

NOT FOR DISTRIBUTION OR PUBLICATION, DIRECTLY OR INDIRECTLY IN OR INTO THE UNITED STATES (OTHER THAN TO “QUALIFIED INSTITUTIONAL BUYERS” AS DEFINED IN RULE 144A UNDER THE U.S. SECURITIES ACT OF 1933, AS AMENDED), EUROPEAN ECONOMIC AREA, HONG KONG, THE UNITED KINGDOM (OTHER THAN TO ELIGIBLE UK INVESTORS), JAPAN, MALAYSIA OR AUSTRALIA



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

ANNOUNCEMENT

PREFERENTIAL OFFERING AND DESPATCH OF INSTRUCTION BOOKLET AND ARE¹ TO ENTITLED UNITHOLDERS PURSUANT TO THE PREFERENTIAL OFFERING

*Capitalised terms used herein, unless otherwise defined, shall have the meanings ascribed to them in the announcements of Keppel DC REIT dated 22 September 2025 titled (i) “Launch of Fully Underwritten Non-Renounceable Preferential Offering to Raise Gross Proceeds of Approximately S\$404.5 Million” (the “**Launch Announcement**”), (ii) “Notice of Record Date for the Preferential Offering” (the “**Notice of Record Date Announcement**”) and (iii) “Acquisition of a Data Centre located in Inzai City, Japan”, and the Instruction Booklet (as defined herein).*

1. INTRODUCTION

Further to the Launch Announcement and the Notice of Record Date Announcement in relation to the issuance of new units in Keppel DC REIT (“**Units**”, and the new Units to be issued pursuant to the Preferential Offering (as defined herein), the “**New Units**”) to raise gross proceeds of approximately S\$404.5 million by way of a *pro rata* and non-renounceable preferential offering of 180,562,518 New Units on the basis of 80 New Units for every 1,000 existing Units in Keppel DC REIT, fractions of a New Unit to be disregarded, held as at 5.00 p.m. on 30 September 2025 (the “**Record Date**”) to Entitled Unitholders² at an issue price of S\$2.24 per New Unit (the “**Preferential Offering**”), Keppel DC REIT Management Pte. Ltd., in its capacity as manager of Keppel DC REIT (the “**Manager**”), wishes to announce that the Preferential Offering will open on **3 October 2025 at 9.00 a.m.**

1 “**ARE**” refers to the application form for New Units and Excess New Units (as defined herein) to be issued to Entitled Unitholders (as defined herein) in respect of their provisional allotment of New Units.

2 “**Entitled Unitholders**” are Entitled Depositors and Entitled QIBs. “**Entitled Depositors**” are unitholders of Keppel DC REIT (“**Unitholders**”) with Units standing to the credit of their respective securities accounts with CDP (as defined herein) as at the Record Date and (i) whose registered addresses with CDP are in Singapore as at the Record Date; or (ii) who have at least three Market Days prior to the Record Date provided CDP with addresses in Singapore for the service of notices and documents, but exclude, subject to certain exceptions, Unitholders located, resident or with a registered address outside of Singapore. Entitled Depositors will be provisionally allotted with New Units on the basis of 80 New Units for every 1,000 existing Units standing to the credit of their securities accounts with CDP on the Record Date (fractions of a New Unit to be disregarded). “**Entitled QIBs**” are qualified institutional buyers (as defined in Rule 144A under the US Securities Act (as defined herein)) that meet certain requirements which will be specified in the Instruction Booklet. Only Entitled Unitholders are eligible to participate in the Preferential Offering.

2. DESPATCH OF INSTRUCTION BOOKLET AND ARE

The instruction booklet of Keppel DC REIT in respect of the Preferential Offering (the “**Instruction Booklet**”) and the ARE will be despatched to Entitled Unitholders on 3 October 2025. The Instruction Booklet and the ARE require the immediate attention of Entitled Unitholders.

