

Keppel DC REIT

Daiwa Pan-Asian REIT Conference 2020

2-3 September 2020

Outline

- Overview
- Portfolio Updates
- Financial Updates
- Outlook

Constituent of:

FTSE EPRA Nareit Global Developed Index

GPR 250 Index Series

MSCI Singapore Small Cap Index

Awards and Accreditations:

Overview

First Pure-play Data Centre REIT Listed in Asia on SGX

Portfolio growth since listing

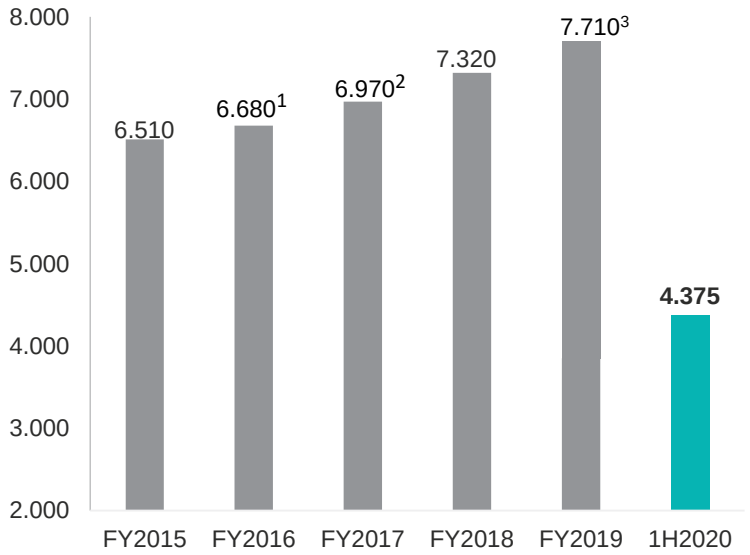


[1] Exclude Intellicentre 3 East Data Centre which development is expected to be completed in 1H 2021.

1H 2020 Highlights

Steady growth in DPU

Adjusted DPU (cents)



Resilient income stream

High portfolio occupancy

96.1%

as at 30 Jun 2020

Long portfolio WALE

7.4 years

by leased area

Financial flexibility

Low aggregate leverage[4]

34.5%

as at 30 Jun 2020

High interest coverage

12.8 times

as at 30 Jun 2020

1. Exclude the impact of the pro-rata preferential offering and the one-off net property tax refund in 2016.
2. Exclude the one-off capital distribution for the month of December 2016 arising from the later completion of Keppel DC Singapore 3 in 2017.
3. Excluding the impact of the pro-rata preferential offering in October 2019.
4. Aggregate Leverage was computed based on gross borrowings and deferred payment as a percentage of the deposited properties, both of which do not take into consideration the lease liabilities pertaining to land rent commitments and options.

