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MEDIA RELEASE

Unaudited Results of Keppel DC REIT for Second Quarter and First Half Ended 30 June 2017

17 July 2017

The Directors of Keppel DC REIT Management Pte. Ltd., as Manager of Keppel DC REIT, are pleased to announce the unaudited results of Keppel DC REIT for the second quarter and first half ended 30 June 2017.

The materials are also available at www.keppeldcreit.com, www.keppeltt.com.sg, www.kepcapital.com and www.kepcorp.com.

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Keppel DC REIT Delivers 8.7% Year-on-Year Growth in 1H 2017 DPU[1,2]

Key Highlights

- DPU[1,2] of 3.63 cents declared for 1H 2017, translating to a 8.7% year-on-year growth
- Distributable income[3] for 1H 2017 was $41.9 million, 42.0% higher than 1H 2016, contributed by income from the acquisitions announced last year and a $1.7 million one-off capital distribution announced in 1Q 2017 in relation to the Keppel DC Singapore 3 acquisition.
- Portfolio occupancy rate of 93.1%
- Portfolio weighted average lease expiry (WALE) of 9.4 years by leased area
- Aggregate leverage of 27.7%
- Interest coverage ratio of 10.6 times

($'000)	**2Q 2017**	**2Q 2016**	**+/(-) %**	**1H 2017**	**1H 2016**	**+/(-) %**
Gross Revenue	34,515	24,865	+38.8	66,739	49,636	+34.5
Property Expenses	(3,152)	(2,760)	+14.2	(6,532)	(6,345)	+2.9
Net Property Income	31,363	22,105	+41.9	60,207	43,291	+39.1
Distributable Income to Unitholders[3]	20,130	14,749	+36.5	41,896	29,496	+42.0
Distribution per Unit[1,2] (DPU)(cents)	1.74	1.67	+4.2	3.63	3.34	+8.7
Annualised Distribution Yield[2] (%)						
- At 1H 2017 closing price of $1.290				5.56	5.21	+35bps
- At 1H 2016 closing price of $1.110				6.46	6.05	+41bps

(1) The DPU was computed based on the distributable income to Unitholders and had excluded the capital expenditure that was set aside for Keppel DC Singapore 3 (the Capex Reserves). For the financial period from 1 January 2017 to 30 June 2017, eligible Unitholders will receive distribution of 3.63 cents per Unit.

(2) Excluding the one-off capital distribution of approximately $1.7 million (equivalent to 0.15 cents per Unit), 1H 2017's DPU would have been 3.48 cents and the adjusted annualised distribution yield would have been 5.44% and 6.32% based on closing prices of 1H 2017 and 1H 2016 respectively.

(3) 1H 2017's distributable income included a one-off capital distribution of approximately $1.7 million for the month of December 2016 arising from the later completion of Keppel DC Singapore 3 on 20 January 2017 and where the vendor had agreed that all the rights and obligations shall pass to the REIT as if completion had occurred on 1 December 2016. Pursuant to the lease agreement entered into for Keppel DC Singapore 3, the distributable income would also include the Capex Reserves.

Financial Review

Keppel DC REIT Management Pte. Ltd. (the Manager) is pleased to announce that Keppel DC REIT has achieved a 42.0% year-on-year growth in distributable income from $29.5 million in 1H 2016 to $41.9 million in 1H 2017. A distribution of 3.63 cents per Unit has been declared for 1H 2017. Book Closure Date is 25 July 2017 and eligible Unitholders can expect to receive their distribution on 31 August 2017.

The year-on-year increase in distributable income was contributed by income from the acquisitions announced last year, and a one-off capital distribution of $1.7 million in 1Q 2017 in relation to the Keppel DC Singapore 3 acquisition, partially offset by lower variable income from Keppel DC Singapore 1 and Keppel DC Singapore 2 due to lower recurring and power revenue.

Keppel DC REIT's annualised distribution yield was 5.56% based on 1H 2017's market closing price of $1.290 per Unit. Excluding the one-off capital distribution of approximately 0.15 cents per Unit, 1H 2017's adjusted DPU would have been 3.48 cents, above 1H 2016's 3.34 cents. Accordingly, 1H 2017's adjusted annualised distribution yield would have been 5.44%, higher than 1H 2016's 5.21%.

Portfolio Review

Keppel DC REIT's portfolio occupancy was 93.1% with a long portfolio WALE of 9.4 years as at 30 June 2017. The REIT's income stability remains supported by an established global clientele and a portfolio mix comprising master-leased facilities on long leases, and colocation facilities which provide diversity in terms of client profile and lease expiry.

The Manager has been adopting a proactive asset management strategy to optimise returns from the portfolio. Two of the three major leases that were due for expiry in 2017 have been agreed in-principle and are pending finalisation of lease documentation. The remaining lease at Basis Bay Data Centre in Malaysia has been renewed for another five years. The client has returned one data centre floor and will continue to lease the two remaining data centre floors.

Apart from seeking inorganic growth, the Manager also reviews the REIT's portfolio periodically to identify opportunities for enhancement and further value creation. Capex works at Keppel DC Dublin 1 to improve overall power efficiency have been scheduled to commence in 4Q 2017.

Pursuant to the forward sale and purchase agreement signed in 4Q 2015, the construction of the REIT's first German asset, maincubes Data Centre, is on track. The deal's legal completion is targeted to be in 2Q 2018.

Capital Management

On 23 June 2017, a S$500,000,000 Multicurrency Medium Term Note Programme was established to enable Keppel DC REIT to diversify its sources of funding. The REIT's aggregate leverage remained low at 27.7% as at 30 June 2017, providing financial flexibility to pursue growth opportunities.

All of the REIT's borrowings were unsecured with an average annualised cost of debt of 2.2% per annum. Weighted average debt maturity was extended to 3.3 years due to early refinancing of EUR and GBP-denominated loans that were maturing in 2018. Interest coverage ratio remained healthy at 10.6 times.

The Manager remains committed to use appropriate hedging strategies to achieve the best risk-adjusted returns and enhance stability of distributions to Unitholders. As at 30 June 2017, interest rates of the long-term loans have been substantially locked in with interest rate swaps, while the REIT's forecasted foreign-sourced distributions have been hedged up to 2H 2018 with foreign currency forward contracts. There is also natural hedging in place with borrowings in currencies that match the corresponding investments.

Outlook

In its June 2017 update on Global Economic Prospects, the World Bank forecasts a growth rate of 2.7% for the global economy in 2017. However, substantial risks were also noted from potential trade restrictions and persistent policy uncertainty that could dampen this outlook.

Despite these potential macroeconomic headwinds ahead, the data centre industry continues to be driven by global trends such as cloud adoption amongst consumers and corporations. Digital transformation remains a key part of corporations' business strategies. A global survey conducted by the Uptime Institute indicated a robust level of spending allocated to data centre resources, and the continued demand for high-redundancy premium data centre facilities for large enterprises' mission-critical workloads.

These industry trends bode well for Keppel DC REIT. With its quality portfolio of data centres and the Manager's established track record, Keppel DC REIT is well-positioned to capture value from the data centre industry and deliver sustainable returns to its investors.

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About Keppel DC REIT (www.keppeldcreit.com)

Listed on 12 December 2014, Keppel DC REIT is the first pure-play data centre REIT listed in Asia on the Singapore Exchange (SGX-ST).

Keppel DC REIT's investment strategy is to principally invest, directly or indirectly, in a diversified portfolio of income-producing real estate assets which are used primarily for data centre purposes, as well as real estate related assets, with an initial focus on Asia Pacific and Europe.

As at 30 June 2017, the REIT had a portfolio valued at approximately $1.40 billion, comprising 12 data centres strategically located in key data centre hubs. With a total attributable lettable area of approximately 892,040 sq ft, the portfolio spanned nine cities in seven countries in Asia Pacific and Europe.

Keppel DC REIT's data centre properties in Asia Pacific include Keppel DC Singapore 1, Keppel DC Singapore 2 and a 90% interest in Keppel DC Singapore 3 in Singapore; a 99% interest in Basis Bay Data Centre in Cyberjaya, Malaysia; Intellicentre 2 Data Centre and Gore Hill Data Centre in Sydney, Australia; and iseek Data Centre in Brisbane, Australia.

In Europe, Keppel DC REIT owns GV7 Data Centre in London, United Kingdom; Cardiff Data Centre in Cardiff, United Kingdom; Keppel DC Dublin 1 in Dublin, Ireland; Milan Data Centre in Milan, Italy; and Almere Data Centre in Almere, the Netherlands. The portfolio excluded the REIT's forward purchase of maincubes Data Centre which is under construction by the vendor in Offenbach am Main, Germany.

The REIT is managed by Keppel DC REIT Management Pte. Ltd., which is 50% owned by Keppel Capital Holdings (Keppel Capital) and 50% owned by Keppel Telecommunications & Transportation (Keppel T&T). Keppel Capital is a premier asset manager in Asia with assets under management of approximately $25 billion in real estate, infrastructure and data centre properties in key global markets.

Keppel T&T is a provider of integrated services and solutions for logistics and data centres. Its data centre division owns, acquires, develops and manages high-availability data centres. As the Sponsor of the REIT, Keppel T&T has also granted Rights of First Refusal to the REIT for its income generating data centre assets.

The Manager's key objectives are to provide the REIT's Unitholders with regular and stable distributions, as well as achieve long-term growth while maintaining an optimal capital structure.

Important Notice

The past performance of Keppel DC REIT is not necessarily indicative of its future performance. Certain statements made in this release 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 release. 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 release or its contents or otherwise arising in connection with this release. 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 possible loss of 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.

