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MEDIA RELEASE

Unaudited Results of Keppel DC REIT for Fourth Quarter and Full Year Ended 31 December 2018

22 January 2019

The Directors of Keppel DC REIT Management Pte. Ltd., as Manager of Keppel DC REIT, are pleased to announce the unaudited results of Keppel DC REIT for the fourth quarter and full year ended 31 December 2018.

The materials are also available at www.keppeldcreit.com, www.keppeltt.com.sg, www.kepcapital.com and www.kepcorp.com.

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Keppel DC REIT Delivers Higher DPU of 7.32 cents for FY 2018

Key Highlights

- Declares DPU of 3.70 cents for 2H 2018, bringing FY 2018 DPU to 7.32 cents, 5.0% above FY 2017's adjusted DPU of 6.97 cents
- Expanded portfolio with new acquisitions, bringing portfolio AUM to approximately $2.0 billion
- Obtained tax transparency treatment for Keppel DC Singapore 5 in January 2019
- Maintained strong portfolio occupancy of 93.1% and long WALE of 8.3 years
- Low aggregate leverage of 30.8% provides financial flexibility and comfortable debt headroom to pursue growth

($'000)	4Q 2018	4Q 2017	+/(-) %	FY 2018	FY 2017	+/(-) %
Gross Revenue	48,043	36,828	+30.5	175,535	139,050	+26.2
Property Expenses	(5,576)	(4,180)	+33.4	(17,862)	(13,931)	+28.2
Net Property Income	42,467	32,648	+30.1	157,673	125,119	+26.0
Distributable Income to Unitholders(1)	26,126	20,245	+29.0	96,096	82,320	+16.7
Distribution per Unit(2) (DPU) (cents)	1.85	1.75	+5.7	7.32	7.12	+2.8
Adjusted DPU(3) (cents)	1.85	1.75	+5.7	7.32	6.97	+5.0
Distribution Yield(4) (%)				5.42	5.27	+15 bps

(1) FY 2017 distributable income included a one-off capital distribution of $1.7 million for the month of December 2016 arising from the later completion of Keppel DC Singapore 3. Distributable income included Capex Reserves for Keppel DC Singapore 3 and Keppel DC Singapore 5.

(2) DPU was computed based on the distributable income to Unitholders and excludes Capex Reserves for Keppel DC Singapore 3 and Keppel DC Singapore 5.

(3) Excluding the one-off capital distribution of approximately 0.15 cents per Unit recorded in FY 2017 in relation to the later completion of Keppel DC Singapore 3, the adjusted DPU for FY 2017 would be 6.97 cents.

(4) Based on FY 2018's closing price of $1.350 per Unit.

Financial Review

Keppel DC REIT Management Pte. Ltd., as Manager of Keppel DC REIT, is pleased to announce that the REIT has delivered distributable income of $96.1 million for FY 2018, 16.7% higher than FY 2017's $82.3 million, mainly contributed by the addition of new assets, namely Keppel DC Singapore 5 and maincubes Data Centre in Offenbach am Main, Germany, acquired in 2018, as well as Keppel DC Dublin 2 acquired in 2017. There were also higher contributions from Keppel DC Dublin 1 and Keppel DC Singapore 3.

The higher distributable income was partially offset by the absence of the one-off capital distribution in relation to Keppel DC Singapore 3, as well as lower rental income from Gore Hill Data Centre in Sydney, Australia and Basis Bay Data Centre in Cyberjaya, Malaysia.

DPU for FY 2018 was 7.32 cents, 5.0% higher than the adjusted DPU of 6.97 cents in FY 2017, translating to a distribution yield of 5.42% based on the market closing price of $1.350 per Unit on the last trading day of 2018.

Portfolio Review

During the year, the Manager expanded the REIT's presence in key data centre hubs across Singapore, Australia and Germany, bringing its assets under management (AUM) to 15 data centres totalling approximately $2.0 billion as at end-2018, excluding Intellicentre 3 East Data Centre (IC3 East DC) in Sydney, Australia, which is under development.

IC3 East DC will be built on the vacant land within the REIT's existing Intellicentre 2 Data Centre site, and completion is expected between 2019 and 2020, which will also see the commencement of its 20-year triple-net master lease with Macquarie Telecom, thereby enhancing the REIT's income stability.

Apart from the acquisitions of Keppel DC Singapore 5 and maincubes Data Centre, the REIT also entered into an agreement to acquire the remaining 999-year leasehold land interest in Keppel DC Dublin 1 in 2018, which is expected to be completed in the first half of 2020.

The REIT has on 18 January 2019 announced that it has obtained tax transparency treatment for its share of the taxable income from Keppel DC Singapore 5, similar to that which was granted for its three other data centres in Singapore.

The Manager maintains a proactive asset management strategy to improve the efficiency and returns of its portfolio. Asset enhancement works at Keppel DC Dublin 1 are expected to be completed by 2020, and the Manager has also embarked on power upgrading and fit-out works at Keppel DC Dublin 2 to make way for future client expansion.

As at 31 December 2018, portfolio occupancy rate remained healthy at 93.1%, and portfolio weighted average lease expiry (WALE) remained long at 8.3 years. Less than 5% of the REIT's leases are due for expiry per year in the next two years.

Capital Management

The Manager maintains a prudent capital management approach to mitigate the REIT's exposure to fluctuations in interest rates and foreign currency exchange rates in this volatile macroeconomic environment.

As at 31 December 2018, the Manager has locked-in 86% of its borrowings through floating-to-fixed interest rate swaps and substantially hedged its forecasted foreign-sourced distributions with foreign currency forward contracts till 1H 2020.

The REIT's average cost of debt remained competitive at 1.9% per annum and its interest coverage ratio remained high at 11.4 times. Aggregate leverage remained low at 30.8%, providing the REIT with a healthy debt headroom and financial flexibility to pursue further growth.

Outlook

In its Global Economic Prospects released in January 2019, the World Bank expects global growth to ease from 3.0% in 2018 to 2.9% in 2019, citing elevated trade tensions and international trade moderation.

In the data centre industry, BroadGroup expects factors that fuelled growth in 2018, including the rapid growth in data creation and storage needs, increasing digitalisation and cloud adoption, as well as the strong growth in colocation demand from hyperscale cloud players, to continue into 2019. Established data centre hubs are also expected to continue to grow in importance as they offer telecommunications reliability, power availability, and access to neighbouring markets.

Improved connectivity as well as the development and adoption of new technologies, data centre outsourcing, as well as drivers such as data sovereignty regulations, will continue to support demand for data centres globally.

Keppel DC REIT, with its established track record and enlarged portfolio of assets in key data centre hubs in Asia-Pacific and Europe, is well-placed to benefit from the growth of the data centre market. The Manager will continue to maintain its focused investment strategy to capture value and strengthen its presence across key data centre hubs.

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About Keppel DC REIT (www.keppeldcreit.com)

Listed on 12 December 2014, Keppel DC REIT is the first pure-play data centre REIT listed in Asia and on the Singapore Exchange (SGX-ST).

Keppel DC REIT's investment strategy is to principally invest, directly or indirectly, in a diversified portfolio of income-producing real estate assets which are used primarily for data centre purposes, as well as real estate related assets, with an initial focus on Asia Pacific and Europe.

Its current portfolio comprises 15 high-quality data centres strategically located in key data centre hubs. With an aggregate lettable area of approximately 1,111,991 sq ft, the portfolio spans 10 cities in eight countries in Asia Pacific and Europe.

Keppel Telecommunications & Transportation Ltd (Keppel T&T), the Sponsor of the REIT, has also granted Rights of First Refusal (ROFR) to the REIT for future acquisition opportunities of its data centre assets.

The REIT is managed by Keppel DC REIT Management Pte. Ltd.. Keppel Capital Holdings Pte. Ltd. (Keppel Capital) has a 50% interest in the Manager, with the remaining interest held by Keppel T&T. Keppel Capital is a premier asset manager in Asia with assets under management comprising real estate, infrastructure and data centre properties in key global markets.

The Manager's key objectives are to provide the REIT's Unitholders with regular and stable distributions, as well as achieve long-term growth while maintaining an optimal capital structure.

of this release or its contents or otherwise arising in connection with this release. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units in Keppel DC REIT (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 possible loss of 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 (SGX-ST). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

(Constituted in Republic of Singapore pursuant to a trust deed dated 17 March 2011 (as amended))

KEPPEL DC REIT
FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

UNAUDITED RESULTS FOR THE YEAR ENDED 31 DECEMBER 2018

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SUMMARY OF KEPPEL DC REIT RESULTS

	4Q 2018 $'000	4Q 2017 $'000	+/(-) %	FY 2018 $'000	FY 2017 $'000	+/(-) %
Gross Revenue	**48,043**	**36,828**	30.5	**175,535**	**139,050**	26.2
Property Expenses	**(5,576)**	**(4,180)**	33.4	**(17,862)**	**(13,931)**	28.2
Net Property Income	**42,467**	**32,648**	30.1	**157,673**	**125,119**	26.0
Distributable Income to Unitholders (DI)	**26,126**	**20,245**	29.0	**96,096**	**82,320**	16.7
Distribution per Unit (DPU) (cents) [1, 2]	**1.85**	**1.75**	5.7	**7.32**	**7.12**	2.8
Adjusted DPU (cents) [2, 3]	**1.85**	**1.75**	5.7	**7.32**	**6.97**	5.0
Distribution Yield (%) [2, 4]				**5.42**	**5.27**	15 bps

Notes:

1 Excludes an amount of capital expenditure that has been set aside for KDC SGP 3 and KDC SGP 5 (Capex Reserves).

FY 2017 DPU includes a one-off capital distribution of approximately 0.15 cents per Unit for the month of December 2016 arising from the later completion of KDC SGP 3 and where the vendor had agreed that all the rights and obligations shall pass to the REIT as if completion had occurred on 1 December 2016.

2 Keppel DC REIT declares distributions on a half-yearly basis. The Manager has declared distributions to eligible Unitholders of (i) 2.77 cents per Unit for the period from 1 January to 15 May 2018 in connection with the private placement launched on 7 May 2018 and (ii) 0.85 cents per Unit for the period from 16 May to 30 June 2018.

For the financial period from 1 July to 31 December 2018, eligible unitholders will receive a distribution of 3.70 cents per Unit.

3 Excluding the one-off capital distribution of approximately 0.15 cents per Unit recorded in 1Q 2017, the adjusted DPU for FY2017 would be 6.97 cents.

4 DPU and distribution yields were computed based on FY 2018 closing price of $1.35.

Distribution	9th Distribution Distribution for the period from 1 July to 31 December 2018
Distribution type	(a) Taxable Income (b) Tax-exempt Income
Distribution rate	Distribution for the period from 1 July to 31 December 2018 (a) Taxable Income – 2.03 cents per Unit (b) Tax-exempt Income – 1.67 cents per Unit
Distribution amount ($'000)	50,008
Book Closure Date	30 January 2019
Payment Date	8 March 2019

For details, refer to **Paragraph 1A(i) - Statement of total return and distribution statement and Paragraph 8 - Review of Performance**.

INTRODUCTION

Keppel DC REIT was listed on Singapore Exchange Securities Trading Limited (SGX-ST) on 12 December 2014 (Listing Date).

Keppel DC REIT's strategy is to invest, directly or indirectly, in a diversified portfolio of income-producing real estate assets which are used primarily for data centres purposes, as well as real estate-related assets, with an initial focus on Asia-Pacific and Europe.

On 14 March 2018, Keppel DC REIT entered into a contract to acquire the remainder of the 999-year leasehold land interest in Keppel DC Dublin 1 in first half of 2020 for an agreed value of €30.0 million. The REIT paid a deposit of €0.5 million, with the remaining €29.5 million to be paid upon legal completion in 2020.

On 30 March 2018, Keppel DC REIT completed the acquisition of maincubes Data Centre located in Offenbach am Main, Germany. The triple-net lease of the property commenced on the same day for an initial term of 15 years.

On 12 June 2018, Keppel DC REIT completed the acquisition of 99% interest in Keppel DC Singapore 5 Pte. Ltd. (now converted to Keppel DC Singapore 5 LLP (KDCS5LLP)) which in turn holds Keppel DC Singapore 5, located at 13 Sunview Way, Singapore, for an agreed value of $295.1 million.

On 7 August 2018, Keppel DC REIT entered into an agreement to construct a new shell and core data centre on the vacant land within the current Intellicentre 2 Data Centre site. The completion is expected to be between 2019 and 2020.

As at 31 December 2018, Keppel DC REIT has a portfolio size of approximately $1.97 billion. The portfolio comprises 15 high quality well located data centres in Singapore, Malaysia, Australia, the United Kingdom (UK), the Netherlands, Republic of Ireland (Ireland), Italy and Germany.