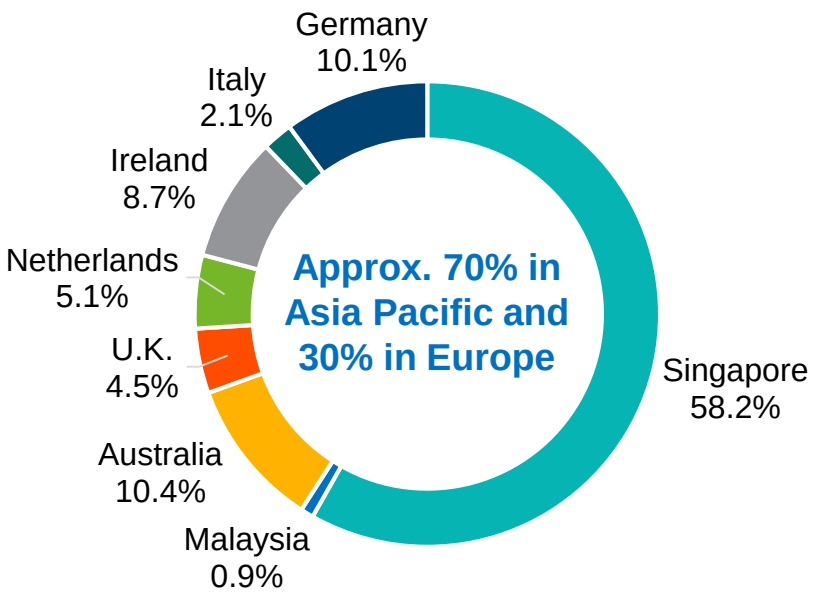
Portfolio Updates

Diversified and Resilient Portfolio

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

Portfolio AUM breakdown

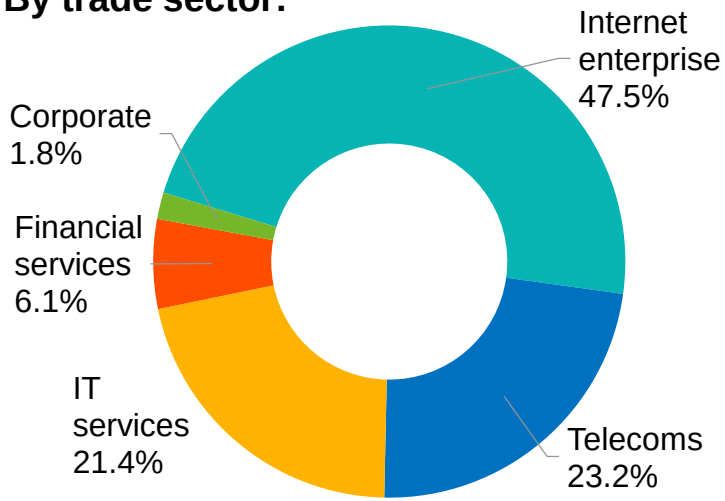
As at 30 Jun 2020



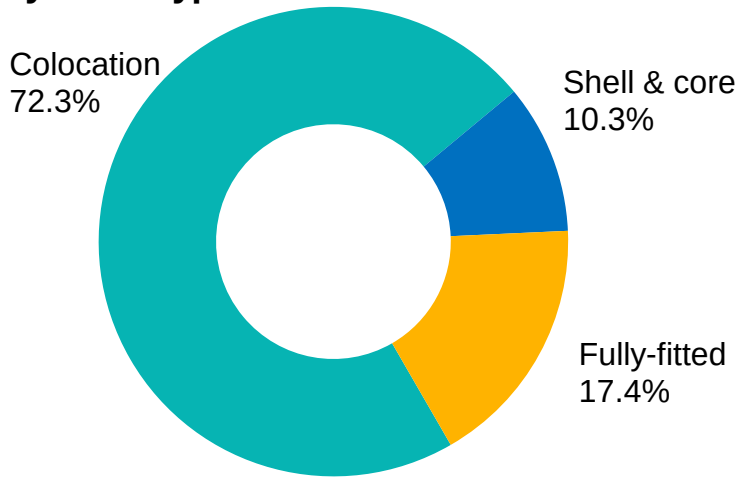
Rental income breakdown

for Jun 2020[1]

By trade sector:



By lease type:



Lease Type	Client Count	WALE[2] (years)	Ownership of Data Centre Components		
			M&E Equipment	Facility Management	Servers & Racks
Colocation	Multi	2.8	✓	✓	-
Fully-fitted	Single	11.5	✓	-	-
Shell & core	Single	8.1	-	-	-

1. Based on the colocation agreements and lease agreements with clients of the properties, treating the Keppel leases on a pass-through basis to the underlying clients.
2. By leased area as at 30 Jun 2020.

