# Investor Presentation

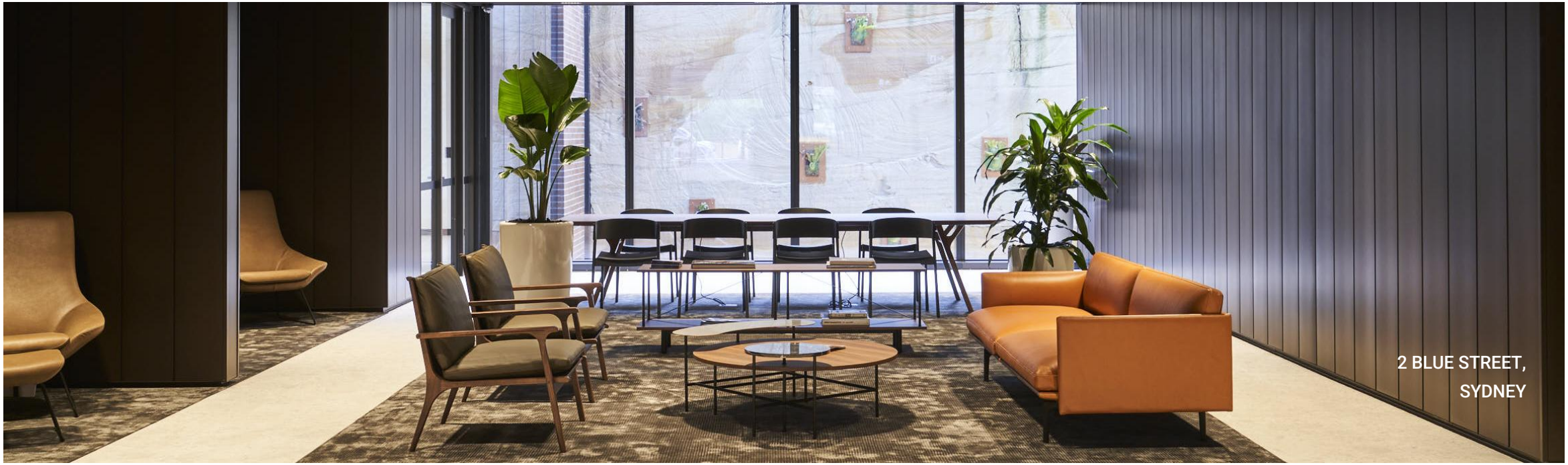



September 2025

Keppel REIT

# Content


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3. Portfolio Review – Pg 9
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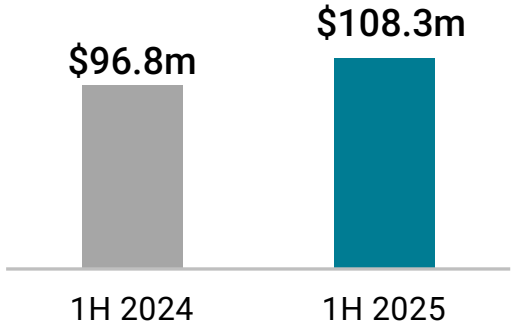
# 1H 2025 Key Highlights

- Strong performance driven by operational strength and contribution from 255 George Street
- The Singapore portfolio continued to be an engine of growth and key contributor to the overall performance, consistently delivering positive rental reversion and organic growth

## NPI

**$108.3m**

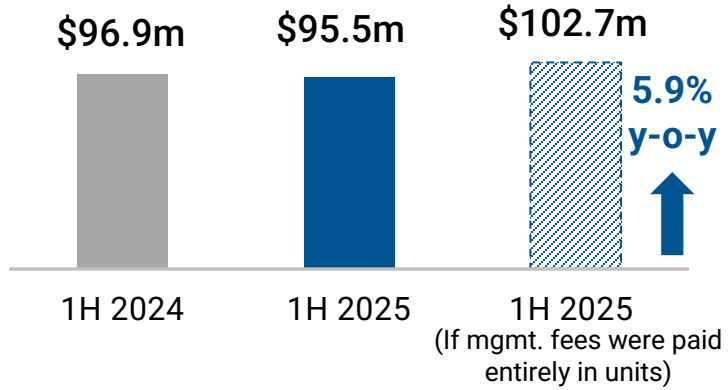
**+11.8% y-o-y**




## DI from Operations

**$95.5m**

**(1.4%) y-o-y**




## DPU

**2.72 cents**

For 1H 2025

## Aggregate Leverage

**41.7%**

As at 30 Jun 2025

## Weighted Average Cost of Debt

**3.51% p.a.**

For 1H 2025

## Borrowings on Fixed Rates

**63%**

As at 30 Jun 2025

# 1H 2025 Key Highlights

## High Portfolio Committed Occupancy




vs 96.0% as at 31 Mar 2025

## Strong Rental Reversion




## Long Portfolio WALE(1)




vs 4.7 years as at 31 Mar 2025

## Proactive Leasing Strategy




of leases committed in 1H 2025

© Keppel REIT

1. *Based on attributable committed gross rent.*



KEPPEL BAY TOWER,
SINGAPORE

02

# Financial Highlights

# Continued Strong Performance Underpinned by Robust Operations and Contribution from 255 George Street

- Property Income and NPI increased due mainly to contribution from 255 George Street and higher occupancy at 2 Blue Street
- Share of results of associates increased due mainly to higher rentals at Singapore CBD assets and lower borrowing costs
- Distributable income from operations would have risen by 5.9%, if the management fees were paid entirely in Units

| | 1H 2025 | 1H 2024 | +/(-) |
|---|---|---|---|
| Property income[1] | **$136.5m** | $125.1m | 9.1% |
| Net property income (NPI) | **$108.3m** | $96.8m | 11.8% |
| NPI attributable to Unitholders | **$98.9m** | $87.2m | 13.4% |
| Share of results of associates[2] | **$49.3m** | $43.4m | 13.6% |
| Share of results of joint ventures[3] | **$11.8m** | $11.5m | 2.7% |
| Borrowing costs | **($46.3m)** | ($41.3m) | 12.1% |
| Distributable income from operations[4] | **$95.5m** | $96.9m | (1.4%) |
| Anniversary Distribution[5] | **$10.0m** | $10.0m | - |
| Distributable income including Anniversary Distribution[4] | **$105.5m** | $106.9m | (1.3%) |
| DPU (cents) | **2.72** | 2.80 | (2.9%) |
| *Distributable income from operations, assuming 100% of the management fees are paid in Units* | ***$102.7m*** | *$96.9m* | *5.9%* |

*(1) Relates to income from directly-held properties including Ocean Financial Centre, Keppel Bay Tower, 2 Blue Street, Pinnacle Office Park, 50% interest in 8 Exhibition Street office building and 100% interest in the three adjacent retail units, 50% interest in Victoria Police Centre, T Tower, KR Ginza II and 50% interest in 255 George Street which was acquired on 9 May 2024.*
*(2) Relates to Keppel REIT's one-third interests in One Raffles Quay and Marina Bay Financial Centre.*
*(3) Relates to Keppel REIT's 50% interests in 8 Chifley Square and David Malcolm Justice Centre.*
*(4) The Manager has elected to receive 25% of its management fees in cash, starting from FY 2025.*
*(5) Keppel REIT announced on 25 Oct 2022 that it will distribute a total of $100 million of Anniversary Distribution over a 5-year period. $20 million will be distributed annually with such distribution to be made semi-annually.*

# Disciplined Capital Management

- AUD, KRW and JPY denominated loans formed **~17%, ~3%** and **~2%** of total borrowings[1] respectively
- Sustainability-focused funding constituted **84%** of total borrowings[1]

| As at 30 Jun 2025 | |
|---|---|
| Weighted Average Cost of Debt | **3.51% p.a.** |
| Aggregate Leverage | **41.7%** |
| Weighted Average Term to Maturity | **3.0 years** |
| Borrowings on Fixed Rates | **63%** |
| Sensitivity to Interest Rates[2] | **+/-25 bps = ~0.09 cents decrease/increase in DPU p.a.** |
| Interest Coverage Ratio[3] | **2.6x** |
| Interest Coverage Ratio Sensitivity[4]<br>- 10% decrease in EBITDA<br>- 100 bps increase in interest rates[5] | <br>**2.3x**<br>**1.9x** |