Asia-Pacific			
1)	Keppel DC Singapore 1	Singapore	(KDC SGP 1)
2)	Keppel DC Singapore 2	Singapore	(KDC SGP 2)
3)	Keppel DC Singapore 3	Singapore	(KDC SGP 3)
4)	Keppel DC Singapore 5	Singapore	(KDC SGP 5)
5)	Basis Bay Data Centre	Malaysia	(Basis Bay DC)
6)	Gore Hill Data Centre	Australia	(Gore Hill DC)
7)	Intellicentre 2 Data Centre	Australia	(IC2 DC)
8)	iseek Data Centre	Australia	(iseek DC)
Europe			
9)	GV7 Data Centre	UK	(GV7 DC)
10)	Cardiff Data Centre	UK	(Cardiff DC)
11)	Almere Data Centre	The Netherlands	(Almere DC)
12)	Keppel DC Dublin 1	Ireland	(KDC DUB 1)
13)	Keppel DC Dublin 2	Ireland	(KDC DUB 2)
14)	Milan Data Centre	Italy	(Milan DC)
15)	maincubes Data Centre	Germany	(maincubes DC)

The notes below shall be applicable to the relevant paragraphs thereafter:

- FY – Refers to the full year ended 31 December 2018 and the corresponding period of the preceding year.
- 4Q – Refers to the fourth quarter from 1 October to 31 December 2018 and the corresponding period of the preceding year.
- "1H" and "2H" – Refers to the first half from 1 January to 30 June 2018 and the second half from 1 July to 31 December 2018 respectively and the corresponding periods of the preceding year.
- Nm – Not meaningful

1 UNAUDITED RESULTS FOR THE FULL YEAR ENDED 31 DECEMBER 2018

The Directors of Keppel DC REIT Management Pte. Ltd., as the manager of Keppel DC REIT, advise the following unaudited results of the Group for the full year ended 31 December 2018:

1(A)(i) STATEMENT OF TOTAL RETURN AND DISTRIBUTION STATEMENT

Performance between 2018 and 2017 results

Statement of total return and distribution statement, together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Total Return (Group)

	Note	4Q 2018 $'000	4Q 2017 $'000	+/(-) %	FY 2018 $'000	FY 2017 $'000	+/(-) %
Gross rental income	1	**44,660**	34,922	27.9	**167,158**	134,630	24.2
Other income	2	**3,383**	1,906	77.5	**8,377**	4,420	89.5
Gross Revenue		**48,043**	**36,828**	**30.5**	**175,535**	**139,050**	**26.2**
Property operating expenses	3	**(5,576)**	(4,180)	33.4	**(17,862)**	(13,931)	28.2
Net Property Income		**42,467**	**32,648**	**30.1**	**157,673**	**125,119**	**26.0**
Finance income		**127**	336	(62.2)	**834**	1,402	(40.5)
Finance costs	4	**(4,215)**	(4,018)	4.9	**(16,663)**	(14,671)	13.6
Trustees' fees		**(79)**	(74)	6.8	**(299)**	(295)	1.4
Manager's base fee	5	**(2,420)**	(1,924)	25.8	**(8,922)**	(7,216)	23.6
Manager's performance fee	5	**(1,360)**	(1,139)	19.4	**(5,062)**	(4,077)	24.2
Net realised gains on derivatives		**-**	-	-	**555**	934	(40.6)
Other trust expenses	6	**(3,404)**	(8,904)	(61.8)	**(9,729)**	(15,086)	(35.5)
Net income before tax and fair value change in investment properties		**31,116**	**16,925**	**83.8**	**118,387**	**86,110**	**37.5**
Net change in fair value of investment properties	7	**32,634**	(8,519)	Nm	**32,634**	(8,519)	Nm
Total return before tax		**63,750**	**8,406**	**>100.0**	**151,021**	**77,591**	**94.6**
Tax credit / (expenses)	8	**996**	(3,130)	Nm	**(5,012)**	(7,317)	(31.5)
Total return after tax		**64,746**	**5,276**	**>100.0**	**146,009**	**70,274**	**>100.0**
Attributable to:							
Unitholders		**62,900**	2,286	>100.0	**141,881**	65,225	>100.0
Non-controlling interests		**1,846**	2,990	(38.3)	**4,128**	5,049	(18.2)
		64,746	**5,276**	**>100.0**	**146,009**	**70,274**	**>100.0**

Distribution Statement

	Note	4Q 2018 $'000	4Q 2017 $'000	+/(-) %	FY 2018 $'000	FY 2017 $'000	+/(-) %
Total return for the period attributable to Unitholders		**62,900**	2,286	>100.0	**141,881**	65,225	>100.0
Net tax and other adjustments	9	**(36,774)**	17,959	Nm	**(45,785)**	17,095	Nm
Income available for distribution	10	**26,126**	**20,245**	**29.0**	**96,096**	**82,320**	**16.7**
Distribution per Unit (cents)	11	**1.85**	**1.75**	**5.7**	**7.32**	**7.12**	**2.8**

Notes (2018 and 2017):

1 In 4Q 2018, the increase in gross rental income was mainly due to the acquisitions of KDC SGP 5 and maincubes DC, partially offset by the lower variable income from KDC SGP 1.

In FY 2018, the increase in gross rental income was mainly due to the acquisitions of KDC SGP 5 and maincubes DC, full year contribution from KDC DUB 2 as well as higher contributions from the KDC DUB 1 and KDC SGP 3. These were partially offset by the lower rental income from Gore Hill DC and Basis Bay DC.

2 In 4Q 2018 and FY 2018, the higher other income was mainly due to the higher rental top up recognised and higher ad hoc service revenue.

The rental top up income for KDC SGP 5 and KDC DUB 2 were provided by the relevant vendors for a period of one year from June 2018 and September 2017 respectively. The rental top up income for Milan DC was provided by the vendor over the period from 30 September 2016 to 31 December 2018. These amounts will be recognized periodically under other income.

3 Included as part of the property operating expenses were the following:

	4Q 2018 $'000	**4Q 2017 $'000**	**FY 2018 $'000**	**FY 2017 $'000**
Property-related taxes	**(851)**	(575)	**(2,674)**	(1,979)
Facility management costs	**(2,113)**	(2,022)	**(8,381)**	(6,841)
Repairs and maintenance	**(1,051)**	(498)	**(2,381)**	(1,381)
Other property-related costs	**(1,561)**	(1,085)	**(4,426)**	(3,730)
	(5,576)	**(4,180)**	**(17,862)**	**(13,931)**

4 Included in finance costs were interest expense, amortisation of debt-related transaction costs from borrowings and finance lease charges recognised.

5 Increase in Manager's base fees and performance fees were mainly due to the acquisitions of KDC SGP 5 and maincubes DC, as well as the higher net property income.

6 Included in other trust expenses in 4Q 2018 were lower unrealised foreign exchange losses quarter-on-quarter, partially offset by higher amortisation of intangible assets in relation to rental top ups as compared to 4Q 2017.

Included in other trust expenses in FY 2018 were lower unrealised foreign exchange losses year-on-year, partially offset by higher amortisation of intangible assets in relation to rental top ups as compared to FY2017.

7 Net change in fair value of investment properties for 2018 and 2017 arose from the net revaluation gains (2017: losses) of the Group's investment properties based on independent valuations obtained from third party valuers.

8 Tax credit/expenses comprise (i) tax in relation to the taxable income that are not accorded full tax transparency treatment, (ii) tax expenses of the Group's overseas properties, and (iii) net deferred tax credit/expenses recognised on tax losses carried forward and fair value changes in investment properties.

9 Included in the net tax and other adjustments were the following:

	4Q 2018 $'000	**4Q 2017 $'000**	**FY 2018 $'000**	**FY 2017 $'000**
Trustee's fees	**59**	54	**221**	216
Rental income adjustment on a straight-line basis	**(1,590)**	1,817	**(5,149)**	(1,126)
Amortisation of capitalised transaction costs	**79**	246	**313**	618
Net fair value (gains) / losses in investment properties	**(31,549)**	10,689	**(31,549)**	10,689
Foreign exchange (gains) / losses	**(419)**	7,041	**(98)**	10,329
Deferred tax	**(4,481)**	1,954	**(3,768)**	2,480
Amortisation of intangible assets	**2,504**	905	**6,791**	2,482
Capital distribution	**-**	-	**-**	2,705
Other net adjustments	**(1,377)**	(4,747)	**(12,546)**	(11,298)
Net tax and other adjustments	**(36,774)**	**17,959**	**(45,785)**	**17,095**

Included in other net adjustments were dividends and distribution income, finance lease charges, other non-taxable income and non-deductible expenses.

Notes (2018 and 2017):

10 Higher DI in 4Q 2018 was mainly due to acquisitions of KDC SGP 5 and maincubes DC. These were partially offset by the absence of the one-off capital distribution in relation to KDC SGP 3, lower contributions from Gore Hill DC and KDC SGP 1, as well as higher finance costs and Manager's fees.

Higher DI in FY 2018 was mainly due to acquisitions of KDC SGP 5 and maincubes DC, full year contribution of KDC DUB2, as well as higher contribution from KDC DUB 1 and KDC SGP 3. These were partially offset by the absence of the one-off capital distribution in relation to KDC SGP 3, lower contributions from Gore Hill DC and Basis Bay DC, as well as higher finance costs and Manager's fees.

The DI also included Capex Reserves for KDC SGP 3 and KDC SGP 5.

11 The DPU was computed based on DI (Note 10) and has excluded Capex Reserves.

Excluding the one-off capital distribution of approximately 0.15 cents per Unit recorded in 1Q 2017, the adjusted DPU for FY 2017 would be 6.97 cents.

Keppel DC REIT declares distributions on a half-yearly basis. Distributions amounting to (i) 2.77 cents per Unit for the period from 1 January to 15 May 2018 in connection with the private placement launched on 7 May 2018 and (ii) 0.85 cents per Unit for the period from 16 May to 30 June 2018, which were paid on 8 August 2018 and 29 August 2018 respectively.

For the financial period from 1 July to 31 December 2018, eligible unitholders will receive a distribution of 3.70 cents per Unit.

1(A)(ii) STATEMENT OF COMPREHENSIVE INCOME

Statement of comprehensive income, together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Comprehensive Income (Group)

	4Q 2018 $'000	4Q 2017 $'000	+/(-) %	FY 2018 $'000	FY 2017 $'000	+/(-) %
Total return after tax	**64,746**	**5,276**	**>100.0**	**146,009**	**70,274**	**>100.0**
Other comprehensive income:						
Movement in fair value of cash flow hedges	**(69)**	1,924	Nm	**1,170**	(1,136)	Nm
Foreign currency translation movement	**(86)**	934	Nm	**(5,798)**	22,180	Nm
Total other comprehensive income	**(155)**	**2,858**	Nm	**(4,628)**	**21,044**	Nm
Total comprehensive income	**64,591**	**8,134**	**>100.0**	**141,381**	**91,318**	**>54.8**
Attributable to:						
Unitholders	**62,746**	5,134	>100.0	**137,322**	86,234	59.2
Non-controlling interests	**1,845**	3,000	(38.5)	**4,059**	5,084	(20.2)
	64,591	**8,134**	**>100.0**	**141,381**	**91,318**	**54.8**

Note

These other comprehensive income items relate to the fair value changes of the cash flow hedges as a result of interest rate swaps and foreign currency forward contracts entered into by the Group and the movement in foreign currency translation reserve that arises from the translation of foreign entities and intercompany loans that form part of the Group's net investment in foreign entities.

