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MEDIA RELEASE

Unaudited Results of Keppel REIT for the Fourth Quarter 2013 and Financial Year 2013

20 January 2014

The Directors of Keppel REIT Management Limited, as manager of Keppel REIT, are pleased to announce the unaudited results of Keppel REIT for the fourth quarter and financial year 2013.

The materials are also available at www.keppelreit.com, www.keppelland.com and www.kepcorp.com.

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Keppel REIT achieves its highest full-year distributable income of \$214 million for FY2013

- Both Property Income and Net Property Income for FY2013 increased 10.9% year-on-year (“y-o-y”) to \$174.0 million and \$138.3 million respectively.
- Share of Results of Associates for FY2013 increased 32.6% y-o-y to \$62.1 million
- Distributable Income for FY2013 increased 6.0% y-o-y to \$214 million.
- Distribution Per Unit (“DPU”) of 1.97 cents for 4Q 2013 and a total DPU of 7.88 cents for FY2013.
- Completed refinancing of all loans due in 2014 and \$60 million due in 2015 with no refinancing requirements for the next 22 months.
- All five Singapore properties achieved 100% occupancy and overall committed portfolio occupancy increased 1.3% y-o-y to 99.8%.
- Ocean Colours at Ocean Financial Centre is operational and fully leased, and the underground pedestrian network (“UPN”) now links Ocean Financial Centre directly to the Raffles Place Interchange MRT Station, as well as Keppel REIT’s properties in Marina Bay.

Summary of Results

	GROUP			
	4Q 2013 \$'000	FY2013 \$'000	FY2012 \$'000	+ / (-) %
Property Income	47,492	174,043	156,870	10.9
Net Property Income	37,350	138,294	124,660	10.9
Share of Results of Associates	15,764	62,134	46,844	32.6
Total Return before Net Change in Fair Value of Investment Properties and Tax	46,660	162,561	131,077	24.0
Income Available for Distribution	54,920	214,043	201,899	6.0
Distribution to Unitholders ¹	54,920	214,043	201,899	6.0
Distribution per Unit (“DPU”) (Cents)				
For the Period/Year	1.97	7.88 ²	7.77	1.4
Distribution Yield %	6.6% ³	6.6% ³	6.0% ⁴	

Notes:

- (1) The distribution to Unitholders is based on 100% of the taxable income available for distribution.
- (2) Total DPU for FY2013 is 7.88 cents based on 1.97 cents, 1.97 cents, 1.97 cents and 1.97 cents announced in 1Q 2013, 2Q 2013, 3Q 2013 and 4Q 2013 results announcements respectively.
- (3) The yield is based on the market closing price per unit of \$1.185 as at the last trading day, 31 December 2013.
- (4) The yield is based on the market closing price per unit of \$1.295 as at the last trading day, 31 December 2012.

Strong Financial Performance

Keppel REIT Management Limited is pleased to announce that it recorded its highest full-year distributable income of \$214 million for FY2013 since its listing. This is an increase of 6.0% y-o-y and represents a distribution yield of 6.6% based on Keppel REIT's closing price of \$1.185 on 31 December 2013.

The DPU of 1.97 cents for 4Q 2013 resulted in a DPU of 7.88 cents for FY2013, 1.4% higher than the DPU of 7.77 cents for FY2012.

In FY2013, Keppel REIT registered a 10.9% y-o-y increase for both the property income and net property income to \$174.0 million and \$138.3 million respectively. This is due to improved performance from Ocean Financial Centre and 77 King Street, and the additional income from the acquisition of 8 Exhibition Street in Melbourne.

Share of results of associates also increased 32.6% y-o-y to \$62.1 million for FY2013 due to higher contributions from Marina Bay Financial Centre Phase 1 and One Raffles Quay.

Ms Ng Hsueh Ling, Chief Executive Officer of the Manager, said "We are pleased that the REIT has recorded its highest full year distributable income of \$214 million for FY2013. This is the result of better performance of Marina Bay Financial Centre Phase 1, Ocean Financial Centre, One Raffles Quay and 77 King Street, together with additional income from our acquisitions of 8 Exhibition Street in Melbourne and Old Treasury Building in Perth. We have been proactive in our lease management and are pleased to conclude the financial year with all our Singapore assets of nearly 2.4 million sf of net lettable area fully committed, increasing our portfolio average occupancy to 99.8%."

Prudent Capital Management

The Manager has successfully completed the early refinancing of all loans due in 2014 and a further \$60 million due in 2015. With that, Keppel REIT has no refinancing requirements for the next 22 months. Keppel REIT's average all-in interest rate stood at 2.15% with a resilient weighted average term to expiry of borrowings of 3.6 years and a healthy interest coverage ratio of 5.5 times. The Manager has also fixed approximately 70% of total borrowings of \$3,031 million to mitigate interest rate volatility.

Robust Portfolio Performance

Keppel REIT continued to improve its portfolio's occupancy in 4Q 2013 with seven out of eight existing buildings being fully committed. This means that all five of its Singapore properties are fully committed, strengthening Keppel REIT's overall portfolio average occupancy strengthened from 99.4% in 3Q 2013 to 99.8% in 4Q 2013.

All retail spaces in Ocean Colours at Ocean Financial Centre have been committed in 4Q 2013 and F&B tenants such as Starbucks, Cedele, Paul's Café, Woo's Ricebox, Shinkansen and Fresh+ have

commenced operations. Also, with the completion of the UPN, Ocean Financial Centre is linked directly to the Raffles Place Interchange MRT Station, as well as to Keppel REIT's properties in Marina Bay.

In Australia, 8 Chifley Square, the new premium office building in Sydney's CBD, was officially opened on 29 October 2013 and has achieved 95% occupancy.

Active leasing management has strengthened the tenant base of Keppel REIT's portfolio to a total of 263 tenants in 4Q2013. The top ten tenants accounted for 43% of Keppel REIT's portfolio net lettable area and contributed a weighted average lease expiry ("WALE") of nearly 9 years, while the WALE for the entire portfolio was 6.5 years.

Improved Asset Valuations of Keppel REIT's Portfolio

Keppel REIT's total portfolio of 10 property assets in Singapore and Australia grew 10.4% y-o-y to a total value of \$7.2 billion based on independent valuations as at 31 December 2013.

The growth in total asset valuation was due to the inclusion of the newly acquired 8 Exhibition Street in Melbourne and Old Treasury Building in Perth, and the higher capital values of properties in the portfolio. The average capitalisation rate for the Singapore properties was maintained at 4% while the average capitalisation rate for the Australian properties was compressed slightly to 6.7%.

Positive Outlook for Singapore Office Market

According to advanced estimates by the Ministry of Trade and Industry, Singapore's 2013 full-year GDP growth is expected to be 3.7%, higher than the forecast of between 1% and 3% growth at the beginning of 2013. In 4Q2013, Singapore's economy was also forecasted to have expanded by 4.4%.

Industry consultants expect that there will be positive absorption in office space and an upward shift in rental rates in the next few years. This may be attributable to economic growth in the ASEAN region, limited supply of Grade A office space for the next two years as well as Singapore's success in positioning itself as a business hub for various industries. In recent months, there have been increased interest from Asia-Pacific financial institutions entering and expanding their operations in Singapore.¹

According to CBRE, Singapore's overall island-wide office occupancy increased to 95.6% in 4Q 2013 with a significant improvement in leasing activity in the core CBD, particularly for the Grade A sector. Average core CBD occupancy increased to 95.2%, and average monthly rents of Grade A office space improved 2.1% to \$9.75 psf as at end December 2013. With sustained office demand from the insurance, professional services, technology and social media sectors, leasing activity is expected to be concentrated in higher-quality buildings. Coupled with limited new supply, CBRE expects Grade A office rental growth to lead the sector with growth of 8% and above 10% for 2014 and 2015 respectively.

¹ *Business Times*, 16 December 2013: "Grade A CBD rents poised to rise next year: analysts" and CBRE, 12 December 2013: "Vacancy levels for office space lowest since 2008 on the back of healthy take up"

Renewed Confidence in Australia

In Australia, the Reserve Bank of Australia maintained interest rates at 2.5% to promote export earnings and domestic investments. In 3Q 2013, the construction, logistics and transport, financial and insurance services, public administration and health care sectors contributed primarily to Australia's GDP growth. Improving consumer confidence in recent months coupled with the competitive Australian dollar have supported the manufacturing and tourism industry, and encouraged more domestic spending. This has helped to boost the non-mining sectors and further rebalance the Australian economy.

Following the Federal election in September 2013, confidence in the economy has gradually improved, resulting in higher leasing activity in Sydney and Brisbane. Both Sydney and Melbourne have also seen an increase in the number of tenants migrating from the fringe areas into the CBD. In Perth, pre-commitment continues to be the main leasing activity.

Looking Ahead

In 2014, the Manager will continue to focus on maintaining the strong occupancy for its portfolio of properties and proactively manage leases due for rent review and renewal. The Manager will also monitor interest rate and foreign exchange exposures so as to manage financial risks. At the same time, it will selectively pursue and review opportunities for strategic acquisitions and divestments to deliver long-term growth for Unitholders.

About Keppel REIT (<http://www.keppelreit.com>)

Listed by way of an introduction on 28 April 2006, K-REIT Asia was renamed Keppel REIT on 15 October 2012. Keppel REIT is currently one of the largest real estate investment trusts listed on the Singapore Exchange Securities Trading Limited.

Keppel REIT's objective is to generate stable income and long-term growth for Unitholders by owning and investing in a portfolio of quality income-producing commercial real estate and real estate-related assets pan-Asia.

As at 31 December 2013, Keppel REIT has an asset size of approximately S\$7.2 billion comprising ten premium commercial assets strategically located in the central business districts of Singapore, and key cities of Sydney, Melbourne, Brisbane and Perth in Australia.

In Singapore, Keppel REIT owns a 99.9% interest in Ocean Financial Centre, a one-third interest in Marina Bay Financial Centre Towers 1 and 2 and Marina Bay Link Mall, a one-third interest in One Raffles Quay, a 92.8% interest in Prudential Tower, and Bugis Junction Towers.

Keppel REIT now owns five premium commercial assets in Australia: a 50% interest in 8 Chifley Square and the office tower at 77 King Street, both in Sydney, a 50% interest in the office building at 8 Exhibition Street in Melbourne, a 50% interest in 275 George Street in Brisbane, as well as a 50% interest in the new office tower to be built on the site of the Old Treasury Building in Perth.

Keppel REIT is sponsored by Keppel Land Limited ("Keppel Land"), one of Asia's leading property developers, and managed by Keppel REIT Management Limited, a wholly-owned subsidiary of Keppel Land.

Important Notice

The value of units in Keppel REIT (Units) and the income from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested. Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on the SGX-ST. Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units. The past performance of Keppel REIT is not necessarily indicative of its future performance. This release may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from 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. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's current view on future events.

**KEPPEL REIT
FULL YEAR 2013 FINANCIAL STATEMENTS ANNOUNCEMENT**

UNAUDITED RESULTS FOR THE YEAR ENDED 31 DECEMBER 2013

TABLE OF CONTENTS

	Page
- SUMMARY OF KEPPEL REIT RESULTS	2
- INTRODUCTION	3
1(a)(i) STATEMENT OF TOTAL RETURN AND DISTRIBUTION STATEMENT	4
1(a)(ii) STATEMENT OF COMPREHENSIVE INCOME	7
1(b)(i) BALANCE SHEETS	8
1(b)(ii) AGGREGATE AMOUNT OF BORROWINGS AND DEBT SECURITIES	10
1(c) CONSOLIDATED STATEMENT OF CASH FLOWS	11
1(d)(i) STATEMENTS OF MOVEMENTS IN UNITHOLDERS' FUNDS	12
1(d)(ii) DETAILS OF CHANGES IN THE UNITS	14
1(d)(iii) TOTAL NUMBER OF ISSUED UNITS	14
1(d)(iv) SALES, TRANSFERS, DISPOSAL, CANCELLATION AND/OR USE OF TREASURY UNITS	14
2 AUDIT	14
3 AUDITORS' REPORT	14
4 ACCOUNTING POLICIES	15
5 CHANGES IN ACCOUNTING POLICIES	15
6 CONSOLIDATED EARNINGS PER UNIT AND DISTRIBUTION PER UNIT	15
7 NET ASSET VALUE	15
8 REVIEW OF PERFORMANCE	16
9 VARIANCE FROM FORECAST STATEMENT	17
10 PROSPECTS	18
11 RISK FACTORS AND RISK MANAGEMENT	19
12 DISTRIBUTIONS	20
13 DISTRIBUTION STATEMENT	21
14, 15 SEGMENTAL INFORMATION	22
16 BREAKDOWN OF SALES	23
17 INTERESTED PERSON TRANSACTIONS	23
18 BREAKDOWN OF TOTAL ANNUAL DISTRIBUTION	24
19 DISCLOSURE OF PERSON OCCUPYING A MANAGERIAL POSITION	24
Appendix QUARTERLY BREAKDOWN	25

**SUMMARY OF KEPPEL REIT RESULTS
FOR THE YEAR ENDED 31 DECEMBER 2013**

	GROUP			
	4Q2013 \$'000	FY2013 \$'000	FY2012 \$'000	+/(-) %
Property Income	47,492	174,043	156,870	10.9
Net Property Income	37,350	138,294	124,660	10.9
Share of Results of Associates	15,764	62,134	46,844	32.6
Total Return before Net Change in Fair Value of Investment Properties and Tax	46,660	162,561	131,077	24.0
Income Available for Distribution	54,920	214,043	201,899	6.0
Distribution to Unitholders ¹	54,920	214,043	201,899	6.0
Distribution per Unit ("DPU") (cents)				
For the Period/Year	1.97	7.88 ²	7.77	1.4
Distribution Yield %	6.6% ³	6.6% ³	6.0% ⁴	

Notes:

- (1) Distribution to Unitholders is based on 100% of the taxable income available for distribution.
- (2) Total DPU for FY2013 is 7.88 cents, based on 1.97 cents, 1.97 cents, 1.97 cents and 1.97 cents reported in 1Q2013, 2Q2013, 3Q2013 and 4Q2013 results announcements respectively.
- (3) The yield is based on the market closing price per unit of \$1.185 as at the last trading day, 31 December 2013.
- (4) The yield is based on the market closing price per unit of \$1.295 as at the last trading day, 31 December 2012.

Distribution	1 October 2013 to 31 December 2013
Distribution Type	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
Distribution Rate	(a) Taxable income distribution - 0.86 cents per unit (b) Tax-exempt income distribution - 0.70 cents per unit (c) Capital distribution - 0.41 cents per unit
Books Closure Date	28 January 2014
Payment Date	28 February 2014

INTRODUCTION

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As at 31 December 2013, Keppel REIT has an asset size of approximately \$7.2 billion comprising ten premium commercial assets strategically located in the central business districts of Singapore, and Sydney, Melbourne, Brisbane and Perth in Australia.

In Singapore, Keppel REIT owns a 99.9% interest in Ocean Financial Centre, a one-third interest in Marina Bay Financial Centre Towers 1 and 2 and Marina Bay Link Mall, a one-third interest in One Raffles Quay, a 92.8% interest in Prudential Tower, and Bugis Junction Towers.

Keppel REIT now owns five premium commercial assets in Australia: a 50% interest in 8 Chifley Square and the office tower at 77 King Street, both in Sydney, a 50% interest in the office building at 8 Exhibition Street in Melbourne, a 50% interest in 275 George Street in Brisbane as well as a 50% interest in the new office tower to be built on the site of the Old Treasury Building in Perth.

Keppel REIT is sponsored by Keppel Land Limited ("Keppel Land"), one of Asia's leading property developers, and is managed by Keppel REIT Management Limited, a wholly-owned subsidiary of Keppel Land.

