



1Q 2026 Key Business and Operational Updates

17 April 2026

KORE US REIT

1Q 2026 Overview

Adjusted NPI⁽¹⁾
US\$23.4 mil
+15.9% y-o-y

Income available
for Distribution
US\$10.0 mil
+4.3% y-o-y

Aggregate
Leverage
43.7%
44.1% as at 31 Dec 2025



Leasing Momentum
58,157 sf / 1.2% of NLA

Portfolio
Occupancy
85.1%

Reflects a known vacate at The
Westpark Portfolio

Rental
Reversion
+0.8%

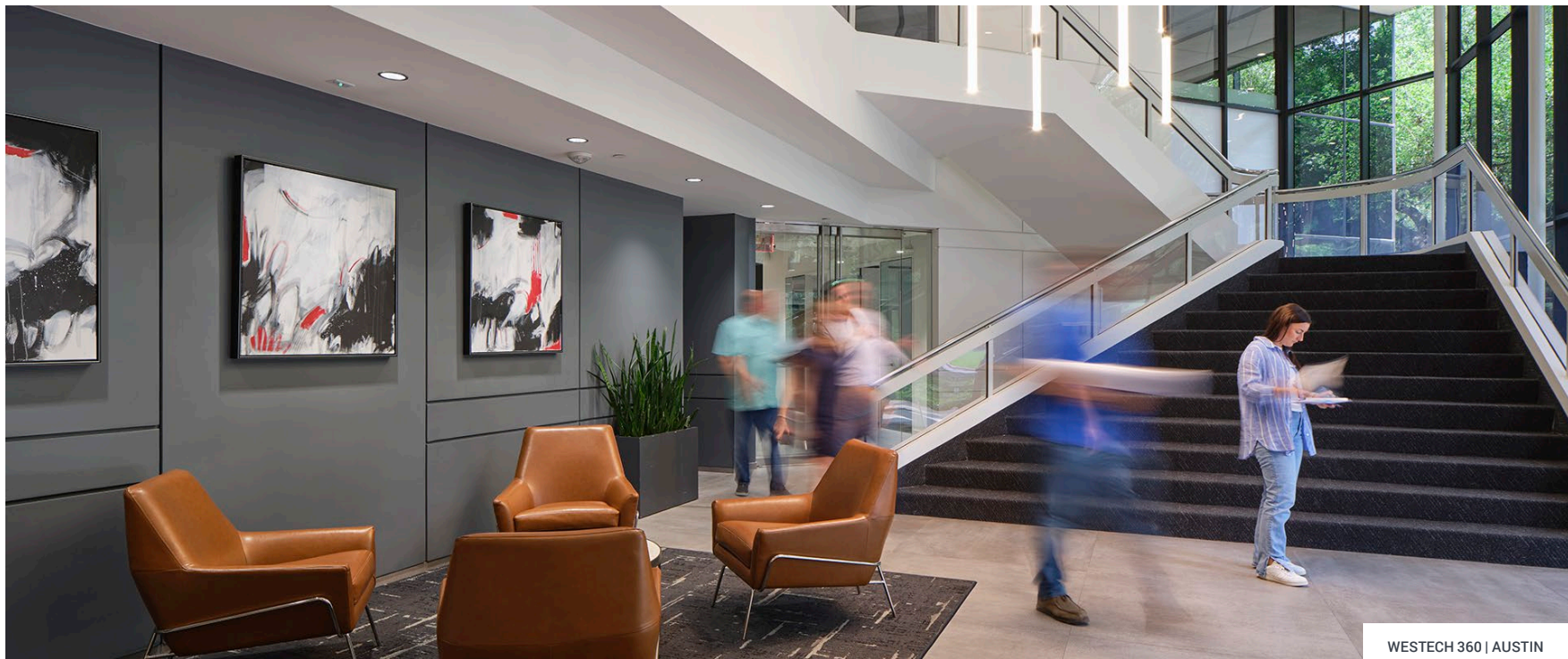


Proactive Leasing Strategy
Completion of first-floor lobby
repositioning of 10800
The Plaza Building



10800 THE PLAZA BUILDING | BELLEVUE

(1) Adjusted NPI excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions which have no impact on distribution.



WESTECH 360 | AUSTIN

Financial Highlights

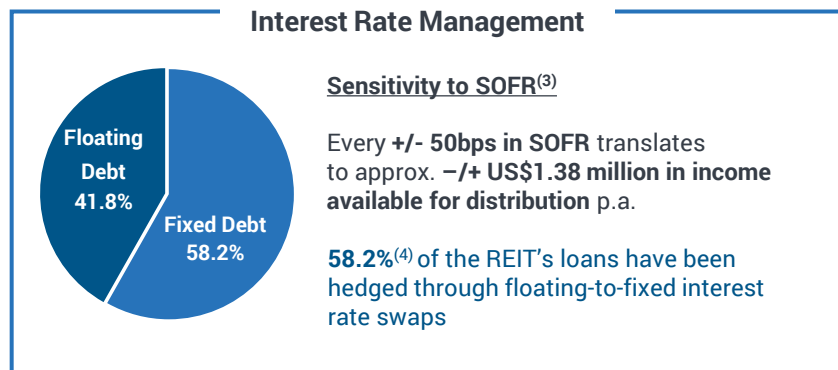
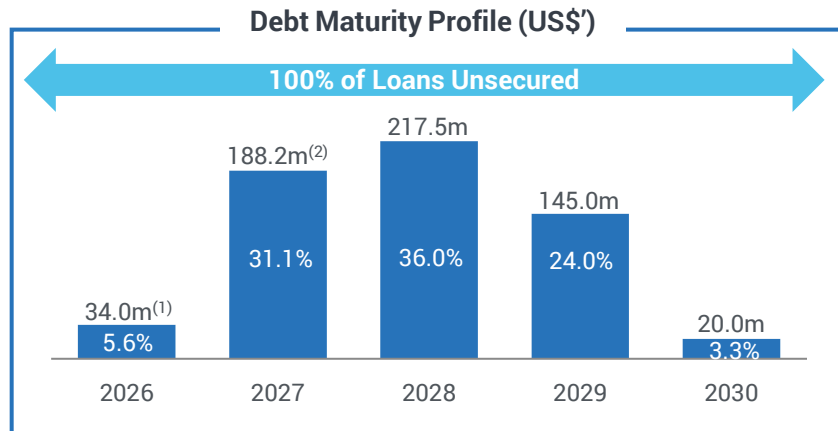
Financial Overview

US\$'000	1Q 2026	1Q 2025	% Change
Gross Revenue	38,722	36,859	5.1
Net Property Income (NPI)	22,322	19,651	13.6
Adjusted NPI (excludes non-cash straight-line rent, lease incentives and amortisation of leasing commissions which have no impact on distribution)	23,368	20,160	15.9
Other information: Finance and Other Trust Expenses	(8,674)	(7,884)	10.0
Income Available for Distribution	10,025	9,609	4.3

- Adjusted net property income was up by 15.9% year-on-year mainly arising from higher one-off other operating income, cash rental income and lower other property expenses. This was partially offset by higher repair and maintenance as well as utilities expenses
- Finance and other trust expenses were higher mainly attributable to higher finance costs

Debt Overview

Debt-related metrics as at 31 March 2026



Key Metrics	
Aggregate Leverage ⁽⁵⁾	43.7%
Average Cost of Debt (Excludes amortisation of upfront debt costs)	4.73% p.a.
All-in Average Cost of Debt (Includes amortisation of upfront debt costs)	4.89% p.a.
Interest Coverage Ratio ⁽⁶⁾	2.5 times
Interest Coverage Ratio Sensitivity ⁽⁶⁾	
- 10% decrease in EBITDA ⁽⁷⁾	2.3 times
- 100 bps increase in weighted average interest rate	2.1 times
Weighted Average Term to Maturity	1.9 years
Available Facilities	
- Committed Revolving Credit Facilities	US\$42.3m
- Uncommitted Revolving Credit Facilities	US\$55.5m

(1) Comprises uncommitted revolving credit facility.