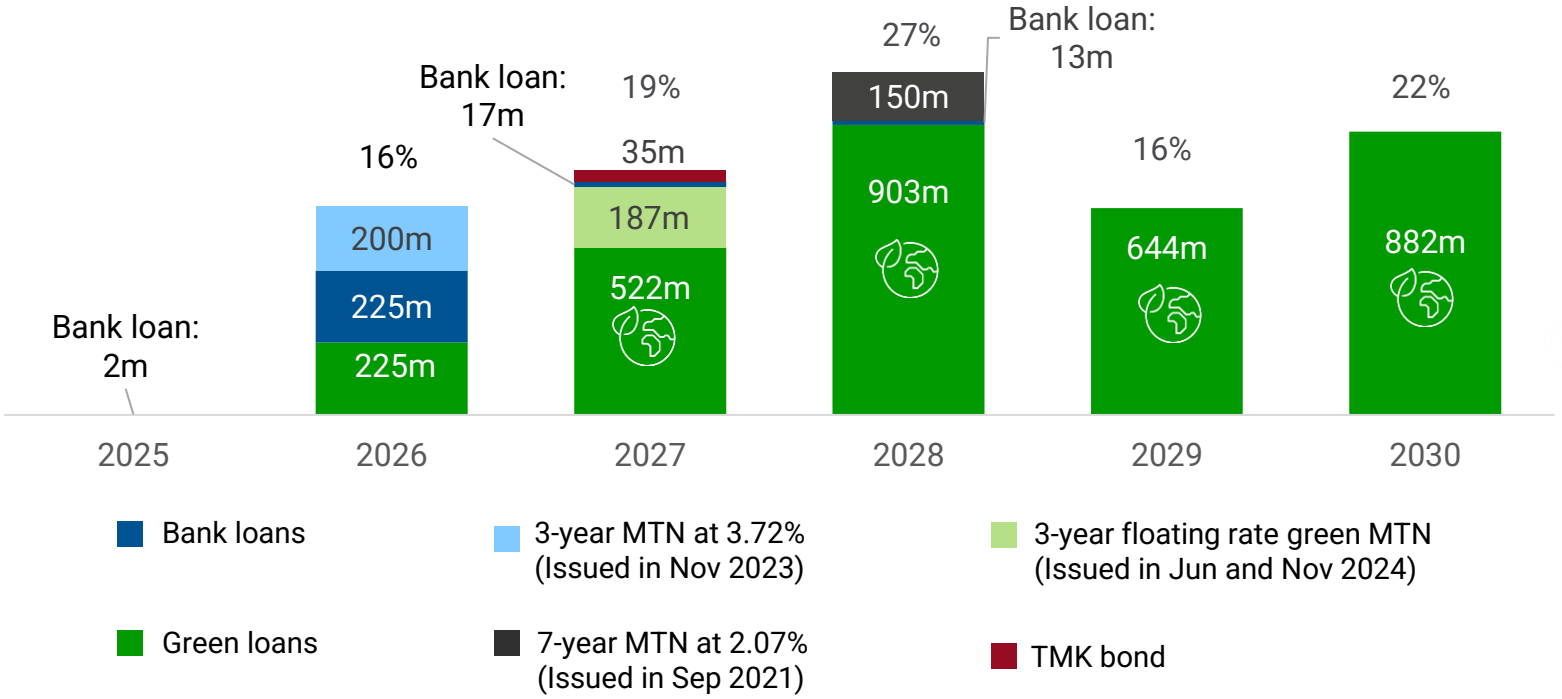

*(1) Includes Keppel REIT's share of external borrowings accounted for at the level of associates.*
*(2) Refers to changes to SORA, BBSW and CD (91 day) for applicable loans on floating rates.*
*(3) Defined as trailing 12 months earnings before interest, tax, depreciation and amortisation (excluding effects of any fair value changes of derivatives and investment properties, and foreign exchange translation) ("EBITDA"), over trailing 12 months interest expense, borrowing-related fees and distributions on hybrid securities.*
*(4) In accordance with the Monetary Authority of Singapore's Code on Collective Investment Schemes dated 28 November 2024.*
*(5) Assumes 100 bps change in the interest rates of all hedged and unhedged borrowings, as well as perpetual securities.*

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# Well-Spread Debt Maturity Profile

- Refinanced loans which matured in 1H 2025 at lower margins
- No significant borrowings maturing for the remainder of 2025

**Debt Maturity Profile**
(As at 30 Jun 2025)






MARINA BAY FINANCIAL CENTRE, SINGAPORE

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OCEAN FINANCIAL CENTRE, SINGAPORE

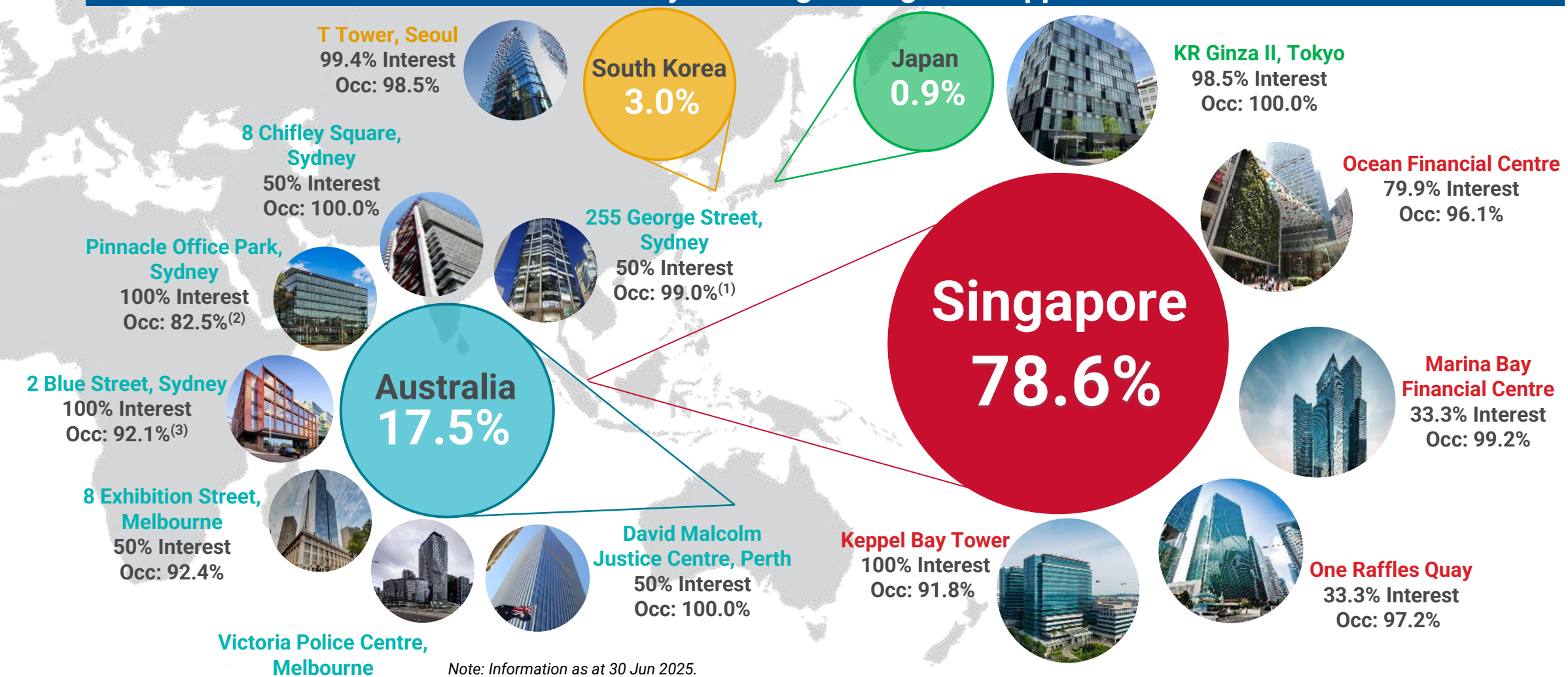
03

# Portfolio Review

Keppel REIT

# Diversified Portfolio of Prime Commercial Assets in Asia Pacific

**$9.4b** portfolio of prime quality assets anchored across different markets enhance **income stability** and **long-term growth opportunities**

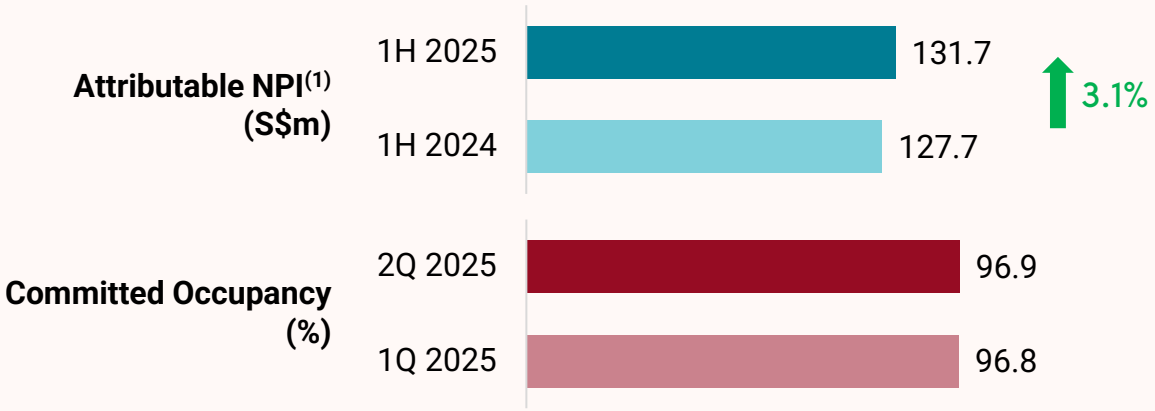



*Note: Information as at 30 Jun 2025.*

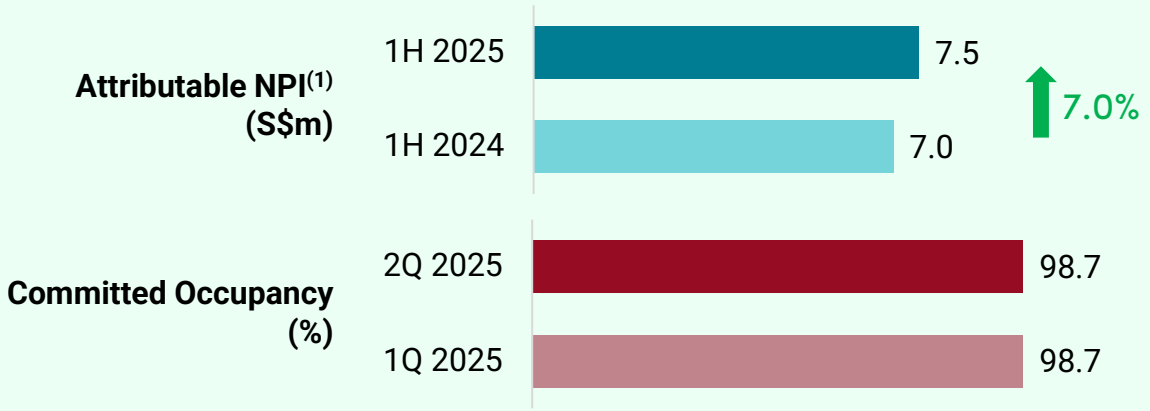
1. *255 George Street is receiving rental guarantee for the 19-month period from 1 Dec 2024 for one specific tenancy.*
2. *The AEI at Building D of Pinnacle Office Park was completed in 1Q 2025 and the building is in the process of backfilling.*
3. *2 Blue Street achieved practical completion on 3 Apr 2023 and is receiving rental guarantee on unlet space for a period of up to three years from the practical completion date.*