1. UNAUDITED RESULTS FOR THE YEAR ENDED 31 DECEMBER 2013

The Directors of Keppel REIT Management Limited, as manager of Keppel REIT, announce the following unaudited results of Keppel REIT for the year ended 31 December 2013:

1(a)(i) 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

	Note	<u>Group</u>					
		4Q2013	4Q2012	+ / (-)	FY2013	FY2012	+ / (-)
		\$'000	\$'000	%	\$'000	\$'000	%
Gross rent		45,115	39,929	13.0	169,201	153,779	10.0
Car park income		685	347	97.4	1,823	1,366	33.5
Other income		1,692	521	224.8	3,019	1,725	75.0
Property income		47,492	40,797	16.4	174,043	156,870	10.9
Property tax		(3,583)	(2,308)	55.2	(10,882)	(10,723)	1.5
Other property expenses	1	(4,778)	(3,976)	20.2	(17,890)	(14,895)	20.1
Property management fee		(1,122)	(1,067)	5.2	(4,373)	(4,000)	9.3
Maintenance and sinking fund contributions		(659)	(647)	1.9	(2,604)	(2,592)	0.5
Property expenses		(10,142)	(7,998)	26.8	(35,749)	(32,210)	11.0
Net property income		37,350	32,799	13.9	138,294	124,660	10.9
Rental support	2	17,759	17,481	1.6	72,873	86,510	(15.8)
Interest income	3	9,782	7,792	25.5	36,953	29,157	26.7
Share of results of associates	4	15,764	12,043	30.9	62,134	46,844	32.6
Share of results of joint ventures	5	687	(30)	NM	2,103	(28)	NM
Amortisation expenses	6	(5,633)	(16,759)	(66.4)	(44,860)	(64,963)	(30.9)
Borrowing costs	7	(14,524)	(12,413)	17.0	(55,178)	(46,791)	17.9
Manager's management fees	8	(11,418)	(10,272)	11.2	(42,931)	(39,438)	8.9
Trust expenses		(3,107)	(658)	372.2	(6,827)	(4,874)	40.1
Net income		46,660	29,983	55.6	162,561	131,077	24.0
Net change in fair value of investment properties	9	389,141	216,801	79.5	389,141	216,801	79.5
Total return before tax		435,801	246,784	76.6	551,702	347,878	58.6
Income tax expense	10	(7,462)	(3,499)	113.3	(16,774)	(14,881)	12.7
Total return after tax		428,339	243,285	76.1	534,928	332,997	60.6
Attributable to:							
Unitholders		428,142	243,186	76.1	534,681	329,679	62.2
Non-controlling interest		197	99	99.0	247	3,318	(92.6)
		428,339	243,285	76.1	534,928	332,997	60.6
Distribution Statement							
Total return for the period attributable to Unitholders		428,142	243,186	76.1	534,681	329,679	62.2
Net tax adjustments	11	(373,222)	(191,327)	95.1	(320,638)	(127,780)	150.9
Income available for distribution		54,920	51,859	5.9	214,043	201,899	6.0
Distribution to Unitholders	12	54,920	51,859	5.9	214,043	201,899	6.0
Distribution per unit (cents)							
For the period		1.97	1.97	-	7.88	7.77	1.4

Notes:

NM – Not meaningful

- (1) Included in other property expenses are the following:

	<u>Group</u>			
	4Q2013	4Q2012	FY2013	FY2012
	\$'000	\$'000	\$'000	\$'000
Marketing expenses	217	88	1,497	527
Utilities	1,003	1,716	5,144	5,559
Repair and maintenance	2,475	1,542	8,075	6,158
Property management reimbursements	543	277	1,937	1,681
Other property expenses	540	353	1,237	970
	4,778	3,976	17,890	14,895

- (2) This relates to the rental support top-up payments received by Keppel REIT for the additional 29% and 19.4% interests in Prudential Tower acquired on 2 November 2009 and 3 May 2011 respectively, the one-third interest in BFC Development LLP ("BFCDLLP") which holds Marina Bay Financial Centre Towers 1 and 2 and Marina Bay Link Mall, the office tower at 77 King Street, Sydney, and the approximate 99.9% interest in Ocean Properties LLP ("OPLLP") which holds Ocean Financial Centre ("OFC"). In the prior year, the rental support top-up payments received by Keppel REIT also included its one-third interest in One Raffles Quay Pte Ltd ("ORQPL").

- (3) Interest income comprises the following:

	<u>Group</u>			
	4Q2013	4Q2012	FY2013	FY2012
	\$'000	\$'000	\$'000	\$'000
Interest income from fixed deposits and current accounts	164	181	724	986
Interest income from shareholder's loans to ORQPL and BFCDLLP	5,334	5,657	21,416	22,519
Interest income from convertible notes in Mirvac 8 Chifley Trust and Mirvac (Old Treasury) Trust	4,284	1,954	14,813	5,652
	9,782	7,792	36,953	29,157

- (4) Share of results of associates for the current period relates to Keppel REIT's one-third interests in (i) ORQPL's net profit after tax and before net change in fair value of investment property, and (ii) BFCDLLP's partnership profit, before net change in fair value of investment property. Share of results of associates for the comparative period relates to Keppel REIT's one-third interests in (i) ORQPL's net profit after tax and before net change in fair value of investment property, (ii) BFC Development Pte Ltd's ("BFCDPL") net profit after tax from 1 January 2012 till 14 June 2012 and before net change in fair value of investment property, and (iii) BFCDLLP's partnership profit from 15 June 2012, before net change in fair value of investment property.

- (5) Share of results of joint ventures relates to Keppel REIT's 50% interests in Mirvac 8 Chifley Trust's ("M8CT") and Mirvac (Old Treasury) Trust's ("MOTT") net profit after tax and before net change in fair value of investment properties.

- (6) Please refer to paragraph 1(b)(i), note 4.

- (7) Borrowing costs comprise the following:

	<u>Group</u>			
	4Q2013	4Q2012	FY2013	FY2012
	\$'000	\$'000	\$'000	\$'000
Interest expense on term loans	13,522	10,129	48,378	38,396
Interest expense on revolving loans	334	1,962	4,374	7,137
Amortisation of capitalised transaction costs	668	322	2,426	1,258
	14,524	12,413	55,178	46,791

- (8) The Manager has elected to receive 100% of its management fees earned in respect of the approximate 87.5% interest in OPLLP and the 50% interest in 8 Exhibition Street as well as 50% of its management fee earned for the approximate 12.4% interest in OPLLP and the rest of the properties in units of Keppel REIT for FY2013 and FY2012.
- (9) The net change in fair value on investment properties is analysed as follows:

	<u>Group</u>			
	4Q2013	4Q2012	FY2013	FY2012
	\$'000	\$'000	\$'000	\$'000
Investment properties held directly by the Trust	254,595	150,072	254,595	150,072
Investment properties held directly by associates	120,040	77,765	120,040	77,765
Investment properties held directly by joint ventures	22,993	6,325	22,993	6,325
Effects of recognising rental income on a straight line basis over the lease term	(8,487)	(17,361)	(8,487)	(17,361)
	<u>389,141</u>	<u>216,801</u>	<u>389,141</u>	<u>216,801</u>

- (10) Income tax expense comprises (i) tax of 17% (2012: 17%) on the rental support top-up payments received by Keppel REIT for its interests in ORQPL, BFCDLLP and OPLLP, net of deductible interest expense, (ii) withholding tax expense in relation to the income from the Group's investments in Australia, and (iii) deferred tax on valuation gain of Australian investment properties.
- (11) Included in the net tax adjustments are the following:

	<u>Group</u>			
	4Q2013	4Q2012	FY2013	FY2012
	\$'000	\$'000	\$'000	\$'000
Management fees paid and/or payable in units	7,793	6,850	28,657	26,490
Trustee's fees	274	246	1,018	939
Net change in fair value of investment properties (net of non-controlling interest)	(388,960)	(216,719)	(388,960)	(216,719)
Amortisation of intangible asset and capitalised transaction costs	6,301	17,081	47,286	66,221
Temporary differences and other tax adjustments	1,370	1,215	(8,639)	(4,711)
	<u>(373,222)</u>	<u>(191,327)</u>	<u>(320,638)</u>	<u>(127,780)</u>

Included in temporary differences and other tax adjustments are share of results of associates and joint ventures, dividend and distributions income, effect of recognising rental income on a straight line basis over the lease terms, non-taxable income and non-deductible expenses.

- (12) Keppel REIT has been distributing 100% of its taxable income available for distribution to Unitholders. The distribution to Unitholders is based on 100% of the taxable income available for distribution to Unitholders.

1(a)(ii) Statement of comprehensive income together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Comprehensive Income

	<u>Group</u>					
	4Q2013 \$'000	4Q2012 \$'000	+ / (-) %	FY2013 \$'000	FY2012 \$'000	+ / (-) %
Total return after tax	428,339	243,285	76.1	534,928	332,997	60.6
Other comprehensive income:						
Foreign currency translation	(21,373)	(5,698)	275.1	(90,690)	(15,494)	485.3
<u>Cashflow hedges:</u>						
Net change in fair value of cash flow hedges	(7,334)	(3,264)	124.7	(162)	(12,135)	(98.7)
Share of net change in fair value of cash flow hedges of an associate	(526)	(484)	8.7	760	(1,719)	NM
Other comprehensive income for the period/year	(29,233)	(9,446)	209.5	(90,092)	(29,348)	207.0
Total comprehensive income for the period/year	399,106	233,839	70.7	444,836	303,649	46.5
Attributable to:						
Unitholders	398,912	233,824	70.6	444,587	300,331	48.0
Non-controlling interest	194	15	>500	249	3,318	(92.5)
	399,106	233,839	70.7	444,836	303,649	46.5

NM – Not meaningful

1(b)(i) **Balance sheets, together with a comparative statement of the end of the immediately preceding financial year**

Balance Sheets

	Note	Group			Trust		
		31/12/2013 \$'000	31/12/2012 \$'000	+ / (-) %	31/12/2013 \$'000	31/12/2012 \$'000	+ / (-) %
Non-current assets							
Investment properties	1	4,015,094	3,614,744	11.1	994,760	942,034	5.6
Investment in subsidiaries		-	-	-	1,837,852	1,839,552	(0.1)
Investment in associates	2	2,269,185	2,155,050	5.3	1,979,167	1,978,145	0.1
Investment in joint ventures	3	315,310	140,079	125.1	-	-	-
Amount owing by subsidiary		-	-	-	798,648	496,862	60.7
Fixed assets		23	38	(39.5)	-	-	-
Intangible asset	4	47,356	92,371	(48.7)	1,094	5,241	(79.1)
Derivative financial instruments	5	2,738	-	NM	-	-	-
Total non-current assets		6,649,706	6,002,282	10.8	5,611,521	5,261,834	6.6
Current assets							
Trade and other receivables	6	33,865	28,669	18.1	40,128	43,631	(8.0)
Prepaid expenses		1,010	1,130	(10.6)	22	637	(96.5)
Cash and bank balances		90,611	101,930	(11.1)	61,782	59,091	4.6
Derivative financial instruments	7	347	5,461	(93.6)	347	5,461	(93.6)
Total current assets		125,833	137,190	(8.3)	102,279	108,820	(6.0)
Total assets		6,775,539	6,139,472	10.4	5,713,800	5,370,654	6.4
Current liabilities							
Trade and other payables		94,258	139,605	(32.5)	43,095	45,176	(4.6)
Income received in advance		1,621	2,415	(32.9)	239	249	(4.0)
Short term borrowings	8	281,953	154,964	81.9	281,953	99,964	182.1
Current portion of security deposits		3,927	3,544	10.8	852	3,544	(76.0)
Derivative financial instruments	9	6,559	760	>500	6,559	760	>500
Provision for taxation		10,858	14,577	(25.5)	10,998	13,614	(19.2)
Total current liabilities		399,176	315,865	26.4	343,696	163,307	110.5
Non-current liabilities							
Income received in advance		19,585	30,551	(35.9)	17,907	27,860	(35.7)
Long term borrowings	8	2,400,905	2,267,723	5.9	1,944,642	1,898,328	2.4
Derivative financial instruments	9	21,966	29,978	(26.7)	20,332	29,829	(31.8)
Non-current portion of security deposits		30,183	29,387	2.7	9,281	7,137	30.0
Deferred tax liabilities	10	4,753	-	NM	-	-	-
Total non-current liabilities		2,477,392	2,357,639	5.1	1,992,162	1,963,154	1.5
Total liabilities		2,876,568	2,673,504	7.6	2,335,858	2,126,461	9.8
Net assets		3,898,971	3,465,968	12.5	3,377,942	3,244,193	4.1
Represented by:							
Unitholders' funds		3,896,993	3,464,157	12.5	3,377,942	3,244,193	4.1
Non-controlling interest		1,978	1,811	9.2	-	-	-
		3,898,971	3,465,968	12.5	3,377,942	3,244,193	4.1
Net asset value per unit (\$)		1.40	1.32		1.21	1.23	
Gross borrowings / Value of deposited properties (%)	11	42.1	42.9				

Notes:

NM – Not meaningful

- (1) *The increase in investment properties is due mainly to the revaluation of investment properties and capital expenditure, acquisition of the 50% interest in 8 Exhibition Street, offset by translation differences arising from the Australian properties. The valuations were conducted by independent valuers. The valuations of the properties as at 31 December 2013 were:*

<u>Property</u>	<u>Tenure</u>	<u>Date of valuation</u>	<u>Valuation</u> \$'000
Prudential Tower	99 years from 15 January 1996	31 December 2013	490,000
Bugis Junction Towers	99 years from 10 September 1990	31 December 2013	504,760
Ocean Financial Centre	99 years from 14 December 2011	31 December 2013	2,464,064
77 King Street	Freehold	31 December 2013	143,000
275 George Street	Freehold	31 December 2013	219,648 *
8 Exhibition Street	Freehold	31 December 2013	193,622 *
			4,015,094

* Based on the Group's proportionate share of 50% interest.

- (2) *This relates to the one-third equity interests in ORQPL and BFCDLLP, advances to these associates and the Group's share of post-acquisition results of these associates.*
- (3) *This relates to the 50% interest in M8CT and Mirvac 8 Chifley Pty Limited; and 50% interest in MOTT and Mirvac (Old Treasury) Pty Limited acquired on 28 March 2013. It also includes convertible notes held in and advances to these joint ventures. The properties held through M8CT and MOTT are 8 Chifley Square (which received its Certificate of Practical Completion in July 2013) and the new office tower to be built on the Old Treasury Building site respectively.*
- (4) *This relates to the unamortised aggregate rental support top-up payments receivable by the Group for its one-third interest in BFCDLLP, 100% interest in the office tower at 77 King Street, Sydney, the additional 19.4% interest in Prudential Tower, and the approximate 99.9% interest in OPLLP. The intangible asset is amortised over the remaining rental support periods for the respective properties.*
- (5) *This relates to the fair value of interest rate swaps entered into by the Group.*
- (6) *Included in the balances are receivables for rental support top-up payments of \$20.8 million as at 31 December 2013 (31 December 2012: \$20.5 million).*
- (7) *This relates to the fair value of the foreign currency forward contracts entered into in relation to the net income from the Australian properties.*
- (8) *This relates mainly to bank borrowings taken up to finance the acquisition of one-third equity interest in associates, ORQPL and BFCDLLP, the additional 19.4% interest in Prudential Tower, the 50% interest in M8CT, the approximate 99.9% interest in OPLLP, 50% interest in MOTT and 50% interest in 8 Exhibition Street. The Group's balance also includes OPLLP's bank borrowings.*
- (9) *This relates to the fair value of the foreign currency forward contracts entered into in relation to the investments in MOTT and M8CT, and fair value of interest rate swaps entered into by the Group.*
- (10) *This relates to provision for deferred tax on valuation gain of Australian investment properties.*
- (11) *This is based on the total amount of gross borrowings and valuation of deposited properties (held directly and indirectly) of \$7.2 billion as at 31 December 2013 (31 December 2012: \$6.5 billion).*

1(b)(ii) Aggregate Amount of Borrowings and Debt Securities

	<u>Group</u>	
	As at 31/12/13 \$'000	As at 31/12/12 \$'000
Secured borrowings		
Amount repayable after one year	886,954	853,780
Less: Unamortised portion of fees	(4,312)	(5,594)
	882,642	848,186
Unsecured borrowings		
Amount repayable within one year	282,039	155,000
Amount repayable after one year	1,522,884	1,422,147
Less: Unamortised portion of fees	(4,707)	(2,646)
	1,800,216	1,574,501
Total borrowings	2,682,858	2,422,687

Details of Collaterals

As a security for the 5-year term loan facilities of \$425 million, the Group mortgaged its Bugis Junction Towers and a 73.4% interest in Prudential Tower. In addition, Keppel REIT granted the lender the following:

- (i) an assignment of the rights, title and interest of the Trust and the insurances effected over Bugis Junction Towers;
- (ii) an assignment of all the rights, benefits, title and interest of the Trust in and to the property sale agreement and tenancy agreements relating to Bugis Junction Towers; and
- (iii) a debenture creating fixed and floating charges over all assets of the Trust relating to Bugis Junction Towers.