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

KEPPEL DC REIT
FINANCIAL STATEMENTS AND DISTRIBUTION ANNOUNCEMENT

UNAUDITED RESULTS FOR THE HALF YEAR ENDED 30 JUNE 2017

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SUMMARY OF KEPPEL DC REIT RESULTS

	2Q 2017 $'000	2Q 2016 $'000	+/(-) %	1H 2017 $'000	1H 2016 $'000	+/(-) %
Gross Revenue	**34,515**	**24,865**	38.8	**66,739**	**49,636**	34.5
Property Expenses	**(3,152)**	**(2,760)**	14.2	**(6,532)**	**(6,345)**	2.9
Net Property Income	**31,363**	**22,105**	41.9	**60,207**	**43,291**	39.1
Distributable Income to Unitholders (DI)[1]	**20,130**	**14,749**	36.5	**41,896**	**29,496**	42.0
Distribution per Unit (DPU) (cents) [2, 3]	**1.74**	**1.67**	4.2	**3.63**	**3.34**	8.7
Annualised Distribution Yield (%) [2, 3]						
- Based on 1H 2017 closing price of $1.290				**5.56**	**5.21**	35bps
- Based on 1H 2016 closing price of $1.110				**6.46**	**6.05**	41bps

Notes:

1 1H2017 DI included a one-off capital distribution of approximately $1.7 million (equivalent to 0.15 cents per Unit) and $1.0 million (equivalent to 0.09 cents per Unit) for the month of December 2016 and for the period from 1 January to 19 January 2017 respectively arising from the later completion of Keppel DC Singapore 3 (KDC SGP 3) and where the vendor had agreed that all the rights and obligations shall pass to the REIT as if completion had occurred on 1 December 2016. Pursuant to the lease agreement entered into for KDC SGP 3, the DI would also include an amount of capital expenditure that had been set aside for KDC SGP 3 (Capex Reserves).

2 The DPU was computed based on DI and had excluded the Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis. For the financial period from 1 January to 30 June 2017, eligible unitholders will receive distribution of 3.63 cents per Unit.

3 Excluding the one-off capital distribution of approximately 0.15 cents per Unit for the month of December 2016 for KDC SGP 3, the DPU would have been 3.48 cents per Unit for the financial period and the adjusted annualised distribution yield would have been 5.44% and 6.32% based on the closing prices of 1H 2017 and 1H 2016 respectively.

For details, refer to **Paragraph 1A(i)(ii) - Statement of total return and distribution statement and Paragraph 8 - Review of Performance**.

INTRODUCTION

Keppel DC REIT was listed on Singapore Exchange Securities Trading Limited (SGX-ST) on 12 December 2014 (Listing Date).

Keppel DC REIT's strategy is to invest, directly or indirectly, in a diversified portfolio of income-producing real estate assets which are used primarily for data centres purposes, as well as real estate-related assets, with an initial focus on Asia-Pacific and Europe.

As at 30 June 2017, Keppel DC REIT has a portfolio size of approximately $1.40 billion. The portfolio comprises 12 high quality well located data centres in Singapore, Malaysia, Australia, the United Kingdom (UK), the Netherlands, Republic of Ireland (Ireland) and Italy.

<u>Asia-Pacific</u>

1)	Keppel DC Singapore 1	(KDC SGP 1)	*(collectively, the Singapore Properties)*
2)	Keppel DC Singapore 2	(KDC SGP 2)	
3)	Keppel DC Singapore 3	(KDC SGP 3)	
4)	Basis Bay Data Centre	(Basis Bay DC)	
5)	Gore Hill Data Centre	(Gore Hill DC)	
6)	Intellicentre 2 Data Centre	(IC2 DC)	
7)	iseek Data Centre	(iseek DC)	

<u>Europe</u>

8)	GV7 Data Centre	(GV7 DC)
9)	Cardiff Data Centre	(Cardiff DC)
10)	Almere Data Centre	(Almere DC)
11)	Keppel DC Dublin 1	(KDC DUB 1)
12)	Milan Data Centre	(Milan DC)

In October 2015, Keppel DC REIT announced the forward purchase of maincubes Data Centre which will be developed in Offenbach am Main, Germany, and is expected to be completed in 2018.

The notes below shall be applicable to the relevant paragraphs thereafter:

- 1H – Refers to the first half from 1 January to 30 June 2017 and the corresponding period of the preceding year.
- 2Q – Refers to the second quarter from 1 April to 30 June 2017 and the corresponding period of the preceding year.
- Nm – Not meaningful

1 UNAUDITED RESULTS FOR THE FINANCIAL PERIOD ENDED 30 JUNE 2017

The Directors of Keppel DC REIT Management Pte. Ltd., as the manager of Keppel DC REIT, advise the following unaudited results of the Group for the financial period ended 30 June 2017:

1(A)(i)(ii) STATEMENT OF TOTAL RETURN AND DISTRIBUTION STATEMENT

Performance between 2017 and 2016 results

Statement of total return and distribution statement, together with a comparative statement for the corresponding period of the immediately preceding financial year

Statement of Total Return (Group)

	Note	2Q 2017 $'000	2Q 2016 $'000	+/(-) %	1H 2017 $'000	1H 2016 $'000	+/(-) %
Gross rental income		**33,835**	24,598	37.6	**65,482**	49,216	33.1
Other income	1	**680**	267	>100.0	**1,257**	420	>100.0
Gross Revenue		**34,515**	**24,865**	**38.8**	**66,739**	**49,636**	**34.5**
Property operating expenses	2	**(3,152)**	(2,760)	14.2	**(6,532)**	(6,345)	2.9
Net Property Income		**31,363**	**22,105**	**41.9**	**60,207**	**43,291**	**39.1**
Finance income		**328**	334	(1.8)	**687**	658	4.4
Finance costs	3	**(3,563)**	(3,161)	12.7	**(7,014)**	(6,244)	12.3
Trustee's fees		**(93)**	(45)	>100.0	**(147)**	(90)	63.3
Manager's base fee		**(1,768)**	(1,353)	30.7	**(3,482)**	(2,709)	28.5
Manager's performance fee		**(1,024)**	(734)	39.5	**(1,981)**	(1,429)	38.6
Net realised gains on derivatives		**-**	-	-	**800**	640	25.0
Other trust (expenses) / income	4	**(4,785)**	2,437	Nm	**(3,416)**	961	Nm
Net income / total return for the period before tax		**20,458**	**19,583**	**4.5**	**45,654**	**35,078**	**30.1**
Tax expenses	5	**(1,167)**	(1,207)	(3.3)	**(2,862)**	(2,073)	38.1
Total return for the period after tax		**19,291**	**18,376**	**5.0**	**42,792**	**33,005**	**29.7**
Attributable to:							
Unitholders		**18,531**	18,369	0.9	**41,463**	32,990	25.7
Non-controlling interests		**760**	7	>100.0	**1,329**	15	>100.0
		19,291	**18,376**	**5.0**	**42,792**	**33,005**	**29.7**

Distribution Statement

	Note	2Q 2017 $'000	2Q 2016 $'000	+/(-) %	1H 2017 $'000	1H 2016 $'000	+/(-) %
Total return for the period attributable to Unitholders		**18,531**	18,369	0.9	**41,463**	32,990	25.7
Net tax and other adjustments	6	**1,599**	(3,620)	Nm	**433**	(3,494)	Nm
Income available for distribution	7	**20,130**	**14,749**	**36.5**	**41,896**	**29,496**	**42.0**
Distribution per Unit (cents)	8	**1.74**	**1.67**	**4.2**	**3.63**	**3.34**	**8.7**

Notes (2017 and 2016):

1 In 2Q 2017, higher other income was mainly due to a rental top up provided by the vendor of an overseas asset acquired in 2016 and higher power-related revenue for the recovery of power costs, partially offset by lower ad hoc service income as compared to 2Q 2016.

2 Included as part of the property operating expenses were the following:

	2Q 2017 $'000	2Q 2016 $'000	1H 2017 $'000	1H 2016 $'000
Property-related taxes	**(446)**	(871)	**(901)**	(1,738)
Facility management costs	**(1,659)**	(1,520)	**(3,143)**	(2,796)
Repairs and maintenance	**(261)**	(127)	**(616)**	(661)
Other property-related costs	**(786)**	(242)	**(1,872)**	(1,150)
	(3,152)	**(2,760)**	**(6,532)**	**(6,345)**

3 Included in finance costs were interest expense, amortisation of debt-related transaction costs from borrowings and finance lease charges recognised.

4 Included in other trust expenses in 2Q 2017 were higher unrealised foreign exchange losses on the revaluation of borrowings mainly due to the appreciation of GBP and EUR against SGD quarter-on-quarter and amortisation of intangible asset. In 2Q 2016, there were unrealised foreign exchange gains on the revaluation of borrowings mainly due to the depreciation of EUR against SGD quarter-on-quarter, resulting in other trust income.

5 Tax expenses comprised (i) tax in relation to the taxable income that are not accorded full tax transparency treatment, (ii) tax expense of the Group's overseas properties, and (iii) net deferred tax expenses recognised on tax losses carried forward and fair value changes in investment properties.

6 Included in the net tax and other adjustments were the following:

	2Q 2017 $'000	2Q 2016 $'000	1H 2017 $'000	1H 2016 $'000
Trustee's fees	**54**	45	**108**	90
Rental income adjustment on a straight-line basis	**(765)**	(200)	**(1,256)**	(566)
Amortisation of capitalised transaction costs	**176**	89	**275**	178
Foreign exchange losses / (gains)	**4,112**	(3,631)	**1,695**	(2,563)
Deferred tax	**(9)**	138	**299**	249
Amortisation of an intangible asset	**499**	-	**992**	-
Capital distribution	**-**	-	**2,705**	-
Other net adjustments	**(2,468)**	(61)	**(4,385)**	(882)
Net tax and other adjustments	**1,599**	**(3,620)**	**433**	**(3,494)**

Included in other net adjustments were dividends and distribution income, finance lease charges, other non-taxable income and non-deductible expenses.

7 Higher DI in the current financial quarter was mainly contributed by KDC SGP 3 and lower property tax expenses in relation to KDC SGP 1 and KDC SGP 2. These were partially offset by lower variable income from KDC SGP 1 and KDC SGP 2, higher finance costs and Manager's fees and tax expenses arising from contributions from new acquisitions and Gore Hill DC. Pursuant to the lease agreement entered into for KDC SGP 3, the DI would also include an amount of capital expenditure that had been set aside for KDC SGP 3 (Capex Reserves).

