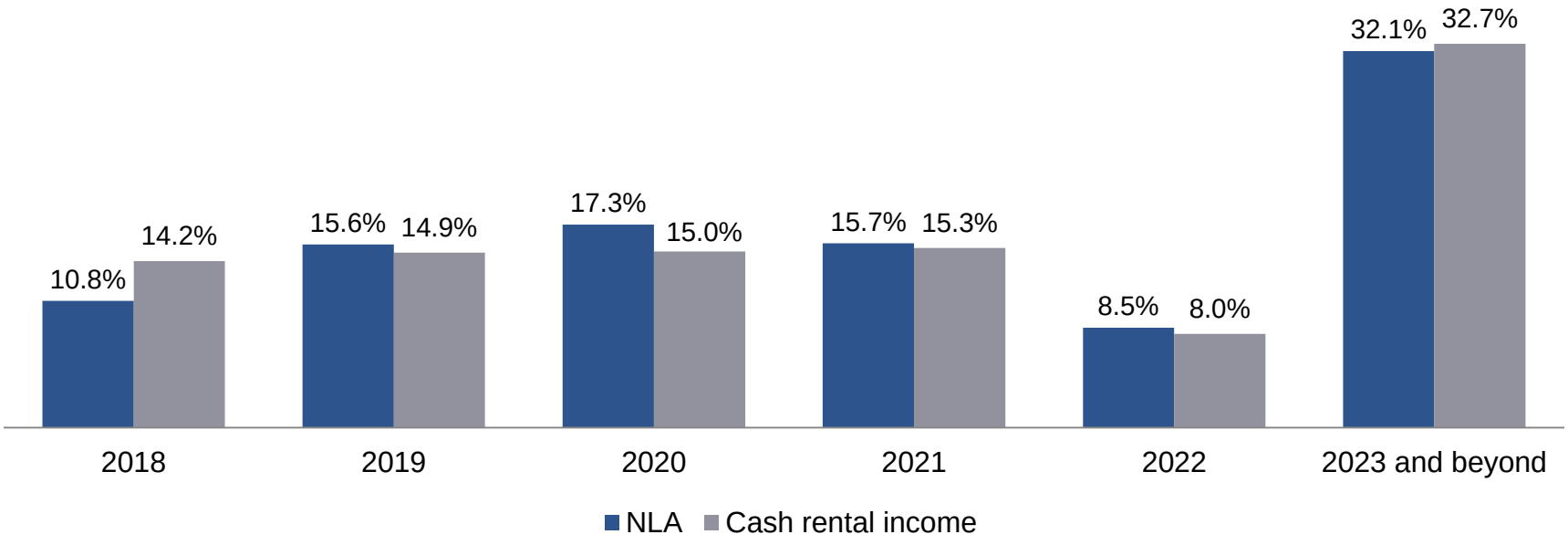
Tenant	Sector	Asset	%
Ball Aerospace & Tech Corp	Technology	Westmoor Center	3.9%
Zimmer Biomet Spine, Inc.	Technology	Westmoor Center	3.0%
Unigard Insurance Company[2]	Finance and Insurance	Bellevue Technology Center	2.5%
US Bank National Association	Finance and Insurance	The Plaza Buildings	2.5%
Blucora, Inc.	Technology	The Plaza Buildings	2.3%
Health Care Service Corp	Finance and Insurance	1800 West Loop South	2.2%
Reed Group, Ltd	Finance and Insurance	Bellevue Technology Center	2.0%
Regus PLC	Professional Services	Bellevue Technology Center	1.8%
Nintex USA LLC	Technology	The Plaza Buildings	1.7%
PointMarc LLC	Technology	The Plaza Buildings	1.5%
Total			**23.4%**
WALE[1]			**5.3 years**

All information as at 31 March 2018.
(1) Based on committed occupancy and NLA.
(2) Subsidiary of QBE Insurance Group.

Proactive lease management

- **32 leases signed** since IPO, amounting to **252,000 sf** of leasing activity as at 1Q 2018
- New leases were signed with reputable tenants from diverse sectors, primarily from:
  - Technology, Financial Services and Manufacturing sectors
- Generally **2.0% to 4.0% rental escalations** for new leases
  - With these new leases, **~98% of the portfolio** has **built-in rental escalations**, mostly in the range of **2.0% to 3.0%**

Lease Expiry Profile (1Q 2018, %)



Keppel KBS US REIT

Market Outlook

Westech 360, Austin, Texas

Attractive US office real estate fundamentals

- 12-month national average occupancy of 89.7%
- 12-month net absorption was 54.6 million sf
- Deliveries were 68.4 million sf, with the majority of supply in gateway cities such as New York, the Bay Area and Chicago
- Projected rent growth for 2018 is 1.5%
- Consultants expect the main driver of leasing demand to be the technology sector, as well as co-working spaces and life sciences sector

Source: CoStar, as at 31 March 2018; JLL, as at 31 Dec 2017

Overview of portfolio markets

Favourable dynamics in key growth cities

The Plaza Buildings

Sub-market snapshot:

- Avg. vacancy rate: **6.4%**
- Avg. asking rent: **US$45.3**
- T-12M deliveries: 0.0
- T-12M net absorption: 1.1M
- T-12M rent growth: 8.1%

Bellevue Technology Center

Sub-market snapshot:

- Avg. vacancy rate: **5.3%**
- Avg. asking rent: **US$31.9**
- T-12M deliveries: 99.0 K
- T-12M net absorption: 118.0 K
- T-12M rent growth: 3.7%

Iron Point

Sub-market snapshot:

- Avg. vacancy rate: **6.1%**
- Avg. asking rent: **US$23.8**
- T-12M deliveries: 0.0
- T-12M net absorption: 101.0k
- T-12M rent growth: 5.9%

Westmoor Center

Sub-market snapshot:

- Avg. vacancy rate:**9.9%**
- Avg. asking rent: **US$20.3**
- T-12M deliveries:0.0
- T-12M net absorption: 26.1K
- T-12M rent growth: 3.0%