(2) Includes US\$5.5 million of uncommitted revolving credit facility.

(3) Based on the floating debt of 41.8%, US\$39.5 million uncommitted revolving credit facility drawn and the total number of Units in issue as at 31 March 2026.

(4) Excludes uncommitted revolving credit facilities.

(5) Calculated as the total borrowings and deferred payments (if any) as a percentage of the total assets.

(6) In accordance with the Monetary Authority of Singapore's (MAS) Code on Collective Investment Schemes (CIS Code).

(7) EBITDA is computed as the trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation differences) as defined in Appendix 6 of the CIS Code.



BELLAIRE PARK | HOUSTON

Portfolio Highlights

Steady Leasing Momentum

58,157 sf

1.2% of NLA

Leasing Momentum

85.1%

Committed Portfolio
Occupancy

2.4%

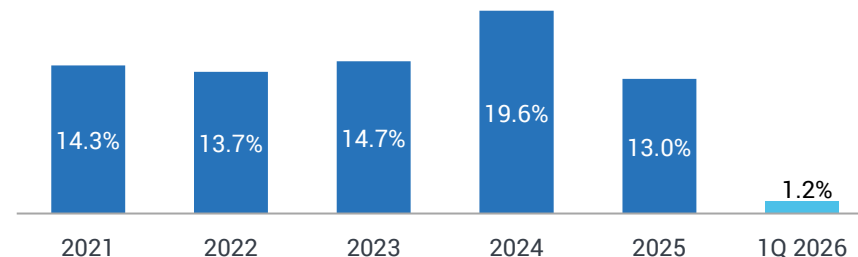
Built-in portfolio
average rental escalation

+ 0.8%

Portfolio Rental Reversion

- 58% of leases signed in 1Q 2026 were new leases
- 38% of renewal leases were signed without tenant improvement or free rent incentives
- Positive rental reversion driven by leases renewed at One Twenty Five, partially offset by leases with lower tenant incentives at 1800 West Loop South
- 1Q leasing demand largely driven by Finance & Insurance (38%) and Professional Services (28%)

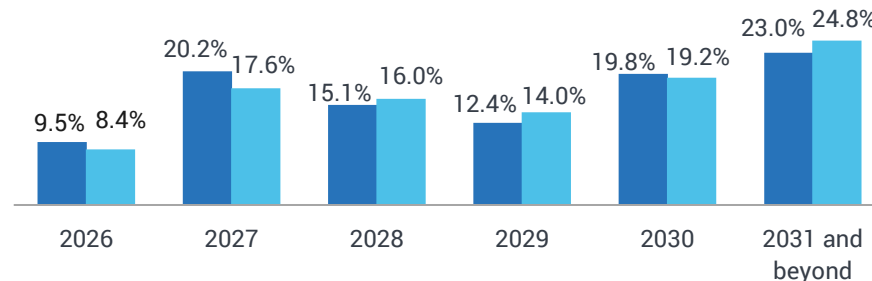
Executed Leases (% of NLA)



Lease Expiry Profile (as at 31 March 2026)

Portfolio WALE by CRI ⁽¹⁾: 3.7 years

■ NLA ■ CRI



(1) Based on NLA, portfolio WALE was 3.5 years.

1Q 2026 Portfolio Occupancy Performance

Property	NLA (‘000 sf)	2Q 2025	3Q 2025	4Q 2025	1Q 2026	Change (ppt)
The Plaza Buildings <i>Bellevue CBD</i>	491	85.0%	88.3%	76.7%	79.6%	+2.9
Bellevue Technology Center <i>Eastside Bellevue</i>	338	94.0%	93.8%	94.3%	93.9%	(0.4)
The Westpark Portfolio <i>Redmond</i>	784	94.1%	92.7%	90.9%	74.2%	(16.7)
Great Hills Plaza <i>Austin, Northwest</i>	141	90.2%	91.6%	85.8%	87.7%	+1.9
Westech 360 <i>Austin, Northwest</i>	177	86.5%	86.5%	86.5%	86.5%	-
Westmoor Center <i>Denver, Northwest</i>	613	82.5%	77.0%	81.0%	81.0%	-
105 Edgeview <i>Denver, Broomfield</i>	186	88.9%	88.9%	88.9%	88.9%	-
Bridge Crossing <i>Nashville, Brentwood</i>	199	100.0%	100.0%	100.0%	100.0%	-
1800 West Loop South <i>Houston, Galleria/Uptown</i>	409	83.1%	81.8%	82.0%	81.0%	(1.0)
Bellaire Park <i>Houston, Galleria/Bellaire</i>	317	88.9%	81.3%	81.7%	80.5%	(1.2)
One Twenty Five <i>Dallas, Las Colinas</i>	470	95.4%	95.5%	96.9%	97.0%	+0.1
Maitland Promenade I & II <i>Orlando, Maitland</i>	467	92.1%	94.5%	91.4%	95.7%	+4.3
Iron Point <i>Sacramento, Folsom</i>	211	54.4%	70.5%	80.4%	80.4%	-
Total Portfolio Value	4,803	88.2%	88.0%	87.2%	85.1%	(2.1)

Notable 1Q 2026 Leasing Activities

- The Plaza Buildings: ~8,700 sf of new leases were executed; AEI and repositioning works for the building are underway
- The Westpark Portfolio: A known vacate of 2026 has vacated ~124,000 sf of space, negotiations are underway to backfill a portion of the space
- Maitland Promenade I & II: A new tenant took up ~22,250 sf of space

Completed AEIs in 1Q'26

- The Plaza Buildings: Repositioning of 10800 Building lobby

Focused Leasing Strategy to Drive Occupancy

A

Strategic Repositioning of Assets

Enhance amenities and common areas as well as the conversion of under-utilised space to attract high-quality tenants and enhance long value

Ongoing asset enhancement initiatives include:

- Upgrades to lobby and common corridors at 105 Edgeview
- A remodel of both indoor and outdoor amenity spaces at Bridge Crossing and enhancements to indoor and outdoor amenity spaces at select properties, including Great Hills Plaza, Westech 360 and Iron Point

B

Active Spec Suites Strategy

Lower long-term capex requirements, faster leasing and adaptable space sizes

- Ongoing build-out of a full spec suite floor, *The Post*, at 10800 The Plaza Building, following a long-term tenant vacating at the end of 2025
- Individual spec suites in appropriate sizes will continue to be planned and built at selected properties where there is expected demand

