



3Q 2024 Operational Updates

18 Oct 2024

Outline

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01 Key Highlights

Key Highlights

Robust Financials

- **3Q 2024 DPU¹: 2.501 cents**, a 6.1% increase q-o-q
- Continued **strong reversion of >40%** in 3Q
- Completed acquisition of Tokyo Data Centre 1 (Tokyo DC 1) on 31 Jul 2024

Value Creation through Portfolio Management

- **Portfolio occupancy: 97.6%**
- **Portfolio WALE²: 6.3 years** by lettable area
- Active rebalancing to seize repositioning opportunities and capitalise on positive structural trends including generative artificial intelligence (AI)

Dynamic Capital Management

- **Strong balance sheet and agile financial strategies** to support future growth
- Average cost of debt: 3.3%³
- Aggregate leverage: 39.7%

1. Computed based on distributable income after setting aside Capex Reserves.

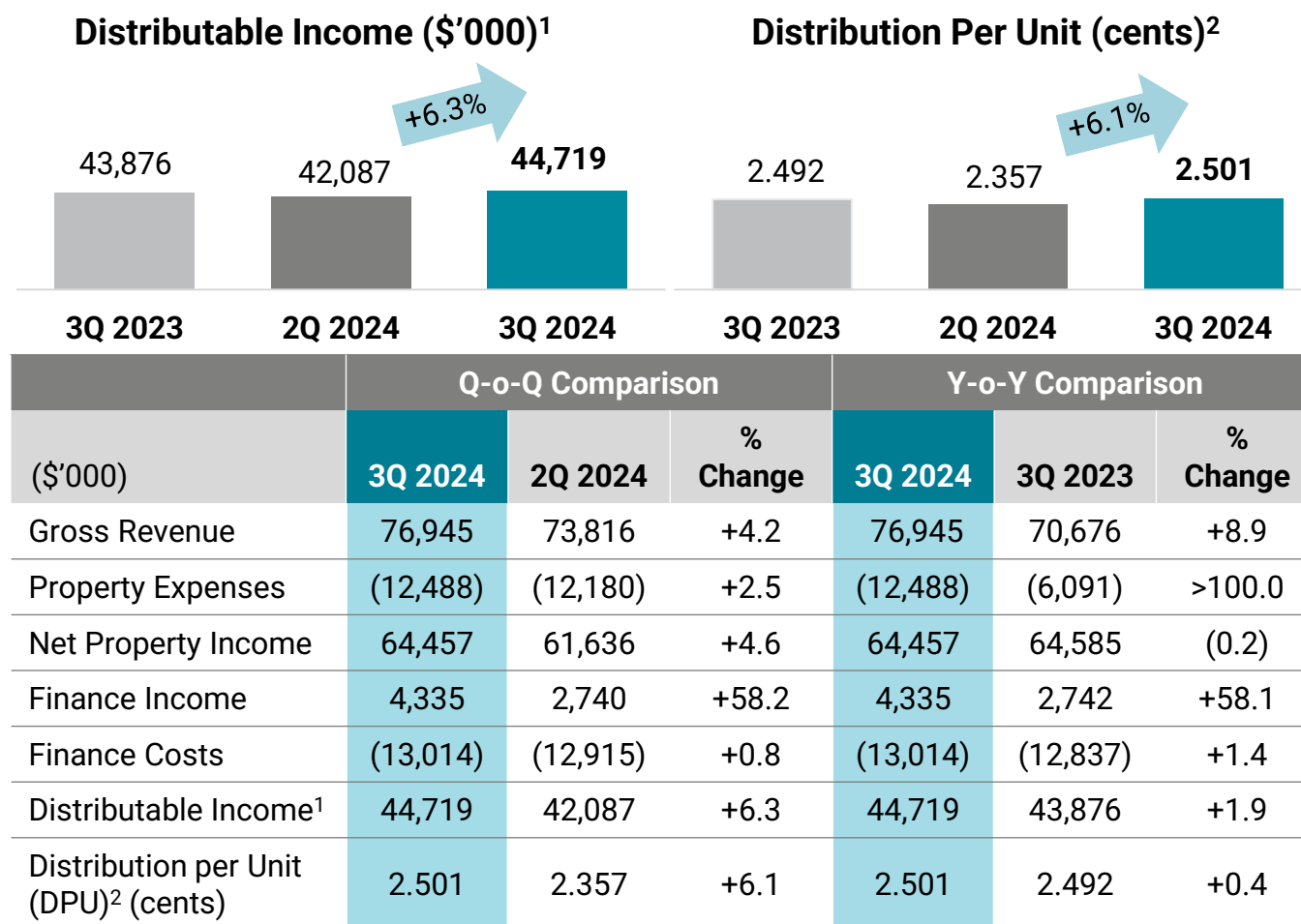
2. WALE by rental income was 4.4 years as a higher proportion of rental income is from colocation assets, which typically have shorter contractual periods.

3. Represents average cost of debt during 3Q 2024.

Financial Updates

02

Sustainable Financial Performance



3Q 2024 vs 2Q 2024

- Higher DI and DPU underpinned by strong reversions including reversion of >40% for a major Singapore contract renewal in 3Q 2024 as part of the Keppel leases
- Higher gross revenue in 3Q 2024 mainly due to (i) strong reversions and escalations across portfolio and (ii) contribution from Tokyo DC 1, partially offset by divestment of Intellicentre Campus
- Guangdong DCs 3Q 2024 income net off via loss allowances³. Impact to 3Q 2024 DPU of 0.320 cents
- Higher finance income from Australia Data Centre Note
- Finance costs increased marginally mainly due to acquisition of Tokyo DC 1, partially offset by interest savings from loan repayments

3Q 2024 vs 3Q 2023

- Higher DPU mainly due to (i) rent increase from strong reversions and escalations, (ii) partial distribution of the DXC settlement sum received earlier in 1H 2024 and (iii) contributions from Tokyo DC 1, partially offset by loss allowances for the Guangdong DCs, higher finance costs and depreciation of foreign currencies against SGD

1. Distributable Income includes Capex Reserves. Keppel DC REIT declares distributions on a half-yearly basis. DXC settlement sum has been received in full, distributable income net of related expenses and GST of approx. \$11.2m will be distributed in two equal tranches on a half yearly basis for FY 2024

2. Computed based on distributable income after setting aside Capex Reserves.

3. Rental income and Coupon Income continue to be recognised under "Gross Revenue" and "Finance Income", corresponding net off via loss allowance in "Property Expense" and "Other trust expenses" respectively.