Stable income stream with healthy portfolio occupancy and long WALE

Portfolio Occupancy

96.1%

as at 30 Jun 2020

Portfolio WALE

7.4 years

by leased area

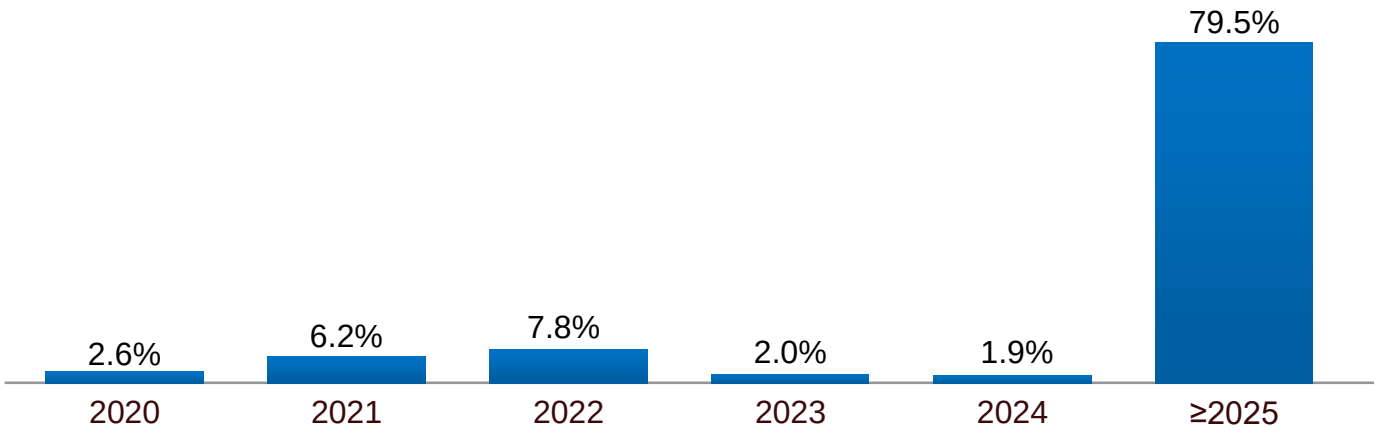


Diversified and Resilient Portfolio

- Obtained tax transparency treatment for Keppel DC Singapore 4
- Renewed land lease of Keppel DC Singapore 4 by 30 years
- Additional power capacity at Keppel DC Singapore 5 fully-committed
- Converting additional space at Keppel DC Dublin 2 into a data hall

Lease expiry profile (by leased area)

As at 30 Jun 2020



Prioritising Well-being of Clients and Employees amid COVID-19

Heightened controls and safety measures

- Temperature screening, online health & travel declaration, social distancing and split team arrangements
- Ensure no downtime to the servicing and maintenance of key components with alternative sources of suppliers
- Set up alternative network operating centres where practicable in case of infection at the REIT's colocation facilities

Closely monitoring impact on asset enhancement initiatives

Ireland: Resumed works at Keppel DC Dublin 1 in May 2020

Singapore: Progressively resumed works at Keppel DC Singapore 5 and DC1 following government policies on foreign workers residing in dormitories

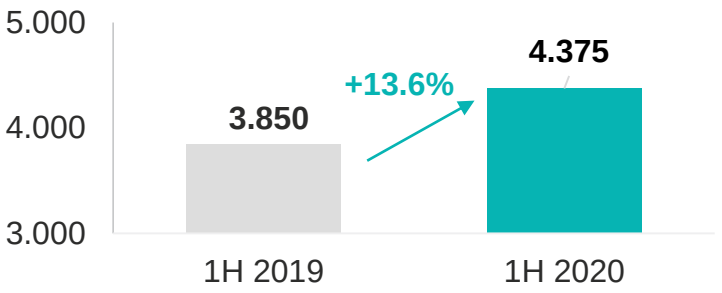
Australia: Development of Intellicentre 3 East Data Centre in Sydney continued through the pandemic though completion date affected by the delay in certain supplies

Financial Updates

Distributable Income



Distribution Per Unit (cents)[1]



Distribution Timetable

Ex-Date	28 Jul 2020
Record Date	29 Jul 2020
Payment Date	1 Sep 2020

($'000)	1H 2020	1H 2019	+/(-) %
Distributable Income to Unitholders	74,980	54,353	+38.0
Comprising			
Gross Revenue	123,950	95,493	+29.8
Property Expenses	(9,733)	(9,003)	+8.1
Net Property Income	114,217	86,490	+32.1
Distribution per Unit[1] (DPU) (cents)	4.375	3.850	+13.6
Distribution Yield[2] (%)	3.44	3.03	+41 bps

1. Exclude an amount of Capex Reserves that has been set aside.
2. Annualised and computed based on 1H 2020 closing price of $2.540.

Balance Sheet Highlights

($'000)	As at 30 Jun 2019	As at 31 Dec 2019	+/(-) %
Investment Properties	2,840,032	2,637,026	+7.7
Property under development	7,382	-	Nm
Total Assets	3,143,700	2,927,994	+7.4
Gross Borrowings[1]	1,055,160	870,388	+21.2
Total Liabilities	1,195,120	1,025,446	+16.5
Unitholders' Funds	**1,912,148**	**1,868,018**	+2.4
Units in Issue ('000)	1,632,920	1,632,395	-
Net Asset Value (NAV) per Unit ($)	1.17	1.14	+2.6
Unit Price (Closing price of last trading day) ($)	2.54	2.08	+22.1
Premium to NAV (%)	+117.1	+82.5	34.6pp