Westech 360 & Great Hills Plaza

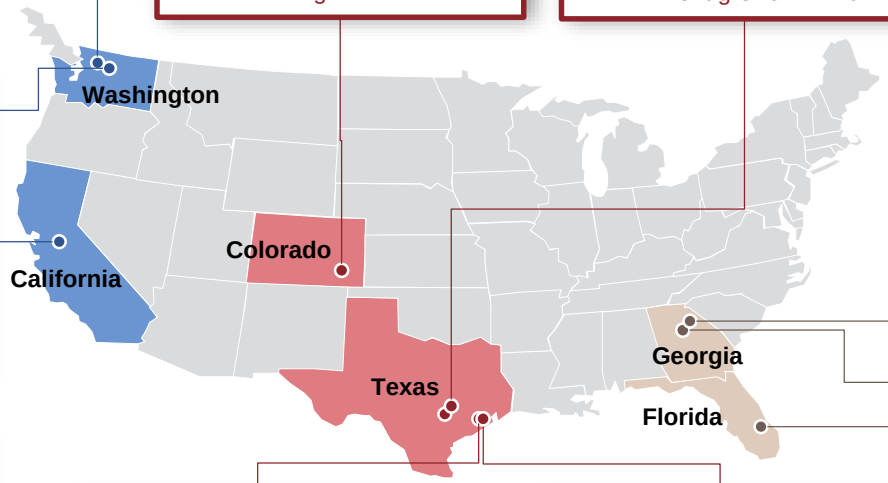
Sub-market snapshot:

- Avg. vacancy rate: **9.1%**
- Avg. asking rent: **US$33.1**
- T-12M deliveries: 0.0
- T-12M net absorption: -235.0K
- T-12M rent growth: 2.1%

Powers Ferry Landing East

Sub-market snapshot:

- Avg. vacancy rate: **15.5%**
- Avg. asking rent: **US$23.3**
- T-12M deliveries: 619.0 K
- T-12M net absorption: 236.1K
- T-12M rent growth: 2.9%



Northridge Center I & II

Sub-market snapshot:

- Avg. vacancy rate: **14.0%**
- Avg. asking rent: **US$27.6**
- T-12M deliveries: 605.6K
- T-12M net absorption 121.0K
- T-12M rent growth: 4.4%

1800 West Loop South

Sub-market snapshot:

- Avg. vacancy rate: **16.8%**
- Avg. asking rent: **US$31.6**
- T-12M deliveries: 181.0K
- T-12M net absorption: 104.6K
- T-12M rent growth:-0.3%

West Loop I & II

Sub-market snapshot:

- Avg. vacancy rate: **9.9%**
- Avg. asking rent: **US$24.1**
- T-12M deliveries: 0.0 K
- T-12M net absorption: 2.8k
- T-12M rent growth: -0.7%

Maitland Promenade II

Sub-market snapshot:

- Avg. vacancy rate: **9.8%**
- Avg. asking rent: **US$21.8**
- T-12M deliveries:16.5K
- T-12M net absorption: 56.4K
- T-12M rent growth: 3.7%

Source: CoStar
Note: Data as at 1Q 2018.

West Coast *Central* *East Coast*

Keppel KBS US REIT

Financial Performance & Capital Management

Bellevue Technology Centre, Seattle, Washington

Distributable Income

DPU outperformed forecast by 0.4%

	9 Nov 2017 to 31 March 2018		+/(-) %
	Actual[1] (U$'000)	Forecast[2] (U$'000)	
Distributable Income	14,616	14,607	+0.1%
Comprising:			
Gross Revenue	36,102	35,519	+1.6%
Property Expenses	(13,774)	(14,298)	-3.7%
Net Property Income	22,328	21,221	+5.2%

- DPU of **2.32** cents, **0.4%** higher than forecast
- Annualised distribution yield of **6.73%** based on IPO and 1Q 2018 closing price of US$0.88

(1) Actual income available for distribution to Unitholders for the financial period 9 November 2017 (Listing Date) to 31 March 2018.
(2) There was no forecast figure for the period from 9 November 2017 (Listing Date) to 31 December 2017. Forecast results for the period from Listing Date to 31 March 2018 comprise actual figures from Listing Date to 31 December 2017 and one quarter of 2018 forecast. The forecast figures were derived from the Forecast Year 2018 as disclosed in the Prospectus..

Balance Sheet

Maintained healthy balance sheet

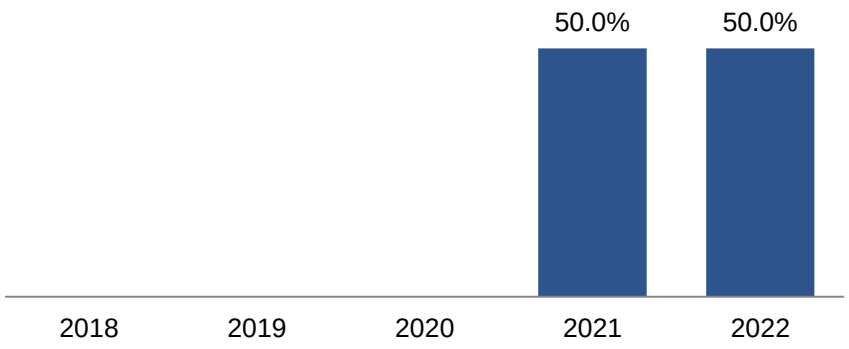
	As at 31 Mar 2018 (US$'000)
Total Assets	861,051
Gross Borrowings	286,931
Total Liabilities	308,768
Unitholders' Funds	**552,283**
Units in Issue ('000)	628,565
Net Asset Value per Unit (US $)	0.88
Unit Price (US $)	0.88

Capital Management

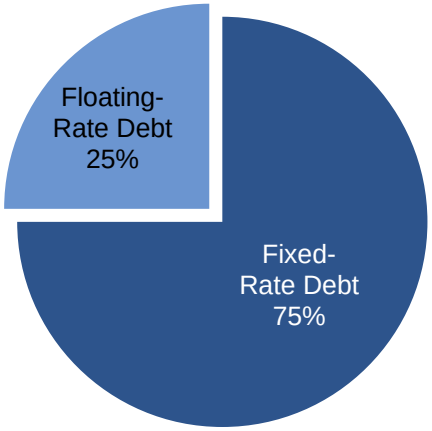
As at 31 March 2018

Total debt	■ US$289.4m of external loans (unencumbered)
Available facilities	■ US$50m of undrawn revolving credit facility
Aggregate leverage (1)	■ 33.6%
Average cost of debt (2)	■ 3.4% per annum
Interest coverage (3)	■ 6.1 times
Average term to maturity	■ 4.1 years

Debt Maturity Profile



Interest Rate Exposure



Sensitivity to LIBOR (4)

Every **+/- 50bps in LIBOR** translates to **-/+ 0.04 US cents in DPU** for FY 2018

(1) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.
(2) Includes amortisation of upfront debt financing costs.
(3) Ratio of EBITDA over interest expense paid or payable
(4) Based on the 25% debt which are unhedged, and the total number of Units in issue as at 31 March 2018.