03 Portfolio Updates

Robust Portfolio Performance



High Portfolio Occupancy

97.6%^{1,3}



Healthy Portfolio WALE

6.3 years²

Strategic Mix of Contract Types

Contract Type	% of Rental Income ³	WALE ⁴ (years)
Colocation	67.2%	2.2
Fully-fitted	21.5%	10.4
Shell and Core	11.3% ³	5.2

1. As at 30 Sep 2024.

2. By lettable area. WALE by rental income was 4.4 years as a higher proportion of rental income is from colocation assets, which typically have shorter contractual periods.

3. For the month of Sep 2024. Based on agreements with clients of the portfolio and in the case of Keppel DC Singapore 1 to 5, the underlying client contracts.

4. By lettable area as at 30 Sep 2024.



Continued strong reversion of >40%

- 7th consecutive quarter of positive reversions, including a >40% reversion for a major contract renewal in Singapore in 3Q 2024
- Capitalise on sound fundamentals and structural tailwinds to drive strong reversions while ensuring effective cost management



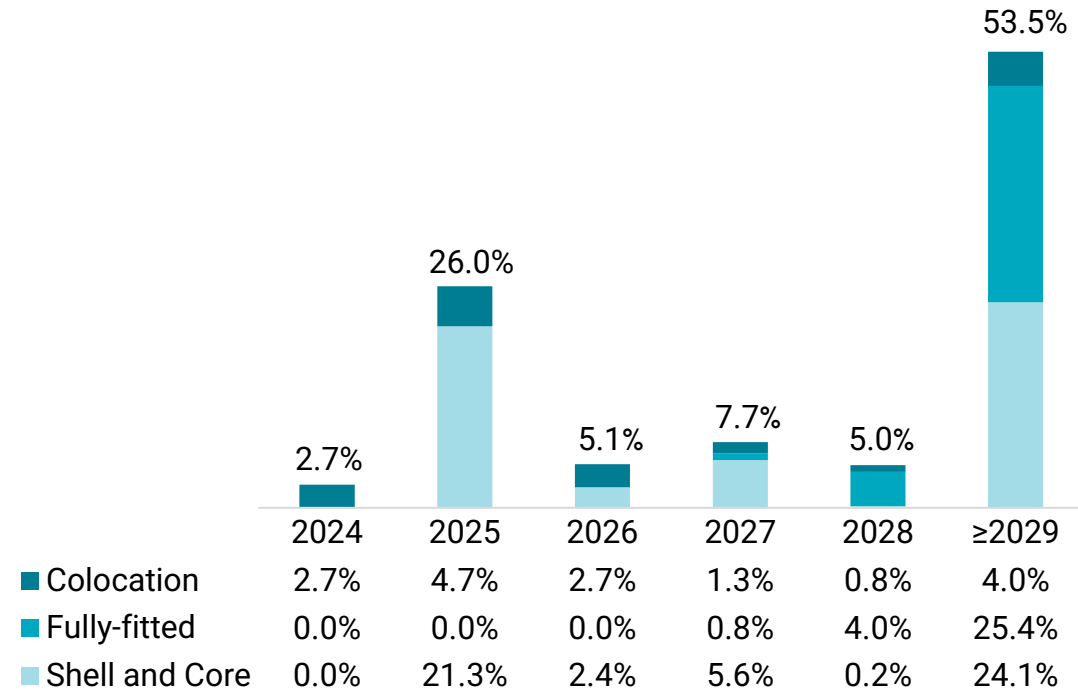
Proactive portfolio management to ensure long-term resilience

- Increased geographical diversification with Tokyo DC 1
- Active re-leasing of vacancies and capitalisation of potential repositioning opportunities to expand asset optionalities in building a future-proof portfolio