For the 5-year term loan facility of \$505 million, the Group granted the lenders securities of up to an aggregate principal amount of \$900 million comprising of a mortgage against OFC and the following:

- (i) an assignment of construction contracts and construction guarantees; and
- (ii) an assignment of rental and insurance proceeds derived from OFC.

As at 31 December 2013, the Group had total borrowings of approximately \$2,691.9 million and an unutilised \$735.7 million of facilities available to meet its future obligations. The all-in interest rate for all borrowings for 4Q2013 stood at 2.15% per annum.

1(c) Consolidated Statement of Cash Flows

	Note	<u>Group</u>			
		4Q2013	4Q2012	FY2013	FY2012
		\$'000	\$'000	\$'000	\$'000
Operating activities					
Total return before tax		435,801	246,784	551,702	347,878
Adjustments for:					
Interest income		(9,782)	(7,792)	(36,953)	(29,157)
Amortisation expense		5,633	16,759	44,860	64,963
Share of results of associates		(15,764)	(12,043)	(62,134)	(46,844)
Share of results of joint ventures		(687)	30	(2,103)	28
Borrowing costs		14,524	12,413	55,178	46,791
Management fees paid and/or payable in units		7,793	6,850	28,657	26,490
Net change in fair value of investment properties		(389,141)	(216,801)	(389,141)	(216,801)
Depreciation		3	3	15	15
Rental support income		(17,759)	(17,481)	(72,873)	(86,510)
Translation differences		1,662	(1,465)	3,728	(924)
Operating cash flows before changes in working capital		32,283	27,257	120,936	105,929
(Increase)/Decrease in receivables		(5,164)	(135)	(5,544)	3,625
Increase/(Decrease) in payables		1,268	12,723	(40,898)	(3,630)
Increase in security deposits		826	943	1,179	4,998
Cash flows from operations		29,213	40,788	75,673	110,922
Income taxes paid		(4,440)	(1,682)	(15,418)	(6,097)
Net cash flows generated from operating activities		24,773	39,106	60,255	104,825
Investing activities					
Purchase of investment property		-	-	(187,184)	-
Improvement in investment properties		(24)	(1,406)	(17,805)	(4,715)
Interest received		7,449	7,446	34,422	28,011
Rental support received		18,701	19,156	72,644	83,288
Investment in joint ventures		(22,180)	(20,332)	(189,479)	(100,220)
Investment in associates		(1,735)	-	(1,735)	-
Distribution received from a joint venture		293	-	856	-
Dividend income/distribution received from associates		32,190	27,189	64,593	52,028
Net cash flows generated from/(used in) investing activities		34,694	32,053	(223,688)	58,392
Financing activities					
Distribution to Unitholders	1	(34,495)	(51,459)	(211,268)	(212,170)
Loans drawdown		392,360	532,391	968,834	789,050
Repayment of loan drawdown		(360,000)	(528,780)	(707,883)	(528,780)
Upfront debt arrangement costs		(371)	(4,700)	(3,206)	(4,800)
Proceeds from placement		-	-	172,900	-
Acquisition of non-controlling interest		-	(141)	-	(157,207)
Partnership distribution to non-controlling interest		(27)	(15)	(76)	(3,168)
Interest paid		(18,866)	(18,260)	(52,603)	(46,259)
Issue expenses		-	-	(2,190)	-
Net cash flows (used in)/generated from financing activities		(21,399)	(70,964)	164,508	(163,334)
Net increase/(decrease) in cash and cash equivalents		38,068	195	1,075	(117)
Cash and cash equivalents at the beginning of period		33,447	71,696	71,766	72,419
Effect of exchange rate changes on cash and cash equivalents		(375)	(125)	(1,701)	(536)
Cash and cash equivalents at the end of period		71,140	71,766	71,140	71,766
Cash and bank balances		90,611	101,930	90,611	101,930
Less: Rental support received in advance held in escrow accounts	2	(19,471)	(30,164)	(19,471)	(30,164)
Cash and cash equivalents per Consolidated Statement of Cash Flows		71,140	71,766	71,140	71,766

Note:

(1) Distribution for FY2013 is for the period of 1 October 2012 to 31 December 2012, paid on 27 February 2013; 1 January 2013 to 3 March 2013, paid on 12 April 2013; 4 March 2013 to 31 March 2013, paid on 28 May 2013; 1 April 2013 to 30 June 2013, paid on 28 August 2013; 1 July 2013 to 5 August 2013, paid on 20 September 2013; and 6 August 2013 to 30 September 2013, paid on 28 November 2013.

Distribution for FY2012 is for the period 1 July 2011 to 31 December 2011, paid on 24 February 2012; 1 January 2012 to 30 June 2012, paid on 27 August 2012; and 1 July 2012 to 30 September 2012, paid on 27 November 2012.

(2) This relates to the rental support top-up payments received in advance by Keppel REIT held in escrow accounts for the additional 29% and 19.4% interests in Prudential Tower, the 12.39% interest in OPLLP and the office tower at 77 King Street.

1(d)(i) Statements of Movements in Unitholders' Funds

<u>Group</u>	<i>Note</i>	<u>Units in Issue</u>	<u>Accumulated Profits</u>	<u>Foreign Currency Translation Reserve</u>	<u>Hedging Reserve</u>	<u>Discount on Acquisition of Non-Controlling Interest</u>	<u>Unitholders' Funds</u>	<u>Non-Controlling Interest</u>	<u>Total</u>
At 1 January 2013		2,771,684	722,957	(4,138)	(28,599)	2,253	3,464,157	1,811	3,465,968
Return for the period		-	534,681	-	-	-	534,681	247	534,928
Other comprehensive income	1	-	-	(90,690)	596	-	(90,094)	2	(90,092)
Total comprehensive income		-	534,681	(90,690)	596	-	444,587	249	444,836
Issue of units for payment of management fees	2	27,838	-	-	-	-	27,838	-	27,838
Issue of placement units	3	172,900	-	-	-	-	172,900	-	172,900
Issue expenses	4	(2,190)	-	-	-	-	(2,190)	-	(2,190)
Distribution to Unitholders		(45,941)	(165,327)	-	-	-	(211,268)	-	(211,268)
Distribution of partnership profits to non-controlling interest		-	-	-	-	-	-	(82)	(82)
Acquisition expenses adjustments		-	-	-	-	969	969	-	969
At 31 December 2013		2,924,291	1,092,311	(94,828)	(28,003)	3,222	3,896,993	1,978	3,898,971

<u>Group</u>	<i>Note</i>	<u>Units in Issue</u>	<u>Accumulated Profits</u>	<u>Foreign Currency Translation Reserve</u>	<u>Hedging Reserve</u>	<u>Discount on Acquisition of Non-Controlling Interest</u>	<u>Unitholders' funds</u>	<u>Non-Controlling Interest</u>	<u>Total</u>
At 1 January 2012		2,682,996	599,806	11,356	(14,745)	-	3,279,413	212,833	3,492,246
Return for the period		-	329,679	-	-	-	329,679	3,318	332,997
Other comprehensive income	1	-	-	(15,494)	(13,854)	-	(29,348)	-	(29,348)
Total comprehensive income		-	329,679	(15,494)	(13,854)	-	300,331	3,318	303,649
Issue of units for payment of management fees	5	23,486	-	-	-	-	23,486	-	23,486
Issue of placement units	6	70,200	-	-	-	-	70,200	-	70,200
Issue expenses adjustment	7	644	-	-	-	-	644	-	644
Distribution to Unitholders		(5,642)	(206,528)	-	-	-	(212,170)	-	(212,170)
Distribution of partnership profits to non-controlling interest		-	-	-	-	-	-	(3,168)	(3,168)
Acquisition of non-controlling interest		-	-	-	-	2,253	2,253	(211,172)	(208,919)
At 31 December 2012		2,771,684	722,957	(4,138)	(28,599)	2,253	3,464,157	1,811	3,465,968

1(d)(i) Statements of Movements in Unitholders' Funds (cont'd)

Notes:

- (1) Other comprehensive income relates to the movement in foreign currency translation reserve arising from the translation of foreign entities, intercompany loans that form part of the Group's net investment in foreign entities, 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 share of hedging reserve of an associate.
- (2) This represents 21,501,637 units issued in FY2013 as payment of management fees in units.
- (3) This relates to the placement of 40 million units at an issue price of \$1.33 per unit on 4 March 2013 and the placement of 95 million units at an issue price of \$1.26 per unit on 6 August 2013. The net proceeds raised have been used to repay outstanding borrowings and for the acquisition of the 50% interest in 8 Exhibition Street respectively.
- (4) This relates to issue expenses in relation to the placements as mentioned in note 3 above.
- (5) This represents 23,605,269 units issued in FY2012 as payment of management fees in units.
- (6) This relates to the placement of 60 million units at an issue price of \$1.17 per unit as part payment for the acquisition of additional 12.4% interest in OPLLP.
- (7) This relates to issue expense adjustments in relation to the previous years' rights issues.

<u>Trust</u>	<u>Note</u>	<u>Units in Issue</u> \$'000	<u>Accumulated Profits</u> \$'000	<u>Hedging Reserve</u> \$'000	<u>Total</u> \$'000
At 1 January 2013		2,771,684	497,637	(25,128)	3,244,193
Return for the period		-	147,574	-	147,574
Other comprehensive income	1	-	-	(1,105)	(1,105)
Total comprehensive income		-	147,574	(1,105)	146,469
Issue of units for payment of management fees	2	27,838	-	-	27,838
Issue of placement units	3	172,900	-	-	172,900
Issue expenses	4	(2,190)	-	-	(2,190)
Distribution to Unitholders		(45,941)	(165,327)	-	(211,268)
At 31 December 2013		2,924,291	479,884	(26,233)	3,377,942

<u>Trust</u>	<u>Note</u>	<u>Units in Issue</u> \$'000	<u>Accumulated Profits</u> \$'000	<u>Hedging Reserve</u> \$'000	<u>Total</u> \$'000
At 1 January 2012		2,682,996	487,105	(13,142)	3,156,959
Return for the period		-	217,060	-	217,060
Other comprehensive income	1	-	-	(11,986)	(11,986)
Total comprehensive income		-	217,060	(11,986)	205,074
Issue of units for payment of management fees	5	23,486	-	-	23,486
Issue of placement units	6	70,200	-	-	70,200
Issue expenses adjustments	7	644	-	-	644
Distribution to Unitholders		(5,642)	(206,528)	-	(212,170)
At 31 December 2012		2,771,684	497,637	(25,128)	3,244,193

1(d)(i) Statements of Movements in Unitholders' Funds (cont'd)

Notes:

- (1) This relates to fair value changes of the cash flow hedges as a result of interest rate swaps and foreign currency forward contracts entered into by the Trust.
- (2) This represents 21,501,637 units issued in FY2013 as payment of management fees in units.
- (3) This relates to the placement of 40 million units at an issue price of \$1.33 per unit on 4 March 2013 and the placement of 95 million units at an issue price of \$1.26 per unit on 6 August 2013. The net proceeds raised had been used to repay outstanding borrowings and for the acquisition of the 50% interest in 8 Exhibition Street respectively.
- (4) This relates to issue expenses in relation to the placements as mentioned in note 3 above.
- (5) This represents 23,605,269 units issued in FY2012 as payment of management fees in units.
- (6) This relates to the placement of 60 million units at an issue price of \$1.17 per unit as part payment for the acquisition of additional 12.4% interest in OPLLP.
- (7) This relates to issue expense adjustments in relation to the previous years' rights issues.

1(d)(ii) Details of Changes in the Units

	<u>Group and Trust</u>	
	2013 Units	2012 Units
Issued units as at 1 January	2,631,180,238	2,547,574,969
Issue of new units:		
- Payment of management fees	15,639,933	17,841,347
- Placement units	135,000,000	60,000,000
Issued units as at 30 September	2,781,820,171	2,625,416,316
Issue of new units:		
- Payment of management fees	5,861,704	5,763,922
Issued units as at 31 December	2,787,681,875	2,631,180,238

1(d)(iii) To show the total number of issued shares excluding treasury shares as at the end of the current financial period, and as at the end of the immediately preceding year.

Keppel REIT did not hold any treasury units as at 31 December 2013 and 31 December 2012.

Total number of issued units in Keppel REIT as at 31 December 2013 and 31 December 2012 are as disclosed in paragraph 1(d)(ii).

1(d)(iv) A statement showing all sales, transfers, disposal, cancellation and/or use of treasury shares as at the end of the current financial period reported on.

Not applicable.

2. AUDIT

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

3. AUDITORS' REPORT

Not applicable.

4. ACCOUNTING POLICIES

The accounting policies adopted are consistent with those of the previous financial year except that in the current financial year, the Group has adopted all the new and revised standards and Interpretations of FRS ("INT FRS") that are effective for annual period beginning on 1 January 2013.

5. CHANGES IN ACCOUNTING POLICIES

Not applicable.

6. CONSOLIDATED EARNINGS PER UNIT ("EPU") AND DISTRIBUTION PER UNIT ("DPU")

	<u>Group</u>			
	4Q2013	4Q2012	FY2013	FY2012
EPU (based on weighted average number of units as at the end of the period)				
Based on total return before fair value change on investment properties	1.41 cents	1.01 cents	5.37 cents	4.36 cents
Based on total return after fair value change on investment properties	15.39 cents	9.25 cents	19.70 cents	12.73 cents
- Weighted average number of units as at the end of the period	2,782,831,917	2,629,426,001	2,714,470,498	2,590,687,505
DPU (based on the number of units as at the end of the period)	1.97 cents	1.97 cents	7.88 cents	7.77 cents
- Number of units in issue as at the end of the period	2,787,681,875	2,631,180,238	2,787,681,875	2,631,180,238

The diluted EPU is the same as the basic EPU as there are no dilutive instruments in issue during the periods.

7. NET ASSET VALUE ("NAV")

	<u>Group</u>		<u>Trust</u>	
	As at 31/12/13	As at 31/12/12	As at 31/12/13	As at 31/12/12
NAV ¹ per unit (\$) based on issued units at the end of the period	1.40	1.32	1.21	1.23
Adjusted NAV ¹ per unit (\$) based on issued units at the end of the period (excluding the distributable income)	1.38	1.30	1.19	1.21

Note:

(1) This excludes non-controlling interest's share of net asset value.