Entitled Unitholders who wish to accept their provisional allotment of New Units and (if applicable) apply for the Excess New Units³, will need to do so in the manner set out in the Instruction Booklet and the ARE by **13 October 2025**.

The mode and manner of acceptance include, among others, the following:

- (i) Acceptance/application by way of Electronic Application through an Automated Teller Machine (“**ATM**”) of a Participating Bank⁴

Instructions for Electronic Applications through ATMs of Participating Banks to accept the New Units provisionally allotted and (if applicable) to apply for Excess New Units will appear on the ATM screens of the respective Participating Banks.

- (ii) Acceptance/application through Electronic Applications via the SGX Investor Portal

Entitled Unitholders may accept their provisional allotment of New Units and (if applicable) apply for Excess New Units via the SGX Investor Portal at <https://investors.sgx.com> and make payment using PayNow.

- (iii) Acceptance/application through the ARE submitted to The Central Depository (Pte) Limited (“**CDP**”)

Entitled Unitholders may accept their provisional allotment of New Units and (if applicable) apply for Excess New Units by completing the ARE and submitting it to the CDP in accordance with the instructions on the ARE.

IMPORTANT NOTICE TO (A) CENTRAL PROVIDENT FUND INVESTMENT SCHEME (“CPFIS”) INVESTORS, (B) SUPPLEMENTARY RETIREMENT SCHEME (“SRS”) INVESTORS AND (C) INVESTORS WHO HOLD UNITS THROUGH A FINANCE COMPANY AND/OR DEPOSITORY AGENT

For CPFIS investors, SRS investors and investors who hold Units through finance companies or depository agents, acceptances of their provisional allotments of the New Units and (if applicable) applications for Excess New Units must be done through the relevant approved banks in which they hold their CPFIS accounts or SRS accounts, the relevant finance companies or the relevant depository agents, respectively.

Such investors are advised to provide their respective approved banks in which they hold their CPFIS accounts or SRS accounts, finance companies or depository agents (as the case may be) with the appropriate instructions no later than the deadlines set by them in order for such intermediaries to make the relevant acceptance and (if applicable) application on their behalf by the last date and time for acceptance, application (if applicable) and payment for the

3 “**Excess New Units**” refers to the New Units represented by the provisional allotments of (i) Entitled Unitholders who decline or do not accept, whether in full or in part, their provisional allotment of New Units (during the period from **3 October 2025** to **13 October 2025**) and (ii) ineligible Unitholders.

4 “**Participating Banks**” means collectively, DBS Bank Ltd. (including POSB), Oversea-Chinese Banking Corporation Limited and United Overseas Bank Limited.

provisional allotments of the New Units and Excess New Units. Any acceptance and/or application made by such investors directly through CDP, Boardroom Corporate & Advisory Services Pte. Ltd. and/or the Manager, as well as any Electronic Application, will be rejected.

3. COMMITMENT BY KEPPEL DC INVESTMENT HOLDINGS PTE. LTD. AND KEPPEL DC REIT MANAGEMENT PTE. LTD.

To demonstrate their support for Keppel DC REIT and the Preferential Offering, the following entities have each provided an irrevocable undertaking that they will each accept, subscribe and pay in full for, their respective total provisional allotment of the New Units based on their respective entitlements:

- (i) Keppel DC Investment Holdings Pte. Ltd., which holds a direct interest in 405,709,328 Units representing approximately 17.98% of the issued Units as at the date of launch of the Preferential Offering, has provided an irrevocable undertaking to Perpetual (Asia) Limited (in its capacity as trustee of Keppel DC REIT) (the “**Trustee**”) and the Manager; and
- (ii) Keppel DC REIT Management Pte. Ltd. (in its own capacity), which holds a direct interest in 24,894,541 Units representing approximately 1.10% of the issued Units as at the date of launch of the Preferential Offering, has provided an irrevocable undertaking to the Trustee.