Sustainable distributions and total returns

1 Exposure to attractive US economic fundamentals

- Economic growth led by consumer and business spending, boosted by recent tax cuts

2 Positive leasing momentum

- Strong leasing capabilities, as shown in the new lease commitment at Westmoor Center

3 Favourable dynamics in key cities

- Economic indicators above national average, with leasing demand led by companies in the technology sector

4 Growth potential

- Organic growth from rental escalations, and inorganic growth from potential acquisitions

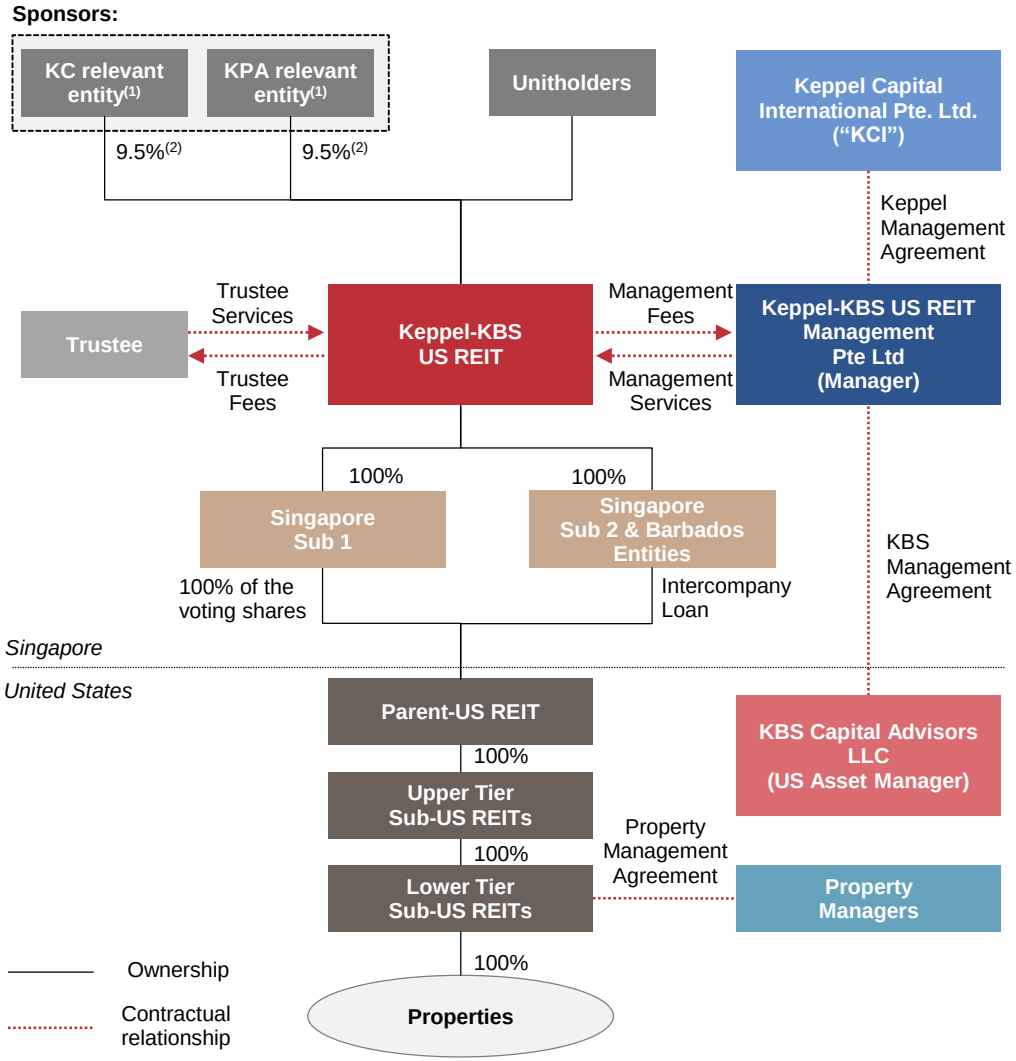
Thank you

Keppel KBS US REIT

Additional Information

Great Hills Plaza, Austin, Texas

Structure of Keppel-KBS US REIT



Tax-efficient structure for holding US properties

Leverage Sponsors' expertise and resources to optimise returns for Unitholders

Alignment of interests among Sponsors, Manager and Unitholders

(1) Keppel Capital Investment Holdings Pte. Ltd., which is the wholly-owned subsidiary of KC will hold stake in Keppel-KBS US REIT. KBS SOR Properties, LLC, which is the wholly-owned subsidiary of KBS Strategic Opportunity REIT, Inc. will hold stake in Keppel-KBS US REIT.

(2) Unitholding in Keppel-KBS US REIT will be subject to an ownership restriction of 9.8% of the total units outstanding for each Sponsor. Before over-allotment option of 5.0%.

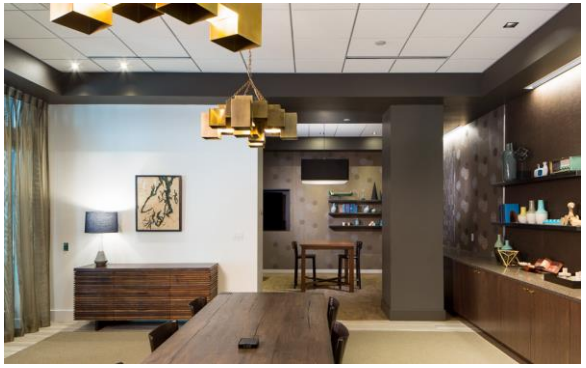
Portfolio overview

Property	City	Type	Location	NLA (sf)	Committed occupancy[1]	WALE (in years)[1]	Valuation (US$mn)[2]
The Plaza Buildings	Seattle	Class A CBD	Bellevue CBD, one of the most active leasing sub-market in Seattle	490,994	89.3%	2.6	243.9
Bellevue Technology Center	Seattle	Class A & B Suburban	Bellevue, one of the most active leasing sub-market in Seattle	330,508	92.3%	3.4	133.0
Iron Point	Sacramento	Class A Suburban	Carmichael / Fair Oaks / Citrus Heights; expected to outperform the overall Sacramento market	211,887	99.5%	2.7	38.2
Westmoor Center	Denver	Class A Suburban	Northwest Denver; Well-positioned to capture tenants that outgrow nearby Boulder, and has better quality real estate	607,755	80.3%	5.4	121.4
Great Hills Plaza	Austin	Class B Suburban	Northwest sub-market, a popular office locale along the Capital of Texas Highway corridor	139,252	96.5%	5.1	33.3
Westech 360	Austin	Class B Suburban	Northwest sub-market, a popular office locale along the Capital of Texas Highway corridor	173,058	95.8%	2.7	43.8
1800 West Loop South	Houston	Class A CBD	West Loop, which is amenity-rich and highly sought after	398,490	82.8%	2.7	82.0
West Loop I & II	Houston	Class A Suburban	Bellaire, one of Houston's most desirable and affluent neighbourhoods	313,873	89.4%	4.7	50.7
Powers Ferry	Atlanta	Class B Suburban	Cumberland / I-75: Have been outperforming greater Atlanta market in terms of occupancy rate	146,352	94.9%	3.4	19.2
Northridge Center I & II	Atlanta	Class B Suburban	North Central / I-285 / GA 400: Home to numerous Fortune 500 companies, which solidifies the positive attributes of the location	186,580	95.7%	3.1	20.5
Maitland Promenade II	Orlando	Class A Suburban	Maitland Center, which is dominated by finance, insurance, tech and overwhelming activity in the Class A market	226,990	99.0%	4.4	43.4
Total/Average				3,225,739	89.8%	3.7	829.4

Note: Data as at 31 March 2018 unless otherwise stated.
(1) Based on NLA.
(2) Higher of two independent values from Cushman and JLL as at 30 June 2017.

