KEPPEL DC REIT

(a real estate investment trust constituted on 17 March 2011
under the laws of the Republic of Singapore)

**ACQUISITION OF 100.0% INTEREST IN
INTELLICENTRE 2, 17 – 23 TALAVERA ROAD,
MACQUARIE PARK NSW 2113, AUSTRALIA**

Keppel DC REIT Management Pte. Ltd., as manager of Keppel DC REIT (the "**Manager**"), is pleased to announce that The Trust Company (Asia) Limited, in its capacity as trustee of Keppel DC REIT, has, through a wholly-owned sub-trust of Keppel DC REIT (the "**Purchaser**"), entered into a conditional contract for sale ("**Contract for Sale**") with Macquarie Telecom Pty Limited (the "**Vendor**") on 27 May 2015, to acquire a 100.0% interest in the land and the shell and core building known as Intellicentre 2 at 17 – 23 Talavera Road, Macquarie Park NSW 2113 (the "**Property**", and the transaction acquiring the Property, the "**Transaction**") for an aggregate consideration of A$43,281,622 (approximately S$45,878,519[1]) (the "**Consideration**"). Upon completion of the Transaction, the Purchaser will enter into a lease agreement in respect of the Property with the Vendor for an initial term of 20 years, with an option to renew for 2 further terms of five years each.

The Consideration will be satisfied fully in cash, and is payable in 2 separate tranches. Keppel DC REIT will, at completion of the Transaction, make a first tranche payment of A$40,281,622 (approximately S$42,698,519[1]), and the remainder of the Consideration will be payable on the first anniversary of the completion of the Transaction. The Transaction is expected to be completed within the third financial quarter ending 30 September 2015, and is subject to either the registration of certain easements for electricity purposes and a substation lease to Ausgrid[2] and the corresponding release of existing caveats registered by Ausgrid, or the delivery by the Vendor of a letter stating Ausgrid's consent to the registration of the transfer of the Property to the Purchaser

The Consideration was arrived at on a willing-buyer and willing-seller basis and supported by the independent valuation of the Property by Colliers International (the "**Valuer**"), which is an independent valuer appointed by the Manager. The Valuer, in its valuation report dated 12 February 2015, and the Letter of Addendum dated 29 April 2015, stated that the market value of the 100.0% interest in the Property was A$47.3 million (approximately S$50.1 million[1]) as at 12 February 2015, using the income capitalisation and discounted cash flow methods.

The Transaction is not expected to have a material impact on the net asset value per unit or the distribution per unit of Keppel DC REIT for the financial year ending 31 December 2015.

DBS Bank Ltd. and Standard Chartered Securities (Singapore) Pte. Limited are the Joint Financial Advisers and Issue Managers to the initial public offering of Keppel DC REIT (the "**Offering**"). DBS Bank Ltd., Standard Chartered Securities (Singapore) Pte. Limited and Credit Suisse (Singapore) Limited are the Joint Global Coordinators to the Offering. DBS Bank Ltd., Standard Chartered Securities (Singapore) Pte. Limited, Credit Suisse (Singapore) Limited, Deutsche Bank AG, Singapore Branch and Goldman Sachs (Singapore) Pte. are the Joint Bookrunners and Underwriters to the Offering (collectively, the "**Joint Bookrunners**").

The Joint Bookrunners for the Offering assume no responsibility for the contents of this announcement.

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1 Based on an exchange rate of A$1.00 to S$1.06.

2 Ausgrid is a utility State owned corporation whose shareholder is the New South Wales Government, and which provides power to homes and businesses throughout Sydney, the Hunter and the Central Coast.

None of the directors of the Manager or controlling unitholders of Keppel DC REIT has any interest, direct or indirect, in the Transaction (otherwise than through their unitholdings, if any, in Keppel DC REIT).

A copy of the Contract for Sale is available for inspection[3] during normal business hours at the registered office of the Manager at 18 Cross Street #10-10, China Square Central, Singapore 048423, for a period of three (3) months commencing from the date of this announcement.

BY ORDER OF THE BOARD
Keppel DC REIT Management Pte. Ltd.
(Company registration no. 199508930C)
as manager of Keppel DC REIT

Kelvin Chua Hua Yeow / Maritz bin Mansor
Joint Company Secretaries
Singapore

28 May 2015

[3] Prior appointment with the Manager will be appreciated.

Important Notice

This announcement is for information only and does not constitute an invitation or offer to acquire, purchase or subscribe for Units.

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 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 the SGX-ST does not guarantee a liquid market for the Units.