C

Focus on Executing Leases

Proactive marketing to drive occupancy

- Leasing activity expected to gain momentum beyond 1Q, typically the slowest quarter, supported by demand from key sectors such as technology, aerospace and defence in KORE's key submarkets
- The Manager is in negotiations on significant leases at The Westpark Portfolio and is seeing healthy renewal interest at Westmoor Center; confident of ending FY2026 with occupancy near 2025 levels

Proactive Leasing Strategy

Repositioning of 10800 The Plaza Building Lobby

- Completed asset enhancement to reposition the lobby, previously occupied by an operating bank branch, into new amenity spaces, additional leasable area and common areas
- The refreshed lobby features integrated seating along the entire building corner as well as meeting and play spaces
- The enhanced lobby experience has increased property's appeal, with advanced negotiations underway with a potential tenant for the lobby suite



KORE's Spec Suites Strategy

Ongoing built-out of Spec Suite Floor, The Post, 10800 The Plaza Building

- Full floor spec suites at Iron Point and 1800 West Loop are fully leased, while 5 out of 6 spec suites at 10900 The Plaza Building, completed in end-March 2025, have been leased
- Following the strong leasing outcomes from these full floor spec suites and after a long-term tenant vacating at the end of 2025, construction is underway for another full-floor spec suite, The Post, at 10800 The Plaza Building
- Early leasing interest ahead of project commencement

- Six studio spec suites with flexibility to combine studios for customisation
- On-floor amenity core that is exclusive for tenant use:
 - Meeting space
 - Shared servery and communal work bar
 - Break-out seating areas across floor
- Target completion in 3Q 2026

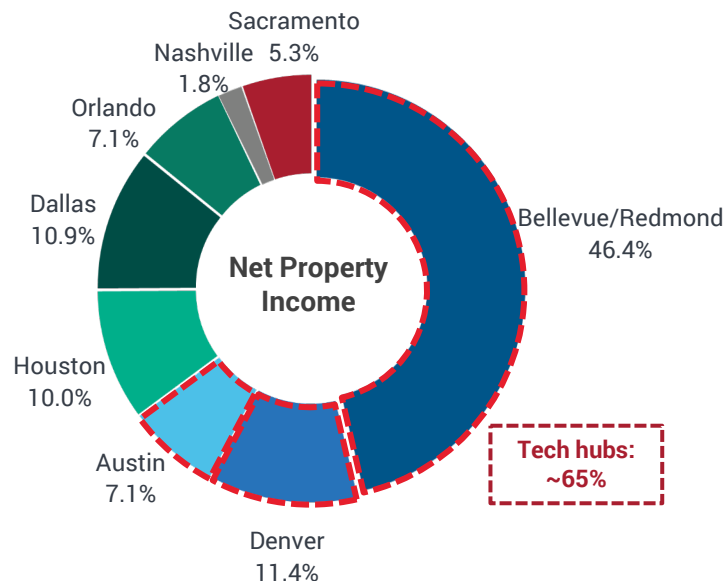


Over 390 Tenants in Diversified Regions and Industries

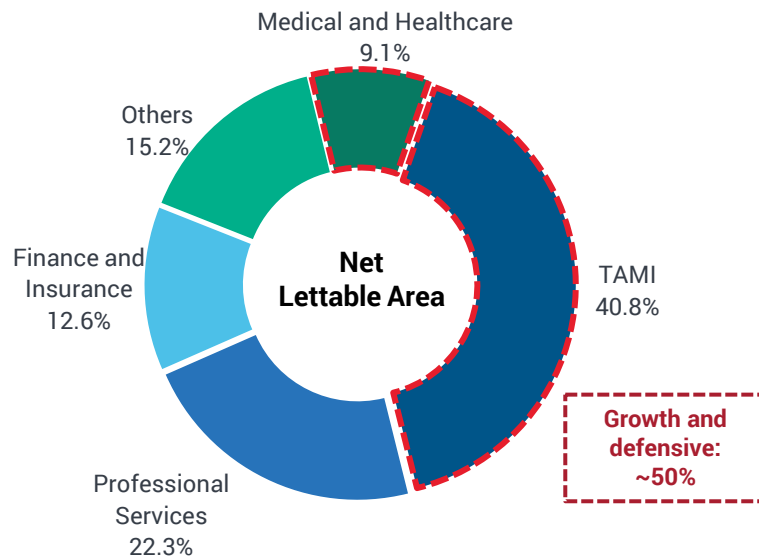
KORE's buildings and business campuses in the tech hubs of Bellevue/Redmond, Austin and Denver contribute ~65% of NPI⁽¹⁾

~50% of NLA are occupied by high-quality tenants from the growing and defensive sectors of technology, advertising, media and information ("TAMI"), and medical and healthcare

Geographic Diversification by NPI⁽¹⁾



Industry Diversification by NLA



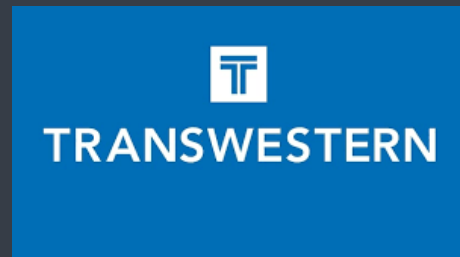
(1) NPI excludes one-off operating income.

Established Top 10 Tenants with Low Concentration Risk

Top 10 Tenants	Sector	Asset	Location	% of CRI	% of NLA
Comdata Inc	TAMI	Bridge Crossing	Nashville	4.0%	3.9%
TerraPower	TAMI	Bellevue Technology Center	Bellevue/Redmond	3.8%	2.7%
BAE Systems	TAMI	Westmoor Center/ Westpark	Denver	3.8%	4.5%
Spectrum	TAMI	Maitland Promenade I & II	Orlando	3.6%	2.4%
Gogo Business Aviation	TAMI	105 Edgeview	Denver	3.2%	2.5%
Lear Corporation	TAMI	The Plaza Buildings	Bellevue/Redmond	3.1%	1.3%
USA - Homeland Security	Others	One Twenty Five	Dallas	2.2%	1.9%
Highridge Medical	TAMI	Westmoor Center	Denver	2.1%	2.2%
AssistRx	TAMI	Maitland Promenade I & II	Orlando	1.8%	1.3%
United Capital Financial Advisor	Finance and Insurance	One Twenty Five	Dallas	1.8%	1.1%
Total				29.4%	23.8%
WALE by NLA					3.2 years
WALE by CRI					3.3 years

Appointment of new US Asset Management Firm

- Entered into a new asset management outsourcing agreement with Transwestern Investment Group, L.L.C. (“Transwestern”)
- Same asset management team that had been supporting KORE will continue providing asset management services
- Transwestern is KORE’s appointed property management service provider for the majority of the assets in KORE’s portfolio and has an established presence in all of KORE’s markets
- Continuity of asset management personnel, together with Transwestern’s track record and familiarity with KORE’s assets and processes, is expected to support a seamless transition of the asset management functions



Established in 1978, Transwestern is a privately held, fully integrated real estate enterprise with long-standing expertise across investments, asset management, leasing, property management and development.

Supported by a long-tenured leadership team, Transwestern operates through a nationwide platform that includes 33 US offices and 2,200 professionals delivering investment management, development, and real estate services across diverse commercial sectors.