The Plaza Buildings, Seattle

Class A office buildings in the heart of Bellevue CBD



Property overview

Type	Two Class A office buildings with a freestanding garage
Completion date	1978 – 1983
Refurbishment date	2014 – 2015
NLA (sf)	490,994
Committed occupancy(1)	89.3%
WALE by NLA	2.6 years
Notable tenants	▪ Blucora, Inc. ▪ US Bank National Association ▪ Nintex USA LLC ▪ Pointmarc Consulting LLC

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

The Plaza Buildings, Seattle

Class A office buildings in the heart of Bellevue CBD

Location map

Market dynamics and outlook

- Bellevue is the fifth largest city in the state of Washington, and the third largest in the Seattle metropolitan area
- Bellevue CBD is one of the fast growing metro due to strong demographics and forecast growth in various employment sectors (e.g. cloud)
- Seattle office market expected to remain strong in near future supported by large undersupply of office space and low vacancy rate. Large scale expansion of cloud and IT firms will also fuel the office market
- Office construction activity suggests developers' confidence about future demand. Office rents likely to remain high or increase as employment growth drives demand for office space

Key landmarks / amenities

- The Bravern is a mixed-use project containing world class shopping, dining, entertainment and top-end residential accommodations

Accessibility features

Roads

- Full block frontage along NE 8th street, the primary east-west arterial in downtown Bellevue that connects high-density commercial uses to Interstate 405

Train

- Close proximity to the Bellevue Transit Center Station and upcoming East Link Extension, which will provide connection from the East side's biggest population and employment centers to downtown Seattle, Sea-Tac Airport and the University of Washington

Source: Cushman.

Bellevue Technology Center, Seattle

Modern office campus with diverse functionalities

Property overview

Type	Class A and B office buildings with an underground parking garage
Completion date	1973, 1980 and 2000
Refurbishment date	2013 – 2014
NLA (sf)	330,508
Committed occupancy(2)	92.3%
WALE by NLA	3.4 years
Notable tenants	▪ Unigard Insurance Company ▪ Regus LLC ▪ Trane U.S. LLC ▪ MOD Super Fast Pizza

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

Bellevue Technology Center, Seattle

Modern office campus with diverse functionalities

Location map

Market dynamics and outlook

- Seattle's eastside suburban office market has historically been among the most active in the region due to its relatively large inventory of office space
- One of the strongest suburban markets in the Seattle area with low vacancy rates despite high construction activity
- East suburban market contains a large supply of more affordable class A inventory than Seattle CBD or the Bellevue CBD, which should be attractive to tenants seeking lower rents for high quality space

Key landmarks / amenities

- Located just south of the Microsoft headquarters campus
- New ventures by Microsoft could result in increased demand for space office in the area by vendors and contractors who work with the software company

Accessibility features

Roads

- Situated near State Route 520, which provides access to the greater Seattle region, including the Seattle-Tacoma International Airport and the entire Puget Sound region
- 148th Avenue NE and NE 40th Street provide residents and businesses access to the greater Seattle region

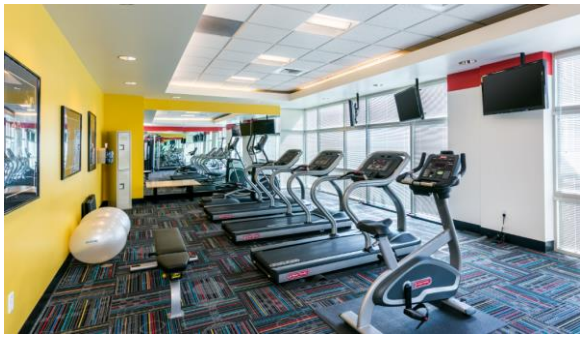
Train

- Close proximity to the East Link Extension of Sound Transit's Link Light Rail which is scheduled to open in 2023
- This line will run from Redmond to downtown Seattle through Bellevue and across the I-90 floating bridge

Source: Cushman.

Iron Point, Sacramento

Centrally located high-quality office asset in Folsom



Property overview

Type	Class A business campus
Completion date	1999 and 2001
Refurbishment date	2013 - 2016
NLA (sf)	211,887
Committed occupancy(2)	99.5%
WALE by NLA	2.7 years
Notable tenants	▪ Sierra Pacific Mortgage Co ▪ Pro Unlimited, Inc. ▪ CorVel Healthcare Corporation ▪ FPI Management, Inc.

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

Iron Point, Sacramento

Centrally located high-quality office asset in Folsom

Location map

Market dynamics and outlook

- Sacramento is the state capital
- Region offers pro-business climate, an educated workforce from the research and educational institutions, relatively low housing costs and a strong diversified economic base
- Office demand supported by new business migration from surrounding metros such as San Francisco due to lower costs and a strong workforce
- New construction activity not expected to surpass absorption; average asking rents forecast to increase between 2017-21F
- Subject sub-market expected to outperform the overall Sacramento market

Key landmarks / amenities

- Located directly across from Intel Corporation's Folsom campus
- Serves as one of Intel's four major U.S. sites

Accessibility features

Roads

- Situated near U.S. Highway 50, which is one of the three main throughways into Sacramento, providing regional access to Interstate 80 and 5
- Public transportation available through the Sacramento Regional Transit bus

Train

- Access to light rail system, which serves the city of Folsom as well as a number of suburban communities

