Keppel DC REIT

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

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**ASSET VALUATION**

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Pursuant to Rule 703 of the Singapore Exchange Securities Trading Limited ("**SGX-ST**") Listing Manual, Keppel DC REIT Management Pte. Ltd. (the "**Manager**"), as manager of Keppel DC REIT, wishes to announce that it has obtained independent valuations as at 31 December 2025 for the below properties owned by Keppel DC REIT Group.

| **Description of Property** | **Valuer** | **Valuation as at 31 December 2025 based on attributable interest (million)[1]** |
|---|---|---|
| **Keppel DC Singapore 1 (100% interest)**<br><br>25 Serangoon North Avenue 5, Singapore 554914 | Colliers International Consultancy & Valuation (Singapore) Pte Ltd | S$307.0 |
| **Keppel DC Singapore 2 (100% interest)**<br><br>25 Tampines Street 92, Singapore 528877 | Colliers International Consultancy & Valuation (Singapore) Pte Ltd | S$188.0 |
| **Keppel DC Singapore 3 (90% interest)**<br><br>27 Tampines Street 92, Singapore 528878 | Colliers International Consultancy & Valuation (Singapore) Pte Ltd | S$383.4 |
| **Keppel DC Singapore 4 (99% interest)**<br><br>20 Tampines Street 92, Singapore 528875 | Colliers International Consultancy & Valuation (Singapore) Pte Ltd | S$584.1 |
| **Keppel DC Singapore 5 (99% interest)**<br><br>13 Sunview Way, Singapore 627541 | Colliers International Consultancy & Valuation (Singapore) Pte Ltd | S$497.0 |
| **Keppel DC Singapore 7 (100% interest)**<br><br>82 Genting Lane, Singapore 349567 | Knight Frank Pte Ltd | S$744.0[2] |

| Description of Property | Valuer | Valuation as at 31 December 2025 based on attributable interest (million)[1] |
|---|---|---|
| **Keppel DC Singapore 8**<br>**(100% interest)**<br><br>82 Genting Lane,<br>Singapore 349567 | Knight Frank Pte Ltd | S$796.0[2] |
| **DC1**<br>**(100% interest)**<br><br>18 Riverside Road,<br>Singapore 739088 | Colliers International Consultancy & Valuation (Singapore) Pte Ltd | S$290.7 |
| **Gore Hill Data Centre**<br>**(100% interest)**<br><br>5 Broadcast Way (South Gate) Artarmon, New South Wales 2064, Australia | CIVAS (VIC) Pty Limited | A$214.0<br>(S$181.8) |
| **Guangdong Data Centre 1**<br>**(100% interest)**<br><br>No.5 Data Centre, Bluesea Intelligence Valley, Shaping Street, Heshan, Jiangmen, Guangdong Province, China | Cushman & Wakefield Limited | RMB596.0<br>(S$109.2) |
| **Guangdong Data Centre 2**<br>**(100% interest)**<br><br>No.6 Data Centre, Bluesea Intelligence Valley, Shaping Street, Heshan, Jiangmen, Guangdong Province, China | Cushman & Wakefield Limited | RM594.0<br>(S$108.9) |
| **Guangdong Data Centre 3**<br>**(100% interest)**<br><br>No.7 Data Centre, Bluesea Intelligence Valley, Shaping Street, Heshan, Jiangmen, Guangdong Province, China | Cushman & Wakefield Limited | RMB61.0<br>(S$11.2) |
| **Tokyo DC 1**<br>**(98.47% interest)**<br><br>1-22-1 Karakida, Tama City, Tokyo, Japan | Savills Japan Valuation G.K. | JPY23,632.8<br>(S$196.2) |
| **Tokyo DC 3**<br>**(98.47% interest)**<br><br>8, Otsuka 2-chome, Inzai City, Chiba Perfecture, Japan | JLL Morii Valuation & Advisory K.K. | JPY81,730.1<br>(S$678.6) |
| **Basis Bay Data Centre**<br>**(99% interest)** | JLL Appraisal & Property Services Sdn Bhd | RM53.9<br>(S$16.9) |

