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

ANNOUNCEMENT

NOTICE OF ADVANCED DISTRIBUTION RECORD DATE AND DISTRIBUTION PAYMENT DATE

Capitalised terms used herein, unless otherwise defined, shall have the meaning ascribed to them in the announcement of Keppel DC REIT dated 12 August 2021 titled "Launch of Private Placement to Raise Gross Proceeds of Between Approximately S\$200.1 Million and S\$204.3 Million".

NOTICE IS HEREBY GIVEN THAT the transfer books and register of unitholders of Keppel DC REIT will be closed on **Friday, 20 August 2021 at 5.00 p.m.** (the "**Record Date**") for the purpose of determining the entitlement of holders of units in Keppel DC REIT ("**Units**" and holders of Units, "**Unitholders**") to the Advanced Distribution for the period from 1 July 2021 to 22 August 2021, being the day immediately preceding the date on which the new units in Keppel DC REIT ("**New Units**") to be issued in connection with the private placement (the "**Private Placement**") are expected to be listed.

The New Units issued pursuant to the Private Placement are expected to be listed on the SGX-ST on 23 August 2021.

The next distribution following the Advanced Distribution will comprise Keppel DC REIT's distributable income for the period from the day the New Units are issued under the Private Placement to 31 December 2021. Semi-annual distributions will resume thereafter.

The current expectation of the Manager is that the quantum of distribution per Existing Unit under the Advanced Distribution is estimated to be between 1.401 cents to 1.441 cents¹, which (based on the mid-point of the estimated Advanced Distribution of 1.421 cents) comprise: (i) taxable income

¹ The Advanced Distribution comprises the estimated distribution for the period from 1 July 2021 to 22 August 2021 (being the date immediately prior to the date on which the New Units are issued pursuant to the Private Placement), based on the Manager's pro-rated estimate of Keppel DC REIT's revenue and expenses for the period from 1 July 2021 to 22 August 2021. This amount is only an estimate based on information currently available to the Manager, and the actual Advanced Distribution may differ.

distribution of 0.483 cents per Unit; (ii) tax-exempt income distribution of 0.738 cents per Unit; and (iii) capital distribution of 0.200 cents per Unit.

The Advanced Distribution will only be distributed in respect of the existing Units (the “**Existing Units**”) held as at 5.00 p.m. on the Record Date. The Advanced Distribution is intended to ensure that the distributable income accrued by Keppel DC REIT up to the day immediately preceding the date of issue of the New Units (which at such point, will be entirely attributable to the Existing Units) is only distributed in respect of the Existing Units, and is being proposed as a means to ensure fairness to holders of the Existing Units.

The actual quantum of the distribution per Unit under the Advanced Distribution (which may differ from the estimate above) will be announced on a later date after the management accounts of Keppel DC REIT for the relevant period have been finalised.

Unitholders whose securities accounts with The Central Depository (Pte) Limited (“**CDP**”) are credited with Units at the Record Date will be entitled to the Advanced Distribution (which is currently expected to be paid on or around Wednesday, 20 October 2021).

For the avoidance of doubt, holders of the New Units will not be entitled to participate in the distribution of any distributable income accrued by Keppel DC REIT prior to the date of issue of the New Units (including the Advanced Distribution).

DECLARATION FOR SINGAPORE TAX PURPOSES

The Advanced Distribution will comprise three types of distribution – distribution of taxable income (“**Taxable Income Distribution**”), distribution of tax-exempt income (“**Tax-Exempt Income Distribution**”) and distribution of capital (“**Capital Distribution**”).

The Tax-Exempt Income Distribution is exempt from tax in the hands of all Unitholders. No tax will be deducted at source from such distribution.

The Capital Distribution is treated as a return of capital to Unitholders for Singapore income tax purposes and is therefore not subjected to Singapore income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Units, the amount of capital distribution will be applied to reduce the cost base of their Units for Singapore income tax purposes.

Tax will be deducted at source from the Taxable Income Distribution in certain circumstances. The following section describes the circumstances in which tax will or will not be deducted from such distribution, which is referred therein as a “distribution”.