Source: Cushman, CoStar

Westmoor Center, Denver

Class A office campus between downtown Denver and Boulder

Property overview

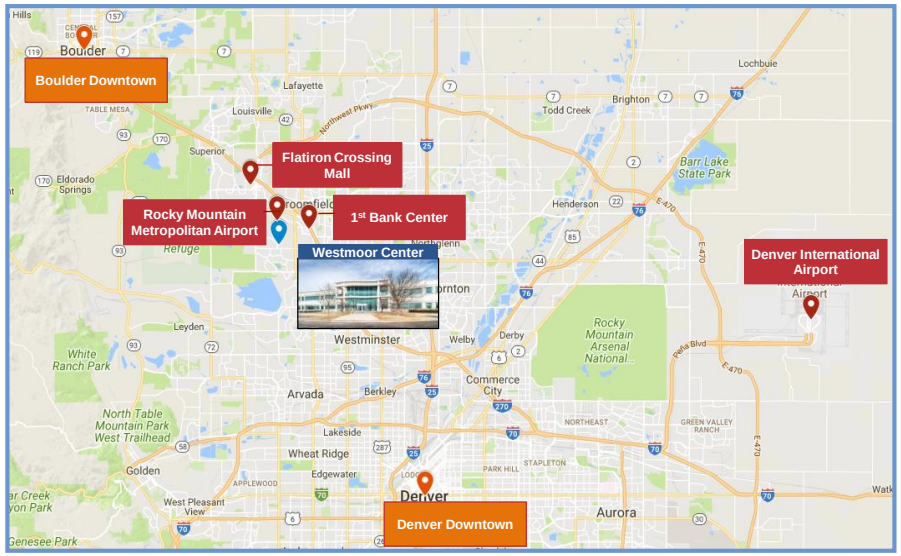
Type	Class A business campus
Completion date	1999 – 2000
Refurbishment date	2014 – 2016
NLA (sf)	607,755
Committed occupancy[2]	80.3%
WALE by NLA	5.4 years
Notable tenants	▪ Ball Aerospace & Tech Corp ▪ Zimmer Biomet Spine, Inc. ▪ Reed Group, Ltd. ▪ ServiceLink Field Services LLC

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

Westmoor Center, Denver

Class A office campus between downtown Denver and Boulder

Location map



Market dynamics and outlook

- The Denver area's highly educated workforce and slightly below average business costs continue to attract employers and support job growth
- Significant residential base that supports numerous corporate headquarters, professional and financial services, high-tech firms, major healthcare-organisations, R&D in aerospace and software technology, and growing data storage and security firms.
- New construction expected to surpass absorption in the near term; nonetheless, rents forecast to increase between 2017-21F

Key landmarks / amenities

- The property is part of the wider Westmoor Technology Park, which is a developing 425 acre office / high-tech campus with several major tenants

Accessibility features

Roads

- Located west of U.S. Highway 36 providing access to the city of Boulder to the west and Interstate 25 to the east
- Interstate 25 provides link to Central Business District

Airport

- In close proximity to Rocky Mountain Metropolitan Airport (one of the nation's busiest general aviation executive airports) and Denver International Airport

Source: Cushman.

Great Hills Plaza, Austin

Class A office building with excellent access to major thoroughfares

Property overview

Type	Three-storey Class A office building
Completion date	1985
Refurbishment date	2014
NLA (sf)	139,252
Committed occupancy[2]	96.5%
WALE by NLA	5.1 years
Notable tenants	▪ E20pen, LLC ▪ Cintra US, LLC ▪ Regus, LLC

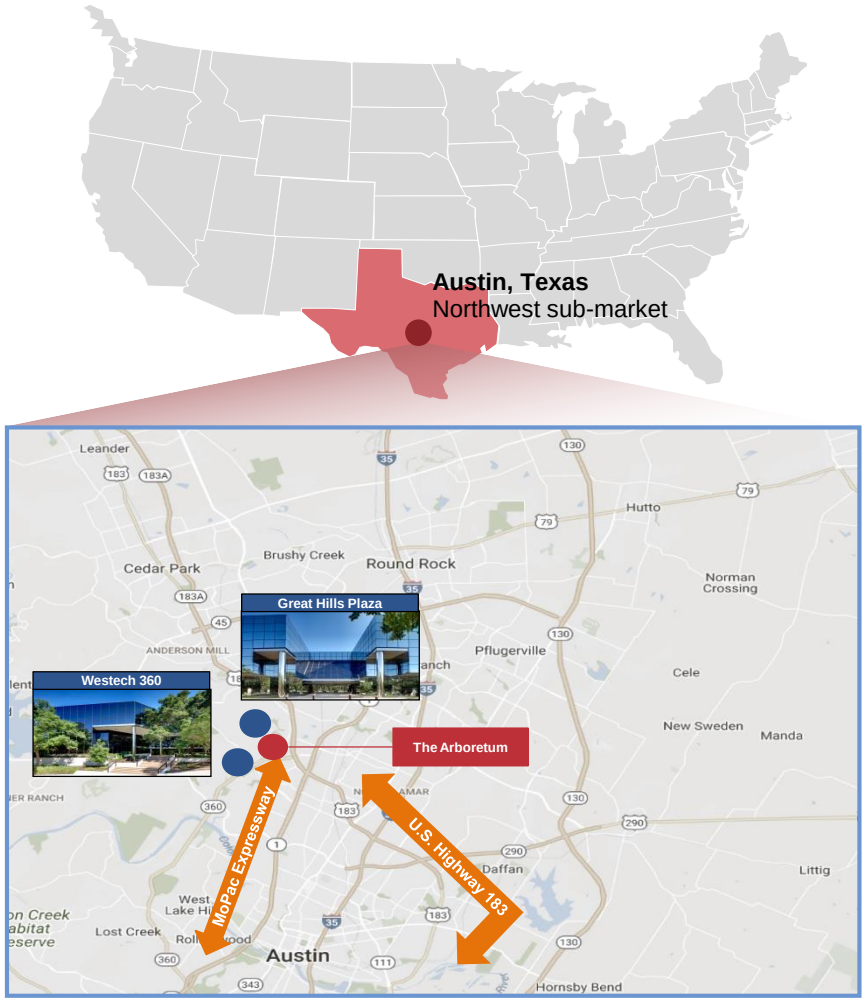
All data is as at 31 March 2018, unless otherwise stated

(1) Based on NLA

Great Hills Plaza, Austin

Class A office building with excellent access to major thoroughfares

Location map



Market dynamics and outlook

- Austin is the state capital and one of the biggest tech hubs in the US; an attractive destination for growing businesses given access to capital and a highly educated workforce amidst growing population
- Large-scale corporate footprints by Google, Samsung, Dell, IBM, Apple etc have supported low vacancy rates with their own expansions as well as attraction of vendors and similar tenants
- The absorption rate in the Austin office market slowed but the fundamentals of the office market remained stable

Key landmarks / amenities

- The Arboretum is one of Austin's major destination retail centers
- The Arboretum features a variety of F&B offerings as well as upmarket retailers and specialty shops

Accessibility features

Roads

- Access to many major state highways such as MoPac Expressway and U.S. Highway 183 (which extends through northwest Austin)
- Public bus system is part of a 500 square-mile Central Texas system of >3,000 bus stops and 53 routes

Source: Cushman.

