



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

ANNOUNCEMENT OF RECEIPT OF APPROVAL-IN-PRINCIPLE

Further to the announcement dated 30 July 2007 relating to the proposed acquisition of a one-third interest in One Raffles Quay through the acquisition of one-third of the issued share capital of One Raffles Quay Pte Ltd by K-REIT Asia from Boulevard Development Pte Ltd (the “**Acquisition**”), K-REIT Asia Management Limited, as manager of K-REIT Asia (the “**Manager**”), is pleased to announce that approval in-principle has been obtained from Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) for the proposed issue and listing and quotation on the SGX-ST of new units in K-REIT Asia (“**New Units**”) in respect of the equity fund raising for the purpose of, *inter alia*, part financing the proposed Acquisition (the “**Equity Fund Raising**”), and bonds convertible into New Units (“**Convertible Bonds**”).

The SGX-ST’s in-principle approval is not to be taken as an indication of the merits of K-REIT Asia, the New Units, the Equity Fund Raising, the Convertible Bonds and/or the Acquisition.

Details of the Equity Fund Raising and the issue of Convertible Bonds will be set out in a circular which will be issued to unitholders of K-REIT Asia (“**Unitholders**”).

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
17 September 2007

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in K-REIT Asia (“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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. 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, Japan or Canada. It is not an offer of securities for sale in the United States. The Units have not been and will not be registered under the U.S. Securities Act of 1933, as amended (the “**Securities Act**”) and, accordingly may not be offered or sold within the United States or to, or for the benefit of, U.S. persons (as defined in Regulation S under the Securities Act), except in certain transactions exempt from the registration requirements of the Securities Act.