4. INDICATIVE TIMETABLE

The Preferential Offering will close on:

- (i) **13 October 2025 at 5.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application for Excess New Units effected via the ARE or Electronic Applications via the SGX Investor Portal and remittances via PayNow; or
- (ii) **13 October 2025 at 9.30 p.m.** for acceptances of provisional allotments of New Units and (if applicable) application or Excess New Units effected via Electronic Applications through an ATM of a Participating Bank.

The trading of the New Units on SGX-ST is currently expected to commence on **22 October 2025 at 9.00 a.m.**

Entitled Unitholders should note the dates and times of the following key events in relation to the Preferential Offering set out below:

Event	Indicative Date
Despatch of Instruction Booklet (together with the ARE) to Entitled Unitholders	Friday, 3 October 2025
Opening date and time for the Preferential Offering	Friday, 3 October 2025 at 9.00 a.m.
Closing Date (Last date and time for acceptance, application (if applicable) and payment for provisional allotments of New Units and Excess New Units)	Monday, 13 October 2025 at <ul style="list-style-type: none"> - 5.30 p.m. for applications via the ARE or Electronic Applications via the SGX Investor Portal and remittances via PayNow - 9.30 p.m. for Electronic Applications through an ATM of a Participating Bank
Expected date for crediting of New Units	Wednesday, 22 October 2025
Expected date and time for commencement of trading of the New Units	Wednesday, 22 October 2025 at 9.00 a.m.
Expected date for refund of unsuccessful applications (if made through CDP)	Wednesday, 22 October 2025

The above timetable is indicative only and is subject to change. As at the date of this announcement, the Manager does not expect the timetable to be modified. However, the Manager may, with the approval of the SGX-ST, modify the timetable subject to any limitation under any applicable law. The Manager will publicly announce any change to the above timetable through an SGXNET announcement to be posted on the SGX-ST's website at <https://www.sgx.com>.

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

Chiam Yee Sheng / Darren Tan
Company Secretaries
3 October 2025

IMPORTANT NOTICE

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

In Hong Kong, this communication is being distributed only to "professional investors" as defined in the Securities and Futures Ordinance (Cap. 571) of Hong Kong and any rules made under that Ordinance, with respect to securities which are and are intended to be disposed of only to "professional investors". The contents of this communication have not been reviewed or approved by any regulatory authority in Hong Kong. This announcement is not for distribution or publication, directly or indirectly, in or into the United States of America (including its territories and possessions, any state of the United States of America and the District of Columbia) (the "**United States**"), European Economic Area, Hong Kong, the United Kingdom (other than to eligible UK investors), Japan, Malaysia or Australia. This announcement does not constitute or form part of any offer to purchase, a solicitation of an offer to purchase, an offer to sell or invitation or solicitation of an offer to sell, issue or subscribe for, securities in or into the United States, European Economic Area, Hong Kong, the United Kingdom, Japan, Malaysia, Australia or any other jurisdiction in which such an offer or solicitation would be prohibited. Any proposed issue of New Units (as defined herein) in Keppel DC REIT under the Preferential Offering (as defined herein) has not been and will not be registered under the U.S. Securities Act of 1933, as amended (the "**US Securities Act**") or under the securities laws of any state of the United States or the Capital Markets and Services Act 2007 ("**CMSA**") of Malaysia or the securities laws of any other jurisdiction, and any such New Units may not be offered or sold within the United States or Malaysia except pursuant to an exemption from, or transactions not subject to, the registration requirements of the US Securities Act or the CMSA of Malaysia and in compliance with any applicable state or local securities laws or the securities laws or guidelines of Malaysia. There will be no public offering of any securities of Keppel DC REIT in the United States and no offering in any other jurisdiction where such an offering is restricted or prohibited. The offer of New Units will only be made available in other jurisdictions insofar as it is legally permissible to do so without formal disclosure or registration in accordance with applicable securities laws.

This announcement has not been reviewed by the Monetary Authority of Singapore.

Notification under Section 309B of the Securities and Futures Act 2001: 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).