

THIS RELEASE IS NOT AN OFFER FOR SALE OF THE SECURITIES IN THE UNITED STATES. THE RIGHTS UNITS AND "NIL-PAID" RIGHTS MAY NOT BE OFFERED OR SOLD IN THE UNITED STATES ABSENT REGISTRATION OR AN EXEMPTION FROM REGISTRATION UNDER THE U.S. SECURITIES ACT. NEITHER THE MANAGER NOR ANY SELLER OF SECURITIES INTENDS TO REGISTER ANY PORTION OF ANY OFFERING IN THE UNITED STATES OR TO CONDUCT A PUBLIC OFFERING OF SECURITIES IN THE UNITED STATES.



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

**UNDERWRITTEN RENOUNCEABLE RIGHTS ISSUE
LODGMET AND DESPATCH OF OFFER INFORMATION STATEMENT**

Unless otherwise defined herein, all capitalised terms used in this Announcement will have the meaning ascribed to them in the offer information statement dated 27 October 2009 (the "Offer Information Statement").

The Board of directors of K-REIT Asia Management Limited, as the manager of K-REIT Asia (the "**Manager**"), is pleased to announce that it has on 27 October 2009 lodged with the Monetary Authority of Singapore (the "**MAS**") the Offer Information Statement in relation to the underwritten¹ and renounceable rights issue (the "**Rights Issue**") of 666,703,965 new units in K-REIT Asia ("**Units**", and new Units issued pursuant to the Rights Issue, the "**Rights Units**"), on the basis of one (1) Rights Unit for every one (1) existing Unit held by Eligible Unitholders² as at 5.00 p.m. on 27 October 2009 (the "**Rights Issue Books Closure Date**"), at an issue price of S\$0.93 per Rights Unit, further to the approval by Unitholders of the Rights Issue at the extraordinary general meeting of Unitholders held on 21 October 2009.

The Offer Information Statement is available on the website of the MAS at <http://masnet.mas.gov.sg/opera/sdrprosp.nsf> and will be despatched to Eligible Unitholders on or around 29 October 2009, together with the ARE³ (in the case of Eligible Depositors) or the PAL⁴ (in the case of Eligible Scripholders) issued in connection with the Rights Issue.

Eligible Unitholders who do not receive the Offer Information Statement and the ARE or the PAL (as the case may be) by 3 November 2009 may obtain copies from The Central Depository (Pte) Limited ("**CDP**") or Boardroom Corporate & Advisory Services Pte. Ltd. (the "**Unit Registrar**"), as the case may be, at their respective addresses as follows:

For Eligible Depositors

CDP

The Central Depository (Pte) Limited
4 Shenton Way, #02-01

For Eligible Scripholders

Unit Registrar

Boardroom Corporate & Advisory Services Pte. Ltd.
3 Church Street

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, which amounts 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.

2 "**Eligible Unitholders**" comprises Eligible Depositors and Eligible Scripholders (each as defined in the Offer Information Statement).

3 "**ARE**" refers to the application form for the Rights Units and Excess Rights Units (as defined in the Offer Information Statement) to be issued to Eligible Depositors.

4 "**PAL**" refers to the application form for Rights Units and Excess Rights Units to be issued to Eligible Scripholders.

Purchasers of the “nil-paid” rights (“**Purchasers**”) who do not receive the ARS⁵ accompanied by the Offer Information Statement may obtain the same from CDP at the address stated above.

Acceptances of Provisional Allotments of Rights Units and Excess Rights Units

Acceptances of provisional allotments of Rights Units and (if applicable) applications for Excess Rights Units under the Rights Issue may be made in the following ways:

- (i) in the case of Eligible Depositors, on the ARE through CDP or by way of an Electronic Application⁶ through an automated teller machine (“**ATM**”) of a Participating Bank; and
- (ii) in the case of Eligible Scripholders, on the PAL through the Unit Registrar.

Eligible Depositors should note that for the purposes of the Rights Issue, they must have a Singapore mailing address registered with CDP.

More information on the procedures for acceptance, payment, renunciation and excess application for Rights Units by Eligible Unitholders may be found in the Offer Information Statement and the ARE or the PAL.

The trading period for the “nil-paid” rights on Singapore Exchange Securities Trading Limited (the “**SGX-ST**”) commences from 9.00 a.m. on 30 October 2009 and ends at 5.00 p.m. on 9 November 2009.

Eligible Depositors who sell their “nil-paid” rights on the SGX-ST during this period do not need to forward the ARE to Purchasers as arrangements will be made by CDP for the ARS to be issued to Purchasers. Purchasers should note that CDP will, on behalf of K-REIT Asia, send the ARS accompanied by the Offer Information Statement, by ordinary post and at the Purchasers’ own risk, to their respective Singapore mailing addresses as recorded with CDP.

Eligible Unitholders who hold Units under the Central Provident Fund (“**CPF**”) Investment Scheme or the Supplementary Retirement Scheme (“**SRS**”) or through a finance company and/or depository agent can only accept their provisional allotments of Rights Units by instructing their relevant approved bank, finance company and/or depository agent to do so on their behalf. **ANY APPLICATION MADE BY THE ABOVE-MENTIONED UNITHOLDERS DIRECTLY TO CDP OR THROUGH ATMS WILL BE REJECTED.** Such Unitholders should refer to the Offer Information Statement for important details relating to the offer procedure in connection with the Rights Issue.