1(B)(i) BALANCE SHEETS

Balance sheets together with a comparative statement for the end of the immediately preceding financial year

		Group			Trust		
		31-Dec-18 $'000	31-Dec-17 $'000	+/(-) %	31-Dec-18 $'000	31-Dec-17 $'000	+/(-) %
Non-current assets	**Note**						
Investment properties	1	**2,028,672**	1,570,090	29.2	**456,000**	452,000	0.9
Investment in subsidiaries	2	**-**	-	-	**1,205,063**	772,192	56.1
Loans to subsidiaries	2	**-**	-	-	**223,338**	214,331	4.2
Deposit	3	**777**	13,474	(94.2)	**777**	-	Nm
Derivative financial assets	4	**3,238**	1,640	97.4	**2,044**	295	>100.0
Total non-current assets		**2,032,687**	**1,585,204**	**28.2**	**1,887,222**	**1,438,818**	**31.2**
Current assets							
Trade and other receivables	5	**85,723**	56,155	52.7	**32,060**	20,496	56.4
Derivative financial assets	4	**2,106**	631	>100.0	**1,952**	762	>100.0
Intangible assets	6	**4,000**	3,110	28.6	**4,000**	2,000	100.0
Cash and cash equivalents		**128,415**	118,182	8.7	**67,752**	64,834	4.5
Total current assets		**220,244**	**178,078**	**23.7**	**105,764**	**88,092**	**20.1**
TOTAL ASSETS		**2,252,931**	**1,763,282**	**27.8**	**1,992,986**	**1,526,910**	**30.5**
Current liabilities							
Loans from subsidiaries	7	**-**	-	-	**130,000**	-	Nm
Loans and borrowings	8	**133,563**	3,660	>100.0	**-**	-	-
Trade and other payables	9	**36,268**	37,836	(4.1)	**29,569**	19,376	52.6
Derivative financial liabilities	4	**-**	1,396	(100.0)	**-**	442	(100.0)
Provision for taxation	10	**16,948**	10,332	64.0	**2,781**	906	>100.0
Total current liabilities		**186,779**	**53,224**	**>100.0**	**162,350**	**20,724**	**>100.0**
Non-current liabilities							
Loans from subsidiaries	7	**-**	-	-	**543,952**	546,481	(0.5)
Loans and borrowings	8	**573,084**	575,663	(0.4)	**-**	-	-
Derivative financial liabilities	4	**4,459**	1,352	>100.0	**341**	516	(33.9)
Deferred tax liabilities	11	**12,615**	16,541	(23.7)	**4**	4	-
Total non-current liabilities		**590,158**	**593,556**	**(0.6)**	**544,297**	**547,001**	**(0.5)**
TOTAL LIABILITIES		**776,937**	**646,780**	**20.1**	**706,647**	**567,725**	**24.5**
NET ASSETS		**1,475,994**	**1,116,502**	**32.2**	**1,286,339**	**959,185**	**34.1**
Represented by:							
Unitholders' funds		**1,444,839**	1,089,716	32.6	**1,286,339**	959,185	34.1
Non-controlling interests	12	**31,155**	26,786	16.3	**-**	-	-
		1,475,994	**1,116,502**	**32.2**	**1,286,339**	**959,185**	**34.1**
Net asset value per Unit ($)	13	**1.07**	**0.97**	**10.3**	**0.95**	**0.85**	**11.8**
Aggregate leverage / Deposited properties (%)	14	**30.8**	**32.1**	**(130bps)**	**Nm**	**Nm**	**Nm**

Notes:

1 Included in the investment properties were finance leases of $33.5 million capitalised at the lower of its fair value and the present value of the minimum lease payments for iseek DC and KDC DUB 1.

Investment Properties	Tenure	Carrying Value ($'000)
Keppel DC Singapore 1	Leasehold, expiring 30 Sept 2055^	287,000
Keppel DC Singapore 2	Leasehold, expiring 31 July 2051^	169,000
Keppel DC Singapore 3	Leasehold, expiring 31 Jan 2052^	257,000
Keppel DC Singapore 5	Leasehold, expiring 31 August 2041	316,000
Basis Bay Data Centre	Freehold	27,846
Gore Hill Data Centre	Freehold	207,463
Intellicentre 2 Data Centre	Freehold	53,880
iseek Data Centre	Leasehold, expiring 29 June 2047^	44,187
GV7 Data Centre	Leasehold, expiring 28 Sept 2183^	63,487
Cardiff Data Centre	Freehold	65,375
Almere Data Centre	Freehold	139,011
Keppel DC Dublin 1	Leasehold, expiring 11 April 2041^	100,752
Keppel DC Dublin 2	Leasehold, expiring 31 Dec 2997	104,841
Milan Data Centre	Freehold	57,313
maincubes Data Centre	Freehold	135,517
		2,028,672

^ Include options to renew between 7 to 30 years

2 These relate to the investments in subsidiaries as well as interest-bearing and quasi-equity loans to subsidiaries. The increase was mainly due to the acquisitions of KDC SGP 5 and maincubes DC.

3 2018 deposit was paid to the vendor for the acquisition of the remainder of the 999-year leasehold land interest in KDC DUB 1.

2017 balance relates to 10% deposit paid to the vendor in 2015 for the acquisition of maincubes DC, Germany. The deposit had been released to the vendor as part settlement of the purchase consideration upon completion of acquisition.

4 These relate to the fair value of the foreign currency forward contracts entered into in relation to the income from overseas investment properties, and the fair value of interest rate swaps entered into by the Group for hedging purposes.

5 Included in trade and other receivables were accrued rental revenue from the clients and deferred lease receivables relating to lease income which had been recognised due to the straight-lining of rental revenue in accordance with *SFRS(I) 1-17 Leases*, but not yet received from the clients.

6 This relates to intangible assets with finite useful lives recognised in relation to a rental top up provided by the vendors. The intangible assets will be amortised on a straight-line basis over the relevant rental top up periods.

7 These relate to loans from subsidiaries. The higher loans as at 31 December 2018 were mainly due to the funding for the acquisition of maincubes DC.

8 These relate to external bank borrowings of $674.0 million drawn down (refer to Paragraph 1(B)(ii)), finance lease liabilities recognised for iseek DC and KDC DUB 1 and capitalised debt-related transaction costs. The higher external borrowings as at 31 December 2018 were mainly due to the bank borrowings drawn down to fund the acquisition of maincubes DC.

9 Included in trade and other payables were trade creditors, accrued liabilities and other deferred revenue.

10 Included in income tax provision were income tax expense accrued for the Group and provision of withholding tax expense in relation to the income received from the Group's overseas investments.

11 These relate to the net deferred tax liabilities recognised in different tax jurisdictions due to fair value changes in certain investment properties net of tax losses carried forward.

12 This relates to the non-controlling interests' share of net asset value.

13 This excludes the non-controlling interests' share of net asset value.

14 Aggregate leverage relates to the $674.0 million external borrowings drawn down (refer to Paragraph 1(B)(ii)) and deposited properties refers to the value of the Group's total assets based on the latest valuation defined in the property fund guidelines in the Code on Collective Investment Schemes issued by MAS, without considering finance lease liabilities pertaining to the land rent commitments for iseek DC and KDC DUB 1. If these finance lease liabilities pertaining to land rent commitments were included, the ratio would be 31.9% (31 December 2017: 33.4%).

1(B)(ii) AGGREGATE AMOUNT OF BORROWINGS AND DEBT SECURITIES

	Group	
	As at 31 Dec 18 $'000	**As at 31 Dec 17 $'000**
Unsecured borrowings[1]		
Amount repayable within one year	**130,000**	-
Amount repayable after one year	**543,952**	546,481
	673,952	546,481

Note:

1 Keppel DC REIT has unsecured borrowings of approximately $523.6 million (2017: $472.9 million), $72.7 million (2017: $73.6 million) and $77.7 million (2017: nil) under its term loan facilities, revolving credit facilities and Multicurrency Medium Term Note Programme respectively.

As at 31 December 2018, the Group had total borrowings of approximately $674.0 million and unutilised facilities of approximately $140.0 million to meet its future obligations. The all-in average interest rate for borrowings was 1.9% per annum for the financial year ended 31 December 2018.

1(C) CONSOLIDATED STATEMENT OF CASH FLOWS

	4Q 2018 $'000	4Q 2017 $'000	FY 2018 $'000	FY 2017 $'000
Operating activities				
Total return for the financial period	**64,746**	5,276	**146,009**	70,274
Adjustments for:				
Tax (credit)/expenses	**(996)**	3,130	**5,012**	7,317
Finance income	**(127)**	(336)	**(834)**	(1,402)
Finance costs	**4,215**	4,018	**16,663**	14,671
Amortisation of intangible assets	**2,504**	905	**6,791**	2,482
Net change in fair value of investment properties	**(32,634)**	8,519	**(32,634)**	8,519
Management fees paid in Units	**250**	63	**561**	351
Unrealised currency translation differences	**(8,455)**	10,122	**1,942**	19,200
	29,503	**31,697**	**143,510**	**121,412**
Changes in working capital:				
- Trade and other receivables	**4,550**	3,026	**(15,832)**	(3,536)
- Trade and other payables	**3,833**	(1,386)	**(14,053)**	4,647
Cash generated from operations	**37,886**	**33,337**	**113,625**	**122,523**
Net income tax paid	**(222)**	(1,023)	**(1,699)**	(4,745)
Net cash from operating activities	**37,664**	**32,314**	**111,926**	**117,778**
Cash flows from investing activities				
Acquisitions of interests in investment properties (Note A)	**1,278**	-	**(413,265)**	(292,714)
Acquisition of an intangible asset	**-**	-	**(8,000)**	(1,563)
Rental top up received	**-**	-	**8,000**	1,563
Additions to investment properties	**(260)**	(888)	**(10,153)**	(6,256)
Capital expenditures on investment properties	**(6,678)**	(2,164)	**(23,707)**	(6,169)
Deposit paid to a vendor	**-**	-	**(808)**	-
Net cash used in investing activities	**(5,660)**	**(3,052)**	**(447,933)**	**(305,139)**
Cash flows from financing activities				
Proceeds from issuance of Units	**-**	-	**303,072**	-
Proceeds from bank borrowings	**-**	176,766	**229,165**	356,661
Capital contribution from a non-controlling interest	**1,796**	-	**1,796**	-
Payment of financing transaction costs	**-**	(258)	**(156)**	(514)
Repayment of bank borrowings	**-**	(176,131)	**(83,934)**	(257,758)
Finance costs paid	**(3,985)**	(3,626)	**(15,751)**	(13,489)
Distributions paid to Unitholders	**-**	-	**(82,051)**	(72,419)
Dividends paid to non-controlling interests	**(740)**	(685)	**(2,736)**	(1,835)
Transaction costs relating to fund-raising	**-**	(703)	**(2,183)**	(934)
Net cash (used in)/generated from financing activities	**(2,929)**	**(4,637)**	**347,222**	**9,712**
Net increase/(decrease) in cash and cash equivalents	**29,075**	24,625	**11,215**	(177,649)
Cash and cash equivalents at beginning of period	**99,168**	91,078	**116,098**	293,959
Effects of exchange rate fluctuations on cash held	**172**	395	**1,102**	(212)
Cash and cash equivalents at end of period	**128,415**	**116,098**	**128,415**	**116,098**
Cash and cash equivalent balances	**128,415**	118,182	**128,415**	118,182
Less: Rental top up received in advance held in a designated account (Note B)	**-**	(2,084)	**-**	(2,084)
Cash and cash equivalents per Consolidated Statement of Cash Flows	**128,415**	**116,098**	**128,415**	**116,098**

1(C) CONSOLIDATED STATEMENT OF CASH FLOWS (CONT'D)

Note A – Acquisitions of interests in investment properties

In June 2018, Keppel DC REIT announced the completion of the acquisition of a 99% interest in Keppel DC Singapore 5 Pte. Ltd. (KDCS5PL) which in turns holds KDC SGP 5, located at 13 Sunview Way, Singapore 627541. A business transfer agreement with Keppel DCS3 Services Pte. Ltd. (Facility Manager) was entered into to transfer the employees, contracts and assets for the purpose of providing facility management services of KDCS5PL to the Facility Manager. This acquisition has been accounted for as an asset acquisition.

In March 2018, Keppel DC REIT completed the acquisition of maincubes DC in Offenbach am Main, Germany. The remaining 90% balance of the purchase consideration was paid, along with the release of the 10% deposit to the vendor as settlement of the purchase consideration.

In 2017, Keppel DC REIT announced the completion of the acquisition of the 90% interest in KDC SGP 3 and 100% interest in KDC DUB 2.

Note B - Rental top up received in advance held in a designated account

This relates to the remaining rental top up payments received in advance by the Group held in a designated account for the 100% interest in Milan DC. These rental top up payments will be recognised periodically under other income till December 2018.

Cash flow analysis (FY 2018 vs FY 2017)

Net cash generated from operating activities for FY 2018 was $111.9 million, $5.9 million lower than $117.8 million for the corresponding period last year. This was mainly due to higher working capital requirements, partially offset by higher operational cash inflow during the period.

Net cash used in investing activities for FY 2018 was $447.9 million, comprising the acquisitions of KDC SGP 5 and maincubes DC, capital expenditures and deposit paid for the acquisition of the remaining 999-year leasehold land interest in KDC DUB 1. Net cash used in investing activities for the corresponding period last year was $305.1 million was mainly for the acquisitions of the 90% interest in KDC SGP 3 and 100% interest in KDC DUB 2.

The Group recorded net cash generated from financing activities of $347.2 million in FY 2018 as compared to $9.7 million for the corresponding period last year. Net cash generated from FY 2018 was mainly due to placement proceeds raised to finance the acquisition of KDC SGP 5, net borrowing proceeds drawn down to finance the acquisition of maincubes DC and capital expenditures, partially offset by distributions paid to Unitholders and finance costs. Net cash generated from financing activities for FY 2017 comprised mainly bank borrowings drawn to fund the acquisition of KDC DUB 2, distributions paid to Unitholders, refinancing of bank borrowings and finance costs.

Cash flow analysis (4Q 2018 vs 4Q 2017)

Cash generated from operating activities for the quarter was $37.7 million, $5.4 million higher than $32.3 million for the corresponding quarter last year. This was mainly due to higher operational cash inflow and lower working capital requirements during the quarter.

