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## COMPLETION OF ACQUISITION OF MAITLAND PROMENADE I

Further to the announcement dated 27 November 2018 in relation to the proposed acquisition of Maitland Promenade I (the "**Acquisition**"), Keppel-KBS US REIT Management Pte. Ltd., as manager of Keppel-KBS US REIT, is pleased to announce that the Acquisition has been completed on 16 January 2019 (the "**Completion**").

Following the Completion, Keppel-KBS US REIT's portfolio will now comprise 13 properties.

By Order of the Board  
Keppel-KBS US REIT Management Pte. Ltd.  
(Company Registration Number: 201719652G)  
as manager of Keppel-KBS US REIT

Kelvin Chua  
Company Secretary  
17 January 2019

### IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Keppel-KBS US REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

The value of the 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, Perpetual (Asia) Limited, in its capacity as trustee of Keppel-KBS US REIT, Keppel Capital Holdings Pte. Ltd. and KBS Pacific Advisors Pte. Ltd., as the sponsors of Keppel-KBS US REIT or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Holders of Units ("**Unitholders**") have no right to request that the Manager redeem or purchase 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 (the "**SGX-**

DBS Bank Ltd. was the sole financial adviser and issue manager for the initial public offering of Keppel-KBS US Real Estate Investment Trust (the "**Offering**"). DBS Bank Ltd., Citigroup Global Markets Singapore Pte. Ltd., Credit Suisse (Singapore) Limited and Merrill Lynch (Singapore) Pte. Ltd. were the joint bookrunners and underwriters for the Offering.

**ST**). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.