IRON POINT | SACRAMENTO

Outlook & Strategy

US Office Trends to Watch

1 Turning point for US office⁽¹⁾

- ✓ Leasing activity has reached post-pandemic highs and is projected to pick up further through 2026, supported by lease expiries and constrained new supply
- ✓ 1Q 2026 office leasing volumes increased 25% year-on-year, exceeding pre-pandemic quarterly averages for the first time this decade and reaching the highest level since mid-2018⁽²⁾

3 AI's impact growing in multiple ways⁽³⁾

- ✓ Augmentation of human capabilities, reshaping the skill profiles of office workers toward higher-value, judgment- and creativity-based roles
- ✓ Rising preference for high-quality, flexible spaces that enable collaboration and in-person interaction that AI cannot replace

2 High-quality and well amenitised space continues to outpace⁽¹⁾

- ✓ Workplaces increasingly serve as engagement tools, designed to attract talent and foster innovation
- ✓ Demand continues to favour well-located, modern offices with strong amenities and flexible layouts

4 Office investments regaining traction⁽¹⁾

- ✓ Office has led all major asset classes in price growth during 2025, with transaction volumes rebounding and selective larger deals emerging
- ✓ Trends may repeat in 2026 if improved fundamentals, compelling pricing, and renewed interest from institutional and cross-border capital continue

(1) The 2026 CRE Reset: Stability Through Uncertainty, Colliers, 2 December 2025.

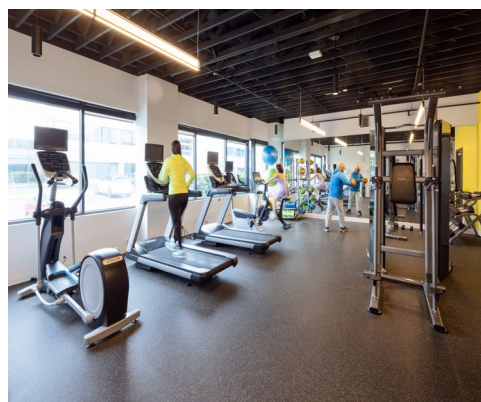
(2) "US office leasing posts strongest quarterly performance of post-pandemic era", CoStar Analytics, 6 April 2026.

(3) Gen AI's Impact on U.S. Employment and Office Space, CBRE Investment Management, 5 February 2026.

KORE's Amenitised Portfolio Remains Well Positioned

Active portfolio enhancements to tenant spaces have supported stronger employee engagement, higher building performance, and sustained leasing momentum

- ✓ 85% with tenant lounges
- ✓ 85% with conference rooms
- ✓ 85% with fitness centres
- ✓ 77% fitted with food and beverage options (full deli or food service and substantial grab and go markets)
- ✓ 100% with outdoor spaces



Polarising income-tax systems

Favourable Tailwinds for KORE's Low-tax Markets

- **State income tax rates increasingly polarised⁽¹⁾:** In 2006, 15 states had top tax rates below 5% and only one exceeded 10%; today, more than half of states are below 5%, while now five blue states plus Washington, D.C. are in double digits
- **Policy divergence is reinforcing migration patterns:** Democrat-led states continue to pursue higher income-tax policies, which have coincided with sustained outflows of high-earning households to lower-tax states
- **Wealth, talent and corporate activity continue to shift towards low-tax markets:**
 - IRS data indicate that 26 states saw net gains in income-tax filers between 2021 and 2022, led by no-income-tax jurisdictions⁽²⁾;
 - Broader trend of financial firms moving to Sunbelt states to capitalise on lower tax environments and operational costs: New York-based Apollo Global Management is planning a second U.S. headquarters in the Sunbelt; Goldman Sachs built a new campus in Dallas, Texas, to house >5,000 new employees

- ✓ **Washington:** Introduced its first personal income tax on high earners
- ✓ **New York City:** Debating a proposed millionaire tax
- ✓ **California:** Exploring additional taxes on ultra-wealthy individuals
- ✓ **Massachusetts and other blue states** maintain or expand millionaire taxes

- ✓ **Georgia:** Recently passed legislation to cut income-tax rates further toward sub-4% levels
- ✓ **Texas:** Lower effective corporate taxes via franchise-tax reform
- ✓ **Florida:** Preserving corporate competitiveness in a no-income-tax state

KORE's submarkets benefit directly from this trend, offering lower living costs, a favourable income-tax environment, and vibrant lifestyle amenities, including Bellevue/Redmond⁽³⁾ (Seattle), Dallas and Austin (Texas), Nashville (Tennessee), and Orlando (Florida)—all of which levy no personal state income tax

(1) "Red and Blue States are Growing Further Apart on Income Tax", Wall Street Journal, 15 March 2026.

(2) "The High-Tax Wealth Flight Continues", Wall Street Journal, 27 March 2026.

(3) In Washington, D.C., the marginal income tax rate applies solely to income above US\$1 million and impacts an estimated 0.05% of taxpayers.

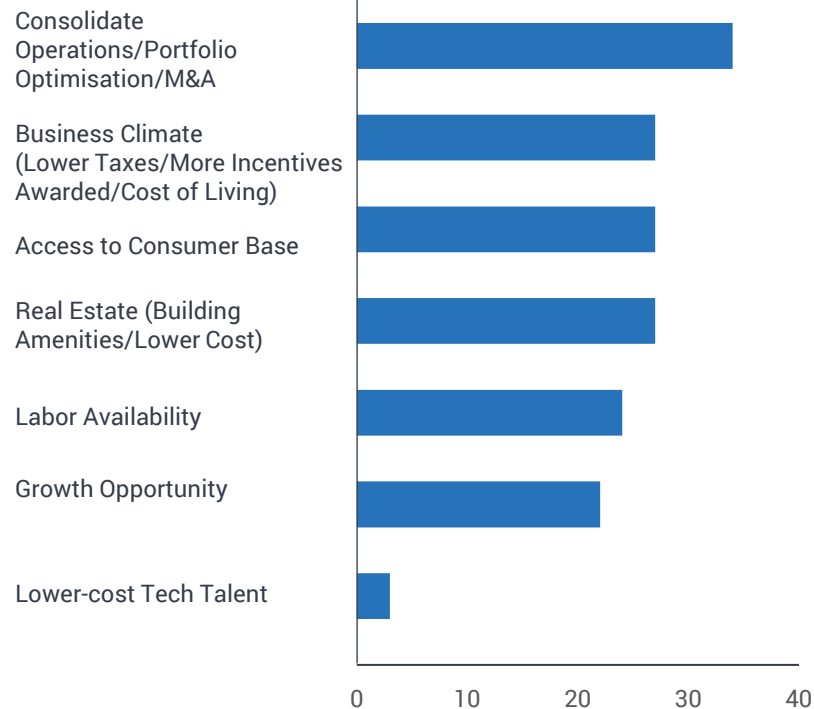
Corporate HQs Migration Favours KORE's Key Markets

- HQ relocation activity has rebounded in 2025, as companies reassess long-term operating models, talent strategies and real estate needs post-pandemic
- Technology, manufacturing, business and financial services sectors lead HQ moves
- Beyond cost of living, relocation decisions increasingly prioritise access to talent, lifestyle appeal and amenity-rich office environments
- **Dallas–Fort Worth, Austin and Nashville** rank among the top five US metros gaining net new corporate headquarters – all markets where KORE has an established presence