| Description of Property | Valuer | Valuation as at 31 December 2025 based on attributable interest (million)[1] |
|---|---|---|
| No. 4710, Jalan Cyber Point 5,<br>Zone Flagship Cyberjaya 63000<br>Cyberjaya, Selangor Darul Ehsan,<br>Malaysia | | |
| **maincubes Data Centre**<br>**(100% interest)**<br><br>Goethering 29, Offenbach am Main, Germany | Savills (UK) Ltd | EUR119.5<br>(S$179.7) |
| **Keppel DC Dublin 1**<br>**(100% interest)**<br><br>Unit 4033-4035, Citywest Business Campus, Naas Road, Dublin 24, Ireland | Savills (UK) Ltd | EUR114.0<br>(S$171.4) |
| **Keppel DC Dublin 2**<br>**(100% interest)**<br><br>Unit B10, Ballycoolin Business and Technology Park, Blanchardstown, Dublin 15, Ireland | Savills (UK) Ltd | EUR113.4<br>(S$170.5) |
| **Milan Data Centre**<br>**(100% interest)**<br><br>Via Bisceglie 71, 73 and 75, Milan, Italy | Savills (UK) Ltd | EUR40.4<br>(S$60.8) |
| **Almere Data Centre**<br>**(100% interest)**<br><br>Rondebeltweg 62 'Sallandsekant' Business Park, Almere, the Netherlands | Savills (UK) Ltd | EUR113.9<br>(S$171.3) |
| **Amsterdam Data Centre**<br>**(100% interest)**<br><br>Tupolevlaan 101-109, Schiphol-Rijk (1119 PA), the Netherlands | Savills (UK) Ltd | EUR29.2<br>(S$43.9) |
| **Eindhoven Campus**<br>**(100% interest)**<br><br>Dillenburgstraat 25A-25E, 25E1, 25F, 25G and 25J-25M, 5652 AM, Eindhoven, the Netherlands | Savills (UK) Ltd | EUR26.8<br>(S$40.3) |
| **Cardiff Data Centre**<br>**(100% interest)** | Savills (UK) Ltd | GBP13.3<br>(S$22.8) |

| Description of Property | Valuer | Valuation as at 31 December 2025 based on attributable interest (million)[1] |
|---|---|---|
| Ty Cynnal, Dunleavy Drive, Celtic Gateway, Cardiff CF110SW, United Kingdom | | |
| **GV7 Data Centre (100% interest)**<br><br>7 Greenwich View Place, Millharbour Road, London, E14 9NN, United Kingdom | Savills (UK) Ltd | GBP16.8 (S$28.8) |
| **London Data Centre (100% interest)**<br><br>Waterside House, Longshot Lane, Bracknell RG12 1WB, United Kingdom | Savills (UK) Ltd | GBP48.8 (S$83.8) |

**Notes:**

1 Based on exchange rates of S$1.00 = A$1.177; S$1.00 = RM3.187; S$1.00 = RMB5.456; S$1.00 = GBP0.583; S$1.00 = JPY120.438; and S$1.00 = EUR0.665.

2 Valuation includes 10-year land lease extension. Valuation excluding 10-year land lease extension is S$540.0 million and S$560.0million for Keppel DC Singapore 7 and Keppel DC Singapore 8 respectively.

The valuation reports are available for inspection by prior appointment at the Manager's office located at 1 HarbourFront Avenue, Level 2 Keppel Bay Tower, Singapore 098632 during normal business hours for a period of three months from the date of this announcement.

By Order of the Board
Keppel DC REIT Management Pte. Ltd.
(UEN 199508930C)
(as manager of Keppel DC REIT)

Chiam Yee Sheng / Darren Tan
Company Secretaries
30 January 2026

**Important Notice**

This announcement is for information purposes only and does not constitute or form part of an offer, inducement, invitation or solicitation of any offer to acquire, purchase or subscribe for Units of Keppel DC REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

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, the Trustee or any of their respective 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 DC REIT is not necessarily indicative of the future performance of Keppel DC REIT.