Net cash used in investing activities for the quarter was $5.7 million, $2.6 million higher than $3.1 million for the corresponding period last year. This was mainly due to the higher capital expenditures during 4Q 2018.

The Group recorded net cash used in financing activities of $2.9 million in 4Q 2018 as compared to net cash used in financing activities of $4.6 million for the corresponding quarter last year. This was mainly due to capital contribution from a non-controlling interest for a subsidiary acquired during the year.

Usage of proceeds of the Preferential Offering

Further to the announcements dated 16 October 2018 titled "Unaudited Results for the Third Quarter and Nine Months ended 30 September 2018" and 12 June 2018 titled "Update on Use of Proceeds" (the "Announcement"), the Manager wishes to update on the use of the remaining net proceeds as at 31 December 2018 raised from the Preferential Offering (the "Net Proceeds") as follows:

Intended Use	**Amount allocated (as stated in the Announcements) ($'000)**	**Reallocation of the use of Net Proceeds[1] ($'000)**	**Amount utilised as at 31 December 2018 ($'000)**	**Balance of Net Proceeds as at 31 December 2018 ($'000)**
To fully fund the proposed acquisition of 90.0% of the issued share capital in Keppel DC Singapore 3 Pte. Ltd.	**206,931**	-	(206,931)	**-**
To repay the loan taken up to finance the acquisition of Intellicentre 2	**33,408**	-	(33,408)	**-**
To repay loans, for capital expenditure purposes and/or for future acquisitions	**26,316**	390	(20,781)	**5,925**
As settlement of purchase price adjustments for KDC SGP 1 and KDC SGP 2	**5,938**	-	(5,938)	**-**
As settlement of one-off capital distribution paid in August 2017	**2,705**	-	(2,705)	**-**
To fund general corporate and/or working capital purposes	**20**	-	(20)	**-**
Total Use of Net Proceeds	**275,318**	**390**	**(269,783)**	**5,925**

Notes:

1 During the year, approximately $0.4 million of transaction costs has been adjusted from Unitholder's funds and reallocated to other uses.

1(D)(i) STATEMENT OF MOVEMENTS IN UNITHOLDERS' FUNDS

GROUP

	Note	Unitholders' Funds $'000	Non-controlling Interests $'000	Total $'000
At 1 January 2018 (as restated)		1,089,716	26,786	1,116,502
Operations				
Total return for the period		78,981	2,282	81,263
Net increase in net assets resulting from operations		**78,981**	**2,282**	**81,263**
Unitholders' transactions				
Net increase in net assets resulting from Unitholders' contribution	1	299,035	-	299,035
Distributions to Unitholders	1	(82,051)	-	(82,051)
Payment of management fees in Units		311	-	311
Net increase in net assets resulting from Unitholders' transactions		**217,295**	**-**	**217,295**
Non-controlling interests				
Acquisition of an interest in a subsidiary	2	-	1,204	1,204
Dividends paid to non-controlling interests		-	(1,996)	(1,996)
Other comprehensive income				
Movement in hedging reserve	3	1,239	-	1,239
Foreign currency translation movement	3	(5,644)	(68)	(5,712)
Net decrease in other comprehensive income		**(4,405)**	**(68)**	**(4,473)**
At 30 September 2018		**1,381,587**	**28,208**	**1,409,795**
Operations				
Total return for the period		62,900	1,846	64,746
Net increase in net assets resulting from operations		**62,900**	**1,846**	**64,746**
Unitholders' transactions				
Net increase in net assets resulting from Unitholders' contribution	1	256	-	256
Payment of management fees in Units		250	-	250
Net increase in net assets resulting from Unitholders' transactions		**506**	**-**	**506**
Non-controlling interests				
Acquisition of an interest in a subsidiary	2	-	46	46
Capital contribution from a non-controlling interest		-	1,796	1,796
Dividends paid to non-controlling interests		-	(740)	(740)
Other comprehensive income				
Movement in hedging reserve	3	(69)	-	(69)
Foreign currency translation movement	3	(85)	(1)	(86)
Net decrease in other comprehensive income		**(154)**	**(1)**	**(155)**
At 31 December 2018		**1,444,839**	**31,155**	**1,475,994**

Notes:

1 This relates to the placement of 224.0 million new Units at an issue price of $1.353 per Unit on 16 May 2018. The net proceeds raised have been used to partially fund the acquisition of the 99% interest in KDC SGP 5.

The Manager has declared distributions to eligible Unitholders of (i) 2.77 cents per Unit for the period from 1 January to 15 May 2018 in connection with the private placement launched on 7 May 2018 and (ii) 0.85 cents per Unit for the period from 16 May to 30 June 2018.

2 In June 2018, Keppel DC REIT announced the completion of the acquisition of the 99% interest in KDC SGP 5.

3 These other comprehensive income items relate to the fair value changes of the cash flow hedges as a result of interest rate swaps and foreign currency forward contracts entered into by the Group and the movement in foreign currency translation reserve that arises from the translation of foreign entities and intercompany loans that form part of the Group's net investment in foreign entities.

1(D)(i) STATEMENT OF MOVEMENTS IN UNITHOLDERS' FUNDS

GROUP

	Note	Unitholders' Funds $'000	Non-controlling Interests $'000	Total $'000
At 1 January 2017		1,073,525	343	1,073,868
Reclassification on adoption of SFRS (I)				
Adjustment to foreign currency translation reserve	1	71,494	-	71,494
Adjustment to revenue reserves	1	(71,494)	-	(71,494)
At 1 January 2017 (as restated)	1	**1,073,525**	**343**	**1,073,868**
Operations				
Total return for the period		62,939	2,059	64,998
Net increase in net assets resulting from operations		**62,939**	**2,059**	**64,998**
Unitholders' transactions				
Distributions to Unitholders	2	(72,419)	-	(72,419)
Payment of management fees in Units	3	2,313	-	2,313
Net decrease in net assets resulting from Unitholders' transactions		**(70,106)**	**-**	**(70,106)**
Non-controlling interests				
Acquisition of an interest in a subsidiary	4	-	23,194	23,194
Dividends paid to non-controlling interests		-	(1,150)	(1,150)
Other comprehensive income				
Movement in hedging reserve	5	(3,060)	-	(3,060)
Foreign currency translation movement	5	21,221	25	21,246
Net increase in other comprehensive income		**18,161**	**25**	**18,186**
At 30 September 2017		**1,084,519**	**24,471**	**1,108,990**
Operations				
Total return for the period		2,286	2,990	5,276
Net increase in net assets resulting from operations		**2,286**	**2,990**	**5,276**
Unitholders' transactions				
Payment of management fees in Units		63	-	63
Net increase in net assets resulting from Unitholders' transactions		**63**	**-**	**63**
Non-controlling interests				
Dividends paid to non-controlling interests		-	(685)	(685)
Other comprehensive income				
Movement in hedging reserve	5	1,924	-	1,924
Foreign currency translation movement	5	924	10	934
Net increase in other comprehensive income		**2,848**	**10**	**2,858**
At 31 December 2017		**1,089,716**	**26,786**	**1,116,502**

Notes:

1 The Group has adopted SFRS (I) on 1 January 2018 and elected the optional exemption to reset its cumulative translation differences for all foreign operations to nil at the date of transition of 1 January 2017.

2 This includes a one-off capital distribution of $2.7 million for the period from 1 December 2016 to 19 January 2017 arising from the later completion of KDC SGP 3 and where the vendor had agreed that all the rights and obligations shall pass to the REIT as if completion had occurred on 1 December 2016.

3 This includes the acquisition fees paid in Units in relation to the acquisition of the 90% interest in KDC SGP 3.

4 In January 2017, Keppel DC REIT announced the completion of the acquisition of a 90% interest in KDC SGP 3.

5 These other comprehensive income items relate to the fair value changes of the cash flow hedges as a result of interest rate swaps and foreign currency forward contracts entered into by the Group and the movement in foreign currency translation reserve that arises from the translation of foreign entities and intercompany loans that form part of the Group's net investment in foreign entities.

1(D)(i) STATEMENT OF MOVEMENTS IN UNITHOLDERS' FUNDS

TRUST

	Note	Unitholders' Funds 2018 $'000	Unitholders' Funds 2017 $'000
At 1 January		959,185	973,832
Operations			
Total return for the period		58,706	51,986
Net increase in net assets resulting from operations		**58,706**	**51,986**
Unitholders' transactions			
Net increase in net assets resulting from Unitholders' contribution	1	299,035	-
Distribution to Unitholders	2	(82,051)	(72,419)
Payment of management fees in Units		311	2,313
Net increase/(decrease) in net assets resulting from Unitholders' transactions		**217,295**	**(70,106)**
Other comprehensive income			
Movement in hedging reserve	3	605	(2,455)
Net increase/(decrease) in other comprehensive income		**605**	**(2,455)**
At 30 September		**1,235,791**	**953,257**
Operations			
Total return for the period		47,091	4,946
Net increase in net assets resulting from operations		**47,091**	**4,946**
Unitholders' transactions			
Net increase in net assets resulting from Unitholder's contribution	1	256	-
Payment of management fees in Units		250	63
Net increase in net assets resulting from Unitholders' transactions		**506**	**63**
Other comprehensive income			
Movement in hedging reserve	3	2,951	919
Net increase in other comprehensive income		**2,951**	**919**
At 31 December		**1,286,339**	**959,185**

Notes:

1 This relates to the placement of 224.0 million Units at an issue price of $1.353 per Unit on 16 May 2018. The net proceeds raised have been used to partially fund the acquisition of the 99% interest in KDC SGP 5.

2 The Manager has declared distributions to eligible Unitholders of (i) 2.77 cents per Unit for the period from 1 January to 15 May 2018 in connection with the private placement launched on 7 May 2018 and (ii) 0.85 cents per Unit for the period from 16 May to 30 June 2018.

3 The other comprehensive income item relates to the fair value changes of the cash flow hedges as a result of foreign currency forward contracts and interest rate swaps entered into by the Trust.

1(D)(ii) DETAIL OF CHANGES IN THE UNITS

GROUP AND TRUST	1 Oct 18 to 31 Dec 18	1 Jan 18 to 30 Sept 18	1 Jan 17 to 31 Dec 17
	No. of Units	No. of Units	No. of Units
Issued Units as at beginning of period	**1,351,395,284**	1,127,171,336	1,125,209,991
Management fees paid in Units	**183,166**	223,948	1,961,345
Issuance of placement Units	**-**	224,000,000	-
Issued Units as at end of period	**1,351,578,450**	1,351,395,284	1,127,171,336

1(D)(iii) TOTAL NUMBER OF ISSUED UNITS

Keppel DC REIT did not hold any treasury units as at 31 December 2018 and 31 December 2017.

	Group	
	As at 31 Dec 18	As at 31 Dec 17
Total number of issued Units	**1,351,578,450**	1,127,171,336

1(D)(iv) SALES, TRANSFER, DISPOSALS, CANCELLATION OR USE OF TREASURY UNITS

Not applicable.

2 AUDIT

<u>Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice</u>

The figures have neither been audited nor reviewed by the auditors.

3 AUDITORS' REPORT

<u>Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)</u>

Not applicable.

4 ACCOUNTING POLICIES

Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The Accounting Standards Council (Singapore) has introduced a new financial reporting framework, Singapore Financial Reporting Standards (International) (SFRS (I)), that is identical to the International Financial Reporting Standards issued by the International Accounting Standards Board. The Monetary Authority of Singapore has granted the Group a waiver from compliance with the requirement under Paragraph 4.3 of Appendix 6 to the CIS Code to prepare its financial statements in accordance with Singapore Financial Reporting Standards (FRS).

In adopting SFRS(I), the Group is required to apply all of the specific transition requirements in SFRS(I) 1 First-time Adoption of Singapore Financial Reporting Standards (International). The Group expects that the adoption of SFRS(I) 1 will have no material impact on the financial statements in the year of initial application, other than the election of optional exemption to reset its cumulative translation differences for all foreign operations to nil at the date of transition of 1 January 2017. The Group has elected the optional exemption to reset its cumulative translation differences for all foreign operations to nil at 1 January 2017 and reclassified cumulative translation losses of $71.5 million from foreign exchange translation account to revenue reserves. Refer to Paragraph 1(D)(i) – Statements of Movements in Unitholders' Funds.

The accounting policies and methods of computation have been consistently applied during the current reporting period except that in the current financial year, the Group has adopted new and revised standards and SFRS (I) Interpretations that are effective for annual period beginning on 1 January 2018.

5 CHANGES IN ACCOUNTING POLICIES

If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Refer to Paragraph 4 - Accounting Policies.

