

## ASSET VALUATION

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 2024 for the below properties owned by Keppel DC REIT Group.

Description of Property	Valuer	Valuation as at 31 December 2024 based on attributable interest (million) <sup>1</sup>
<b>Keppel DC Singapore 1 (100% interest)</b>  25 Serangoon North Avenue 5, Singapore 554914	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	S\$331.4
<b>Keppel DC Singapore 2 (100% interest)</b>  25 Tampines Street 92, Singapore 528877	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	S\$185.0
<b>Keppel DC Singapore 3 (90% interest)</b>  27 Tampines Street 92, Singapore 528878	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	S\$370.8
<b>Keppel DC Singapore 4 (99% interest)</b>  20 Tampines Street 92, Singapore 528875	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	S\$504.9
<b>Keppel DC Singapore 5 (99% interest)</b>  13 Sunview Way, Singapore 627541	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	S\$482.4
<b>Keppel DC Singapore 7 (99.49% interest)</b>  82 Genting Lane, Singapore 349567	Knight Frank Pte Ltd	S\$527.3

Description of Property	Valuer	Valuation as at 31 December 2024 based on attributable interest (million) <sup>1</sup>
<b>Keppel DC Singapore 8 (99.49% interest)</b>  82 Genting Lane, Singapore 349567	Knight Frank Pte Ltd	S\$486.5 <sup>2</sup>
<b>DC1 (100% interest)</b>  18 Riverside Road, Singapore 739088	Colliers International Consultancy & Valuation (Singapore) Pte Ltd	S\$290.7
<b>Gore Hill Data Centre (100% interest)</b>  5 Broadcast Way (South Gate) Artarmon, New South Wales 2064, Australia	CIVAS (VIC) Pty Limited	A\$214.0 (S\$188.3)
<b>Guangdong Data Centre 1 (100% interest)</b>  No.5 Data Centre, Bluesea Intelligence Valley, Shaping Street, Heshan, Jiangmen, Guangdong Province, China	Colliers Appraisal & Advisory Services Co., Ltd.	RMB700.0 (S\$130.8)
<b>Guangdong Data Centre 2 (100% interest)</b>  No.6 Data Centre, Bluesea Intelligence Valley, Shaping Street, Heshan, Jiangmen, Guangdong Province, China	Colliers Appraisal & Advisory Services Co., Ltd.	RMB700.0 (S\$130.8)
<b>Guangdong Data Centre 3 (100% interest)</b>  No.7 Data Centre, Bluesea Intelligence Valley, Shaping Street, Heshan, Jiangmen, Guangdong Province, China	Colliers Appraisal & Advisory Services Co., Ltd.	RMB64.4 (S\$12.0)
<b>Tokyo DC 1 (98.47% interest)</b>  1-22-1 Karakida, Tama City, Tokyo, Japan	Savills Japan Valuation G.K.	JPY23,632.8 (S\$210.7)
<b>Basis Bay Data Centre (99% interest)</b>  No. 4710, Jalan Cyber Point 5, Zone Flagship Cyberjaya 63000 Cyberjaya, Selangor Darul Ehsan, Malaysia	JLL Appraisal & Property Services Sdn Bhd	RM53.7 <sup>3</sup> (S\$16.3) <sup>3</sup>

Description of Property	Valuer	Valuation as at 31 December 2024 based on attributable interest (million) <sup>1</sup>
<b>Kelsterbach Data Centre (100% interest)</b>  Am Weiher 24, 65451, Kelsterbach, Germany	Savills (UK) Ltd	EUR39.0 (S\$55.0)
<b>maincubes Data Centre (100% interest)</b>  Goethering 29, Offenbach am Main, Germany	Savills (UK) Ltd	EUR118.8 (S\$167.7)
<b>Keppel DC Dublin 1 (100% interest)</b>  Unit 4033-4035, Citywest Business Campus, Naas Road, Dublin 24, Ireland	Savills (UK) Ltd	EUR110.5 (S\$155.9)
<b>Keppel DC Dublin 2 (100% interest)</b>  Unit B10, Ballycoolin Business and Technology Park, Blanchardstown, Dublin 15, Ireland	Savills (UK) Ltd	EUR103.9 (S\$146.6)
<b>Milan Data Centre (100% interest)</b>  Via Bisceglie 71, 73 and 75, Milan, Italy	Savills (UK) Ltd	EUR40.6 (S\$57.3)
<b>Almere Data Centre (100% interest)</b>  Rondebeltweg 62 'Sallandsekant' Business Park, Almere, the Netherlands	Savills (UK) Ltd	EUR110.2 (S\$155.5)
<b>Amsterdam Data Centre (100% interest)</b>  Tupolevlaan 101-109, Schiphol-Rijk (1119 PA), the Netherlands	Savills (UK) Ltd	EUR29.0 (S\$40.9)
<b>Eindhoven Campus (100% interest)</b>  Dillenburgstraat 25A-25E, 25E1, 25F, 25G and 25J-25M, 5652 AM, Eindhoven, the Netherlands	Savills (UK) Ltd	EUR26.9 (S\$38.0)
<b>Cardiff Data Centre (100% interest)</b>	Savills (UK) Ltd	GBP15.6 (S\$26.6)

Description of Property	Valuer	Valuation as at 31 December 2024 based on attributable interest (million) <sup>1</sup>
Ty Cynnal, Dunleavy Drive, Celtic Gateway, Cardiff CF110SW, United Kingdom		
<b>GV7 Data Centre (100% interest)</b>  7 Greenwich View Place, Millharbour Road, London, E14 9NN, United Kingdom	Savills (UK) Ltd	GBP22.0 (S\$37.5)
<b>London Data Centre (100% interest)</b>  Waterside House, Longshot Lane, Bracknell RG12 1WB, United Kingdom	Savills (UK) Ltd	GBP48.5 (S\$82.6)

**Notes:**

- 1 Based on exchange rates of S\$1.00 = A\$1.136; S\$1.00 = RM3.297; S\$1.00 = RMB5.353; S\$1.00 = GBP0.587; S\$1.00 = JPY112.170; and S\$1.00 = EUR0.709, as at 31 December 2024.
- 2 Valuation is on an "as-is" basis and excluded the remaining fitout costs to complete of ~S\$21.0 million
- 3 Valuation date is as at 1<sup>st</sup> December 2024.

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  
24 January 2025

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