

The logo for Keppel DC REIT, featuring the word "Keppel" in white on a grey background, followed by "DC REIT" in red. The background of the entire slide is a photograph of a modern, multi-story industrial building with a blue-tinted glass facade and a red diagonal graphic element.

**Keppel DC REIT**

# Unlocking Value from Intellicentre Campus

16 April 2024

# Unlocking Value from Intellicentre Campus

## 1 Opportunistic divestment to unlock value and optimise Unitholder returns

**Keppel DC REIT**

Opportunistic divestment at attractive price of A\$174.0m; 3.6% exit cap rate

148.6% premium to original investment of ~A\$70.0m

35.4% premium to FY2023 valuation of A\$128.5m

## 2 Retain exposure to Australia data centre market, with positive DPU impact

DPU accretion of ~0.7%

Initial yield of 6.97% with annual escalation

A\$90.0m reinvested into Australia Data Centre Note with an 8.5 year tenure

 **macquarie**  
DATA CENTRES

 **macquarie**  
TECHNOLOGY GROUP



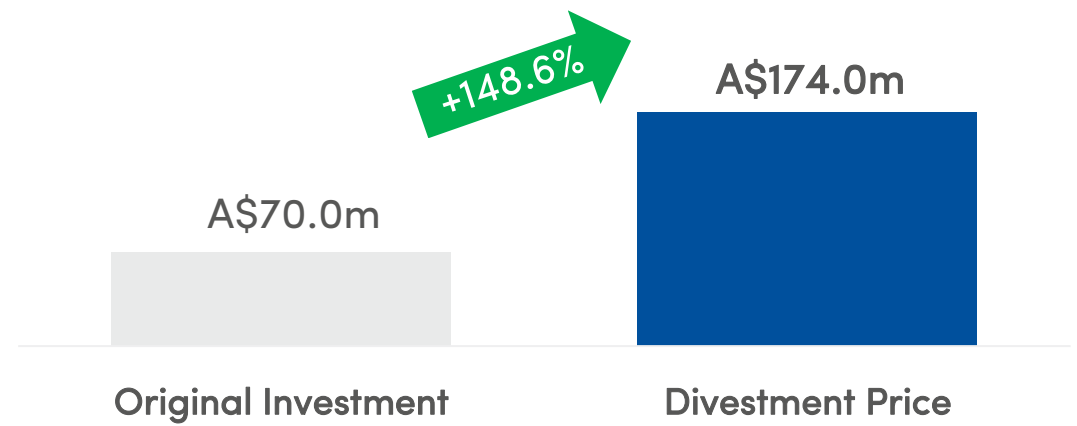
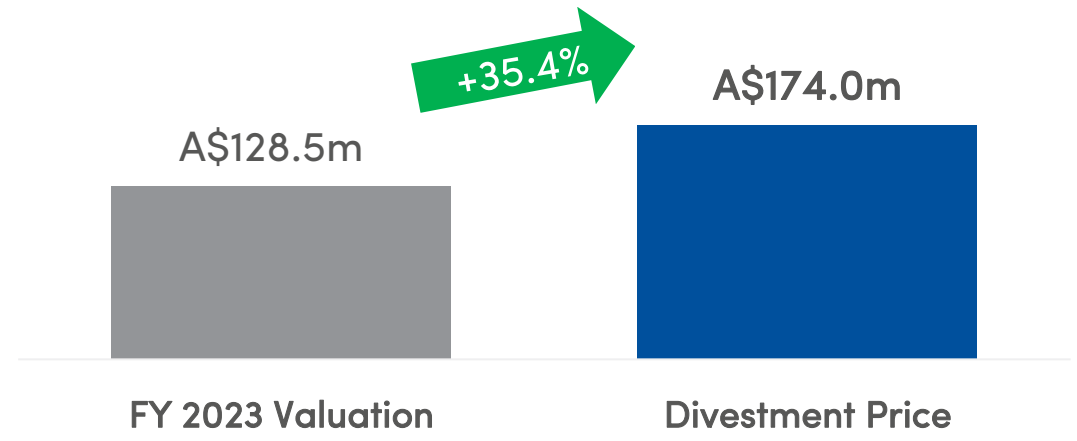


Intellicentre Campus, Sydney, Australia

**Proactive asset management strategy to unlock value & optimise Unitholder returns**

- Exit cap rate of ~3.6%
- Unique opportunity to realise value

# 1 Opportunistic Divestment at Attractive Sale Price



## 2 Retain Exposure to Australia Data Centre Market



- A\$90.0m<sup>1</sup> reinvested into Australia Data Centre Note (AU DC Note) issued by Macquarie Data Centres Group (MDC)<sup>1</sup>



- Regular income stream commencing at A\$6.3m p.a., initial yield of 6.97%, with annual CPI-linked escalation for a term of 8.5 years



- Portion of sale proceeds will be used for the repayment of existing loans for Intellicentre Campus<sup>2</sup>



- Note guaranteed by ASX-listed Macquarie Technology Group, whose facilities houses data for the world's biggest hyperscalers, clouds and 42% of the Australian Federal Government

### 3 DPU Accretion of 0.7%



- FY 2023 pro forma DPU will increase from 9.383 cents to 9.446 cents, had the proposed transactions occurred on 1 Jan 2023



- Post-transactions, portfolio profile continues to be supported by high occupancy of 98.1% and long WALE of 6.8 years<sup>2</sup>

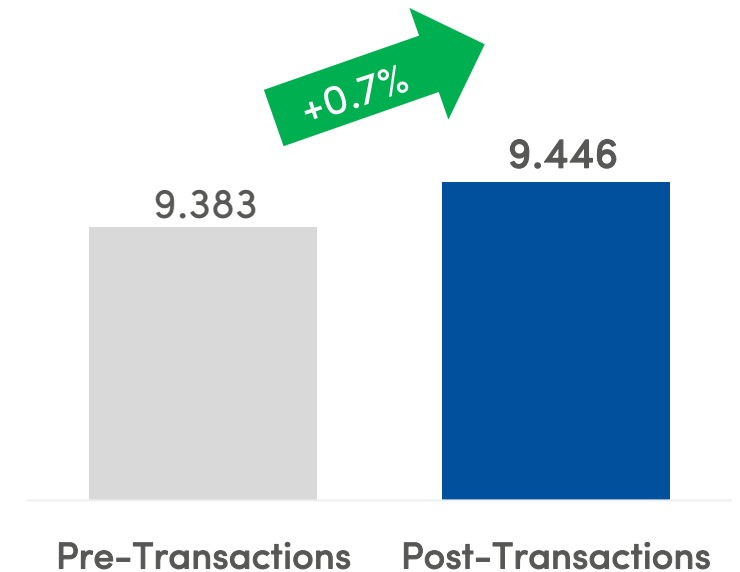


- Aggregate leverage post transactions expected to improve to 36.6% from 37.4% as at 31 Dec 2023



- Estimated net proceeds of A\$22.3m may be used for repaying debt, funding acquisitions, capital expenditures and/or working capital

FY 2023 Pro Forma Distribution Per Unit (cents)<sup>1</sup>



Assuming the transactions occurred in FY 2023.

- Assuming part of the sale consideration received from the divestment is recycled into funding the AU DC Note subscription and used to repay the existing loans which had been drawn down to fund the initial acquisition price (including development costs) of the property.
- By lettable area as at 31 Dec 2023. WALE by rental income would have decreased from 4.5 years to 4.3 years.

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# Thank You

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