Timetable of Key Events

Eligible Unitholders, Purchasers, CPF Investment Scheme investors, SRS investors and investors who hold Units through a finance company and/or depository agent, are requested to note the following important dates and times in respect of the Rights Issue:

⁵ “**ARS**” refers to the application form for Rights Units to be issued to purchasers of the “nil-paid” rights.

⁶ “**Electronic Applications**” refers to the acceptance of the Rights Units and (if applicable) application for Excess Rights Units under the Rights Issue made through an ATM of DBS Bank Ltd. (Including POSB), Oversea-Chinese Banking Corporation Limited or United Overseas Bank Limited and its subsidiary, Far Eastern Bank Limited (each a “**Participating Bank**”) in accordance with the terms and conditions of the Offer Information Statement.

Event	Date and Time
Last day of “cum-rights” trading for the Rights Issue	: Thursday, 22 October 2009
First day of “ex-rights” trading for the Rights Issue	: Friday, 23 October 2009
Rights Issue Books Closure Date	: Tuesday, 27 October 2009 at 5.00 p.m.
Despatch of the Offer Information Statement (together with the application forms) to Eligible Unitholders	: Thursday, 29 October 2009
Commencement of “nil-paid” rights trading	: Friday, 30 October 2009 from 9.00 a.m.
Last date and time for “nil-paid” rights trading	: Monday, 9 November 2009 at 5.00 p.m.
Last date and time for splitting “nil-paid” rights	: Monday, 9 November 2009 at 5.00 p.m.
Last date and time for instructions to approved banks for acceptance of / application for and payment for Rights Units / Excess Rights Units under the CPF Investment Scheme and/or the SRS	: Monday, 9 November 2009 at 5.00 p.m. ⁽¹⁾⁽³⁾
Closing Date:	
Last date and time for acceptance of and payment for Rights Units	: Friday, 13 November 2009 at 5.00 p.m. ^{(2), (3)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) ⁽³⁾
Last date and time for application of and payment for Excess Rights Units	: Friday, 13 November 2009 at 5.00 p.m. ^{(2), (3)} (9.30 p.m. for Electronic Applications through ATMs of Participating Banks) ⁽³⁾
Last date and time for acceptance of and payment by the renounee	: Friday, 13 November 2009 at 5.00 p.m. ⁽⁴⁾
Expected date for issue of Rights Units	: Friday, 20 November 2009
Expected date for commencement of trading of Rights Units	: Monday, 23 November 2009

Notes:

- (1) Based on information provided by the approved banks for the CPF Investment Scheme and SRS. This date and time is subject to change.
- (2) If acceptances of the Rights Units and/or applications for Excess Rights Units, as the case may be, are made through CDP in accordance with the ARE and the ARS or through the Unit Registrar in accordance with the PAL.
- (3) **CPF Investment Scheme investors, SRS investors and investors who hold Units through a finance company and/or Depository Agent (as defined in the Unitholders’ Circular) should see the section in the Offer Information Statement entitled “Important Notice to (A) CPF Investment Scheme investors, (B) SRS investors and (C) investors who hold Units through a finance company and/or Depository Agent”. Any application made by these investors directly to CDP or through ATMs will be rejected. Such investors, where applicable, will receive notification letter(s) from their respective approved bank, finance company and/or Depository Agent and should refer to such notification letter(s) for details of the last date and time to submit applications to their respective approved bank, finance company and/or Depository Agent.**
- (4) Eligible Depositors who wish to renounce their provisional allotments of Rights Units in favour of a third party should note that CDP requires three days on which the SGX-ST is open for trading in securities to effect such renunciation. As such, Eligible Unitholders who wish to renounce their provisional allotments of Rights Units are advised to do so early to allow sufficient time for the renounees to accept their provisional allotments of Rights Units. Eligible Scripholders who wish to renounce their entire provisional allotments of Rights Units in favour of one person, or renounce any part of it in favour of one person and reject the balance, should complete Form of Renunciation (Form C) for the number of provisional allotments of Rights Units which they wish to renounce and deliver the PAL in its

entirety to the renounees. The renounee(s) should complete and sign the Form of Nomination (Form D) and forward Form D, together with the PAL in its entirety and the remittance for the payment in the prescribed manner by post at his/their own risk, in the enclosed self-addressed envelope provided, to K-REIT Asia Management Limited, as manager of K-REIT Asia c/o the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., 3 Church Street, #08-01 Samsung Hub, Singapore 049483 so as to reach the Unit Registrar not later than 5.00 p.m. on 13 November 2009.

The Manager may, in consultation with BNP Paribas, Singapore Branch and with the approval of the SGX-ST, modify the above timetable subject to any limitation under any applicable laws. In such an event, the Manager will announce the same via the SGXNET. However, as at the date of this Announcement, the Manager does not expect the above timetable to be modified.

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
27 October 2009

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 will be despatched to Eligible Unitholders, and will also be made available at the CDP and the Unit Registrar. A potential investor should read the Offer Information Statement before deciding whether to subscribe for or purchase Units.

The Offer Information Statement may be accessed online at the website of the MAS at <http://masnet.mas.gov.sg/operasdrprosp.nsf> when it is lodged with the MAS. 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 when it is lodged with the MAS.

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 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.