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ACQUISITION OF THE 999-YEAR INTEREST IN KEPPEL DC DUBLIN 1 LOCATED AT SITE 4033 - 4035 CITYWEST BUSINESS CAMPUS, NAAS ROAD, DUBLIN 24

1. INTRODUCTION

The Board of Directors of Keppel DC REIT Management Pte. Ltd., as manager of Keppel DC REIT (the "**Manager**"), is pleased to announce that Perpetual (Asia) Limited, in its capacity as trustee of Keppel DC REIT (the "**Trustee**"), has on 14 March 2018, entered into a contract (the "**Contract**") with Dali Properties Limited (the "**Vendor**"), to acquire the long leasehold interest, being the remainder of the 999-year (from 1 January 2000) leasehold interests ("**Long Leasehold Interest**") in the property located at Site 4033 - 4035 Citywest Business Campus, Naas Road, Dublin 24 (the "**Property**" or "**Site 4033 - 4035**") (the "**Acquisition**").

Keppel DC REIT, through its wholly-owned subsidiary, KDCR (Ireland) Limited, currently owns a leasehold interest in Keppel DC Dublin 1 (the "**Data Centre**"), which expires on 11 April 2041. Following the Acquisition, Keppel DC REIT will own the leasehold interest in the Property up to the end of year 2998, and the long tenure will allow the REIT to be more agile in its investment strategy and provide longer term certainty to its clients in the Data Centre.

Completion of the Acquisition is expected to take place within the first half of 2020 (the "**Closing Date**").

The Acquisition constitutes a non-discloseable transaction under Chapter 10 of the Listing Manual ("**Listing Manual**") of the Singapore Exchange Securities Trading Limited (the "**SGX-ST**").

2. INFORMATION ON THE PROPERTY

The Property, which is located at Site 4033 - 4035 Citywest Business Campus, Naas Road, Dublin 24, Ireland, is in the Citywest Business Campus and is located approximately 14 kilometres southwest of Dublin city centre.

3. CONSIDERATION FOR THE ACQUISITION

The agreed value for the Acquisition is €30.0 million (approximately S$48.1 million)[1] (the "**Purchase Price**"), which includes a deposit of €0.5 million in cash (approximately S$0.8 million) to be paid to the Vendor on the date of signing of the Contract, and the remaining €29.5 million (approximately S$47.3 million) to be paid to the Vendor in cash by the Closing Date.

[1] Unless otherwise specified, all exchange rates are based on €1.00 to S$1.604 as at 31 December 2017.

The Purchase Price was arrived at on a willing-buyer and willing-seller basis and is supported by the independent valuation of the Property by Jones Lang LaSalle Limited (the "**Valuer**"), an independent valuer appointed by the Trustee. The Valuer, in its valuation report, stated that the market value of 100% of the Long Leasehold Interest in the Property was €30.0 million (approximately S$48.1 million) as at 1st February 2018, using the income capitalisation, discounted cash flow and direct comparable methods.

4. OTHER INFORMATION

4.1 Disclosure under Rule 1006 of the Listing Manual

4.1.1 Chapter 10 of the Listing Manual classifies transactions by Keppel DC REIT into (i) non-discloseable transactions, (ii) discloseable transactions, (iii) major transactions and (iv) very substantial acquisitions or reverse takeovers, depending on the size of the relative figures computed on, *inter alia*, the following bases:

(i) the net profits attributable to the assets acquired, compared with Keppel DC REIT's net profits;

(ii) the aggregate value of the consideration given or received, compared with Keppel DC REIT's market capitalisation based on the total number of issued units excluding treasury units; and

(iii) the number of equity securities issued by Keppel DC REIT as consideration for the Acquisition, compared with the number of equity securities previously in issue.

4.1.2 Based on the Manager's estimated net profits attributable to the Acquisition and Keppel DC REIT's latest announced financial statements as at 31 December 2017 for the period from 1 January 2017 to 31 December 2017, the relative figure for the basis of comparison set out in paragraph 4.1.1(i) is approximately 3.6%[2].

4.1.3 Based on the Purchase Price and Keppel DC REIT's market capitalisation as at 13 March 2018 having been approximately S$1.6 billion, the relative figure for the comparison set out in paragraph 4.1.1(ii) is approximately 3.0%.

4.1.4 Paragraph 4.1.1(iii) is not applicable as no equity securities will be issued by Keppel DC REIT as consideration for the Acquisition.

On the basis of the relative figures computed on the bases above, the Acquisition is a non-discloseable transaction.

4.2 Documents for Inspection

A copy of the Contract is available for inspection during normal business hours at the registered office of the Manager at 1 HarbourFront Avenue, #18-01 Keppel Bay Tower, Singapore 098632[3], for a period of three months commencing from the date of this announcement.

[2] Exchange rate based on €1.00 to S$1.551 for the year ended 31 December 2017.
[3] Prior appointment with the Manager will be appreciated.

BY ORDER OF THE BOARD

Keppel DC REIT Management Pte. Ltd.
(Company Registration No. 199508930C)
as manager of Keppel DC REIT

Kelvin Chua
Company Secretary
Singapore
14 March 2018

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for units in Keppel DC REIT (the "**Units**").

This announcement 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 other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the 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 view of future events. The past performance of Keppel DC REIT and the Manager are not necessarily indicative of the future performance of any of them.

The value of Units and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager, or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

Investors have no right to request the Manager to redeem their Units while the Units are listed. It is intended that Unitholders may only deal in their Units through trading on Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.