# Performance Breakdown by Geography

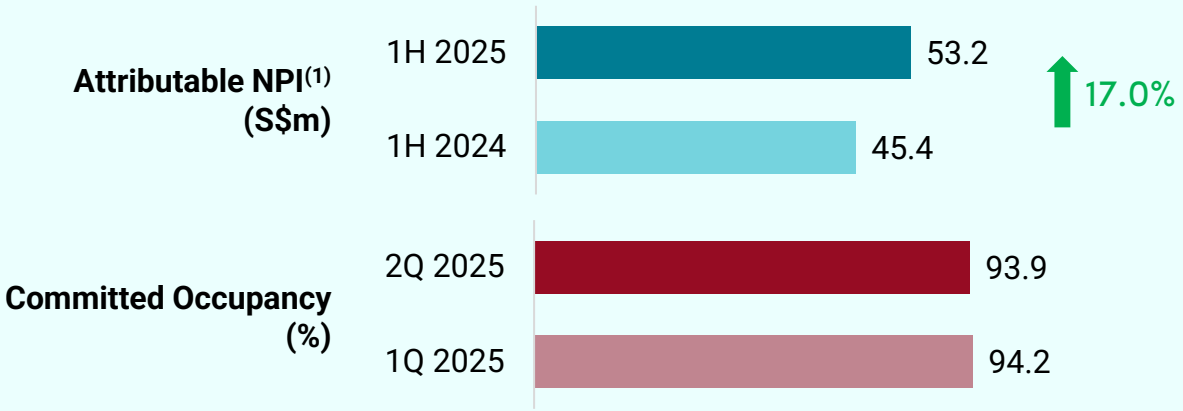
## Singapore Portfolio




## North Asia Portfolio




## Australia Portfolio




## Performance Commentary:

- Singapore: Better performance contributed by higher rentals
- Australia: Higher NPI due to contribution from 255 George Street and increased occupancy at 2 Blue Street, offset partially by a stronger SGD
- North Asia: NPI increased due to higher occupancy as compared to 1H 2024

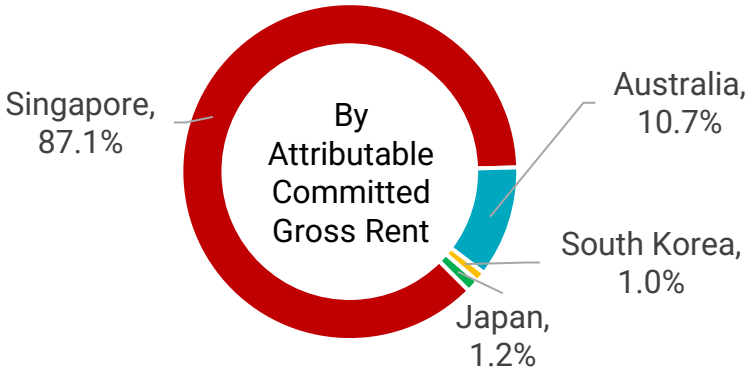
*(1) Net property income attributable to unitholders, Keppel REIT's attributable share of net property income of associates and joint ventures, as well as rental support.*

© Keppel REIT

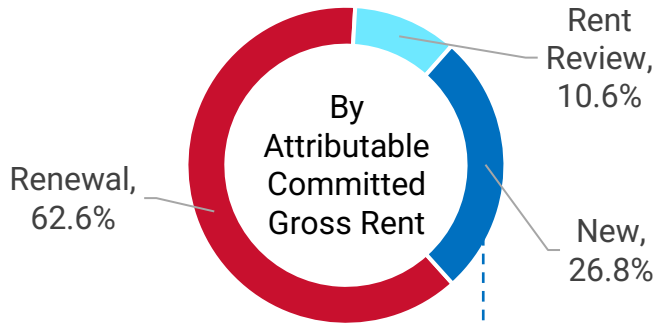
# 1H 2025 Portfolio Performance

**(By Attributable Committed Gross Rent)**

## Leases Committed by Geography[1]




## Leases Committed by Type[1]




**Total Leases Committed**

**~1,159,600 sf**

(Attributable ~559,000 sf)

**Rental Reversion**

**+12.3%**

**Retention Rate**

**76.7%**

**New leasing demand and expansions from:**

| | |
|---|---|
| Banking, insurance and financial services | 40.0% |
| Technology, media and telecommunications | 30.6% |
| Real estate and property services | 7.9% |
| Manufacturing and distribution | 4.2% |
| Energy, natural resources, shipping and marine | 3.7% |
| Retail and Food and beverage | 3.4% |
| Services | 3.3% |
| Accounting and consultancy services | 1.8% |
| Legal | 1.2% |
| Others | 3.9% |
| **Total** | **100.0%** |

**As at 30 Jun 2025**

**95.9%**

**Portfolio committed occupancy**

**9.0 years**

**Top 10 tenants' WALE**

**4.8 years**

**Portfolio WALE**

- Singapore portfolio: 2.9 years
- Australia portfolio: 10.1 years
- South Korea portfolio: 3.0 years
- Japan portfolio: 3.1 years

*Note: Please refer to slide 29 for breakdown by attributable committed NLA.*

*[1] Excludes leases with a lease term of 12 months or less.*

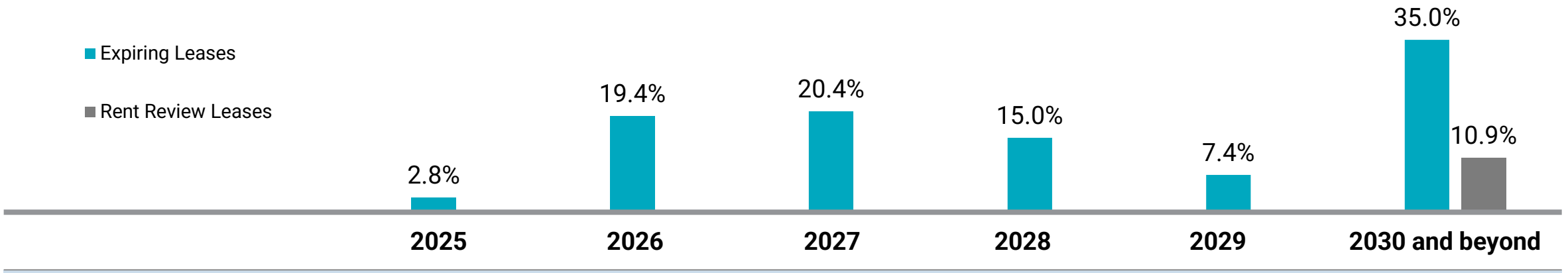
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# Well-Staggered Lease Expiry Profile

## (By Attributable Committed Gross Rent)

- Average signing rent for Singapore office leases[(1)] concluded in 1H 2025 was **$12.77 psf pm**, supported by healthy demand from diverse sectors for prime office space
- Average rent of expiring leases for Singapore office leases[(2)] (psf pm): **$11.37** in 2025, **$12.12** in 2026 and **$11.31** in 2027

**Lease Expiries and Rent Reviews as at 30 Jun 2025**
(By Attributable Committed Gross Rent)




| Lease Expiry and Rent Reviews (By Attributable Committed NLA) | | | | | | |
|---|---|---|---|---|---|---|
| Expiring leases | 2.4% | 20.3% | 18.7% | 12.4% | 7.2% | 34.9% |
| Rent review leases | - | - | - | - | - | 13.8% |

*(1) Weighted average for Ocean Financial Centre, Marina Bay Financial Centre and One Raffles Quay.*
*(2) Weighted average based on attributable NLA of office lease expiries and rent reviews in Ocean Financial Centre, Marina Bay Financial Centre and One Raffles Quay.*

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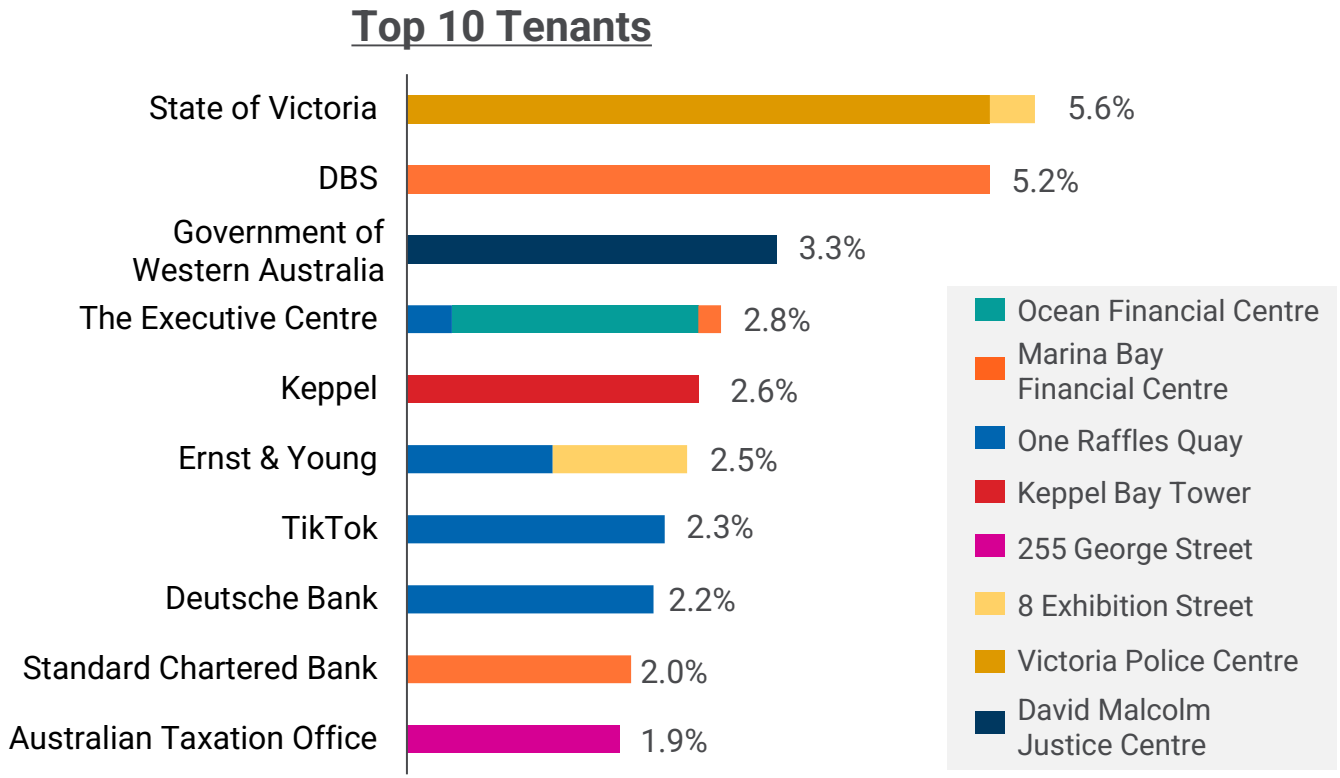
# Established and Diversified Tenant Base