KORE's Key Markets

- ✓ 18-hour cities with vibrant entertainment, dining, and outdoor recreation
- ✓ Lower living costs and favorable income tax environments
- ✓ Access to top universities enhancing talent pools and innovation

Relocations by Reason

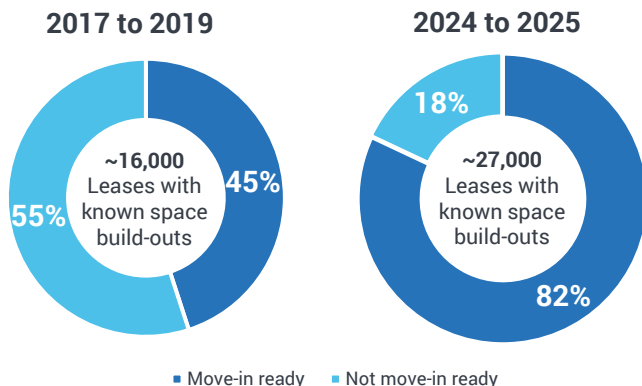


Shift Towards Move-in-ready Suites

- Average office lease sizes have moderated, with typical deal sizes now ~15% below pre-2020 levels; overall leasing activity remains robust, reflecting sustained demand for smaller spaces
- Preference for move-in-ready space expected to persist, as subdued job growth and limited new supply reduce availability of large space blocks, while demand remains for smaller, readily occupiable spaces

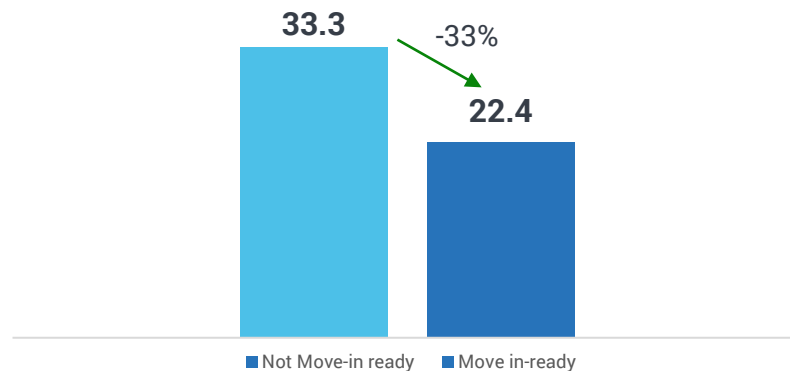
Move-in ready spaces dominate office lease activity

Build-out status for office leases under 10,000 sf



Move-in ready office space leases 50% faster

Median months to lease

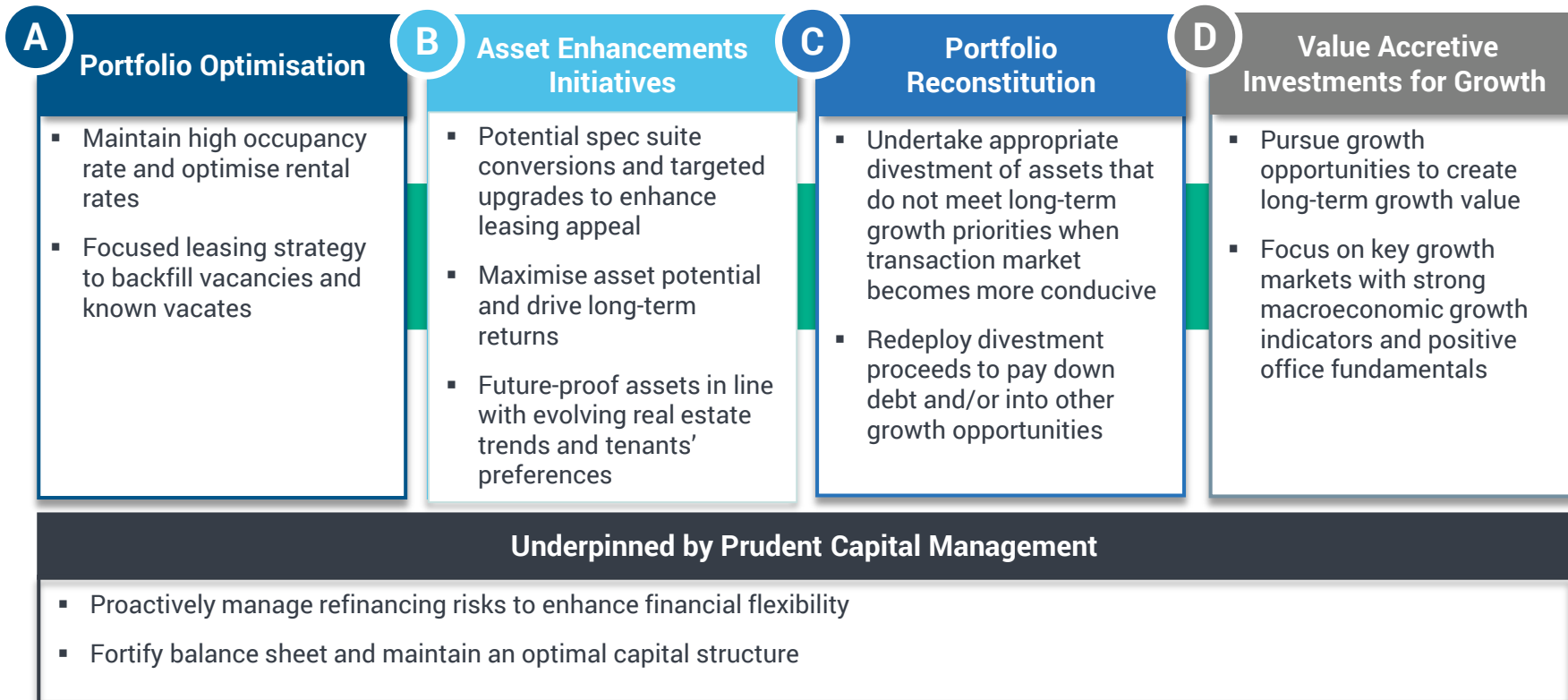


Source: "US office leasing sees shift toward move-in-ready suites", CoStar, 19 March 2026.

Note: Direct, non-renewal office leases of non-medical space use of less than 10,000 sf in 2024 and 2025 in buildings 50,000 square or more; Move-in ready includes spec suites and fully built-out space. Not move-in ready includes partially built-out or shell space. Includes the 30 US national index markets with at least 100 million sf of inventory.

