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(Constituted in the Republic of Singapore pursuant to a trust deed dated 28 November 2005 (as amended))  
Managed by K-REIT Asia Management Limited (Company Registration No. 200411357K)

## Notice of Extraordinary General Meeting and Rights Issue Books Closure Date

**NOTICE IS HEREBY GIVEN** that an extraordinary general meeting of K-REIT Asia ("EGM") will be held at Raffles Hotel, The Ballroom, Level 3, 1 Beach Road, Singapore 189673 on Wednesday, 21 October 2009 at 3.00 p.m., for the purpose of considering and, if thought fit, passing, with or without modifications, the following resolutions:

### EXTRAORDINARY RESOLUTION

#### 1. THE PROPOSED UNDERWRITTEN RENOUNCEABLE RIGHTS ISSUE

That:

- (i) approval be and is hereby given for the issue of units in K-REIT Asia ("Rights Units") under the underwritten and renounceable rights issue (the "Rights Issue") pursuant to the rights ratio of one (1) Rights Unit for every one (1) existing unit in K-REIT Asia ("Units", and the basis of the Rights Issue, the "Rights Ratio") held on the books closure date in respect of the Rights Issue (the "Rights Issue Books Closure Date"), in the manner described in the circular to unitholders of K-REIT Asia ("Unitholders") dated 3 October 2009 (the "Circular") issued by K-REIT Asia Management Limited, as manager of K-REIT Asia (the "Manager");
- (ii) the Rights Issue shall be carried out on the terms of and subject to the conditions set out below and/or otherwise on such terms and conditions as the Manager may think fit:
  - (a) that the provisional allotments of the Rights Units under the Rights Issue shall be made on an underwritten and renounceable basis, in the manner described in the Circular, to:
    - (I) Unitholders with Units standing to the credit of their Securities Accounts (as defined in the Circular) with The Central Depository (Pte) Limited ("CDP") and whose registered addresses with CDP are in Singapore as at the Rights Issue Books Closure Date or who have, at least three Market Days (as defined in the Circular) prior to the Rights Issue Books Closure Date, provided CDP with addresses in Singapore for the service of notices and documents or such Unitholders who the Manager, on behalf of K-REIT Asia, and BNP Paribas, Singapore Branch (the "Lead Manager, Underwriter and Financial Adviser") agree, may be offered Rights Units without breaching applicable securities laws; and
    - (II) Unitholders whose Units are not deposited with CDP and who have tendered to Boardroom Corporate & Advisory Services Pte. Ltd. (the "Unit Registrar") valid transfers of their Units and/or the documentary evidence evidencing their title in relation thereto for registration up to the Rights Issue Books Closure Date and whose registered addresses with the Unit Registrar are in Singapore as at the Rights Issue Books Closure Date or who have, at least three Market Days prior to the Rights Issue Books Closure Date, provided the Unit Registrar with addresses in Singapore for the service of notices and documents or such Unitholders who the Manager, on behalf of K-REIT Asia, and the Lead Manager, Underwriter and Financial Adviser agree, may be offered Rights Units without breaching applicable securities laws,

(collectively, the "Eligible Unitholders");

- (b) no provisional allotments of Rights Units shall be made in favour of Unitholders other than Eligible Unitholders;
  - (c) the provisional allotments of Rights Units not taken up or allotted for any reason shall be used to satisfy applications for excess Rights Units ("Excess Rights Units") (if any) as the Manager may, in its absolute discretion, deem fit;
  - (d) the Balance Rights Units (as defined in the Circular) shall be underwritten by the Lead Manager, Underwriter and Financial Adviser, on the terms of and subject to the conditions of a management and underwriting agreement entered into between the Manager and the Lead Manager, Underwriter and Financial Adviser on 30 September 2009; and
  - (e) the Rights Units, when issued and fully paid for, will rank *pari passu* in all respects with the existing Units in issue as at the date of issue of the Rights Units, including the right to any distributions which may accrue for the period from 1 July 2009 to 31 December 2009 as well as all distributions thereafter; and
- (iii) the Manager, any director of the Manager and RBC Dexia Trust Services Singapore Limited, as trustee of K-REIT Asia (the "Trustee"), be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of K-REIT Asia to give effect to the Rights Issue and to allow the Rights Units to participate in any distributions which may accrue from 1 July 2009, notwithstanding that the Rights Units are expected to be issued sometime in November 2009.

### EXTRAORDINARY RESOLUTION

#### 2. THE PROPOSED TRUST DEED SUPPLEMENT TO FACILITATE EQUITY FUND RAISINGS

That:

- (i) approval be and is hereby given to supplement the trust deed dated 28 November 2005 constituting K-REIT Asia (as amended) (the "Trust Deed") providing the Manager with the flexibility to:
  - (a) fix the issue price for new Units offered by way of a renounceable rights issue at any discount, so long as such discount complies with the applicable listing rules of Singapore Exchange Securities Trading Limited (the "SGX-ST");
  - (b) issue such number of new Units which is permitted under the applicable listing rules of the SGX-ST (and any other applicable laws, regulations and measures introduced by the authorities); and
  - (c) obtain Unitholders' approval for the issue of Units, where such approval is required under the Trust Deed, by way of an ordinary resolution instead of an extraordinary resolution,in the manner as set out in Appendix A of the Circular (the "Trust Deed Supplement to Facilitate Equity Fund Raisings"); and
- (ii) the Manager, any director of the Manager and the Trustee be and are hereby severally authorised to complete and do all such acts and things (including executing all such documents as may be required) as the Manager, such director of the Manager or, as the case may be, the Trustee may consider expedient or necessary or in the interests of K-REIT Asia to give effect to the Trust Deed Supplement to Facilitate Equity Fund Raisings.

**NOTICE IS ALSO HEREBY GIVEN THAT** the Transfer Books and Register of Unitholders of K-REIT Asia will be closed on the Rights Issue Books Closure Date, being **27 October 2009 at 5.00 p.m.** for the purpose of determining the provisional allotments of Rights Units of Eligible Unitholders under the Rights Issue, subject to the approval of Unitholders for the Rights Issue at the EGM.

Eligible Unitholders whose Securities Accounts with CDP are credited with Units on 27 October 2009 at 5.00 p.m. will be entitled to participate in the Rights Issue. Eligible Unitholders whose Units are not deposited with CDP and who have tendered to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., at 3 Church Street, #08-01 Samsung Hub, Singapore 049483, valid transfers of their Units and/or the documentary evidence evidencing their title in relation thereto for registration up to the Rights Issue Books Closure Date, will be entitled to participate in the Rights Issue.

The Rights Issue is subject to, and the Rights Issue Books Closure Date is conditional upon, the approval of Unitholders for the Rights Issue at the EGM.

In the event that there is any change to the Rights Issue Books Closure Date, the Manager will announce a new date for the closing of its Transfer Books and the Register of Unitholders which shall fall at least five Market Days after the date of such subsequent announcement.

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  
3 October 2009

### Important Notice

1. This Announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.
2. A unitholder of K-REIT Asia entitled to attend and vote at the EGM is entitled to appoint not more than two proxies to attend and vote in his stead. A proxy need not be a unitholder of K-REIT Asia.
3. The instrument appointing a proxy must be lodged at the Manager's registered office at 1 HarbourFront Avenue, #18-01 Keppel Bay Tower, Singapore 098632 not later than 19 October 2009 at 3.00 p.m., being 48 hours before the time fixed for the EGM.
4. 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.
5. 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 the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.
6. The past performance of K-REIT Asia is not necessarily indicative of the future performance of K-REIT Asia.