8. REVIEW OF PERFORMANCE

8(i) Property Income Contribution of the Properties

<u>Property</u>	<u>Group</u>					
	4Q2013	4Q2012	+/(-)	FY2013	FY2012	+/(-)
	\$'000	\$'000	%	\$'000	\$'000	%
Prudential Tower	5,179	5,195	(0.3)	19,273	21,019	(8.3)
Bugis Junction Towers	4,954	5,149	(3.8)	20,278	20,427	(0.7)
Ocean Financial Centre ¹	23,393	21,701	7.8	90,682	79,489	14.1
275 George Street	5,167	5,629	(8.2)	22,134	23,425	(5.5)
77 King Street	3,063	3,123	(1.9)	12,801	12,510	2.3
8 Exhibition Street ²	5,736	-	NM	8,875	-	NM
Total property income	47,492	40,797	16.4	174,043	156,870	10.9

8(ii) Income Contribution of the Properties

<u>Property</u>	<u>Group</u>					
	4Q2013	4Q2012	+/(-)	FY2013	FY2012	+/(-)
	\$'000	\$'000	%	\$'000	\$'000	%
Prudential Tower	4,056	3,960	2.4	14,559	16,712	(12.9)
Bugis Junction Towers	3,859	4,108	(6.1)	16,436	16,652	(1.3)
Ocean Financial Centre ¹	18,329	17,661	3.8	72,320	62,346	16.0
275 George Street	4,302	4,602	(6.5)	17,959	19,111	(6.0)
77 King Street	2,309	2,468	(6.4)	10,162	9,839	3.3
8 Exhibition Street ²	4,495	-	NM	6,858	-	NM
Total net property income	37,350	32,799	13.9	138,294	124,660	10.9
One-third interest in ORQPL:						
- Rental support	-	-	-	-	9,267	NM
- Interest income	364	388	(6.2)	1,463	1,544	(5.2)
- Dividend income	7,530	6,015	25.2	30,066	25,255	19.0
Total income from one-third interest in ORQPL	7,894	6,403	23.3	31,529	36,066	(12.6)
One-third interest in BFCDLLP:						
- Rental support	2,363	1,141	107.1	8,710	5,848	48.9
- Interest income	4,970	5,269	(5.7)	19,953	20,975	(4.9)
- Dividend income ³	8,110	7,132	13.7	34,527	26,773	29.0
Total income from one-third interest in BFCDLLP	15,443	13,542	14.0	63,190	53,596	17.9
Ocean Financial Centre ¹						
- Rental support	14,622	15,265	(4.2)	59,439	67,144	(11.5)
8 Chifley Square ⁴						
- Interest income	2,751	1,954	40.8	10,275	5,652	81.8
Old Treasury Building ⁵						
- Interest income	1,533	-	NM	4,538	-	NM
Total income contribution	79,593	69,963	13.8	307,265	287,118	7.0

Notes:

NM – Not meaningful

- (1) The acquisitions of the approximate 87.5% and 12.4% interests in OPLLP which owns OFC were completed on 14 December 2011 and 25 June 2012 respectively.
- (2) The acquisition of the 50% interest in 8 Exhibition Street was completed on 1 August 2013.
- (3) Income for the comparative periods comprises dividend income from BFCDDL prior to its conversion to a limited liability partnership on 15 June 2012 and the distributions from BFCDLLP subsequent to its conversion. Income for the current periods comprises distribution from BFCDLLP subsequent to its conversion in FY2012.
- (4) 8 Chifley Square received its Certificate of Practical Completion in July 2013.
- (5) The acquisition of the 50% interest in a new office tower to be built on the Old Treasury Building site, Perth was legally completed on 28 March 2013. The property is currently under development and is scheduled for completion in second half of 2015.

8. REVIEW OF PERFORMANCE (CONT'D)

Review of Performance for FY2013 vs FY2012

The Group recorded its highest full-year distributable income since listing of \$214.0 million for FY2013. This is an increase of 6.0% year-on-year and represents a distribution yield of 6.6% based on Keppel REIT's closing price of \$1.185 on 31 December 2013.

The distributable income included (i) additional contributions from BFCDLLP as a result of its conversion to a limited liability partnership on 15 June 2012, (ii) contributions from the 12.4% interest in OPLLP acquired on 25 June 2012, which holds OFC, (iii) contributions from the 50% interest in Mirvac (Old Treasury) Trust acquired on 28 March 2013, which holds the office tower in Perth that is currently under construction, and (iv) contributions from the 50% interest in 8 Exhibition Street acquired on 1 August 2013.

Property income for FY2013 was \$174.0 million, an increase of \$17.1 million or 10.9% over that for FY2012. The increase was due mainly to higher property income from OFC and contributions from the 50% interest in 8 Exhibition Street acquired on 1 August 2013.

Net property income increased from \$124.7 million for FY2012 to \$138.3 million or 10.9% for FY2013. This was attributable mainly to better performance from OFC and contributions from the 50% interest in 8 Exhibition Street acquired on 1 August 2013.

The Group's total return before tax for FY2013 was \$551.7 million, an increase of 58.6% over FY2012 as a result of higher net property income, higher interest income, higher share of results of associates and joint ventures, lower amortisation expenses and higher net fair value gain in investment properties. These were partly offset by lower rental support, higher borrowing costs and management fees.

FY2013 DPU rose 1.4% to 7.88 cents from 7.77 cents for FY2012.

Review of Performance for 4Q2013 vs 4Q2012

Property income for 4Q2013 was \$47.5 million, an increase of approximately 16.4% compared with the property income of \$40.8 million in 4Q2012. The increase was due mainly to higher property income from OFC and 8 Exhibition Street which was acquired on 1 August 2013.

Net property income for 4Q2013 was \$37.4 million, an increase of \$4.6 million as compared with 4Q2012, due mainly to better performance from OFC and the acquisition of 8 Exhibition Street.

The Group's total return before tax for 4Q2013 was \$435.8 million, an increase of 76.6% over 4Q2012 due mainly to higher net property income, higher interest income, higher share of results of associates and joint ventures, lower amortisation expenses and higher net fair value gain in investment properties. These were partly offset by higher borrowing costs and management fees as a result of the larger portfolio of assets under management.

Distribution to Unitholders increased 5.9% from \$51.9 million in 4Q2012 to \$54.9 million in 4Q2013.

The all-in interest rate was 2.15% for 4Q2013. The aggregate leverage stood at 42.1% as at 31 December 2013.

The Singapore properties are fully leased and the Group's portfolio attained 99.8% committed occupancy as at 31 December 2013. Seven out of the Group's eight buildings are 100% occupied.

9. VARIANCE FROM FORECAST STATEMENT

Not applicable.

10. PROSPECTS

According to advanced estimates by the Ministry of Trade and Industry, Singapore's 2013 full-year GDP growth is expected to be 3.7%, higher than the forecast of between 1% and 3% growth at the beginning of 2013. In 4Q2013, Singapore's economy was also forecasted to have expanded by 4.4%.

Industry consultants expect that there will be positive absorption in office space and an upward shift in rental rates in the next few years. This may be attributable to economic growth in the ASEAN region, limited supply of Grade A office space for the next two years as well as Singapore's success in positioning itself as a business hub for various industries. In recent months, there have been increased interest from Asia-Pacific financial institutions entering and expanding their operations in Singapore.¹

According to CBRE, Singapore's overall island-wide office occupancy increased to 95.6% in 4Q 2013 with a significant improvement in leasing activity in the core CBD, particularly for the Grade A sector. Average core CBD occupancy increased to 95.2%, and average monthly rents of Grade A office space improved 2.1% to \$9.75 psf as at end December 2013. With sustained office demand from the insurance, professional services, technology and social media sectors, leasing activity is expected to be concentrated in higher-quality buildings. Coupled with limited new supply, CBRE expects Grade A office rental growth to lead the sector with growth of 8% and above 10% for 2014 and 2015 respectively.

In Australia, the Reserve Bank of Australia maintained interest rates at 2.5% to promote export earnings and domestic investments. In 3Q 2013, the construction, logistics and transport, financial and insurance services, public administration and health care sectors contributed primarily to Australia's GDP growth. Improving consumer confidence in recent months coupled with the competitive Australian dollar have supported the manufacturing and tourism industry, and encouraged more domestic spending. This has helped to boost the non-mining sectors and further rebalance the Australian economy.

Following the Federal election in September 2013, confidence in the economy has gradually improved, resulting in higher leasing activity in Sydney and Brisbane. Both Sydney and Melbourne have also seen an increase in the number of tenants migrating from the fringe areas into the CBD. In Perth, pre-commitment continues to be the main leasing activity.

Note:

(1) *Business Times*, 16 December 2013: "Grade A CBD rents poised to rise next year: analysts" and CBRE, 12 December 2013: "Vacancy Levels For Office Space Lowest Since 2008 On The Back Of Healthy Take Up"

11. RISK FACTORS AND RISK MANAGEMENT

The Manager ascribes great 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 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. Steps have been taken to plan for funding and expense requirements so as to manage the cash position at any point of time.

Credit risk

Credit risk assessments of tenants are carried out by way of evaluation of information from corporate searches conducted prior to the signing of lease agreements. Tenants are required to pay a security deposit as a multiple of monthly rents and maintain sufficient deposits in their accounts. In addition, the Manager also monitors the property portfolio's tenant trade sector mix to assess and manage exposure to any one potentially volatile trade sector.

Currency risk

The Group's foreign currency risk relates mainly to its exposure to its investments in Australia, and the distributable income from and progressive payments related to such Australian 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 promote sustainability of net property income. Some of these measures include steps taken to negotiate for favourable terms/covenants, manage expenses, and actively monitor rental payments from tenants, continuously evaluate the Group's counter-parties and maximise property value. In addition, the Manager also continuously reviews disaster and pandemic business continuity plans and modifies them, when necessary.

12. DISTRIBUTIONS

(a) Current Financial Period Reported on

Name of Distribution	Distribution for 1 October 2013 to 31 December 2013
Distribution Type	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
Distribution Rate	(a) Taxable income distribution - 0.86 cents per unit (b) Tax-exempt income distribution - 0.70 cents per unit (c) Capital distribution - 0.41 cents per unit
Tax Rate	<p><u>Taxable income distribution</u> Individuals who receive such distribution as investment income will be exempted from tax.</p> <p>Qualifying Unitholders will receive pre-tax distributions and pay tax on the distributions at their own marginal rates subsequently.</p> <p>Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax-exempt.</p> <p>Subject to meeting certain conditions, foreign non-individual unitholders will receive their distributions after deduction of tax at the rate of 10%.</p> <p>All other investors will receive their distributions after deduction of tax at the rate of 17%.</p> <p><u>Tax-exempt income distribution</u> Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to net taxed income and one-tier dividend income received by Keppel REIT.</p> <p><u>Capital distribution</u> Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Keppel REIT units, the amount of capital distribution will be applied to reduce the cost base of their Keppel REIT units for Singapore income tax purposes.</p>

12. DISTRIBUTIONS (CONT'D)

(b) Corresponding Period of the Immediately Preceding Financial Year

Name of Distribution	Distribution for 1 October 2012 to 31 December 2012
Distribution Type	(a) Taxable income (b) Tax-exempt income (c) Capital distribution
Distribution Rate	(a) Taxable income distribution - 0.39 cents per unit (b) Tax-exempt income distribution - 0.87 cents per unit (c) Capital distribution - 0.71 cents per unit
Tax Rate	<p><u>Taxable income distribution</u> Individuals who receive such distribution as investment income will be exempted from tax. Qualifying Unitholders will receive pre-tax distributions and pay tax on the distributions at their own marginal rates subsequently.</p> <p>Investors using CPF funds and SRS funds will also receive pre-tax distributions. These distributions are tax-exempt.</p> <p>Subject to meeting certain conditions, foreign non-individual unitholders will receive their distributions after deduction of tax at the rate of 10%.</p> <p>All other investors will receive their distributions after deduction of tax at the rate of 17%.</p> <p><u>Tax-exempt income distribution</u> Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to net taxed income and one-tier dividend income received by Keppel REIT.</p> <p><u>Capital distribution</u> Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Keppel REIT units, the amount of capital distribution will be applied to reduce the cost base of their Keppel REIT units for Singapore income tax purposes.</p>

(c) Date Payable

28 February 2014

(d) Books Closure Date

28 January 2014

13. DISTRIBUTION STATEMENT

Other than as disclosed in paragraph 12(a), no distribution has been declared/recommended.

14. SEGMENTAL INFORMATION

	<u>Group</u>		+/(-) %
	FY2013 \$'000	FY2012 \$'000	
Property			
Prudential Tower	14,559	16,712	(12.9)
Bugis Junction Towers	16,436	16,652	(1.3)
Ocean Financial Centre ¹	72,320	62,346	16.0
275 George Street	17,959	19,111	(6.0)
77 King Street	10,162	9,839	3.3
8 Exhibition Street ²	6,858	-	NM
Total net property income	138,294	124,660	10.9
One-third interest in ORQPL:			
- Rental support	-	9,267	NM
- Interest income	1,463	1,544	(5.2)
- Dividend income	30,066	25,255	19.0
Total income from one-third interest in ORQPL	31,529	36,066	(12.6)
One-third interest in BFCDLLP:			
- Rental support	8,710	5,848	48.9
- Interest income	19,953	20,975	(4.9)
- Dividend income ³	34,527	26,773	29.0
Total income from one-third interest in BFCDLLP	63,190	53,596	17.9
Ocean Financial Centre ¹			
- Rental support	59,439	67,144	(11.5)
8 Chifley Square ⁴			
- Interest income	10,275	5,652	81.8
Old Treasury Building ⁵			
- Interest income	4,538	-	NM
Total income contribution	307,265	287,118	7.0

Notes:

NM – Not meaningful

- (2) The acquisitions of the approximate 87.5% and 12.4% interests in OPLLP which owns OFC were completed on 14 December 2011 and 25 June 2012 respectively.
- (3) The acquisition of the 50% interest in 8 Exhibition Street was completed on 1 August 2013.
- (4) Income for the comparative periods comprises dividend income from BFCDDL prior to its conversion to a limited liability partnership on 15 June 2012 and the distributions from BFCDLLP subsequent to its conversion. Income for the current periods comprises distribution from BFDLLP subsequent to its conversion in FY2012.
- (5) 8 Chifley Square received its Certificate of Practical Completion in July 2013.
- (6) The acquisition of the 50% interest in a new office tower to be built on the Old Treasury Building site, Perth was legally completed on 28 March 2013. The property is currently under development and is scheduled for completion in second half of 2015.

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

Please refer to paragraph 8 on the review of performance.

16. BREAKDOWN OF SALES

	<u>Group</u>		+/(-) %
	FY2013 \$'000	FY2012 \$'000	
(a) Property income reported for first half year	82,599	75,873	8.9
(b) Total return after tax for first half year	69,600	58,886	18.2
(c) Property income reported for second half year	91,444	80,997	12.9
(d) Total return after tax for second half year ¹	465,328	274,111	69.8

Notes:

(1) The total return after tax for second half year FY2013 and FY2012 includes fair value changes of the investment properties amounting to approximately \$389.1 million and \$216.8 million respectively. Fair value changes are non-taxable items and have no impact on the distributable income to Unitholders.