Value Creation Strategy

Committed to deliver stable distributions to Unitholders



Thank You

For more information,
please visit www.koreusreit.com

Connect with us on:



10900 THE PLAZA BUILDING | BELLEVUE

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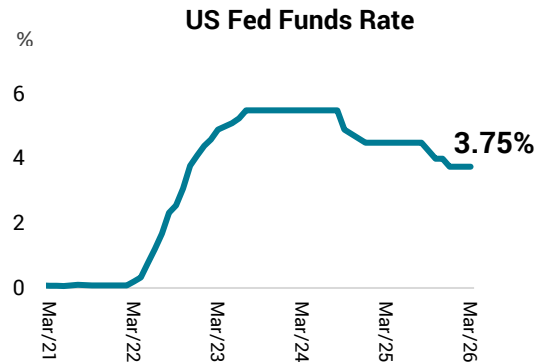
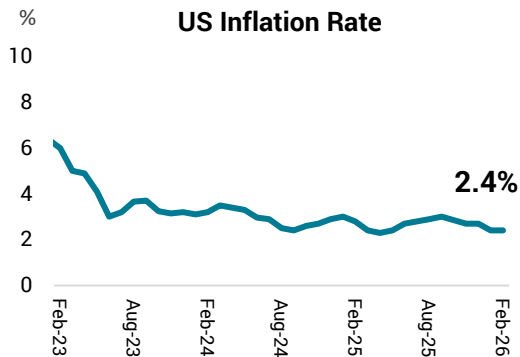
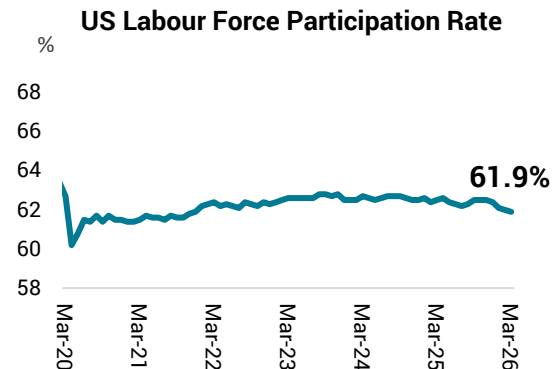
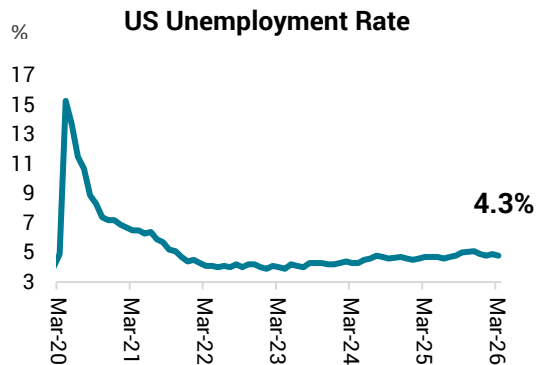


THE WESTPARK PORTFOLIO | REDMOMD

Additional Information

US Economic Updates

- **GDP growth moderating but stable:** Latest IMF estimates peg 2025 GDP growth at 2.1%; with growth forecasted at 2.4%⁽¹⁾ in 2026.
- **Persistent geopolitical tensions and renewed tariff frictions** are weighing on confidence and contributing to trade and supply-chain realignments across major economies
- **Labour market stable;** unemployment steady and layoffs contained
- **Inflation trending down** but still above Fed's 2% goal
- **Cautious easing expected:** Fed has signalled for a single quarter ppt rate cut for 2026



Limited Supply in KORE's First Choice Submarkets

Submarket Property	Property Vacancy Rate (%)	Submarket Vacancy Rate (%)	Last 12M Deliveries (sf'000)	Last 12M Absorption (sf'000)	Under Construction (sf'000)	Last 12M Rental Growth (%)	Projected Rental Growth (%)
Seattle, Bellevue CBD <i>The Plaza Buildings</i>	20.4	24.2	485	(932)	1,000 ^{(1)*}	0.4	0.7
Seattle, Eastside Bellevue <i>Bellevue Technology Center</i>	6.1	6.1	-	87	-	-	1.8
Seattle, Redmond <i>The Westpark Portfolio</i>	25.8	7.6	-	138	3,000 ^{(1)#}	(0.1)	1.4
Austin, Northwest <i>Great Hills Plaza & Westech 360</i>	12.3 ⁽²⁾ & 13.5 ⁽³⁾	18.4	-	37	-	0.9	1.5
Denver, Northwest <i>Westmoor Center</i>	19.0	11.6	-	41	25	1.3	0.5
Denver, Broomfield <i>105 Edgeview</i>	11.1	23.4	174	(233)	250	0.5	0.6
Nashville, Brentwood <i>Bridge Crossing</i>	-	12.7	2.1	(88)	-	1.0	3.2
Houston, Galleria/Uptown <i>1800 West Loop South</i>	19.0	34.1	-	293	-	1.8	2.1
Houston, Galleria/Bellaire <i>Bellaire Park</i>	19.5	17.0	-	(73)	-	(1.0)	1.7
Dallas, Las Colinas <i>One Twenty Five</i>	3.0	21.5	901	831	-	1.0	2.8
Orlando, Maitland <i>Maitland Promenade I & II</i>	4.3	14.9	-	(106)	-	0.9	1.4
Sacramento, Folsom <i>Iron Point</i>	19.6	7.4	-	(45)	92	(0.2)	0.3

Source: CoStar Office Report, March 2026.

(1) Majority of which are build-to-suit or have been pre-leased.

(2) Refers to Great Hills Plaza's vacancy.

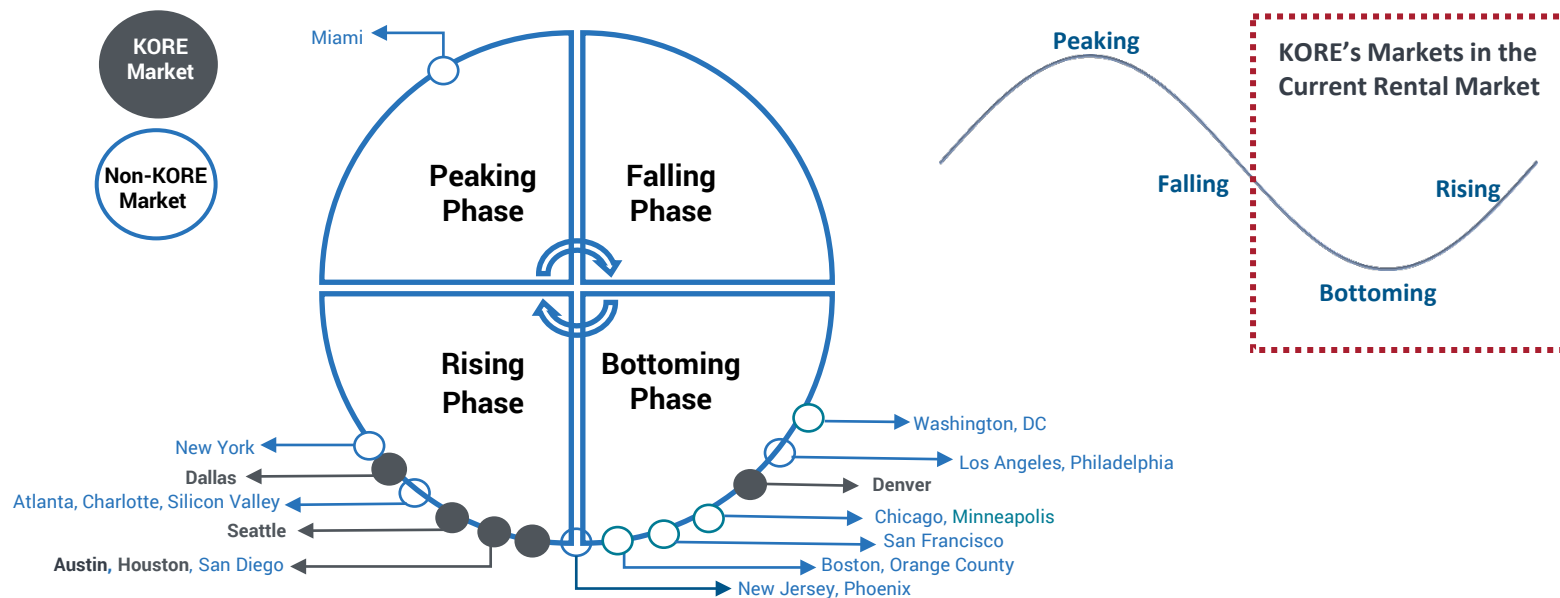
(3) Refers to Westech 360's vacancy.