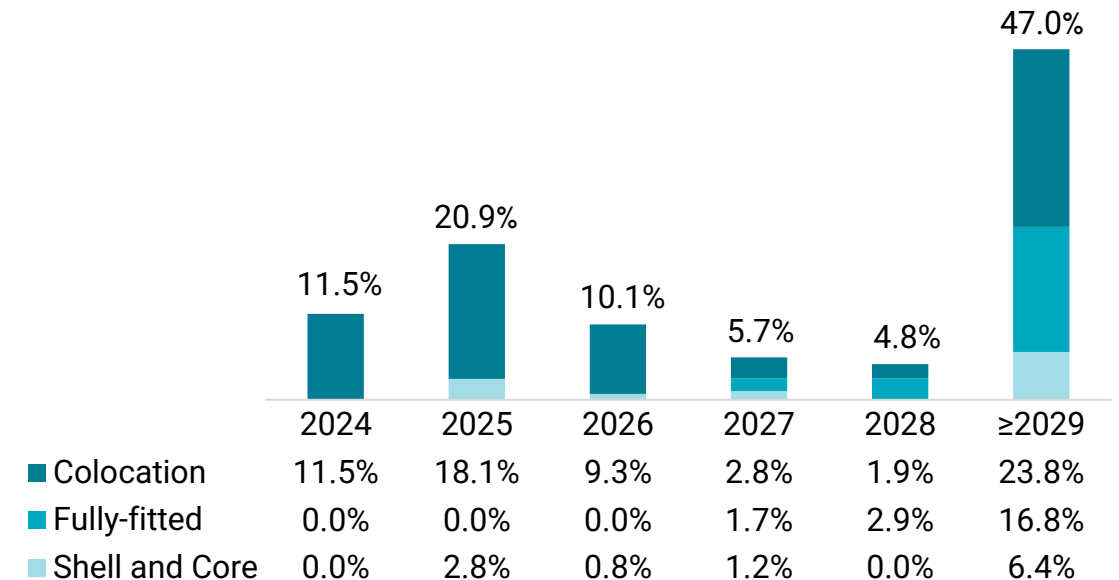
Staggered Contract Expiry Profile

as at 30 Sep 2024

By Lettable Area



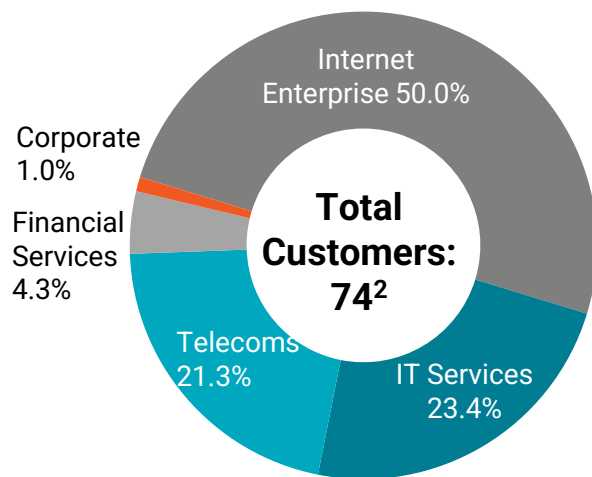
By Rental Income



Diversified Global Client Base

- Majority of rental income is derived from clients with investment grade or equivalent credit profiles

Rental Income by Trade Sector¹



Top 10 Clients³

	Trade Sector	Rental Income ¹
Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	42.0%
Government-linked Connectivity Solutions Provider	Telecoms	7.5%
Government-linked Connectivity Solutions Provider	Telecoms	5.8%
Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	4.8%
Fortune 500 Company (Global IT Infrastructure Service Provider)	IT Services	4.0%
Fortune Global 500 Company	Telecoms	3.1%
Multinational Colocation Provider	IT Services	2.9%
Multinational Colocation Provider	IT Services	2.8%
Fortune Global 500 Company (Hyperscaler)	Internet Enterprise	2.7%
Global Colocation Provider	IT Services	1.7%

1. For the month of Sep 2024. Based on agreements with clients of the portfolio and in the case of Keppel DC Singapore 1 to 5, the underlying client contracts.
 2. Number of unique clients as at 30 Sep 2024. Clients with contracts across multiple data centres are counted as one unique client.
 3. Excluding master tenant of Guangdong Data Centres to reflect provision of loss allowance in relation to uncollected rental income.

04 Capital Management

Agile Financial Management

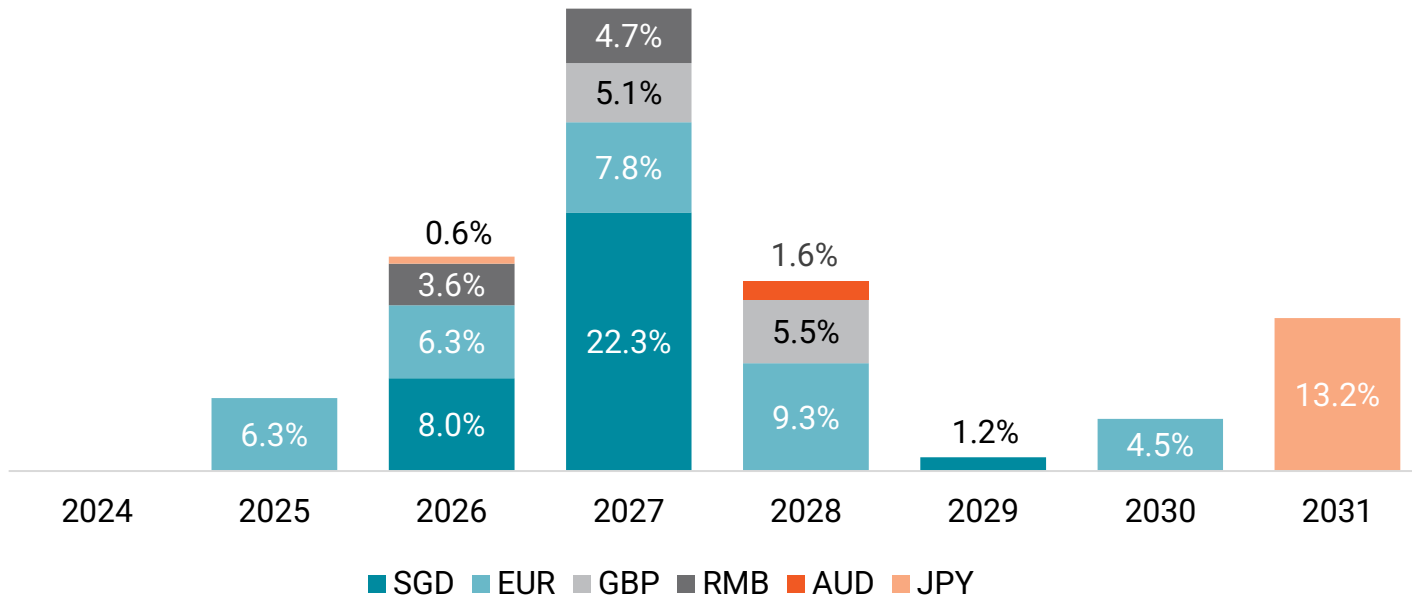
Key Metrics	As at 30 Sep 2024	Change from 30 Jun 2024
Aggregate Leverage ¹	39.7%	+390 bps
Average Cost of Debt ²	3.3% (3Q 2024) 3.4% (YTD)	-20 bps -10 bps
Weighted Average Debt Tenor	3.4 years	+0.3 years
Weighted Average Hedge Tenor	2.9 years	+0.2 years
Interest Coverage Ratio (ICR) (trailing 12 months)	5.1 times	-

1. Computed based on gross borrowings and deferred payment as a percentage of deposited properties, both of which do not consider the lease liabilities pertaining to a land rent option and an extension offer.
 2. Including amortisation of upfront debt financing and excluding lease charges.