8 DPU was computed based on DI (Note 7) and had excluded the Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis. For the financial period from 1 January to 30 June 2017, eligible unitholders will receive distribution of 3.63 cents per Unit.

1(B)(i) BALANCE SHEETS

Balance sheets together with a comparative statement for the end of the immediately preceding financial year

		Group			Trust		
		Actual 30-Jun-17 $'000	Actual 31-Dec-16 $'000	+/(-) %	Actual 30-Jun-17 $'000	Actual 31-Dec-16 $'000	+/(-) %
Non-current assets	**Note**						
Investment properties	1	**1,462,328**	1,225,938	19.3	**456,327**	455,000	0.3
Investment in subsidiaries	2	**-**	-	-	**724,929**	515,724	40.6
Loans to subsidiaries	2	**-**	-	-	**161,521**	160,236	0.8
Deposit	3	**12,898**	12,920	(0.2)	**-**	-	-
Intangible asset	4	**3,008**	3,999	(24.8)	**3,008**	3,999	(24.8)
Derivative financial assets	5	**970**	1,685	(42.4)	**71**	642	(88.9)
Deferred tax assets	6	**-**	145	(100.0)	**-**	-	-
Total non-current assets		**1,479,204**	**1,244,687**	**18.8**	**1,345,856**	**1,135,601**	**18.5**
Current assets							
Trade and other receivables	7	**50,019**	38,691	29.3	**18,152**	17,102	6.1
Derivative financial assets	5	**1,259**	1,663	(24.3)	**1,259**	1,663	(24.3)
Cash and cash equivalents		**111,210**	297,958	(62.7)	**56,940**	273,742	(79.2)
Total current assets		**162,488**	**338,312**	**(52.0)**	**76,351**	**292,507**	**(73.9)**
TOTAL ASSETS		**1,641,692**	**1,582,999**	**3.7**	**1,422,207**	**1,428,108**	**(0.4)**
Current liabilities							
Loans from a subsidiary		**-**	-	-	**-**	3,123	(100.0)
Loans and borrowings	8	**3,229**	6,655	(51.5)	**-**	-	-
Trade and other payables	9	**37,379**	27,990	33.5	**13,140**	14,281	(8.0)
Derivative financial liabilities	5	**676**	499	35.5	**676**	499	35.5
Total current liabilities		**41,284**	**35,144**	**17.5**	**13,816**	**17,903**	**(22.8)**
Non-current liabilities							
Loans from a subsidiary		**-**	-	-	**438,843**	436,198	0.6
Loans and borrowings	8	**467,333**	464,034	0.7	**-**	-	-
Derivative financial liabilities	5	**3,526**	2,148	64.2	**353**	171	>100.0
Deferred tax liabilities	6	**14,004**	7,805	79.4	**4**	4	-
Total non-current liabilities		**484,863**	**473,987**	**2.3**	**439,200**	**436,373**	**0.6**
TOTAL LIABILITIES		**526,147**	**509,131**	**3.3**	**453,016**	**454,276**	**(0.3)**
NET ASSETS		**1,115,545**	**1,073,868**	**3.9**	**969,191**	**973,832**	**(0.5)**
Represented by:							
Unitholders' funds		**1,090,666**	1,073,525	1.6	**969,191**	973,832	(0.5)
Non-controlling interests	10	**24,879**	343	>100.0	**-**	-	-
		1,115,545	**1,073,868**	**3.9**	**969,191**	**973,832**	**(0.5)**
Net asset value per Unit ($)	11	**0.968**	0.954	1.5	**0.860**	0.865	(0.6)
Aggregate leverage / Deposited properties (%)	12	**27.7**	28.3	(60bps)	**Nm**	Nm	Nm

Notes:

1 Included in the investment properties were finance leases of $32.4 million capitalised at the lower of its fair value and the present value of the minimum lease payments for iseek DC and KDC DUB 1.

Investment Properties	**Tenure**	**Carrying Value ($'000)**
Keppel DC Singapore 1	Leasehold, expiring 30 Sept 2055^	280,111
Keppel DC Singapore 2	Leasehold, expiring 31 July 2051^	176,216
Keppel DC Singapore 3	Leasehold, expiring 31 Jan 2052^	228,914
Basis Bay Data Centre	Freehold	34,848
Gore Hill Data Centre	Freehold	221,932
Intellicentre 2 Data Centre	Freehold	49,745
iseek Data Centre	Leasehold, expiring 29 June 2047^	44,352
GV7 Data Centre	Leasehold, expiring 28 Sept 2183^	69,069
Cardiff Data Centre	Freehold	61,798
Almere Data Centre	Freehold	137,427
Keppel DC Dublin 1	Leasehold, expiring 11 April 2041^	104,635
Milan Data Centre	Freehold	53,281
		1,462,328

^ Include options to renew between 7 to 30 years

2 These related to the investments in subsidiaries as well as interest-bearing and quasi-equity loans to subsidiaries. The increase in investment in subsidiaries was due to the acquisition of 90% interest in KDC SGP 3.

3 This related to the 10% deposit made to the vendor upon signing of the forward sale and purchase agreement for the acquisition of maincubes Data Centre in Offenbach am Main, Germany. Completion of the acquisition is subject to the completion of the construction of the data centre by the vendor, expected to be in 2018, as well as satisfaction of other conditions.

4 This related to an intangible asset with a finite useful life recognised in relation to a rental top up provided by the vendor of an overseas asset acquired in 2016. The intangible asset will be amortised on a straight-line basis over the rental top up period of 27 months.

5 These related to the fair value of the foreign currency forward contracts entered into in relation to the income from the investment properties in Australia, Europe and Malaysia, and the fair value of interest rate swaps entered into by the Group. These are for hedging purposes.

6 These related to the net deferred tax assets and liabilities recognised in different tax jurisdictions that arose on tax losses carried forward and fair value changes in certain investment properties held in Europe and Asia.

7 Included in trade and other receivables were accrued rental revenue from the clients. Also included were deferred lease receivables relating to lease income which has been recognised due to the straight-lining of rental revenue in accordance with *FRS 17 Leases*, but not yet received from the clients.

8 These related to external bank borrowings of $438.8 million drawn down (refer to Paragraph 1(B)(ii)), finance lease liabilities recognised for iseek DC and KDC DUB 1 and capitalised debt-related transaction costs.

9 Included in trade and other payables were trade creditors, accrued liabilities and deferred other revenue.

10 This related to the non-controlling interests' share of net asset value.

11 This excluded the non-controlling interests' share of net asset value.

12 Aggregate leverage related to the $438.8 million external borrowings drawn down (refer to Paragraph 1(B)(ii)) and deposited properties refers to the value of the Group's total assets based on the latest valuation defined in the property fund guidelines in the Code on Collective Investment Schemes issued by MAS, without considering finance lease liabilities pertaining to the land rent commitments for iseek DC and KDC DUB 1. If these finance lease liabilities pertaining to land rent commitments were included, the ratio would be 29.2% (31 December 2016: 29.8%).

1(B)(ii) AGGREGATE AMOUNT OF BORROWINGS AND DEBT SECURITIES

	Group	
	As at 30 Jun 17 $'000	**As at 31 Dec 16 $'000**
Unsecured borrowings[1]		
Amount repayable within one year	**-**	3,123
Amount repayable after one year	**438,843**	436,198
	438,843	439,321

Note:

1 Keppel DC REIT has obtained unsecured facilities comprising (i) term loan facilities maturing in two to five years (2016: two to five years) amounting to approximately $438.8 million (2016: $436.2 million) in SGD, AUD, EUR and GBP currencies and (ii) revolving credit facilities, amounting to a total of $140.0 million (2016: $140.0 million).

As at 30 June 2017, the Group had total borrowings of approximately $438.8 million and unutilised $140.0 million of facilities to meet its future obligations. The year-to-date all-in average interest rate for borrowings was 2.2% per annum for the financial period ended 30 June 2017.

1(C) CONSOLIDATED STATEMENT OF CASH FLOWS

	2Q 2017 $'000	2Q 2016 $'000	1H 2017 $'000	1H 2016 $'000
Operating activities				
Total return for the financial period	**19,291**	18,376	**42,792**	33,005
Adjustments for:				
Tax expenses	**1,167**	1,207	**2,862**	2,073
Finance income	**(328)**	(334)	**(687)**	(658)
Finance costs	**3,563**	3,161	**7,014**	6,244
Amortisation of an intangible asset	**499**	-	**992**	-
Management fees paid in Units	**62**	59	**2,251**	143
	24,254	**22,469**	**55,224**	**40,807**
Changes in working capital:				
- Trade and other receivables	**(4,829)**	(4,609)	**3,191**	80
- Trade and other payables	**6,309**	(1,846)	**1,578**	(512)
Cash generated from operations	**25,734**	**16,014**	**59,993**	**40,375**
Income tax paid	**(1,823)**	(904)	**(2,242)**	(957)
Net cash from operating activities	**23,911**	**15,110**	**57,751**	**39,418**
Cash flows from investing activities				
Acquisition of interest in an investment property (Note A)	**-**	-	**(196,643)**	-
Additions to investment properties	**(864)**	-	**(2,889)**	-
Capital expenditures on investment properties	**(1,941)**	(379)	**(1,941)**	(529)
Net cash used in investing activities	**(2,805)**	**(379)**	**(201,473)**	**(529)**
Cash flows from financing activities				
Proceeds from bank borrowings	**78,389**	-	**78,389**	655
Payment of financing transaction costs	**(256)**	-	**(256)**	-
Repayment of bank borrowings	**(78,389)**	-	**(81,627)**	-
Finance costs paid	**(3,248)**	(2,942)	**(6,464)**	(6,199)
Distributions paid to Unitholders	**-**	-	**(31,506)**	(28,962)
Dividends paid to non-controlling interests	**-**	(10)	**(8)**	(16)
Payment of transaction costs relating to fund-raising	**(229)**	-	**(231)**	-
Net cash used in financing activities	**(3,733)**	**(2,952)**	**(41,703)**	**(34,522)**
Net increase/(decrease) in cash and cash equivalents	**17,373**	11,779	**(185,425)**	4,367
Cash and cash equivalents at beginning of period	**91,172**	29,707	**293,959**	37,161
Effects of exchange rate fluctuations on cash held	**(337)**	(64)	**(326)**	(106)
Cash and cash equivalents at end of period	**108,208**	**41,422**	**108,208**	**41,422**
Cash and cash equivalent balances	**111,210**	41,422	**111,210**	41,422
Less: Rental top up received in advance held in a designated account (Note B)	**(3,002)**	-	**(3,002)**	-
Cash and cash equivalents per Consolidated Statement of Cash Flows	**108,208**	**41,422**	**108,208**	**41,422**

1(C) CONSOLIDATED STATEMENT OF CASH FLOWS (CONT'D)

Note A – Acquisition of a 90.0% interest in an investment property

In January 2017, Keppel DC REIT announced the completion of the acquisition of a 90.0% interest in Keppel DC Singapore 3 Pte. Ltd. (KDCS3PL), which in turn holds KDC SGP 3, located at 27 Tampines Street 92, Singapore 528878. A business transfer agreement with Keppel DCS3 Services Pte. Ltd. (Facility Manager) was entered into to transfer the employees, contracts and assets for the purpose of providing facility management services of the KDCS3PL to the Facility Manager. This acquisition has been accounted for as an asset acquisition.

