



(Constituted in the Republic of Singapore pursuant to a trust deed dated 28 November 2005 (as amended))

ADVANCED DISTRIBUTION PER UNIT AND PAYMENT DATE

Further to its announcement dated 21 April 2008 in relation to the distribution income of K-REIT Asia for the period from 1 January 2008 to 7 May 2008 (the “**Advanced Distribution**”), K-REIT Asia Management Limited, as manager of K-REIT Asia (the “**Manager**”) is pleased to announce that the Advanced Distribution per unit in K-REIT Asia (“**Unit**”) will be 6.58 cents comprising :-

- (i) taxable income distribution of 4.27 cents per Unit; and
- (ii) tax-exempt income distribution of 2.31 cents per Unit.

The date of payment of the Advanced Distribution will be 18 June 2008.

By Order of the Board
K-REIT Asia Management Limited
(Company Registration Number: 200411357K)
as manager of K-REIT Asia

Choo Chin Teck / Jacqueline Ng
Joint Company Secretaries
9 June 2008

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 similar developments, shifts in expected levels of property rental income, changes in operating expenses (including employee wages, benefits and training costs), property expenses and governmental and public policy changes. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager’s current view on future events.

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

The past performance of K-REIT Asia is not necessarily indicative of the future performance of K-REIT Asia.