Favourable Debt Profile

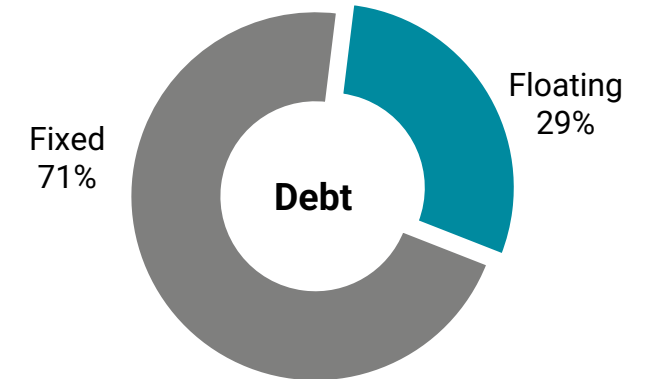
as at 30 Sep 2024

Debt Maturity Profile



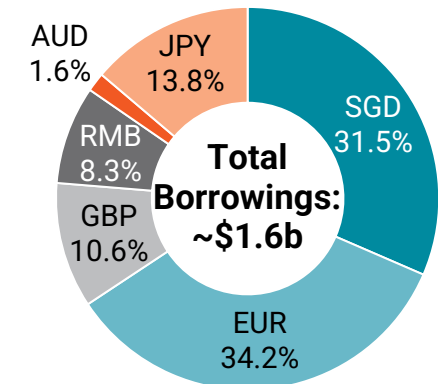
- In 3Q 2024, secured 7-year loan facilities totalling ~JPY25b in connection with the acquisition of Tokyo Data Centre 1.

Proportion of Fixed to Floating Loans



- A 50 bps change would have a ~1.4%¹ impact to 3Q 2024's DPU on a pro forma basis

Debt Currency Breakdown



1. This impact does not include any new or refinanced borrowings which the REIT may have after 30 Sep 2024.

05 Outlook

Continued Growth of Data Centres



- The data centre sector is experiencing significant growth globally, driven by an increasing digital transformation and adoption of technologies, including generative AI. Demand from cloud service providers (CSPs) continues to underpin colocation demand. In 1Q 2024, colocation demand increased by 25.8% year-on-year, mainly driven by demand from CSPs which increased by 34.2% over the same period¹.



- The operational capacity of Asia Pacific's data centre markets has moved towards the 12GW mark with 1.3GW of new capacity added in 1H 2024. The top six markets comprising China, Japan, India, Australia, Singapore and South Korea contribute ~85% of the operational capacity within the region².



- Take-up in the FLAPD (Frankfurt, London, Amsterdam, Paris and Dublin) markets is expected to reach 440MW this year due largely to high CSP demand for capacity, exceeding the new supply of 379MW. Vacancy is thus expected to fall for the third consecutive year, marking 2024 the first year when the vacancy rate across the five largest markets falls below 10%³.



- While the elements of cost efficiencies, sustainability measures and impact of carbon footprint reduction are viewed as major challenges for the sector, stakeholders are addressing them through greater adoption of improved technology while expanding into larger build capacities².

Sources: 1. DC Byte (Sep 2024), 2. Cushman & Wakefield (Aug 2024), 3. CBRE (Aug 2024)