6 CONSOLIDATED EARNINGS PER UNIT AND DISTRIBUTION PER UNIT

	4Q 2018	4Q 2017	FY 2018	FY 2017
Earnings per Unit (EPU)				
EPU (basic and diluted) (cents)	**4.65**	0.20	**11.09**	5.77
Weighted average number of Units[1]	**1,351,395,284**	1,127,155,872	**1,278,968,182**	1,129,883,703
Total return for the period after tax [2] ($'000)	**62,900**	2,286	**141,881**	65,225
Distribution per Unit (DPU)				
DPU [3] (cents)	**1.85**	1.75	**7.32**	7.12
Total number of Units in issue at end of period	**1,351,578,450**	1,127,171,336	**1,351,578,450**	1,127,171,336
Income available for distribution to Unitholders ($'000) [4]	**26,126**	20,245	**96,096**	82,320

7 NET ASSET VALUE (NAV) / NET TANGIBLE ASSET (NTA) PER UNIT

	Group	
	As at 31 Dec 18	**As at 31 Dec 17**
NAV [2] per Unit [5] ($)	**1.07**	0.97
Adjusted NAV[2] per Unit [5] (excluding the distributable income)	**1.03**	0.93
NTA [2] per Unit [5] ($)	**1.07**	0.96
Adjusted NTA[2] per Unit [5] (excluding the distributable income)	**1.03**	0.93

Notes:

1 The weighted average number of Units was based on the issued Units during the financial period in review.

2 This excludes the non-controlling interests' share of net asset value / net tangible asset and total return for the period after tax.

3 DPU have excluded Capex Reserves. FY 2017 DPU also includes a one-off capital distribution of approximately 0.15 cents per Unit for the month of December 2016 arising from the later completion of KDC SGP 3.

The Manager has declared distributions to eligible Unitholders of (i) 2.77 cents per unit for the period from 1 January to 15 May 2018 in connection with the private placement launched on 7 May 2018 and (ii) 0.85 cents per Unit for the period from 16 May to 30 June 2018.

Keppel DC REIT declares distributions on a half-yearly basis. For the financial period from 1 July to 31 December 2018, eligible unitholders will receive a distribution of 3.70 cents per Unit.

4 The DI has included Capex Reserves.

FY 2017 DI includes a one-off capital distribution of approximately $1.7 million for the month of December 2016 arising from the later completion of KDC SGP 3.

5 The NAV per Unit and the NTA per Unit were computed based on the issued Units at the end of the financial period.

8 REVIEW OF PERFORMANCE

Review of the Performance between 2018 and 2017 results

(FY 2018 vs FY 2017)

Gross rental income for FY 2018 was $167.2 million, an increase of $32.6 million or 24.2% from FY 2017 of $134.6 million. This was mainly contributed by the acquisitions of KDC SGP 5 and maincubes DC, full year contribution from KDC DUB 2 as well as higher contributions from the KDC DUB 1 and KDC SGP 3. The increase was also due to higher overseas contributions attributed by the appreciation of EUR and GBP against SGD. These were partially offset by lower rental income received from Gore Hill DC and Basis Bay DC as well as lower overseas contributions arising from the depreciation of AUD against SGD.

Other income of $8.4 million was $4.0 million higher than FY 2017 due to higher rental top up income recognised and higher ad hoc service revenue.

Property operating expenses for FY 2018 was $17.9 million, an increase of $4.0 million or 28.2% from FY 2017 of $13.9 million. This was mainly due to acquisition of KDC SGP 5, full year expenses from KDC DUB 2 and higher property-related expenses recorded at Gore Hill DC. These were partially offset by lower property-related expenses incurred at KDC SGP 3.

As a result, net property income of $157.7 million for FY 2018 was $32.6 million or 26.0% higher than that in FY 2017.

Total return after tax for FY 2018 was $146.0 million, after taking into account the net fair value gain of $32.6 million (2017: net fair value loss of $8.5 million) and deferred tax credit of $0.7 million (2017: deferred tax expense of $1.8 million) provided on the fair value movement for the portfolio. Excluding the fair value changes and deferred tax impact, the total return after tax for FY 2018 was $112.7 million, an increase of $32.1 million or 39.8% as compared to FY 2017 of $80.6 million. This was mainly due to higher net property income, lower unrealised foreign exchange losses, partially offset by higher finance costs, amortisation expenses and Manager’s fees and higher current tax expenses.

(4Q 2018 vs 4Q 2017)

Gross rental income for 4Q 2018 was $44.7 million, an increase of $9.8 million or 27.9% from 4Q 2017 of $34.9 million. This was mainly contributed by the acquisitions of KDC SGP 5 and maincubes DC. These were partially offset by lower rental income received from KDC SGP 1 as well as lower overseas contributions arising from the depreciation of GBP, AUD and EUR against SGD.

Other income of $3.4 million was $1.5 million higher than 4Q 2017 due to higher rental top up income recognised and higher ad hoc service revenue.

Property operating expenses for 4Q 2018 was $5.6 million, an increase of $1.4 million or 33.4% increase from 4Q 2017 of $4.2 million. This was mainly due to acquisitions of KDC SGP 5 as well as higher property-related expenses recorded at Gore Hill DC.

As a result, net property income of $42.5 million for 4Q 2018 was $9.9 million or 30.1% higher than that in 4Q 2017.

Total return after tax for 4Q 2018 was $64.7 million, after taking into account the net fair value gain of $32.6 million (2017: net fair value loss of $8.5 million) and deferred tax credit of $0.7 million (2017: deferred tax expense of $1.8 million) provided on the fair value movement for the portfolio. Excluding the fair value changes and deferred tax impact, the total return after tax for 4Q 2018 was $31.4 million, an increase of $15.8 million as compared to 4Q 2017 of $15.6 million. This was mainly due to higher net property income, lower unrealised foreign exchange losses, partially offset by higher finance costs, amortisation expenses and Manager’s fees and higher current tax expenses.

9 PROSPECTS

A commentary at the date of announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

In its Global Economic Prospects released in January 2019, the World Bank expects global growth to ease from 3.0% in 2018 to 2.9% in 2019, citing elevated trade tensions and international trade moderation.

In the data centre industry, BroadGroup expects factors that fuelled growth in 2018, including the rapid growth in data creation and storage needs, increasing digitalisation and cloud adoption, as well as the strong growth in colocation demand from hyperscale cloud players, to continue into 2019. Established data centre hubs are also expected to continue to grow in importance as they offer telecommunications reliability, power availability, and access to neighbouring markets.

Improved connectivity as well as the development and adoption of new technologies, data centre outsourcing, as well as drivers such as data sovereignty regulations, will continue to support demand for data centres globally.

Keppel DC REIT, with its established track record and enlarged portfolio of assets in key data centre hubs in Asia-Pacific and Europe, is well-placed to benefit from the growth of the data centre market. The Manager will continue to maintain its focused investment strategy to capture value and strengthen its presence across key data centre hubs.

10 RISK FACTORS AND RISK MANAGEMENT

The Manager ascribes importance to risk management and constantly takes initiatives to systematically review the risks it faces and mitigates them. Some of the key risks that the Manager has identified are as follows:

Interest rate risk

The Manager constantly monitors its exposure to changes in interest rates for its interest-bearing financial liabilities. Interest rate risk is managed on an on-going basis with the primary objective of limiting the extent to which net interest expense can be affected by adverse movements in interest rates through financial instruments or other suitable financial products.

Liquidity risk

The Manager monitors and maintains Keppel DC REIT's cash flow position and working capital to ensure that there are adequate liquid reserves in terms of cash and credit facilities to meet short-term obligations. Consideration has been given to funding and expense requirements so as to manage the cash position at any point of time.

10 RISK FACTORS AND RISK MANAGEMENT (CONT'D)

Credit risk

Credit risk assessments of prospective clients are carried out by way of evaluation of information from corporate searches conducted prior to the signing of lease agreements. In addition, the Manager also monitors the property portfolio's client trade sector mix to assess and manage exposure to any potentially volatile trade sector.

Currency risk

The Group's foreign currency risk relates mainly to its exposure from its investments in Australia, Europe and Malaysia, and the distributable income and interest income from progressive payments related to such foreign investments. The Group maintains a natural economic hedge, whenever possible, by borrowing in the currency of the country in which the property or investment is located or by borrowing in currencies that match the future revenue stream to be generated from its investments.

The Manager monitors the Group's foreign currency exposure on an on-going basis and will manage its exposure to adverse movements in foreign currency exchange rates through financial instruments or other suitable financial products.

Operational risk

Measures have been put in place to ensure sustainability of net property income. These measures include steps taken to negotiate for favourable terms/covenants, manage expenses, and actively monitor rental payments from clients and continuously evaluate the Group's counter-parties.

In addition, the Manager also continuously reviews disaster and pandemic business continuity plans and modifies them, when necessary. The Manager manages such risks through multiple layers of redundancy and back-up systems supported by detailed operational procedures and maintenance programmes. However, the Manager notes that no system of risk management can provide absolute assurance against all potential risks.

Competition risk

The Manager will actively manage the properties and grow strong relationships with its clients by providing value-added property-related services. Through such active asset management and enhancements, the Manager seeks to maintain high client retention and occupancy levels and achieve stable rental growth, as well as minimise the costs associated with marketing and leasing space to new clients.

The Manager will work with the facility managers (where applicable) to actively manage (i) contract and colocation renewals and (ii) new contracts and colocation arrangements to maintain high client retention levels and minimise vacancy periods. The Manager also intends to leverage on its relationship with existing data centre clients as well as data centre brokers to secure new clients for the Group's new and existing data centre facilities.

11 DISTRIBUTIONS

(a) Current Financial Period reported on

Any distribution recommended for the current financial period reported on?

Name of distribution:	9th Distribution Distribution for the period from 1 July 2018 to 31 December 2018
Distribution Type:	(a) Taxable Income (b) Tax-exempt Income
Distribution rate:	Distribution for 1 July 2018 to 31 December 2018 (a) Taxable Income – 2.03 cents per Unit (b) Tax-exempt Income – 1.67 cents per Unit
Distribution amount ($'000):	50,008
Tax rate:	(a) Taxable Income Distribution: Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. This is based on the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors up to 31 March 2020, as extended in Budget Statement for Financial Year 2015, delivered on 23 February 2015. All other investors will receive their distributions after deduction of tax at the rate of 17%. (b) Tax-exempt income distribution Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to net taxed income, exempt dividend income and interest income received by Keppel DC REIT.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any distribution declared for the corresponding period of the immediately preceding financial year?

Name of distribution:	6th Distribution Distribution for the period from 1 July 2017 to 31 December 2017
Distribution Type:	(a) Taxable Income (b) Tax-exempt Income
Distribution rate:	Distribution for 1 July 2017 to 31 December 2017 (a) Taxable Income – 2.39 cents per Unit (b) Tax-exempt Income – 1.10 cents per Unit
Distribution amount ($'000):	39,338
Tax rate:	(a) Taxable Income Distribution: Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. This is based on the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors up to 31 March 2020, as extended in Budget Statement for Financial Year 2015, delivered on 23 February 2015. All other investors will receive their distributions after deduction of tax at the rate of 17%. (b) Tax-exempt income distribution Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to net taxed income, exempt dividend income and interest income received by Keppel DC REIT.

(c) Book closure date

The Transfer Books and Register of Unitholders of Keppel DC REIT will be closed at 5.00pm on **30 January 2019** for purposes of determining each Unitholder's entitlement to the REIT's distribution.

(d) Date payable

The date the distribution is payable: **8 March 2019**

12 DISTRIBUTION STATEMENT

If no distribution has been declared / recommended, a statement to that effect.

Other than as disclosed in Paragraph 11(a), no distribution has been declared / recommended.

13 SEGMENTAL INFORMATION

By type of asset class	Colocation $'000	Fully fitted $'000	Shell and core $'000	Total $'000
		FY 2018		
Gross revenue	128,581	29,324	17,630	175,535
Net property income	112,448	28,911	16,314	157,673
Finance income	558	248	28	834
Finance costs	(9,384)	(4,881)	(2,398)	(16,663)
Amortisation of intangible assets	(4,791)	-	(2,000)	(6,791)
Reportable segment total return before tax	**122,866**	**20,747**	**21,475**	**165,088**
Unallocated amounts:				
- Other corporate expenses:				(14,067)
Total return before tax				**151,021**

By type of asset class	Colocation $'000	Fully fitted $'000	Shell and core $'000	Total $'000
Segment assets	1,406,558	411,055	362,222	2,179,835
Other unallocated amounts				73,096
Consolidated assets				**2,252,931**
Segment liabilities	301,509	280,391	190,578	772,478
Other unallocated amounts				4,459
Consolidated liabilities				**776,937**
Other segment items:				
Net change in fair value of investment properties	18,253	(1,626)	16,007	**32,634**
Capital expenditures / Additions	27,325	6,102	433	**33,860**

By type of asset class	Colocation $'000	Fully fitted $'000	Shell and core $'000	Total $'000
		FY 2017		
Gross revenue	98,837	22,756	17,457	139,050
Net property income	86,624	22,270	16,225	125,119
Finance income	399	972	31	1,402
Finance costs	(8,096)	(4,084)	(2,491)	(14,671)
Amortisation of intangible assets	(482)	-	(2,000)	(2,482)
Reportable segment total return before tax	**67,824**	**18,178**	**13,474**	**99,476**
Unallocated amounts:				
- Other corporate expenses:				(21,885)
Total return before tax				**77,591**

By type of asset class	Colocation $'000	Fully fitted $'000	Shell and core $'000	Total $'000
Segment assets	1,056,570	290,577	349,031	1,696,178
Other unallocated amounts				67,104
Consolidated assets				**1,763,282**
Segment liabilities	306,286	143,198	194,548	644,032
Other unallocated amounts				2,748
Consolidated liabilities				**646,780**
Other segment items:				
Net change in fair value of investment properties	(3,339)	(590)	(4,590)	**(8,519)**
Capital expenditures / Additions	12,394	142	(111)	**12,425**

13 SEGMENTAL INFORMATION (CONT'D)

By geographical area

Gross Revenue	FY 2018 $'000	FY 2017 $'000
- Singapore	**85,838**	69,391
- Australia	**30,439**	27,040
- Ireland	**22,620**	14,117
- United Kingdom	**10,769**	10,552
- Other countries	**25,869**	17,950
Total gross revenue	**175,535**	139,050

Major Customers

Revenue of $98.3 million (2017: $80.2 million) were derived from 2 separate clients from Singapore and Australia (2017: Singapore and Australia).