**(By Attributable Committed Gross Rent)**

- Keppel REIT has a diversified tenant base of 494[(1)] tenants, many of which are established blue-chip corporations

| Tenant Business Sector | % |
|---|---|
| Banking, insurance and financial services | 35.1% |
| Technology, media and telecommunications | 14.8% |
| Government agency | 12.8% |
| Energy, natural resources, shipping and marine | 7.7% |
| Legal | 6.8% |
| Manufacturing and distribution | 6.5% |
| Real estate and property services | 6.4% |
| Accounting and consultancy services | 4.9% |
| Services | 2.0% |
| Retail and Food and beverage | 1.9% |
| Others | 1.1% |
| Total | 100.0% |

- Top 10 tenants contribute 30.4% of attributable committed gross rent

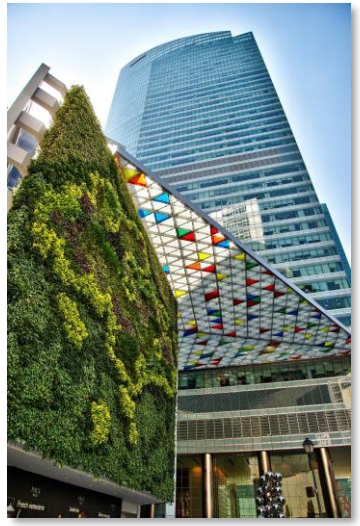



*Note: Please refer to slide 30 for breakdown by attributable committed NLA.*

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

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# Leasing Updates at Ocean Financial Centre and 255 George Street



## Ocean Financial Centre

Backfilled >73% of space returned by an anchor tenant

Achieved strong double-digit reversion

New tenants from Banking, Insurance and Financial Services, Legal and TMT sectors



## 255 George Street

Completed 4 fitted suites which were fully committed within 6 months

Achieved rental rates above underwriting

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MARINA BAY FINANCIAL CENTRE, SINGAPORE

04

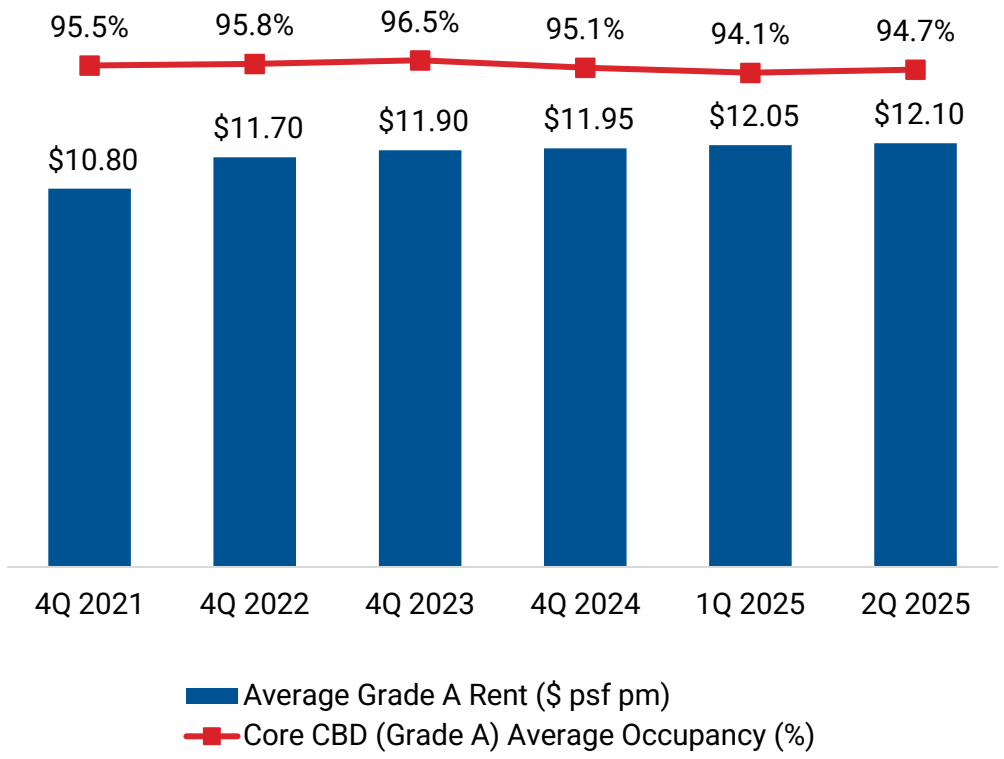
# Market Review

Keppel REIT

# Singapore Office Market

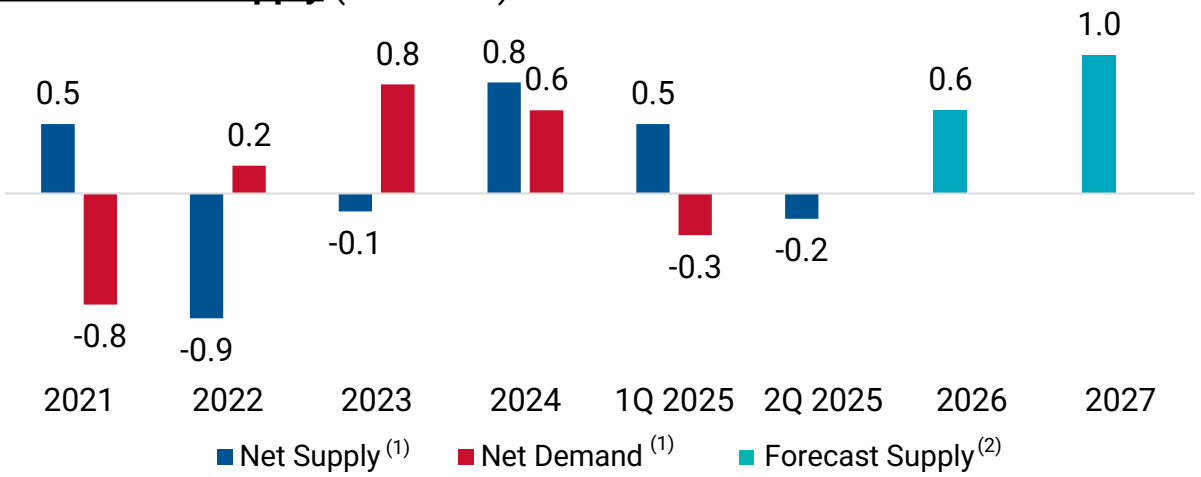
- Average core CBD Grade A office rents increased to $12.10 psf pm with average occupancy in CBD Core (Grade A) increased to 94.7% in 2Q 2025

**Grade A Rent and Core CBD (Grade A) Occupancy**




*Source: CBRE, 2Q 2025.*

**Demand and Supply** (million sf)




| Key Upcoming Supply in CBD(2) | | sf |
|---|---|---|
| 2026 | Shaw Tower Redevelopment | 441,700 |
| | Solitaire on Cecil | 196,500 |
| 2027 | Newport Tower | 220,000 |
| | The Skywaters | 745,200 |

*(1) Based on URA data on historical net demand and supply of office space in Downtown Core and Rest of Central Area as at 2Q 2025. Supply is calculated as net change of stock over the year and may include office stock removed from market due to demolitions or change of use.*

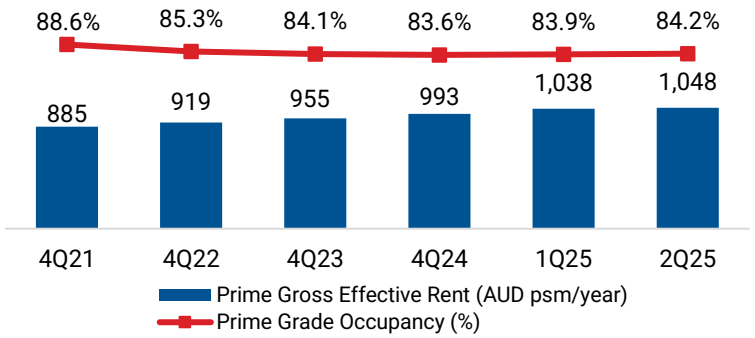
*(2) Based on CBRE data on CBD Core and CBD Fringe.*