Westech 360, Austin

Office park with excellent access to major thoroughfares

Property overview

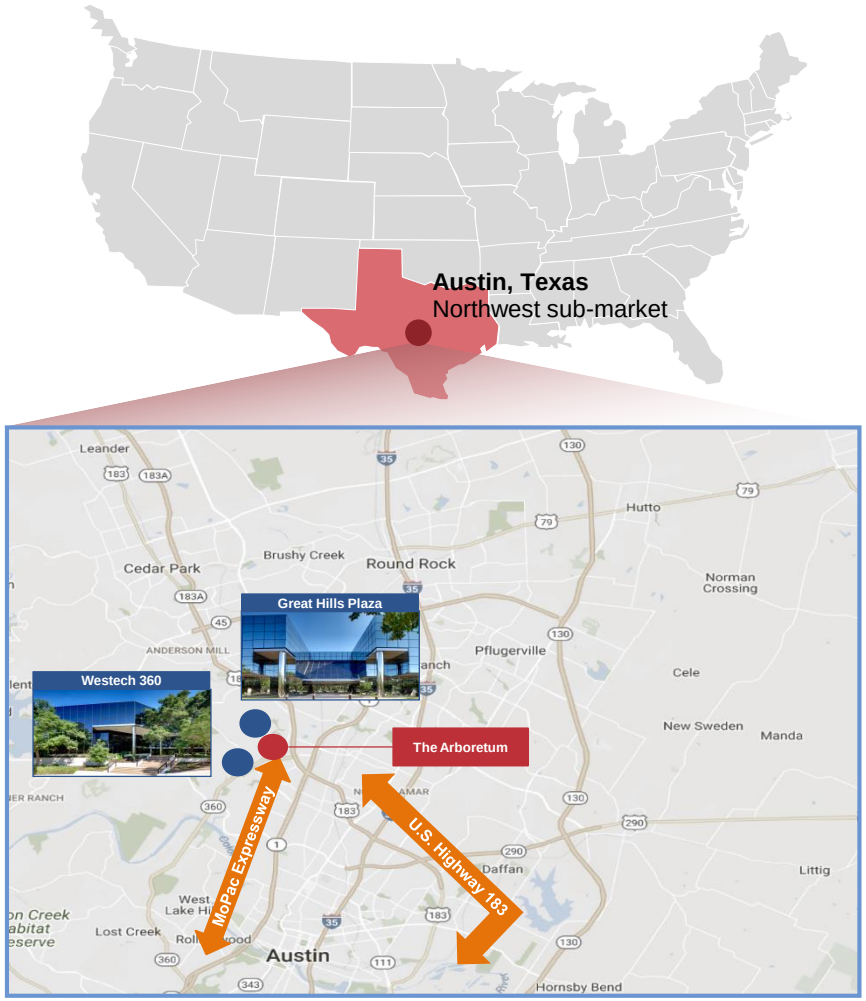
Type	Office park with four Class B buildings
Completion date	1986
Refurbishment date	2014
NLA (sf)	173,058
Committed occupancy[2]	95.8%
WALE by NLA	2.7 years
Notable tenants	▪ Maxpoint Interactive, Inc ▪ D&S Residential Holdings, Inc ▪ Flahive, Ogden, & Latson, PC ▪ Roku, Inc

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

Westech 360, Austin

Office park with excellent access to major thoroughfares

Location map



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Source: Cushman.

1800 West Loop South, Houston

Class A office building in Uptown Houston

Property overview

Type	Class A office building with 12 storeys of onsite parking
Completion date	1982
Refurbishment date	2013-2014
NLA (sf)	398,490
Committed occupancy(2)	82.8%
WALE by NLA	2.7 years
Notable tenants	▪ Health Care Service Corp ▪ Quanex Building Products ▪ Project Consulting Services ▪ General Service Administration

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

1800 West Loop South, Houston

Class A office building in Uptown Houston

Location map

Market dynamics and outlook

- Located in Uptown Houston, among the largest suburban business districts in the U.S. Houston is second only to New York City in terms of number of Fortune 500 companies with headquarters in a city
- Widely regarded as Houston's second CBD, the area is a diversified economic centre, densely developed with office, retail, hotel, restaurant and residential sites
- Economy driven by energy and healthcare sectors as well as port activities
- Slow and steady recovery is expected as new construction is limited and vacancies have bottomed. Rents expected to stagnate over the next 2 years followed by a market rise thereafter

Key landmarks / amenities

- Vicinity of Port Houston, 25-mile-long complex of 150+ diversified facilities, including nine public terminals managed or leased
- Handles 8,000+ vessels annually coupled with 200,000 barge movements

Accessibility features

Roads

- Close proximity to the 610 Loop and East Freeway, which splits the city from the middle, connecting from east to west

Source: Cushman, CoStar

West Loop I & II, Houston

Class A office building located in an affluent suburb in Houston

Property overview

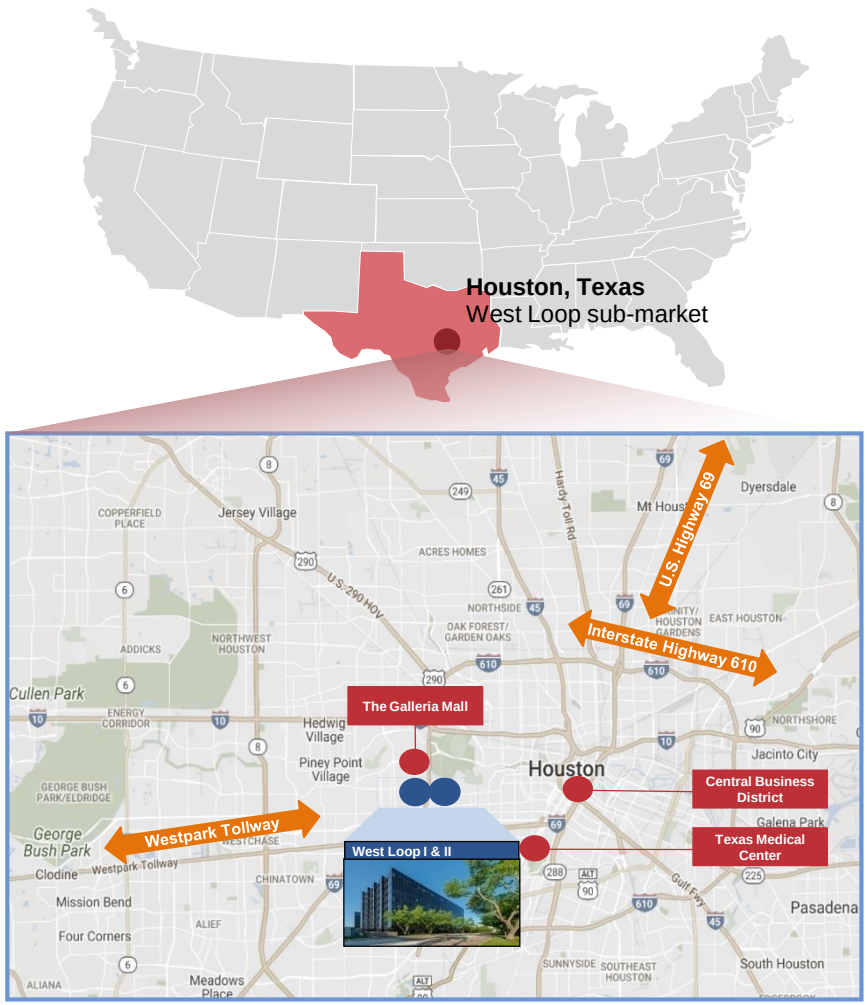
Type	Two Class A office buildings targeting healthcare and professional services tenants
Completion date	1980
Refurbishment date	2013-2014
NLA (sf)	313,873
Committed occupancy[2]	89.4%
WALE by NLA	4.7 years
Notable tenants	▪ Synergy Healthcare ▪ The Rand Group, LLC ▪ Mitratech Holdings, Inc. ▪ Eye Centers of Texas, LLP