Diversified Global Portfolio with Strong Asia Pacific Presence

Keppel DC REIT
Assets under Management
\$3.9b¹

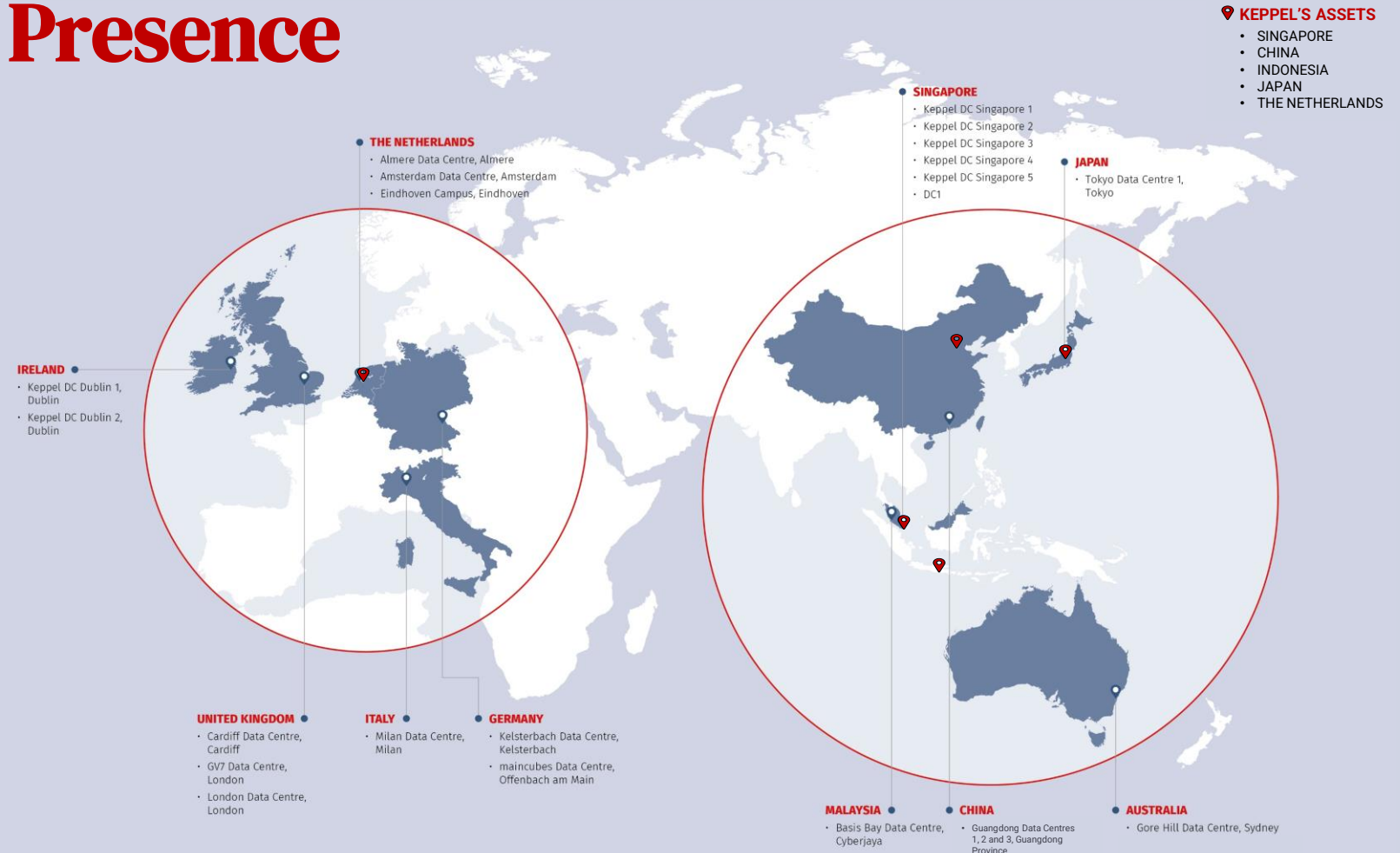
23 data centres across 10 countries

AUM Breakdown ¹			
Asia Pacific	73.2%	Europe	26.8%
Singapore	53.1%	Germany	6.3%
Australia	7.2%	Ireland	7.8%
China	7.0%	Italy	1.5%
Japan	5.4%	The Netherlands	6.6%
Malaysia	0.5%	United Kingdom	4.6%

Potential Data Centre Assets
for Acquisitions

>\$2b

Data centre assets under development & management through Keppel² and Keppel's private data centre funds



1. Includes investments in debt securities.

2. Keppel has granted the Rights of First Refusal (ROFR) to Keppel DC REIT for future acquisition opportunities of its data centre assets.

Thank you

For more information, please visit:
www.keppeldcreit.com

Connect with us on:



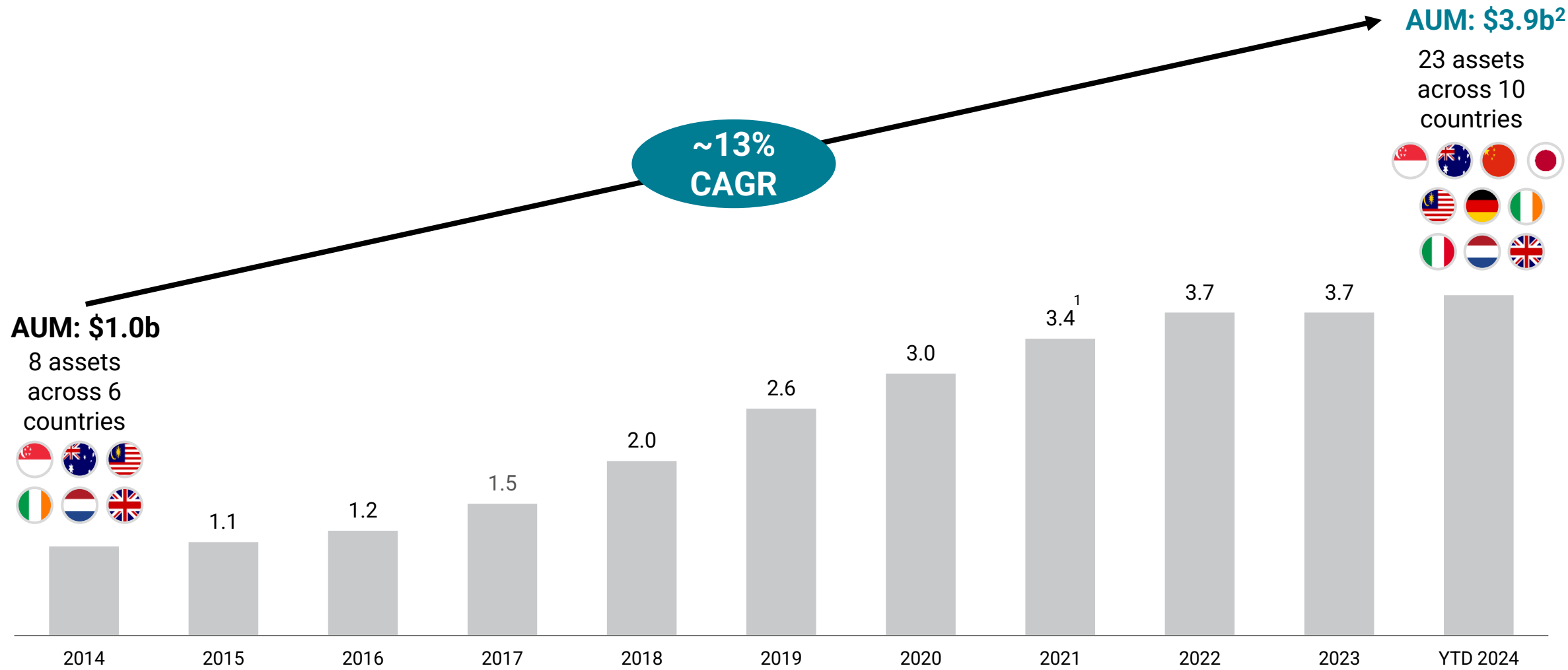
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Additional⁰⁶ Information