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

Aggregate Leverage

($'000)	As at 30 Jun 2020	As at 31 Dec 2019	+/(-) %
Investment Properties[1] *(excluding lease liabilities commitments)*	2,823,640	2,585,178	+9.2
Deposited Properties[1] *(excluding lease liabilities commitments)*	3,082,225	2,838,306	+8.6
Gross Borrowings + Deferred Payment	1,062,429	870,388	+22.1
Aggregate Leverage[2]	**34.5%**	**30.7%**	380bps

1. Investment properties relates to carrying value and deposited properties relates to total assets as stipulated in the Property Fund Appendix in CIS Code, without considering lease liabilities pertaining to land rent commitments and options.
2. Aggregate Leverage was computed based on gross borrowings and deferred payment as a percentage of the deposited properties (Note 1). Taking into consideration lease liabilities pertaining to land rent commitments and options, the Aggregate Leverage will be 35.0% (2019: 31.9%).

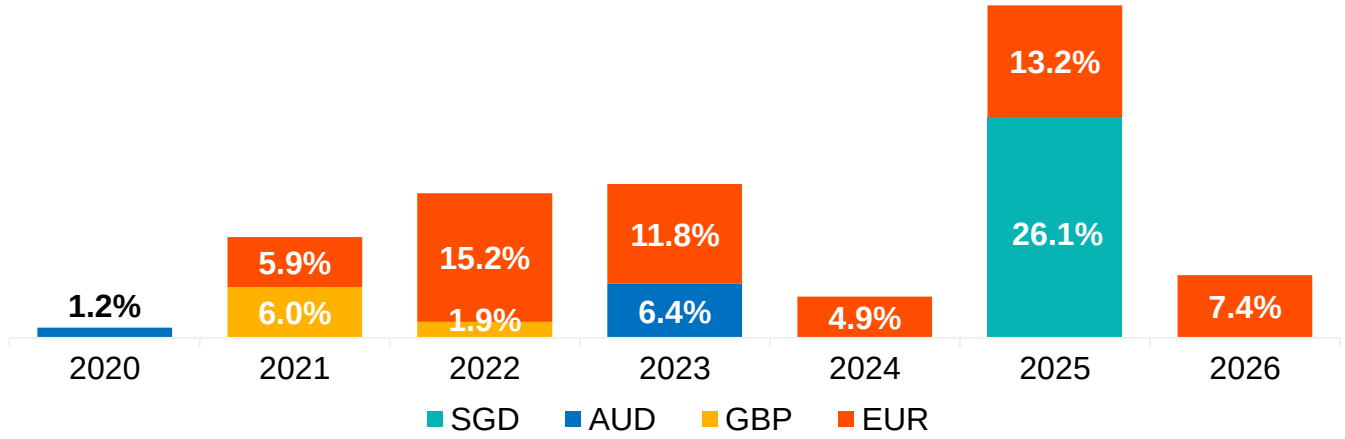


- Refinanced short-term EUR 32.7m loan with new EUR 70m loan facilities due 2024
- Refinanced AUD 13.2m loan due in 3Q 2020 to 2024

Prudent Capital Management

Debt Maturity Profile

As at 30 Jun 2020



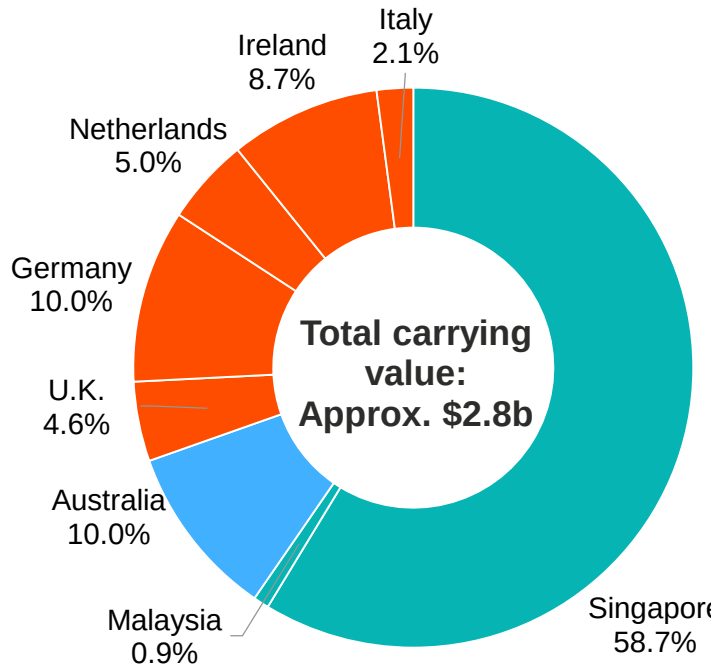
As at 30 Jun 2020	
Total debt	~$1,055.2m of external loans/notes (unencumbered)
Available facilities	~$326.6m of unutilised credit facilities
Aggregate leverage[1]	34.5%
Average cost of debt[2]	1.7% per annum
Debt tenor	3.7 years
Interest coverage[3]	12.8 times