Perpetual (Asia) Limited, in its capacity as trustee of Keppel DC REIT (the “**Trustee**”), and Keppel DC REIT Management Pte. Ltd., as manager of Keppel DC REIT (the “**Manager**”) will not deduct tax from distributions made out of Keppel DC REIT’s taxable income that is not taxed at Keppel DC REIT’s level to Qualifying Unitholders. A Qualifying Unitholder refers to:

- (a) an individual;
- (b) a company incorporated and tax resident in Singapore;
- (c) a Singapore branch of a company incorporated outside Singapore;
- (d) a body of persons (excluding company or partnership) incorporated or registered in Singapore, including a charity registered under the Charities Act, Chapter 37 of Singapore, or established by any written law, a town council, a statutory board, a co-operative society registered under the Co-operative Societies Act, Chapter 62 of Singapore, or a trade union registered under the

Trade Unions Act, Chapter 333 of Singapore;

- (e) an international organisation that is exempt from tax on such distributions by reason of an order made under the International Organisations (Immunities and Privileges) Act, Chapter 145 of Singapore; or
- (f) real estate investment trust exchange-traded funds (“**REIT ETFs**”) which have been accorded the tax transparency treatment.

Qualifying Unitholders (Individuals)

Unitholders who are individuals and who hold Units in their sole names or jointly with other individuals are not required to complete any forms and will receive a gross distribution. The distribution received by individuals (whether Singapore tax resident or not) is tax-exempt if it is not derived through a partnership in Singapore or from the carrying on of a trade, business or profession.

Qualifying Unitholders (REIT ETFs)

Unitholders who are REIT ETFs which have been accorded the tax transparency treatment will receive a gross distribution. Such Unitholders must complete a prescribed form (Section C) to declare that they have been accorded the tax transparency treatment - the “Declaration for Singapore Tax Purposes Form” (“**Form A**”). REIT ETFs will receive Form A from Keppel DC REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., and will have to complete and return Form A to Boardroom Corporate & Advisory Services Pte. Ltd.. If a REIT ETF fails to return Form A or fails to properly complete Form A, the Trustee and the Manager will be obliged to deduct tax at the rate of 17% from the distribution to such REIT ETF.

Qualifying Unitholders (other than individuals and REIT ETFs)

Qualifying Unitholders (other than individuals and REIT ETFs) will receive a gross distribution, but will have to pay Singapore income tax later at their own applicable tax rates. Such Unitholders must complete Form A (which is the “Declaration for Singapore Tax Purposes Form”) (Section A, B or C, whichever is applicable) to declare their Singapore tax residence status. They will receive Form A from Keppel DC REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., and will have to complete and return Form A to Boardroom Corporate & Advisory Services Pte. Ltd. If a Qualifying Unitholder (other than individuals and REIT ETFs) fails to return Form A or fails to properly complete Form A, the Trustee and the Manager will be obliged to deduct tax at the rate of 17% from the distribution to such Qualifying Unitholder (other than individuals and REIT ETFs).

CPF/SRS Funds

Unitholders who have purchased their Units using monies from their Central Provident Fund (“**CPF**”) accounts or Supplementary Retirement Scheme (“**SRS**”) accounts will receive a gross distribution which is tax-exempt. There is no need for such Unitholders to complete any forms.

Foreign (Non-Individual) Unitholders

For foreign (non-individual) Unitholders who meet certain conditions, they will receive their distribution net of 10% tax. A foreign non-individual investor is one who is not a resident of Singapore for Singapore income tax purposes and: (a) who does not have a permanent establishment in Singapore; or (b) who carries on any operation in Singapore through a permanent establishment in Singapore, where the funds used to acquire the Units are not obtained from that operation. Such Unitholders must complete Form A (Section D) to declare their status in relation to these conditions. They will receive Form A from Keppel DC REIT’s Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd., and will have to complete (Section D) and return Form A to Boardroom Corporate & Advisory Services Pte. Ltd.. The Trustee and Manager will be obliged to deduct tax at the rate of 17% from the distribution to such

Unitholder if Form A is not returned within the stipulated time limit or is not properly completed.