Note B - Rental top up received in advance held in a designated account

This relates to the rental top up payments received in advance by the Group held in a designated account for the 100% interest in an overseas asset acquired in 2016.

Cash flow analysis (1H 2017 vs 1H 2016)

Cash generated from operating activities for 1H 2017 was $57.8 million, $18.4 million higher than $39.4 million for the corresponding period last year. This was mainly due to higher operational cash inflow and lower working capital requirements during the period.

Net cash used in investing activities for the period was $201.5 million. This was mainly due to the completion of the acquisition of the 90.0% interest in KDC SGP 3 and capital expenditures incurred during the period.

Net cash used in financing activities was $41.7 million, $7.2 million higher as compared to $34.5 million for the corresponding period last year. This was mainly due to the higher distribution paid, repayment of borrowings during the period.

Cash flow analysis (2Q 2017 vs 2Q 2016)

Cash generated from operating activities for the quarter was $23.9 million, $8.8 million higher than $15.1 million for the corresponding quarter last year. This was mainly due to higher operational cash inflow and lower working capital requirements during the quarter.

Net cash used in investing activities for the quarter was $2.8 million. This was mainly due to acquisition-related costs from the completion of the acquisition of the 90.0% interest in KDC SGP 3 and capital expenditures incurred during the quarter.

Net cash used in financing activities was $3.7 million, $0.7 million higher as compared to $3.0 million for the corresponding quarter last year. This was mainly due to higher finance costs and the transaction costs incurred relating to refinancing of borrowings during the quarter.

Usage of proceeds of the Preferential Offering

Further to the announcement dated 17 April 2017 titled "Unaudited Results for the Quarter Ended 31 March 2017" (the Announcement), the Manager wishes to update that there have been no significant use of the net proceeds raised from the Preferential Offering (the Net Proceeds) for the quarter ended 30 June 2017.

1(D)(i) STATEMENT OF MOVEMENTS IN UNITHOLDERS' FUNDS

GROUP

	Note	Unitholders' Funds $'000	Non-controlling Interests $'000	Total $'000
At 1 January 2017		1,073,525	343	1,073,868
Operations				
Total return for the period		22,932	569	23,501
Net increase in net assets resulting from operations		**22,932**	**569**	**23,501**
Unitholders' transactions				
Distributions to Unitholders		(31,506)	-	(31,506)
Payment of management fees in Units	1	2,189	-	2,189
Net decrease in net assets resulting from Unitholders' transactions		**(29,317)**	**-**	**(29,317)**
Acquisition of an interest in a subsidiary	2	-	23,194	23,194
Dividends paid to non-controlling interests		-	(8)	(8)
Hedging Reserve				
Movement in hedging reserve	3	(1,282)	-	(1,282)
Net decrease in hedging reserve		**(1,282)**	**-**	**(1,282)**
Foreign currency translation movement for the period	3	56	26	82
At 31 March 2017		**1,065,914**	**24,124**	**1,090,038**
Operations				
Total return for the period		18,531	760	19,291
Net increase in net assets resulting from operations		**18,531**	**760**	**19,291**
Unitholders' transactions				
Payment of management fees in Units		62	-	62
Net increase in net assets resulting from Unitholders' transactions		**62**	**-**	**62**
Hedging Reserve				
Movement in hedging reserve	3	(1,401)	-	(1,401)
Net decrease in hedging reserve		**(1,401)**	**-**	**(1,401)**
Foreign currency translation movement for the period	3	7,560	(5)	7,555
At 30 June 2017		**1,090,666**	**24,879**	**1,115,545**

Notes:

1 This included the acquisition fees paid in Units in relation to the acquisition of the 90.0% interest in KDC SGP 3.

2 In January 2017, Keppel DC REIT announced the completion of the acquisition of a 90.0% interest in KDCS3PL, which in turnholds KDC SGP 3 and a business transfer agreement with Facility Manager was entered into to transfer the employees, contracts and assets for the purpose of providing facility management services of the KDCS3PL to the Facility Manager. This acquisition has been accounted for as an asset acquisition.

3 These other comprehensive income items related to the fair value changes of the cash flow hedges as a result of interest rate swaps and foreign currency forward contracts entered into by the Group and the movement in foreign currency translation reserve that arises from the translation of foreign entities and intercompany loans that form part of the Group's net investment in foreign entities.

1(D)(i) STATEMENT OF MOVEMENTS IN UNITHOLDERS' FUNDS

GROUP

	Note	Unitholders' Funds $'000	Non-controlling Interest $'000	Total $'000
At 1 January 2016		813,114	374	813,488
Operations				
Total return for the period		14,621	8	14,629
Net increase in net assets resulting from operations		**14,621**	**8**	**14,629**
Unitholders' transactions				
Distributions to Unitholders		(28,962)	-	(28,962)
Payment of management fees in Units		84	-	84
Net decrease in net assets resulting from Unitholders' transactions		**(28,878)**	**-**	**(28,878)**
Dividends paid to a non-controlling interest		-	(6)	(6)
Hedging Reserve				
Movement in hedging reserve	1	(3,653)	-	(3,653)
Net decrease in hedging reserve		**(3,653)**	**-**	**(3,653)**
Foreign currency translation movement for the period	1	1,371	5	1,376
At 31 March 2016		**796,575**	**381**	**796,956**
Operations				
Total return for the period		18,369	7	18,376
Net increase in net assets resulting from operations		**18,369**	**7**	**18,376**
Unitholders' transactions				
Payment of management fees in Units		59	-	59
Net increase in net assets resulting from Unitholders' transactions		**59**	**-**	**59**
Dividends paid to a non-controlling interest		-	(10)	(10)
Hedging Reserve				
Movement in hedging reserve	1	60	-	60
Net increase in hedging reserve		**60**	**-**	**60**
Foreign currency translation movement for the period	1	(4,572)	22	(4,550)
At 30 June 2016		**810,491**	**400**	**810,891**

Note:

1 These other comprehensive income items related to the fair value changes of the cash flow hedges as a result of interest rate swaps and foreign currency forward contracts entered into by the Group and the movement in foreign currency translation reserve that arises from the translation of foreign entities and intercompany loans that form part of the Group's net investment in foreign entities.

1(D)(i) STATEMENT OF MOVEMENTS IN UNITHOLDERS' FUNDS

TRUST

	Note	Unitholders' Funds 2017 $'000	Unitholders' Funds 2016 $'000
At 1 January		973,832	711,951
Operations			
Total return for the period		15,332	13,725
Net increase in net assets resulting from operations		**15,332**	**13,725**
Unitholders' transactions			
Distribution to Unitholders		(31,506)	(28,962)
Payment of management fees in Units	1	2,189	84
Net decrease in net assets resulting from Unitholders' transactions		**(29,317)**	**(28,878)**
Hedging Reserve			
Movement in hedging reserve	2	(259)	632
Net (decrease) / increase in hedging reserve		**(259)**	**632**
At 31 March		**959,588**	**697,430**
Operations			
Total return for the period		10,616	18,282
Net increase in net assets resulting from operations		**10,616**	**18,282**
Unitholders' transactions			
Payment of management fees in Units		62	59
Net increase in net assets resulting from Unitholders' transactions		**62**	**59**
Hedging Reserve			
Movement in hedging reserve	2	(1,075)	1,802
Net (decrease) / increase in hedging reserve		**(1,075)**	**1,802**
At 30 June		**969,191**	**717,573**

Notes:

1 This included the acquisition fees paid in Units in relation to the acquisition of the 90.0% interest in Keppel DC Singapore 3.

2 The other comprehensive income item related to the fair value changes of the cash flow hedges as a result of interest rate swaps entered into by the Trust.

1(D)(ii)DETAIL OF CHANGES IN THE UNITS

GROUP AND TRUST	1 Apr 17 to 30 Jun 17	1 Jan 17 to 31 Mar 17	1 Jan 16 to 30 Jun 16
	No. of Units	**No. of Units**	**No. of Units**
Issued Units as at beginning of period	**1,127,024,072**	1,125,209,991	882,976,595
Management fees paid in Units	**51,700**	1,814,081	138,834
Issued Units as at end of period	**1,127,075,772**	**1,127,024,072**	883,115,429

1(D)(iii)TOTAL NUMBER OF ISSUED UNITS

Keppel DC REIT did not hold any treasury units as at 30 June 2017 and 31 December 2016.

	As at 30 Jun 17	As at 31 Dec 16
Total number of issued Units	**1,127,075,772**	1,125,209,991

1(D)(iv) SALES, TRANSFER, DISPOSALS, CANCELLATION OR USE OF TREASURY UNITS

Not applicable.

2 AUDIT

Whether the figures have been audited or reviewed, and in accordance with which auditing standard or practice

The figures have neither been audited nor reviewed by the auditors.