Keppel DC REIT's AUM has **Quadrupled Since IPO**



1. Divested isek Data Centre in Australia in Sep 2021.
2. Divested Intellicentre Campus in Australia in Jun 2024.

Portfolio Overview (as at 30 Sep 2024)

	Interest	Attributable lettable area (sq ft)	No. of Clients ¹	Occupancy rate (%)	Attributable gross revenue ²	Valuation ³	Lease type	WALE (years) ⁴	Land lease title	Land lease remaining (years)	Property Age (years)
Asia Pacific											
Keppel DC Singapore 1, Singapore	100%	109,721	21	75.1	S\$17.0m	S\$339.7m	Keppel lease / Colocation	1.5	Leasehold (Expiring 30 Sep 2025, with option to extend by 30 years)	31.0 ⁵	~27 (last major retrofit in 2013)
Keppel DC Singapore 2, Singapore	100%	38,480	4	94.3	S\$10.7m	S\$183.0m	Keppel lease / Colocation	1.2	Leasehold (Expiring 31 Jul 2051)	26.8	~33 (last major retrofit in 2010)
Keppel DC Singapore 3, Singapore	90%	49,433	2	100.0	S\$24.7m	S\$293.1m	Keppel lease / Colocation	4.0	Leasehold (Expiring 31 Jan 2052)	27.3	~9
Keppel DC Singapore 4, Singapore	99%	83,698	3	93.6	S\$38.4m	S\$453.7m	Keppel lease / Colocation	0.8	Leasehold (Expiring 30 Jun 2050)	25.8	~7
Keppel DC Singapore 5, Singapore	99%	93,879	4	100.0	S\$24.6m	S\$401.5m	Keppel lease / Colocation	2.8	Leasehold (Expiring 31 Aug 2050)	25.9 ⁶	~9
DC1, Singapore	100%	213,815	1	100.0	S\$25.9m	S\$289.5m	Triple-net (Fully-fitted)	11.5	Leasehold (Expiring 31 Jul 2044)	19.8	~9
Gore Hill Data Centre, Sydney, Australia	100%	90,955	3	100.0	S\$17.2m	A\$225.0m (S\$198.6m)	Triple-net (Shell and core) / Colocation	1.6	Freehold	-	~13
Guangdong Data Centre 1, Guangdong Province, China	100%	221,689	1	100.0	S\$12.7m	RMB700.0m (S\$131.1m)	Triple-net (Fully-fitted)	12.2	Leasehold (Expiring 17 Jan 2067)	42.3	~6
Guangdong Data Centre 2, Guangdong Province, China	100%	218,615	1	100.0	S\$11.5m	RMB700.0m (S\$131.1m)	Triple-net (Fully-fitted)	12.9	Leasehold (Expiring 17 Jan 2067)	42.3	~4
Guangdong Data Centre 3, Guangdong Province, China	100%	221,847	1	100.0	S\$0.6m	RMB64.4m (S\$12.1m)	Triple-net (Shell and core)	12.9	Leasehold (Expiring 17 Jan 2067)	42.3	~4
Tokyo Data Centre 1, Tokyo, Japan	98.47%	187,257	1	100.0	-	JPY 23.6b (S\$202.9m) ⁷	Triple-net (Shell and core)	7.1	Freehold	-	~5
Basis Bay Data Centre, Cyberjaya, Malaysia	99%	48,193	1	40.2	S\$1.4m	MYR 57.7m (S\$16.6m)	Colocation	2.2	Freehold	-	~16

1. Certain clients have signed more than one colocation arrangement using multiple entities.
2. Based on respective ownership interests for FY 2023, unless otherwise stated.
3. Based on latest respective independent valuations and respective ownership interests as at 31 Dec 2023, unless otherwise stated.
4. By lettable area.
5. Including 30 years option term.
6. Including a further term of nine years.
7. Based on latest respective independent valuation and respective ownership interest as at 1 Jul 2024, unless otherwise stated.

Portfolio Overview (as at 30 Sep 2024)