Investment Properties	FY 2018 $'000	FY 2017 $'000
- Singapore	**1,029,000**	700,300
- Australia	**305,530**	298,734
- Ireland	**205,593**	209,414
- The Netherlands	**139,011**	143,558
- Germany	**135,517**	-
- Other countries	**214,021**	218,084
Total value of investment properties	**2,028,672**	1,570,090

14 MATERIAL CHANGES IN CONTRIBUTION BY OPERATING SEGMENTS

In the review of performance, the factors leading to any material changes in contributions to turnover and earnings by the operating segments.

Refer to paragraph 8 on the review of performance.

15 BREAKDOWN OF SALES

	FY 2018 $'000	FY 2017 $'000	+/(-) %
First half year			
Gross revenue reported	**79,935**	66,739	19.8
Total return after tax	**52,025**	42,792	21.6
Second half year			
Gross revenue reported	**95,600**	72,311	32.2
Total return after tax [1]	**60,709**	37,767	60.7

Notes:

1 The total return after tax excludes net fair value gains and their related deferred tax impact of $33.3 million (2H 2017: net fair value losses and their related deferred tax impact of $10.3 million) of the investment properties. These fair value changes and their related deferred taxes had no impact on the distributable income to Unitholders.

16 INTERESTED PERSON TRANSACTIONS

Name of Interested Persons	Aggregate value of all interested person transaction during the financial period under review (excluding transactions less than $100,000)	
	FY 2018 $'000	**FY 2017 $'000**
Keppel Corporation Limited and its subsidiaries		
- Manager's acquisition fees	4,308	3,062
- Manager's management fees	13,984	11,293
Keppel Telecommunications & Transportation Ltd and its subsidiaries		
- Purchase consideration in relation to 90% interest of KDC SGP 3	-	206,339
- Fixed rental income	2,970	51,587
- Variable rental income	62,692	51,749
- Colocation guarantee income	-	702
- Recovery of expenses paid/incurred on behalf	-	995
- Facility management fees	2,872	16,743
- Support services fees	574	563
Perpetual (Asia) Limited		
- Trustee fees	221	216

Keppel DC REIT has not obtained a general mandate from Unitholders for Interested Person Transactions for the financial period under review.

17 BREAKDOWN OF ANNUAL TOTAL DISTRIBUTION

	FY 2018 $'000	**FY 2017** $'000
1 January 2017 to 30 June 2017	**-**	40,913
1 July 2017 to 31 December 2017	**-**	39,338
1 January 2018 to 30 June 2018	**42,713**	-
1 July 2018 to 31 December 2018	**50,008**	-
	92,721	80,251

18 CONFIRMATION THAT THE ISSUER HAS PROCURED UNDERTAKINGS FROM ALL ITS DIRECTORS AND EXECUTIVE OFFICERS UNDER RULE 720(1)

The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

19 DISCLOSURE OF PERSON OCCUPYING A MANAGERIAL POSITION

Pursuant to Rule 704(13) of the Listing Manual of the SGX-ST, we confirm that none of the persons occupying managerial positions in the Company or any of its principal subsidiaries is a relative of a director or chief executive officer or substantial shareholder of the Company.

By Order of the Board
Keppel DC REIT Management Pte. Ltd.
(Company Registration Number: 199508930C)
As Manager of Keppel DC REIT

KELVIN CHUA HUA YEOW
Joint Company Secretary
22 January 2019

Keppel DC REIT

Fourth Quarter & Full Year 2018 Financial Results

22 January 2019

Important Notice

The past performance of Keppel DC REIT is not necessarily indicative of its future performance. Certain statements made in this presentation may not be based on historical information or facts and may be "forward-looking" statements due to 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, property expenses and governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

Prospective investors and unitholders of Keppel DC REIT ("Unitholders") are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of Keppel DC REIT Management Pte. Ltd., as manager of Keppel DC REIT (the "Manager") on future events. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information, or opinions contained in this presentation. None of the Manager, the trustee of Keppel DC REIT or any of their respective advisors, representatives or agents shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units in Keppel DC REIT ("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 ("SGX-ST"). Listing of the Units on SGX-ST does not guarantee a liquid market for the Units.

Content

Key Highlights

Key Highlights

- **Steady growth in distributable income and adjusted DPU**, increasing by 16.7% to $96.1m and 5.0% to 7.32 cents respectively in FY 2018
- **Expanded portfolio** with acquisitions in Singapore, Australia, Germany and Ireland, increasing AUM to approximately $2.0b as at 31 Dec 2018
- **Stable income stream** with healthy portfolio occupancy of 93.1% and long WALE of 8.3 years
- **Limited interest rate exposure** with 86% of loans substantially hedged
- **Low aggregate leverage** of 30.8% as at 31 Dec 2018 provides financial flexibility to pursue growth

Strengthened foothold in Asia-Pacific and Europe

Asia Pacific	▪ Acquired Keppel DC Singapore 5, largely funded by private placement of 224.0m new Units; obtained tax transparency treatment in Jan 2019 ▪ Entered into agreement with Macquarie Telecom to construct Intellicentre 3 East Data Centre on vacant land within Intellicentre 2 Data Centre site; completion expected in 2019-2020
Europe	▪ Completed acquisition of maincubes Data Centre in Offenbach am Main, Germany ▪ Entered into agreement to acquire remaining 999-year leasehold land interest in Keppel DC Dublin 1 with expected completion in 1H 2020

Keppel DC Singapore 5

Intellicentre 3 East Data Centre

maincubes Data Centre

Portfolio Growth since Listing

(1) Not included in $2.0b AUM as at 31 Dec 2018. Completion is expected in 2019-2020.

Financial Performance

Distributable Income

($'000)	4Q 2018	4Q 2017	+/(-) %	FY 2018	FY 2017	+/(-) %
Distributable Income to Unitholders	**26,126**	**20,245**	**+29.0**	**96,096**	**82,320**	**+16.7**
<u>Comprising:</u>						
Gross Revenue	48,043	36,828	+30.5	175,535	139,050	+26.2
Property Expenses	(5,576)	(4,180)	+33.4	(17,862)	(13,931)	+28.2
Net Property Income	42,467	32,648	+30.1	157,673	125,119	+26.0
Distribution per Unit[1,2] (DPU) (cents)	1.85	1.75	+5.7	7.32	7.12	+2.8
Adjusted DPU[2,3] (cents)	1.85	1.75	+5.7	7.32	6.97	+5.0
Distribution Yield[2,4] (%)				5.42	5.27	+15 bps

(1) FY 2017 DPU included a one-off capital distribution of 0.15 cents per Unit for the month of Dec 2016 arising from the later completion of Keppel DC Singapore 3. This excludes the Capex Reserves set aside for Keppel DC Singapore 3 and Keppel DC Singapore 5.
(2) The Manager declared distributions of 3.62 cents per Unit for 1H 2018. For 2H 2018, eligible Unitholders received a distribution of 3.70 cents per Unit.
(3) Excluding the one-off capital distribution of 0.15 cents per Unit recorded in 1Q 2017, the adjusted DPU for FY 2017 would be 6.97 cents.
(4) Distribution yields were computed based on FY 2018 closing price of $1.350.

Balance Sheet Highlights

($'000)	As at 31 Dec 2018	As at 31 Dec 2017	+/(-) %
Investment Properties	2,028,672	1,570,090	+29.2
Total Assets	2,252,931	1,763,282	+27.8
Gross Borrowings[1]	673,952	546,481	+23.3
Total Liabilities	776,937	646,780	+20.1
Unitholders' Funds	**1,444,839**	**1,089,716**	**+32.6**
Units in Issue ('000)	1,351,578	1,127,171	+19.9
Net Asset Value (NAV) per Unit ($)	1.07	0.97	+10.3
Unit Price (Closing price of last trading day) ($)	1.350	1.430	(5.6)
Premium to NAV (%)	**+26.2**	**+47.4**	**-21.2 bps**

(1) Gross borrowings relates to bank borrowings drawn down from loan facilities and the medium term note programme.

Aggregate Leverage

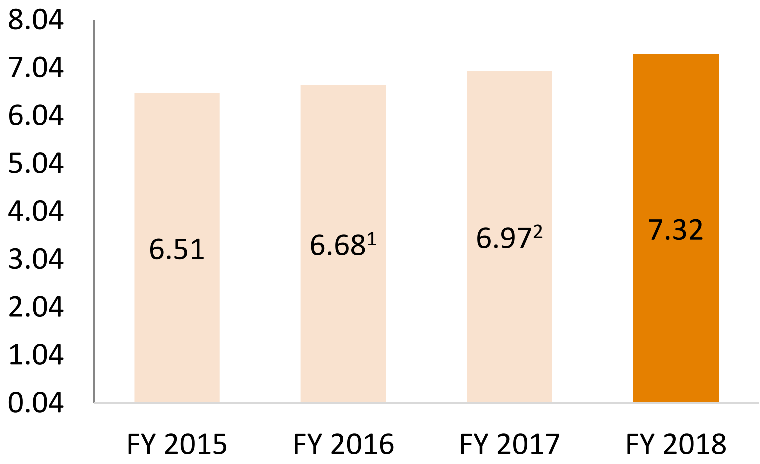
($'000)	As at 31 Dec 2018	As at 31 Dec 2017	+/(-) %
Investment Properties[1] *(excluding finance lease liabilities commitments)*	1,995,206	1,536,321	+29.9
Deposited Properties[1] *(excluding finance lease liabilities commitments)*	2,187,396	1,701,350	+28.6
Gross Borrowings + Deferred Payment	673,952	546,481	+23.3
Aggregate Leverage[2]	**30.8%**	**32.1%**	**-130 bps**

(1) Investment properties relates to carrying value and deposited properties relates to total assets as stipulated in the Property Fund Appendix in CIS Code, without considering finance lease liabilities pertaining to land rent commitments.
(2) Aggregate Leverage was computed based on gross borrowings as a percentage of the deposited properties (Note 1). Taking into consideration finance lease liabilities pertaining to land rent commitments, the Aggregate Leverage will be 31.9% (2017: 33.4%).