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# Australia Office Market

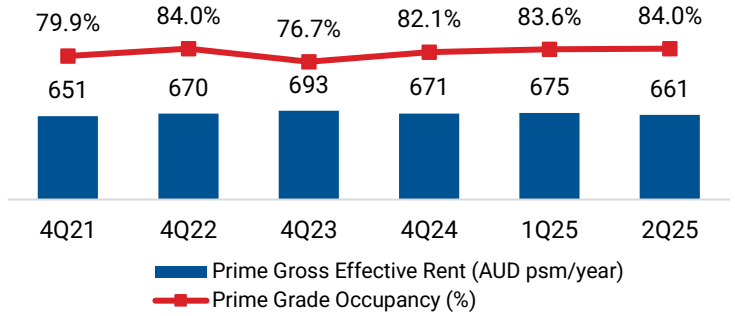
## Sydney CBD

Prime Grade occupancy at 84.2%



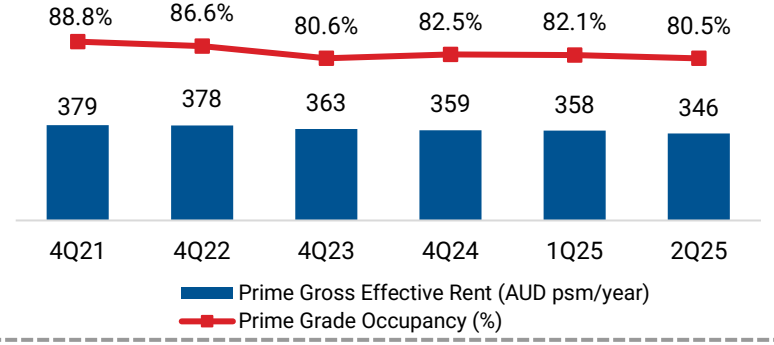

## North Sydney

Prime Grade occupancy at 84.0%



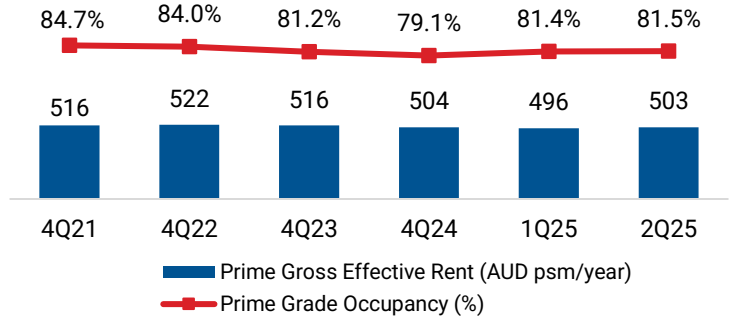

## Macquarie Park

Prime Grade occupancy at 80.5%



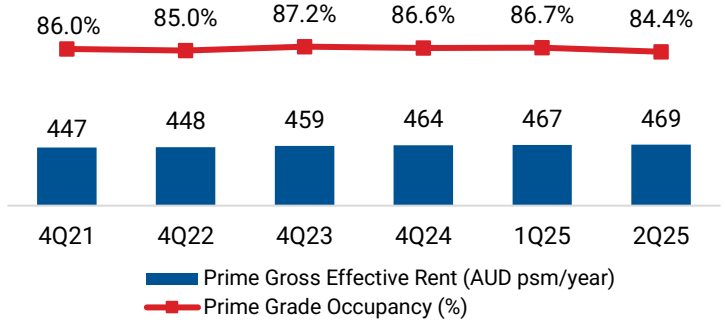

## Melbourne CBD

Prime Grade occupancy at 81.5%




## Perth CBD

Prime Grade occupancy at 84.4%



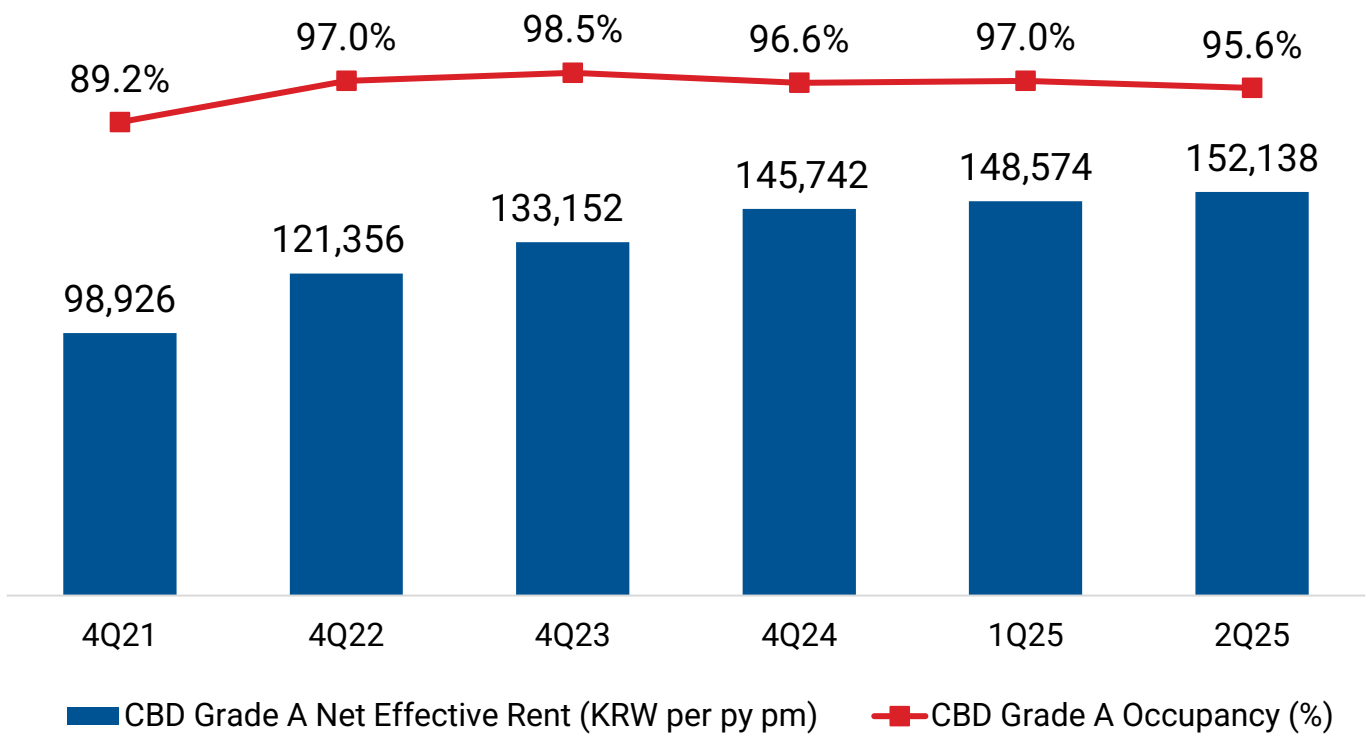

*Source: JLL Research, 2Q 2025.*

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# Seoul Office Market

- CBD Grade A vacancy remains low with occupancy at 95.6% in 2Q 2025

**CBD Grade A Rent and Occupancy**







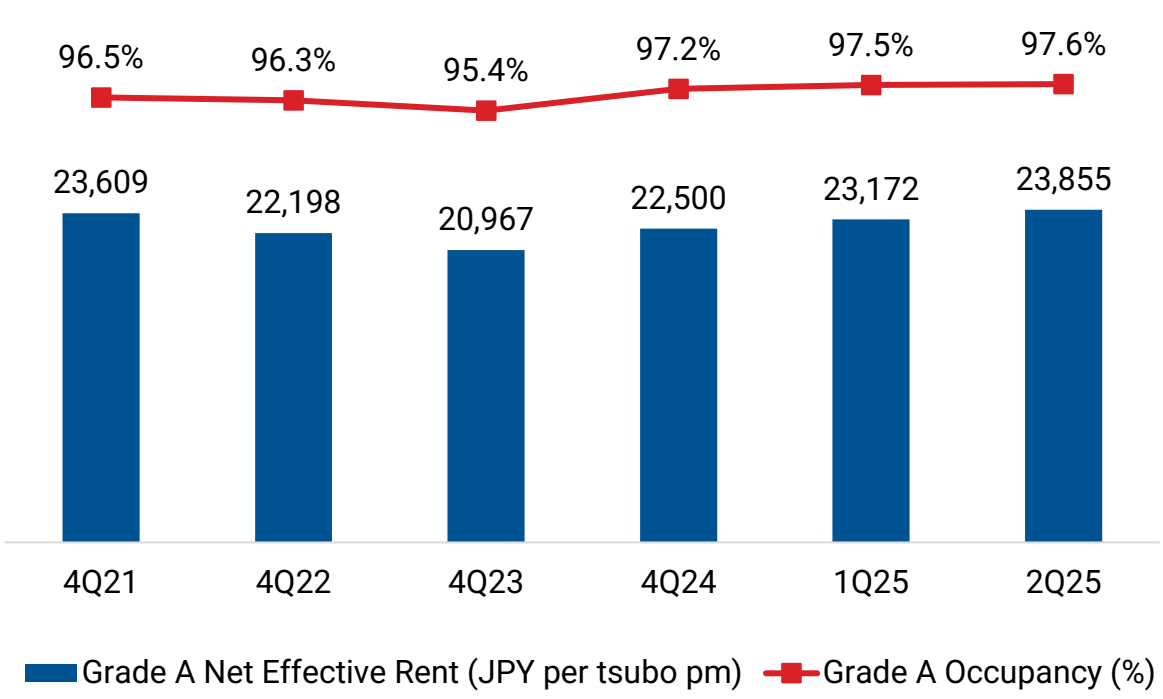
*Source: JLL Research, 2Q 2025.*

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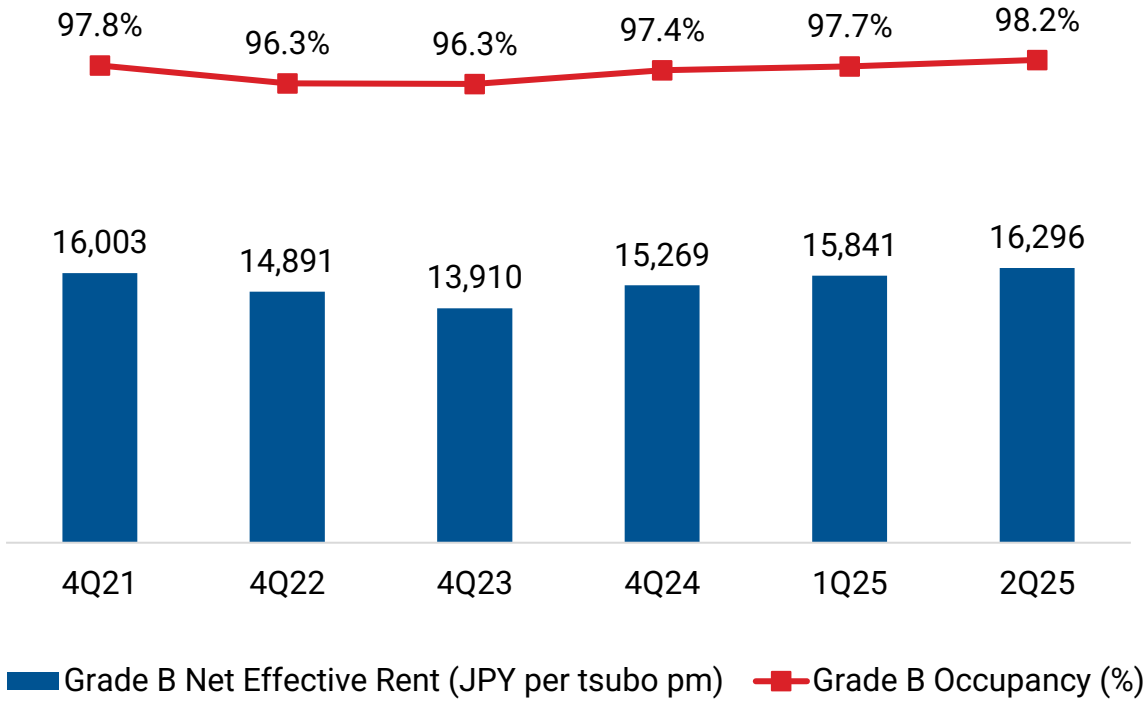
# Tokyo Office Market

- Occupancy in Tokyo central 5 wards continues to be high in 2Q 2025 for Grade A office at 97.6% and Grade B office at 98.2%

**Tokyo Central 5 Wards Grade A Rent and Occupancy**




**Tokyo Central 5 Wards Grade B Rent and Occupancy**




*Source: JLL Research, 2Q 2025.*

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05

# Additional Information

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# Distribution Timetable

**Distribution Period**

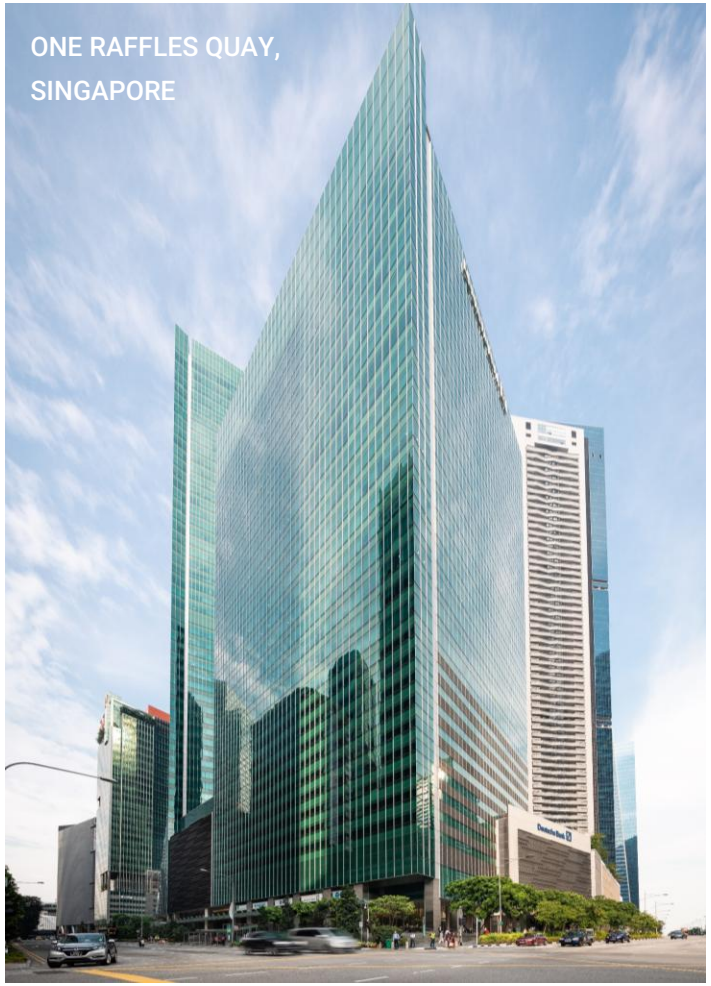
**1 January to 30 June 2025**

**Distribution per Unit**

**2.72 cents**

**Key Dates**

Ex-Date: **6 Aug 2025**
Record Date: **7 Aug 2025**
Payment Date: **15 Sep 2025**


ONE RAFFLES QUAY, SINGAPORE

© Keppel REIT

# Healthy Balance Sheet

| | As at 30 Jun 2025 | As at 31 Dec 2024 | +/(-) |
|---|---|---|---|
| Deposited Properties[1] | **$9,610m** | $9,643m | (0.3%) |
| Total Assets | **$8,348m** | $8,458m | (1.3%) |
| Borrowings[2] | **$4,005m** | $3,973m | 0.8% |
| Total Liabilities | **$2,807m** | $2,816m | (0.3%) |
| Unitholders' Funds | **$4,792m** | $4,891m | (2.0%) |
| Adjusted NAV per Unit[3] | **$1.21** | $1.24 | (2.4%) |