	Interest	Attributable lettable area (sq ft)	No. of Clients ¹	Occupancy rate (%)	Attributable gross revenue ²	Valuation ³	Lease type	WALE (years) ⁴	Land lease title	Land lease remaining (years)	Property Age (years)
Europe											
Kelsterbach Data Centre, Kelsterbach, Germany	100%	540,869	1	100.0	S\$8.1m	€56.2m (S\$82.0m)	Triple-net (Shell and core)	1.3	Freehold	-	~36
maincubes Data Centre, Offenbach am Main, Germany	100%	97,043	1	100.0	S\$9.4m	€112.6m (S\$164.4m)	Triple-net (Fully-fitted)	8.5	Freehold	-	~7
Keppel DC Dublin 1, Dublin, Ireland	100%	66,124	24	97.9	S\$20.0m	€108.0m (S\$157.6m)	Colocation	2.7	Leasehold (Expiring 31 Dec 2998)	974.3	~25 (last major retrofit in 2020)
Keppel DC Dublin 2, Dublin, Ireland	100%	28,484	4	100.0	S\$13.5m	€99.5m (S\$145.2m)	Colocation	5.2	Leasehold (Expiring 31 Dec 2997)	973.3	~12 (last major retrofit in 2021)
Milan Data Centre, Milan, Italy	100%	165,389	1	100.0	S\$4.9m	€40.4m (S\$59.0m)	Double-net (Shell and core)	3.3	Freehold	-	~27
Almere Data Centre, Almere, The Netherlands	100%	118,403	1	100.0	S\$9.8m	€108.8m (S\$158.8m)	Double-net (Fully-fitted)	3.9	Freehold	-	~17
Amsterdam Data Centre, Amsterdam, The Netherlands	100%	141,698	8	94.8	S\$3.0m	€29.5m (S\$43.1m)	Double-net (Shell and core)	2.3	Freehold	-	~23
Eindhoven Campus, Eindhoven, The Netherlands	100%	98,577	4	100.0	S\$3.4m	€37.2m (S\$54.2m)	Double-net (Shell and core)	4.9	Freehold	-	~49 (last major retrofit in 2007)
Cardiff Data Centre, Cardiff, United Kingdom	100%	79,439	1	100.0	S\$5.4m	£19.5m (S\$33.0m)	Triple-net (Shell and core)	6.7	Freehold	-	~21
GV7 Data Centre, London, United Kingdom	100%	24,972	1	100.0	S\$5.0m	£33.4m (S\$56.5m)	Triple-net (Fully-fitted)	2.4	Leasehold (Expiring 28 Sep 2183)	159.0	~37 (last major retrofit in 2000)
London Data Centre, London, United Kingdom	100%	94,867	1	100.0	S\$4.6m ⁵	£50.1m (S\$84.7m)	Triple-net (Shell and core)	14.7	Freehold	-	~39

1. Certain clients have signed more than one colocation arrangement using multiple entities.
2. Based on respective ownership interests for FY 2023, unless otherwise stated.
3. Based on latest respective independent valuations and respective ownership interests as at 31 Dec 2023, unless otherwise stated.
4. By lettable area.
5. For London Data Centre, attributable gross revenue includes rental support.

Overview of Contractual Arrangements

Asia Pacific	Contractual Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
Keppel DC Singapore 1	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 2	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 3	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 4	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Keppel DC Singapore 5	Keppel lease ¹ / Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
DC1	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent, responsible for facilities management and all outgoings except insurance for the shell of the building 	-	✓	-	-
Gore Hill Data Centre (for one client)	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings; responsible for facilities management in their space 	-	-	-	-
Gore Hill Data Centre (for two clients)	Colocation ²	<ul style="list-style-type: none"> Client: Pays rent Owner: Bears all expenses; responsible for facilities management 	✓	✓	✓	✓
Guangdong Data Centres 1,2 & 3	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings except real estate tax where the lessee shall bear up to a certain threshold; responsible for facilities management 	✓	-	-	-
Tokyo Data Centre 1	Triple-net lease	<ul style="list-style-type: none"> Client: Pays rent and all outgoings; responsible for facilities management 	-	-	-	-
Basis Bay Data Centre	Colocation ²	<ul style="list-style-type: none"> Client: Pays rent; responsible for facilities management Owner: Bears pre-agreed facilities management amount, insurance and property tax 	✓	✓	✓	✓

- Refers to the leases entered into by Keppel DC REIT with the Keppel lessees in relation to Keppel DC Singapore 1, Keppel DC Singapore 2, Keppel DC Singapore 3, Keppel DC Singapore 4 and Keppel DC Singapore 5 respectively. 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.
- 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.

Overview of Contractual Arrangements

Europe	Contractual Arrangement	Description	Responsibilities of Owner			
			Property Tax	Building Insurance	Maintenance Opex	Refresh Capex
Kelsterbach Data Centre	Triple-net lease	• Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
maincubes Data Centre	Triple-net lease	• Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
Keppel DC Dublin 1	Colocation ^{1,2}	• Client: Pays rent • Owner: Bears all expenses; responsible for facilities management	✓	✓	✓	✓
Keppel DC Dublin 2	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 owner's property tax; responsible for facilities management	✓	✓	-	-
Almere Data Centre	Double-net lease	• Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management	✓	✓	-	-
Amsterdam Data Centre	Double-net lease	• DC Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management in their space	✓	✓	-	-
Eindhoven Campus	Double-net lease	• DC Client: Pays rent and all outgoings except building insurance and owner's property tax; responsible for facilities management in their space	✓	✓	-	-
Cardiff Data Centre	Triple-net lease	• Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
GV7 Data Centre	Triple-net lease	• Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-
London Data Centre	Triple-net lease	• Client: Pays rent and all outgoings; responsible for facilities management	-	-	-	-

- 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.
- Keppel DC REIT has in place colocation arrangements with the clients of Keppel DC Dublin 1 and Keppel DC Dublin 2.

ESG Targets and Commitments



Environmental Stewardship



Align reporting with the recommendations of the **Taskforce on Climate-related Financial Disclosures (TCFD)**



Achieve a **50% reduction for Scope 1 and Scope 2 emissions** by 2030, from 2019



Introduce **renewable energy (RE) to ≥ 50% of colocation assets** by 2030



Achieve **≥ 10% reduction in effective Power Usage Effectiveness (PUE)** for colocation assets that undergo major asset enhancement works, by 2025 from 2019



Responsible Business



Obtain and maintain green certification for all Singapore colocation assets by 2025 and obtain **green certification for all colocation assets** by 2030



Achieve an **above satisfactory score for Annual Customer Satisfaction Survey**



Zero client dissatisfaction over physical security of all colocation properties in the Annual Customer Satisfaction Survey



Uphold **strong corporate governance, robust risk management**, as well as **timely and transparent stakeholder communications**



Zero incidents of data breaches and non-compliance with data privacy laws



Zero incidents of fraud, corruption, bribery and non-compliance with laws and regulations