Refers to Microsoft's construction.

*Majority of it refers to Amazon's construction.

Well-placed in Cities that are Mostly in Rising Phase

- Markets in the Sun Belt, most notably Texas, Florida, North Carolina, Nashville and Atlanta, have reached ~95% of pre-pandemic leasing velocity for two consecutive years, while gateway markets' leasing remains roughly 25% lower than pre-pandemic peaks
- KORE's markets are predominantly in the Rising Phase; moderate WALE positions portfolio to benefit from market recovery and repricing opportunities



KORE US REIT Overview

First choice **US office S-REIT** with a focus on the fast-growing technology, advertising, media and information (TAMI), medical and healthcare sectors **across key US growth markets** that combine robust economic fundamentals with vibrant lifestyle offerings



13

Quality Freehold Office Buildings and Business Campuses



85.1%

Portfolio Occupancy



4.8 million sf

Net Lettable Area



US\$1.3 billion

Assets Under Management

BELLEVUE/REDMOND, Washington



The Plaza Buildings



Bellevue Technology Center



The Westpark Portfolio

NASHVILLE, Tennessee



Bridge Crossing

DENVER, Colorado



Westmoor Center

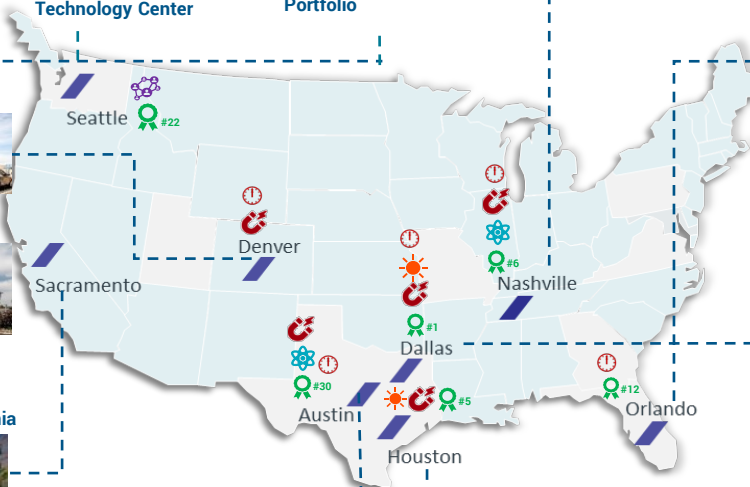


105 Edgeview

SACRAMENTO, California



Iron Point



ORLANDO, Florida



Maitland Promenade I & II

DALLAS, Texas



One Twenty Five

AUSTIN, Texas



Great Hills Plaza



Westtech 360

HOUSTON, Texas



1800 West Loop South



Bellaire Park

All data as at 31 March 2026. Assets Under Management Figure as at 31 December 2025.

(1) Emerging Trends in Real Estate 2025 by PwC and the Urban Land Institute (ULI).

(2) Emerging Trends in Real Estate 2026 by PwC and the Urban Land Institute (ULI).

(3) Ranking based on overall real estate prospects.