3 AUDITORS' REPORT

Where the figures have been audited or reviewed, the auditors' report (including any qualifications or emphasis of matter)

Not applicable.

4 ACCOUNTING POLICIES

Whether the same accounting policies and methods of computation as in the issuer's most recently audited annual financial statements have been applied.

The accounting policies and methods of computation have been consistently applied during the current reporting period except that in the current financial year, the Group has adopted new and revised standards and Interpretation of FRS (INT FRS) that are effective for annual period beginning on 1 January 2017.

5 CHANGES IN ACCOUNTING POLICIES

If there are any changes in the accounting policies and methods of computation, including any required by an accounting standard, what has changed, as well as the reasons for, and the effect of, the change.

Not applicable.

6 CONSOLIDATED EARNINGS PER UNIT AND DISTRIBUTION PER UNIT

	2Q 2017	2Q 2016	1H 2017	1H 2016
Earnings per Unit (EPU)				
EPU (basic and diluted) (cents)	**1.64**	2.08	**3.68**	3.74
Weighted average number of Units[1]	**1,127,059,296**	883,097,769	**1,126,462,762**	883,065,599
Total return for the period after tax [2] ($'000)	**18,531**	18,369	**41,463**	32,990
Distribution per Unit (DPU)				
DPU [3] (cents)	**1.74**	1.67	**3.63**	3.34
Total number of Units in issue at end of period	**1,127,075,772**	883,115,429	**1,127,075,772**	883,115,429
Income available for distribution to Unitholders ($'000) [4]	**20,130**	14,749	**41,896**	29,496

7 NET ASSET VALUE (NAV) / NET TANGIBLE ASSET (NTA) PER UNIT

	As at 30 Jun 17	As at 31 Dec 16
NAV [2] per Unit [5] ($)	**0.968**	0.954
Adjusted NAV [2] per Unit [5] ($) (excluding the distributable income)	**0.931**	0.926
NTA [2] per Unit [5] ($)	**0.965**	0.951
Adjusted NTA [2] per Unit [5] ($) (excluding the distributable income)	**0.928**	0.923

Notes:

1 The weighted average number of Units was based on the issued Units during the financial period in review.

2 This excluded the non-controlling interests' share of net asset value / net tangible asset and total return for the period after tax.

3 DPU was computed and rounded based on income available for distribution to Unitholders excluding the Capex Reserves and the relevant number of Units entitled to distribution at the end of the financial period. Keppel DC REIT declares distributions on a half-yearly basis. For the financial period from 1 January to 30 June 2017, eligible unitholders will receive distribution of 3.63 cents per Unit.

4 1H2017 DI included a one-off capital distribution of approximately $1.7 million and $1.0 million for the month of December 2016 and for the period from 1 January to 19 January 2017 respectively arising from the later completion of KDC SGP 3 and where the vendor had agreed that all the rights and obligations shall pass to the REIT as if completion had occurred on 1 December 2016. The DI would also include KDC SGP 3's Capex Reserves.

5 The NAV / NTA per Unit were computed based on the issued Units at the end of the financial period.

8 REVIEW OF PERFORMANCE

Review of the Performance between 2017 and 2016 results

(1H 2017 vs 1H 2016)

Gross rental income for 1H 2017 was $65.5 million, an increase of $16.3 million or 33.1% from 1H 2016 of $49.2 million. This was mainly contributed by the acquisitions of Milan DC, Cardiff DC and the 90.0% interest in KDC SGP 3. There was a drop in the variable income from KDC SGP 1 and KDC SGP 2 due to lower recurring and power revenue. At KDC DUB 1, there was lower rental income arising from a client downsizing its requirements in 1Q 2016. In addition, net overseas contributions declined due to the impact from the depreciation of GBP, EUR and MYR against SGD, partially offset by the impact from the appreciation of AUD against SGD. Other income was $1.3 million arising mainly from the rental top up income as well as ad hoc service revenue charged to clients.

Property operating expenses for 1H 2017 was $6.5 million, an increase of $0.2 million or 2.9% from 1H 2016 of $6.3 million. This was largely due to higher property-related expenses from the acquisition of KDC SGP 3, partially offset by lower property tax expenses at KDC SGP 1 and KDC SGP 2.

As a result, net property income of $60.2 million for 1H 2017 was $16.9 million or 39.1% higher than 1H 2016.

Total return after tax for 1H 2017 was $42.8 million, an increase of $9.8 million or 29.7% as compared to 1H 2016 of $33.0 million. This was mainly due to higher net property income and higher realised gains on settlement of foreign exchange contracts. These were partially offset by higher net unrealised foreign exchange losses, higher finance costs, higher Manager's fees, other expenses and higher current tax expenses arising from KDC SGP 3, Gore Hill DC, Milan DC and Cardiff DC as compared to 1H 2016.

(2Q 2017 vs 2Q 2016)

Gross rental income for 2Q 2017 was $33.8 million, an increase of $9.2 million or 37.6% from 2Q 2016 of $24.6 million. This was mainly contributed by the acquisitions of Milan DC, Cardiff DC and the 90.0% interest in KDC SGP 3. There was a drop in the variable income from KDC SGP 1 and KDC SGP 2 due to lower recurring and power revenue. In addition, net overseas contributions declined due to the impact from the depreciation of GBP, EUR and MYR against SGD, partially offset by the impact from the appreciation of AUD against SGD. Other income was $0.7 million arising mainly from the rental top up income as well as ad hoc service revenue charged to clients.

Property operating expenses for 2Q 2017 was $3.2 million, an increase of $0.4 million or 14.2% from 2Q 2016 of $2.8 million. This was largely due to higher property-related expenses from the acquisition of KDC SGP 3, partially offset by the lower property tax expenses at KDC SGP 1 and KDC SGP 2.

As a result, net property income of $31.4 million for 2Q 2017 was $9.3 million or 41.9% higher than 2Q 2016.

Total return after tax for 2Q 2017 was $19.3 million, an increase of $0.9 million or 5.0% as compared to 2Q 2016 of $18.4 million. This was mainly due to higher net property income and net realised foreign exchange gains during the quarter. These were partially offset by net unrealised foreign exchange losses, higher finance costs, higher Manager's fees and higher current tax expenses arising from KDC SGP 3, Gore Hill DC, Milan DC and Cardiff DC.

10 PROSPECTS

A commentary at the date of announcement of the significant trends and competitive conditions of the industry in which the group operates and any known factors or events that may affect the group in the next reporting period and the next 12 months

In its June 2017 update on Global Economic Prospects, the World Bank forecasts a growth rate of 2.7% for the global economy in 2017. However, substantial risks were also noted from potential trade restrictions and persistent policy uncertainty that could dampen this outlook.

Despite these potential macroeconomic headwinds ahead, the data centre industry continues to be driven by global trends such as cloud adoption amongst consumers and corporations. Digital transformation remains a key part of corporations' business strategies. A global survey conducted by the Uptime Institute indicated a robust level of spending allocated to data centre resources, and the continued demand for high-redundancy premium data centre facilities for large enterprises' mission-critical workloads.

These industry trends bode well for Keppel DC REIT. With its quality portfolio of data centres and the Manager's established track record, Keppel DC REIT is well-positioned to capture value from the data centre industry and deliver sustainable returns to its investors.

11 RISK FACTORS AND RISK MANAGEMENT

The Manager ascribes importance to risk management and constantly takes initiatives to systematically review the risks it faces and mitigates them. Some of the key risks that the Manager has identified are as follows:

Interest rate risk

The Manager constantly monitors its exposure to changes in interest rates for its interest-bearing financial liabilities. Interest rate risk is managed on an on-going basis with the primary objective of limiting the extent to which net interest expense can be affected by adverse movements in interest rates through financial instruments or other suitable financial products.

Liquidity risk

The Manager monitors and maintains Keppel DC REIT's cash flow position and working capital to ensure that there are adequate liquid reserves in terms of cash and credit facilities to meet short-term obligations. Consideration has been given to funding and expense requirements so as to manage the cash position at any point of time.

11 RISK FACTORS AND RISK MANAGEMENT (CONT'D)

Credit risk

Credit risk assessments of prospective clients are carried out by way of evaluation of information from corporate searches conducted prior to the signing of lease agreements. In addition, the Manager also monitors the property portfolio's client trade sector mix to assess and manage exposure to any potentially volatile trade sector.

Currency risk

The Group's foreign currency risk relates mainly to its exposure from its investments in Australia, Europe and Malaysia, and the distributable income and interest income from progressive payments related to such foreign investments. The Group maintains a natural economic hedge, whenever possible, by borrowing in the currency of the country in which the property or investment is located or by borrowing in currencies that match the future revenue stream to be generated from its investments.

The Manager monitors the Group's foreign currency exposure on an on-going basis and will manage its exposure to adverse movements in foreign currency exchange rates through financial instruments or other suitable financial products.

Operational risk

Measures have been put in place to ensure sustainability of net property income. These measures include steps taken to negotiate for favourable terms/covenants, manage expenses, and actively monitor rental payments from the clients and continuously evaluate the Group's counter-parties.

In addition, the Manager also continuously reviews disaster and pandemic business continuity plans and modifies them, when necessary. The Manager manages such risks through multiple layers of redundancy and back-up systems supported by detailed operational procedures and maintenance programmes. However, the Manager notes that no system of risk management can provide absolute assurance against all potential risks.

Competition risk

The Manager will actively manage the properties and grow strong relationships with its clients by providing value-added property-related services. Through such active asset management and enhancements, the Manager seeks to maintain high client retention and occupancy levels and achieve stable rental growth, as well as minimise the costs associated with marketing and leasing space to new clients.

The Manager will work with the facility managers (where applicable) to actively manage (i) contract and colocation renewals and (ii) new contracts and colocation arrangements to maintain high client retention levels and minimise vacancy periods. The Manager also intends to leverage on its relationship with existing data centre clients as well as data centre brokers to secure new clients for the Group's new and existing data centre facilities.

12 DISTRIBUTIONS

(a) Current Financial Period reported on

Any distribution recommended for the current financial period reported on?