Foreign Funds

Foreign funds will receive their distribution net of 10% tax. A foreign fund is one that qualifies for tax exemption under section 13CA, 13X or 13Y of the Income Tax Act that is not a resident of Singapore for income tax purposes and: (a) who does not have a permanent establishment in Singapore (other than the fund manager in Singapore); or (b) who carries on any operation in Singapore through a permanent establishment in Singapore (other than the fund manager in Singapore), where the funds used to acquire the Units are not obtained from that operation. Such Unitholders must complete Form A (Section E) to declare their status in relation to these conditions. They will receive Form A from Keppel DC REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. and will have to complete (Section E) and return Form A to Boardroom Corporate & Advisory Services Pte. Ltd.. The Trustee and the Manager will be obliged to deduct tax at the rate of 17% from the distribution to such Unitholder if Form A is not returned within the stipulated time limit or is not properly completed.

Nominee Unitholders

Nominees who hold their Units for the benefit of Qualifying Unitholders will receive a gross distribution. Nominees who hold their Units for the benefit of foreign (non-individual) investors or foreign funds will receive an distribution net of 10% tax. This is provided that the nominees furnish certain particulars of the beneficiaries to the Trustee and Manager. These particulars are to be provided together with a declaration by the nominees of the status of the beneficiaries.

Nominees will receive the "Declaration by Depository Agents for Singapore Tax Purposes Form" ("**Form B**") from Keppel DC REIT's Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd. and will have to complete and return Form B to Boardroom Corporate & Advisory Services Pte. Ltd.. The Trustee and Manager will be obliged to deduct tax at the rate of 17% from the distribution to such Unitholder if Form B is not returned within the stipulated time limit or is not properly completed.

Joint Unitholders and All Other Unitholders

Unitholders who hold their Units jointly (other than those held jointly by individuals) will receive their income distribution net of 17% tax. These Unitholders do not need to return any forms.

IMPORTANT REMINDER

Last Date and Time for Return of the Forms

Boardroom Corporate & Advisory Services Pte. Ltd. will despatch the relevant forms to Unitholders on or around Friday, 27 August 2021. Such relevant Unitholders must complete and return the applicable form(s) to Boardroom Corporate & Advisory Services Pte. Ltd.'s office at 50 Raffles Place, #32-01 Singapore Land Tower, Singapore 048623 by Wednesday, 8 September 2021 at 5.00 p.m. in order to receive gross distribution or distribution net of 10% tax, as the case may be.

DECLARATION IN INCOME TAX RETURN

The distribution is considered as income for the year 2021. Beneficial owners of the distribution, other than those who are exempt from tax on the Distribution or who are entitled to the reduced tax rate of 10%, are required to declare the gross distribution as taxable income in their income tax return for the year of assessment 2022.

IMPORTANT DATES AND TIMES

Date / Deadline	Event
5.00 p.m., Wednesday, 18 August 2021	Last date that the Units are quoted on a “cum-distribution” basis in relation to the Advanced Distribution
5.00 p.m., Friday, 20 August 2021	Close of Keppel DC REIT’s Transfer Books and Register of Unitholders for the Advanced Distribution
5.00 p.m., Wednesday, 8 September 2021	Unitholders and depository agents must have completed and returned the “Declaration for Singapore Tax Purposes Form A and Form B” to the Unit Registrar, Boardroom Corporate & Advisory Services Pte. Ltd.
On or around Wednesday, 20 October 2021	Payment of Advanced Distribution

The above timetable may be subject to change. In the event that the above timetable is modified, the Manager will make a separate SGXNET announcement.

By Order of the Board
Keppel DC REIT Management Pte. Ltd.
(Company Registration Number: 199508930C)
as manager of Keppel DC REIT

Tan Weiqiang, Marc / Chiam Yee Sheng
Joint Company Secretaries
12 August 2021

IMPORTANT NOTICE

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities 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.

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 the 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, Perpetual (Asia) Limited, in its capacity as trustee of Keppel DC REIT, Keppel Telecommunications & Transportation Limited., as the sponsor of Keppel DC REIT or any of their respective affiliates.

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders have no right to request that the Manager redeem or purchase 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.

This announcement is not to be distributed or circulated outside of Singapore. Any failure to comply with this restriction may constitute a violation of United States securities laws or the laws of any other jurisdiction.

Notification under Section 309B of the Securities and Futures Act, Chapter 289 of Singapore:

The New Units are prescribed capital markets products (as defined in the Securities and Futures (Capital Markets Products) Regulations 2018) and Excluded Investment Products (as defined in MAS Notice SFA 04-N12: Notice on the Sale of Investment Products and MAS Notice FAA-N16: Notice on Recommendations on Investment Products).