17. INTERESTED PERSON TRANSACTIONS (“IPTs”)

Name of Interested Person	Aggregate value of all interested person transactions during the financial period under review (excluding transactions of less than \$100,000)	
	FY2013 \$'000	FY2012 \$'000
<u>Temasek Holdings (Private) Limited and its subsidiaries</u>		
- Enhancement works to OFC linkway	320	-
- Rental income ¹	107	-
<u>Keppel Corporation Limited and its subsidiaries or associates</u>		
- Manager's management fees	42,932	39,438
- Acquisition fee	3,970	2,857
- Property management fees and reimbursable	6,005	5,455
- Project management fees	-	490
- Leasing commissions	1,772	966
- Rental and service charge income ¹	-	983
- Rental support	62,308	78,984
- Electricity expenses ¹	12,423	7,771
- Transportation expenses ¹	-	620
- Interest on borrowings ¹	-	3,336
- Settlement of accrued development costs for one-third interest in an associate	1,735	-
<u>RBC Investor Services Trust Singapore Limited</u>		
- Trustee's fees	1,018	939

No IPT mandate has been obtained by Keppel REIT for the financial period under review.

Note:

(1) The aggregate value of interested person transactions refers to the total contract sum entered into during the financial period.

18. BREAKDOWN OF TOTAL ANNUAL DISTRIBUTION

	FY2013	FY2012
	\$'000	\$'000
1 January 2012 to 30 June 2012 (paid)	-	98,295
1 July 2012 to 30 September 2012 (paid)	-	51,459
1 October 2012 to 31 December 2012 (paid)	-	52,145
1 January 2013 to 3 March 2013 (paid)	35,593	-
4 March 2013 to 31 March 2013 (paid)	16,594	-
1 April 2013 to 30 June 2013 (paid)	52,828	-
1 July 2013 to 5 August 2013 (paid)	19,613	-
6 August 2013 to 30 September 2013 (paid)	34,495	-
1 October 2013 to 31 December 2013 (to be paid) ¹	54,920	-
	<u>214,043</u>	<u>201,899</u>

Notes:

(1) Please refer to paragraph 12(a) on page 20.

19. DISCLOSURE OF PERSON OCCUPYING A MANAGERIAL POSITION

Pursuant to Rule 704(13) of the Listing Manual of the Singapore Exchange Securities Trading Limited, 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.

QUARTERLY BREAKDOWN

Appendix

Property Contribution by Asset (\$'000)

	1Q12	2Q12	3Q12	4Q12	FY12	1Q13	2Q13	3Q13	4Q13	FY13
Property										
Prudential Tower	5,231	5,321	5,272	5,195	21,019	5,004	4,475	4,615	5,179	19,273
Bugis Junction Towers	5,038	5,095	5,145	5,149	20,427	5,111	5,091	5,122	4,954	20,278
Ocean Financial Centre ¹	17,296	19,696	20,796	21,701	79,489	22,111	22,460	22,718	23,393	90,682
275 George Street	6,041	5,914	5,841	5,629	23,425	5,747	5,889	5,331	5,167	22,134
77 King Street	2,982	3,259	3,146	3,123	12,510	3,459	3,252	3,027	3,063	12,801
8 Exhibition Street ²	-	-	-	-	-	-	-	3,139	5,736	8,875
Total property income	36,588	39,285	40,200	40,797	156,870	41,432	41,167	43,952	47,492	174,043

Income Contribution by Asset (\$'000)

	1Q12	2Q12	3Q12	4Q12	FY12	1Q13	2Q13	3Q13	4Q13	FY13
Property										
Prudential Tower	4,412	4,252	4,088	3,960	16,712	3,961	3,133	3,409	4,056	14,559
Bugis Junction Towers	4,155	4,311	4,078	4,108	16,652	4,120	4,381	4,076	3,859	16,436
Ocean Financial Centre ¹	12,644	15,369	16,672	17,661	62,346	18,677	17,456	17,858	18,329	72,320
275 George Street	5,064	4,695	4,750	4,602	19,111	4,713	4,682	4,262	4,302	17,959
77 King Street	2,234	2,642	2,495	2,468	9,839	2,947	2,597	2,309	2,309	10,162
8 Exhibition Street ²	-	-	-	-	-	-	-	2,363	4,495	6,858
Net property income	28,509	31,269	32,083	32,799	124,660	34,418	32,249	34,277	37,350	138,294
One-third interest in ORQPL:										
- Rental support	3,422	2,586	3,259	-	9,267	-	-	-	-	-
- Interest income	398	377	381	388	1,544	371	362	366	364	1,463
- Dividend income	6,052	6,906	6,282	6,015	25,255	7,264	7,519	7,753	7,530	30,066
Total income from one-third interest in ORQPL	9,872	9,869	9,922	6,403	36,066	7,635	7,881	8,119	7,894	31,529
One-third interest in BFCDLLP:										
- Rental support	1,487	1,238	1,982	1,141	5,848	2,133	2,023	2,191	2,363	8,710
- Interest income	5,392	5,123	5,191	5,269	20,975	5,052	4,938	4,993	4,970	19,953
- Dividend income ³	6,590	5,291	7,760	7,132	26,773	8,414	9,206	8,797	8,110	34,527
Total income from one-third interest in BFCDLLP	13,469	11,652	14,933	13,542	53,596	15,599	16,167	15,981	15,443	63,190
Ocean Financial Centre ¹										
- Rental support	18,949	16,454	16,476	15,265	67,144	14,064	15,518	15,235	14,622	59,439
8 Chifley Square ⁴										
- Interest income	883	1,193	1,622	1,954	5,652	2,208	2,555	2,761	2,751	10,275
Old Treasury Building ⁵										
- Interest income	-	-	-	-	-	81	1,492	1,432	1,533	4,538
Total income contribution	71,682	70,437	75,036	69,963	287,118	74,005	75,862	77,805	79,593	307,265

Notes:

- (1) The acquisitions of the approximate 87.5% and 12.4% interests in OPLLP which owns OFC were completed on 14 December 2011 and 25 June 2012 respectively.
- (2) The acquisition of the 50% interest in 8 Exhibition Street was completed on 1 August 2013.
- (3) Income for the comparative periods comprises dividend income from BFCDDL prior to its conversion to a limited liability partnership on 15 June 2012 and the distributions from BFCDLLP subsequent to its conversion. Income for the current periods comprises distribution from BFCDLLP subsequent to its conversion in FY2012.
- (4) 8 Chifley Square received its Certificate of Practical Completion in July 2013.
- (5) The acquisition of the 50% interest in a new office tower to be built on the Old Treasury Building site, Perth was completed on 28 March 2013. The property is currently under development and is scheduled for completion in second half of 2015.

By Order of the Board
Keppel REIT Management Limited
 (Company Registration Number: 200411357K)
 As Manager of Keppel REIT

CHOO CHIN TECK / KELVIN CHUA HUA YEOW
 Joint Company Secretaries
 20 January 2014



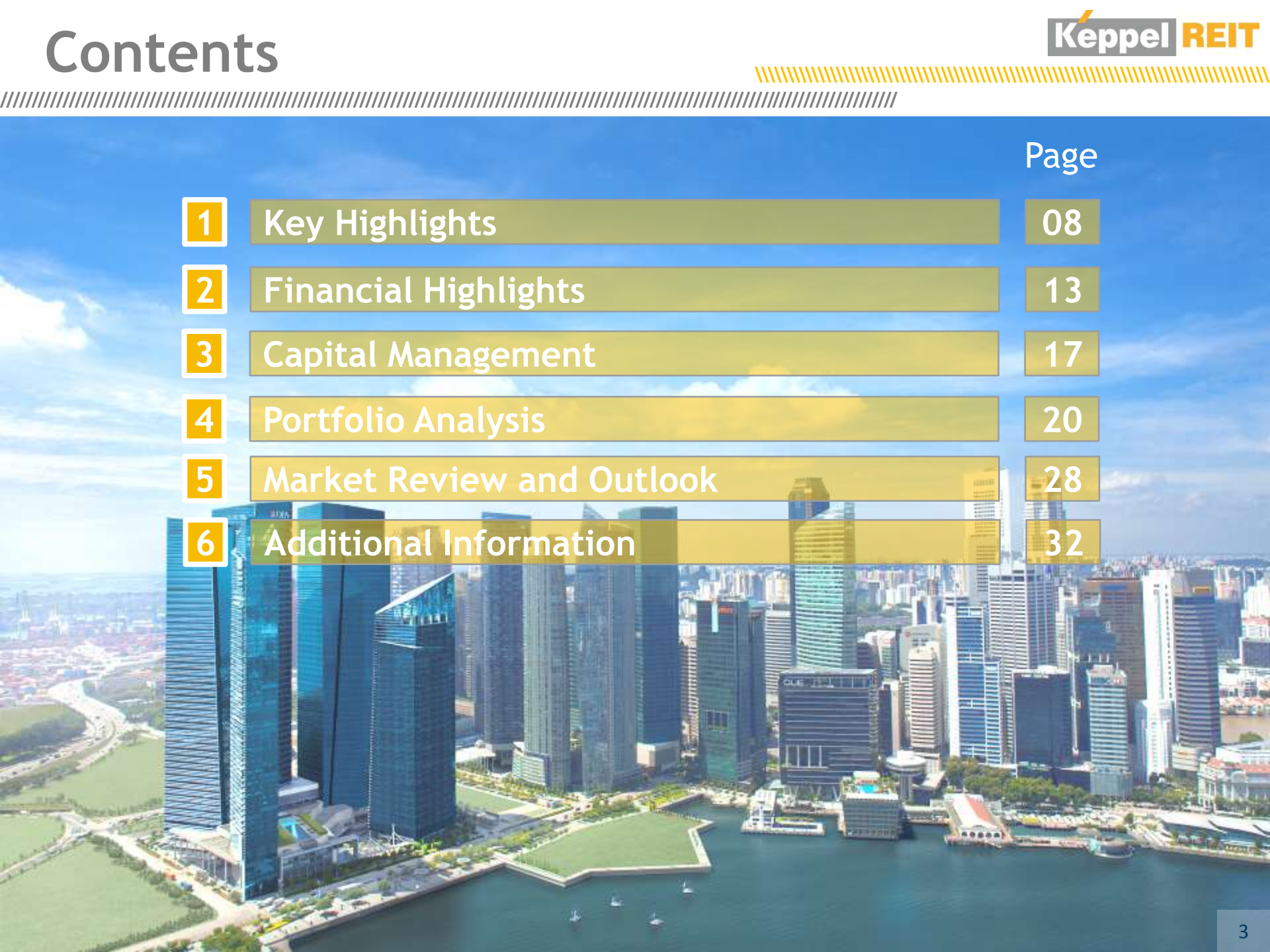
Full Year 2013 Financial Results
20 January 2014



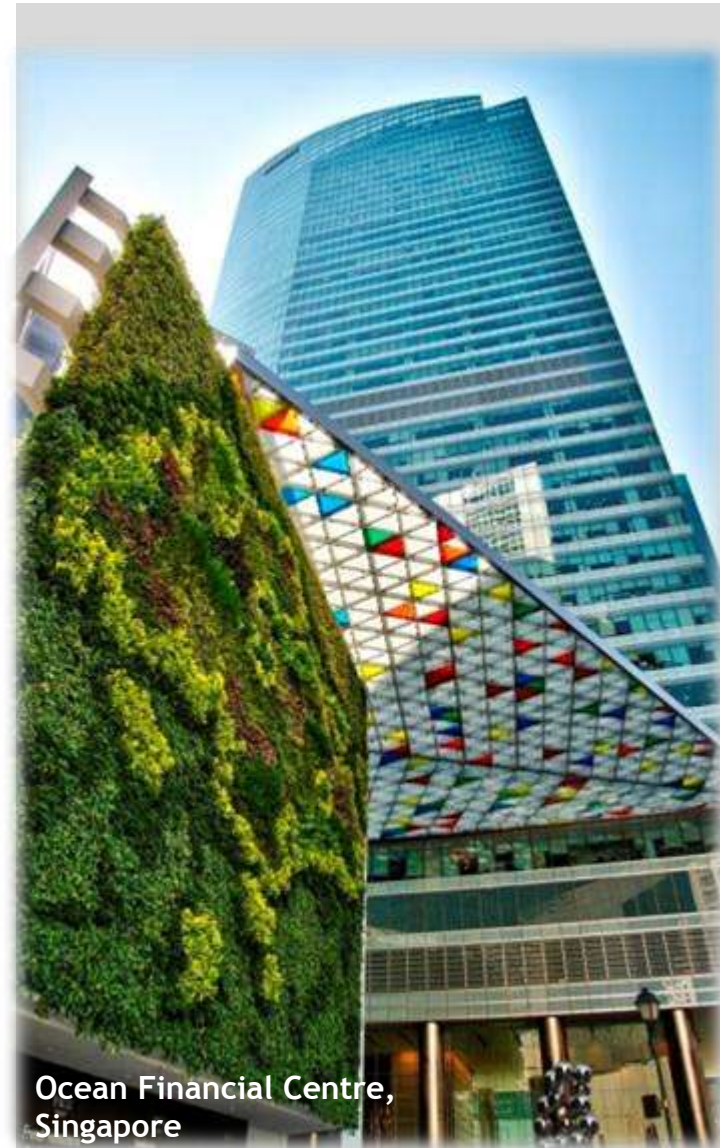
The past performance of Keppel REIT is not necessarily indicative of its future performance. Certain statements made in this presentation may not be based on historical information or facts and may be “forward-looking” statements due to a number of risks, uncertainties and assumptions. Representative 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 REIT (Unitholders) are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of Keppel REIT Management Limited (as manager of Keppel 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 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 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.

An aerial photograph of a modern city skyline, likely Singapore, featuring numerous skyscrapers with glass facades, a waterfront with boats, and green spaces. The image serves as the background for the table of contents.

		Page
1	Key Highlights	08
2	Financial Highlights	13
3	Capital Management	17
4	Portfolio Analysis	20
5	Market Review and Outlook	28
6	Additional Information	32



Ocean Financial Centre,
Singapore

1

Portfolio of **ten** quality commercial Grade A office assets, tenanted to established corporate tenants well-diversified across various business sectors

2

Premium office buildings located in the **prime CBDs** of Singapore and Australia, both countries with **AAA sovereign ratings**

3

88% of portfolio in Singapore and **12%** in Australia

4

Total portfolio value of more than **\$7.2 billion**

5

Total NLA of approximately **3.1m sf** as at 31 December 2013

6

Market capitalisation of **\$3.3 billion**¹ as at 31 December 2013

7

Strong sponsorship by Keppel Land Limited

¹ Based on market closing unit price of \$1.185 on 31 December 2013.