Name of distribution:	5th Distribution Distribution for the period from 1 January to 30 June 2017
Distribution type:	(a) Taxable income distribution (b) Tax-exempt income distribution (c) Capital distribution
Distribution rate:	Distribution for the period from 1 January to 30 June 2017 (a) Taxable income – 1.93 cents per Unit (b) Tax-exempt income – 1.46 cents per Unit (c) Capital distribution – 0.24 cents per Unit
Distribution amount ($'000):	40,913
Tax rate:	(a) Taxable Income Distribution: Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. This is based on the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors up to 31 March 2020, as extended in Budget Statement for Financial Year 2015, delivered on 23 February 2015. All other investors will receive their distributions after deduction of tax at the rate of 17%. (b) Tax-exempt income distribution Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to net taxed income, exempt dividend income and interest income received by Keppel DC REIT. (c) Capital distribution Capital distribution represents a return of capital to Unitholders for Singapore income tax purposes and is therefore not subject to income tax. For Unitholders who are liable to Singapore income tax on profits from sale of Keppel DC REIT Units, the amount of capital distribution will be applied to reduce the cost base of their Keppel DC REIT Units for Singapore income tax purposes.

(b) Corresponding Period of the Immediately Preceding Financial Year

Any distribution declared for the corresponding period of the immediately preceding financial year?

Name of distribution:	3rd Distribution Distribution for the period from 1 January to 30 June 2016
Distribution type:	(a) Taxable income distribution (b) Tax-exempt income distribution
Distribution rate:	Distribution for the period from 1 January to 30 June 2016 (a) Taxable income – 1.55 cents per Unit (b) Tax-exempt income – 1.79 cents per Unit
Distribution amount ($'000):	29,496
Tax rate:	(a) Taxable Income Distribution Qualifying investors and individuals (other than those who hold their units through a partnership) will generally receive pre-tax distribution. These distributions are exempt from tax in the hands of individuals unless such distributions are derived through a Singapore partnership or from the carrying on of a trade, business or profession. Such individual unitholders, i.e. to whom the exemption will not apply, must declare the distribution received as income in their tax returns. Qualifying foreign non-individual investors will receive their distributions after deduction of tax at the rate of 10%. This is based on the existing income tax concession for listed REITs on distributions made to non-resident non-individual investors up to 31 March 2020, as extended in Budget Statement for Financial Year 2015, delivered on 23 February 2015. All other investors will receive their distributions after deduction of tax at the rate of 17%. (b) Tax-exempt income distribution Tax-exempt income distribution is exempt from tax in the hands of all Unitholders. Tax-exempt income relates to net taxed income, exempt dividend income and interest income received by Keppel DC REIT.

(c) Book closure date

The Transfer Books and Register of Unitholders of Keppel DC REIT will be closed at 5.00pm on **25 July 2017** for purposes of determining each Unitholder's entitlement to the REIT's distribution.

(d) Date payable

The date the distribution is payable: **31 August 2017**

13 DISTRIBUTION STATEMENT

If no distribution has been declared / recommended, a statement to that effect.

Other than as disclosed in Paragraph 12(a), no distribution has been declared / recommended.

14 INTERESTED PERSON TRANSACTIONS

Name of Interested Persons	Aggregate value of all interested person transaction during the financial period under review (excluding transactions less than $100,000)	
	2Q 2017 $'000	**2Q 2016 $'000**
Keppel Corporation Limited and its subsidiaries		
- Manager's management fees	2,792	-
Keppel Telecommunications & Transportation Ltd and its subsidiaries		
- Variable rental income	12,844	8,311
- Manager's management fees	-	2,087
- Facility management fees	519	965
- Support services fees	139	140
Perpetual (Asia) Limited		
- Trustee fees	54	45

Keppel DC REIT has not obtained a general mandate from Unitholders for Interested Person Transactions for the financial period under review.

15 CONFIRMATION THAT THE ISSUER HAS PROCURED UNDERTAKINGS FROM ALL ITS DIRECTORS AND EXECUTIVE OFFICERS UNDER RULE 720(1)

The Company confirms that it has procured undertakings from all its directors and executive officers in the format set out in Appendix 7.7 under Rule 720(1) of the Listing Manual.

The past performance of Keppel DC REIT is not necessarily indicative of its future performance. Certain statements made in this announcement 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 announcement. 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 announcement or its contents or otherwise arising in connection with this announcement. 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.

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

KELVIN CHUA HUA YEOW
Company Secretary
17 July 2017

CONFIRMATION BY THE BOARD
Pursuant to Rule 705(5) of the Listing Manual

We, Chan Hon Chew and Christina Tan Hua Mui, being two Directors of Keppel DC REIT Management Pte. Ltd. (the "Company"), as manager of Keppel DC REIT, do hereby confirm on behalf of the Directors of the Company that, to the best of our knowledge, nothing has come to the attention of the Board of Directors of the Company which may render the second quarter 2017 financial statements of Keppel DC REIT to be false or misleading in any material respect.

On behalf of the Board,

Chan Hon Chew	Christina Tan Hua Mui
Chairman	Director

17 July 2017

Keppel DC REIT

Second Quarter & First Half 2017 Financial Results

17 July 2017

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.

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Content

Keppel DC REIT

Key Highlights

Key Highlights

DPU Declared[1]

3.63 cents

for 1H 2017

Annualised Distribution Yield[1]

5.56%

based on 1H 2017's closing price of $1.290

Portfolio Occupancy

93.1%

as at 30 Jun 2017

Portfolio WALE

9.4 years

by leased area

Aggregate Leverage[2]

27.7%

as at 30 Jun 2017

Interest Coverage

10.6 times

as at 30 Jun 2017

Notes:

(1) Keppel DC REIT declares distributions on a half-yearly basis. For the financial period from 1 January 2017 to 30 June 2017, eligible Unitholders will receive distribution of 3.63 cents per Unit.

(2) Aggregate Leverage was computed based on gross borrowings as a percentage of the deposited properties, both of which do not take into consideration the finance lease liabilities pertaining to land rent commitments for iseek Data Centre and Keppel DC Dublin 1.

Financial Performance

Distributable Income

($'000)	2Q 2017	2Q 2016	+/(-) %	1H 2017	1H 2016	+/(-) %
Distributable Income to Unitholders [1]	**20,130**	**14,749**	**+36.5**	**41,896**	**29,496**	**+42.0**
Comprising:						
Gross Revenue	34,515	24,865	+38.8	66,739	49,636	+34.5
Property Expenses	(3,152)	(2,760)	+14.2	(6,532)	(6,345)	+2.9
Net Property Income	31,363	22,105	+41.9	60,207	43,291	+39.1
Distribution per Unit [2, 3] (DPU) (cents)	**1.74**	**1.67**	**+4.2**	**3.63**	**3.34**	**+8.7**
Annualised Distribution Yield [3] (%)						
- At 1H 2017 closing price of $1.290				**5.56**	**5.21**	**+35bps**
- At 1H 2016 closing price of $1.110				**6.46**	**6.05**	**+41bps**

Notes:

(1) Included a one-off capital distribution of $1.7 million in 1H 2017 for the month of December 2016 arising from the later completion of Keppel DC Singapore 3 and where the vendor had agreed that all the rights and obligations shall pass to the REIT as if completion had occurred on 1 December 2016. Pursuant to the lease agreement entered into for Keppel DC Singapore 3, the distributable income would also include the Capex Reserves.

(2) The DPU was computed based on the distributable income to Unitholders and had excluded the Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis. For the financial period from 1 January to 30 June 2017, eligible unitholders will receive distribution of 3.63 cents per Unit.

(3) Excluding the one-off capital distribution of approximately 0.15 cents per Unit, 1H 2017's DPU would have been 3.48 cents and the adjusted annualised distribution yield would have been 5.44% and 6.32% based on closing prices of 1H 2017 and 1H 2016 respectively.

Balance Sheet Highlights

($'000)	As at 30 Jun 2017	As at 31 Dec 2016	+/(-) %
Investment Properties	1,462,328	1,225,938	+19.3
Total Assets	1,641,692	1,582,999	+3.7
Gross Borrowings [1]	438,843	439,321	(0.1)
Total Liabilities	526,147	509,131	+3.3
Unitholders' Funds	**1,090,666**	**1,073,525**	**+1.6**
Units in Issue ('000)	1,127,076	1,125,210	+0.2
Net Asset Value (NAV) per Unit ($)	0.968	0.954	+1.5
Unit Price (Closing price of last trading day) ($)	1.290	1.185	+8.8
Premium to NAV (%)	**+33.3**	**+24.2**	**+9.1pp**

Note:
(1) Gross borrowings relates to bank borrowings drawn down from loan facilities.

Aggregate Leverage

($'000)	As at 30 Jun 2017	As at 31 Dec 2016	+/(-) %
Investment Properties [1] *(excluding finance lease liabilities commitments)*	1,429,930	1,193,540	+19.8
Deposited Properties [1] *(excluding finance lease liabilities commitments)*	1,582,443	1,550,258	+2.1
Gross Borrowings + Deferred Payment	438,843	439,321	(0.1)
Aggregate Leverage [2]	**27.7%**	**28.3%**	**(60bps)**

Notes:

(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 finance lease liabilities pertaining to land rent commitments.

