



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

RESULTS OF THE RIGHTS ISSUE

Unless otherwise defined, all terms used herein bear the same meaning as in the K-REIT Asia circular incorporating an offer information statement dated 9 April 2008 (the "OIS Circular").

1. RESULTS OF THE RIGHTS ISSUE

K-REIT Asia Management Limited, as manager of K-REIT Asia (the "**Manager**"), is pleased to announce that, as at the close of the Rights Issue on 25 April 2008 (the "**Closing Date**"), valid acceptances and excess applications were received for a total of 382,023,159 Rights Units representing approximately 96.3% of the total number of Rights Units, comprising the following:

- (i) valid acceptances were received for a total of 365,823,751 Rights Units, representing approximately 92.2% of the total number of Rights Units; and
- (ii) excess applications were received for a total of 16,199,408 Excess Rights Units, representing approximately 4.1% of the total number of Rights Units.

Pursuant to the Keppel Undertakings, the remaining 14,902,033 Rights Units that had not been subscribed for by Eligible Unitholders (and/or their renouces and/or Purchasers pursuant to the Rights Issue) have been taken up by Keppel Real Estate Investment Pte. Ltd., a wholly-owned subsidiary of Keppel Corporation Limited ("**KCL**") (6,274,405 Rights Units), and K-REIT Asia Investment Pte. Ltd., a wholly-owned subsidiary of Keppel Land Limited ("**KLL**") (8,627,628 Rights Units).

The Rights Issue will therefore be fully subscribed.

Immediately upon the issue of the Rights Units described above, KCL will, including its indirect interest through KLL, have an indirect interest in 485,992,510 Units (representing 75.1% of the total number of Units in issue) and KLL will have an indirect interest in 282,275,286 Units (representing 43.6% of the total number of Units in issue). The free float will be 24.9%.

2. ALLOTMENT OF RIGHTS UNITS

CDP will send notification letters, on or about 8 May 2008, to Eligible Unitholders with valid acceptances of Rights Units and successful applications for Excess Rights Units by ordinary post, at their own risk, to their mailing addresses in Singapore as maintained with CDP, stating the number of Rights Units that have been credited to their Securities Accounts.

In the case of Entitled Scripholder(s) with valid acceptance(s) of Rights Units and/or successful application(s) for Excess Rights Units and who did not furnish Securities Account numbers in the PAL, documentary evidence evidencing title to such number of Rights Units will be sent by ordinary post, at their own risk, to their mailing addresses in Singapore as maintained with Boardroom Corporate & Advisory Services Pte. Ltd., the Unit Registrar of K-REIT Asia, on or about 8 May 2008.

3. REFUND AND PAYMENT

When any acceptance for Rights Units and/or application for Excess Rights Units is invalid or unsuccessful, the amount paid on acceptance and/or application will be returned or refunded to such applicant without interest or any share of revenue or other benefit arising therefrom within 14 days after the Closing Date, by:

- (a) (in the case of Entitled Depositors and Purchasers) means of a crossed cheque drawn on a bank in Singapore by ordinary post, at his own risk, to his mailing address as maintained with CDP, or in such other manner as he may have agreed with CDP for the payment of any cash distributions (where the acceptance and/or application is through CDP);
- (b) (in the case of Entitled Depositors and Purchasers) crediting his bank account with the relevant Participating Bank (where acceptance and/or application is through an ATM of such relevant Participating Bank) at his own risk, the receipt by such Participating Bank being a good discharge by K-REIT Asia, the Manager and CDP of their obligations; or
- (c) (in the case of Entitled Scripholders and renouncees) means of a crossed cheque drawn on a bank in Singapore by ordinary post, at his own risk, to his mailing address as maintained with the Unit Registrar, or in such other manner as he may have agreed with the Unit Registrar for the payment of any cash distributions.

The net proceeds from the sales of the provisional allotments of Rights Units which would otherwise have been allotted to Ineligible Unitholders, after deduction of all expenses therefrom, will be pooled and thereafter distributed to such Ineligible Unitholders in proportion to their respective unitholdings determined as at Book Closure Date and sent to them by ordinary post, provided that where the amount of the net proceeds to be distributed to any Ineligible Unitholder is less than S\$10.00, the Manager shall be entitled to retain or deal with such net proceeds as the Manager may, in its absolute discretion, deem fit for the sole benefit of K-REIT Asia and no Ineligible Unitholder shall have any claim whatsoever against the Manager, the Trustee or CDP in connection therewith.

4. ISSUE AND LISTING OF THE RIGHTS UNITS

The Manager expects that 396,925,192 Rights Units will be issued pursuant to the Rights Issue on 8 May 2008 and that the Rights Units will be listed and quoted on the Official List of the SGX-ST with effect from 9.00 a.m. on 8 May 2008.

Unitholders are advised to note that the temporary counter to allow Unitholders and investors to trade in board lots of 100 Units will be maintained for only one month from the date of listing of the Rights Units on the SGX-ST.

The Manager wishes to take this opportunity to thank Unitholders for their support in ensuring the successful completion of the Rights Issue.

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

5 May 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 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.

Neither this Announcement nor any copy or portion of it may be sent or taken, transmitted or distributed, directly or indirectly, into the United States. It is not an offer of securities for sale in the United States. Units may not be offered or sold in the United States or to, or for the account or benefit of, U.S. persons (as defined in Regulation S under the United States Securities Act of 1993 (as amended)), unless they are registered or exempt from registration. There will be no public offer of securities in the United States.