



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

ANNOUNCEMENT

DIVESTMENT OF ISEEK DATA CENTRE LOCATED IN BRISBANE, AUSTRALIA

Further to Keppel DC REIT's financial statements and related announcements dated 26 July 2021 which disclosed the grant of an option (the "**Option**") to iseek Pty Ltd ("**iseek**") to purchase Keppel DC REIT's 100% interest in the iseek Data Centre located in Brisbane, Australia (the "**Property**"), Keppel DC REIT Management Pte. Ltd., in its capacity as manager of Keppel DC REIT (the "**Manager**"), wishes to announce that iseek has today exercised the Option. The divestment is in line with Keppel DC REIT's strategy to continually review and selectively consider divestments to ensure an optimal portfolio mix.

Keppel DC REIT indirectly holds the Property through iseek Facilities Pty Ltd, a wholly-owned subsidiary of KDCR Australia Trust No. 1 (the "**Trust**"), which is managed by KDCR Australia No. 1 Pty Ltd in its capacity as trustee of the Trust (the "**Trustee**"). Keppel DC REIT indirectly holds 100% of the issued securities in both the Trust and the Trustee. Each of the Trust and the Trustee does not have other substantive asset or business save for the Property.

Pursuant to iseek's exercise of the Option, a sale and purchase agreement (the "**SPA**") has been entered into for the divestment of the Property through the sale of 100% of the issued securities of the Trust and the Trustee to iseek. Subject to final adjustments including reimbursements of certain capital expenditures carried out by the Trust in accordance with the terms of the SPA, the consideration to be paid by iseek to Keppel DC REIT for the Property is AUD34.5 million (approximately S\$35.3 million)¹. Based on the latest valuation as at 30 June 2021 by Cushman & Wakefield (Valuations) Pty Ltd, an independent valuation firm appointed by the Trustee, the assessed market value of the 100% leasehold interest in the Property was AUD34.0 million (approximately S\$34.8 million)¹, using the income capitalisation and discounted cash flow and direct comparison methods.

Based on the relative figures computed on the bases set out in Rule 1006 of the Listing Manual, the divestment of the Property will be a "non-discloseable transaction" within the meaning of Rule 1008 of the Listing Manual.

¹ Based on the illustrative exchange rate of AUD1.00 to S\$ 1.0231.

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

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

Important Notice

This announcement is for information purposes only and does not constitute or form part of an offer, invitation or solicitation of any securities of Keppel DC REIT in Singapore or any other jurisdiction nor should it or any part of it form the basis of, or be relied upon in connection with, any contract or commitment whatsoever.

This announcement may contain forward-looking statements that involve risks and uncertainties. Actual future performance, outcomes and results may differ materially from those expressed in forward-looking statements as a result of a number of risks, uncertainties and assumptions. Representative examples of these factors include (without limitation) general industry and economic conditions, interest rate trends, cost of capital and capital availability, competition from other companies and venues for the sale or distribution of goods and services, shifts in customer demands, customers and partners, changes in operating expenses (including employee wages, benefits and training costs), governmental and public policy changes and the continued availability of financing in the amounts and the terms necessary to support future business. Investors are cautioned not to place undue reliance on these forward-looking statements, which are based on the Manager's view of future events. The past performance of Keppel DC REIT and the Manager are not necessarily indicative of the future performance of any of them.

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

An investment in the Units is subject to investment risks, including the possible loss of the principal amount invested. Unitholders of Keppel DC REIT ("**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 Singapore Exchange Securities Trading Limited ("**SGX-ST**"). Listing of the Units on the SGX-ST does not guarantee a liquid market for the Units.