People & Community



Engage with local communities and contribute to Keppel's Fund Management & Investment platforms target of **>500 hours of staff volunteerism** in 2024



~ 30% female representation on the Board



Provide a safe and healthy environment for all stakeholders, adopting the **Keppel Zero Fatality Strategy**



Achieve on average of **20 training hours** per employee in 2024



Conduct **employee engagement surveys** to track and enhance employee engagement

ESG Highlights



Environmental Stewardship



- Align reporting with the recommendations of the **Taskforce on Climate-related Financial Disclosures (TCFD)**



- **Renewable energy** procured for both Dublin assets; Supportive of initiatives to introduce renewable energy for all assets



G R E S B
REAL ESTATE

- Achieved Green Star designation for three consecutive years since inaugural **GRESB** Real Estate Assessment submission
- Achieved **LEED v4.1 Operations + Maintenance (O+M) Gold** certification for Keppel DC Dublin 1 & 2



Responsible Business

- Dedicated **Board ESG Committee**
- Continual efforts to maintain BCA Green Mark certifications renewal for Singapore colocation assets



- **>800** engagements with analysts and institutional investors & **> 1,300** engagements with retail investors in 9M 2024
- Upheld **strong corporate governance** as well as **high standards of ethical business conduct**
- **Improved ranking to #9** from #11 in the **Singapore Governance and Transparency Index (SGTI) 2024** under the REITs and Business Trust category
- Refinanced borrowings with **sustainability-linked loans**

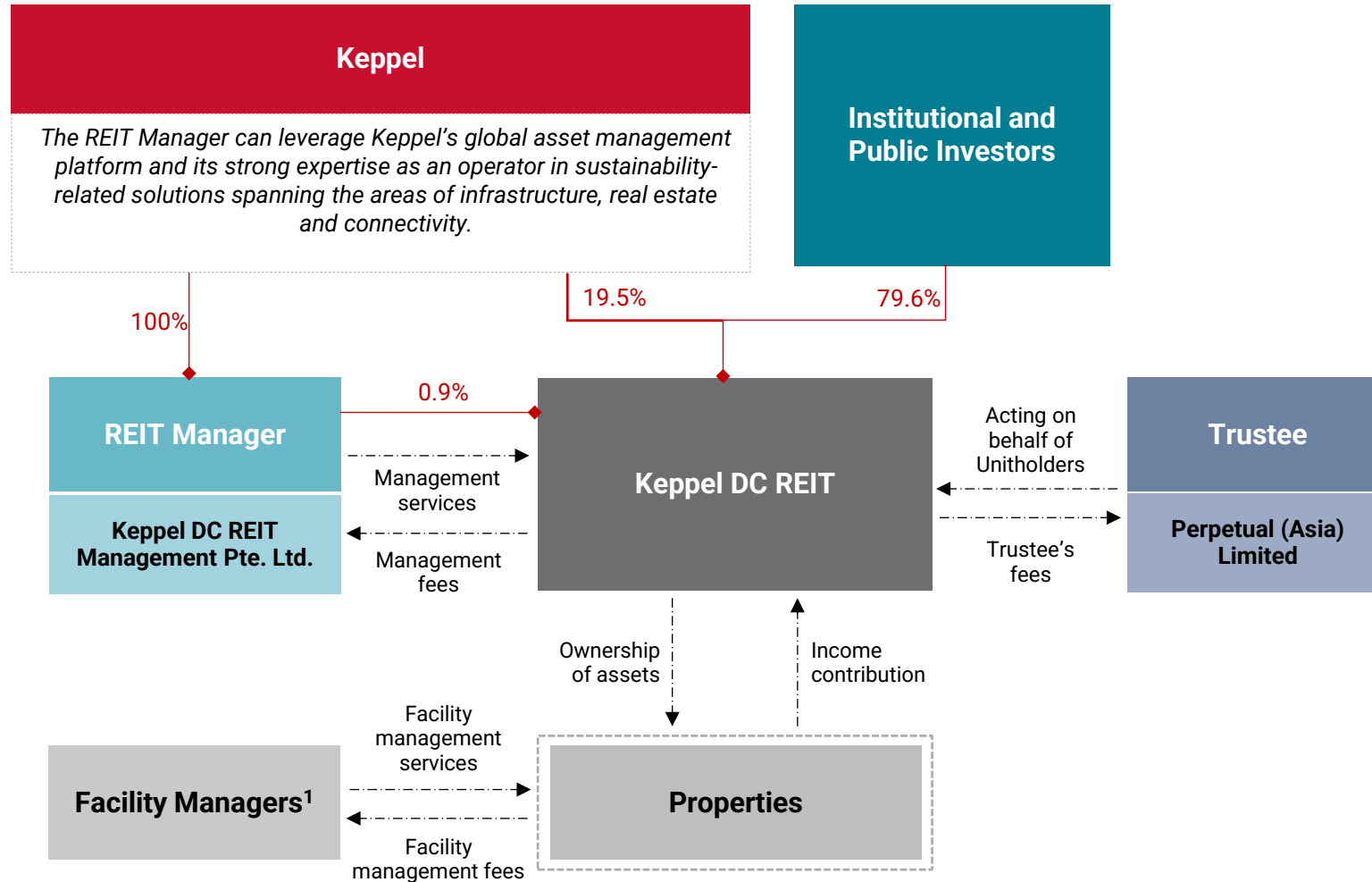


People & Community

- **Female** directors represent **~30% of the Board**
- Dedicated **>950 community hours** in conjunction with Keppel's Fund Management & Investment platforms in 9M 2024
- Achieved a **zero-fatality workplace** in 2023
- Achieved an average of **~32 training hours** per employee in 2023

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Keppel DC REIT Structure (as at 30 Sep 2024)



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