Premium office buildings located in the prime CBDs of Singapore and Australia

Singapore Properties



Ocean Financial Centre
(99.9% interest)

Marina Bay Financial Centre Phase 1
(33.3% interest)

One Raffles Quay
(33.3% interest)

Prudential Tower
(92.8% interest)

Bugis Junction Towers

Australia Properties



8 Chifley Square
(50% interest), Sydney

77 King Street Office Tower, Sydney

8 Exhibition Street
(50% interest), Melbourne

275 George Street
(50% interest), Brisbane

Old Treasury Building Office Tower
(50% interest), Perth
** Expected to be completed in 2H 2015*

1Q 2013

- ✓ Completed acquisition of **Old Treasury Building in Perth**
- ✓ Keppel REIT's free float increased to **28.3%**
- ✓ Secured **refinancing of all loans due in 2013**

2Q 2013

- ✓ Keppel REIT's free float increased to **48.5%**
- ✓ Inclusion of Keppel REIT in:
 - ✓ **FTSE EPRA/NAREIT Global Developed Index**
 - ✓ **FTSE EPRA/NAREIT Pure Asia Index**
 - ✓ **GPR 250 Index**

3Q 2013

- ✓ Completed acquisition of **8 Exhibition Street in Melbourne**
- ✓ Moody's upgraded Keppel REIT by one notch to **Baa2 (stable)**
- ✓ Keppel REIT's free float increased to **55.3%**
- ✓ Secured **early refinancing of all loans due in 2014**

4Q 2013

- ✓ Official opening of **8 Chifley Square in Sydney**
- ✓ Completed construction of **Ocean Financial Centre Phase 2** which includes the **Ocean Colours** retail and seven-storey car park annexe
- ✓ Ocean Financial Centre achieved **100% occupancy**, bringing Keppel REIT's **Singapore portfolio to full occupancy**

1. Key Highlights



Ocean Financial Centre,
Singapore

4Q & FY2013 Key Financial Highlights

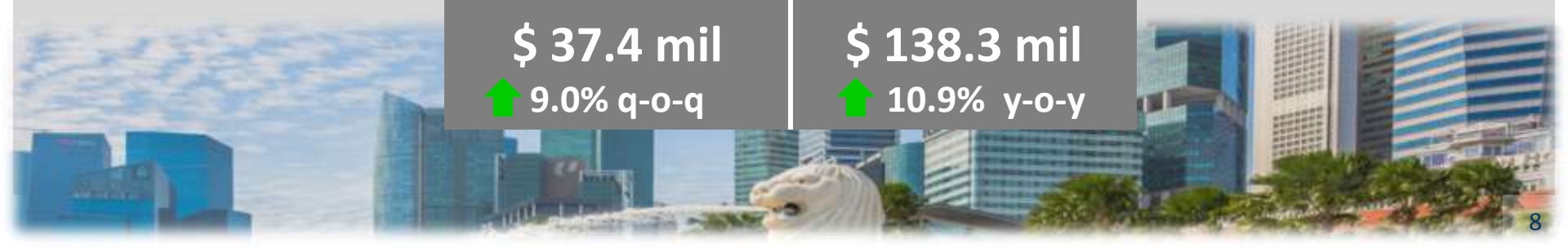
Keppel REIT records its **highest full-year distributable income** of **\$214.0 million** for FY2013

Stronger performance from Ocean Financial Centre, Marina Bay Financial Centre Phase 1 and One Raffles Quay, and additional income from newly acquired 8 Exhibition Street and Old Treasury Building

Distributable Income	
4Q 2013	FY2013
\$ 54.9 mil	\$ 214.0 mil
↑ 1.6% q-o-q	↑ 6.0% y-o-y

DPU	
4Q 2013	FY2013
1.97 cents	7.88 cents
0% q-o-q	↑ 1.4% y-o-y

Net Property Income	
4Q 2013	FY2013
\$ 37.4 mil	\$ 138.3 mil
↑ 9.0% q-o-q	↑ 10.9% y-o-y





All borrowings due in 2014 and part of 2015 loans refinanced with a strong interest coverage ratio of 5.5 times and a weighted average term to maturity of borrowings extended to 3.6 years

Weighted Average Term to Maturity of Borrowings

3.6 years

↑ from 3.1 years in Dec 2012

Interest Coverage Ratio

5.5 times

↑ from 5.2 times in Dec 2012

Fixed Rates

70% of borrowings

↑ from 54% in Dec 2012



8 Chifley Square,
Sydney

Singapore Portfolio Occupancy

100%

↑ 0.5% q-o-q ↑ 1.5% y-o-y

Portfolio Average Occupancy

99.8%

↑ 0.4% q-o-q ↑ 1.3% y-o-y

All Singapore Properties **fully committed** in 4Q 2013

8 Chifley Square officially opened on 29 Oct 2013 and is approximately **95% committed** with latest tenant, PPB Advisory signing a 10-year lease

4Q & FY2013 Key Portfolio Highlights



Ocean Financial Centre's retail annexe, **Ocean Colours**, is **fully leased and operational** with opening of underground pedestrian network linking Ocean Financial Centre directly to the Raffles Place Interchange MRT Station, as well as to Keppel REIT's properties in Marina Bay



AUM increased **10.4%** y-o-y due mainly to the addition of 8 Exhibition Street in Melbourne, Old Treasury Building in Perth and higher capital values of properties in portfolio

Singapore portfolio cap rate of **4.0%** and Australia portfolio cap rate of **6.7%**

Assets Under Management

\$7.2 billion

 from \$6.5 billion in Dec 2012

Singapore Portfolio Cap Rate

4.0%

Maintained from Dec 2012

Australia Portfolio Cap Rate

6.7%

 from Dec 2012



2. Financial Highlights

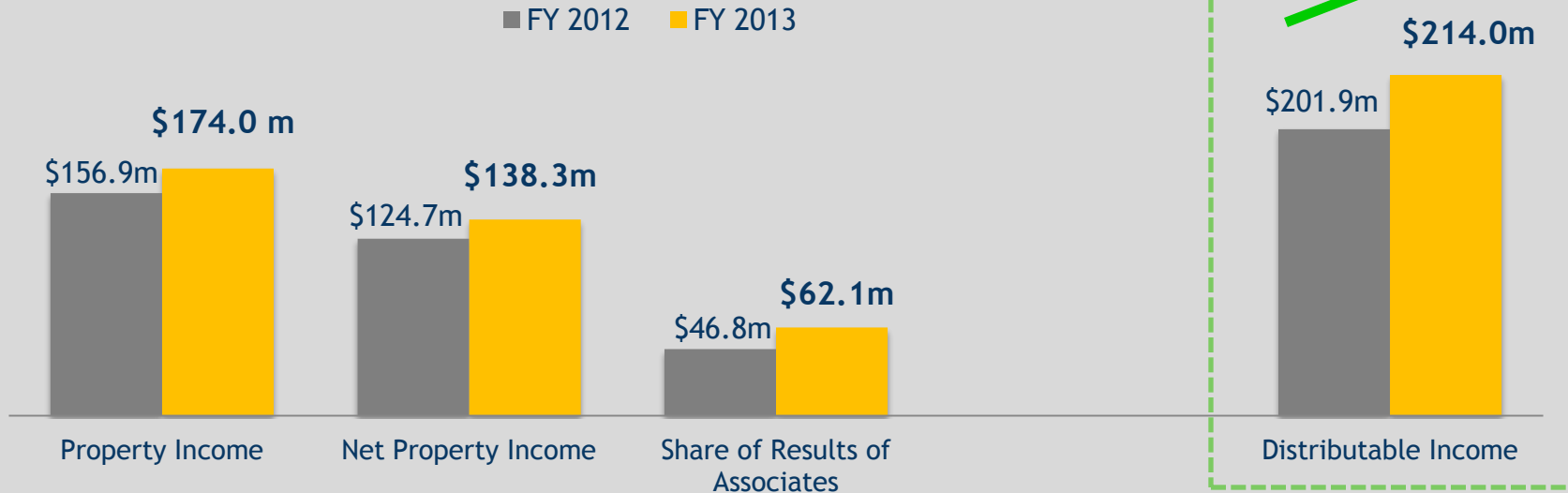


Guinness Book of Record 2013 “World’s Largest Vertical Green Wall”
Ocean Financial Centre actual night shot,
Singapore

Distributable income ↑ 6% y-o-y to **\$214.0 mil**

	FY2013	FY2012	Change
Property Income	\$174.0 mil	\$156.9 mil	▲ 10.9%
Net Property Income	\$138.3 mil	\$124.7 mil	▲ 10.9%
Share of Results of Associates	\$62.1 mil	\$46.8 mil	▲ 32.6%
Distributable Income to Unitholders ¹	\$214.0 mil	\$201.9 mil	▲ 6.0%
Distribution Per Unit (DPU) - For the Year	7.88 cents	7.77 cents	▲ 1.4%
Distribution Yield	6.6%	6.0%	

¹ The distributable income to Unitholders is based on 100% of the taxable income available for distribution.



	As at 31 Dec 2013	As at 31 Dec 2012
Non-current Assets	\$6,650 m	\$6,002 m
Total Assets	\$6,776 m	\$6,139 m
Borrowings ¹	\$3,031 m	\$2,801 m
Total Liabilities	\$2,877 m	\$2,674 m
Unitholders' Funds	\$3,897 m	\$3,464 m
Net Asset Value (NAV) Per Unit	\$1.40	\$1.32
Adjusted NAV Per Unit ²	\$1.38	\$1.30

¹ These include borrowings accounted for at the level of associates and excludes the unamortised portion of upfront fees in relation to the borrowings.

² For 31 December 2012, this excludes the distribution paid in February 2013.
For 31 December 2013, this excludes the distribution to be paid in February 2014.

4Q 2013 Distribution Per Unit

Distribution Per Unit (DPU)

1.97 cents

Distribution Period

1 October 2013 - 31 December 2013

Distribution Timetable

Trading on "Ex" Basis

Friday, 24 January 2014

Books Closure Date

Tuesday, 28 January 2014

Distribution Payment Date

Friday, 28 February 2014



3. Capital Management



8 Chifley Square,
Sydney

Proactive capital management resulted in all-in interest rate of **2.15%** with **early refinancing of all loans due in 2014 and part of 2015 loans**

Loans due in 2014

100% refinanced

Loans due in 2015

Early refinanced **\$60 million**

All-in interest rate

Maintained at **2.15%**

Weighted average term to expiry

3.6 years

Percentage of assets unencumbered

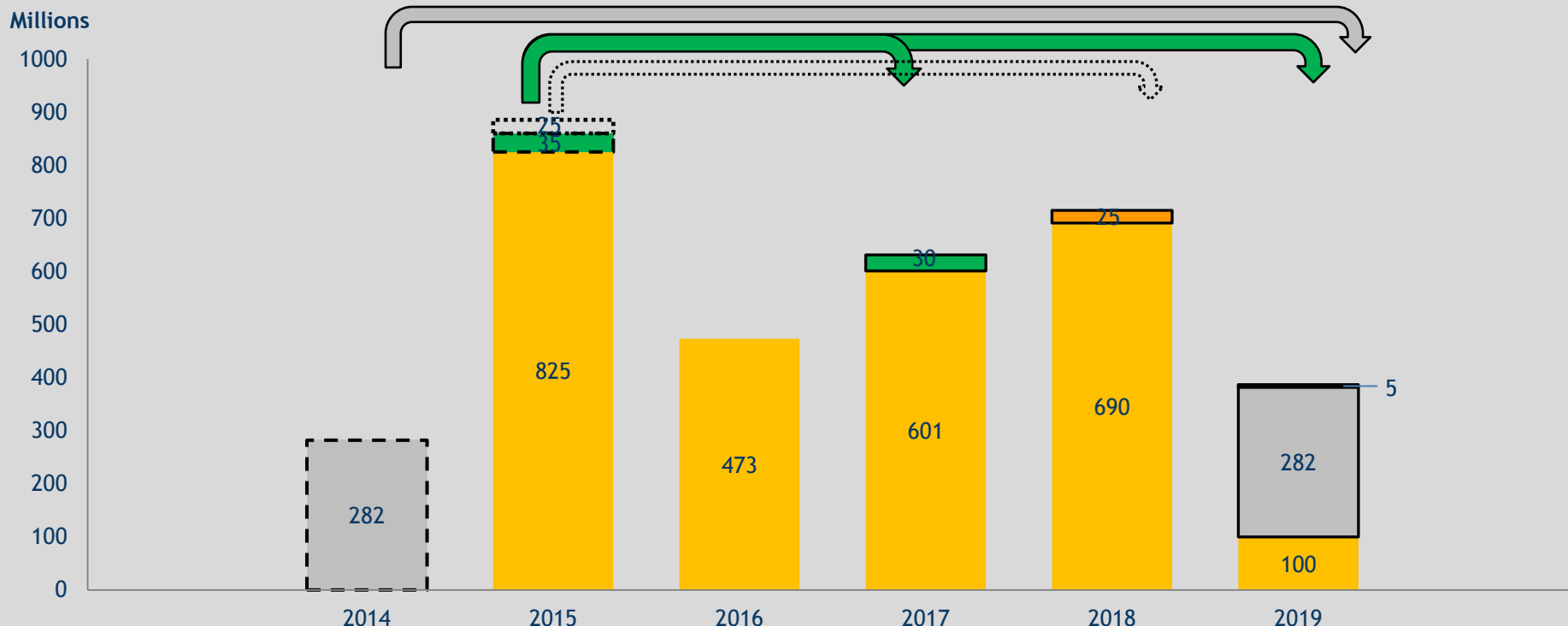
75% or
\$5.4 billion of property portfolio

Borrowings on fixed-rate

70% of borrowings

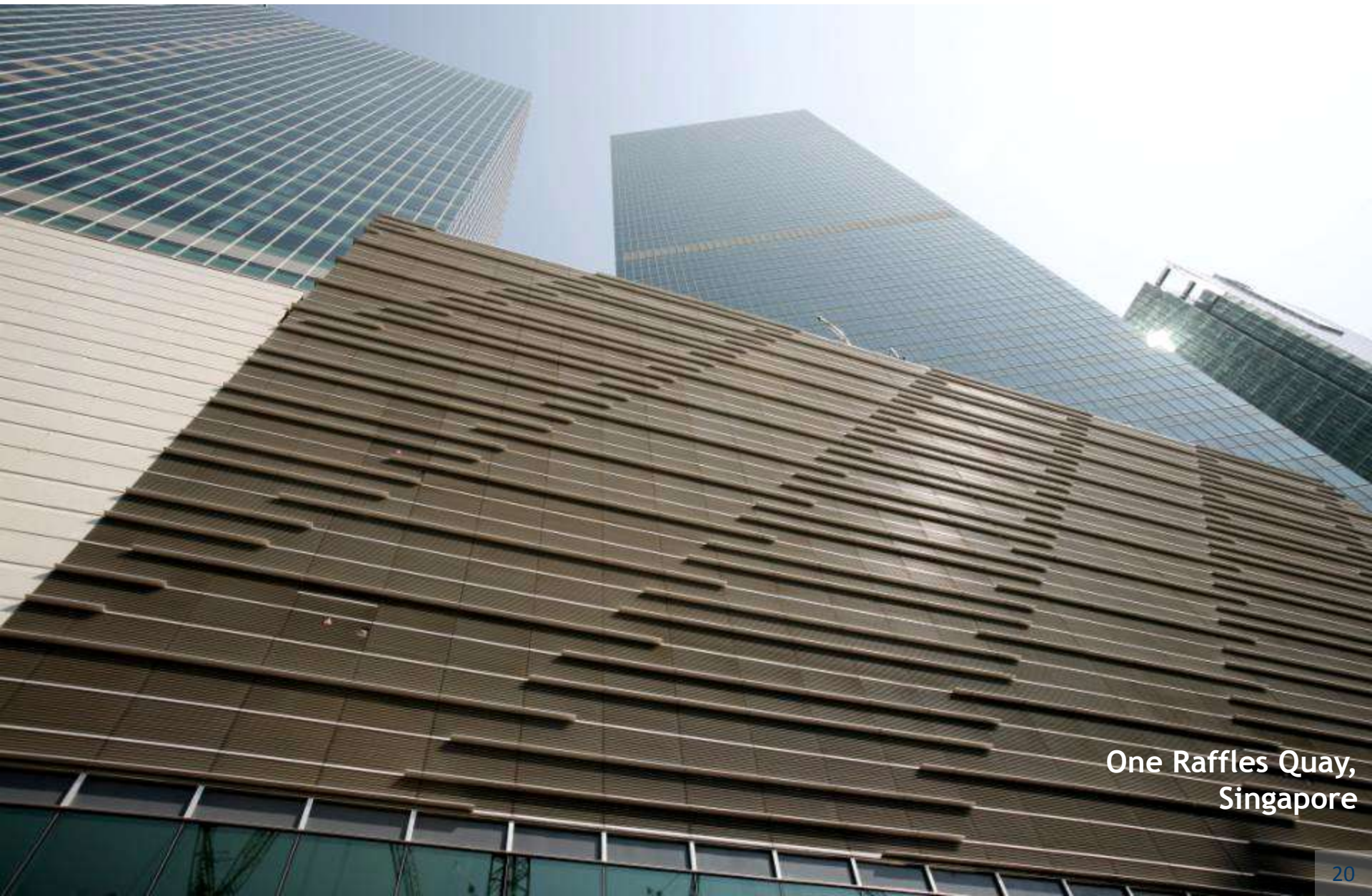
	As at 31 Dec 2013
Gross Borrowings	\$3,031 m
Aggregate Leverage	42.1%
Interest Coverage Ratio	5.5 times

Debt Maturity Profile



- 1 All the \$282mil loan facilities outstanding in 2014 will be refinanced by loan facilities maturing in 2019.
- 2 For the loan facilities outstanding in 2015, early refinancing has been completed for \$60mil, with \$25mil refinanced to 2018 and another \$35mil to be refinanced by loan facilities maturing in 2017 and 2019.