1. Computed based on gross borrowings and deferred payment as a percentage of deposited properties, both of which do not consider the lease liabilities pertaining to land rent commitments and options.
2. Including amortisation of upfront debt financing costs and excluding lease charges.
3. Interest Coverage Ratio disclosed above is computed based on the definition set out in Appendix 6 of the Code on Collective Investment Schemes revised on 16 April 2020.

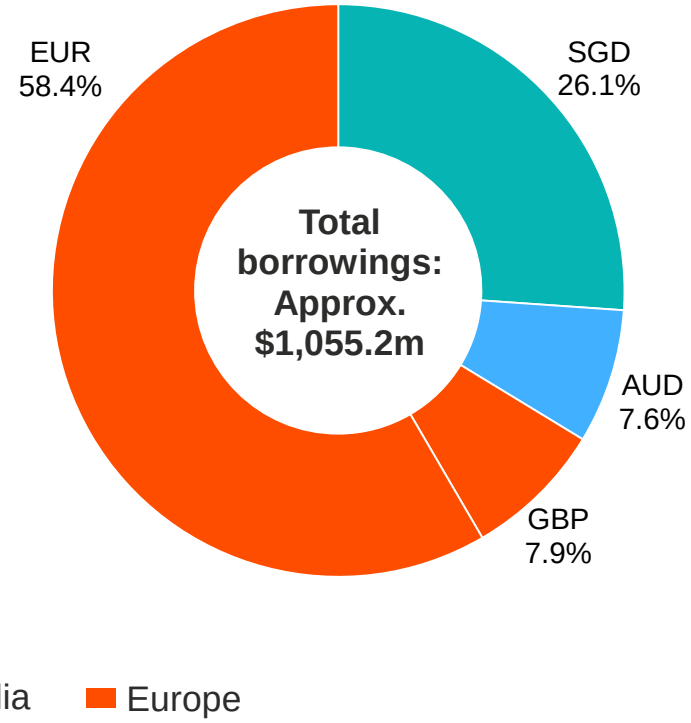
Prudent Capital Management

- **Managing interest rate exposure:** 69% of loans hedged with floating-to-fixed interest rate swaps, with the remaining unhedged borrowings in EUR
- **Mitigating impact of currency fluctuations:**
  - Hedged forecasted foreign-sourced distributions till 2H 2021 through foreign currency forward contracts
  - Adopted natural hedging by borrowing in currencies that match the corresponding investments

Investment properties breakdown[1]
(as at 30 Jun 2020)



Debt currency breakdown
(as at 30 Jun 2020)



1. Based on 100% carrying value as at 30 Jun 2020 without taking into consideration the lease liabilities pertaining to the land rent commitments and options. IC3 East Data Centre is separately accounted under property under development.

Outlook

Resilient Asset Class that Supports the Digital Economy

- COVID-19 a catalyst to go digital, and some of these online behaviours are expected to continue post-pandemic[1]
- Expect higher data traffic as enterprises adopt cloud solutions and ensure adequacy of collaboration platforms and videoconferencing tools as well as stepped-up cybersecurity and cloud data protection
- Traditional client-facing roles could increasingly be augmented with customer-friendly online platforms/ applications such as digital banking and telemedicine[1]



Global colocation market expected to grow by 15%[2] in 2020



Enterprise spending on cloud infrastructure expected to grow by 22%[2] CAGR over next 5 years



>70% of all hyperscale data centers are located in facilities that are leased or owned by partners[3]



Data traffic increased by 20–100% across markets in Europe, Asia and America as a result of COVID-19 lockdowns[4]



Global mobile data traffic expected to increase by 31% annually from 2019 to 2025[4]



5G subscriptions to generate 2.5 times more traffic than the average 4G connection, and take up 10.6% of total mobile traffic by 2023[5]