Distribution Declared

- DPU of 3.70 cents declared for 2H 2018, bringing FY 2018 DPU to 7.32 cents, 2.8% higher than FY 2017's DPU of 7.12 cents
- Adjusted DPU increased by 5.0%, up from 6.97 cents in FY 2017 to 7.32 cents in FY 2018

Adjusted DPU (cents)



Distribution Timetable

Key dates	
Ex-Date	Tues, 29 Jan 2019
Book Closure Date	Wed, 30 Jan 2019
Payment Date	Fri, 8 Mar 2019

(1) Exclude the impact of the pro-rata preferential offering and the one-off net property tax refund in 2016

(2) Exclude the one-off capital distribution arising from the later completion of Keppel DC Singapore 3 in 2017

Capital Management

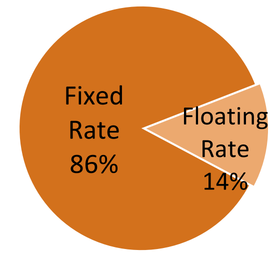
Prudent Capital Management

- Managing interest rate exposure: Interest rates of loans substantially hedged with floating-to-fixed interest rate swaps
- Diversifying sources of funding: Issuance of €50m floating rate notes due 2023
- Maintaining low aggregate leverage: Provides flexibility and a healthy debt headroom for growth

As at 31 Dec 2018	
Total debt	~$674.0m of external loans/notes (unencumbered)
Available facilities	~$140.0m of undrawn credit facilities
Aggregate Leverage[1]	30.8%
Average cost of debt[2]	1.9% per annum
Debt tenor	3.0 years
Interest coverage[3]	11.4 times

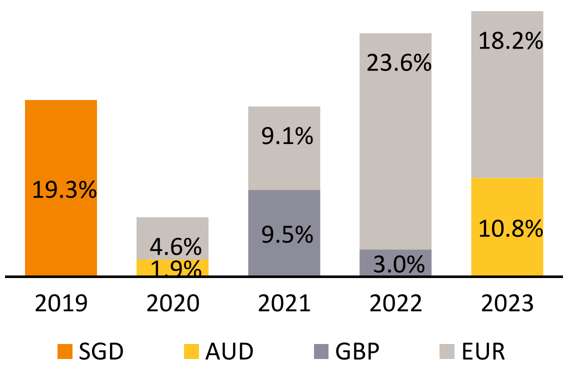
Borrowings on fixed rate

As at 31 Dec 2018



Debt maturity profile

As at 31 Dec 2018

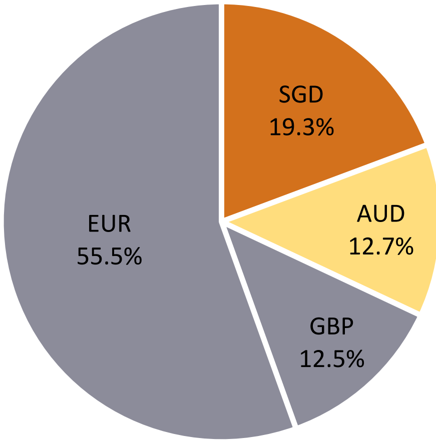


(1) Aggregate Leverage was computed based on gross borrowings as a percentage of the deposited properties, both of which do not take into consideration the finance lease liabilities pertaining to land rent commitments for iseek Data Centre and Keppel DC Dublin 1.
(2) Including amortisation of upfront debt financing costs and excluding finance lease charges.
(3) Calculated as EBIT / Finance costs, where EBIT is NPI less Manager's base and performance fees, Trustee's fee and Other trust expenses. Finance costs pertain to interest expense based on total debt drawn and debt amortisation costs.

Prudent Capital Management (Cont'd)

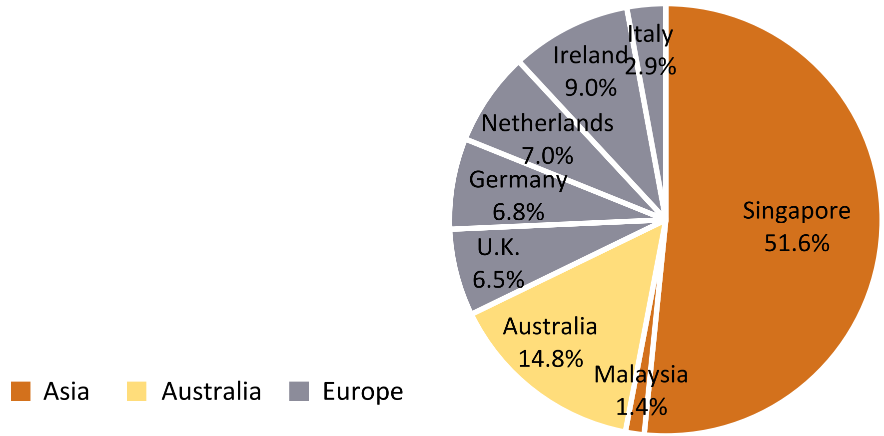
- Mitigating impact of currency fluctuations:
  - Hedged forecasted foreign-sourced distributions till 1H 2020 through foreign currency forward contracts
  - Adopted natural hedging by borrowing in currencies that match the corresponding investments

Debt currency breakdown
(as at 31 Dec 2018)



Total borrowings:
Approx. $684m

Investment properties breakdown[1]
(as at 31 Dec 2018)



Total carrying value:
Approx. $2.00b

(1) Based on 100% carrying value as at 31 Dec 2018 without taking into consideration the finance lease liabilities pertaining to the land rent commitments for iseek Data Centre and Keppel DC Dublin 1.

Keppel DC REIT

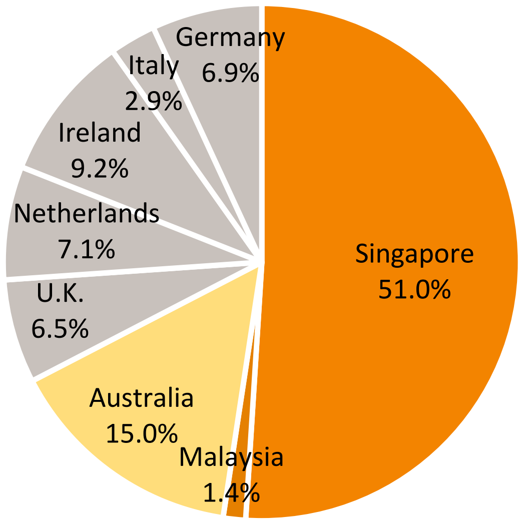
Portfolio Review

Portfolio Update

- 67.4% of portfolio in Asia Pacific and 32.6% in Europe
- Long portfolio WALE of 8.3 years and strong occupancy rate of 93.1%
- Less than 5% of the leases expiring per year until end-2020

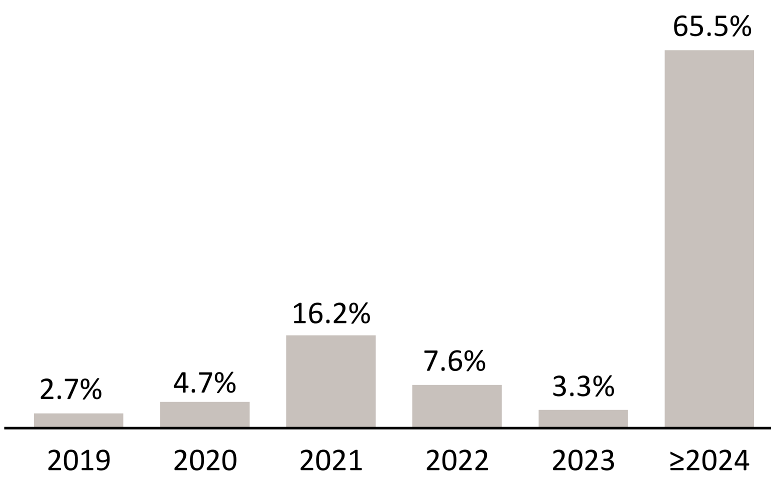
Portfolio AUM breakdown

As at 31 Dec 2018



Lease expiry profile (by leased area)

As at 31 Dec 2018

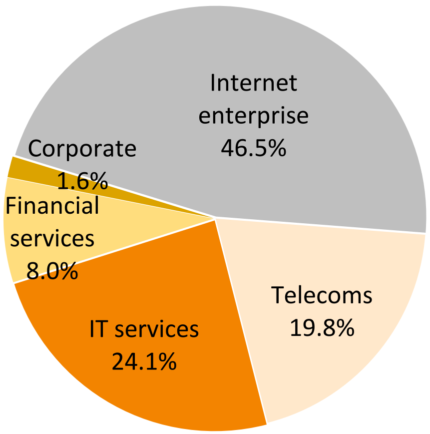


(1) Portfolio AUM is based on respective independent valuations, capital expenditures and ownership interests

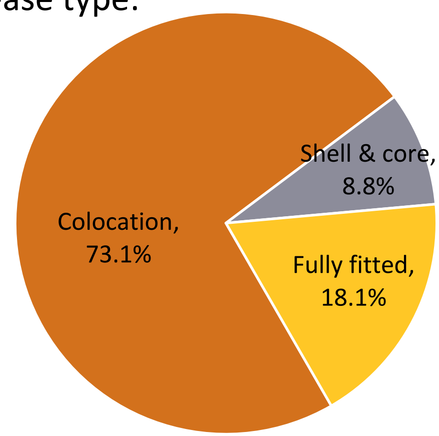
Portfolio Update (Cont'd)

Rental income breakdown for the month of Dec 2018[1]

By trade sector:



By lease type:



- Quality data centres that cater to the requirements of global clientele
  - Colocation facilities provide diverse client profile and lease expiry
  - Fully fitted and shell & core facilities provide income stability with typically longer lease terms

Lease Type	Client Count	WALE[2] (years)	Ownership of Data Centre Components		
			M&E Equipment	Facility Management	Servers & Racks
Colocation	Multi	3.3	✓	✓	-
Fully fitted	Single	11.2	✓	-	-
Shell & core	Single	11.1	-	-	-

(1) Based on the colocation agreements and lease agreements with clients of the properties, treating the Keppel leases on a pass-through basis to the underlying clients.
(2) By leased area as at 31 Dec 2018.

Keppel DC REIT

Keppel DC REIT

Outlook

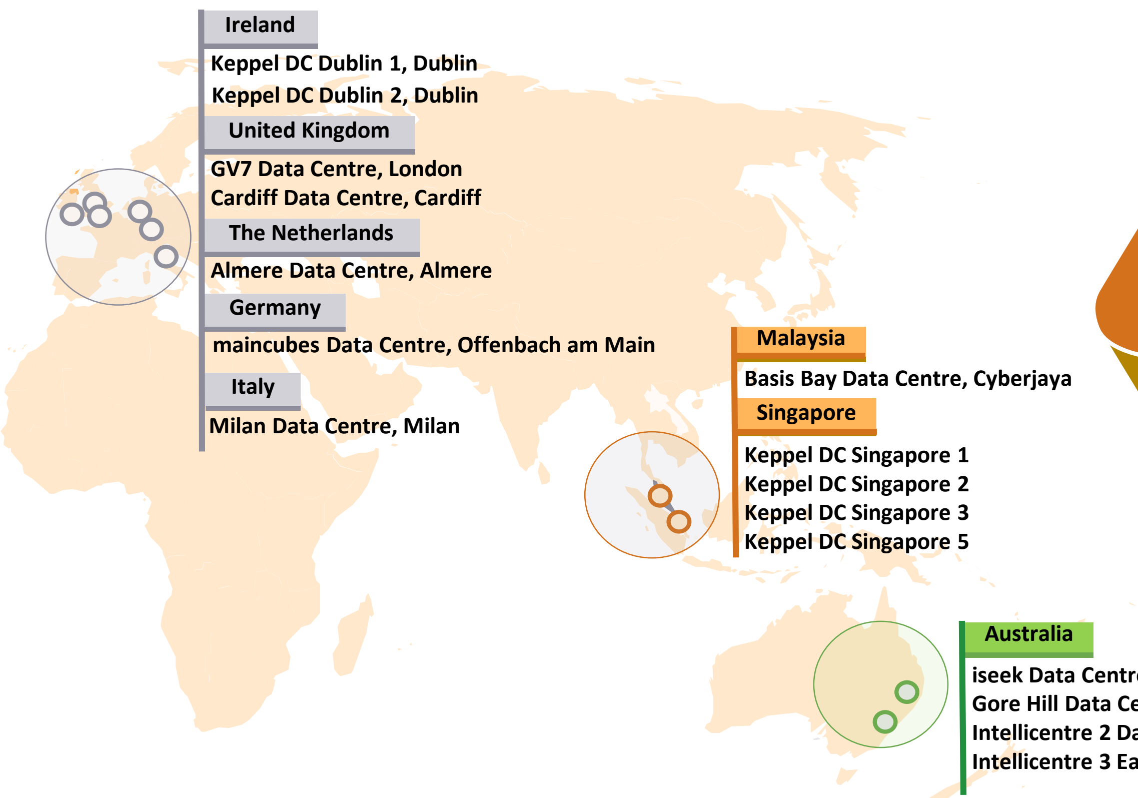
Sound Industry Fundamentals

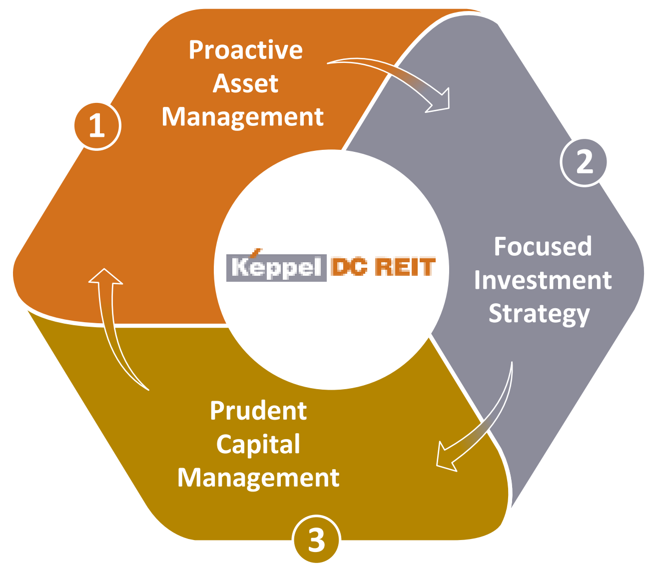
- Demand for data centre space underpinned by increasing cloud adoption, rapid digital transformation, data centre outsourcing and data sovereignty regulations
- Global cloud infrastructure market is expected to grow by 25% CAGR in 2019-2023[1]
- Global co-location market is expected to grow by 15-17% in 2019[1]

(1) Source: BroadGroup Consulting

Positioned for Growth

- The Manager will continue to strengthen Keppel DC REIT's presence and position it to capitalise growth opportunities in the data centre industry





(1) Construction expected to be completed in 2019-2020.