*(1) Includes interests in associates and joint ventures.*
*(2) Includes borrowings accounted for at the level of associates and excludes the unamortised portion of upfront fees of borrowings.*
*(3) Adjusted NAV per Unit as at 30 Jun 2025 excluded the 1H 2025 distribution to be paid in Sep 2025. Adjusted NAV per Unit as at 31 Dec 2024 excluded the 2H 2024 distribution paid in Mar 2025.*

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# ESG Activities in 2Q 2025



As part of i Light Singapore 2025, **Ocean Financial Centre** illuminated its façade in red for the 'Light Wash' initiative and participated in the 'Switch Off, Turn Up' campaign during which non-essential lighting was turned off and air conditioning was adjusted to more energy-efficient settings



In collaboration with the Department of Justice, **David Malcolm Justice Centre** celebrated NAIDOC Week by showcasing artworks created by incarcerated artists, expressing their connection to community and culture



On 22 May 2025, as part of Go Green SG Campaign, volunteers gathered at West Coast Park to plant 100 trees under the National Parks Board's OneMillionTrees Movement

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# Continued Focus on ESG Excellence to Attract Quality Tenants

## ESG Benchmarks

- MSCI ESG Rating maintained at **'A'**
- ISS Governance Risk Rating maintained at lowest risk level of "**1**" and ESG Corporate Rating maintained at "**Prime**" status
- Global Real Estate Sustainability Benchmark (GRESB) – **Green Star status; 'A' rating for Public Disclosure**
- Maintained the **#8** position in the 2025 Singapore Governance and Transparency Index (SGTI) under the REITs and Business Trust category

**Sustainability Focused Funding**

**84%**

**as at 30 Jun 2025**

## ESG Indices

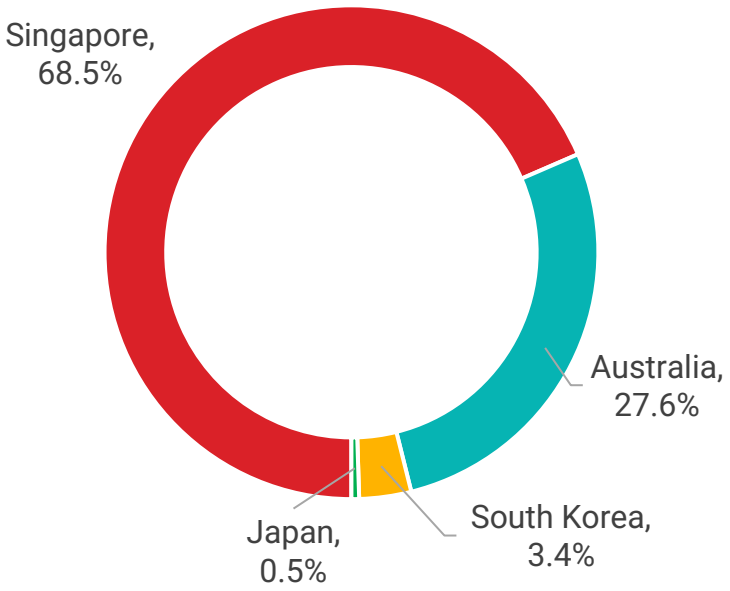
- FTSE4GOOD Developed & FTSE4GOOD ASEAN 5 Index
- iEdge Singapore Low Carbon Index
- iEdge-OCBC Singapore Low Carbon Select 50 Capped Index
- iEdge-UOB APAC Yield Focus Green REIT Index
- Solactive CarbonCare Asia Pacific Green REIT Index