Sources: 1. Keppel Capital Watch (Jul 2020); 2. Broadgroup (Jul 2020); 3. Synergy Research (Jul 2020); 4. Ericsson (Jun 2020); 5.Cisco (Mar 2020)

Positioned for Growth

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

Fast-growing asset class

Resilient income stream

Focused investment strategy

Prudent capital management



Thank You

Important Notice: The past performance of Keppel DC REIT is not necessarily indicative of its future performance. Certain statements made in this presentation may not be based on historical information or facts and may be "forward-looking" statements due to a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from similar developments, shifts in expected levels of property rental income, changes in operating expenses, including employee wages, benefits and training, property expenses and governmental and public policy changes, and the continued availability of financing in the amounts and terms necessary to support future business.

Prospective investors and unitholders of Keppel DC REIT ("Unitholders") are cautioned not to place undue reliance on these forward-looking statements, which are based on the current view of Keppel DC REIT Management Pte. Ltd., as manager of Keppel DC REIT (the "Manager") on future events. No representation or warranty, express or implied, is made as to, and no reliance should be placed on, the fairness, accuracy, completeness or correctness of the information, or opinions contained in this presentation. None of the Manager, the trustee of Keppel DC REIT or any of their respective advisors, representatives or agents shall have any responsibility or liability whatsoever (for negligence or otherwise) for any loss howsoever arising from any use of this presentation or its contents or otherwise arising in connection with this presentation. The information set out herein may be subject to updating, completion, revision, verification and amendment and such information may change materially. The value of units in Keppel DC REIT ("Units") and the income derived from them may fall as well as rise. Units are not obligations of, deposits in, or guaranteed by, the Manager or any of its affiliates. An investment in Units is subject to investment risks, including the possible loss of the principal amount invested.

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

Additional Information

Portfolio Overview (as at 30 Jun 2020)

	Location	Interest	Attributable lettable area (sq ft)	No. of clients[1]	Occupancy rate (%)	Valuation[2]	Lease type	WALE (years)	Land lease title
Asia Pacific									
Keppel DC Singapore 1	Singapore	100%	109,721	21	89.2	S$296.0m	Keppel lease / Colocation	4.3	Leasehold (Expiring 30 Sep 2025, with option to extend by 30 years)
Keppel DC Singapore 2	Singapore	100%	38,480	4	93.5	S$174.0m	Keppel lease / Colocation	1.7	Leasehold (Expiring 31 Jul 2021, with option to extend by 30 years)
Keppel DC Singapore 3	Singapore	90%	49,433	2	100.0	S$238.5m	Keppel lease / Colocation	1.9	Leasehold (Expiring 31 Jan 2022, with option to extend by 30 years)
Keppel DC Singapore 4	Singapore	99%	83,698	6	95.7	S$384.9m[3] (purchase price)	Keppel lease / Colocation	2.1	Leasehold (Expiring 30 June 2050)
Keppel DC Singapore 5	Singapore	99%	97,781	3	84.2	S$327.7m	Keppel lease / Colocation	2.2	Leasehold (Expiring 31 Aug 2041)
DC1	Singapore	100%	213,815	1	100	S$200.2m (purchase price)	Triple-net (Fully-fitted/ Shell & core)	15.8	Leasehold (Expiring 31 Jul 2044)
Basis Bay Data Centre	Cyberjaya, Malaysia	99%	48,193	1	63.1	MYR 78.2m (S$25.6m)	Colocation	2.0	Freehold
Gore Hill Data Centre	Sydney, Australia	100%	90,955	3	100.0	A$207.5m (S$192.1m)	Triple-net (Shell & core) / Colocation	4.9	Freehold
iseek Data Centre	Brisbane, Australia	100%	12,389	1	100.0	A$35.0m (S$32.4m)	Double-net[4] (Fully-fitted)	6.0	Leasehold (Expiring 29 June 2040, with option to extend by 7 years)

Portfolio Overview (as at 30 Jun 2020)

