



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

## NOTICE OF BOOKS CLOSURE DATE FOR THE RIGHTS ISSUE

Further to the announcements dated 12 and 13 March 2008 relating to the proposed renounceable rights issue (the "**Rights Issue**") of units in K-REIT Asia ("**Rights Units**") by K-REIT Asia Management Limited, as manager of K-REIT Asia (the "**Manager**"), the Manager wishes to announce that the Transfer Books and Register of Unitholders will be closed at **5.00 p.m.** on **8 April 2008** (the "**Books Closure Date**") for the purpose of determining the provisional allotments of Rights Units to Eligible Unitholders (as defined below) under the Rights Issue, subject to the approval of the Rights Issue at the extraordinary general meeting of unitholders of K-REIT Asia ("**Unitholders**") to be held on 31 March 2008 (the "**EGM**").

"**Eligible Unitholders**" are Unitholders with units in K-REIT Asia ("**Units**") standing to the credit of their securities accounts with The Central Depository (Pte) Limited ("**CDP**") and (i) whose registered addresses with CDP are in Singapore as at the Books Closure Date or who have, at least five market days prior to the Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents and who are not U.S. persons or acting for the account or benefit of U.S. persons; or (ii) who the Manager considers, in its sole discretion, may be offered Rights Units without breaching applicable securities laws.

The Manager has also elected to make an advanced distribution in respect of the distributable income of K-REIT Asia accruing during the period from 1 January 2008 to the date immediately preceding the issue of the Rights Units (the "**Advanced Distribution**"). Subject to the approval of the Rights Issue at the EGM, the Manager expects to close the Transfer Books and Register of Unitholders on or before the business day immediately preceding the issue of the Rights Units to determine the eligibility of Unitholders to receive the Advanced Distribution.

In connection with the Rights Issue, Eligible Unitholders will receive their provisional allotments of Rights Units on the basis of eight Rights Units for every five existing Units held by each Unitholder as at the Books Closure Date, fractional entitlements of a Unit to be disregarded. Based on this rights ratio, and the total number of Units in issue as at today (24 March 2008), the Manager intends to issue an aggregate of 396,925,192 Rights Units. On the same basis, pursuant to the irrevocable undertakings given to the Manager by Keppel Corporation Limited ("**KCL**") and Keppel Land Limited ("**KLL**"), in the event that no persons other than KCL and KLL (directly and/or through one or more of their respective wholly-owned subsidiaries) take up any of the Rights Units, KCL and KLL will (directly and/or through their respective wholly-owned subsidiaries) subscribe for a maximum of 167,122,786 and 229,802,406 Rights Units respectively.

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  
24 March 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 circular containing the offer information statement and the wrap-around document (the "**Rights Issue Circular**") in relation to the Rights Issue will be dispatched to Unitholders and will be made available on the web-site of K-REIT Asia at <http://www.kreitasia.com/> when the offer in relation to the Rights Issue is made, subsequent to the approval of the Rights Issue by Unitholders at the EGM.

A potential investor should read the Rights Issue Circular before deciding whether to subscribe for or purchase Units under the Rights Issue. 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.

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.