## Green Credentials

- **100%** of properties are **green certified** except for 2 Blue Street, which achieved practical completion in April 2023 and is in the process of certification. Continue to focus on acquiring properties with good ESG credentials as evidenced by the acquisition of 255 George Street in 2024 which has a NABERS Energy rating of 5.5 Stars
- All Singapore office assets have maintained **BCA Green Mark Platinum** certification with Keppel Bay Tower and Ocean Financial Centre achieving **BCA Green Mark Platinum Super Low Energy (SLE) certification**
- **7 properties fully powered by renewable energy:** Keppel Bay Tower, 8 Chifley Square, 255 George Street, 2 Blue Street, 8 Exhibition Street, Victoria Police Centre and David Malcolm Justice Centre
- **5 carbon neutral properties:** 8 Chifley Square, Pinnacle Office Park (2 and 4 Drake Avenue), 8 Exhibition Street, Victoria Police Centre and David Malcolm Justice Centre

# Attributable NPI by Property

**Breakdown of Attributable NPI by Geography**
(For 1H 2025)




| | 1H 2025 $'000 | % | 1H 2024 $'000 | % |
|---|---|---|---|---|
| Ocean Financial Centre | 36,773 | 19.1 | 37,841 | 21.0 |
| Marina Bay Financial Centre | 56,711 | 29.5 | 53,814 | 29.9 |
| One Raffles Quay | 23,040 | 12.0 | 22,568 | 12.5 |
| Keppel Bay Tower | 15,188 | 7.9 | 13,524 | 7.5 |
| 255 George Street(1) | 10,867 | 5.6 | 2,970 | 1.7 |
| 8 Chifley Square | 4,566 | 2.4 | 3,932 | 2.2 |
| 2 Blue Street(2) | 7,195 | 3.7 | 6,460 | 3.6 |
| Pinnacle Office Park | 6,304 | 3.3 | 6,702 | 3.7 |
| 8 Exhibition Street | 5,081 | 2.6 | 5,321 | 3.0 |
| Victoria Police Centre | 11,882 | 6.2 | 12,476 | 6.9 |
| David Malcolm Justice Centre | 7,265 | 3.8 | 7,580 | 4.2 |
| T Tower | 6,459 | 3.4 | 6,028 | 3.3 |
| KR Ginza II | 1,046 | 0.5 | 985 | 0.5 |
| **Total** | **192,377** | **100.0** | **180,201** | **100.0** |

*(1) Acquired on 9 May 2024. Includes rental support of $0.9mil for 1H 2025 and $0.2mil for 1H 2024.*
*(2) Includes rental support of $1.0mil for 1H 2025 and $4.9mil for 1H 2024.*

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# Portfolio Information: Singapore

| As at 30 Jun 2025 | Ocean Financial Centre | Marina Bay Financial Centre[4] | One Raffles Quay | Keppel Bay Tower |
|---|---|---|---|---|
| Attributable NLA | 696,506 sf | 1,017,542 sf | 442,486 sf | 386,224 sf |
| Ownership | 79.9% | 33.3% | 33.3% | 100.0% |
| Principal tenants[1] | The Executive Centre, BNP Paribas, Drew & Napier | DBS Bank, Standard Chartered Bank, HSBC Bank | TikTok, Deutsche Bank, Ernst & Young | Keppel, Pacific Refreshments, BMW Asia Pte Ltd |
| Tenure | 99 years expiring 13 Dec 2110 | 99 years expiring 10 Oct 2104[5] and 7 Mar 2106[6] | 99 years expiring 12 Jun 2100 | 99 years expiring 30 Sep 2096 |
| Purchase price | S$1,838.6m[3] | S$1,426.8m[5] S$1,248.0m[6] | S$941.5m | S$657.2m |
| Valuation[2] | S$2,168.5m (S$3,109 psf) | S$1,810.0m[5] (S$3,157 psf) S$1,388.0m[6] (S$3,123 psf) | S$1,316.7m (S$2,976 psf) | S$740.0m (S$1,916 psf) |
| Capitalisation rate[2] | 3.40% | 3.25%[7] | 3.15% | 3.55% |

*(1) On committed gross rent basis.*
*(2) Valuation and capitalisation rate as at 31 Dec 2024, valuation was based on Keppel REIT's interest in the respective properties.*
*(3) Based on Keppel REIT's 79.9% of the historical purchase price.*
*(4) Comprises Marina Bay Financial Centre (MBFC) Tower 1, Tower 2 and Tower 3 and Marina Bay Link Mall (MBLM).*
*(5) Refers to MBFC Tower 1 and Tower 2 and MBLM.*
*(6) Refers to MBFC Tower 3.*
*(7) Capitalisation rate for MBFC Tower 1, Tower 2 and Tower 3 Office.*

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# Portfolio Information: Australia, South Korea & Japan

| As at 30 Jun 2025 | 255 George Street, Sydney | 8 Chifley Square, Sydney | 2 Blue Street, Sydney | Pinnacle Office Park, Sydney | 8 Exhibition Street[3], Melbourne | Victoria Police Centre, Melbourne | David Malcolm Justice Centre, Perth | T Tower, Seoul | KR Ginza II, Tokyo |
|---|---|---|---|---|---|---|---|---|---|
| Attributable NLA | 209,878 sf | 104,424 sf | 152,132 sf | 372,850 sf | 244,520 sf | 364,180 sf | 167,784 sf | 226,949 sf | 38,096 sf |
| Ownership | 50.0% | 50.0% | 100.0% | 100.0% | 50.0% | 50.0% | 50.0% | 99.4% | 98.5% |
| Principal tenants[1] | Australian Taxation Office, Bank of Queensland, Property and Development NSW | The Reserve Bank of Australia, Eltav Investments, NSW Business Chamber | Equifax, Pacific National, BBC Studios Australia | Aristocrat Technologies, Konica Minolta, Douglas and Mann Pty Ltd | Ernst & Young, UBS AG, CBRE | Minister for Finance - State of Victoria | Minister for Works - Government of Western Australia | Korea Medical Dispute Mediation and Arbitration Agency, SK Communications, Philips Korea | CEISIEC GK, Net Year Group, New Rule Lab |
| Tenure | Freehold | 99 years expiring 5 Apr 2105 | Freehold | Freehold | Freehold | Freehold | 99 years expiring 30 Aug 2114 | Freehold | Freehold |
| Purchase price | A$363.8m S$321.0m | A$165.0m S$197.8m | A$327.7m S$322.2m | A$306.0m S$289.9m | A$168.8m S$201.3m[3] | A$347.8m S$350.1m | A$165.0m S$208.1m | KRW252.6b S$292.0m | JPY 8.8b S$84.4m |
| Valuation[2] | A$367.5m S$323.4m (A$18,894 psm) | A$210.5m S$185.2m (A$21,707 psm) | A$254.0m S$223.5m (A$17,908 psm) | A$225.0m S$198.0m (A$6,508 psm) | A$278.7m S$245.2m[3] (A$12,152 psm)[4] | A$405.0m S$356.4m (A$11,971 psm) | A$238.0m S$209.4m (A$15,269 psm) | KRW298.8b S$280.9m (KRW23.9m/py) | JPY 9.7b S$86.5m (JPY 2.7m psm) |
| Capitalisation rate[2] | 6.50% | 5.88% | 6.13% | 7.25% | 5.88%[4] | 5.13% | 6.00% | 4.30% | 2.70% |

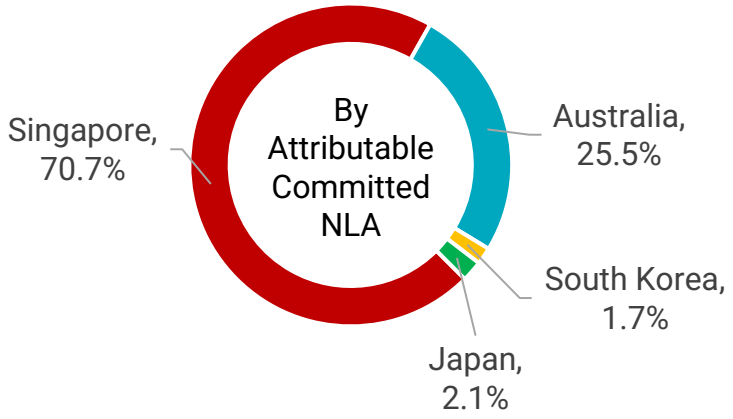
*(1) On committed gross rent basis.*
*(2) Valuation and capitalisation rate as at 31 Dec 2024, valuation was based on Keppel REIT's interest in the respective properties and the exchange rates of A$1 = S$0.8799, KRW 1,000 = S$0.940 and JPY 100 = S$0.8915.*
*(3) Keppel REIT owns a 50% interest in the 8 Exhibition Street office building and a 100% interest in the three adjacent retail units.*
*(4) Refers to Keppel REIT's 50% interest in the office building.*

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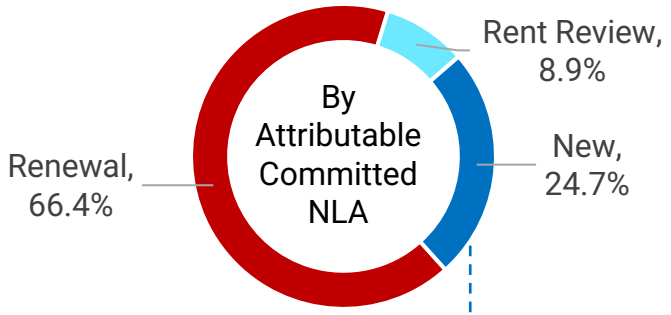
# 1H 2025 Portfolio Performance

## (By Attributable Committed NLA)

### Leases Committed by Geography [1]




### Leases Committed by Type [1]




| New leasing demand and expansions from: | |
|---|---|
| Banking, insurance and financial services | 34.3% |
| Technology, media and telecommunications | 25.4% |
| Real estate and property services | 15.5% |
| Manufacturing and distribution | 5.3% |
| Energy, natural resources, shipping and marine | 4.1% |
| Retail and Food and beverage | 2.9% |
| Services | 2.8% |
| Accounting and consultancy services | 2.0% |
| Legal | 0.9% |
| Others | 6.8% |
| **Total** | **100.0%** |