	Location	Interest	Attributable lettable area (sq ft)	No. of clients[1]	Occupancy rate (%)	Valuation[2]	Lease type	WALE (years)	Land lease title
Intellicentre 2 Data Centre	Sydney, Australia	100%	87,930	1	100.0	A$57.7 m (S$53.4m)	Triple-net (Shell & core)	15.1	Freehold
Intellicentre 3 East Data Centre[5]	Sydney, Australia	100%	Min. 86,000	1	100.0[5]	A$26.0-A$36.0m (development costs)	Triple-net (Shell & core)	20.0[5]	Freehold
Europe									
Cardiff Data Centre	Cardiff, United Kingdom	100%	79,439	1	100.0	£35.9m (S$63.2m)	Triple-net (Shell & core)	11.0	Freehold
GV7 Data Centre	London, United Kingdom	100%	24,972	1	100.0	£36.3m (S$64.0m)	Triple-net (Fully-fitted)	6.6	Leasehold (Expiring 28 Sep 2183)
Almere Data Centre	Almere, Netherlands	100%	118,403	1	100.0	€89.9m (S$135.2m)	Double-net (Fully-fitted)	8.2	Freehold
Keppel DC Dublin 1	Dublin, Ireland	100%	68,118	26	63.3	€49.9m (S$75.0m)	Colocation	2.2	Leasehold (Expiring 31 Dec 2999)
Keppel DC Dublin 2	Dublin, Ireland	100%	25,652	4	100.0	€68.7m (S$103.3m)	Colocation	8.1	Leasehold (Expiring 31 Dec 2997)
Milan Data Centre	Milan, Italy	100%	165,389	1	100.0	€38.2m (S$57.4m)	Double-net (Shell & core)	7.5	Freehold
maincubes Data Centre	Offenbach am Main, Germany	100%	97,043	1	100.0	€91.2m (S$137.1m)	Triple-net (Fully-fitted)	12.8	Freehold
Kelsterbach Data Centre	Kelsterbach, Germany	100%	540,869	1	100.0	€81.8m (S$123.0m) (purchase price)	Triple-net (Shell & core)	5.5	Freehold

1. Certain clients have signed more than one colocation arrangement using multiple entities.
2. Based on respective independent valuations and respective ownership interests as at 31 Dec 2019, unless otherwise stated.
3. Purchase price includes rental support.
4. Keppel DC REIT has in place the iseek Lease with the client of iseek Data Centre. While the iseek Lease is called a colocation arrangement, the terms are structured as effectively equivalent to a double-net lease.
5. This development is expected to be completed in 1H 2021 and is excluded from the portfolio's asset under management; Facility will be fully leased to Macquarie Telecom upon completion.

Overview of Lease Arrangements

Asia Pacific	Lease Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
Keppel DC Singapore 1	Keppel lease[1] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Singapore 2	Keppel lease[1] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Singapore 3	Keppel lease[2] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Singapore 4	Keppel lease[1] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Singapore 5	Keppel lease[2] / Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
DC1	Triple-net lease	■ Client: Pays rent and all outgoings except insurance for the shell of the building, responsible for facilities management	-	✓	-	-
Basis Bay Data Centre	Colocation[3]	■ Client: Pays rent; responsible for facilities management ■ Owner: Bears pre-agreed facilities management amount, insurance and property tax	✓	✓	✓	✓
Gore Hill Data Centre (for one client)	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management in their space	-	-	-	-
Gore Hill Data Centre (for two clients)	Colocation[3]	■ Client: Pays rent ■ Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Intellicentre 2 Data Centre	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
Intellicentre 3 East Data Centre[5] (under development)	Triple-net lease	■ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
iseek Data Centre	Double-net lease[4]	■ Client: Pays rent and all outgoings except building insurance; responsible for facilities management	-	✓	-	✓

