



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

COMPLETION OF ACQUISITION OF SIX STRATA FLOORS AT PRUDENTIAL TOWER

The Board of directors of K-REIT Asia Management Limited, as the manager of K-REIT Asia (the “**Manager**”), is pleased to announce that, further to its announcement on 1 September 2009 in relation to the acquisition (the “**Acquisition**”) of levels 20 to 25 of the property known as “Prudential Tower” which is located at 30 Cecil Street, Singapore 049712 (the “**Property**”), the Acquisition has been completed today.

The purchase consideration of the Property is S\$106,286,500. The Acquisition (including related acquisition costs) will be funded by a bridging loan facility (the “**Bridging Loan**”) of up to S\$110.0 million from Kephinance Investment Pte Ltd (“**Kephinance**”) pursuant to a bridging loan agreement entered into between RBC Dexia Trust Services Singapore Limited, in its capacity as the trustee of K-REIT Asia, and Kephinance on 30 September 2009.

It is intended that the Bridging Loan be repaid from the net proceeds of the underwritten¹ and renounceable rights issue announced by the Manager on 30 September 2009, which comprises an offer of 666,703,965 rights units in K-REIT Asia (“**Rights Units**”) on the basis of one Rights Unit for every one existing unit in K-REIT Asia (“**Unit**”), to raise gross proceeds of approximately S\$620.0 million. The Rights Issue is expected to be completed on 20 November 2009.

BY ORDER OF THE BOARD
K-REIT Asia Management Limited
(Company Registration No. 200411357K)
as manager of K-REIT Asia

Choo Chin Teck/Jacqueline Ng
Joint Company Secretaries
Singapore
2 November 2009

¹ Keppel Corporation Limited and Keppel Land Limited have each provided an irrevocable undertaking to subscribe for their and their respective wholly-owned subsidiaries’ total provisional allotments of Rights Units (as defined herein), which collectively amount to approximately 75.8% of the total number of Rights Units, with BNP Paribas, Singapore Branch underwriting the balance of 24.2% of the Rights Units.

Important Notice

This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

The offer information statement in respect of the Rights Issue (the "**Offer Information Statement**") will be despatched to Eligible Unitholders (as defined in the Offer Information Statement), and will also be made available at The Central Depository (Pte) Limited ("**CDP**") and Boardroom Corporate & Advisory Services Pte. Ltd., the unit registrar of K-REIT Asia. A potential investor should read the Offer Information Statement before deciding whether to subscribe for or purchase Rights Units.

The Offer Information Statement may be accessed online at the website of the Monetary Authority of Singapore (the "**MAS**") at <http://masnet.mas.gov.sg/opera/sdrprosp.nsf>. The MAS assumes no responsibility for the contents of the Offer Information Statement. The availability of the Offer Information Statement on the MAS website does not imply that the Securities and Futures Act, Chapter 289 of Singapore, or any other legal or regulatory requirements, have been complied with. The MAS has not, in any way, considered the investment merits of K-REIT Asia. This Announcement is qualified in its entirety by, and should be read in conjunction with the full text of the Offer Information Statement.

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 of K-REIT Asia 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.