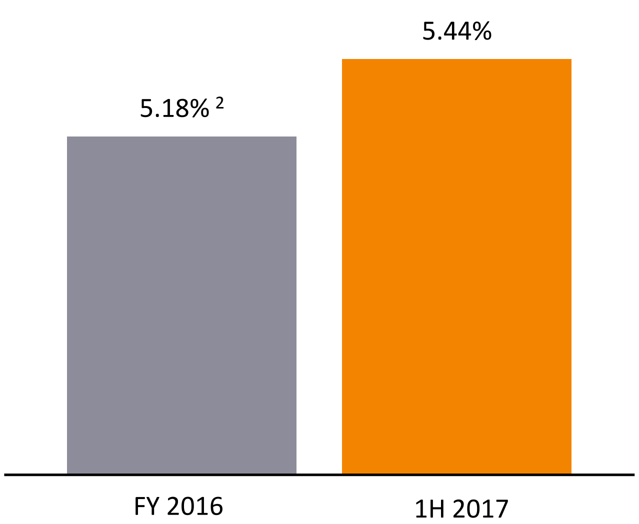
(2) Aggregate Leverage was computed based on gross borrowings as a percentage of the deposited properties (Note 1). Taking into consideration finance lease liabilities pertaining to land rent commitments, the Aggregate Leverage will be 29.2% (2016: 29.8%)

Distribution Declared

- DPU of 3.63 cents declared for 1H 2017
- Adjusted DPU and adjusted annualised distribution yield of 1H 2017 would have been 3.48 cents and 5.44%[1] respectively after excluding the one-off capital distribution

Distribution Timetable	
Ex-Date	Friday, 21 July 2017
Book Closure Date	Tuesday, 25 July 2017
Payment Date	Thursday, 31 August 2017

Adjusted distribution yield[1]



Notes:
(1) Annualised based on 1H 2017's closing price of $1.290.
(2) FY 2016's adjusted distribution yield was computed from FY 2016's adjusted DPU of 6.68 cents which had excluded impact from the pro-rata preferential offering, the later completion of Keppel DC Singapore 3 acquisition as well as the one-off property tax refund in 3Q 2016.

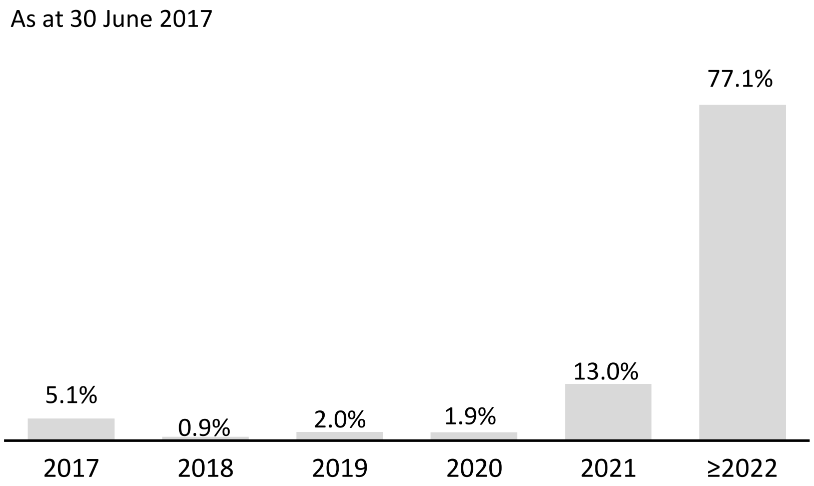

Keppel DC REIT
Portfolio Review

Portfolio Update

- Portfolio occupancy of 93.1% and a long WALE of 9.4 years
- Of the three major leases due for expiry in 2017,
  - Two of the leases have been agreed in-principle, pending finalisation of lease documentation
  - Basis Bay lease has been renewed for another five years. The client has returned one data centre floor and will continue to lease the two remaining data centre floors

Master-leased facilities such as Milan Data Centre (in picture) enhance the REIT's income stability and visibility

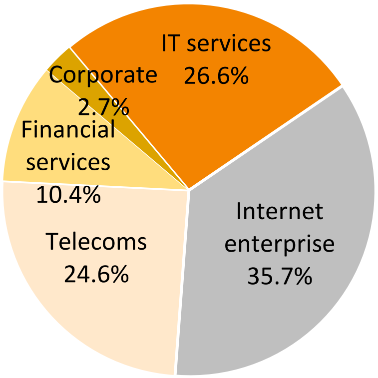
Lease expiry profile (by leased area)



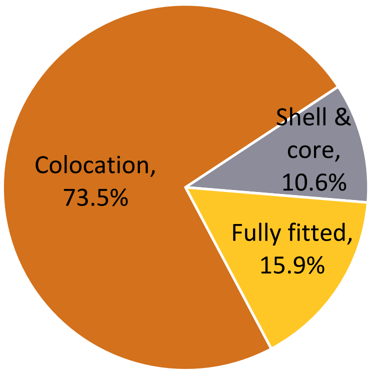
Stable & Diversified Portfolio

Rental income breakdown in the month of June 2017[1]

By trade sector:



By lease type:



Income stability with an established global clientele and a mix of master-leased facilities on long leases, as well as colocation facilities which provide diversity in terms of client profile and lease expiry

Lease Type	WALE[2] (years)	Ownership of Data Centre Components		
		M&E Equipment	Facility Management	Servers & Racks
Colocation	3.8	✓	✓	-
Fully fitted	10.8	✓	-	-
Shell & core	12.6	-	-	-

Notes:
(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 June 2017.

Activities in Europe

- Capex works at Keppel DC Dublin 1 to improve overall power efficiency scheduled to commence in 4Q 2017
- Construction of maincubes Data Centre is on track and legal completion of the deal targeted to be in 2Q 2018

Keppel DC Dublin 1 to undergo upgrading

maincubes Data Centre on track in Germany

Keppel DC REIT

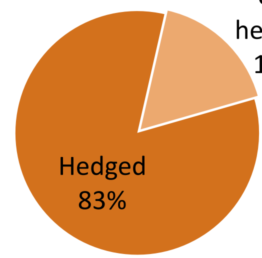
Capital Management

Prudent Capital Management

- Early refinancing of loans: Refinanced EUR and GBP-denominated loans that were maturing in 2018
- Diversifying sources of funding: Established S$500,000,000 Multicurrency Medium Term Note Programme
- Managing interest rate exposure: Interest rates of long-term loans substantially hedged with interest rate swaps

Hedging of borrowing costs

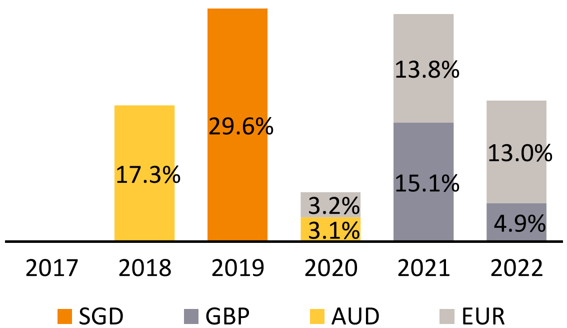
As at 30 June 2017



As at 30 June 2017	
Total debt	~$439m of external loans (unencumbered)
Available facilities	~$140m of undrawn credit facilities
Aggregate Leverage[1]	27.7%
Average cost of debt[2]	2.2% per annum
Debt tenor	3.3 years on average
Interest coverage[3]	10.6 times

Debt maturity profile

As at 30 June 2017



Notes:

(1) Aggregate Leverage was computed based on gross borrowings as a percentage of the deposited properties, both of which do not take into consideration the finance lease liabilities pertaining to land rent commitments for iseek Data Centre and Keppel DC Dublin 1.

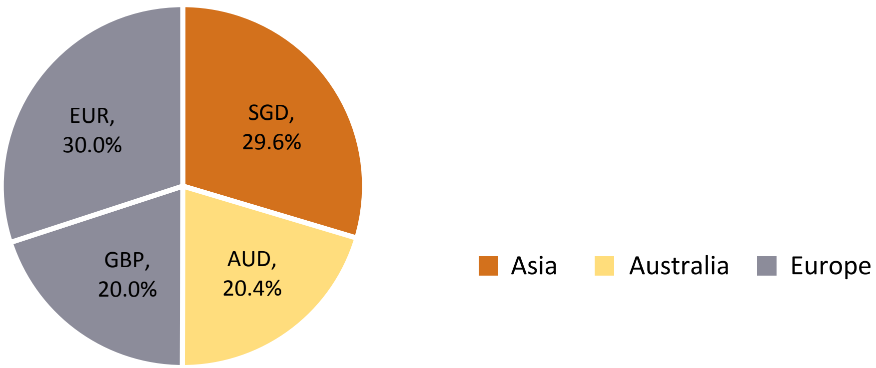
(2) Including amortisation of upfront debt financing costs and excluding finance lease charges.

(3) Calculated as EBIT / Finance costs, where EBIT is NPI less Manager's base and performance fees, Trustee's fee and Other trust expenses. Finance costs pertain to interest expense based on total debt drawn and debt amortisation costs.

Prudent Capital Management (Cont'd)

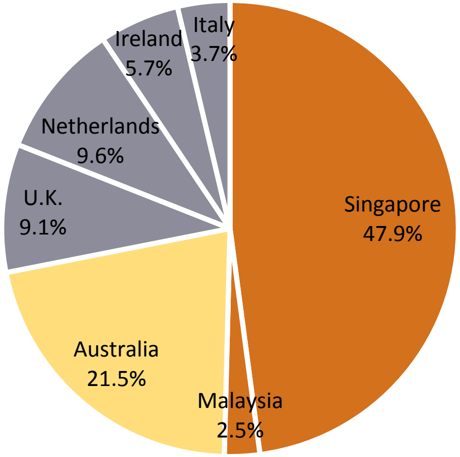
- Mitigating impact of currency fluctuations:
  - Hedged the REIT's foreign-sourced distributions up to 2H 2018 through foreign currency forward contracts
  - Adopted natural hedging by borrowing in currencies that match the corresponding investments

Debt currency breakdown
(as at 30 June 2017)



Total borrowings:
Approx. $438.8m

Investment property breakdown[1]
(as at 30 June 2017)



Total carrying value:
Approx. $1.43b

Note:
(1) Based on 100% carrying value as at 30 June 2017 without taking into consideration the finance lease liabilities pertaining to the land rent commitments for iseek Data Centre and Keppel DC Dublin 1.