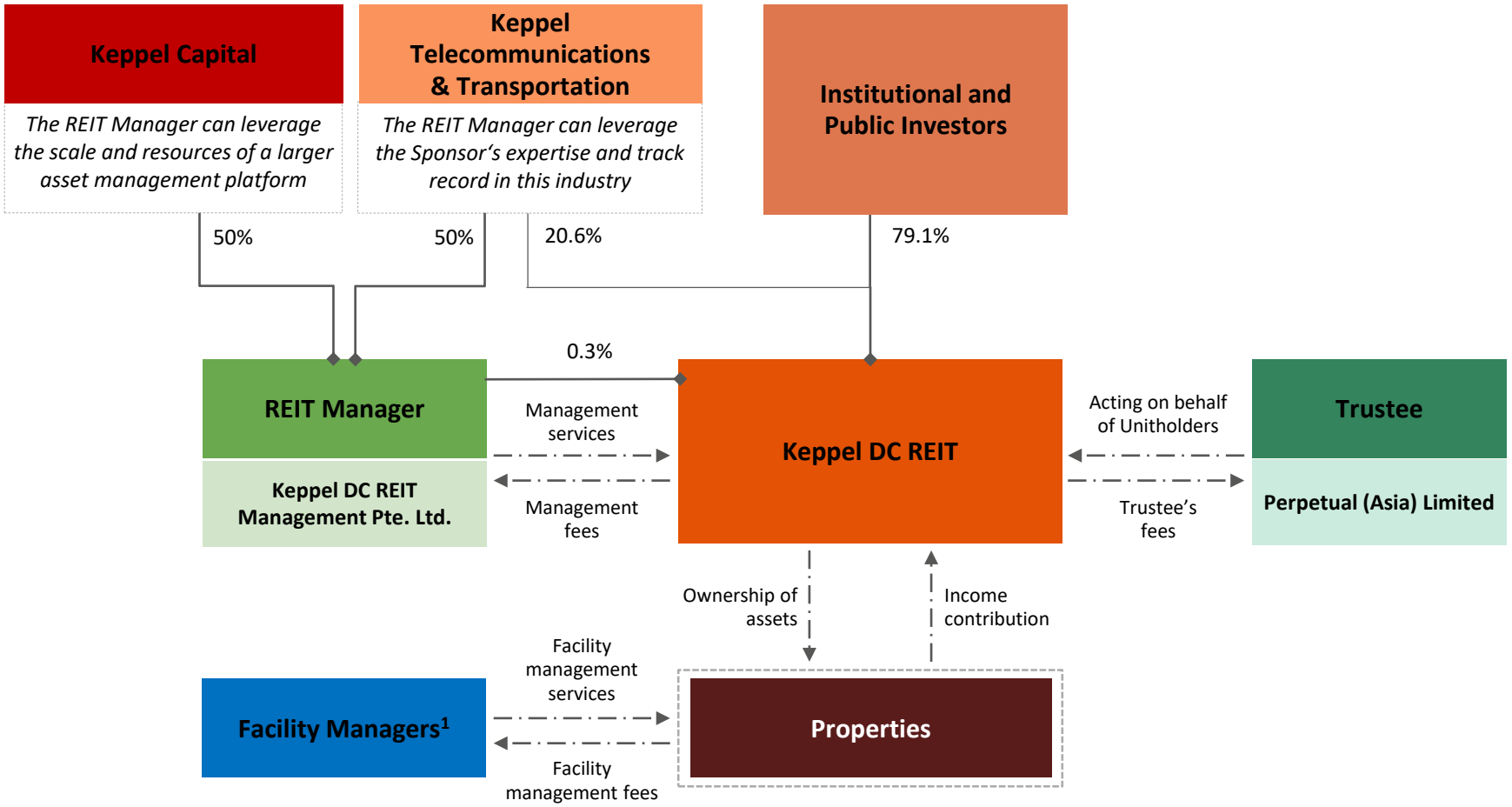
Overview of Lease Arrangements

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

1. Refers to the leases entered into by Keppel DC REIT with the Keppel lessees (Keppel DC Singapore 1 Ltd and Keppel DC Singapore 2 Pte Ltd) in relation to Keppel DC Singapore 1, Keppel DC Singapore 2 and Keppel DC Singapore 4 respectively. Due to the pass-through nature of the Keppel leases, Keppel DC REIT will substantially enjoy the benefits and assume the liabilities of the underlying colocation arrangements between Keppel lessees and the underlying clients.
2. Refers to the leases entered into by Keppel DC Singapore 3 LLP and Keppel DC Singapore 5 LLP with the Keppel lessee (Keppel DCS3 Services Pte Ltd) in relation to Keppel DC Singapore 3 and Keppel DC Singapore 5 respectively.
3. Colocation arrangements are typically entered into by end-clients who utilise colocation space for the installation of their servers and other mission critical IT equipment. Keppel DC REIT is usually responsible for facilities management in respect of such colocation arrangements, except in the case of Basis Bay Data Centre where the client is responsible for facilities management.
4. Keppel DC REIT has in place the iseek Lease with the client of iseek Data Centre. While the iseek Lease is called a colocation arrangement, the terms thereof are structured as effectively equivalent to a double-net lease.
5. This development is expected to be completed in 4Q 2020 and is excluded from the portfolio's assets under management; Facility will be leased to Macquarie Telecom upon completion.
6. Keppel DC REIT has in place colocation arrangements with the clients of Keppel DC Dublin 1 and Keppel DC Dublin 2.

Keppel DC REIT Structure

as at 30 Jun 2020



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