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

West Loop I & II, Houston

Class A office building located in an affluent suburb in Houston

Location map



Market dynamics and outlook

- The West Loop is Houston's largest suburban (non-CBD) office sub-market
- The property is located within the Bellaire area which has a significant residential household base
- Economy driven by energy and healthcare sectors as well as port activities; office market continues to be tied to the energy market, although general sense is that Houston may have bottomed out. However, this asset is in a sub-market that is not significantly impacted by energy
- Slow and steady recovery expected as new construction has ceased and vacancies bottomed. Rents expected to stagnate over the next 2 years followed by a market rise thereafter

Key landmarks / amenities

- Centrally located upscale shopping mall with access to 375 well-known stores, dining and entertainment options

- Texas Medical Center is the largest medical centre in the world
- One of the highest densities of clinical facilities globally for patient care, basic science and research

Accessibility features

Roads

- Regional access via Interstate Highway 610, Westpark Tollway and U.S. Highway 69, which extends from South Texas through Houston and continues northward

Bus

- Access to local and commuter bus routes providing transportation within the local area and from the local area into the Houston CBD

Source: Cushman.

Powers Ferry, Atlanta

Multi-tenanted office building located within a well-established sub-market

Property overview

Type	Class B office building
Completion date	1985
Refurbishment date	2013
NLA (sf)	146,352
Committed occupancy[2]	94.9%
WALE by NLA	3.4 years
Notable tenants	▪ LL Global Inc ▪ Georgia Banking Company ▪ Penton Business Media Inc ▪ Mortgage Guaranty Insurance Corp

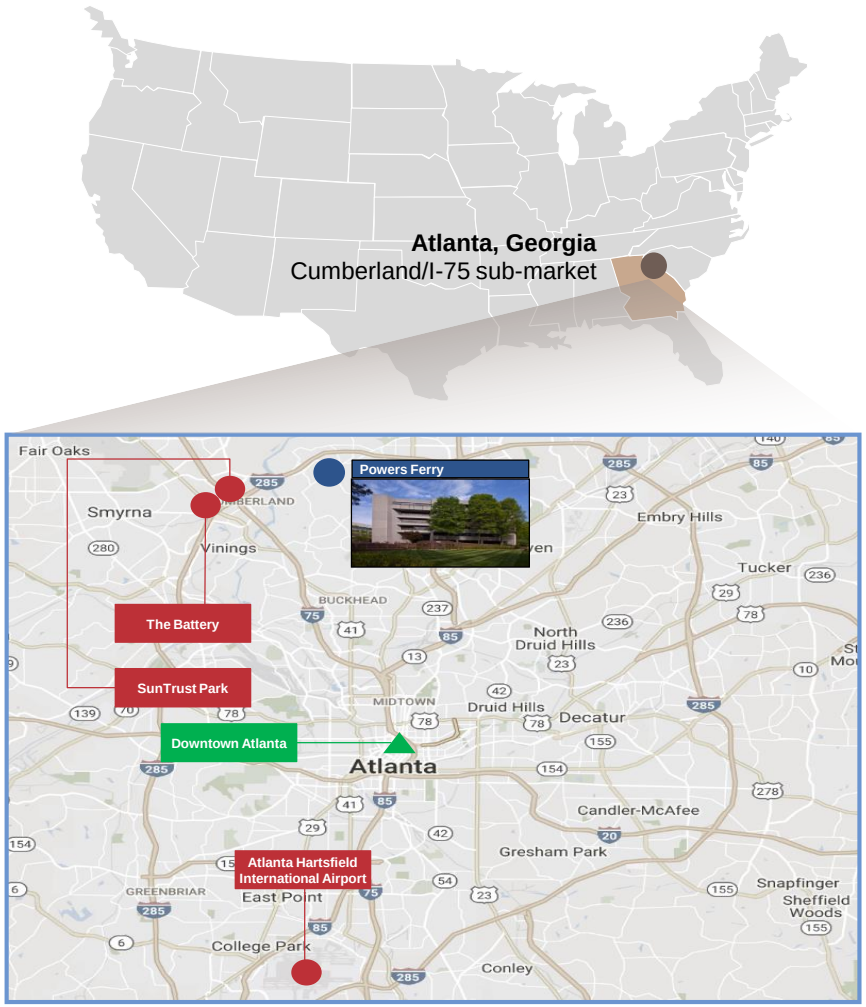
All data is as at 31 March 2018, unless otherwise stated

(1) Based on NLA

Powers Ferry, Atlanta

Multi-tenanted office building located within a well-established sub-market

Location map



Market dynamics and outlook

- Situated in the Cumberland/I-75 sub-market of the Atlanta office market
- The sub-market has been outperforming the greater Atlanta market with recent development in key amenities
- Heightened office demand driven by large corporate relocations. Attractive business environment supported by well-educated workforce, diverse industrial structure, strong population growth and tax incentives
- Near-term office outlook positive with continued improvement in rates

Key landmarks / amenities

- Sun Trust Park- newly constructed stadium which is home to the Atlanta Braves MLB baseball team

- The Battery- mix of branded retailers, acclaimed restaurants and high-end hotels & residential sites surrounding the SunTrust Park

Accessibility features

Roads

- Proximity to major Atlanta highway
- Located south of Interstate 285, which is known locally as “the perimeter”, and rings the city and intersects other interstate highways

Source: Cushman.