Committed to Deliver Value

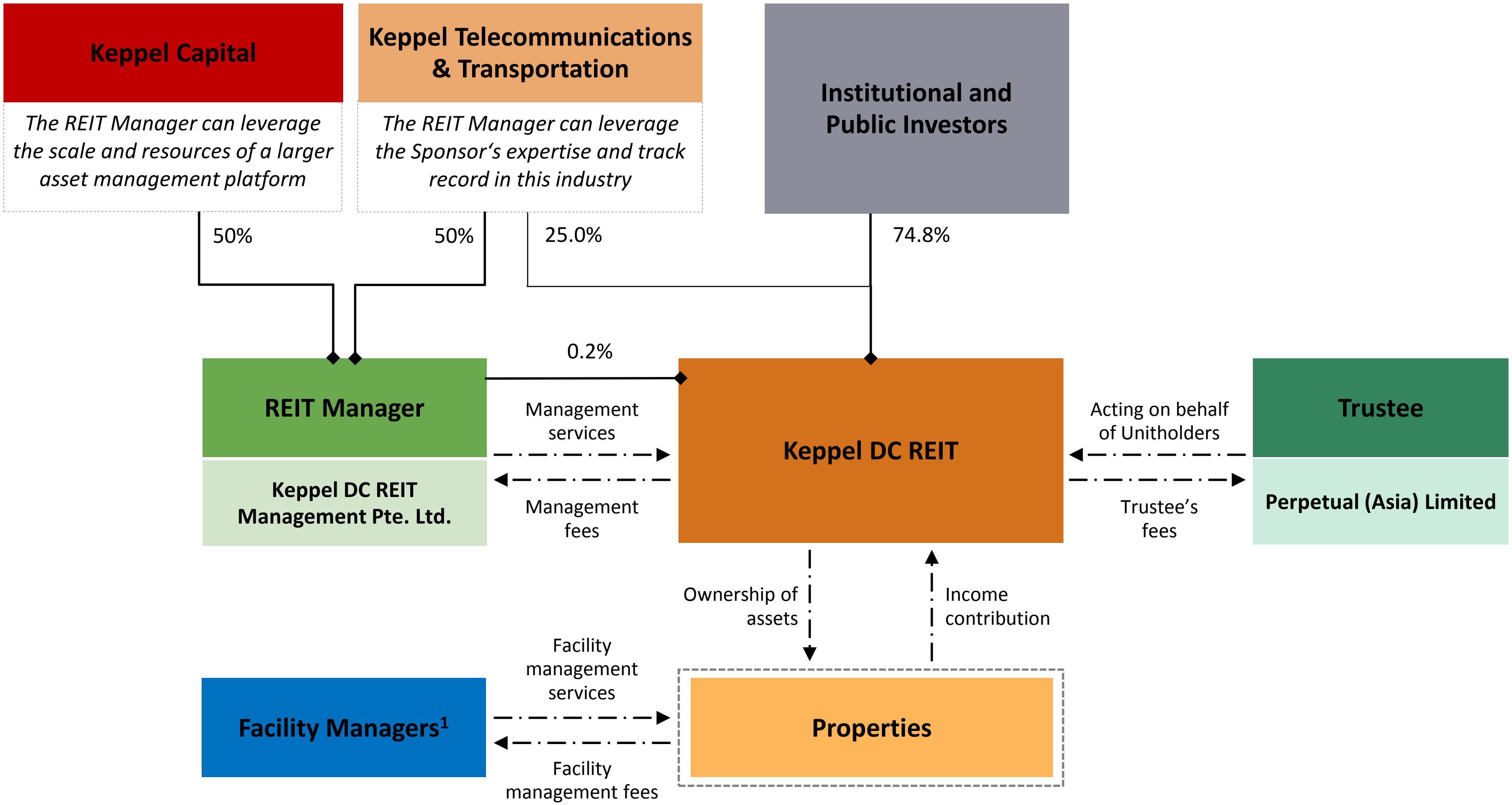
Vision: To be the preferred data centre real estate investment trust, serving as a trusted partner to our stakeholders.

Mission: Guided by the Keppel Group's operating principles and core values, we will create value for our investors by growing a quality portfolio of data centre assets that generates sustainable returns.

Keppel DC REIT

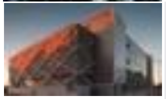
Additional Information

Keppel DC REIT Structure



(1) The Facility Managers are appointed pursuant to the facility management agreements entered into for the respective properties.

Portfolio Overview (as at 31 Dec 2018)

Asia Pacific		Location	Interest	Attributable lettable area (sq ft)	No. of clients[1]	Occupancy rate (%)	Valuation[2] ($m)	Lease type	WALE (years)	Land lease title
	**Keppel DC Singapore 1**	Singapore	100%	109,721	17	86.9	287.0	Keppel lease / Colocation	3.2	Leasehold (Expiring 30 Sep 2025, with option to extend by 30 years)
	**Keppel DC Singapore 2**	Singapore	100%	37,098	4	100.0	169.0	Keppel lease / Colocation	2.6	Leasehold (Expiring 31 Jul 2021, with option to extend by 30 years)
	**Keppel DC Singapore 3**	Singapore	90%	49,433	2	100.0	231.3	Keppel lease / Colocation	3.4	Leasehold (Expiring 31 Jan 2022, with option to extend by 30 years)
	**Keppel DC Singapore 5**	Singapore	99%	97,781	3	84.2	316.8	Keppel lease / Colocation	2.8	Leasehold (Expiring 31 Aug 2041)
	**Basis Bay Data Centre**	Cyberjaya, Malaysia	99%	48,193	1	63.1	27.6	Colocation	3.5	Freehold
	**Gore Hill Data Centre**	Sydney, Australia	100%	90,955	3	100.0	207.5	Triple-net (Shell & core) / Colocation	6.4	Freehold
	**Intellicentre 2 Data Centre**	Sydney, Australia	100%	87,930	1	100.0	53.9	Triple-net (Shell & core)	16.6	Freehold
	**iseek Data Centre**	Brisbane, Australia	100%	12,389	1	100.0	34.7	Double-net[3] (Fully fitted)	7.5	Leasehold (Expiring 29 Sep 2040, with option to extend by 7 years)
	**Intellicentre 3 East Data Centre[4] (under development)**	Sydney, Australia	100%	Min. 86,000	1	100.0[4]	A$26.0-A$36.0m (development costs)	Triple-net (Shell & core)	20.0[4]	Freehold

1) Certain clients have signed more than one colocation arrangement using multiple entities.
2) Based on respective independent valuations and respective ownership interests as at 31 Dec 2018.
3) Keppel DC REIT has in place the iseek Lease with the client of iseek Data Centre. While the iseek Lease is called a colocation arrangement, the terms are structured as effectively equivalent to a double-net lease.
4) This development is expected to be completed between 2019 and 2020 and is excluded from the portfolio's asset under management; Facility will be fully leased to Macquarie Telecom upon completion.

Portfolio Overview (as at 31 Dec 2018) (Cont'd)

Europe		Location	Interest	Attributable lettable area (sq ft)	No. of clients[1]	Occupancy rate (%)	Valuation[2] ($m)	Lease type	WALE (years)	Land lease title
	**Cardiff Data Centre**	Cardiff, United Kingdom	100%	79,439	1	100.0	65.4	Triple-net (Shell & core)	12.5	Freehold
	**GV7 Data Centre**	London, United Kingdom	100%	24,972	1	100.0	63.5	Triple-net (Fully fitted)	8.1	Leasehold (Expiring 28 Sep 2183)
	**Almere Data Centre**	Almere, Netherlands	100%	118,403	1[3]	100.0	139.0	Double-net (Fully fitted)	9.7	Freehold
	**Keppel DC Dublin 1**	Dublin, Ireland	100%	68,118	17	61.1	76.7	Colocation	1.7	Leasehold[4] (Expiring 11 Apr 2041)
	**Keppel DC Dublin 2**	Dublin, Ireland	100%	25,127	4	90.7	104.8	Colocation	9.7	Leasehold (Expiring 31 Dec 2997)
	**Milan Data Centre**	Milan, Italy	100%	165,389	1	100.0	57.3	Double-net (Shell & core)	9.0	Freehold
	**maincubes Data Centre**	Offenbach am Main, Germany	100%	97,043	1	100.0	135.5	Triple-net (Fully fitted)	14.3	Freehold

(1) Certain clients have signed more than one colocation arrangement using multiple entities.
(2) Portfolio AUM is based on respective independent valuations and respective ownership interests as at 31 Dec 2018.
(3) Keppel DC REIT, through its wholly-owned subsidiary has entered into the Ground Lease with Borchveste. With the Ground Lease in place, the lease with the underlying client becomes conceptually similar to a sub-lease, with Borchveste being (i) the leasehold client of KDCR Almere B.V. and (ii) the lessor to the underlying client.
(4) On 14 Mar 2018, Keppel DC REIT entered into a contract to acquire the remainder of the 999-year (from 1 Jan 2000) leasehold land interest in Keppel DC Dublin 1. Legal completion of the acquisition is expected in 1H 2020.

Overview of Lease Arrangements

Asia Pacific

Property	Lease Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
Keppel DC Singapore 1	Keppel lease[1] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Singapore 2	Keppel lease[1] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Singapore 3	Keppel lease[2] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Singapore 5	Keppel lease[2] / Colocation[3]	■ Client: Pays rent; ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Basis Bay Data Centre	Colocation[3]	■ Client: Pays rent; responsible for facilities management ■ Owner: Bears pre-agreed facilities management amount, insurance and property tax	✓	✓	✓	✓
Gore Hill Data Centre *(for one client)*	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management in their space	-	-	-	-
Gore Hill Data Centre *(for two clients)*	Colocation Arrangement[4]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Intellicentre 2 Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
iseek Data Centre	Double-net lease[4]	■ Client: Pays rent and all outgoings except building insurance; responsible for facilities management	-	✓	-	✓
Intellicentre 3 East Data Centre[5] (under development)	Triple-net lease	■ Client: Pays rent and all outgoings except building insurance and property tax; responsible for facilities management	-	-	-	-

Keppel DC REIT

Overview of Lease Arrangements (Cont'd)

Europe

Property	Lease Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
Cardiff Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
GV7 Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
Almere Data Centre	Double-net lease	■ Client: Pays rent and all outgoings except building insurance and property tax; responsible for facilities management	✓	✓	-	-
Keppel DC Dublin 1	Colocation[3,6]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Dublin 2	Colocation[3,6]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Milan Data Centre	Double-net lease	■ Client: Pays rent and all outgoings except building insurance and property tax; responsible for facilities management	✓	✓	-	-
maincubes Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-

(1) Refers to the leases entered into by Keppel DC REIT with the Keppel lessees (Keppel DC Singapore 1 Ltd and Keppel DC Singapore 2 Pte Ltd) in relation to Keppel DC Singapore 1 and Keppel DC Singapore 2 respectively. However, due to the pass-through nature of the Keppel leases, Keppel DC REIT will substantially enjoy the benefits and assume the liabilities of the underlying colocation arrangements between Keppel lessees and the underlying clients.

(2) Refers to the lease entered into by Keppel DC Singapore 3 LLP and Keppel DC Singapore 5 Pte Ltd with the Keppel lessee (Keppel DCS3 Services Pte Ltd) in relation to Keppel DC Singapore 3 and Keppel DC Singapore 5 respectively. However, due to the pass-through nature of the Keppel lease, Keppel DC REIT will substantially enjoy the benefits and assume the liabilities of the underlying colocation arrangement between Keppel lessee and the underlying client.

(3) Colocation arrangements are typically entered into by end-clients who utilise colocation space for the installation of their servers and other mission critical IT equipment. Keppel DC REIT is usually responsible for facilities management in respect of such colocation arrangements, except in the case of Basis Bay Data Centre where the client is responsible for facilities management.

(4) Keppel DC REIT has in place the iseek Lease with the client of iseek Data Centre. While the iseek Lease is called a colocation arrangement, the terms thereof are structured as effectively equivalent to a double-net lease.

(5) This development is expected to be completed in 2019-2020 and is excluded from the portfolio's asset under management; Facility will be leased to Macquarie Telecom upon completion

(6) Keppel DC REIT has in place colocation arrangements with the clients of Keppel DC Dublin 1 and Keppel DC Dublin 2.

Thank you.