### As at 30 Jun 2025:

**95.9%**

**Portfolio committed occupancy**

**9.4 years**

**Top 10 tenants' WALE**

**5.6 years**

**Portfolio WALE**

- Singapore portfolio: 2.8 years
- Australia portfolio: 10.6 years
- South Korea portfolio: 2.8 years
- Japan portfolio: 2.6 years

*Note: Please refer to slide 14 for breakdown by attributable committed gross rent.*

*[1] Excludes leases with a lease term of 12 months or less.*

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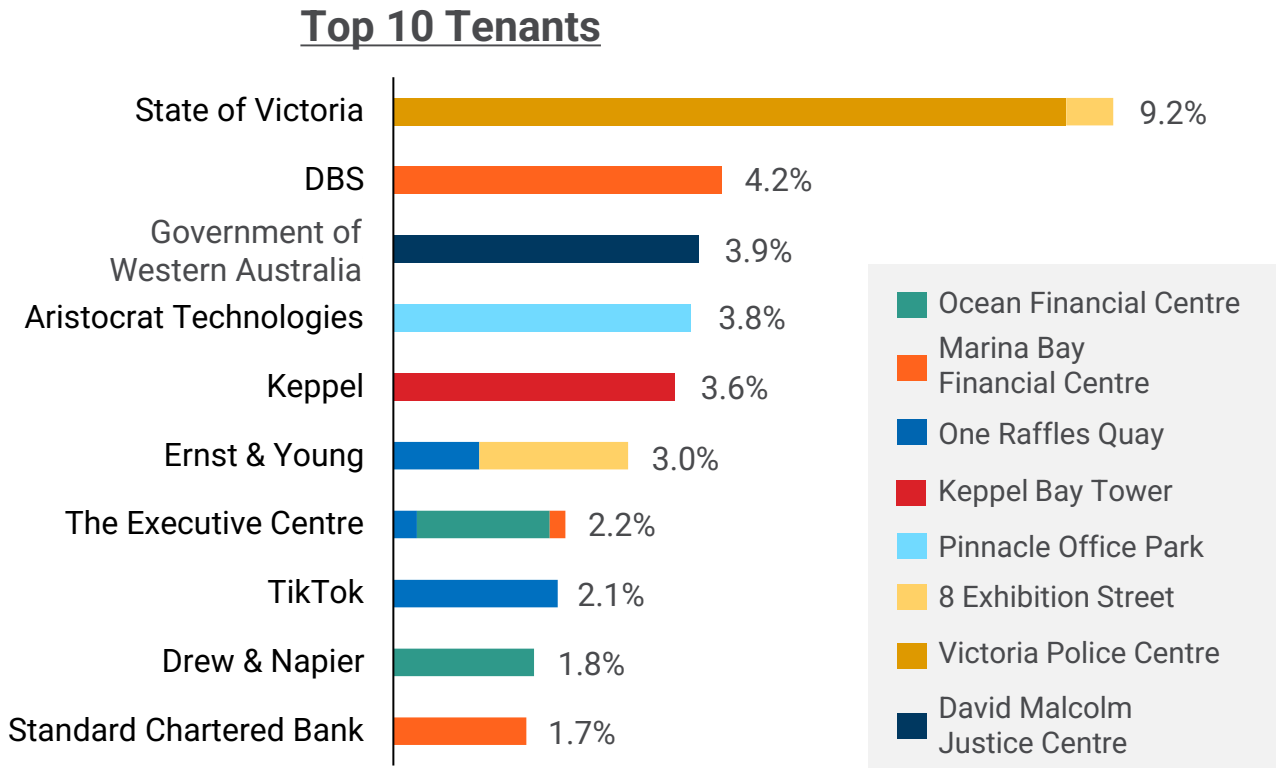
# Established and Diversified Tenant Base

**(By Attributable Committed NLA)**

- Keppel REIT has a diversified tenant base of 494[(1)] tenants, many of which are established blue-chip corporations

| Tenant Business Sector | % |
|---|---|
| Banking, insurance and financial services | 30.5% |
| Government agency | 16.6% |
| Technology, media and telecommunications | 16.4% |
| Manufacturing and distribution | 7.9% |
| Energy, natural resources, shipping and marine | 6.8% |
| Legal | 5.9% |
| Real estate and property services | 5.7% |
| Accounting and consultancy services | 5.2% |
| Services | 2.3% |
| Retail and Food and beverage | 1.5% |
| Others | 1.2% |
| Total | 100.0% |

- Top 10 tenants occupy 35.5% of attributable committed NLA




*Note: Please refer to slide 16 for breakdown by attributable committed gross rent.*

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

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# Committed to Delivering Stable Income & Sustainable Returns

## Portfolio Optimisation

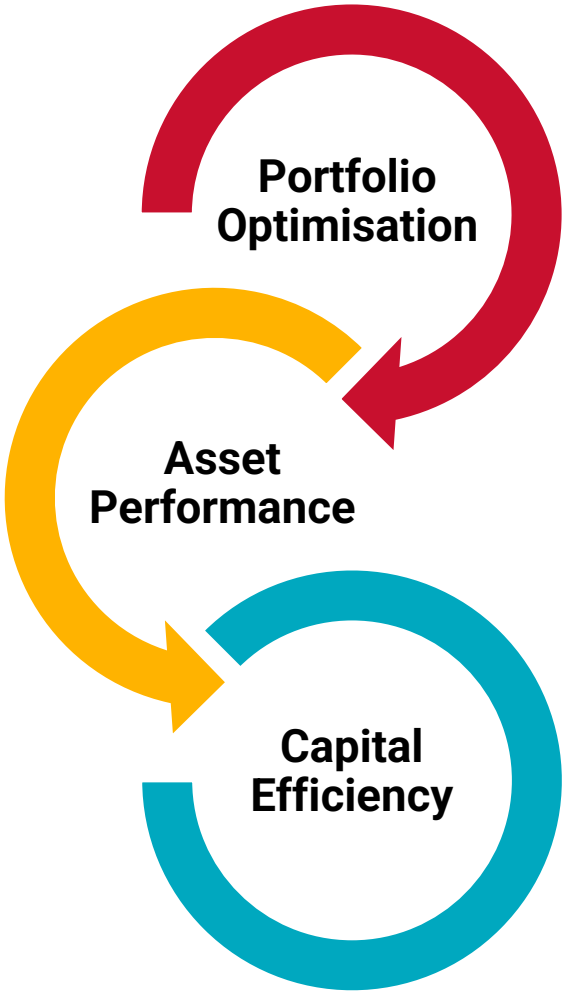
- Improve yield by enhancing Keppel REIT's portfolio of quality assets through strategic acquisitions and divestments
- Provide income stability and long-term capital appreciation of portfolio, anchored by prime CBD assets in Singapore and across different markets

## Asset Performance

- Drive individual asset performance with proactive leasing and cost management strategies
- Implement initiatives to future proof assets and enhance sustainability

## Capital Efficiency

- Optimise capital structure to reduce borrowing costs and improve returns
- Manage debt maturities and hedging profiles to reduce risk




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# Well-Executed Portfolio Optimisation Strategy

**2006**
**Listed on SGX**
**>$600m AUM**
**4** assets in Singapore

**2007**
**Acquired** One Raffles Quay (33.3%), Singapore

**2009**
**Increased stake** in Prudential Towers, Singapore

**2010**
Expanded footprint to **Australia:**
77 King Street (100%), Sydney, and 275 George Street (50%), Brisbane



**Asset swap:** Swap Keppel Towers and GE Tower for MBFC Tower 1, Tower 2 and MBLM (33.3%), Singapore

*Purchase: $353.5m*
*Sale: $573.0m*
*(+62%)*

**2011**
**Acquired**
- 8 Chifley Square (50%), Sydney
- Ocean Financial Centre (87.5%), Singapore

**2012**
**Increased stake** in Ocean Financial Centre (to 99.9%), Singapore

**2013**
**Acquired**
- David Malcolm Justice Centre (50%), Perth
- 8 Exhibition Street (50%), Melbourne

**2014**
**Acquired** MBFC Tower 3 (33.3%), Singapore

**Divested** Prudential Tower, Singapore

*Purchase: $349.1m*
*Sale: $512.0m*
*(+47%)*

**2015**
**Acquired** three adjacent retail units (100%) at 8 Exhibition Street, Melbourne

**2016**
**Divested** 77 King Street, Sydney

*Purchase: A$116.0m*
*Sale: A$160.0m*
*(+38%)*

**2017**
**Acquired** Victoria Police Centre (50%), Melbourne

**2018**
**Divested** 20% minority stake in Ocean Financial Centre (to 79.9%), Singapore

*Purchase: $460.2m*
*Sale: $537.3m*
*(+17%)*

**2019**
Expanded footprint to **South Korea:**
T Tower (99.4%), Seoul



**Divested** Bugis Junction Towers, Singapore

*Purchase: $159.5m*
*Sale: $547.7m*
*(+243%)*

**2020**
**Acquired** Pinnacle Office Park (100%), Sydney

**2021**
**Acquired**
- Keppel Bay Tower (100%), Singapore
- 2 Blue Street, (100%), Sydney

**Divested** 275 George Street, Brisbane

*Purchase: A$166.0m*
*Sale: A$264.0m (+59%)*

**2022**
Expanded footprint to **Japan:**
KR Ginza II (98.5%), Tokyo



**2024**
**Acquired** 255 George Street (50%), Sydney

**Jun 2025**
**$9.4b Portfolio Value**
**13** assets in **Singapore, Australia, South Korea & Japan**

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# Thank you



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# Important Notice

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