Outlook

Positive Industry Trends

- **Data centre spending remains robust in 2017:** Close to 75%[1] of companies' data centre budgets have increased or stayed consistent since 2016 level

- **Continued demand for quality data centre space:** Large enterprises expected to continue running mission-critical workloads in high-redundancy premium data centre facilities

Data centres are essential to enterprises' digital-centric strategies

Source:
(1) Uptime Institute's Seventh Annual Data Centre Industry Survey

Committed to Deliver Value

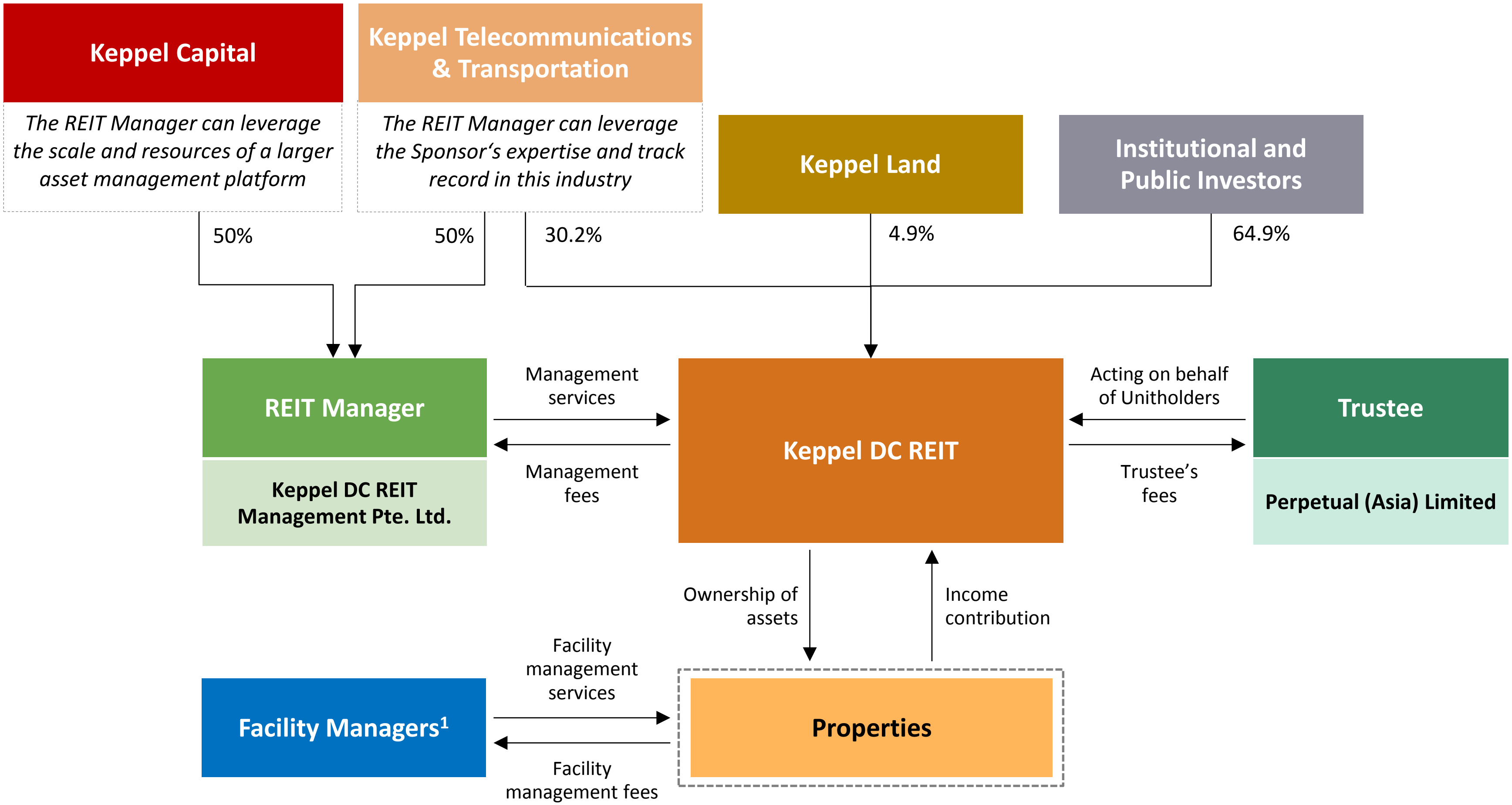
Vision: To be the preferred data centre real estate investment trust, serving as a trusted partner to our stakeholders.

Mission: Guided by the Keppel Group's operating principles and core values, we will create value for our investors by growing a quality portfolio of data centre assets that generates sustainable returns.

Keppel DC REIT

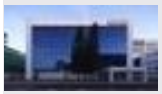
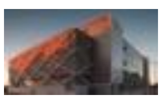
Additional Information

Keppel DC REIT Structure



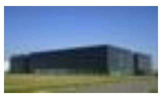
Note:
(1) The Facility Managers are appointed pursuant to the facility management agreements entered into for the respective properties.

Portfolio Overview (as at 30 June 2017)

	Asia Pacific	Location	Interest	Attributable lettable area (sq ft)	No. of clients[1]	Occupancy rate (%)	Carrying value[3] ($m)	Lease type	WALE (years)	Land lease title
	**Keppel DC Singapore 1**	Singapore	100%	109,721	19	87.5	280.1	Keppel lease / Colocation	4.0	Leasehold (Expiring 30 Sep 2025, with option to extend by 30 years)
	**Keppel DC Singapore 2**	Singapore	100%	37,098	4	100.0	176.2	Keppel lease / Colocation	3.7	Leasehold (Expiring 31 Jul 2021, with option to extend by 30 years)
	**Keppel DC Singapore 3**	Singapore	90%	49,433	2	100.0	228.9	Keppel lease / Colocation	4.9	Leasehold (Expiring 31 Jan 2022, with option to extend by 30 years)
	**Basis Bay Data Centre**	Cyberjaya, Malaysia	99%	48,193	1	63.1	34.9	Colocation	5.0	Freehold
	**Gore Hill Data Centre**	Sydney, Australia	100%	90,955	3	100.0	221.9	Triple-net (Shell & core) / Colocation	7.4	Freehold
	**Intellicentre 2 Data Centre**	Sydney, Australia	100%	87,930	1	100.0	49.7	Triple-net (Shell & core)	18.1	Freehold
	**iseek Data Centre**	Brisbane, Australia	100%	12,389	1	100.0	35.1	Double-net[2] (Fully fitted)	9.0	Leasehold (Expiring 29 Jun 2040, with option to extend by 7 years)

(1) Certain clients have signed more than one colocation arrangement using multiple entities.
(2) 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.
(3) Carrying value of the investment properties is based on 100% interest and does not include finance lease liabilities pertaining to land rent commitments in iseek Data Centre and Keppel DC Dublin 1.

Portfolio Overview (as at 30 June 2017) (Cont'd)

Europe		Location	Interest	Attributable lettable area (sq ft)	No. of clients[1]	Occupancy rate (%)	Carrying value[4] ($m)	Lease type	WALE (years)	Land lease title
	**GV7 Data Centre**	London, United Kingdom	100%	24,972	1	100.0	69.1	Triple-net (Fully fitted)	9.6	Leasehold (Expiring 28 Sep 2183)
	**Cardiff Data Centre**	Cardiff, United Kingdom	100%	79,439	1	100.0	61.8	Triple-net (Shell & core)	14.0	Freehold
	**Almere Data Centre**	Almere, Netherlands	100%	118,403	1[2]	100.0	137.4	Double-net (Fully fitted)	11.2	Freehold
	**Keppel DC Dublin 1**	Dublin, Ireland	100%	68,118	12	56.3	81.5	Colocation	2.2	Leasehold (Expiring 11 Apr 2041)
	**Milan Data Centre**	Milan, Italy	100%	165,389	1	100.0	53.3	Double-net (Shell & core)	10.5	Freehold

Pending Legal Completion		Location	Interest	Attributable lettable area (sq ft)	No. of clients[1]	Occupancy rate (%)	Purchase price ($m)	Lease type	WALE (years)	Land lease title
	**maincubes Data Centre[3]** *(expected completion in 2018)*	Offenbach am Main, Germany	100%	126,800	1	100.0 (upon legal completion)	129.0	Triple-net lease (Fully fitted)	15	Freehold

(1) Certain clients have signed more than one colocation arrangement using multiple entities.
(2) Keppel DC REIT, through its wholly-owned subsidiary has entered into the Ground Lease with Borchveste. With the Ground Lease in place, the lease with the underlying client becomes conceptually similar to a sub-lease, with Borchveste being (i) the leasehold client of KDCR Almere B.V. and (ii) the lessor to the underlying client.
(3) On 28 October 2015, the REIT announced its first German acquisition of maincubes Data Centre which will be developed in Offenbach am Main. This development is expected to be completed in 2018 by the vendor and is excluded from the portfolio's assets under management.
(4) Carrying value of the investment properties does not include finance lease liabilities pertaining to land rent commitments in iseek Data Centre and Keppel DC Dublin 1.

Overview of Lease Arrangements

Asia Pacific

Property	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	✓	✓	✓	✓
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 arrangement[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	-	-	-	-
iseek Data Centre	Double-net lease[4]	■ Client: Pays rent and all outgoings except building insurance; 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 and Keppel DC Singapore 2 respectively. However, 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 lease entered into by Keppel DC Singapore 3 LLP with the Keppel lessee (Keppel DCS3 Services Pte Ltd) in relation to Keppel DC Singapore 3. However, due to the pass-through nature of the Keppel lease, Keppel DC REIT will substantially enjoy the benefits and assume the liabilities of the underlying colocation arrangement between Keppel lessee and the underlying client.

(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.

Overview of Lease Arrangements (Cont'd)

Europe

Property	Lease Arrangement	Description	Responsibilities of Owner: Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
GV7 Data Centre	Triple-net lease	▪ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
Cardiff 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[1,2]	▪ 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	✓	✓	-	-

Pending Legal Completion

Property	Lease Arrangement	Description	Responsibilities of Owner: Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
maincubes Data Centre[3] *(expected completion in 2018)*	Triple-net lease	▪ Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-

(1) 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.
(2) Keppel DC REIT has in place colocation arrangements with the clients of Keppel DC Dublin 1.
(3) On 28 October 2015, the REIT announced its first German acquisition of maincubes Data Centre which will be developed in Offenbach am Main. This development is expected to be completed in 2018 by the vendor and is excluded from the portfolio's assets under management.

Thank you.