4. Portfolio Analysis



One Raffles Quay,
Singapore

Singapore Portfolio 100% Leased

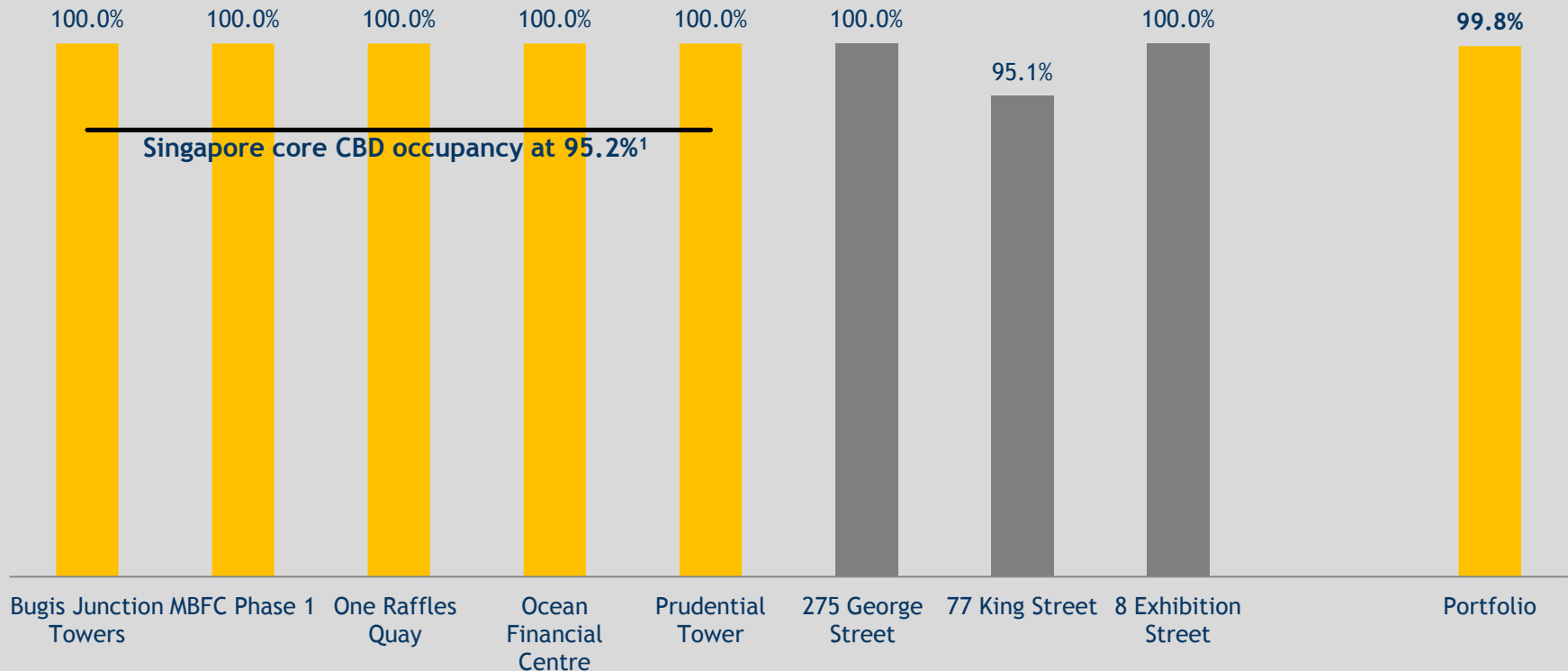
Strong portfolio occupancy of **99.8%**

Singapore portfolio occupancy

 **100%**

Portfolio average occupancy

 **99.8%**

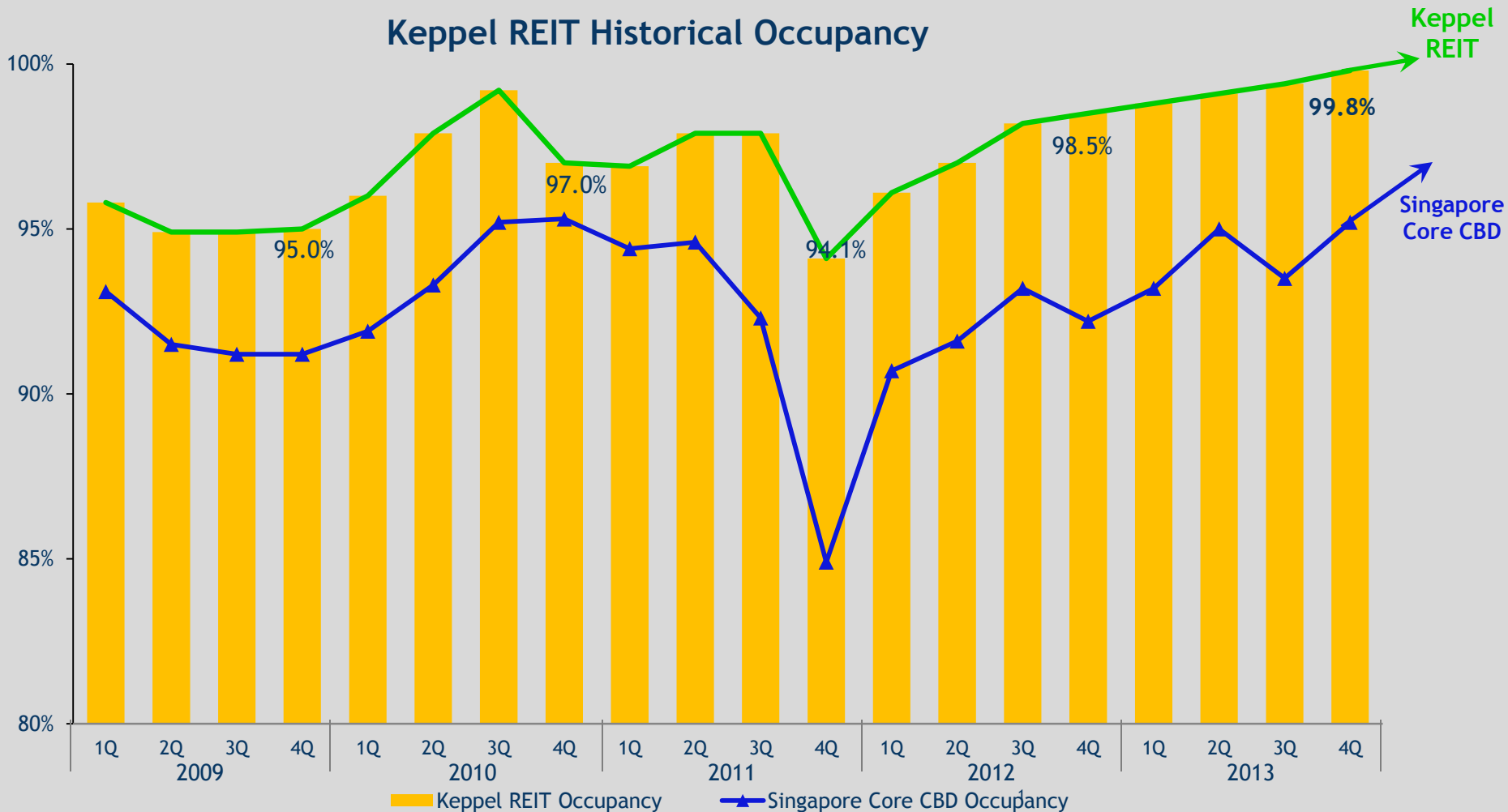


¹ Source: CBRE

Keppel REIT Historical Occupancy

Keppel REIT portfolio occupancy has **strengthened by 1.3% y-o-y**

Keppel REIT Historical Occupancy



¹ Source: CBRE

Top ten tenants, accounting for **43%** of portfolio NLA, have a long WALE of **8.9 years**¹

Weighted Average Lease Expiry (WALE)

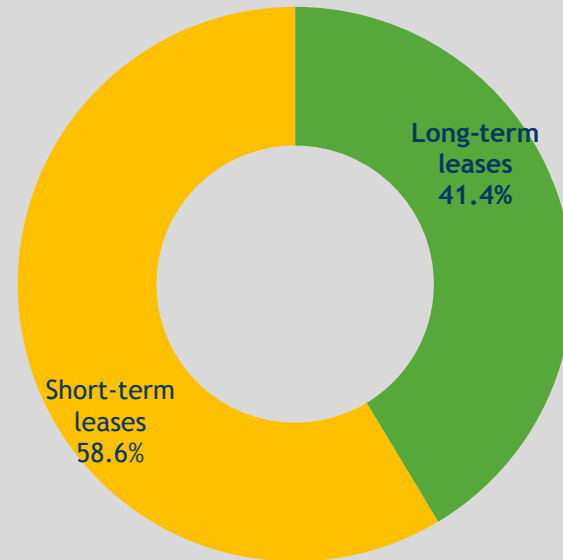
8.9 years¹



6.5 years²



Portfolio with Long-Term Leases³ by NLA



¹ Excluding the acquisition of the Old Treasury Building office tower, the top ten tenants WALE will be 6.8 years.

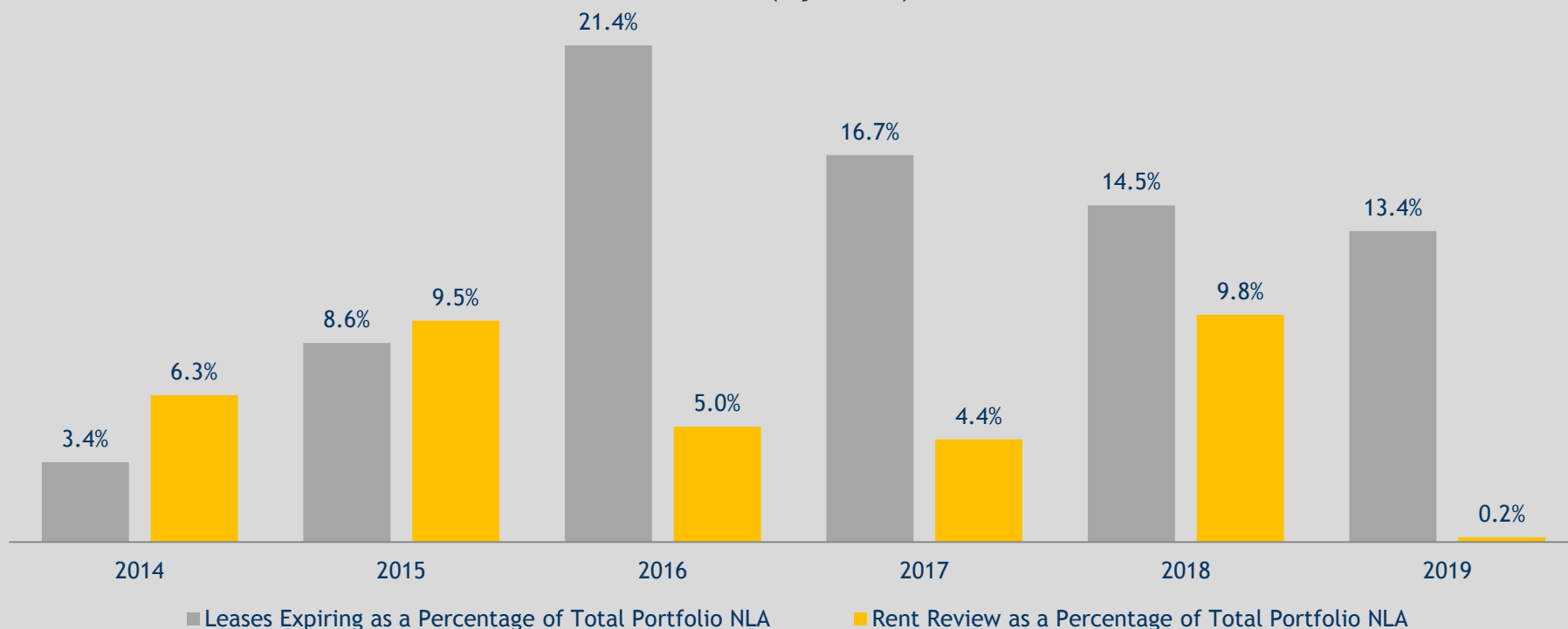
² Excluding the acquisition of the Old Treasury Building office tower, the portfolio WALE will be 5.4 years.

³ Long-term leases are those with lease terms to expiry of at least five years.

Approximately **170,000 sf** of space renewed and **69,000 sf** of space newly committed in **4Q 2013** from Financial Services, Accounting, IT Services, Energy & Natural Resources and Retail sectors

Approximately **3.4%** (105,000 sf) of portfolio NLA due for renewal and **6.3%** (195,000 sf) of portfolio NLA due for rent review in 2014