Magnet Cities⁽¹⁾



Super Sun-Belt Cities⁽¹⁾



Supernovas⁽¹⁾



Multitalented Producers⁽¹⁾



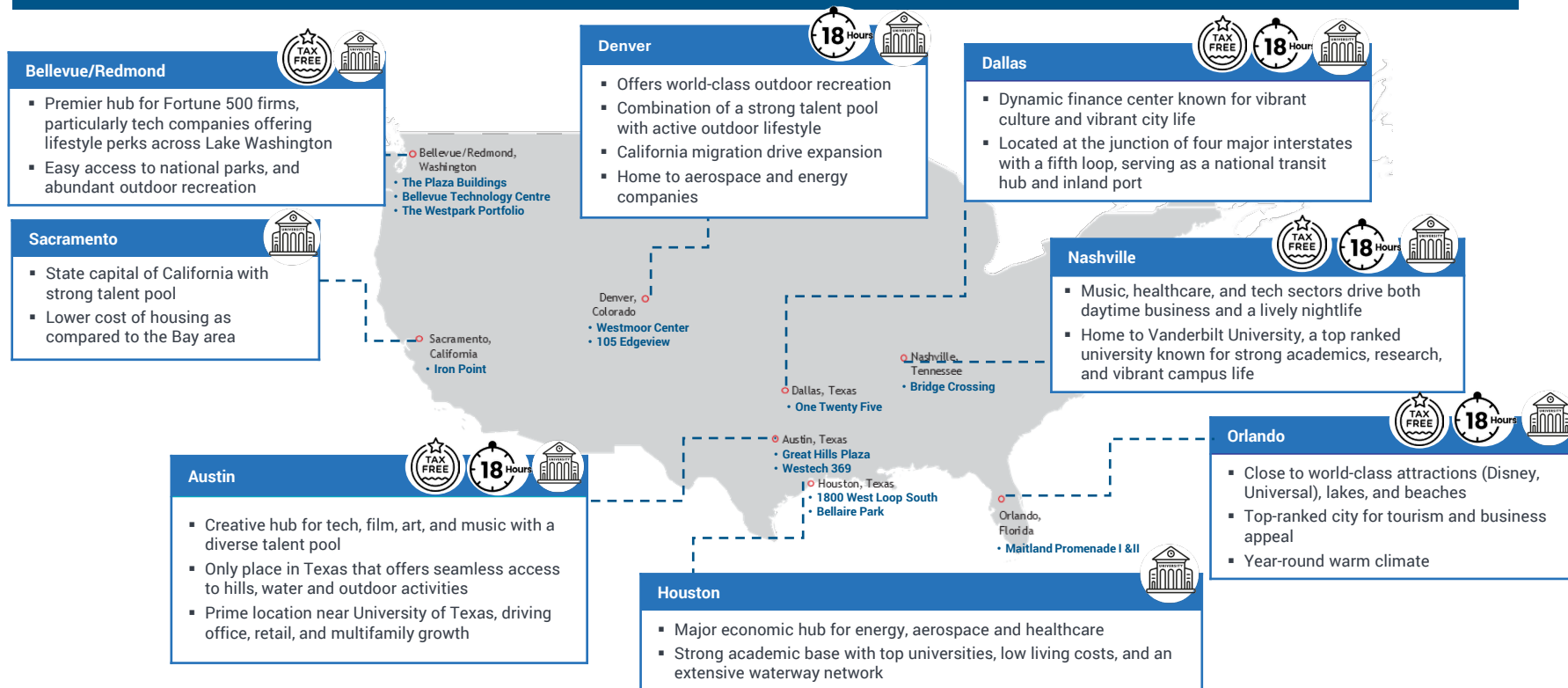
Markets to Watch, 2026⁽²⁾



18-Hour Cities

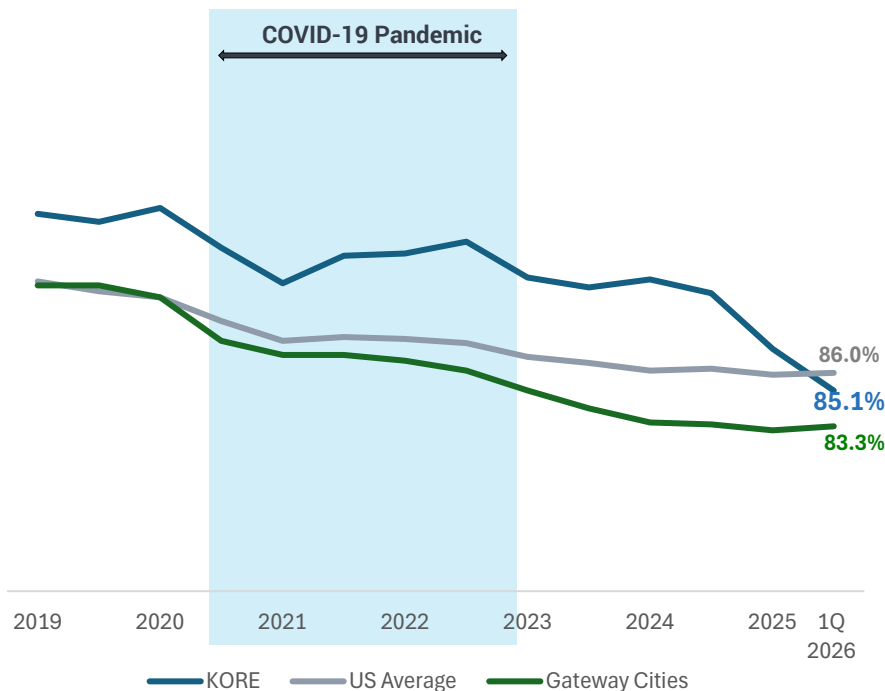
Strategically Positioned in Vibrant Lifestyle Markets

- ✓ 18-hour cities with vibrant entertainment, dining, and outdoor recreation
- ✓ Lower living costs and favourable income tax environments
- ✓ Access to top universities enhancing talent pools and innovation



Proven and Consistent Operational Excellence

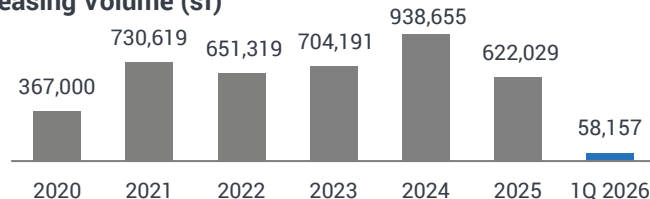
KORE's Occupancy Continues to Outperform Gateway Cities



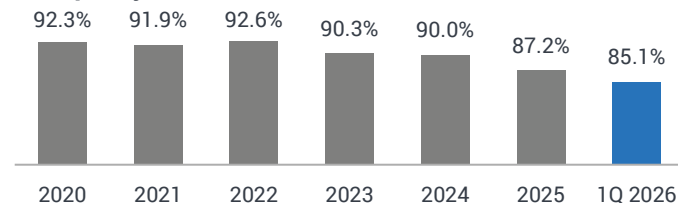
Source: CoStar's Quarterly Office Report for the respective years

Steady Operational and Financial Performance

Leasing Volume (sf)

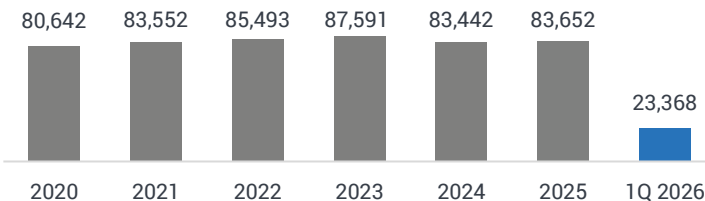


Occupancy Rate



Adjusted NPI (US\$'000)

(excludes non-cash straight line rent, lease incentives and amortisation of leasing commissions)



Summary of KORE's Highlights

STRATEGIC MARKET FOCUS

- Concentrated in key US growth markets with strong macro fundamentals and vibrant lifestyle offerings
- Portfolio in attractive locations combining liveability, skilled talent, and affordability—benefitting from labour migration and corporate relocations

ROBUST PORTFOLIO FUNDAMENTALS

- Occupancy consistently well above 85% since listing in Nov 2017, outperforming the US average and gateway cities
- Exposure to fast-growing TAMI and medical and healthcare sectors supports income stability
- Assets well-positioned: modern or recently upgraded, quality amenities, prime locations

OPERATIONAL AND CAPITAL DISCIPLINE

- Active strategic investments in property upgrades and spec suites coupled with proactive leasing efforts have improved portfolio quality, maintained healthy cash flow and supported the preservation of capital values
- Healthy balance sheet and financial flexibility to capture growth opportunities

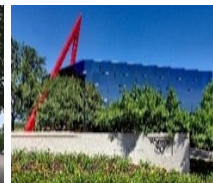
WELL-POSITIONED TO RIDE ON US MARKET OFFICE RECOVERY

- Future-ready portfolio aligned with positive structural shifts in the office market
- Resumption of distributions with a view to progressively increasing it in line with long-term portfolio performance; trading at ~0.26x NAV⁽¹⁾

(1) Calculated based on closing price of US\$0.177 as at 31 March 2026 and NAV of US\$0.68 as at 31 December 2025.



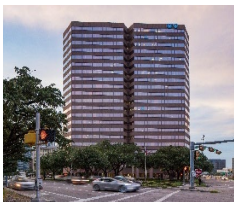
Portfolio Overview



	The Plaza Buildings	Bellevue Technology Center	The Westpark Portfolio	Great Hills Plaza	Westtech 360	Westmoor Center	105 Edgeview
Location	Bellevue, Washington	Bellevue, Washington	Redmond, Washington	Austin, Texas	Austin, Texas	Denver, Colorado	Denver, Colorado
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Committed Occupancy (%)	79.6%	93.9%	74.2%	87.7%	86.5%	81.0%	88.9%
Property Value (US\$ million)	287.5	142.9	229.4	46.4	52.7	96.4	50.9

Committed Occupancy as at 31 March 2026 and Property Value as at 31 December 2025.

Portfolio Overview

						
	Bridge Crossing	1800 West Loop South	Bellaire Park	One Twenty Five	Maitland Promenade I & II	Iron Point
Location	Nashville, Tennessee	Houston, Texas	Bellaire, Texas	Dallas, Texas	Orlando, Florida	Sacramento, California
Land Tenure	Freehold	Freehold	Freehold	Freehold	Freehold	Freehold
Committed Occupancy (%)	100.0%	81.0%	80.5%	97.0%	95.7%	80.4%
Property Value (US\$ million)	43.3	73.2	51.6	114.4	98.2	38.5

Committed Occupancy as at 31 March 2026 and Property Value as at 31 December 2025.