Northridge Center I & II, Atlanta

Office park buildings in the Central Perimeter

Property overview

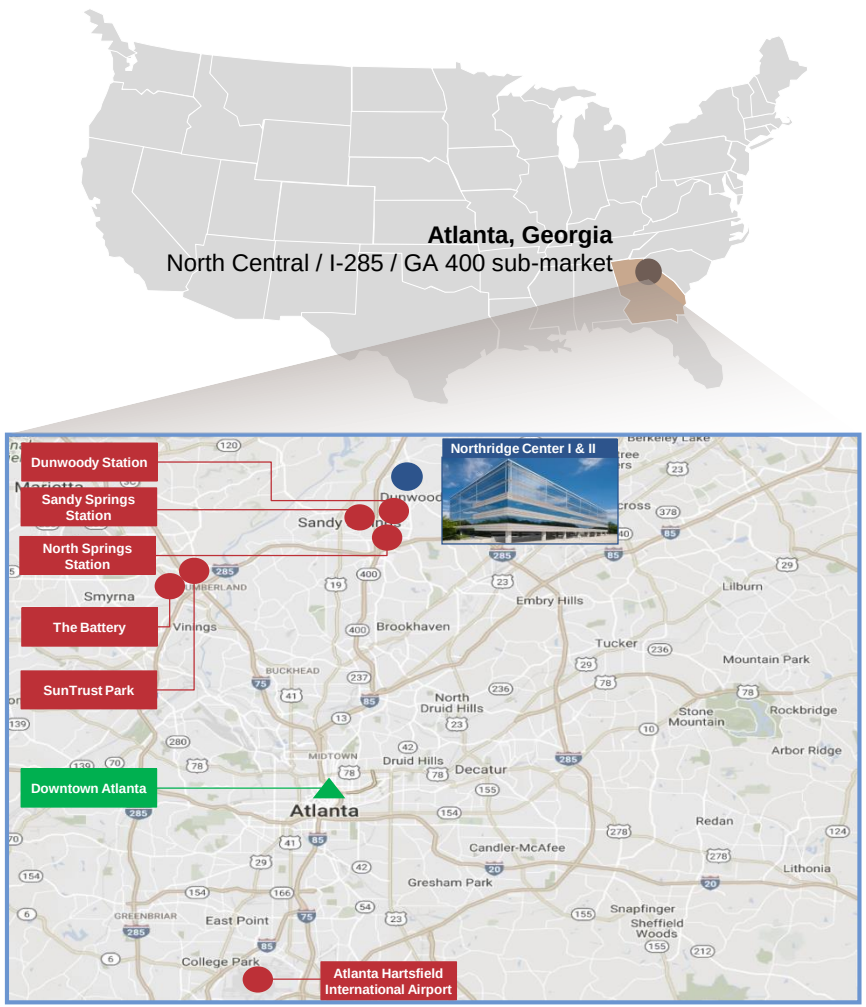
Type	Two Class B office buildings
Completion date	1985 – 1989
Refurbishment date	2013
NLA (sf)	186,580
Committed occupancy(2)	95.7%
WALE by NLA	3.1 years
Notable tenants	▪ Allstar Financial Group Inc ▪ Kuck Baxter Immigration LLC ▪ Nolan Transportation Group Inc ▪ Calero Software LLC

All data is as at 31 March 2018, unless otherwise stated
(1) Based on NLA

Northridge Center I & II, Atlanta

Office park buildings in the Central Perimeter

Location map



Market dynamics and outlook

- Atlanta is home to numerous Fortune 500 companies within Atlanta; ranks 3rd in no. of Fortune 500 company HQs, behind NY and Houston
- Heightened office demand driven by large corporate relocations and expansions. Attractive business environment supported by well-educated workforce, diverse industries, strong population growth and tax incentives
- Near-term office outlook remains positive with continued improvement in rates despite fluctuations in vacancy

Key landmarks / amenities

- Sun Trust Park- newly constructed stadium which is home to the Atlanta Braves MLB baseball team

- The Battery- mix of branded retailers, acclaimed restaurants and high-end hotels & residential sites surrounding the SunTrust Park

Accessibility features

Roads

- Proximity to major Atlanta highway
- Located south of Interstate 285 which is known locally as “the perimeter” rings the city and intersects other interstate highways

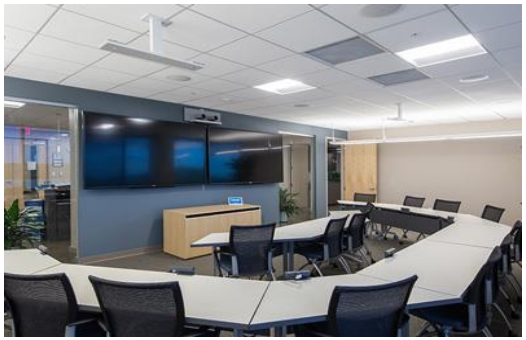
Train

- Boasts one of the nation's cutting-edge rapid transit systems known as MARTA (Metropolitan Atlanta Rapid Transit Authority)
- Operates 240 electric rail cars over 62.7 km of track

Source: Cushman.

Maitland Promenade II, Orlando

Modern Class A building located in Orlando's largest sub-market



Property overview

Type	Class A office building with a three-storey garage
Completion date	2001
Refurbishment date	2013 – 2016
NLA (sf)	226,990
Committed occupancy[2]	99.0%
WALE by NLA	4.4 years
Notable tenants	▪ Zurich American Insurance Co ▪ Akerman, Senterfitt & Edison ▪ United Health Care Services ▪ Sonepar Management US Inc

All data is as at 31 March 2018, unless otherwise stated

(1) Based on NLA

Maitland Promenade II, Orlando

Modern Class A building located in Orlando's largest sub-market

Location map

Market dynamics and outlook

- Maitland is one of the largest office sub-markets in Orlando, which is dominated by technical, finance and insurance companies
- Robust job growth and in-migration expected to fuel demand for office space
- No significant pipeline development projects leaves few options for quality space and implies market conditions shifting to favour landlords
- Sub-market expected to experience stabilising vacancy over the next few years
- Rents are projected to increase as absorption outpaces projected construction completions

Key landmarks / amenities

- 20 minutes drive to the Orlando Central Business District- thriving retail and office market that consists of theaters, galleries, museums and parks connected by public transit

Accessibility features

Roads

- Located near Maitland Boulevard, which serves as a local arterial and provides direct access to Interstate 4

Source: Cushman.