Portfolio Lease Profile (by NLA) as at 31 Dec 2013



Tenants diversified across Various Business Sectors

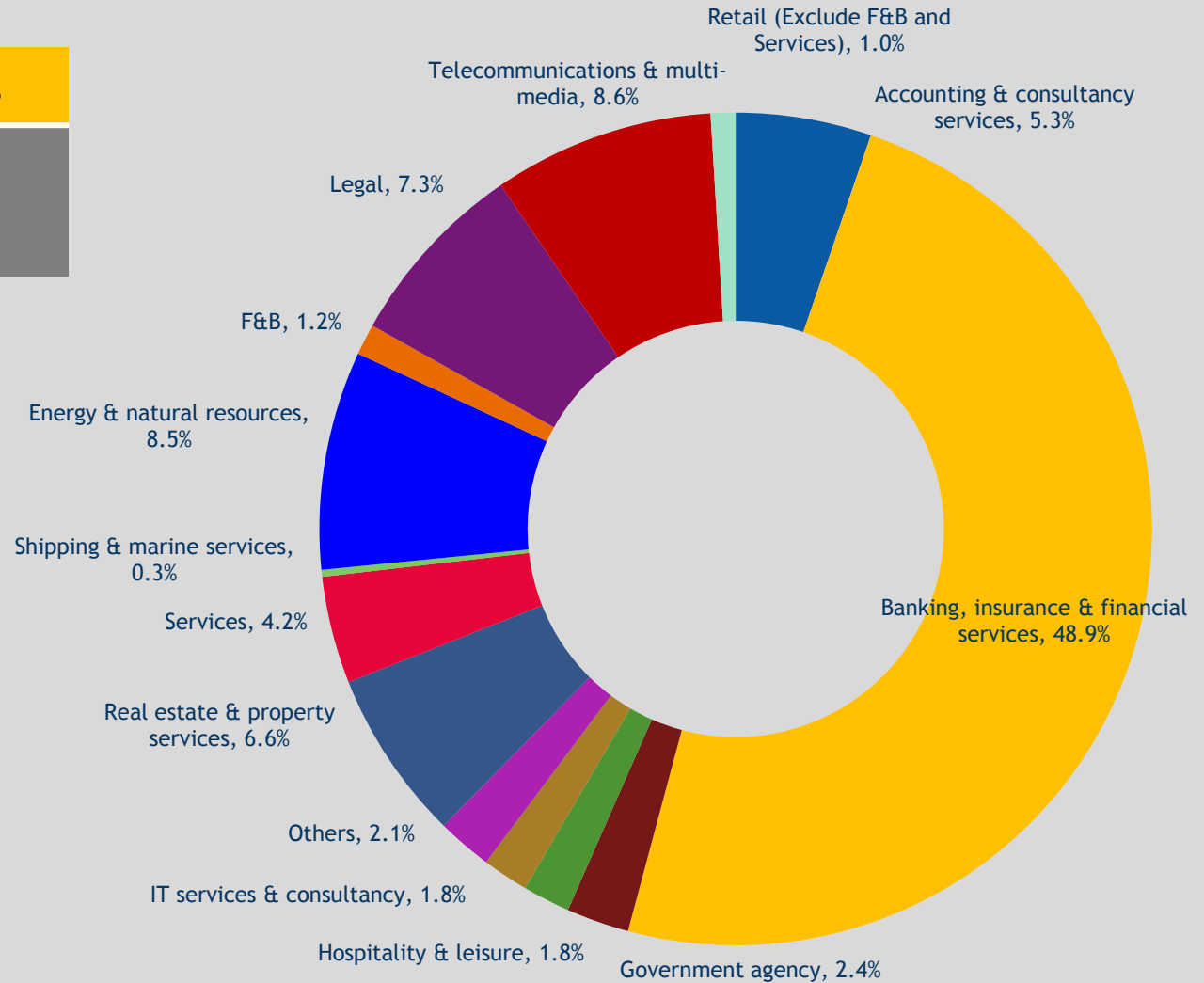
Number of tenants

263

↑ from 247 in 3Q 2013

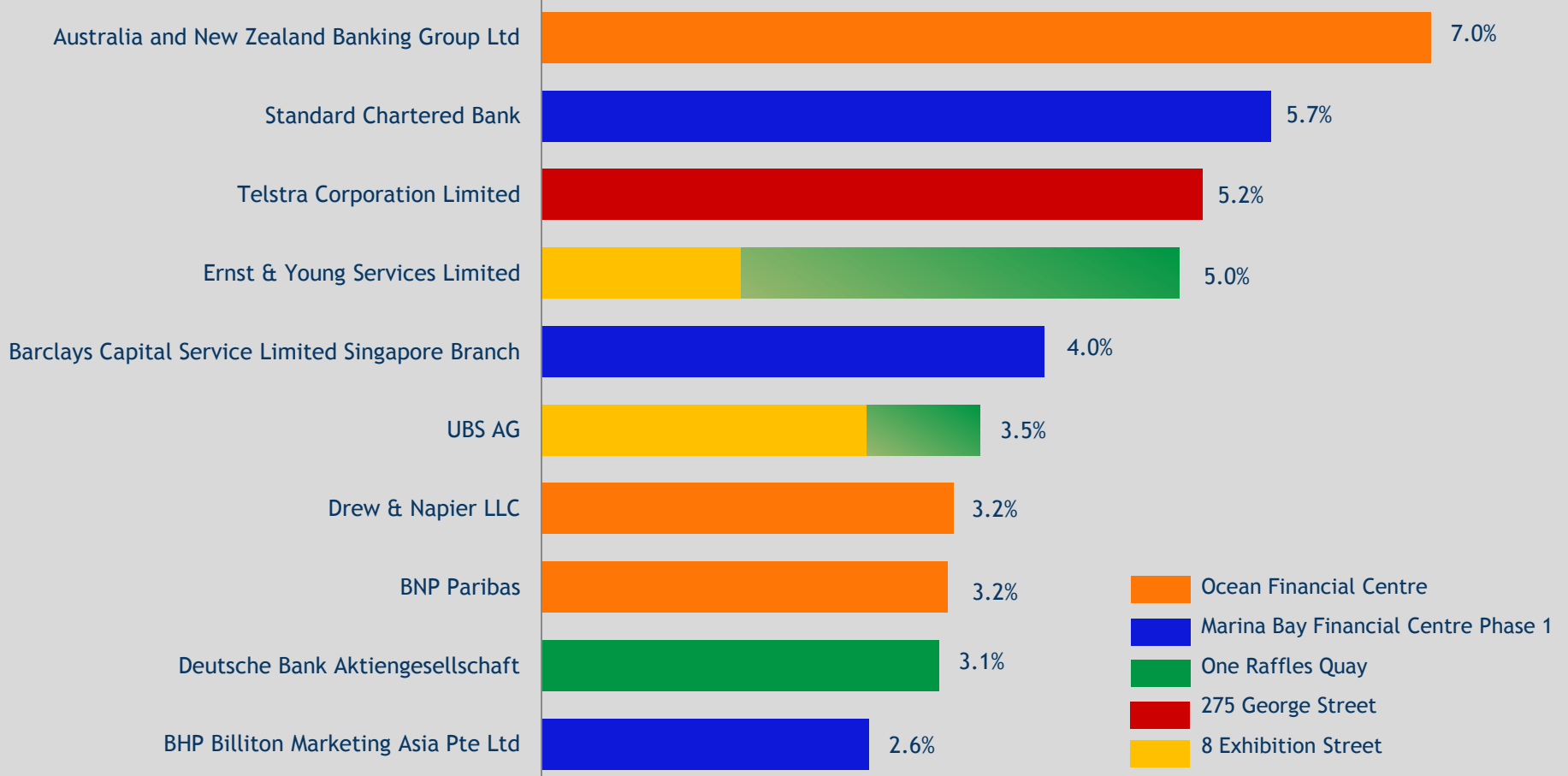
263¹ tenants from a diversified range of business sectors

¹ Tenants with multiple leases are accounted as one tenant

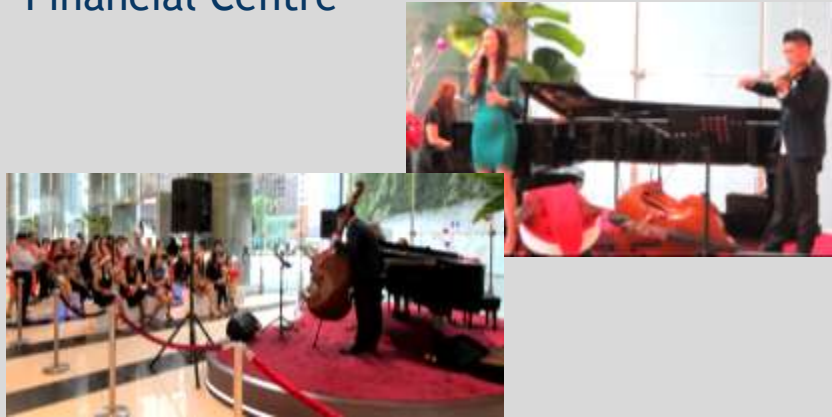


Top ten tenants account for approximately **43%** of portfolio NLA, **diversified across 5 buildings**

Top Ten Tenants



Lunchtime performances at Ocean Financial Centre



Signing of Wishing Spheres with students at MINDSville@Napiri



LEDs on façade of Ocean Financial Centre used as countdown mechanism for the Marina Bay Singapore Countdown 2014



CSR activities with students at MINDSville@Napiri:

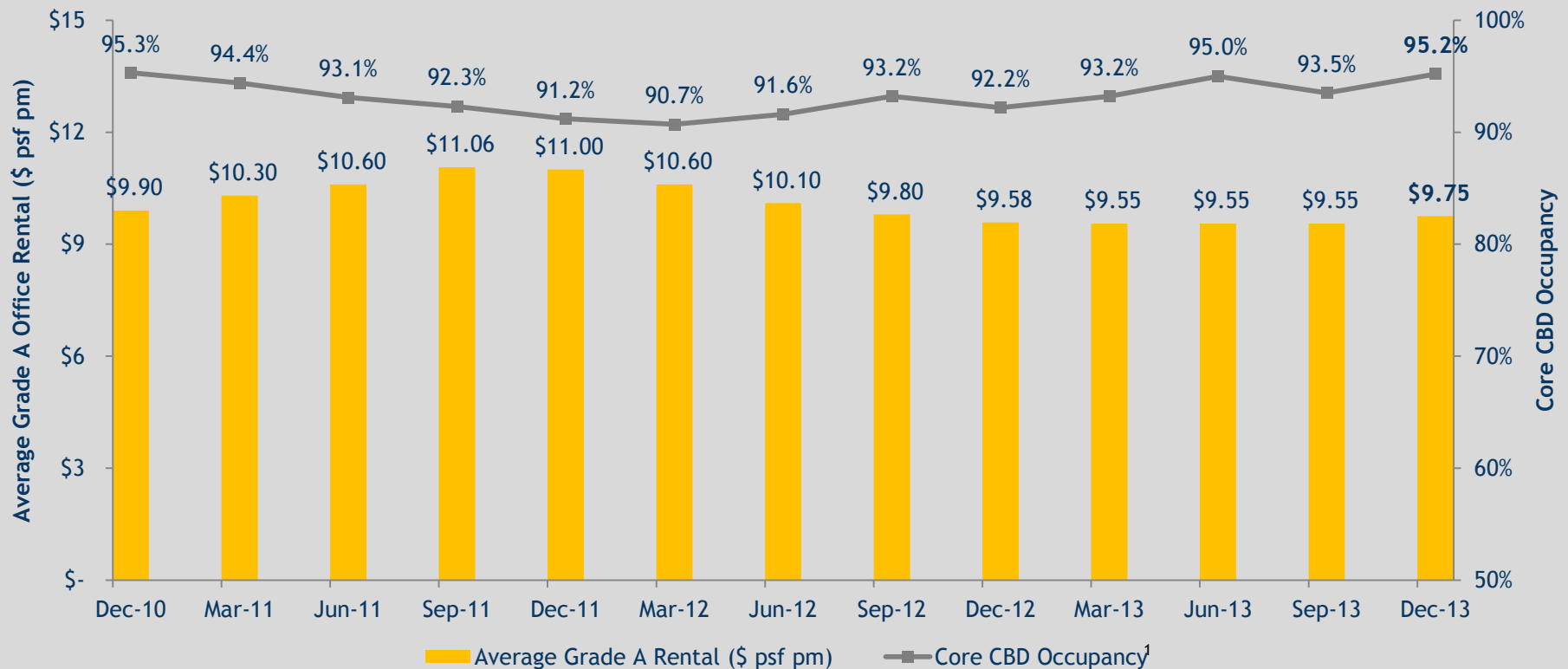


5. Market Review and Outlook



275 George Street,
Brisbane

- ✓ Leasing activity in the CBD recorded a significant improvement, with a particular focus on the Grade A market
- ✓ Available office supply in the core CBD is tightening noticeably, and consultants expect this to lead to rental growth in 2014
- ✓ Average core CBD occupancy increased to 95.2%, and average monthly rents of Grade A office space improved 2.1% to \$9.75 psf as at end December 2013¹



¹ Source: CBRE

Singapore

- ✓ According to advanced estimates by the Ministry of Trade and Industry, Singapore' full-year GDP growth is expected to be 3.7%, significantly higher than the 1% to 3% growth forecasted in early 2013
- ✓ For 4Q 2013, advanced estimates by the Ministry and Trade Industry showed Singapore's economy will expand by 4.4%
- ✓ In 2014, the Singapore government has forecasted economic growth to be between 2% and 4%
- ✓ Demand for office space continues to come from the insurance, professional services, technology and social media sectors
- ✓ Limited new supply of Grade A office space over the next few years likely lead to rising rental rates¹

¹ Source: CBRE



Australia

- ✓ The RBA maintained interest rates at 2.5% to promote higher export earnings and domestic investments
- ✓ In 3Q 2013, construction, logistics and transport, financial and insurance services, public administration and health care sectors contributed to Australia's GDP growth
- ✓ Continued rebalancing of the Australian economy into other non-mining sectors
- ✓ Improved consumer confidence and competitive Australian dollar have supported the manufacturing and tourism industry¹
- ✓ Migration of office tenants from the fringe of the city into the CBDs of Sydney and Melbourne

¹ Source: Dow Jones Institutional News



6. Additional Information



Bugis Junction,
Singapore

Portfolio Information

AUM of **\$7.2 billion** as at 31 December 2013

More than **92%** of the Singapore portfolio is located in the **Raffles Place and Marina Bay precincts**

88% of portfolio in Singapore, and **12%** in Australia

	Ocean Financial Centre	MBFC Phase 1 ⁽³⁾	One Raffles Quay ⁽³⁾	Prudential Tower	Bugis Junction Towers
Description	43-storey premium Grade A office tower	A pair of 33 and 50 storey premium Grade A office towers and subterranean mall	A pair of 50 and 29 storey premium Grade A office towers	30-storey Grade A office tower	15-storey Grade A office tower
Attributable NLA (sf)	884,525	581,895	444,750	221,241	244,997
Ownership	99.9%	33.3%	33.3%	92.8%	100.0%
Number of tenants ⁽¹⁾	49	92	33	39	13
Principal tenants	ANZ, BNP Paribas, Drew & Napier LLC	Barclays Capital, BHP Billiton, Standard Chartered Bank	Royal Bank of Scotland, Deutsche Bank, UBS	Prudential Assurance Company, UniCredit Bank, Compass Office	IE Singapore, InterContinental Hotels Group, Keppel Land
Tenure	99 years expiring 13 Dec 2110	99 years expiring 10 Oct 2104	99 years expiring 12 Jun 2100	99 years expiring 14 Jan 2095	99 years expiring 9 Sep 2089
Valuation ⁽²⁾ (\$ million)	2,515.0	1,609.0	1,200.0	490.0	504.8
Committed occupancy	100.0%	100.0%	100.0%	100.0%	100.0%

(1) Tenants with multiple leases accounted as one tenant.

(2) Valuation as at 31 December 2013 based on Keppel REIT's interest in the respective properties unless otherwise stated.

(3) Refers to Keppel REIT's one-third interest in Marina Bay Financial Centre Towers 1 & 2 and Marina Bay Link Mall, and a one-third interest in One Raffles Quay.

Portfolio Information

	8 Chifley Square, Sydney	77 King Street, Sydney	8 Exhibition Street, Melbourne	275 George Street, Brisbane	Office Tower to be built at the Old Treasury Building site, Perth
Description	34-storey Grade A office tower	18-storey Grade A office tower	35-storey Grade A office tower	30-storey Grade A office tower	35-storey Grade A office tower scheduled for completion in 2H 2015
Attributable NLA (sf)	104,219	147,980	241,611	224,688	165,685
Ownership	50.0%	100.0%	50.0%	50.0%	50.0%
Number of tenants ⁽¹⁾	6	15	17	8	1
Principal tenants	Corrs Chambers Westgarth, QBE Insurance Group, Quantum	Apple, Facebook, Capgemini Australia	Ernst & Young, UBS, AECOM Australia	Queensland Gas Company, Telstra Corporation	Government of Western Australia ⁽³⁾
Tenure	99 years expiring 5 Apr 2105	Freehold	Freehold	Freehold	99 years ⁽⁴⁾
Valuation ⁽²⁾ (S\$ million)	197.3	143.0	193.6	219.6	128.1 ⁽⁵⁾
Committed occupancy	94.6%	95.1%	100.0%	100.0%	98.2%

(1) Tenants with multiple leases accounted as one tenant.

(2) Valuation as at 31 December 2013 based on Keppel REIT's interest in the respective properties unless otherwise stated and based on the exchange rate of A\$1 = S\$1.144.

(3) Pre-committed leases.

(4) The 99 year leasehold tenure will commence on the date of practical completion of the property.

(5) Based on the investment value and based on the exchange rate of A\$1 = S\$1.144.